



51 BRUNSWICK SQUARE
Gloucester | Gloucestershire | GL1 1JS

HUGHES **HS** SEALEY

Welcome to... 51 BRUNSWICK SQUARE

Welcome to 51 Brunswick Road, a stunning example of a Grade II listed Regency family home that in recent years has undergone renovation to the main body of the house, and so today presents a wonderful four-double bedroom family home with accommodation arranged over five floors and, subject to planning permission, offers the ability to create a self-contained, one-bedroom basement apartment.

THE LOCATION

Located in the heart of the city, the property is minutes from the city centre, Gloucester Quays and the world-famous Gloucester Docks. Gloucester Quays, created in recent years, is a hub of activity and enjoys an array of shops from national retailers, along with restaurants, bars and a cinema.

Furthermore, Gloucester enjoys a wealth of schools, which include Kings, Denmark Road for Girls, The Crypt, and Ribston Hall. The city is surrounded by beautiful countryside, including Robinswood Hill Country Park, and access for commuters can be found on the M5 from Junction 11 to Junction 12, giving both northbound and southbound access.

THE PROPERTY

Returning to the home, the accommodation is well proportioned, with all five floors flowing neatly into one another. Stepping into the entrance hall gives a sense of what one will enjoy as you walk through the property: painted wooden floorboards, intricate cornicing and high ceilings.

From the entrance hall, doors to your right take you into the two main rooms on this floor. The first is the formal dining room, which is found at the front of the house and has a feature fireplace, giving a wonderful focal point to the room.

An opening to the rear of the dining room leads you neatly into the modern fitted kitchen, which benefits from granite work surfaces, a wealth of fitted cupboards and a host of integrated appliances.

From the kitchen, a further door leads neatly to an elongated room, which is currently being used for storage as the room is an empty space, but we feel this would be the perfect place for a utility and a cloakroom to be located. The final room on the ground floor is the garden room, which is found at the end of the entrance hall and, as one

would expect, enjoys an elevated view over the garden.

Moving upstairs, the first floor houses the first double bedroom, located to the rear of the home, while at the front, the living room features a central chimney breast where a wood-burning stove is housed. The room is also flooded with natural light due to the two floor-to-ceiling sash windows, which lead neatly onto the balcony while also allowing one to enjoy the view over the neighbouring Brunswick Square.

The second floor features the master bedroom, which, like the room below, enjoys plenty of light and extended views over the square and the city. Located behind the master bedroom is a walk-in wardrobe and the first of the two bathrooms the home enjoys. The bathroom is very much in keeping with the style and property era and features a four-piece white suite and furthermore, benefits from underfloor heating.

On the upper floor is another double bedroom located at the front of the property, while to the rear is the second family bathroom.

All the floors are linked by the cantilever stairwell, which is highly impressive. All the landings are also very light, and this is due to the elongated window that cascades over the floors, also giving a wonderful overview of the garden and city beyond.

The final floor is that of the basement level, and it is here that we feel there is the option to create a one-bedroom self-contained apartment, subject to obtaining the relevant planning permission. While the lower level is accessed via the main entrance hall, there is separate external access to the floor from the rear garden.

There are two large rooms on the floor, with the first located at the front of the building. Currently used as an artist's studio, the room is also the home's fourth double bedroom and benefits from natural light from the window to the front elevation and a fitted wardrobe.

The second room, an internal room, is currently used as a second sitting room, and this would remain if the lower level were to be converted to a self-contained apartment.

Off the living room, a door leads to an additional room that has light, power and plumbing, and we would suggest that this is the perfect space to fit a kitchen.

To the rear of this room is an area that also benefits from light, power and plumbing and would be the perfect size for a three-piece family bathroom or shower room.



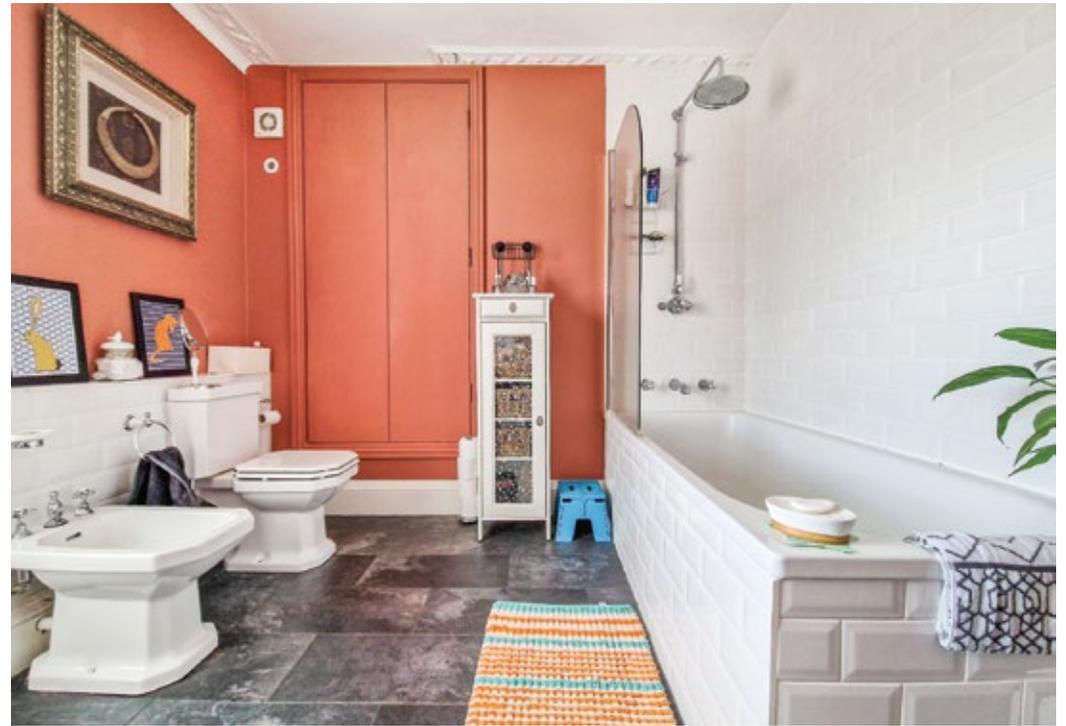












Explore outside... 51 BRUNSWICK SQUARE

Outside, there is an enclosed, walled garden that is full of plants and shrubs and a mature apple tree. At the head of the garden is the detached garage, which has pedestrian access from the garden, while at the front entrance, there is an electric up-and-over door. In addition, within the garage is an electric charging point.

- A stunning Grade II listed, four-bedroom Georgian family home
- Beautifully presented, accommodation is arranged over five floors
- The front elevation enjoys a wonderful outlook across Brunswick Square
- On the ground floor is a welcoming entrance, dining room, kitchen and utility area
- To the first floor is the living room, located to the front elevation and a double bedroom

- Moving to the second floor is the master bedroom and a family bathroom
- To the upper level is a spacious double room and the second family bathroom
- The lower level features a series of rooms and subject to pp, could be a self-contained apartment
- Externally there is an enclosed rear garden, leading to a detached double garage
- A property that comes with a high recommendation to view

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL1 1JS. Upon arrival, the property can be identified by our For Sale sign.





BASEMENT LEVEL
1118 sq ft. (303.9 sq.m.) approx.

GROUND FLOOR
906 sq ft. (84.2 sq.m.) approx.

1ST FLOOR
612 sq ft. (56.9 sq.m.) approx.

2ND FLOOR
634 sq ft. (57.0 sq.m.) approx.

3RD FLOOR
627 sq ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 3878 sq.ft. (360.3 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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