



# 1 North Villas Montpellier, Gloucester

Gloucester

Guide Price **£475,000**



# 1 North Villas Montpellier

Gloucester, Gloucestershire

- Grade 2 Listed Victorian Semi Detached House
- Five Double Bedrooms & Two Reception Rooms
- 15'9 x 12'11 Kitchen Diner
- Two Bathrooms
- Utility Room and Cellars
- Detached Garage
- Mature Substantial Corner Plot Gardens
- Ideal Large Family Home or Potential Conversion To Apartments (STPP)
- Energy Rating TBC
- c.2500 Square Footage
- Wealth of Charm and Character with Period Features

# 1 North Villas, Montpellier, Gloucester, Gloucestershire

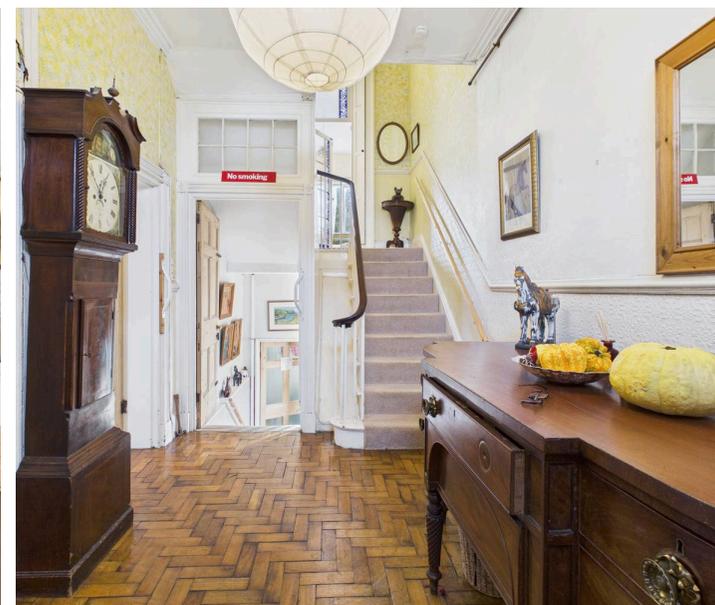
This impressive FIVE BEDROOM Victorian SEMI-DETACHED house on a CORNER PLOT offers an exceptional opportunity to acquire a substantial family home brimming with charm and character. Boasting Grade II listed status, the property showcases a wealth of period features, including ornate cornicing, original fireplaces, parquet flooring, sash windows and high ceilings throughout its c.2500 square feet of accommodation.

Located in the historic Cathedral City of Gloucester within close proximity to Gloucester Park, the town centre with its wide range of shops and amenities and also within walking distance of Gloucester Quays & Docks with its impressive array of Outlet Shops and drinking and eating establishments

The spacious layout is thoughtfully arranged across multiple floors, comprising FIVE generous double bedrooms, TWO elegant reception rooms, TWO Bathrooms, Utility Room, CELLARS and a well-appointed 15'9 x 12'11 KITCHEN DINER which is perfect for entertaining or family gatherings.

Set on an extensive corner plot, the property benefits from a front garden with steps leading to a grand entrance to the house whilst to the side and rear are particularly generous SOUTHERLY FACING gardens that wrap around the home providing a sense of privacy and space rarely found in such a central location. Mature Trees and established planting create a tranquil setting with ample lawned area for children to play and secluded spots for outside dining or relaxation.

To the front is a DETACHED GARAGE (originally a two story coach house/stable), which offers sizeable storage/off road parking however with some renovation could provide an opportunity for a separate property (subject to planning permission) contributing to the practicality of this beautiful period house.



**House - Rooms**

**BASEMENT-Kitchen Diner**

15' 9" x 13' 0" (4.81m x 3.95m)

**Pantry**

5' 7" x 5' 2" (1.70m x 1.58m)

**Utility Room**

7' 3" x 7' 1" (2.22m x 2.16m)

**Cellar**

15' 0" x 11' 5" (4.58m x 3.48m)

With Further additional storage/wine cellar

**Wine Cellar**

5' 8" x 5' 5" (1.72m x 1.64m)

**Coal Cellar**

6' 7" x 3' 3" (2.00m x 1.00m)

**BASEMENT/GROUND FLOOR -Downstairs Bathroom**

7' 10" x 6' 0" (2.38m x 1.82m)

**Garden Room**

9' 6" x 6' 5" (2.90m x 1.96m)

**GROUND FLOOR - Rear Lounge**

15' 9" x 13' 8" (4.81m x 4.16m)

**Front Lounge**

18' 0" x 15' 1" (5.48m x 4.60m)

**GROUND/FIRST FLOOR - Bedroom above Garden Room**

13' 5" x 9' 7" (4.10m x 2.91m)

**FIRST FLOOR - Upstairs Bathroom**

8' 0" x 7' 5" (2.43m x 2.26m)

**Front Bedroom**

17' 9" x 15' 1" (5.41m x 4.59m)

**Rear Bedroom**

13' 7" x 10' 9" (4.13m x 3.28m)



**SECOND FLOOR - Front Bedroom/Office**

18' 1" x 13' 9" (5.51m x 4.18m)

**Rear Bedroom**

14' 6" x 11' 3" (4.43m x 3.43m)

**Walk-In Wardrobe**

6' 4" x 4' 8" (1.94m x 1.43m)

**OTHER - FOOTPRINT**

**BASEMENT - Vestibule to Back Door**

4' 8" x 4' 4" (1.41m x 1.32m)

**Access to Cellar/Cloak Area**

5' 4" x 4' 11" (1.63m x 1.51m)

**Basement Hallway**

13' 1" x 7' 7" (3.98m x 2.30m)

**GROUND FLOOR - Entrance Hall**

12' 6" x 8' 0" (3.80m x 2.45m)

**FIRST FLOOR- Landing**

3' 9" x 3' 7" (1.14m x 1.10m)

**Hallway**

7' 10" x 4' 9" (2.38m x 1.45m)

**SECOND FLOOR - Landing**

4' 9" x 3' 7" (1.45m x 1.09m)

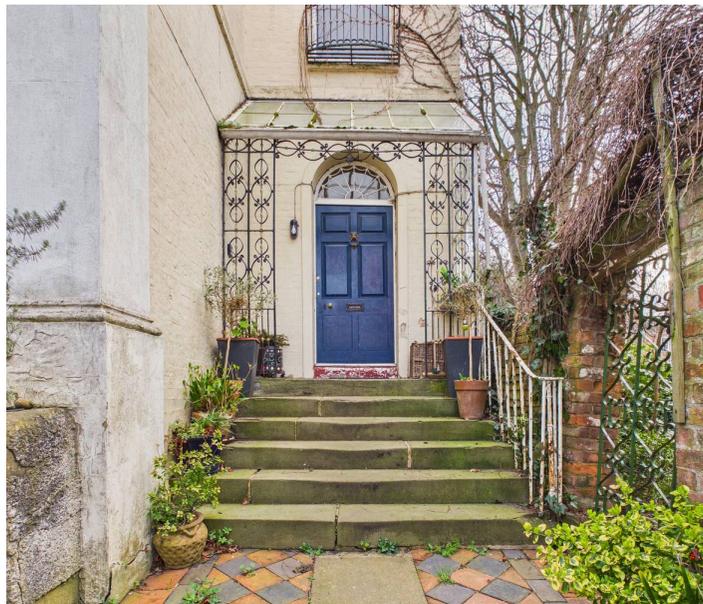
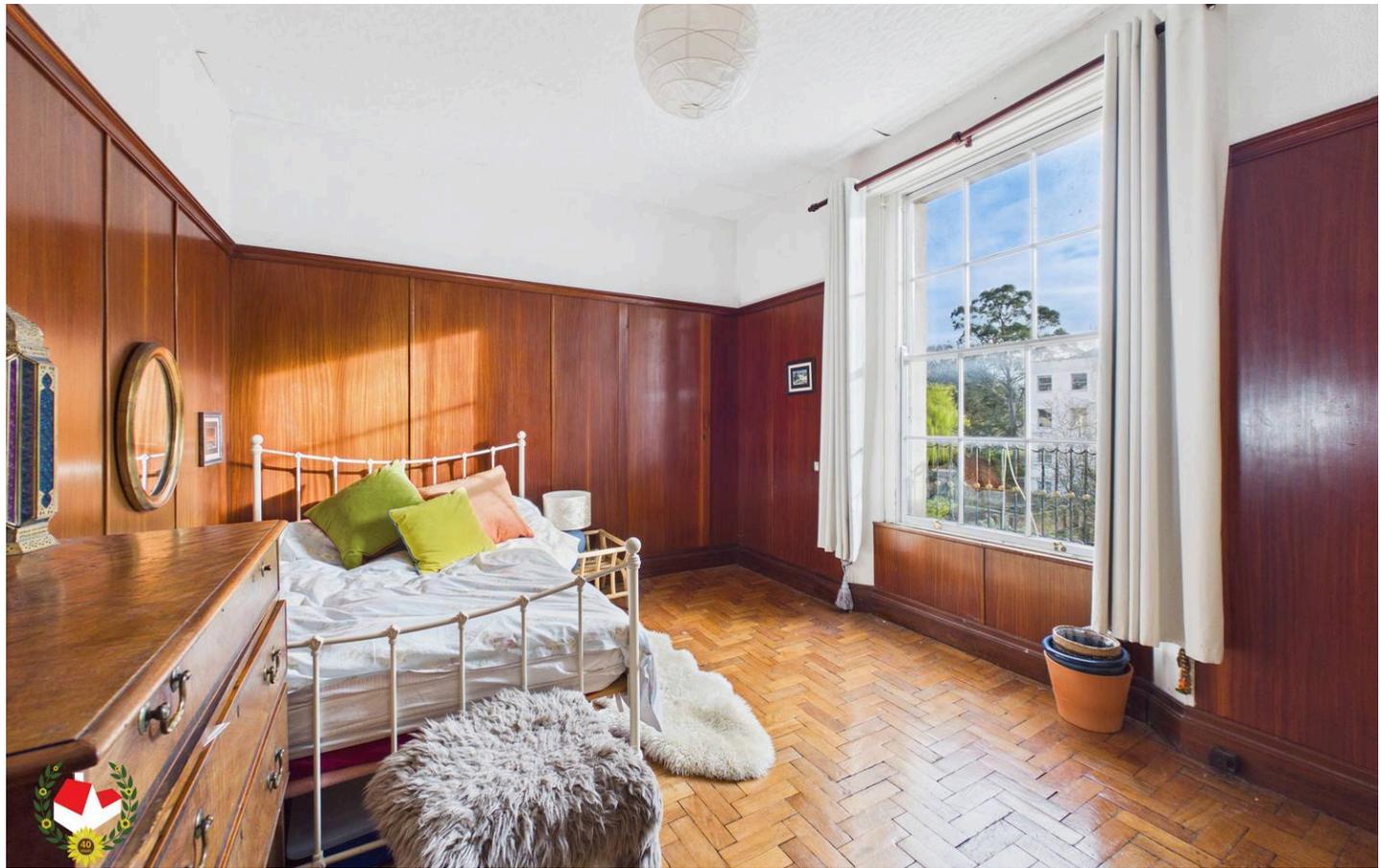
**OUTSIDE -Garage (Ground Floor)**

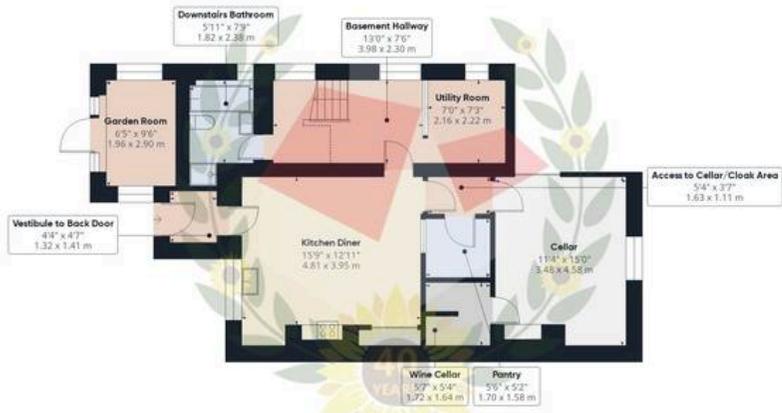
23' 9" x 14' 0" (7.23m x 4.27m)

**Agents Note:**

Beech Tree In Rear Garden is subject to a Tree Preservation Order (TPO)

Rear Elevation Extension (Rear Bedroom & Garden Room) appears to be coming away from the main building so would suggest potential purchasers carry out their own due diligence on this prior to making an offer

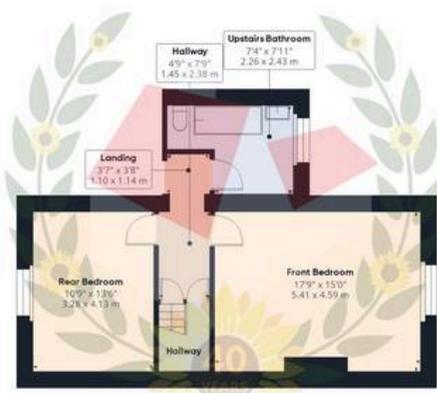




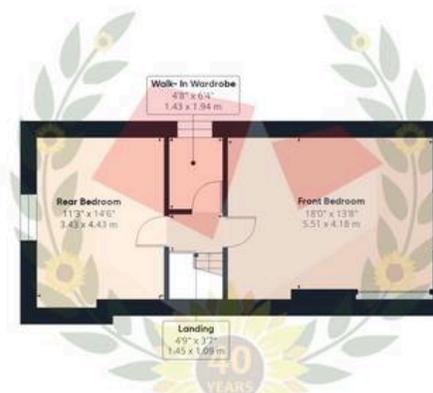
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

2908 ft<sup>2</sup>  
270.3 m<sup>2</sup>

Reduced headroom

40 ft<sup>2</sup>  
3.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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