

# The Tree House

Colesbourne, Cheltenham







# A contemporary and well-designed family home set within private gardens.

M5(J11A) 6 miles | Central Cheltenham 8 miles | Cirencester 9 miles | M4 (J16) 25 miles | Bristol 45 miles | London 100 miles  
(All distances and times are approximate)

  
6

  
5

  
4

## Summary of accommodation

### Main House

**Ground floor:** Hall | Kitchen/dining room | Snug | Large reception room | Study | Play room |Utility room with WC | Boot Room with WC  
Two bedrooms with en suite showers  
**First floor:** Principle bedroom with en suite shower and dressing room | Three further bedrooms | Bathroom | Shower room

### Outside


Double Carport | Garage | Room over garage and carport | Parking for several cars | Landscaped gardens  
In all about 1.13 acres





# Situation


Times and distances are approximate.

The Tree House is situated between Cheltenham and Cirencester in the Cotswold National Landscape (AONB). It has excellent access and communications yet sits in dramatic undulating countryside between the villages of Colesbourne and Cowley.

 Cirencester and Cheltenham are pretty much equidistant and have an extensive range of amenities, including many art and cultural festivals throughout the year.

 There are excellent schools in the area, including a highly regarded local primary school in the nearby village of Coberley, Rendcomb College, Pate's Grammar School, The Cheltenham Ladies' College, Cheltenham College and Beaudesert Park, to name a few.

 The surrounding area has many sporting opportunities, including golf at Cheltenham and Cirencester, rugby at Gloucester, racing at Cheltenham and extensive footpaths and bridleways across the region.

 Although rural in feel, there is excellent access to major road links and motorways.



# The Property

The Tree House is an excellently appointed modern home which has been designed to make the most of its natural surroundings. The house is set well back in the plot and has a striking design using glass, stone, and render-faced elevations.

The central reception hall has a glazed atrium, which provides a fitting entrance. To the left, off the hall, is the kitchen/dining room with views and direct access to the terrace and the garden. The well-designed kitchen has stone worktops, an island, and plenty of workspace. Off the kitchen is the family snug and a large utility room with a WC.

On the other side of the house is the cosy TV room, which is perfect for less formal occasions, whilst the generous sitting room facing the garden has a fireplace with a log burning stove. An inner hall leads to the two ground floor bedrooms, which both benefit from en suite shower rooms. There is also a study with lovely views across open fields to the west. Bi-folding doors open from the kitchen and the sitting room to the impressive raised decked terrace.

Upstairs, the principal bedroom suite occupies one end of the house with a walk in dressing room and luxurious en suite. There are three further double bedrooms and two further modern bathrooms.





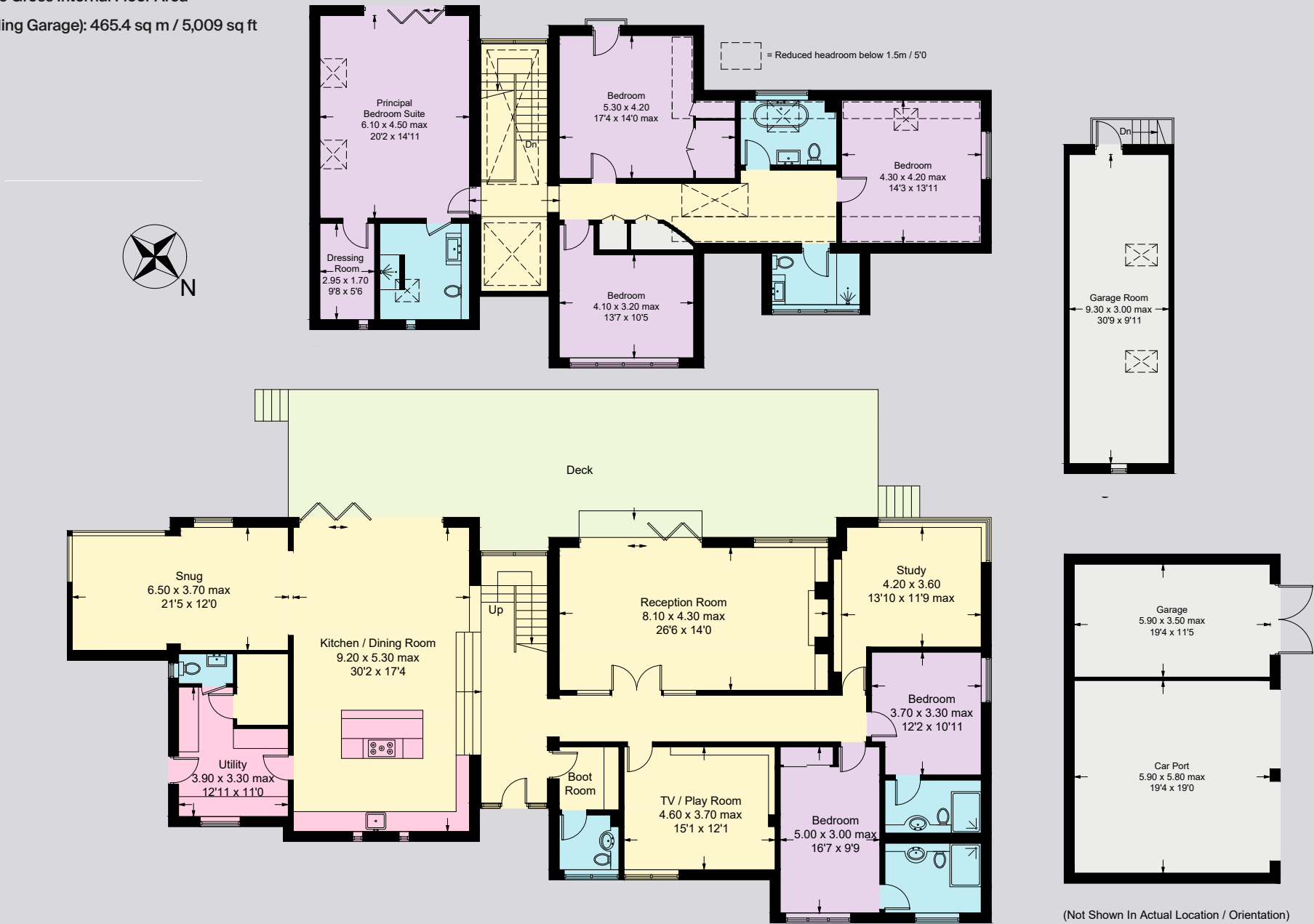






FLOOR PLAN

Approximate Gross Internal Floor Area  
Total (Including Garage): 465.4 sq m / 5,009 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

PROPERTY INFORMATION

Gardens and Grounds

The Tree House is approached via automatic gates opening on to the large gravel drive providing access to the triple bay oak framed garage (two are open bays) and sits perfectly within the 1.13 acre plot. Its position has been designed to give it privacy and is barely visible from the roadside.

The gardens to the rear gently drop away from the house towards the River Churn, which meanders along the boundary. There are areas of lawn, wildflower banks and large mature trees. Above the garage is a first floor office/ gym/games room.

Property Information

**Services:**  
Mains water and electricity, Sewage is kingspan klargest, oil fired central heating.

**Tenure:**  
Freehold

**Local Authority:**  
Cotswold District Council

**Council Tax:**  
G

**EPC:**  
C

**Guide Price:**  
£2,250,000

**Postcode:**  
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated: January 2025. Photographs dated: January 2025. Capture Property 01225 667287.

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