

INIGO



Brunswick Square

GLOUCESTER, GLOUCESTERSHIRE

£925,000 FREEHOLD

This elegant Grade II-listed five/six-bedroom townhouse occupies a sought-after position on Brunswick Square, part of Gloucester's Spa conservation area. Set over five expansive storeys, its internal accommodation spans some 3,710 sq ft with wonderfully retained original features and views across the private rear gardens and the square. Gloucester Park, docks, the Cathedral, city centre and railway station are all within or around 10 minutes' walk from this picturesque pocket of the city.

Setting the Scene

Brunswick Square is orientated around an attractive one-and-a-half-acre private garden belonging to the square's house owners. The square, church, nearby streets and park were developed in the Regency period, beside Gloucester's Spa and Docks, Britain's most inland port.

This particular house sits in the square's northerly edge, in a terrace of seven Grade II-Listed houses characterised by classical stuccoed brickwork topped with slate roofs. Its generous proportions are dotted with plenty of original features and concealed roof solar panels.

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The Grand Tour

Leading through the gated front courtyard gardens, steps ascend to the main entrance to the house. A welcoming hallway highlights original floorboards and high ceilings with carefully retained cornicing.

The house has been masterfully appointed with a vibrant colour palette. At ground level, an open-plan kitchen and dining room form the heart of the house, with expansive sash windows that provide a soft light and views of the square and gardens.

An impressive original staircase ascends to the first floor. Here, an atmospheric south-east-facing living room with sunshine-yellow walls is filled with morning sunlight from floor-to-ceiling shuttered sash windows. An ornate marble fireplace surround, a copy of a John Soane Regency original, forms a visual centrepiece.

There is a bedroom, currently used as a study, on this level, along with a bathroom with a bathtub.

The two upper storeys house four beautifully appointed bedrooms and two further bathrooms. The main bedroom is an inviting, peaceful space with a period fireplace and two huge sash windows with views onto the treetops.

The lower-ground level has been artfully renovated to create a cosy cinema room/snug, an inviting bedroom and bathroom and, in contrast, a bright garden room, where French doors open directly to the rear terraces and gardens.

The Great Outdoors

The walled rear garden is quiet and secluded, and has been thoughtfully designed to encompass herbaceous beds bordering the lawn, providing interest and colour throughout the seasons. A paved terrace leads directly to a canopy of jasmine above an outside eating spot.

There are two useful garages at the back of the garden, currently used for storage and as a garden shed. An extra parking space lies beyond a gate with rear access to Gloucester docks and the city centre.

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Out and About

The private open space of the well-managed square gardens is in front of the house. Gloucester Park is a short walk and is beloved for dog walks and park runs. It also has an aviary and a playground; a cricket ground and bowling club lie alongside.

There are plenty of opportunities for shopping, eating and drinking nearby. Five minutes' walk away is Gloucester Quays, a vibrant development with plenty of restaurants, shops, and a cinema. Alongside the canal and the docks are Gloucester Brewery and museums, while Food on the Docks is dedicated to independent dining and is home to the popular Wholly Gelato. Also of note are Hop Kettle Brewery, wood-fired pizzas from Bella Mia Pizza, and Hetty's Place for coffee, cake and brunch.

Dominican Priory Blackfriars, one of the best-preserved urban monasteries in England, is a short walk away and is home to the well-regarded Gloucester History Festival. Gloucester Cathedral, the city's masterpiece, lies just across Westgate Street; it has a renowned choir and is the setting for events in the Three Choirs Festival. The Museum of Gloucester and The Folk of Gloucester Museum (which is set in an impressive timber-framed Tudor building) are well worth a visit, as is the University of Gloucestershire's new library.

Other popular haunts include the Guildhall cinema and music venue, a popular RetroFest, the recently renovated King's Barton theatre, the art deco independent Sherborne Cinema, and an extensive county Heritage Hub, as well as specialist multicultural food wholesalers and retailers.

Gloucester is also well-connected to other historic towns, including Cheltenham and Cirencester are a 25 and 35 minutes' drive away respectively. Both have a strong offering of places to dine and shop; Cheltenham is also the setting for several festivals, while Cirencester has New Brewery Arts Centre and The Barn Theatre.

The King's School Gloucester is a celebrated private school in the city. There are also four acclaimed grammar schools and other state-run options.

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Transport links are excellent, with Gloucester train station providing a direct line to London Paddington in around one hour and forty minutes.

Council Tax Band: D



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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.