



KE[™]
KINGSLEY
EVANS

THE OLD COACH HOUSE

Lye Lane, Cleeve Hill, Cheltenham, GL52 3QD

THE OLD COACH HOUSE

LYE LANE, CLEEVE HILL, CHELTENHAM, GL52 3QD

An iconic, contemporary home, cutting edge by design, eco responsible yet of absolute modern distinction, with security and luxury at its heart. All nestled within a lovely acre plot on a quiet lane off Cleeve Hill.

Ground Floor:

- Reception Hall • Master Suite with En Suite
- Four Further Bedrooms with En Suites
- Cinema Room • Gym • Sauna • Home Office
- Utility Room

First Floor:

- Kitchen/Dining/Sitting Room • Games Room
- Utility • Cloakroom

Outside:

- Double Garage • Parking • Landscaped Gardens to Front and rear

DESCRIPTION

The Old Coach House is an exceptional and innovative detached contemporary home and one of the most remarkable builds within this sought after location. Built just four years ago to replace a humble dwelling, the current owners worked closely with their architects to create a cutting-edge design that perfectly exhibits a modernist construction with interactive terraces that are fundamental to the overall feel of the house, bringing the outside in, and taking advantage of the panoramic views that are some of the best within Gloucestershire. Great consideration has been given to every element of the build and finish to ensure it is environmentally responsible yet with all the luxury comforts one would expect of a newer build home.

Standing at 6000 Sq ft and nestled within its own private plot of one acre, The Old Coach House makes an immediate impression.



The internal spaces have a calming and holistic aesthetic with large panes of glass woven into every angle that flood the house with natural light whilst providing a view from each point of the house.

Arranged over two floors, entrance is gained through a magnificent reception hall, a grand space to introduce the luxurious bedroom and reception accommodation on the ground floor. The five bedrooms, all with en suites, are of excellent proportions and the four principal bedrooms have walk in wardrobes in addition to double doors that lead to an outside terrace, overlooking the most beautiful views. Bedroom five enjoys a vista over the extensive entertaining terrace. Also on this floor is a cinema room, a gym with floor to ceiling mirrors and a sauna, as well as a spacious home office. A utility room, plant room and a cloakroom complete the accommodation on this level.

An architecturally designed cantilevered staircase rises to the upper floor and the principal reception space. This entire area is open plan by design, the kitchen has a range of floor to ceiling bespoke luxury units, and appliances by Gaggenau which include two ovens, a steam oven and a Gaggenau gas hob inset built into the centre island. There is a built in coffee machine and two warming drawers set within the symmetry of the kitchen in addition to two sinks, one with waste disposal and the other with an ice cold and boiling Quooker tap. There is a wine fridge, two dishwashers and a walk in larder. A double sided gas fire naturally divides the sitting and dining area, from which a set of full height glazed doors open to a raised balcony with steps leading down to the main terrace. Additionally, there is a large games room equipped with a bar and a cloakroom.

The series of ceiling height glass windows and doors from each area of this floor provides not only light filled spaces it also captures the perfect views. A ground source heat pump provides underfloor heating throughout the house.

OUTSIDE & SETTING

The house occupies an elevated position enjoying panoramic views over Cheltenham to as far as The Malvern Hills. As the plot is discreet in orientation, it has a sense of privacy against its neighbourly properties with all matter of security implemented, with CCTV entry at the electric gates and full coverage of the building. The lane itself is rarely used for vehicles and is particularly quiet encouraging very little traffic.





Off road parking is ample and the driveway sweeps in carriage style to the front of the double garage and house.

THE GARDENS

Intended to wrap the property, the landscaped gardens have been designed with low upkeep as the vision, with areas of level lawn that are stocked with easy to maintain planting and borders. The gardens to the rear are designed as a small copse and to the front, an expanse of lawn. The multiple, extensive terraces are instrumental to the overall feel of the house, providing excellent spaces for entertaining, dining al fresco, outside seating and a hot tub.

SITUATION

Positioned adjacent to the Cotswold Trail, overlooking Cheltenham's prestigious racecourse, offering extensive walking, cycling and mountain bike routes, climbing and bridal paths all on the doorstep, Lye Lane is arguably one of the best settings on the hill. Also within a stroll is the wonderful Ellenborough Park Hotel, Spa and restaurant and within a two-minute walk is the Rising Sun pub, known for its al fresco terrace that enjoys a beautiful vista. More broadly, Cleeve Hill is recognised for being the highest point of the Cotswold hill range and an ideal location for being central to some of the best that The Cotswold's has to offer. Nestled between Cheltenham and the sought after town of Winchcombe, it enjoys a semi rural lifestyle yet accessible to both within 15 minutes by car. Winchcombe itself is thriving and offers some wonderful places to eat, some charming coffee shops, a well-stocked Budgens farm shop and boutique shops. A little beyond here is Broadway, a renowned Cotswold town that further offers excellent restaurants and hotels options, including The Fish, Dormy House, Foxhill Manor and The Lygon Arms. The Regency spa town of Cheltenham is within five miles, a centre for education it offers a wide range of schools including The Cheltenham Ladies' College, Cheltenham College and Dean Close. As well as superb educational facilities the town is well known for the many literary and music festivals that it holds as well as the cricket and National Hunt festivals. There is easy access to the M5 and the M4 via the A417/419, with a train service to London Paddington.

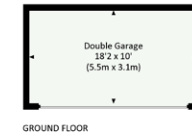
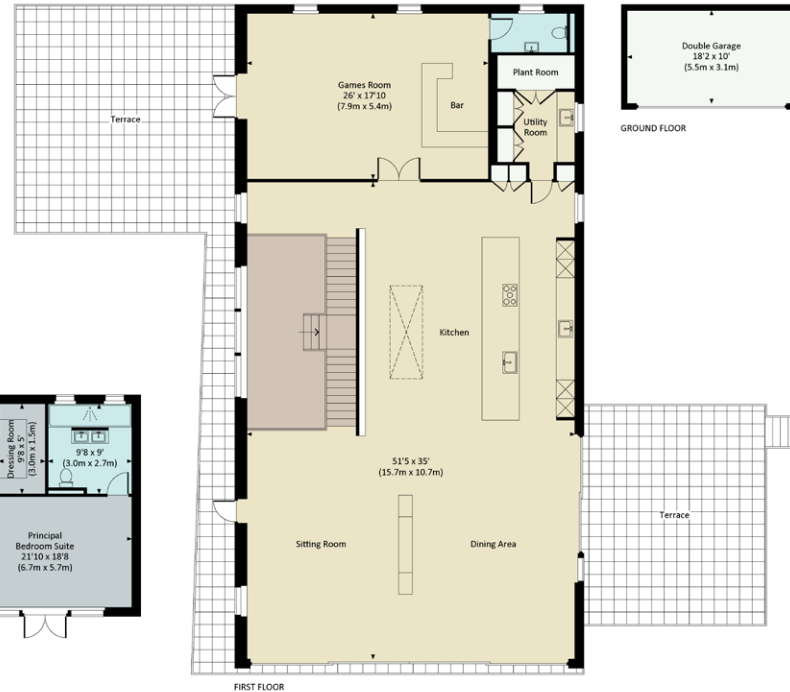
All mains services are connected
Local Authority – Tewkesbury Borough Council



THE OLD COACH HOUSE, LYE LANE, GL52

Approx. gross internal area 5686 Sq Ft. / 528.2 Sq M.

Approx. gross internal area 5868 Sq Ft. / 545.2 Sq M. Inc. Double Garage



All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	85	87
EU Directive 2002/91/EC		



Kingsley Evans
115 Promenade
Cheltenham
Gloucestershire
GL50 1NW

t: +44 (0) 1242 222292
e: info@kingsleyevans.co.uk
w: www.kingsleyevans.co.uk

IMPORTANT NOTICE: Kingsley Evans, their clients and any joint agents give notice that 1. They are not authorised to make or give any representations or warranties in relations to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Kingsley Evans have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.