

THE TREE HOUSE

Colesourne, Cheltenham, GL53 9NP

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The most unique and beautifully finished, substantial modern family home nestled within over an acre of glorious gardens in a discreet setting close to Colesbourne and Cowley.

- Reception Hall
- Kitchen/Dining Room
- Snug
- Sitting Room
- TV/Play Room
- Study
- Utility
- Boot Room
- Two Bedrooms with en suites on GF
- Four Further Bedrooms
- Shower Room
- Utility Room
- Landscaped Gardens
- Double Carport and Garage
- Garage Room over
- Grounds of over an acre

DESCRIPTION

The Tree House is contemporary home built entirely for its beautiful plot and countryside setting nestled in a wonderful location close to the villages of Cowley and Colesbourne. Converted in the last ten years, and further enhanced and extended by the current owners, this innovative home offers exceptional architecture with the use of contemporary building methods and technology to create the bespoke house that you see today. The property has been cleverly set into the plot to take full advantage of the views, blending into the wild landscape with a seamless infinity living arrangement. The volume of windows and doors throughout the house offers a tremendous sense of natural light and volume which is intensified by the clever layout that combines impressive accommodation with open plan spaces.

The central reception hall is a glazed atrium, making it the most welcoming space to introduce the ground floor that comprises living spaces and two bedrooms, both with en suites, within



their own wing of the floor. To the front of the house is an informal more cosy snug room in addition to a cloakroom and boot room off the inner hall. Across the rear of the house is the principal rooms, all designed to open to the raised terrace and overlook the gardens. The sitting room is a beautiful space with a log burning stove and bi fold doors that open to outside and Crittall doors that connect to the hall. Adjacent is a home office, enjoying the same countryside vista. To the other side is the kitchen, undeniably the most impressive part of the house it has been indulgently designed to suit both family life and entertaining alike. The kitchen is bespoke, modern in style with high end integrated appliances, there is ample space within this open plan room for a large dining table and off here is a snug room with a double aspect view of the grounds through fully glazed windows. There is a utility room which has direct access to outside.

The quality and well planned accommodation continues to the first floor. The principal suite is a beautiful, light filled room with bi fold doors opening to a Juliet balcony, enjoying uninterrupted views of the gardens and broader grounds, a dressing room and en suite service this room. Three further bedrooms occupy the other side of the wide landing, all double in size, two of which have built in wardrobes and all share a bathroom and a separate shower room.

OUTSIDE

The profile of the building is low within its plot, designed to make it extremely private and barely visible from the roadside. Automatic gates open to reveal the house, gardens and driveway which leads to the triple bay oak framed garage, two of which are open bays. The gardens surround the house but the principal grounds, that extend to over an acre, are at the rear of the house and are a beautiful expanse for a home of this stature. Facing the River Churn, that gentle meanders at the boundary, the grounds are simply stunning. Naturally wooded, as this pocket of The Cotswolds is, they gently drop away from the house providing a large area of level lawn which meets large wild flower banks and mature trees. A large, raised desksed terrace, is accessed from the principal reception rooms and is the ideal space to take in the views. At the bottom of the garden is a further decked area, providing strategic seating and an idyllic spot for children to play within the elements of the grounds. The design of the gardens has been led entirely by the sites unique nature, and the setting is a fundamental element to the overall feel of the house.



SITUATION

The Tree House is situated at the entrance to the pretty village of Colesbourne, home to a garage, post office and shop and The Colesbourne Inn, a superb country pub. Just less than a mile is the neighbouring village of Cowley, which is most noted for the beautiful Cowley Manor with its gym, spa and wonderful dining options and The Green Dragon pub and farm shop in nearby Cockleford, which is well stocked with local produce.

Colesbourne is idyllic for those seeking a country and town lifestyle, offering a rare balance of a rural setting yet close to both Cirencester and Cheltenham, two cultural centres offering exceptional day to day facilities, shopping, and leisure. Cheltenham is extremely accessible, only seven miles, a beautiful town that offers a cosmopolitan lifestyle which is well regarded for its lively restaurant culture and world-renowned 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 hosts as well as the cricket and National Hunt festivals. From The Tree House, there is easy access to the M5 and the M4 via the A417/419, with a train service. Cirencester also offers a wonderful market town, also with excellent facilities and schooling options including Coberley Primary School, Deer Park, Rendcomb College, Beaudesert Park and Westonbirt, a little further out.

Cheltenham 7 miles - Cirencester 9 miles - Kemble Station 14 miles (London Paddington 75 mins) - Swindon 24 miles - M4 (Junction 15) 28 miles - M5 9 miles

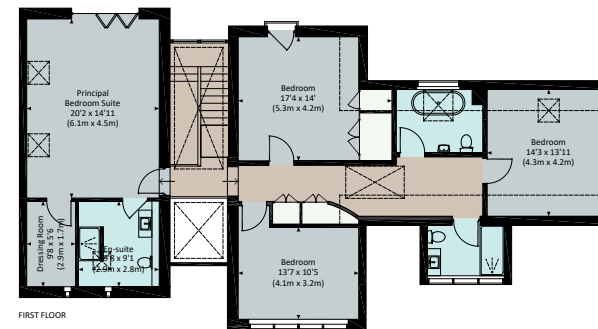
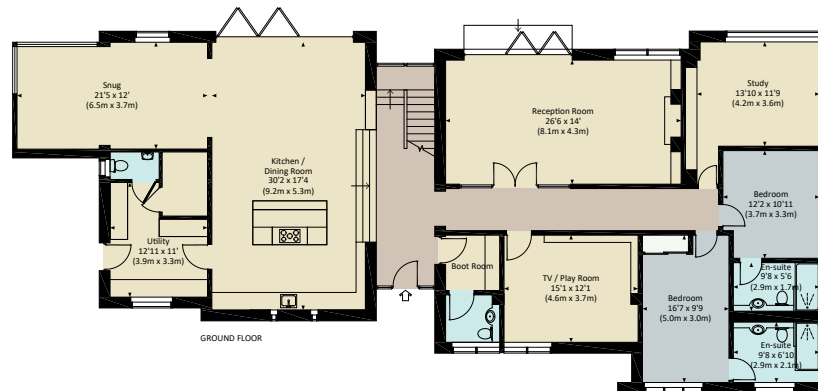
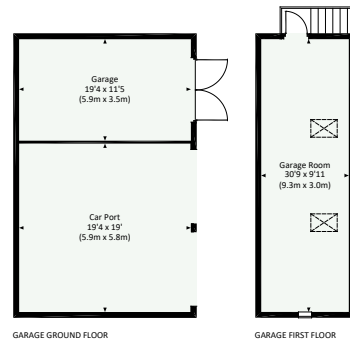




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Approx. gross internal area 4118 Sq Ft. / 382.6 Sq M.

Approx. gross internal area 5009 Sq Ft. / 465.4 Sq M. Inc. Garage



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

