



THE GLASSHOUSE



A hardwood footbridge brings you to the imposing front door of the house.



In the lakeside lounge you sit amongst the trees surrounded only by glass.



Reclining in the main lounge area you get stunning views over Huntsman's Lake.



An Akash Choyal rope sculpture takes pride of place above the main dining area. The lake view from the first floor office is truly inspirational and the outside dining area is a constant draw to the vast terrace outside.







The kitchen provides everything that even a professional chef could want and views that would inspire the ultimate cuisine.



This quiet reception space is south east facing and offers the utmost tranquillity.



One of the beautiful bedrooms which overlooks the garden.



An office with far-reaching lake views which would inspire the most creative of minds.





One of the stunning bedrooms with nothing but nature and woodland privacy on offer.



Exquisite marble bathroom.





Huntsmans Causeway, Lechlade-on-Thames, GL7

The Glasshouse is situated within a private estate surrounded by lakes and woodland just outside Lechlade-on-Thames in the Cotswolds. This extraordinary home which is east-facing could be described as sitting 'in the lake' distinguishing it from any other house on the estate. The interior space on three levels extends to over 6,000 square feet and from the terrace, which is 2,000 square feet in itself, you have a panoramic view of three different lakes.

The harmony between landscape and interior, architecture and nature, was a key design determinant with the house, particularly regarding sight lines, materials, colours and lighting. All these aspects work together to ensure the property's sense of timelessness.

The exterior wood was subjected to the ancient Japanese art of burning timber, a technique that is natural and free from chemical preservatives, paints and retardants, to provide a long-lasting, fire-resistant finish. The eco-credentials of the house do not end there. Despite the vast expanses of glass walls, which are a staggering 7cm thick, the energy consumption of the house is very low due to the use of a variety of green technologies including air thermal heat pump, solar panels, heat recovery systems and triple-glazed glass.

The interior design makes use of earthy, light and transparent materials; dark wood, dark metal and bright white walls, ceilings and doors compliment the glass structure. Cooks will be in their element; the Varena kitchen boasts both a pizza oven and a tandoori oven. The lighting is courtesy of Bocci, Tom Dixon, Davide Groppi and Phillipe Starck. Meanwhile, the stairs are carved from one 500-year-old tree from Slovenia and the huge artwork which hangs in the stairwell and adds a vital splash of colour to the space.

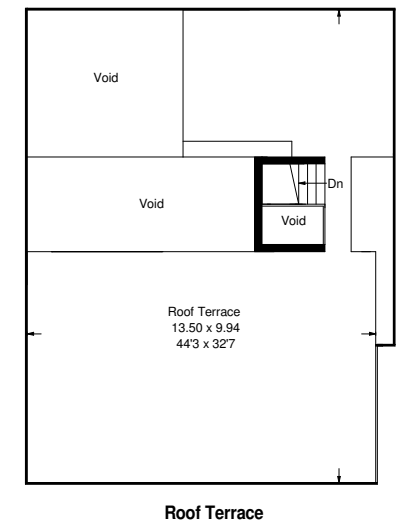
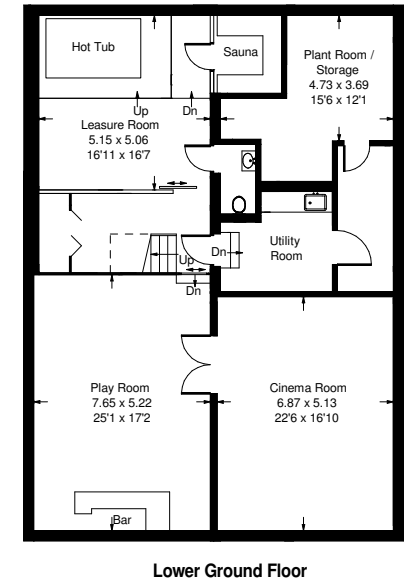
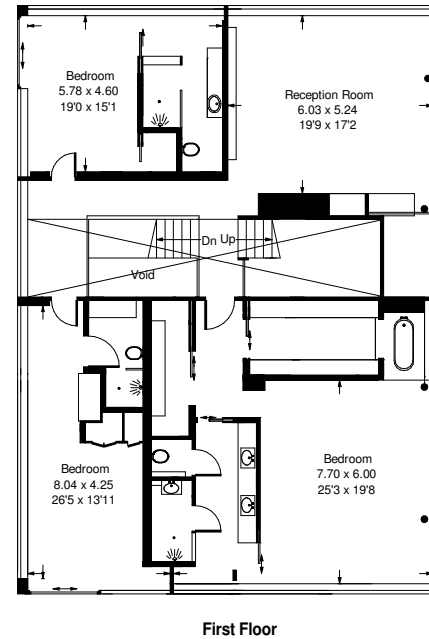
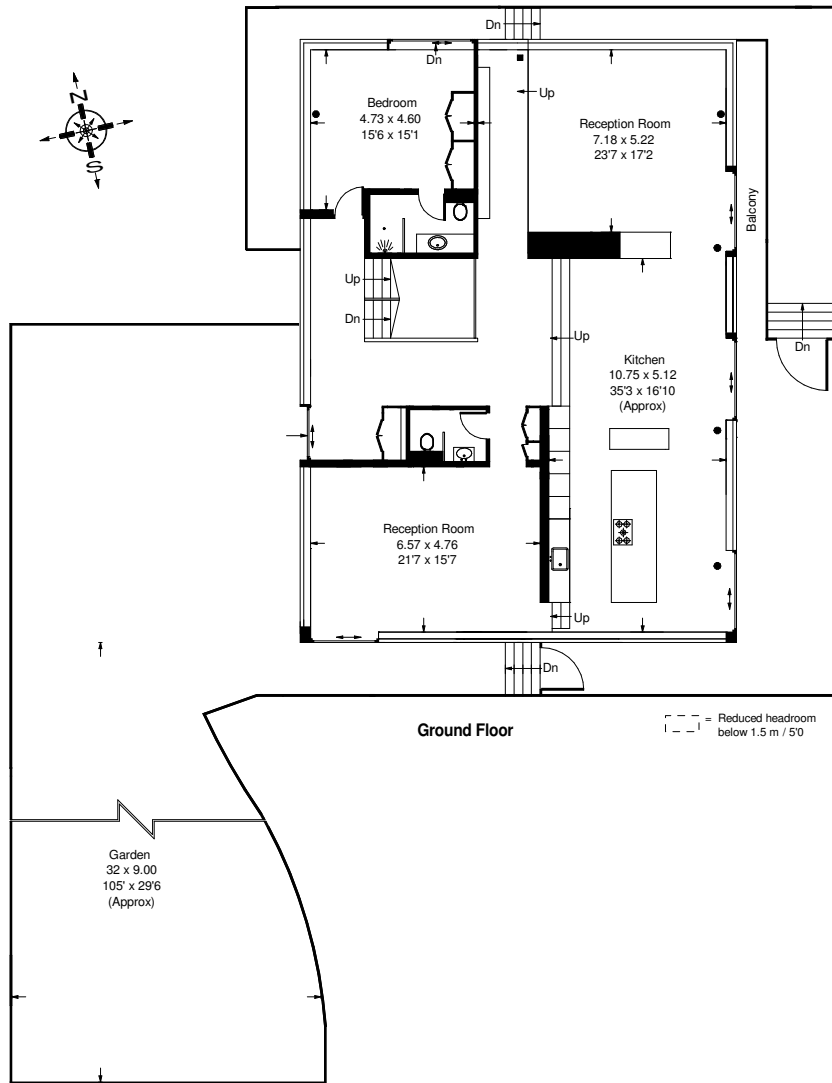
In the basement there's a sauna, jacuzzi, snooker table, bar and nine-seater cinema and, while it is 3.5m under water, light streams in from above during the day. On the first floor you have four suites with marble bathrooms.

Technical Specification:

- Daikin Heatpump heating/cooling systems
- Daikin air conditioning
- Sonos integrated speakers
- Mechanical ventilations systems (SIBER/Atlantic)
- Whole house hard water filter
- External electrically operated awnings
- Automated electric blinds
- KNX bespoke home automation system
- Intruder alarm system
- Insect blinds
- Automated roof terrace doors
- Sprinkler systems
- Poliform kitchen with Gaggenau & SMEG appliances & Liebherr refrigeration
- Integrated Gas Tandoori Oven
- Professional cinema system including Atmos/Klipsch speakers, Sony projector and Pioneer system sound system

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Approx. Gross Internal Area = 561.8 sq m / 6047 sq ft (Excluding Void)



Estate Facilities:

- 24-hour security
- Concierge
- Garden maintenance
- Estate maintenance
- Access to spa & indoor swimming pool
- Use of tennis courts

Service Charges £16,700 per annum

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.



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