



Havelock House, 15 Kingsholm Square, Kingsholm, Gloucester, GL1 2QJ

Offers in Excess of £765,000

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Farr & Farr Sales Lettings 

Havelock House

15 Kingsholm Square, Kingsholm, Gloucester, GL1 2QJ

Offers in Excess of £765,000

A WONDERFUL PERIOD PROPERTY OFFERING PRACTICAL ACCOMMODATION IN A SECLUDED SQUARE WITH ABUNDANT CHARACTER, MATURE WALLED GARDENS AND OFF ROAD PARKING FOR MULTIPLE CARS.

Built in 1860 Havelock House is a handsome, spacious, and highly individual detached family home offering practical, comfortable accommodation in a property of enormous character. The house opens into a striking tiled hallway off which lie two elegant high ceilinged reception rooms with bright bay windows. A wood burning stove in the Lounge enhances this comfortable family space. The kitchen/diner and formal dining room at the rear of the house overlook mature walled gardens to the West and South and - thanks to their dual aspect windows - are bright and welcoming. There are five spacious double bedrooms arranged over the upper floors as well as a large family bathroom and separate toilet. Finally, two large dry cellars offer additional storage, workshop and utility room space. Outside, the private gardens have been cleverly landscaped to increase the sense of a quiet country space. Within the grounds are the original Coachhouse and an adjoining Orangery/games room, together with a smaller conservatory/greenhouse.

The property is set in the quietest corner of the green oasis of Kingsholm Square - in a hidden but highly convenient position within the city. Within the square are the communal tennis courts which are managed by the residents and in addition to Tennis and Pickleball provide a venue for events held by the local community.

Beyond the square, the City of Gloucester offers a wide range of social and leisure facilities, most of which are within walking distance. Gloucester Docks and the Quays development with its bars and restaurants together with the Canal network is only 15 minutes on foot. The Cathedral with its beautiful surroundings is only 5 minutes away and the city centre and the railway station - with its fast trains to London, the North and South - only a 10 minute walk. Cheltenham is a 10 minute drive and the M5 motorway half that.

To quote the owner: "Havelock House has been the perfect, practical home in which to entertain friends and relatives and raise a family over the past 25 years. It offers a safe, friendly environment in a great community which is both secluded and provides great access to all of the facilities, entertainment as well as the transport links necessary for modern busy lives."

Beautiful original front door with leaded light and coloured glass detailed to each side to:-

Impressive Hall

Coloured quarry tiled floor. Staircase to lower ground and first floor.

Sitting Room 18' 0" x 13' 0" (5.48m x 3.96m)

Imposing stone fireplace with cast iron insets and hearth (open). Deep corniced ceilings and skirting boards. Bay window to the front with sash windows and secondary double glazing. Three radiators. Coloured glass window to the side. Deep store cupboard with shelving.

Music Room 14' 7" x 12' 9" (4.44m x 3.88m)

Exposed timber floor. Bay window to the front. Window to the side. Two radiators. Built in shelving and cupboard below. Deep cornice ceilings and skirting boards.

Lower Ground Floor

Door to cellar and door to:-

Rear Hall

Polished stone floor. Door to the back stairs.

Cloakroom

Recently installed with contemporary low level W.C. Vanity wash hand basin. Half tiled walls. Stone floor. Stainless steel radiator.

Dining Room 13' 4" x 11' 10" (4.06m x 3.60m)

Timber fireplace with cast iron insets. Nine light glazed french door to rear garden. Window to the side. Double radiator.

Kitchen breakfast room 12' 10" x 12' 10" (3.91m x 3.91m)

Beautifully and contemporary finished with inset sink unit with mixer tap, cupboards and drawers below. Wall and base units with work tops. Space for 110mm cooking range with glazed back plate and cooker hood. Built in garbage unit and dishwasher. Pan drawers. Built in Zanussi microwave. Space for fridge freezer. Pull out larder cupboard. Inset ceiling spotlights. Ceiling beam. Polished stone floor. Radiator. Windows overlooking garden.

Cellars

Rooms 1 13'7" x 12'0" (4.14m x 3.65m)

High level window to both front and side. Light. Shelving and racking. Consumer box.

Rooms 2 17'0 x 13'0" (5.18m x 3.96m)

Good height. Partially rendered. Concrete floor. Gas fired central heating boiler.

Landing

Of a very good size. Polished floors. Staircase to upper first floor and second floor. Victorian cast iron radiator.

Bedroom 3 13'2" x 12'0 (4.01m x 3.65m)

Victorian cast iron fireplace. Radiator. Sash window overlooking the garden. Deep wardrobe cupboard.

Bathroom/Shower room 9'8 x 8'6(2.94m x 2.59m)

Double ended panelled bath with central mixer taps and shower attachment. Contemporary wash hand basin. High quality flooring. Walk in fully tiled shower cubicle with stainless steel controls and glazed door. Two radiators. Inset ceiling spotlights. Deep linen cupboard. Separate high level Victorian W.C. Boxed radiator. Low level store cupboard.

Upper First Floor

Landing with polished timber floor and large sash window to the front.

Bedroom 1 15' 5" x 13' 0" (4.70m x 3.96m)

Large sash window to the front. Window to the side. Radiator. Corniced ceiling and central ceiling rose. Deep wardrobe cupboard. Deep skirting boards.

Bedroom 2 12' 4" x 13' 0" (3.76m x 3.96m)

Large sash window to the front. Radiator. Wardrobe cupboard. Deep corniced ceilings and central ceiling rose. Deep skirting boards.

Second floor landing

Window to the side. Two deep shelved store cupboards.

Bedroom 4 13' 3" x 12' 0" (4.04m x 3.65m)

Victorian cast iron fireplace. Radiator. Window overlooking the garden. Deep shelved wardrobe/store cupboard.

Bedroom 5 13' 0" x 10' 2" (3.96m x 3.10m)

Two wardrobe cupboard. Radiator. Victorian cast iron fireplace. T.V point. Shelving. Window with views over the garden.

Exterior

Front Garden

Approached by pillared gates to area of drive with parking and turning area for several cars. Raised flower bed borders with an abundance of mature trees and varied bushes as well as low level hedges. Pedestrian gate with wrought iron gate and fencing. Outside light. Large double gates to side and rear garden.

Side garden

Further area of macadam and gravel drive. Good area of lawn with mature trees and bushes, flower and shrub beds giving a great deal of privacy and walled to the side and opening to:-

Rear Garden (Westerly)

With areas of split level terracing with an abundance of flowers, shrubs, and rose bed borders. Pond.

Conservatory 13' 0" x 11' 4" (3.96m x 3.45m)

With tiled floor. Internal lighting. Glazed double doors.

Orangery/ Games room (independent from the house) 22' 0" x 11' 10" (6.70m x 3.60m)

Good glazing to the side. Large roof lantern. Glazed double french doors to a south aspect. French door to the terracing. Polished stone tiled floor. Inset spotlighting. Door to:-

Coach house 15' 7" x 13' 0" (4.75m x 3.96m)

Brick built with original fireplace. Consumer box. Eves storage. Small store to the side with original W.C.

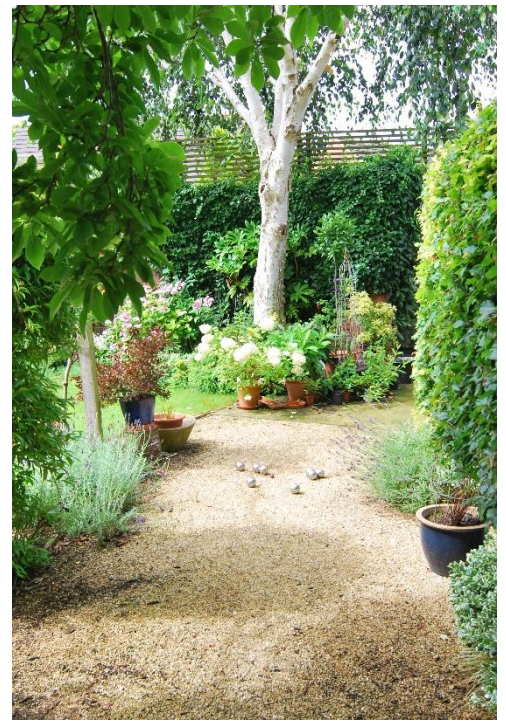
Agents Note

Council Tax: F

Epc: E-51







BASEMENT
438 sq.ft. (40.7 sq.m.) approx.

GROUND FLOOR
1500 sq.ft. (139.4 sq.m.) approx.

1ST FLOOR
878 sq.ft. (81.6 sq.m.) approx.

2ND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 3225 sq.ft. (299.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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