GREENACRE,
MALLESON ROAD,

GOTHERINGTON, CHELTENHAM, GLOUCESTERSHIRE, GL52 9ET

Cape

HOMES LIMITED

Charles Lear



An exclusive collection of four individually designed contemporary homes, set in an attractive and private gated position overlooking open countryside in the popular village of Gotherington. Due for completion in Spring/Summer 2027.

Multi award-winning developer Cape Homes is creating a distinctive development of just four homes, bringing together contemporary architecture, natural materials and a village setting with open fields beyond. Comprising one detached house and three detached single-storey dwellings, the development offers a choice of homes, each with its own character and design and all with log burners.

The architecture is a defining feature, with a considered mix of natural stone, vertical timber cladding and standing-seam metal roofing. The combination of materials gives the homes a modern appearance while retaining a warmth and character that sits comfortably within the surrounding landscape. Pitched roofs, clean lines and carefully positioned glazing create a distinctive architectural style, with each property designed to complement the overall development without losing its individuality.

The three single-storey homes provide an appealing alternative to the detached house, offering the convenience of single-level accommodation within a cutting-edge design. Each has been individually conceived, with an emphasis on attractive proportions, natural light and a strong connection with the surrounding setting.

The position overlooking open fields is a particular feature of the development. With the countryside providing an attractive backdrop, the homes enjoy a sense of openness that is increasingly sought after, while the small number of properties gives the development a more exclusive feel than a larger housing scheme.

Gotherington is a well-regarded village on the edge of the Cotswolds, offering a balance of rural surroundings and convenient access to Cheltenham. The village has a strong community feel, with local amenities and facilities, while the surrounding countryside provides plenty of opportunity for walking and enjoying the outdoors. Cheltenham is within easy reach, providing a wider choice of shops, restaurants, schools and leisure facilities, together with the town's renowned cultural and social calendar.

The nearby road network, including the M5 at Junction 9, also provides access to the surrounding Cotswolds and neighbouring towns and cities, making the location practical for both day-to-day living and commuting.

The development is particularly well suited to buyers looking for a brand-new home with a forward-thinking architectural style, without sacrificing the appeal of a village setting. The choice of a detached house or one of three single-storey properties also provides a degree of variety rarely found within a development of this size.

With completion anticipated in Spring/Summer 2027, this is an opportunity to secure one of just four brand-new homes, combining bespoke contemporary design, an attractive countryside outlook and the appeal of village living in Gotherington.

Schedule Of Accommodation

Plots 1, 2 & 3 – £995,000.
2,159sq.ft. single storey dwelling including a double garage and open aspect overlooking neighbouring countryside.

Plot 4 – £1,600,000
3,605sq.ft. of accommodation over three floors including a double garage and view over the neighbouring land.

General Information

Mains water, electricity and drainage are connected to each property. Air source heat pumps warm the homes whilst air conditioning will cool them.

Connectivity

Fibre broadband options are available in Gotherington. Plot-specific providers and speeds will be confirmed prior to sale.

New Home Warranties

A 10-Year Warranty will be provided by ABC for each home at Greenacre.

EPC Ratings

TBA.

Council Tax Bands

TBC

Tenure

Freehold.

Service Charge

Annual charge of £500 per property.

Viewings

Strictly by prior appointment through Charles Lear & Co. on 01242 222722.



Plot 1



Plot 2



Plot 3



Plot 4