



4 Newark House
Hempsted Lane | Gloucester | Gloucestershire | GL2 5JR

4 NEWARK HOUSE



Newark House is an exceptional Grade II Listed Georgian residence, nestled in the heart of the sought-after village of Hempsted. Steeped in history and brimming with architectural character, this distinguished family home seamlessly combines period elegance with contemporary comfort. Boasting classic sash windows, soaring ceilings, and an abundance of original features, it offers a rare opportunity to own a timeless piece of heritage just moments from Gloucester city centre and the vibrant Quays.



ACCOMMODATION SUMMARY

Ground Floor

Entrance Hall

The grand entrance hallway sets the tone for the home, offering access to the principal reception rooms and the cellar below. With generous proportions, it provides a graceful sense of arrival while offering convenient space for coats, shoes, and additional storage.

Drawing Room

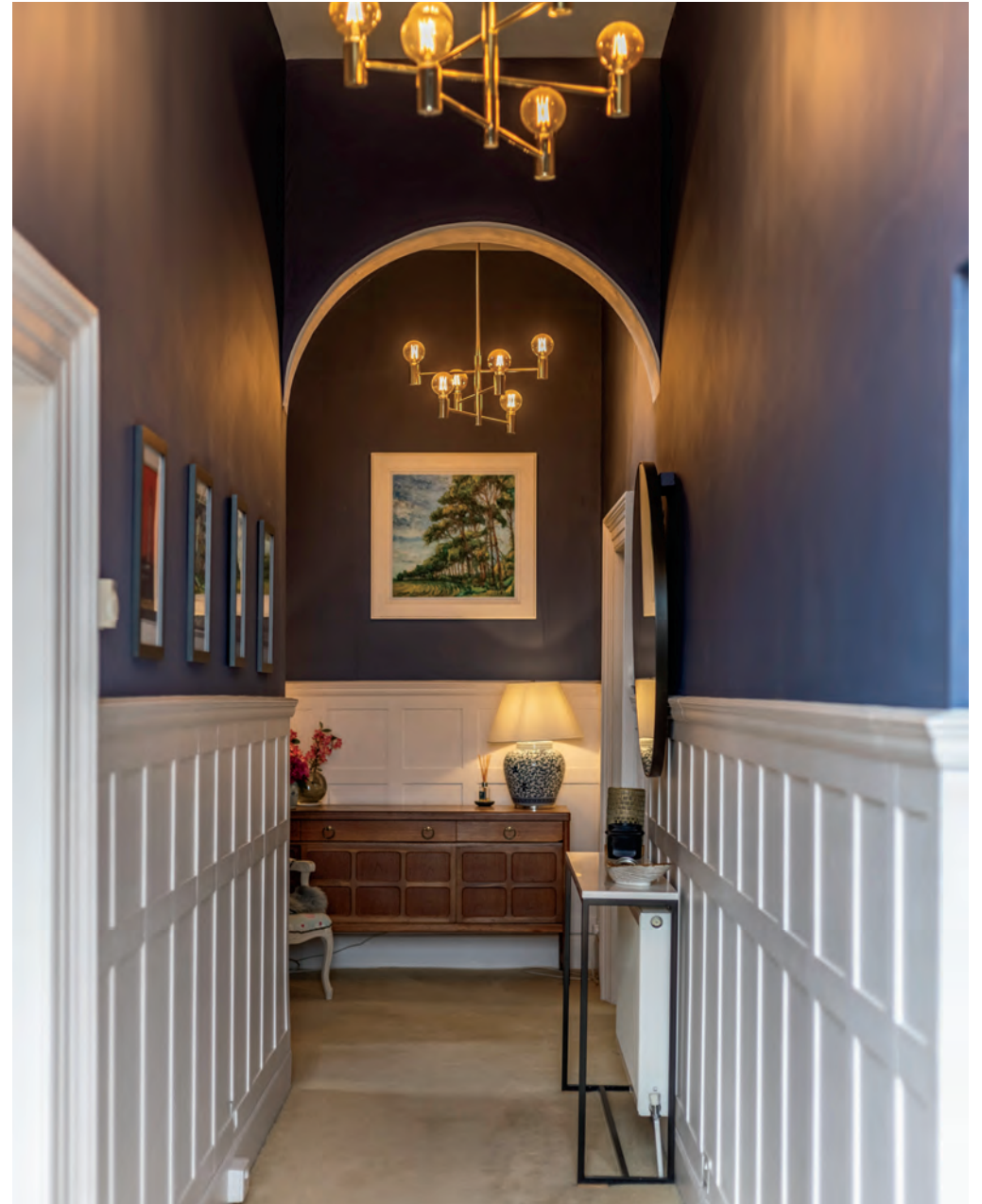
The magnificent drawing room is bathed in natural light, courtesy of two grand sash windows that frame the space with elegance. Beautiful parquet flooring and exquisite period detailing enhance its timeless charm, while a feature log burner adds both warmth and character. Offering the perfect balance of grandeur and comfort, this versatile room provides an idyllic setting for refined entertaining as well as relaxed family living.

Dining Room

Positioned opposite the kitchen, the distinguished dining room is a space of charm and refinement. Dual sash windows flood the room with natural light, while the warmth of exposed wood flooring and the character of a striking fireplace create an inviting yet sophisticated ambience. Perfectly suited for hosting memorable gatherings, it offers an elegant backdrop for both intimate dinners and formal entertaining.

Kitchen

The stylishly appointed kitchen harmoniously blends contemporary design with characterful touches that honour the home's Georgian heritage. Wooden surfaces extend into a bespoke breakfast bar with seating, creating a sociable heart to the home. A wealth of hand-painted cabinetry ensures excellent storage, while high-quality appliances — including a Miele dishwasher, Miele washing machine, Smeg induction hob and cooker, together with a Samsung fridge/freezer — offer both practicality and modern convenience. With its dual aspect outlook capturing views of the garden and courtyard, this light-filled space is as functional as it is inviting.













SELLER INSIGHT

“When we first discovered 4 Newark House, it felt like the perfect balance between city and countryside. We had just moved from the Cotswolds to Gloucester for the schools as our son had won a choral scholarship at King's, singing in the Cathedral, and our daughter had secured a place at Denmark Road. Of all the homes we viewed, this one stood out immediately: a period gem tucked into a peaceful corner of Hempsted, with far-reaching views of the countryside, yet just minutes from the city centre.

The charm of the house revealed itself in daily life. My husband and I both worked from home, often in separate upstairs rooms with desks overlooking the gardens and views beyond. We would pause for lunch or coffee outdoors, catching up on our day's work surrounded by the peace of the garden. It always struck me as the best of both worlds: productive working days, softened by a constant connection to nature.

The house itself has a grandeur that truly comes alive during special moments. High ceilings give each room space to breathe, and at Christmas, we would set up an 11ft tree in the sitting room - a sight that made the whole season feel magical. Every room is generously sized, warm, and inviting, the kind of spaces that naturally lend themselves to family gatherings and late-night conversations.

Over the years, we poured care into making thoughtful updates that honoured the house's character. The kitchen gained a hand-painted finish, stencilled tiles, and new appliances. We added panelling in the hallway for a striking entrance and gave the principal bedroom the same treatment for a contemporary, yet period-appropriate, touch. The bathroom was completely reconfigured, and the stairs were refreshed with dark-blue paint and smart neutral runner. Outside, we redesigned the garden, removing overgrown beds and creating a sweeping lawn with a patio for al fresco dining - an idyllic setting for summer evenings.

Living here also meant being perfectly placed for the things that mattered to us. The children had ballet in the village hall and kayaking at the nearby club, while I enjoyed fitness classes at a local gym. My husband set up a home gym of his own, and we all benefitted from the super-fast broadband that kept work, school, and leisure seamlessly connected. The southeast-facing garden was another joy, catching the sun throughout the day while offering shade under the great oaks lining the driveway.

Some of our happiest memories have been made here. We celebrated my aunt's 80th birthday with a marquee in the garden and hosted countless Christmas quizzes in the spacious living room. Beyond our home, the sense of community has been just as meaningful - our neighbours are warm and supportive, quick to lend a hand or keep an eye on things. One, in fact, is a plumber, which turned out to be more useful than I ever imagined!

For anyone lucky enough to call 4 Newark House their own, my advice would be simple: make the most of the countryside walks right from the doorstep, or stroll into town for the food, cinema, and nightlife. This home has given us space, connection, and community in equal measure - and I'm certain it will offer the same to its next chapter.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







FIRST FLOOR

First Floor

Principal Bedroom Suite

A generous double bedroom featuring paneling and far-reaching views. A stylish en-suite provides WC, wash hand basin, and shower cubicle.

Further Bedrooms

The first floor offers three additional bedrooms:

- A well-proportioned dual aspect double with large windows, amazing views, and potential for a dressing area.
- A double with generous built-in wardrobes and bookshelves.
- A charming fourth bedroom ideal as a guest room or study.

Family Bathroom

This beautifully refurbished contemporary bathroom boasts a sleek, modern design complete with a wash hand basin and integrated storage, WC, stylish bathtub, separate glass-enclosed shower, and a frosted window that allows for natural light while ensuring privacy.













STEP OUTSIDE

4 Newark House enjoys mature gardens extending to the side of the property mainly laid to lawn with patio and entertaining terrace. A charming walled courtyard provides an intimate seating area, perfect for al fresco dining. To the front, a private driveway leads to a double garage, offering plentiful parking and storage.





LOCATION

Positioned within the heart of Hempsted village, Newark House enjoys the tranquillity of a semi-rural setting while remaining enviably close to the city centre. The village offers a store, post office, and regular bus routes, with excellent access to the M5 motorway. Families are well catered for with reputable schools nearby, while Gloucester Quays and the historic Docks provide a wealth of restaurants, designer shopping, leisure, and cinema.

Families seeking top-tier education in Gloucester will find outstanding options nearby. Among the most esteemed is Denmark Road High School, a selective girls' grammar school (with a co-educational Sixth Form) consistently ranked among the top grammar schools in England. Equally prestigious is Sir Thomas Rich's School, a historic boys' grammar school with a mixed Sixth Form, and sporting facilities. For those seeking co-educational grammar options, The Crypt School stands out as Gloucester's only fully co-ed selective school, offering comprehensive facilities and a rich heritage dating back to the sixteenth century. There is also The King's School, a renowned co-educational private day school which educates the choristers for the Cathedral



KEY INFORMATION

Services, Utilities & Property Information

Tenure - Freehold

Council Tax Band E - Gloucester City Council

Property Construction - Standard - brick and tile

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage - Mains

Heating - Mains gas

Broadband - Superfast FTTC Broadband connection available - we advise you to check with your provider.

Mobile signal/coverage - 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking - Garage parking for 2 cars, driveway parking for 3 cars.

Special Notes - The house has a legal right to use certain shared driveways and roads for access. The owner is expected to contribute a fair share of maintenance costs for these roads and footpaths. Neighbours also have rights to use some paths/roads that cross or adjoin the property.

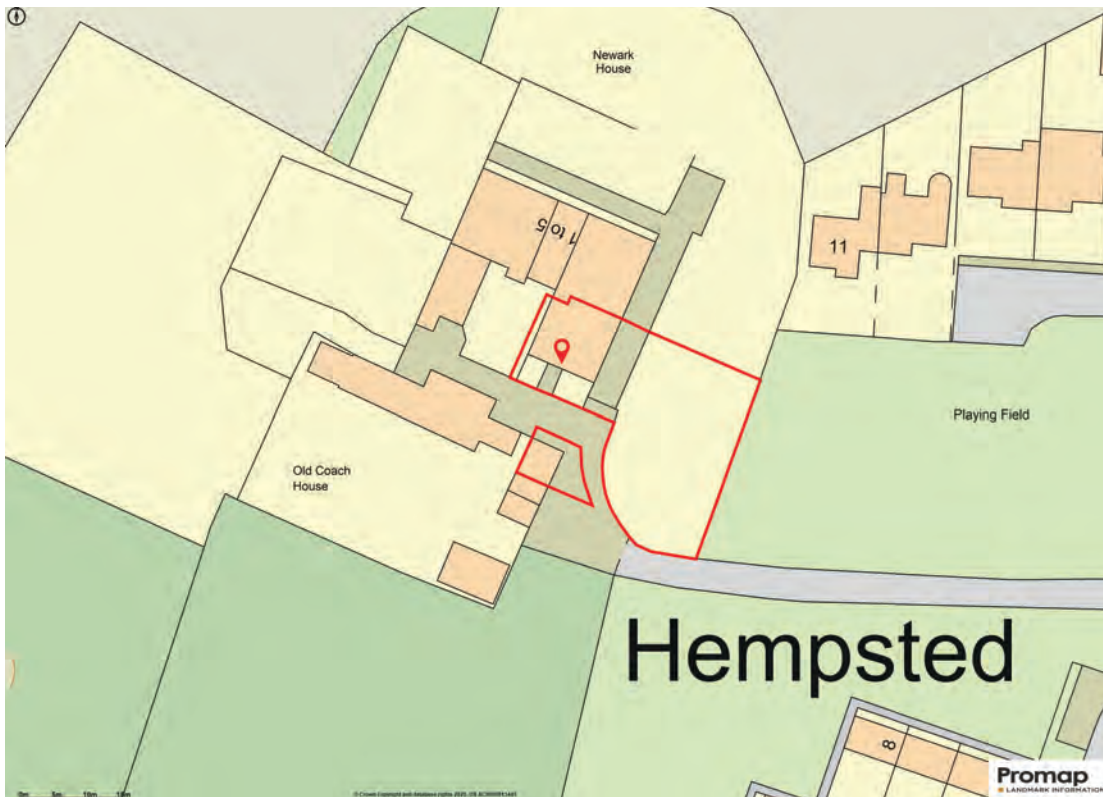
Directions

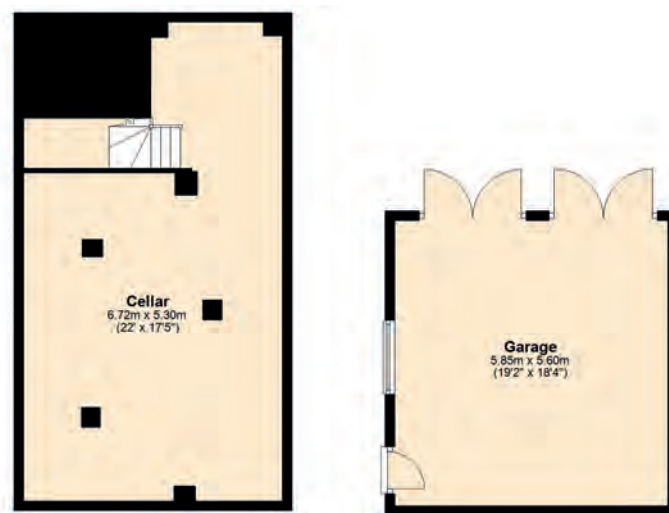
The postcode for the property is GL2 5JR.

What3words: ///civil.spent.with

Viewing Arrangements - Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648 748 or 01242 650 974 - kathryn.anderson@fineandcountry.com.

For more information visit <https://www.fineandcountry.co.uk/cheltenham-gloucester-and-tewkesbury-estate-agents>

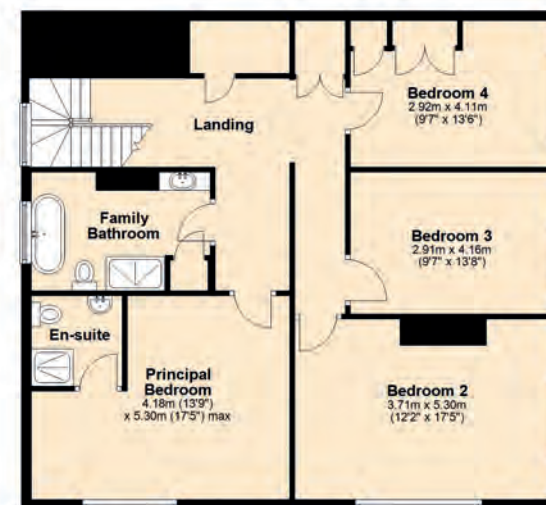




Cellar
Approx. 52.0 sq. metres (559.9 sq. feet)



Ground Floor
Approx. 137.8 sq. metres (1483.4 sq. feet)



First Floor
Approx. 104.5 sq. metres (1125.3 sq. feet)

Total area: approx. 294.4 sq. metres (3168.6 sq. feet)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 01.09.2025





FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



KATHRYN ANDERSON PARTNER AGENT

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As a partner agent representing Fine & Country Cotswolds and Cheltenham, I bring a wealth of experience and knowledge in the property industry. I have had the privilege of calling the Cotswolds my home for over 30 years and have accumulated more than twenty-five years of experience working for both corporate and independent high-end estate agents in the Cotswolds, South Oxfordshire, and Cheltenham regions. With a personable, dedicated, honest approach, I understand the intricacies of both sellers and buyers in an ever-changing market. I strive to make things as simple and stress-free as possible for all my clients. I can offer a personalised experience tailored to your needs, with transparency, open communication, and integrity, I will look after you through each step of the process, this has earned me many returning vendors in the past, a testament to my client-focused and effective service.

“*Kathryn is a person to get the job done, if you want a property sold she will definitely do it for you. She is eloquent and efficient. She enabled many viewings by providing a fantastic brochure, video and beautiful photographs. She liaised with me after every viewing, and every step of the way, from start to finish on the sale of my property. She also has great contacts, and provided me with a brilliant solicitor who was also quick and efficient.*”

"Kathryn Anderson is the most competent agent I have ever dealt with, she's amazing and managed to get a very complicated sale through with ease. Great communication and will call and reply to messages, out of office hours. Wouldn't hesitate to use her again, in fact I wouldn't consider using anyone else. Good job Kathryn you are fabulous!"

THE FINE & COUNTRY
FOUNDATION

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