



PRESTBURY · CHELTENHAM

Hunting Butts

AN ELEVATED ADDRESS OF ENDURING DISTINCTION



HUNTING BUTTS

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Floor plans accompany each residence.



I

A rare collection of homes, set against the Cotswold escarpment.

A collection of eight residences, set with discretion upon a quiet rise above Prestbury — a village long counted among Cheltenham's most enviable addresses.

Composed in the spirit of the Cotswold barn and finished with the gravity of a country house, each home is oriented to its outlook — westward across the racecourse, eastward to the steady rise of the escarpment beyond.

II

The Residences

Eight individually conceived homes — no two alike, each composed for its plot, its outlook, and the life intended within. What follows is the collection in turn.



No. 01

Field Gatehouse

A confident family home where generous proportions and full-height glazing draw light deep into every room. Crafted interiors and a seamless flow from principal living spaces to the garden make for effortless, elegant living.

INTERNAL AREA

3,832 sq ft

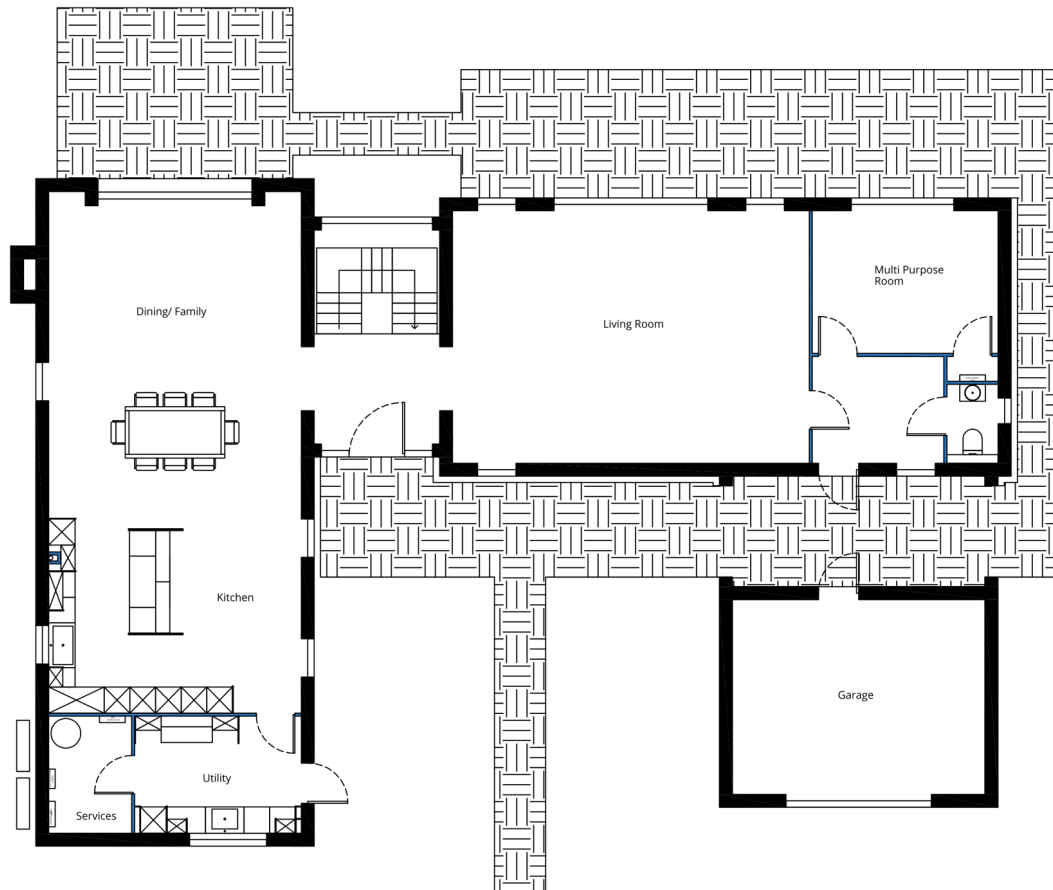
PLOT SIZE

0.32 acres

GUIDE

On Application

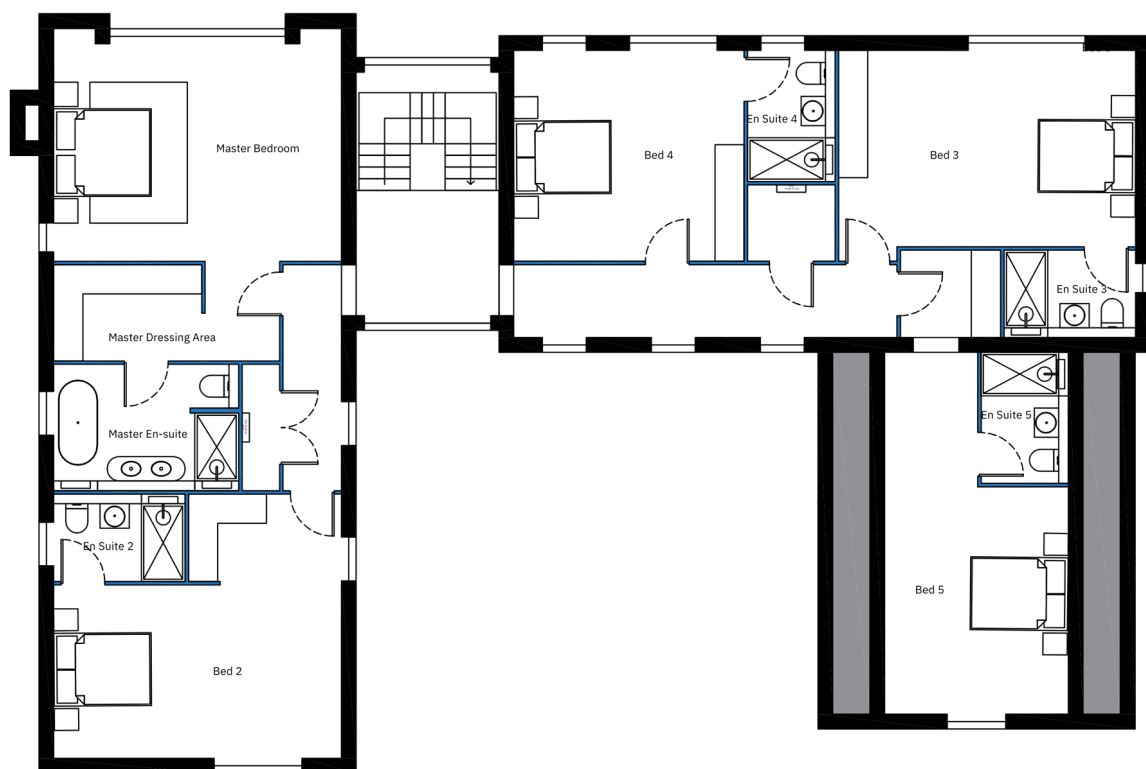
Ground Floor



GROUND FLOOR

Dining/Family/Kitchen	19'5" × 39'0"
Living Room	27'5" × 19'5"
Multi Purpose Room	14'3" × 11'0"
Garage	19'5" × 15'0"

First Floor



FIRST FLOOR

Master Bedroom	19'5" × 14'8"
Bedroom 2	19'5" × 17'10"
Bedroom 3	20'0" × 13'3"
Bedroom 4	15'6" × 14'3"
Bedroom 5	12'5" × 24'5"



No. 02

The Upperbarn

A beautifully resolved single-storey residence with open, light-filled living spaces and a quiet sense of calm throughout. Refined materials and considered detailing lend it a warmth that feels both contemporary and timeless.

INTERNAL AREA

2,637 sq ft

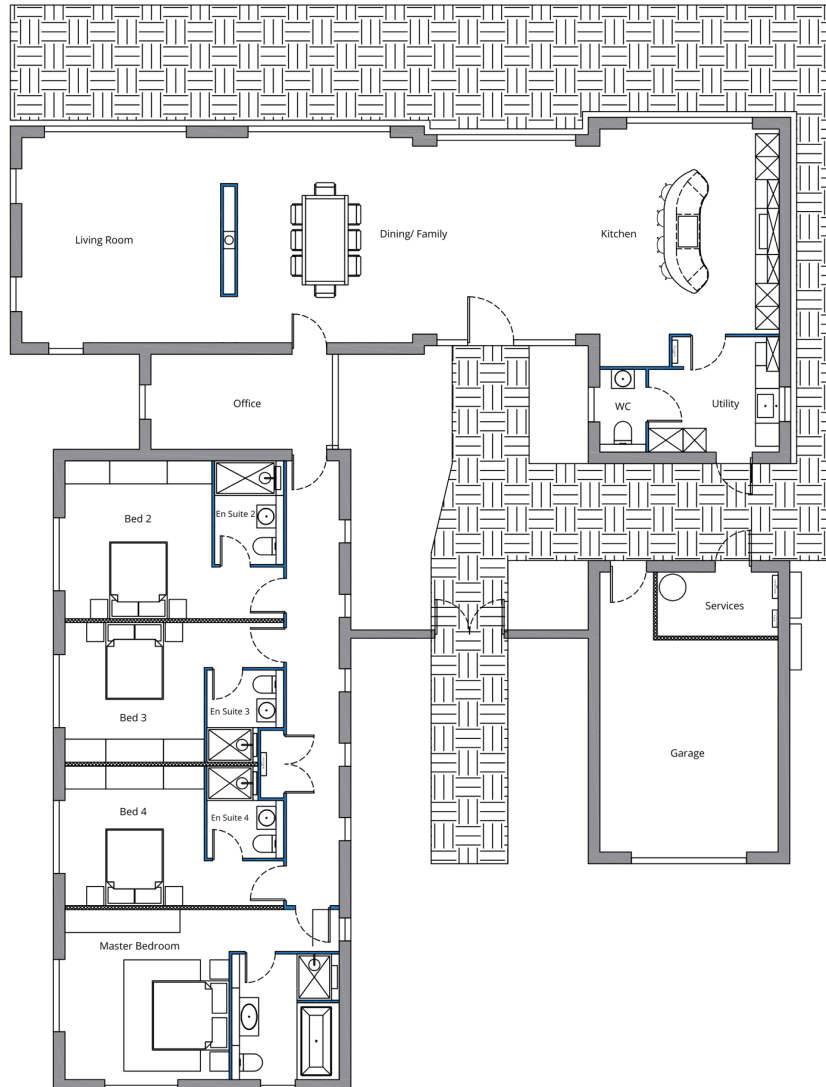
PLOT SIZE

0.26 acres

GUIDE

On Application

Accommodation



ACCOMMODATION

Dining/Family/Kitchen	64'8" × 17'6"
Office	15'0" × 9'0"
Garage	15'3" × 23'11"
Master Bedroom	14'0" × 14'6"
Bedroom 2	18'8" × 13'6"
Bedroom 3	18'8" × 11'11"
Bedroom 4	18'8" × 11'11"



No. 03

Paddocks View

A handsome family home arranged for the rhythm of everyday life, with airy reception rooms and a kitchen designed to be lived in. Natural light, fine finishes and an easy connection to outdoor space define the experience.

INTERNAL AREA

3,337 sq ft

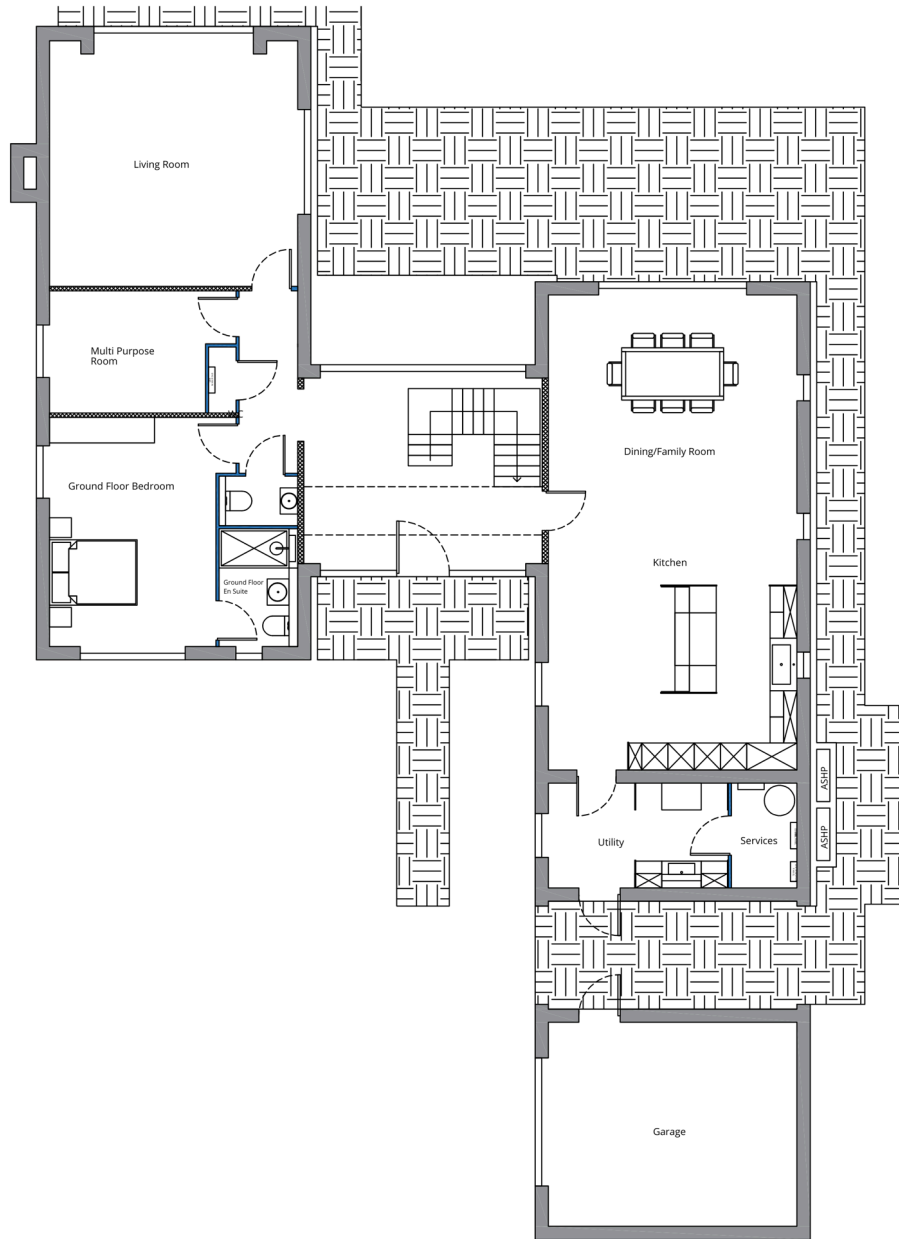
PLOT SIZE

0.29 acres

GUIDE

On Application

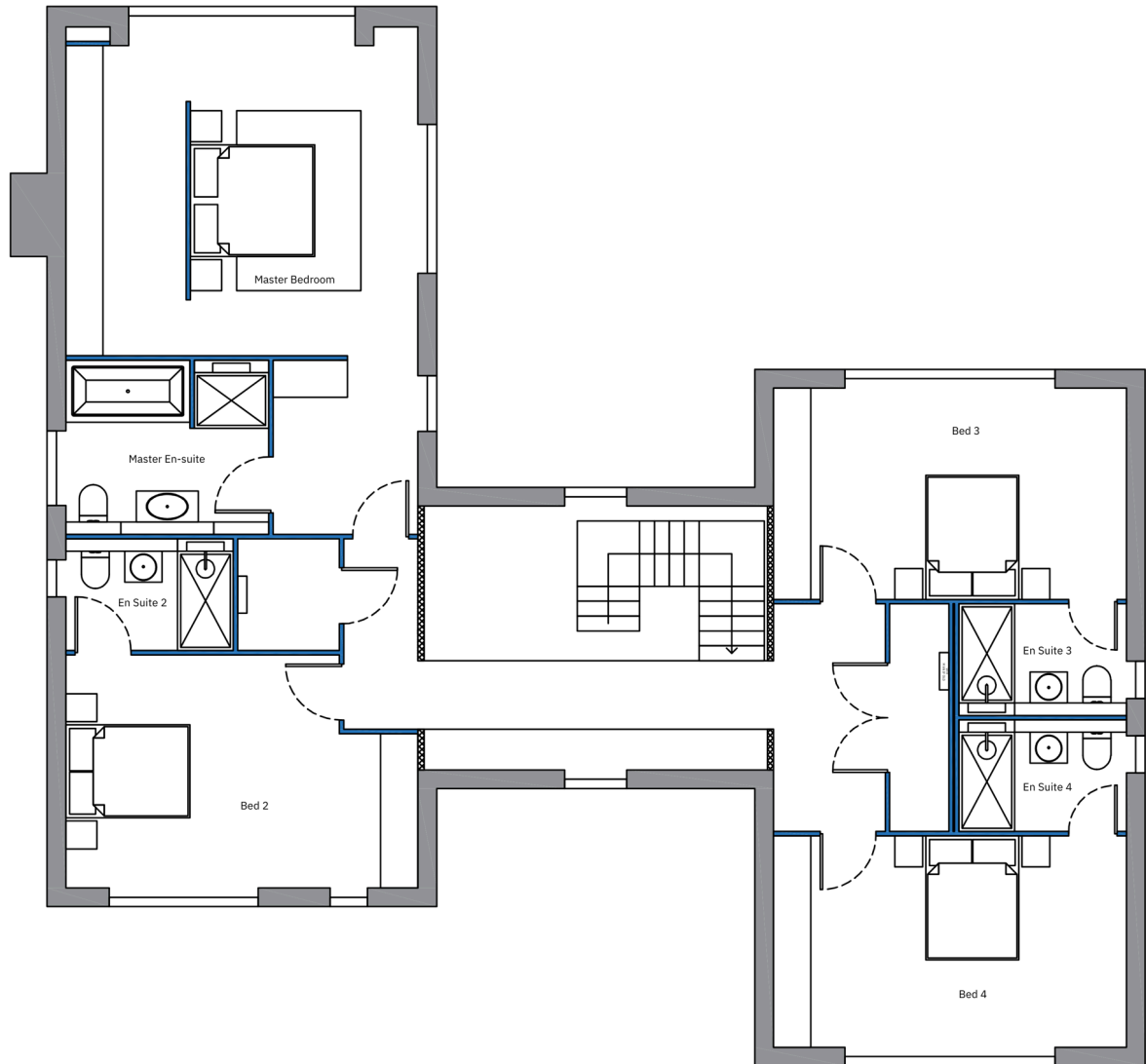
Ground Floor



GROUND FLOOR

Dining/Family/Kitchen	18'8" × 35'8"
Living Room	18'7" × 18'6"
Multi Purpose Room	14'0" × 9'2"
Ground Floor Bedroom	12'6" × 17'3"
Garage	18'8" × 15'4"

First Floor



FIRST FLOOR

Master Bedroom	18'7" × 16'5"
Bedroom 2	18'7" × 12'4"
Bedroom 3	18'8" × 11'2"
Bedroom 4	18'8" × 11'2"



No. 04

Hedge Croft

A graceful single-storey home where space flows freely from one room to the next. Expansive glazing and tactile, well-chosen materials create interiors that feel relaxed, characterful and quietly luxurious.

INTERNAL AREA

3,046 sq ft

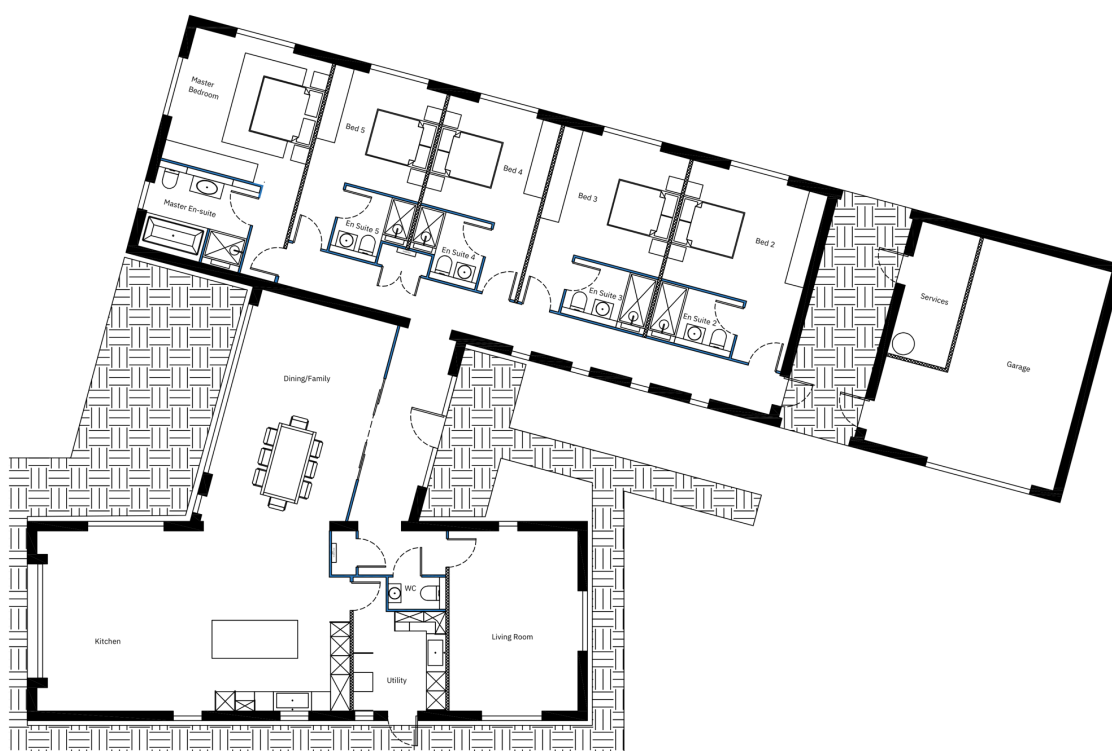
PLOT SIZE

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GUIDE

On Application

Accommodation



ACCOMMODATION

Dining/Family/Kitchen	32'5" × 18'8"
Living Room	13'4" × 18'8"
Garage	20'3" × 23'5"
Master Bedroom	14'7" × 14'0"
Bedroom 2	14'5" × 12'8"
Bedroom 3	13'5" × 12'8"
Bedroom 4	11'11" × 11'7"
Bedroom 5	11'11" × 11'7"



No. 05

The Old Dairy

A characterful family home blending generous volume with intimate, comfortable spaces. Crafted detailing, an abundance of natural light and a fluid layout make it as suited to entertaining as to quiet family days.

INTERNAL AREA

3,875 sq ft

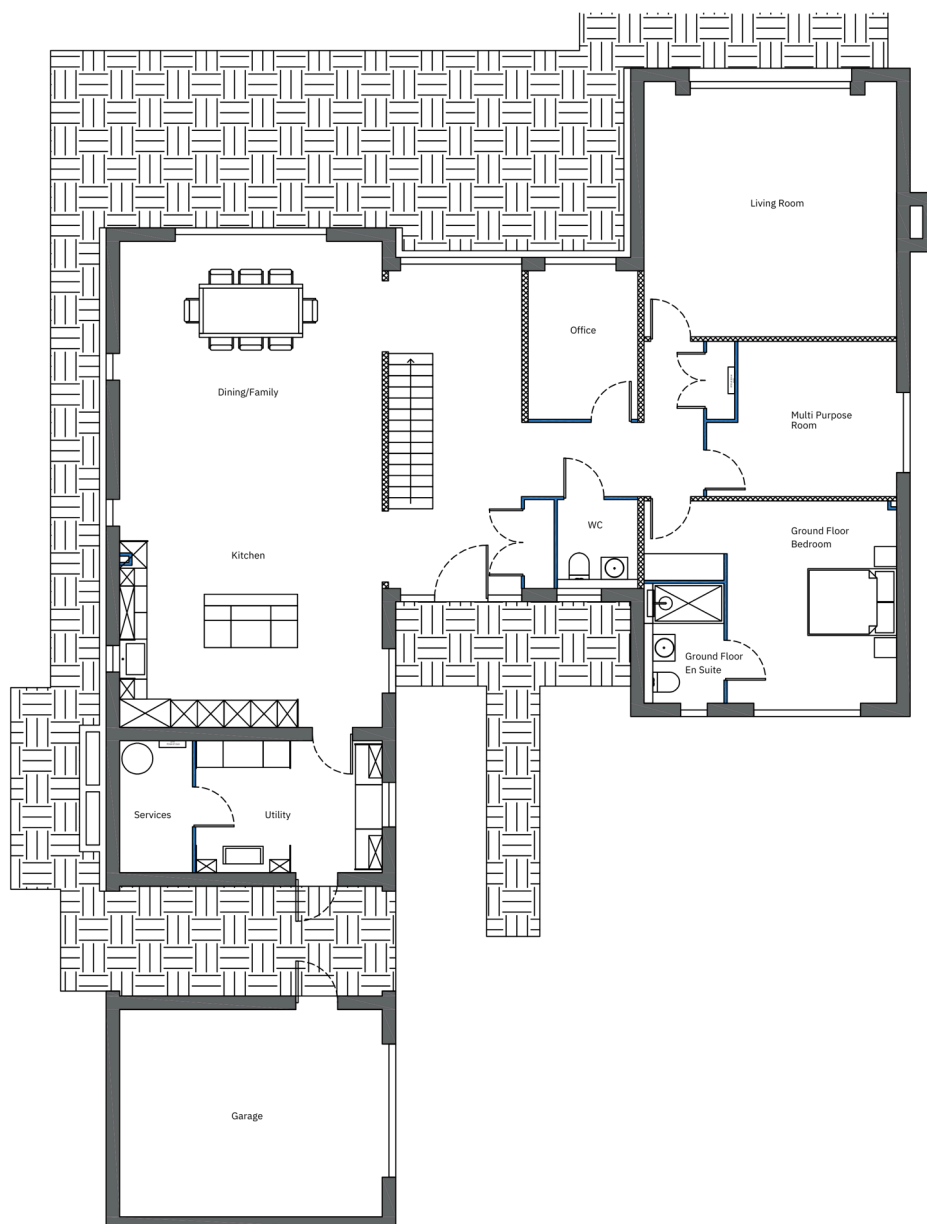
PLOT SIZE

0.42 acres

GUIDE

On Application

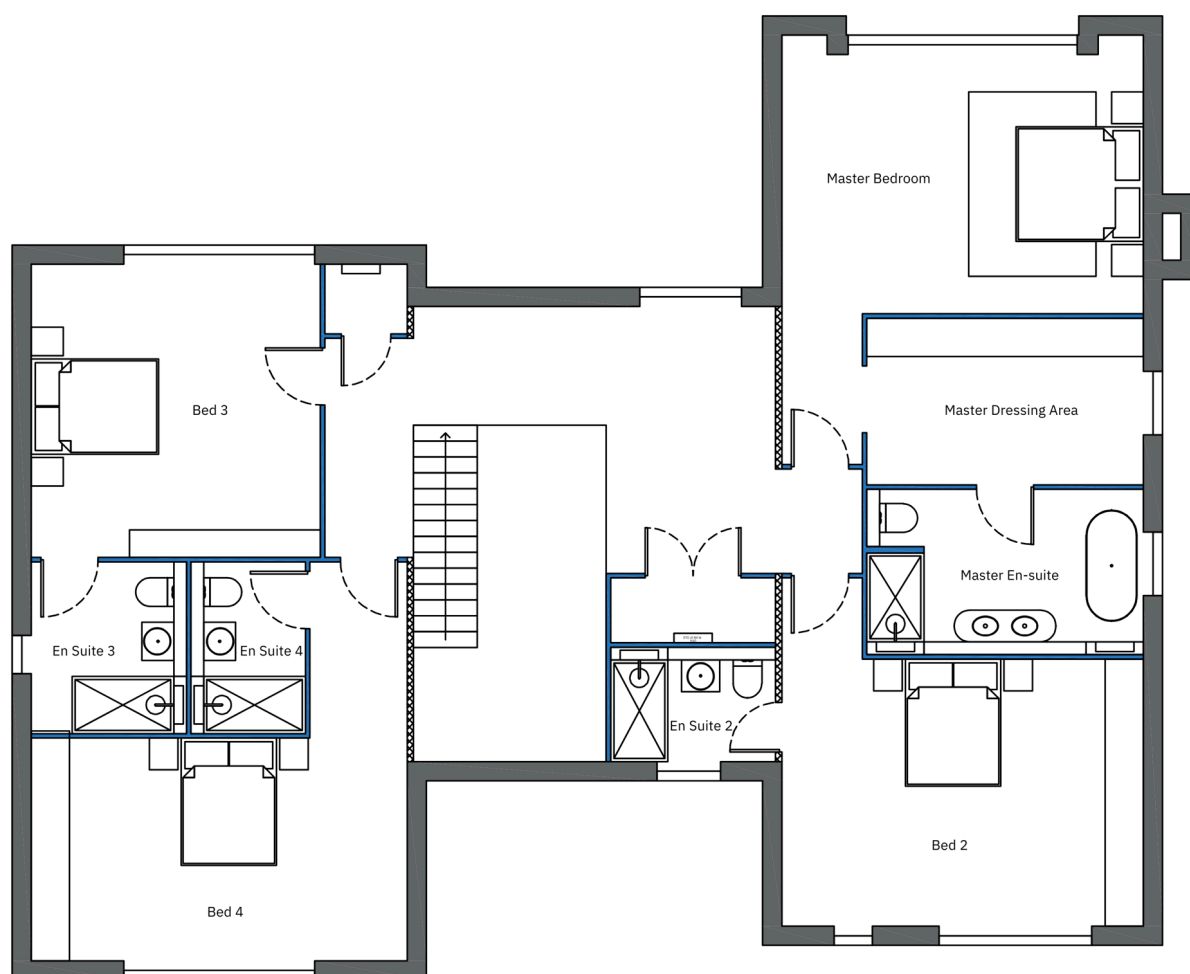
Ground Floor



GROUND FLOOR

Dining/Family/Kitchen	19'5" × 35'11"
Living Room	18'8" × 18'10"
Multi Purpose Room	14'0" × 11'6"
Ground Floor Bedroom	12'6" × 14'11"
Garage	19'5" × 15'4"

First Floor



FIRST FLOOR

Master Bedroom	18'8" × 14'4"
Bedroom 2	18'8" × 13'9"
Bedroom 3	14'11" × 15'2"
Bedroom 4	19'5" × 11'6"



No. 06

Old Oak End

A substantial home of real presence, with elegant reception rooms and a layout that balances togetherness and privacy. Honest materials and refined craftsmanship give every space a sense of permanence and quality.

INTERNAL AREA

3,875 sq ft

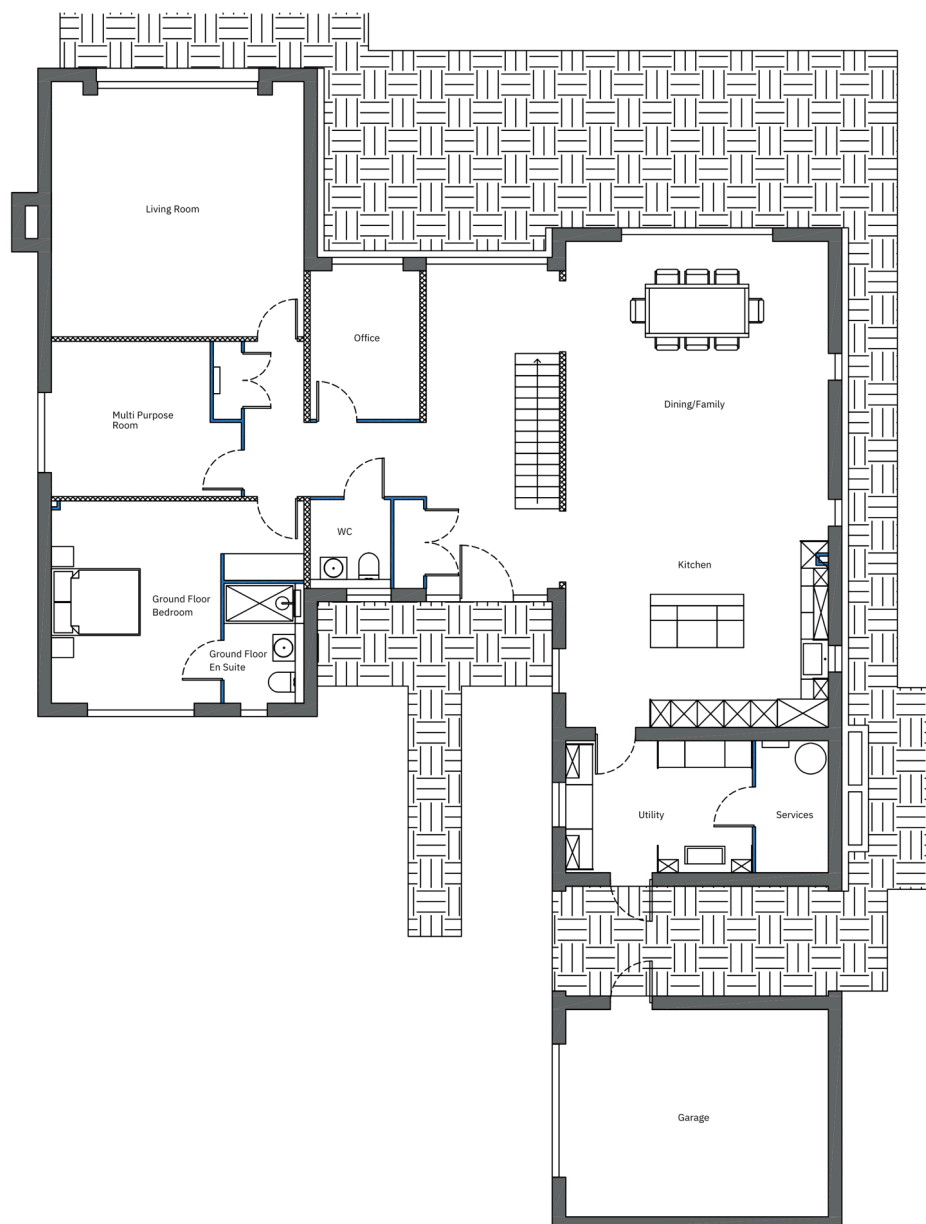
PLOT SIZE

0.31 acres

GUIDE

On Application

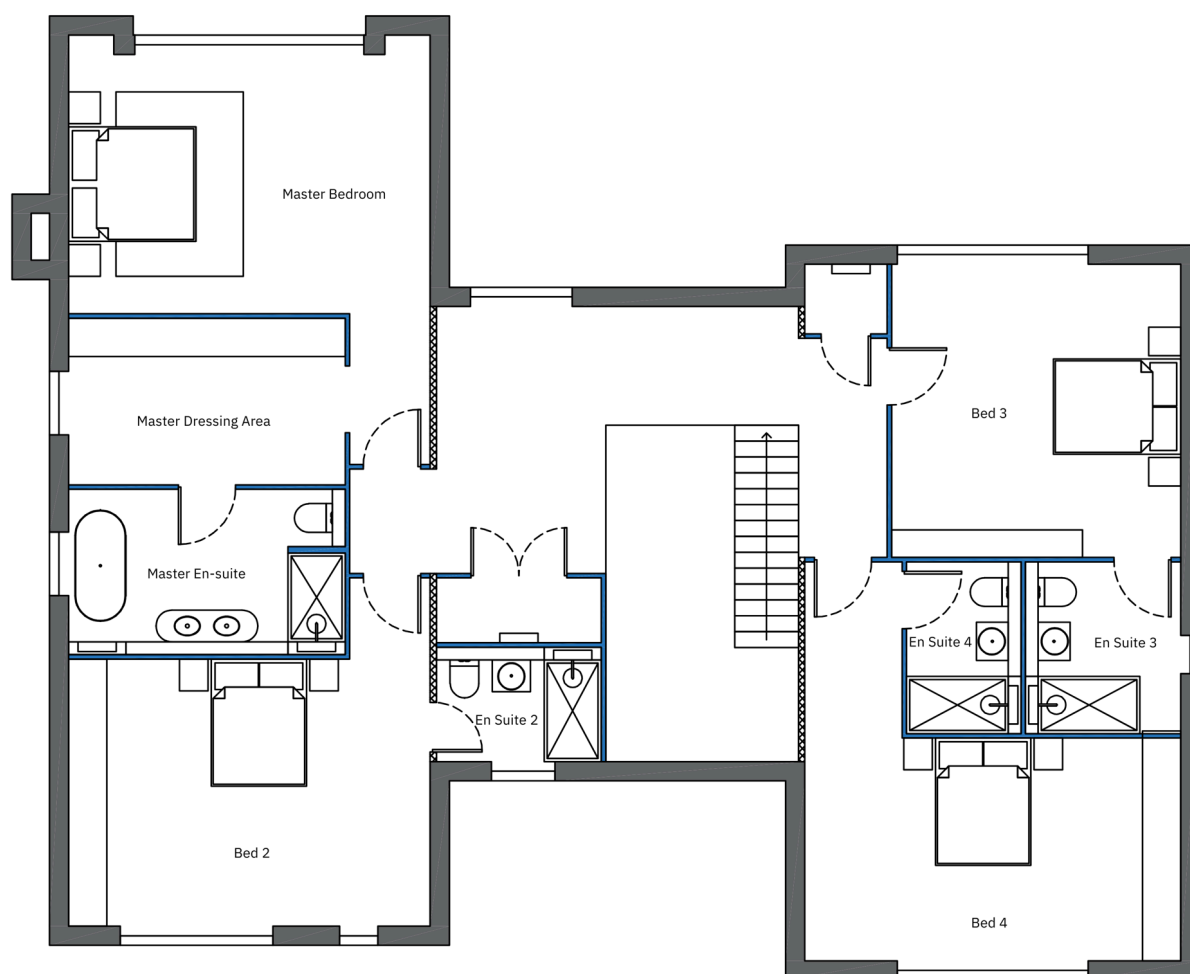
Ground Floor



GROUND FLOOR

Dining/Family/Kitchen	19'5" × 35'11"
Living Room	18'8" × 18'10"
Multi Purpose Room	14'0" × 11'6"
Ground Floor Bedroom	12'6" × 14'11"
Garage	19'5" × 15'4"

First Floor



FIRST FLOOR

Master Bedroom	18'8" × 14'4"
Bedroom 2	18'8" × 13'9"
Bedroom 3	14'11" × 15'2"
Bedroom 4	19'5" × 11'6"



No. 07

Cleeve View House

A striking family residence where light, space and craftsmanship come together with confidence. Open-plan living at its heart opens generously to the garden, creating a home built for both gathering and retreat.

INTERNAL AREA

4,586 sq ft

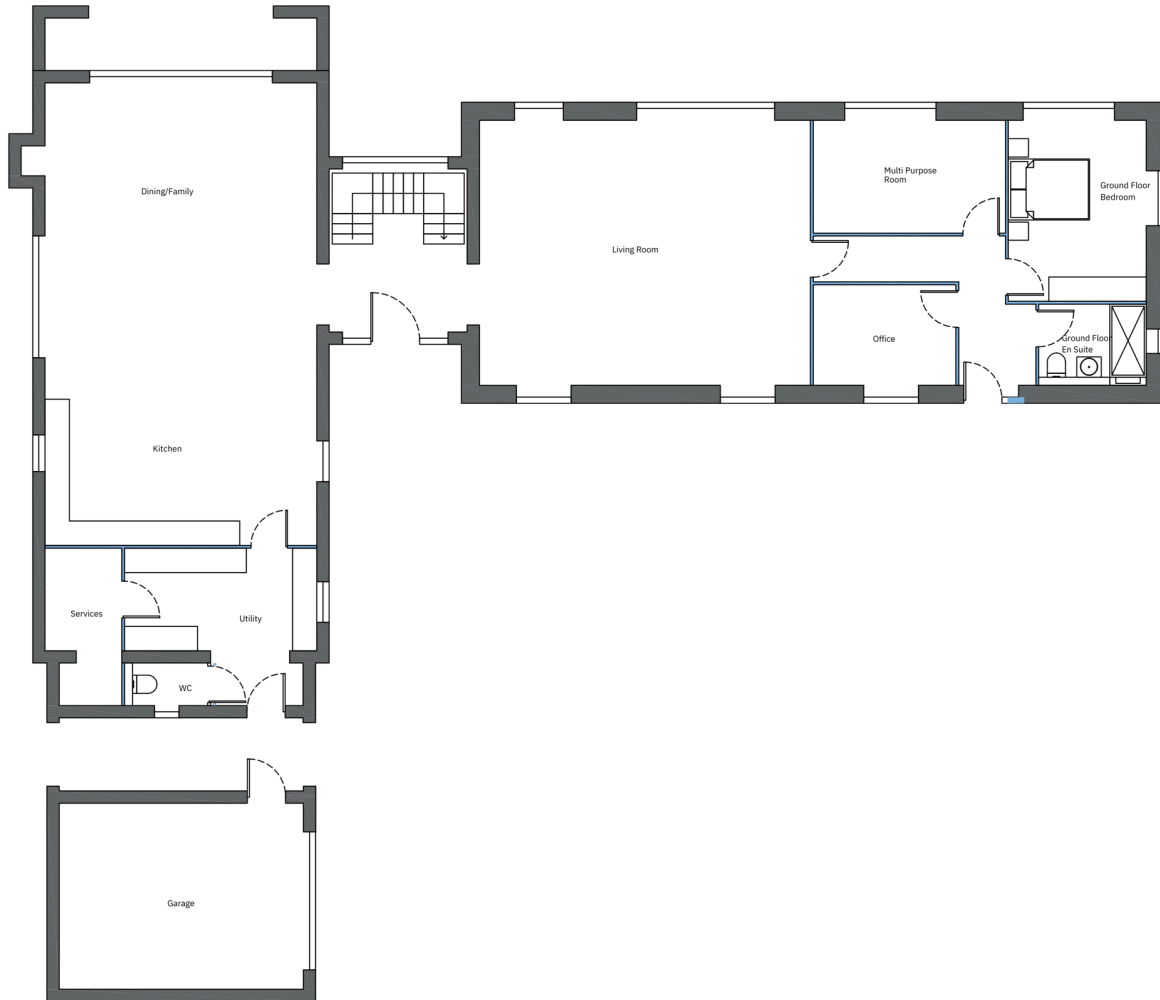
PLOT SIZE

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GUIDE

On Application

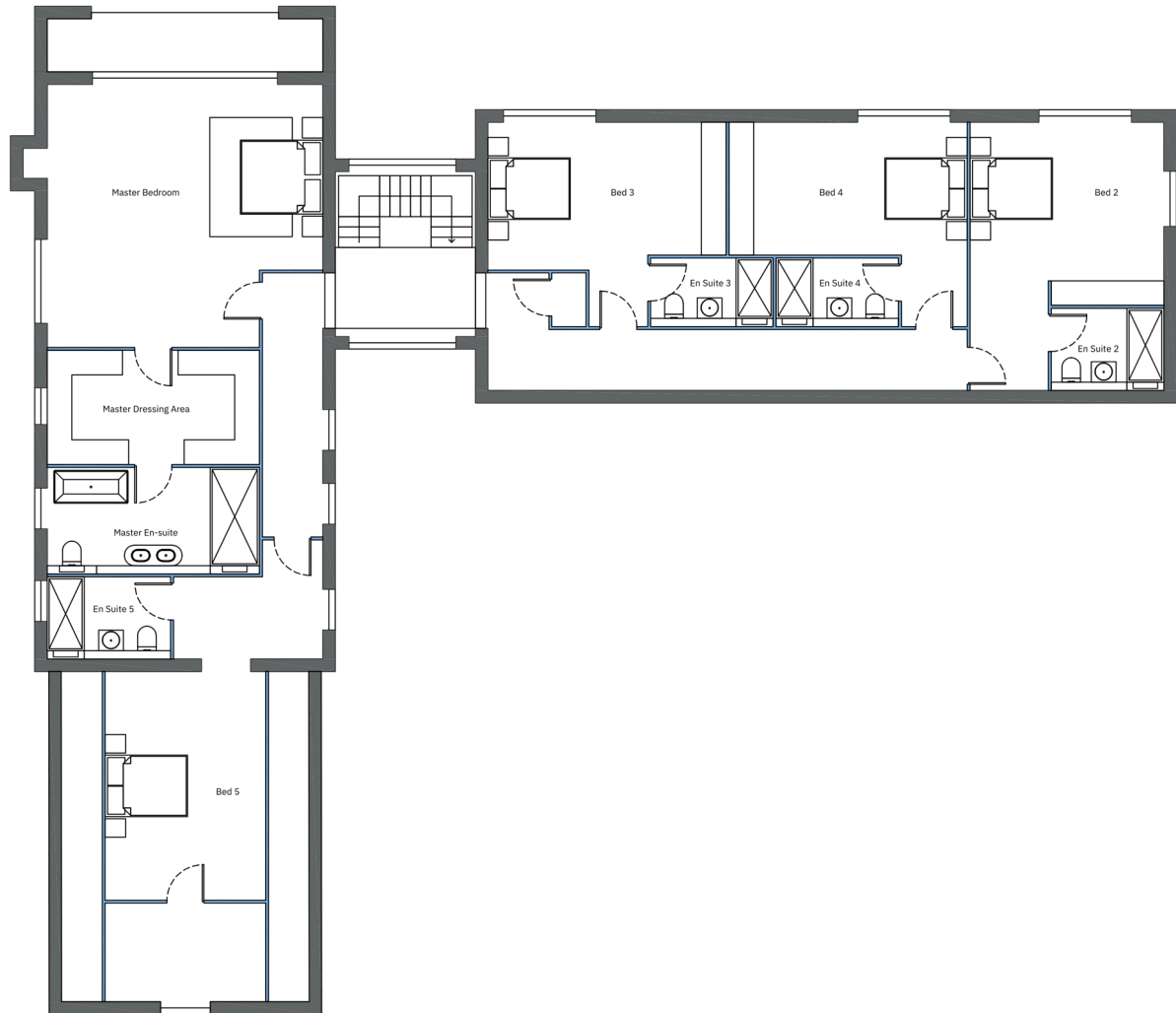
Ground Floor



GROUND FLOOR

Dining/Family/Kitchen	22'0" × 37'5"
Living Room	26'9" × 21'5"
Multi Purpose Room	15'6" × 9'1"
Office	11'6" × 8'2"
Ground Floor Bedroom	11'2" × 14'8"
Garage	19'9" × 15'0"

First Floor



FIRST FLOOR

Master Bedroom	22'0" × 21'0"
Bedroom 2	15'5" × 14'8"
Bedroom 3	19'0" × 10'7"
Bedroom 4	19'0" × 10'7"
Bedroom 5	12'10" × 18'3"



No. 08

Malvern View House

A poised and spacious family home, thoughtfully designed around light and flow. Beautifully finished throughout, it offers the kind of relaxed elegance and everyday comfort that defines a truly fine home.

INTERNAL AREA

4,930 sq ft

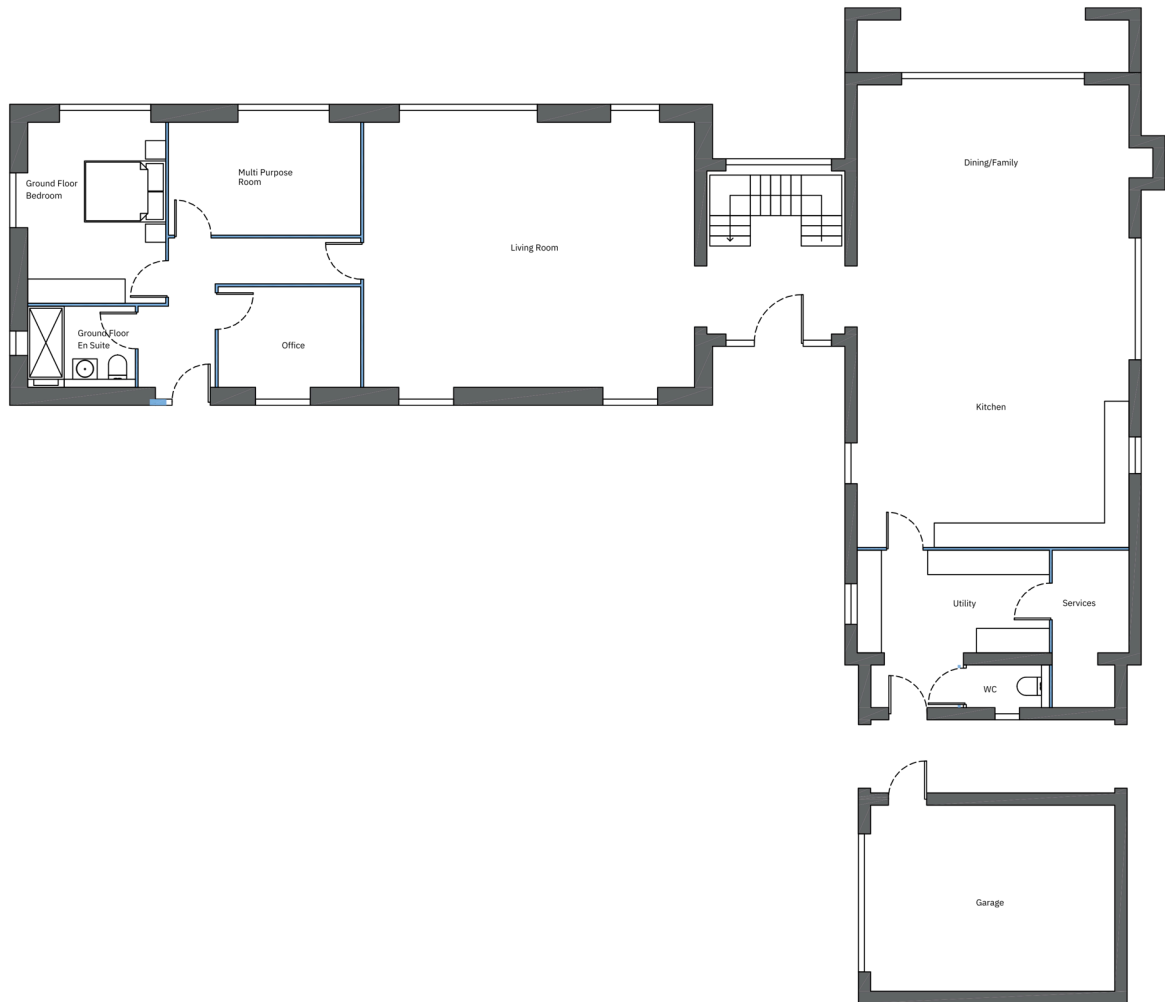
PLOT SIZE

0.42 acres

GUIDE

On Application

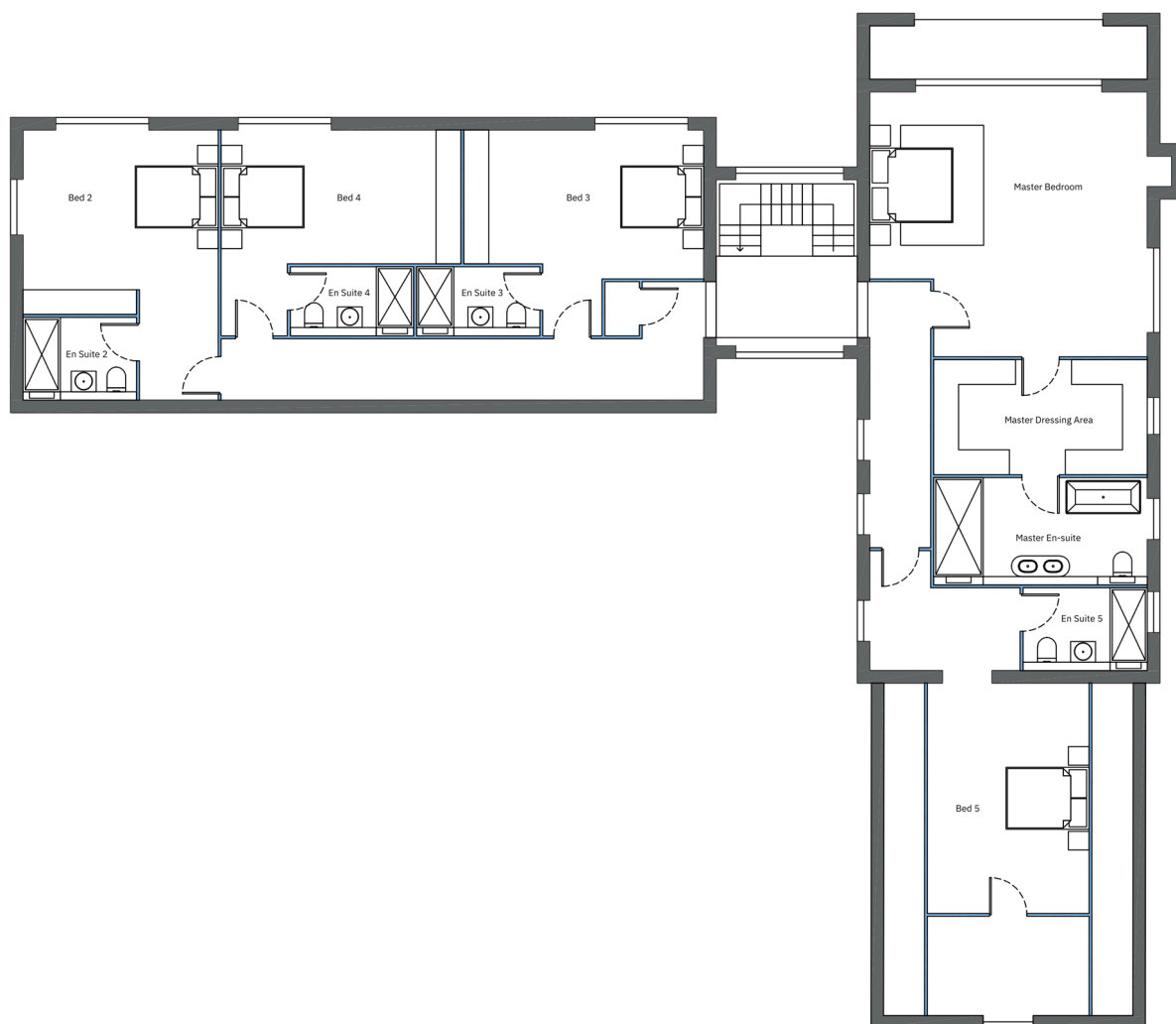
Ground Floor



GROUND FLOOR

Dining/Family/Kitchen	22'0" × 37'5"
Living Room	26'9" × 21'5"
Multi Purpose Room	15'6" × 9'1"
Office	11'6" × 8'2"
Ground Floor Bedroom	11'2" × 14'8"
Garage	19'9" × 15'0"

First Floor



FIRST FLOOR

Master Bedroom	22'0" × 21'0"
Bedroom 2	15'5" × 14'8"
Bedroom 3	19'0" × 10'7"
Bedroom 4	19'0" × 10'7"
Bedroom 5	12'10" × 18'3"



III

Location

Prestbury keeps to itself: a high street of stone and sash, an old parish church, a long green ranged with broad-leaf trees. The village's particular gravity comes from its insistence on being neither suburb nor outpost — a place that has long preferred its own quiet.

Cheltenham Racecourse — Prestbury Park — lies immediately to the east. Home, since 1831, to the Cheltenham Festival each March, the course is among the most storied in the sport. The grounds of Hunting Butts adjoin Prestbury Park directly; for several of the residences, the course is the view at the foot of the garden.

Cheltenham itself lies a short walk to the south — Regency terraces, Imperial gardens, the great green stretch of Pittville Park. Beyond the village, the Cotswold escarpment rises to Cleeve Hill, the high point of the AONB and the start of long, open walking country.

Junction 10 of the M5 places Birmingham within an hour, London under two; Cheltenham Spa carries the Great Western line west to Cardiff, east to Paddington.

BY DISTANCE

Prestbury village centre	<i>0.5 miles</i>
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Cheltenham Racecourse	<i>Adjacent</i>
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Cheltenham Spa station	<i>3 miles</i>
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Birmingham	<i>50 miles</i>
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Cheltenham town centre	<i>2 miles</i>
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Cotswolds AONB	<i>2 miles</i>
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M5 Junction 10	<i>4 miles</i>
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London	<i>100 miles</i>
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The Site

Eight residences, set across a quiet rise above Prestbury. Each home is sited for its outlook; the plan, as a whole, for its calm.



Specification

At Hunting Butts, every home has been individually designed to combine timeless architecture with contemporary living. Exceptional attention has been given to quality, energy efficiency and intelligent design, creating homes that are both elegant and highly functional.

EXTERNAL CONSTRUCTION & DESIGN

- Carefully selected external materials designed to complement the surrounding landscape
- High-performance insulated building envelope for enhanced energy efficiency
- Premium composite and aluminium entrance doors
- High-performance aluminium windows
- Contemporary external lighting
- Integrated rainwater goods and refined external detailing

KITCHENS

- Bespoke Pedini kitchen cabinetry
- Coordinated premium work surfaces and upstands
- Integrated appliances (subject to individual plot specification)
- Soft-close drawers and cupboards
- Contemporary sinks and mixer taps
- Feature lighting to kitchen areas

UTILITY ROOMS (WHERE APPLICABLE)

- Coordinated cabinetry and work surfaces
- Appliance provision
- Stainless steel sink

HEATING, PLUMBING & ENERGY EFFICIENCY

- Mitsubishi Ecodan air source heat pump system
- Underfloor heating to ground and first floors
- Zoned programmable heating controls
- Pressurised hot water system
- High-performance insulation and glazing throughout
- Energy-efficient ventilation systems
- Solar PV integration

ELECTRICAL & SMART HOME INTEGRATION

- LED lighting throughout
- Downlights to kitchens, bathrooms and circulation spaces
- Generous provision of double sockets
- USB charging points in key locations
- TV and data points to principal living areas
- External power socket to rear garden

ABB SMART HOME SYSTEM

Integrated home automation may include:

- Smart lighting control
- Heating and temperature management
- App-based controls
- Programmable scene-setting
- Future-ready smart home integration

BATHROOMS & ENSUITES

- Contemporary sanitaryware
- Thermostatic showers
- Heated towel rails
- Vanity units to selected bathrooms
- Wall-mounted mirrors
- Porcelain wall and floor tiling to selected areas
- Recessed downlighting

BEDROOMS & INTERNAL FINISHES

- Pedini fitted wardrobe to principal bedroom
- Hörmann pre-finished internal door sets
- Premium architectural ironmongery
- Architectural steel spine staircase design
- Contemporary skirting boards and architraves
- Durable premium paint finishes throughout
- Carefully selected neutral decorative palette

EXTERNAL AREAS & LANDSCAPING

- Landscaped front gardens
- Seeded rear gardens
- Paved patios and pathways
- Boundary fencing where applicable
- External lighting
- Outside tap

SUSTAINABILITY & FUTURE-PROOFING

Homes have been designed with sustainability and future living in mind, incorporating:

- Energy-efficient construction methods
- Air source heat pump technology
- Solar PV integration
- ABB smart home technology
- Electric vehicle charging provision capability
- High-performance glazing and insulation

OPTIONAL LIFESTYLE & TECHNOLOGY PACKAGES

Subject to build stage and purchaser selections, optional upgrades may include:

CLIMATE PACKAGE

Comfort cooling to selected areas; enhanced ABB climate controls.

ENERGY PACKAGE

Battery storage integration; enhanced energy monitoring.

SECURITY PACKAGE

Integrated CCTV; smart entry systems; enhanced external security lighting.

CONNECTIVITY PACKAGE

Enhanced home network infrastructure; additional hardwired data points.

AUDIO PACKAGE

Integrated multi-room audio; smart device integration.

WINDOW DRESSINGS PACKAGE

Integrated blind solutions; automated electric blind upgrades.

PURCHASER CHOICES

Subject to stage of construction, purchasers may have the opportunity to personalise elements of their home including:

- Kitchen finishes and worktops
- Flooring selections
- Decorative lighting
- Bathroom tiles and brassware
- Additional wardrobes and fitted storage
- Smart home enhancements
- Landscaping upgrades

This specification is intended as a guide only and may be subject to change as part of the ongoing design and construction process. The developer reserves the right to amend specifications, materials, suppliers and layouts where necessary or where equivalent alternatives are appropriate. Purchaser choices and upgrades are subject to build stage and availability.

VI

An invitation to view privately

Hunting Butts is released by appointment only. Our appointed agents will be
delighted to arrange a private viewing.



115 Promenade, Cheltenham, GL50 1NW

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info@kingsleyevans.co.uk

REQUEST A PRIVATE VIEWING



Hunting Butts · Prestbury · Cheltenham