



CHESTNUT HOUSE
GOTHERINGTON | CHELTENHAM



Chestnut House



A COTSWOLD MASTERPIECE BLENDING TIMELESS ELEGANCE WITH CUTTING- EDGE EFFICIENCY

Set within the highly sought-after village of Gotherington, just a short drive from Cheltenham, Chestnut House, built 12 years ago, is a stunning five-bedroom family home that perfectly combines classic country charm with modern-day convenience. Constructed from authentic Cotswold stone, this exceptional residence exudes craftsmanship, warmth, and sophistication, making it a true gem in the heart of the Cotswolds.

From the moment you approach, Chestnut House commands attention. The handsome honey-hued stone façade, coupled with heritage-style aluminium windows and a striking Spitfire aluminium front door, creates a grand yet welcoming presence.



Every inch of this immaculate home has been thoughtfully designed and impeccably maintained, offering a harmonious balance of space, comfort, and energy efficiency.



IMPECCABLE INTERIOR DESIGN

Step inside Chestnut House, and a sense of space and serenity unfolds. The layout is exceptionally well planned, with rooms flowing seamlessly over 3 floors to create a home that is both functional and full of character. The ground floor is designed for both relaxed family living and sophisticated entertaining, with three beautifully appointed reception rooms.

The bespoke chestnut kitchen, finished with polished black granite worktops, is a chef's delight. Fitted with a Ringmaster Classic 110 induction hob, it offers ample space for preparing meals while remaining the heart of the home, flowing naturally into the formal dining room, where family meals and celebrations take centre stage.

The elegant drawing room is bathed in natural

light, thanks to its south-facing bifold doors, which open onto the immaculate landscaped garden. A newly installed DanSkan multi-fuel wood burner, complete with a steel-lined flue and wind-deflector hood, ensures this space remains cosy and inviting throughout the seasons.

A dedicated study provides the ideal environment for home working, reading, or quiet contemplation, tucked away from the main living areas for maximum privacy and productivity.

A well-appointed utility room, with easy access to the ground-source heat pump, offers practical storage and direct garden access. A cloakroom completes the ground floor layout, ensuring convenience for guests.





LUXURY BEDROOMS ACROSS TWO FLOORS

With five exquisite bedrooms, Chestnut House provides ample space for family and guests, with each room designed to offer privacy and comfort.





The principal bedroom suite is a tranquil sanctuary, featuring a spacious ensuite with a walk-in rainfall shower and dual vanity basins. A separate dressing room offers ample wardrobe space, ensuring a sense of luxury and order.

Two further spacious double bedrooms on the first floor each boast their own ensuite shower rooms, finished with high-end Montrose fittings, stylish tiling, and sleek chrome accents.

On the second floor, two additional bedrooms offer peaceful retreats with elevated views over the surrounding countryside. A well-equipped family bathroom serves this level, making it an ideal space for guests, teenagers, or a private escape for relaxation.



ENERGY- EFFICIENT LIVING WITH MODERN UPGRADES

Beyond its aesthetic beauty, Chestnut House is a model of modern efficiency, incorporating state-of-the-art heating solutions and sustainable upgrades.

A Kensa ground-source heat pump, installed in the summer of 2022, provides highly efficient heating and hot water, significantly reducing running costs.

Underfloor heating throughout the ground floor ensures a consistent and comfortable temperature year-round.

Aluminium secondary glazing has been added to all front windows, enhancing heat conservation and soundproofing, while all rear and side windows feature high-performance aluminium double glazing.

A 4500-litre underground rainwater harvesting system collects runoff from all gutters, providing eco-friendly irrigation for the garden and a cost-saving benefit on water bills.

Three-phase electricity has been installed in the detached double garage, offering ample power for car charging, a workshop, or high-demand appliances.



BREATHTAKING GARDENS & OUTDOOR LIVING

Step outside into the beautifully landscaped gardens, where every detail has been considered to create a peaceful, private retreat.

A south-facing terrace extends directly from the drawing room's bifold doors, creating a seamless indoor-outdoor connection—perfect for summer barbecues, outdoor dining, and relaxing with a morning coffee. The lush lawn is bordered by mature hedging, flowering plants, and established shrubs, ensuring a vibrant display of colour throughout the seasons.

A delightful summerhouse provides a versatile space for relaxation, a garden studio, or a tranquil retreat to enjoy a good book.

At the back of the property, the block-paved driveway leads to a detached double garage, with parking for multiple vehicles and additional storage space.





IDYLLIC COTSWOLD LOCATION

Gotherington is a quintessential Cotswold village, offering a wonderful sense of community, picturesque countryside walks, and excellent local amenities. Residents enjoy the local pub, friendly village store, and nearby country footpaths leading through Woolstone and Oxenton.

For those commuting, Chestnut House is ideally located with easy access to the M5, providing convenient links to Bristol and Birmingham. Mainline rail services at Cheltenham connect to London Paddington and Birmingham, making it an ideal home for those seeking rural charm with superb accessibility.



WHERE TO GO WHEN YOU NEED:



Weekly Shop & Milk: Locally, Gotherington village store is newly refurbished and stocks your daily needs and more. From milk and fresh bread, fruit and veg to gift cards and homemade cakes with the bonus of the post office, this store has it all. Down the road in Bishops Cleeve you can find Lidl and a big Tesco and Cheltenham offers Waitrose, M&S and other major supermarkets.



Dinner/Drinks: Highly rated by the sellers at Chestnut House, as well as lots of other locals, The Shutters Inn is a great village pub across the road on Shutter Lane. With a pretty beer garden to enjoy in the summer, an open fire to get cosy by in the Winter and an extensive food menu, you couldn't ask for much more. Slightly further afield in Bishops Cleeve (1.5 miles) there are several cafes, pubs and takeaways. Cheltenham is less than 6 miles away with a huge selection of great bars and restaurants.



Gym/Fitness: For those wanting to keep fit, there are a range of local gyms in Bishops Cleeve and Cheltenham and also plenty of yoga, pilates and running clubs to join.



Schools: Gotherington primary school is less than a mile away and only a 10-minute walk – it is Ofsted rated outstanding and a real asset to the village. Cleeve school is the local secondary school or there are plenty of private schools, including Cheltenham College, Dean Close, The Richard Pate School and Cheltenham Ladies College.



Walks: You're spoilt for choice with walks from Chestnut House, hop across to the fields beyond Shutter Lane and there are a number of footpaths. The Gotherington and Oxenton loop is a great 5.5km walk with beautiful views and you will pass some old churches, thatched roof cottages and pretty Cotswolds houses – you can also make a stop at the pub in town.



Parks and Recreational Grounds: There are a couple of local parks and childrens' play areas in Gotherington, perfect for sunny weekends or after school. For any animal lovers, the nearby Cotswold Farm Park promises a fantastic day out for all the family. If watersports, archery or lying on the beach are more your thing The Cotswold Water Park is around 30 miles away.



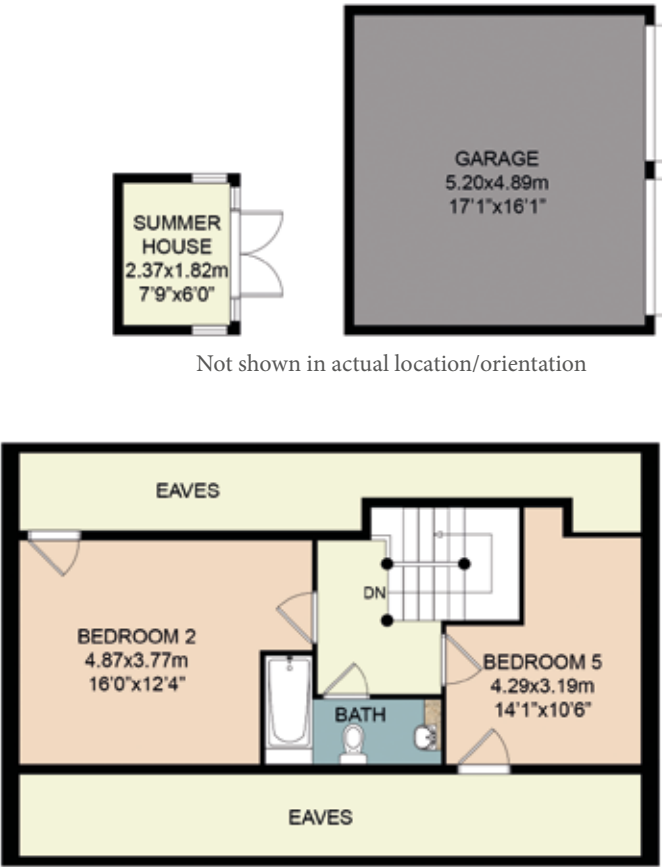
Gross Internal Area: 2512 sq.ft / 233.4 sq.m
Garage: 274 sq.ft / 25.50 sq.m
Summer House: 45 sq.ft / 4.20 sq.m
Boiler Room: 24 sq.ft / 2.20 sq.m
Total Area: 2885 sq.ft / 265.30 sq.m



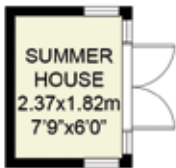
Ground Floor



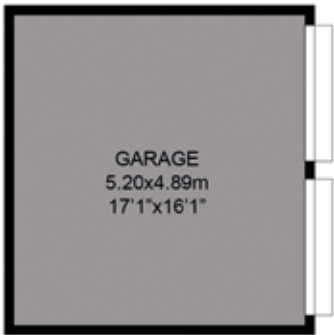
First Floor



Second Floor



Not shown in actual location/orientation



The Finer Details...

- Square Footage – 2,885 sq.ft
- Central heating – Ground Source heat pump with underfloor heating downstairs
- Drainage – Mains
- EPC – C
- Broadband Speed – Very Good
- Local Authority – Gotherington Parish Council
- 3 Phase Electricity to Garage
- Rainwater Harvesting from all Gutters

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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STOWHILL ESTATES

What Three Words: [///fended.pavilions.trophy](#)