

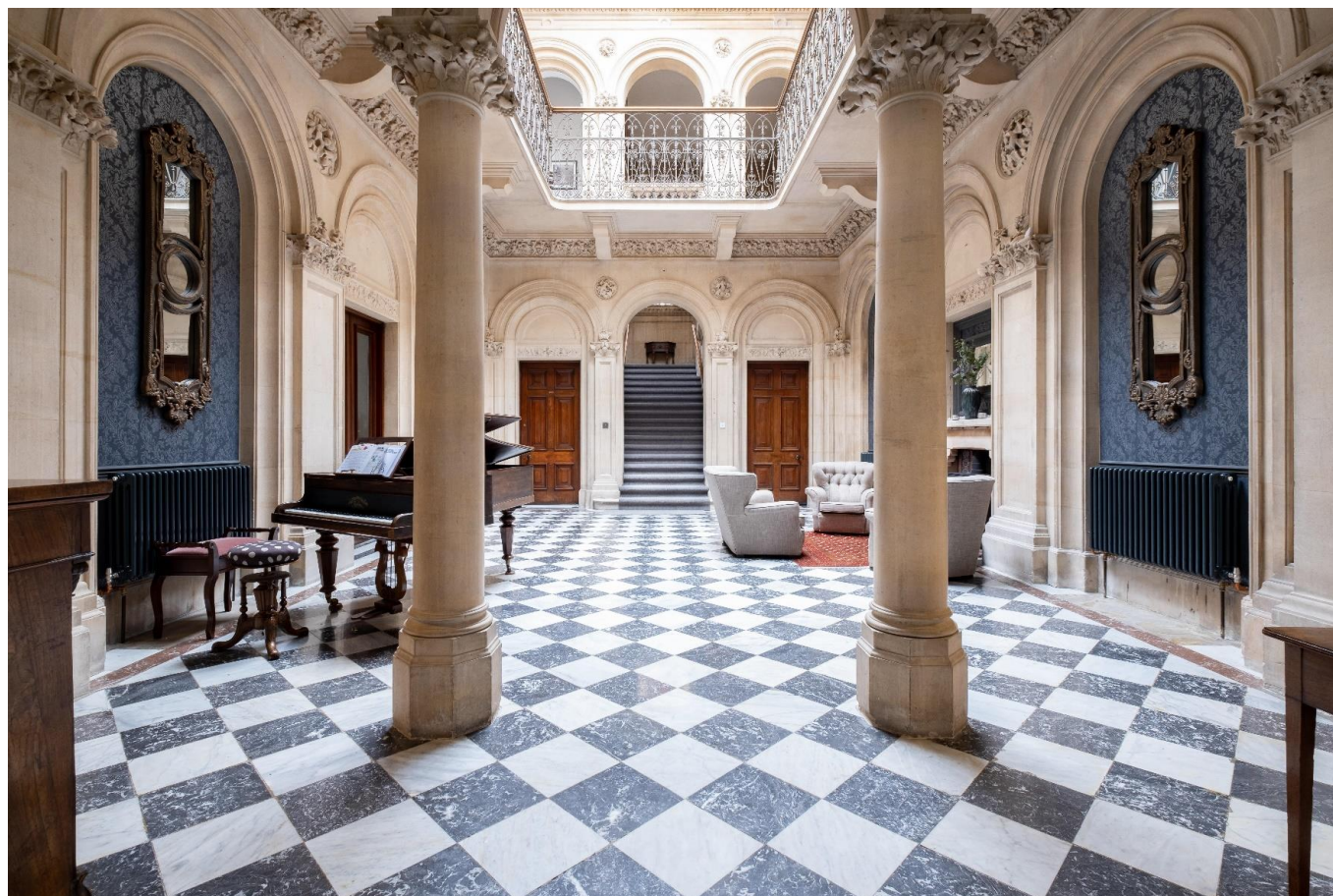
HILLFIELD HOUSE
DENMARK ROAD, GLOUCESTER, GL1 3HW



HILLFIELD HOUSE

Listed, Grade II, this truly magnificent residence which has been thoroughly converted and renovated to exacting standards by the present owners. Measuring in excess of 10,000sq.ft., Hillfield House is steeped in history and further benefits from manageable gardens and grounds.

A totally unique house of truly exceptional proportions and standards. Without doubt one of the finest residences offered for sale by this company for many years, Hillfield House has been sympathetically upgraded and renovated by the present owners. The property was converted from what was a commercial premises occupied by Trading Standards when the present owners purchased the property in 2014. This stunning residence offers some of the most ornate and impressive features typical of a period property constructed in the mid-late 1860's. The ground floor is awash with a choice of reception rooms complete with period fireplaces, ornate cornicing, stone pillars and stained glass windows to name but a few. The kitchen is a beautifully proportioned room with spectacular central island and breakfast area. Reached by a stunning staircase, the cantilevered balcony provides access to six bedrooms and three bath/shower rooms. The principal suite enjoys a dressing room and beautifully appointed bathroom with free-standing bath. In addition, there is a games room large enough for a pool table. This Grade II Listed mansion even offers a tower providing far reaching views across the city. The lower ground floor provides an excellent storage facility with four cellars, whilst ancillary accommodation may be found in the 'west wing'. Outside are manicured gardens and grounds together with further potential to create additional accommodation s.t.p.





SITUATION

Located behind electric gates, this spectacular property is situated on one of the city's most popular and sought after roads which plays host to a number of significant dwellings. Within walking distance of the city centre and the vast array of bars, restaurants, shops and leisure facilities. The property backs onto Hillfield Gardens which were formerly gardens to Hillfield House and offer a very pleasant walk whilst the gardens are also home to many historical monuments. The M5 is easily accessible whilst Denmark Road High School for girls and Gloucester Royal Hospital are within a comfortable walk.

GENERAL INFORMATION

Services:

Mains water, electricity, gas and drainage are connected to the property.

Local Authority:

Gloucester City Council: 01452 396396.

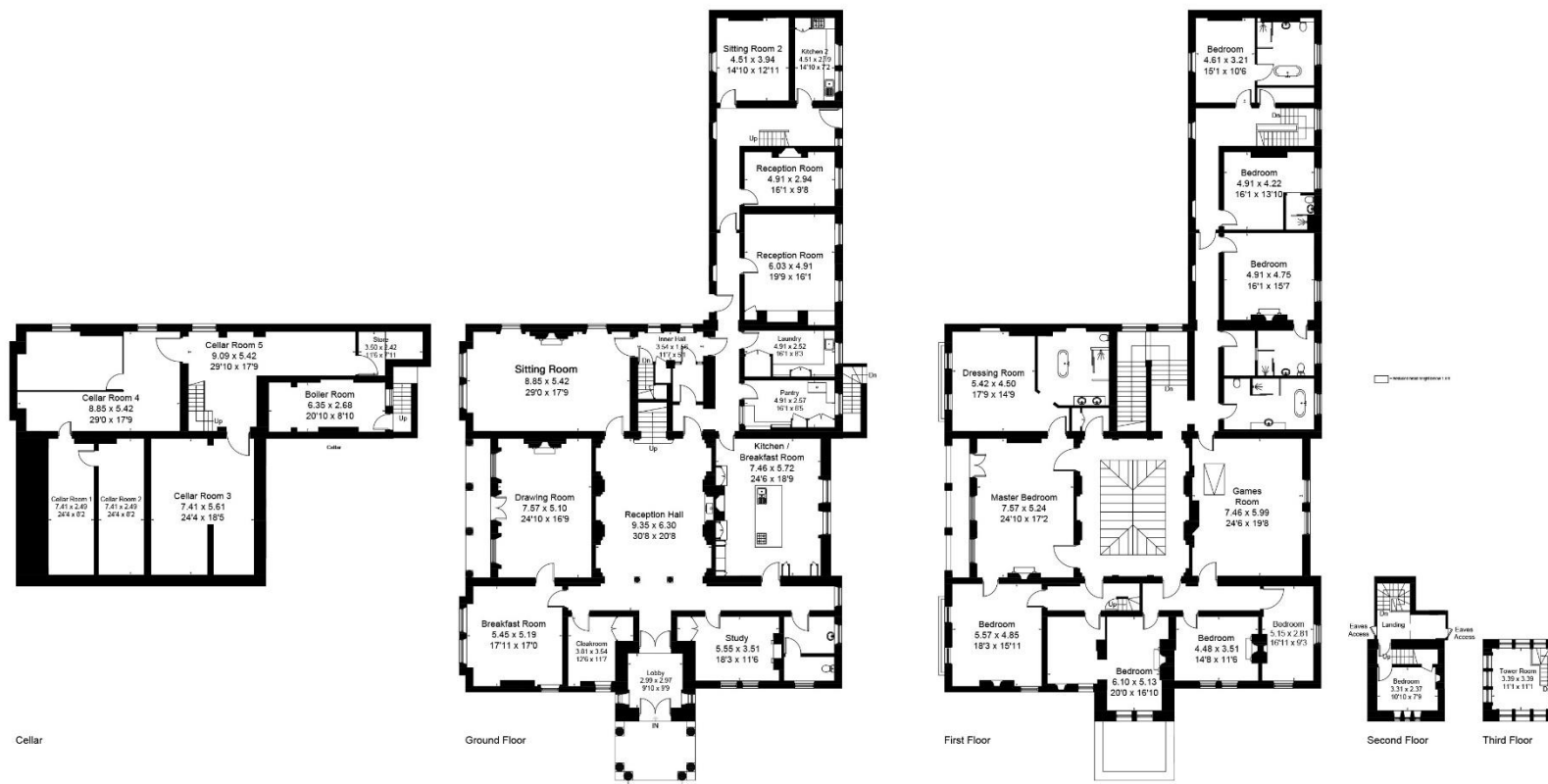
Council Tax Band: (H) - £3,619.12 pa. (2020/2021).

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate IPMS2 Floor Area = 978 sq m / 10527 sq ft
 Cellar = 194.4 sq m / 2092 sq ft
 Limited Use Area = 6.8 sq m / 73 sq ft
 Total = 1179.2 sq m / 12692 sq ft



Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 229200