



# THE TREE HOUSE

*Colesbourne | Cheltenham*



## COOL AND CONTEMPORARY IN THE NORTH COTSWOLDS

Set deep within the Cotswold National Landscape between Cheltenham and Cirencester, The Tree House is a beautifully conceived contemporary home that combines clean architectural lines with nature-led living. Invisible from the road and cocooned in mature trees and wildflower banks, it feels like a retreat — a house that celebrates quiet, seclusion, and the rhythms of the countryside. Built in 2014 and significantly remodelled in 2021, the house sits within just over an acre of landscaped grounds that slope gently towards the River Churn, forming the far boundary and adds a gentle soundtrack to daily life.





## DESIGN AND APPROACH

On arrival at The Tree House automatic gates open to reveal a generous gravel driveway and handsome oak-framed triple-bay garage. The house remains partially hidden by its thoughtful siting and landscaping. As you follow the path through the grounds, the building emerges — its form a striking blend of Cotswolds stone and glass, designed to sit comfortably within its natural setting. There is a rhythm to the façade — its openness and symmetry giving little hint of the depth, warmth and light that await inside.





## COOL AND COMFORTABLE VIBES ON STEPPING INSIDE

Step through the front door and the first impression is breathtaking. A soaring, glazed atrium draws your eye upward and outwards, instantly establishing the connection between interior and exterior that defines the experience of this house. This is not just the entrance hall; it's the heart of the home, and from here, the ground floor unfolds with clarity and purpose. On one side, the large kitchen and dining room form a great social and functional space, with handcrafted cabinetry, granite worktops, and a generous island beneath soft pendant lights. A gas hob and range cooker cater to keen cooks, while bifold doors open wide onto the terrace, inviting in the scent of the garden and the sound of the river for that indoors meets outdoors feel.





## KITCHEN, SNUG AND UTILITY



The kitchen has always been the current owners' favourite space — and it's easy to see why. It is filled with natural light and offers wide views across the garden, giving it a calming, almost meditative feel to the space.

Just beyond the dining area is a family snug, a relaxed space for reading, games or for children to do their homework. Beyond, a large utility room with WC, keeps the practicalities of life neatly hidden away. The layout here is exemplary — logical, flowing and designed for modern-day family life.







## RECEPTION ROOMS AND STUDY

To the opposite side of the central hall, the more formal rooms offer space and tranquillity. The TV room is cosy and welcoming, perfect for quiet evenings or a movie night, while the generous sitting room overlooks the garden and features a wood burner set into a stone fireplace — ideal for winter gatherings or lazy Sunday afternoons. Beyond, an inner corridor leads to a study that captures the afternoon light and offers wonderful views westwards over open farmland — perfect for remote working or creative inspiration.





## AND SO TO BED

*Also on the ground floor are two double bedrooms,  
each with their own en-suite shower room.*

These rooms have been thoughtfully placed to offer privacy and flexibility — whether for guests, older children, or as future-proof accommodation. Both rooms feel self-contained, with views of the garden and easy access to the terrace, allowing for complete comfort and independence if needed.





## PRINCIPAL SUITE AND UPPER FLOOR



The first floor is reached via a discreet staircase that continues the architectural flow of the house, and at one end sits the principal bedroom suite — a sanctuary in every sense. With a beautifully appointed en-suite bathroom, a walk-in dressing room, and a series of windows framing the trees outside, it offers a total retreat. The rest of the upper floor is arranged around the central atrium landing, which keeps the upper level open and bright. There are three further double bedrooms here, each with their own character and views, and two well-appointed bathrooms with quality fittings and a sleek, contemporary finish.











## GARDEN IN HARMONY WITH THE LANDSCAPE

Outside, the grounds stretch to around 1.13 acres and are a celebration of the natural landscape. Lawns slop gently down towards the river, interspersed with mature trees, wildflower banks and areas of light, landscaping that feels organic and unobtrusive.

To the rear of the garage is a practical log store and garden shed, while above the garage, a versatile room offers endless possibilities — it's currently a gym and office space, but could easily serve as a studio, games room, or even guest accommodation, subject to any necessary consents.







## TECHNOLOGY AND SERVICES

Modern living here is effortlessly supported by practical details: underfloor heating runs throughout the house; a 2500-litre oil tank powers the central heating; the sewage is managed by a Kingspan Klargester treatment plant; and an Easee EV charger was installed in 2022. Broadband is ultra-fast and highly reliable (600 Mbps via Gigaclear), and the mobile signal is good outdoors, with internal boosters easy to add if needed.

The house is fitted with a security alarm and all windows were replaced in 2021 as part of the major redesign.





## LOCATION AND LIFESTYLE PARAMOUNT

The Tree House enjoys a location that feels truly rural, yet it is extraordinarily well-connected. Both Cheltenham and Cirencester are around twenty minutes away and offer an excellent range of cultural, retail and dining options. The surrounding area is renowned for its walks, especially through the Churn Valley to Chedworth Woods, and local favourites such as The Bathurst Arms and The Green Dragon in North Cerney are perfect for a relaxed lunch or evening drink. There are outstanding schools nearby, including Coberley Primary, Rendcomb College, Pate's Grammar, Cheltenham College and The Cheltenham Ladies' College. For equestrian enthusiasts, walkers, or those simply seeking space, light and peace, this part of Gloucestershire is hard to beat.







The Tree House is one of those rare homes that succeeds in being both contemporary and timeless. Designed to embrace its setting, and updated with care and sensitivity, it offers a lifestyle that's as inspiring as it is peaceful. Whether looking for a full-time country home, a creative retreat, or simply a place to pause and breathe, this exceptional property could be the perfect fit.

## WHERE TO GO WHEN YOU NEED...



**Milk:** Pop to the village shop in Colesbourne (a couple of minutes away) for basic essentials, or head to the Co-op in Leckhampton or the Sainsbury's Local in Charlton Kings – both within easy reach.



**Weekly Shop:** Cheltenham is under 15 minutes away and has everything – Waitrose, Sainsbury's, M&S Foodhall, Tesco Superstore, Lidl and ALDI. Cirencester is a scenic drive in the opposite direction and offers a similar selection, including a big Tesco Extra and Waitrose.



**Dinner/Drinks:** The award-winning Colesbourne Inn is your charming local – roaring fires, great food and a proper pint. You're also within easy reach of Cheltenham's buzzing food scene – from classic gastropubs like The Wheatsheaf at Northleach to elegant dining at Lumière, Prithvi or The Ivy Montpellier Brasserie.



**Walks:** Step outside and you're in the middle of glorious Cotswold countryside – walk from the door across the Colesbourne Estate or hop in the car for a few minutes to Crickley Hill or Chedworth Roman Villa. The Cotswold Way, Leckhampton Hill and Cooper's Hill (of cheese-rolling fame!) are all close by.



**Golf:** Cotswold Hills Golf Club is just 15 minutes away and offers a stunning 18-hole course. Naunton Downs and Lilley Brook Golf Clubs are also within easy driving distance and popular with local members.



**Gym/Fitness:** You're spoilt for choice. The Cheltenham Ladies' College Health & Fitness Centre and DW Fitness in Cheltenham offer top-end facilities. Prefer something boutique? Try Uprawr Gym or David Lloyd. For a more refined wellness experience, Cowley Manor delivers in spades – with a sleek, high-spec gym, the award-winning C-Side spa, and both indoor and outdoor pools set in a beautiful countryside estate. And just down the road, Elkstone Studios combines a peaceful rural setting with a contemporary fitness and wellness space that includes personal training, yoga, pilates and more. Cheltenham itself is home to a variety of excellent studios too, so however you like to move – you're in good hands.



**Schools:** You're in a prime location for schools. Local options include Withington C of E Primary and Andoversford Primary. For independents, Cheltenham has some of the best in the country – Cheltenham College, Cheltenham Ladies' College and Dean Close are all within easy reach. Rendcomb College (co-ed, day and boarding) is a lovely alternative just up the road.



# THE FINER DETAILS

Square Footage:  
Approx. Gross Internal Area: 4118 sq.ft / 382.6 sq.m  
Approx. Gross Internal Area inc. Garage:  
5009 sq.ft / 465.4 sq.m

Local Authority: Cotswold District Council

Council Tax Band: G

Broadband Speed: Gigaclear fibre – up to 600 Mbps,  
very good reliability

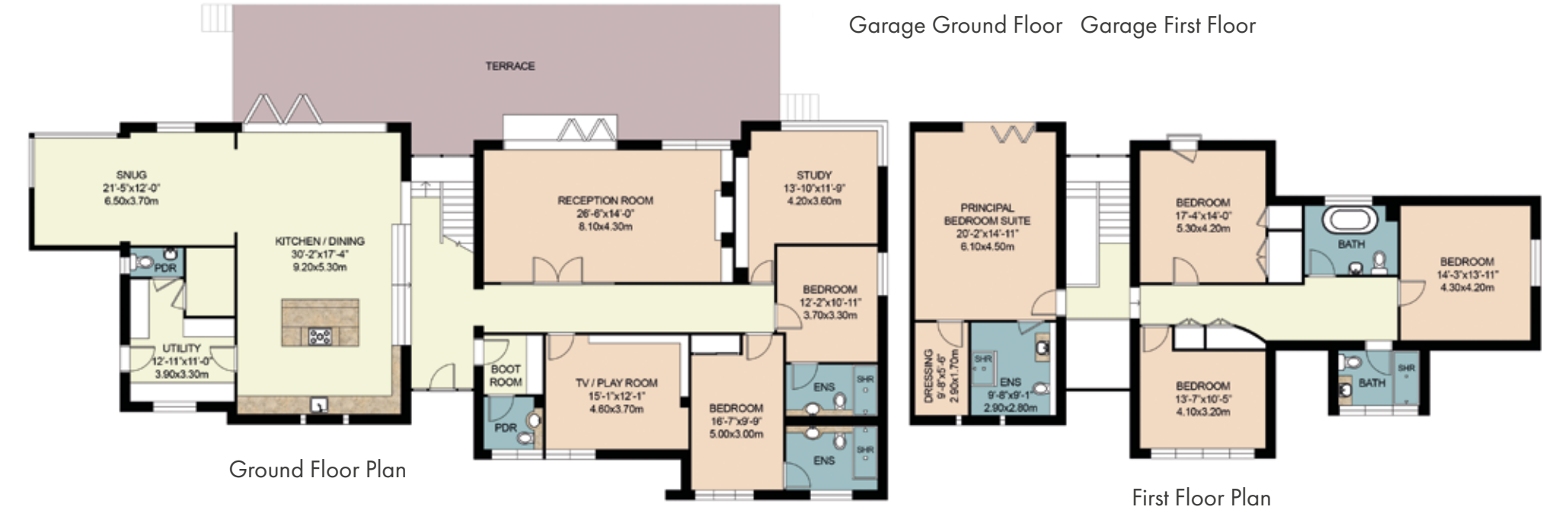
EPC Rating: C

Heating System: Oil-fired central heating  
with underfloor heating throughout

Drainage: Private sewage treatment plant  
(emptied March 2024)



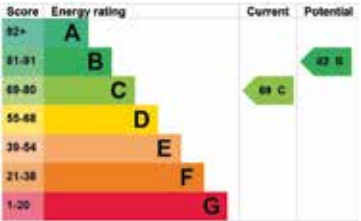
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