



19 Kingsholm Square, Gloucester – GL1 2QJ
£495,000

Farr & Farr Sales & Lettings

19 Kingsholm Square

Gloucester, GL1 2QJ

A PERIOD ATTACHED FAMILY HOME OF TRULY DECEPTIVE PROPORTIONS WITH A WONDERFUL COMBINATION OF OLD AND MODERN, SITUATED IN GLOUCESTER'S LOVELY HIDDEN SQUARE

Number 19 is a wonderful example of a combination of period Villa and modern practicality offering surprisingly large family accommodation. The current owners have not only modernised whilst retaining most of the original character, they have added an architect designed and imaginative extension to the rear of mostly glass offering a lovely kitchen dining/family room with a two story window and a mezzanine library/study. Externally there is a good size garden to the front with driveway, a wide side access leading to a rear westerly facing landscaped private garden.

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. The square has communal tennis courts which are managed by the residents and in addition to tennis provide a venue for events held by the residents.

Gloucester Docks and Gloucester Quays, with their vibrant mix of bars, restaurants and waterfront attractions, are approximately a 15-minute walk away. The city's historic cathedral and its beautiful surroundings can be reached in just a five-minute walk.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- LARGE ENTRANCE HALL
- TWO RECEPTION ROOMS





ENTRANCE PORCH

Half glazed with front door. Tiled floor. Carriage light. Store box with gas meter. Original half glazed door with leaded lightning and coloured glass to:-

RECEPTION HALL

11' 7" x 15' 6" (3.53m x 4.72m)

Wood strip floor. Coloured glass window to the side. Two staircases. Inset ceiling spotlights. Built-in cupboard with electric meter. Door to cellar.

SHOWER ROOM

Fully tiled showercubicle with spotlight and glazed screen. Wash hand basin with cupboard below. Low-level WC. Heated towel rail. Part tiled walls. Vinyl floor. Extractor fan. Space for dryer.

SITTING ROOM

16' 8" x 14' 2" (5.08m x 4.32m)

Bay window to the front overlooking the tennis courts. Double radiator. Lovely fireplace with coal effect gas fire and shelving to either side and cupboards to one. Coved ceiling.

LOUNGE

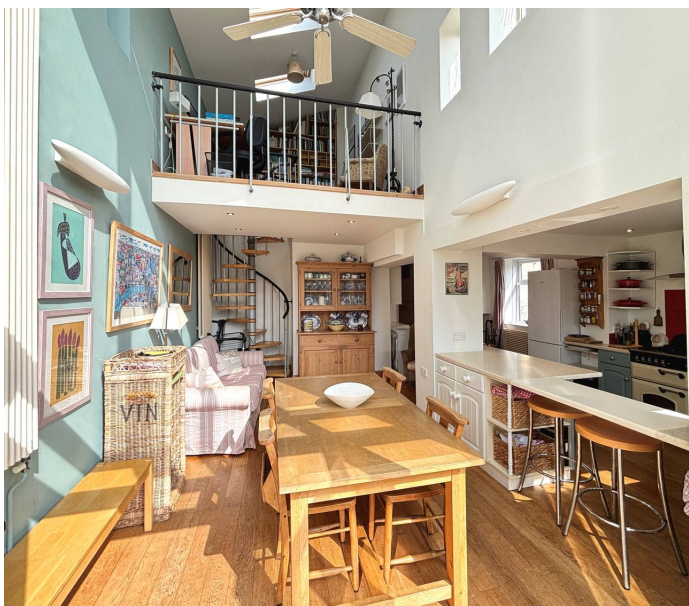
11' 6" x 12' 0" (3.50m x 3.66m)

A traditional cast iron fireplace with a marble surround, decorative tiles and coal effect gas fire. Built in shelving and cupboard. Radiator. Window overlooking rear garden.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

21' 0" x 18' 0" (6.40m x 5.49m)

Kitchen area with composite worktops with inset sink and mixer taps with cupboards and drawers below. Wall units. Space for 110cm cooking range with glazed back plate and cooker hood. Peninsula unit. Breakfast bar. Inset ceiling spotlights. Shelving. Two contemporary radiators. Space for fridge/freezer. Plumbing for washing machine. Opening to dining/family area with solid oak strip floor. Wall up lighters and inset ceiling spotlights on dimmer switches. Ceiling fan. Full height window to the rear incorporating double glazed double French doors leading to the garden. Spiral staircase to mezzanine.





STUDY/LIBRARY

12' 8" x 9' 0" (3.86m x 2.74m)

Wood strip floor. Three Velux windows and balcony overlooking the dining area and enjoying the full height glazed windows.

FIRST FLOOR

LANDING

Staircase to second floor.

BEDROOM 1

16' 7" x 11' 10" (5.05m x 3.61m)

Fireplace with Victorian insets with tiling. Radiator. TV point. Full height windows with small balcony and views across the square. Two double wardrobe cupboards.

BEDROOM 2

12' 0" x 11' 6" (3.66m x 3.50m)

Fireplace. Double wardrobe cupboard and double radiator.

BEDROOM 3

11' 7" x 9' 4" (3.53m x 2.85m)

Radiator. Window to front. Door to staircase to ground floor and wardrobe cupboard.

BATHROOM

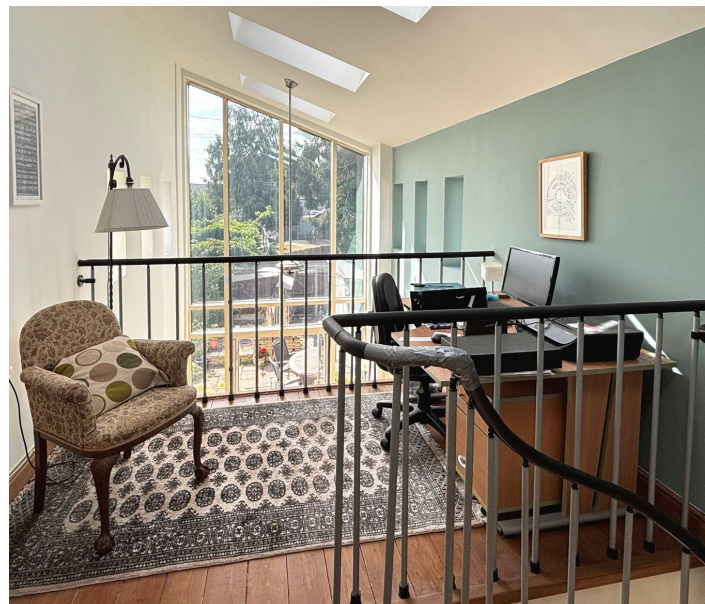
Large double ended bath with double headed shower to one end with Marbrex splashback. Heated towel rail/radiator. Half tiled walls. Vanity unit with wash hand basin and cupboards and drawers below. Low-level WC with concealed cistern. Bidet. Attractive flooring. Inset ceiling spotlights. Shaver point. Two wall light points. Linen cupboard.

SECOND FLOOR

ATTIC/PLAYROOM ROOM

17' 0" x 10' 6" (5.18m x 3.20m)

Almost full height with storage.



FRONT GARDEN

Front gardens laid to brick pavia drive with parking and lawns to one side with wall and hedging to the others giving privacy. Gated side access to:-

REAR GARDEN

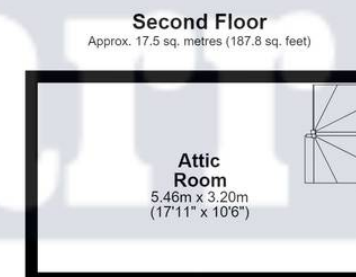
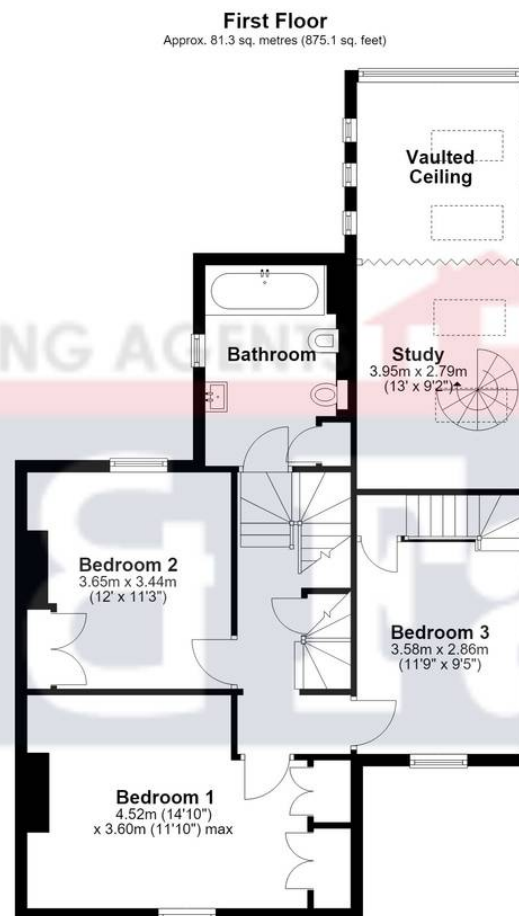
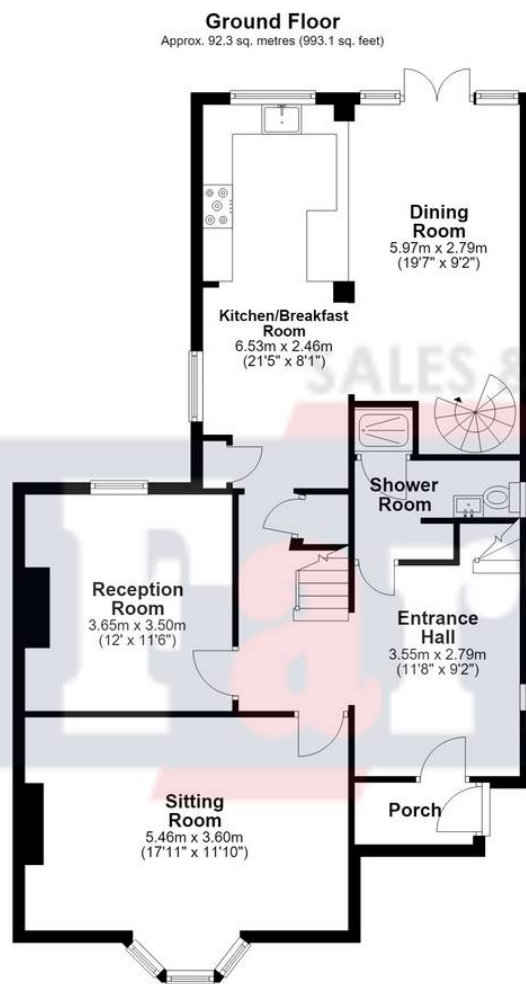
Westerly backing, beautifully landscaped and very private, laid predominantly to paving and gravel with step paths and mature and beautifully maintained flower beds. All enclosed by fencing. Timber garden shed. Pedestrian access to the rear lane.

DRIVEWAY









Total area: approx. 191.0 sq. metres (2056.1 sq. feet)

Farr & Farr

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