



HAYMES COTTAGE
Cheltenham

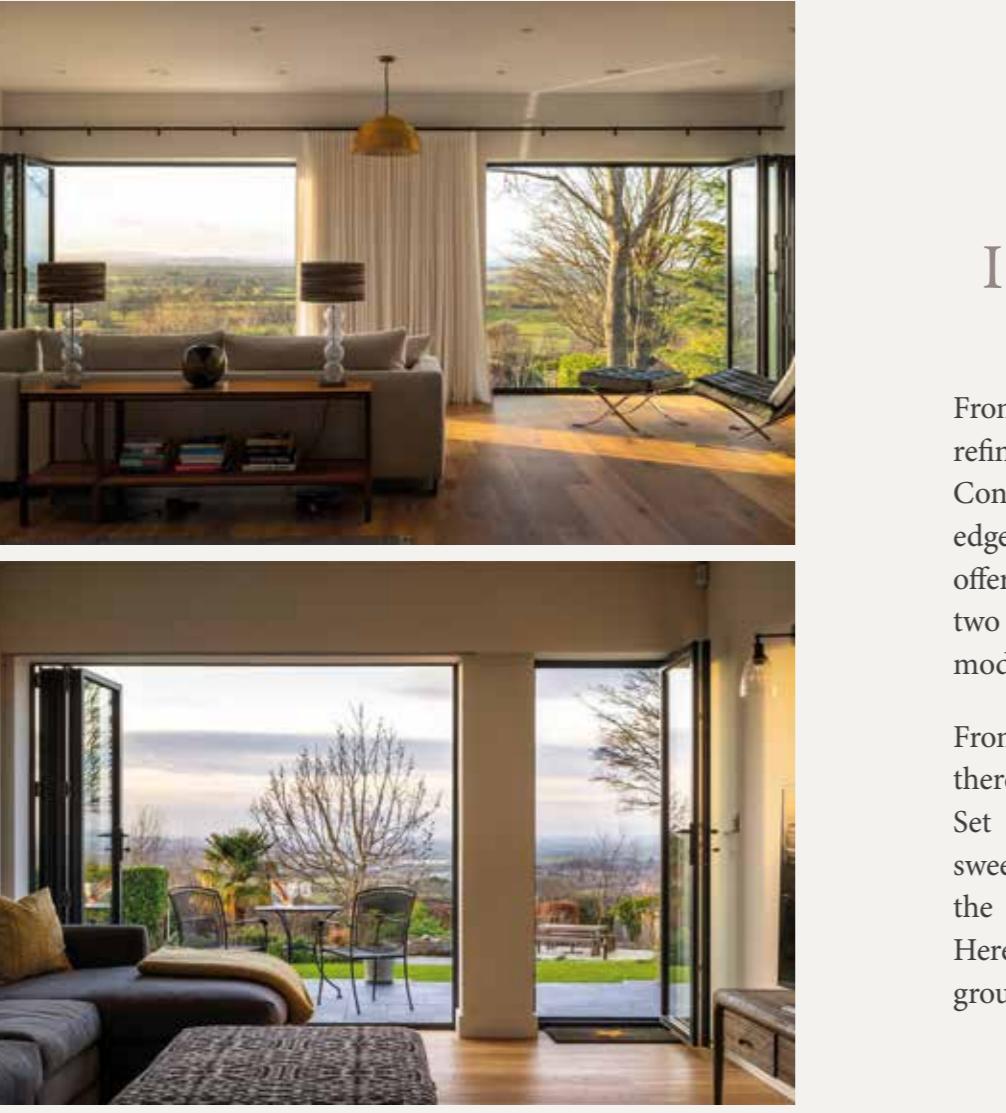
INTRODUCTION

Enjoying an elevated position on one of Cheltenham's most prestigious private roads, Haymes Cottage is a striking contemporary new build completed in 2022 and designed to make the most of its truly exceptional setting.

Finished to an exacting standard throughout, this house comprises beautifully considered accommodation, where clean architectural lines, high-end specifications and breathtaking far-reaching views come together effortlessly.

With panoramic outlooks that stretch across Cheltenham Racecourse, to the Malvern Hills and rolling Gloucestershire countryside, this is a home that feels both quietly luxurious and undeniably special.





VIEWS THAT STOP YOU IN YOUR TRACKS

From its commanding location this home delivers drama, refinement and unforgettable views in equal measure. Constructed to a very high standard, this cutting-edge residence extends to approximately 2,638 sq ft, offering beautifully balanced accommodation across two floors, designed to maximise light, outlook and modern living.

From the moment you arrive through secure double gates, there is an immediate sense of privacy and exclusivity. Set against the dramatic backdrop of Cleeve Hill, with sweeping panoramas that take in Cheltenham Racecourse, the Malvern Hills, Gloucestershire and out towards the Herefordshire countryside, this is a home that feels both grounded in its landscape and boldly contemporary.





DESIGNED FOR MODERN LIVING

On stepping inside, the tone is instantly set. A welcoming entrance hall leads through to a superb open-plan arrangement that encourages both connection and calm. Clean architectural lines are softened by carefully chosen finishes, while Crittall-style glazing adds both an industrial edginess and timeless elegance.

The principal sitting and dining space is a showpiece. Expansive in scale yet intimate in feel, it is framed by glorious views and enhanced by two sets of bi-folding doors opening onto Juliet glass balconies. Whether entertaining guests or enjoying a quiet morning coffee, the ever-changing landscape becomes part of daily life.





The kitchen, the heart of the home, is both stylish and practical. A study, cloakroom and versatile snug, or additional bedroom, complete this level, offering flexibility for home working or guests.



THE HEART OF THE HOME

At the heart of the home lies the beautifully appointed kitchen, where style and functionality are perfectly balanced. Fitted with a comprehensive range of bespoke and Howdens cabinetry, the space is finished with elegant granite worktops, integrated Siemens appliances and a double oven, all centred around a striking island unit complete with wine fridge. It is a space designed to be lived in — equally suited to relaxed family meals or more formal gatherings.

Additionally, the kitchen flows seamlessly into the adjoining reception spaces, while glazing and bi-folding doors ensure the remarkable views remain a constant and captivating presence.

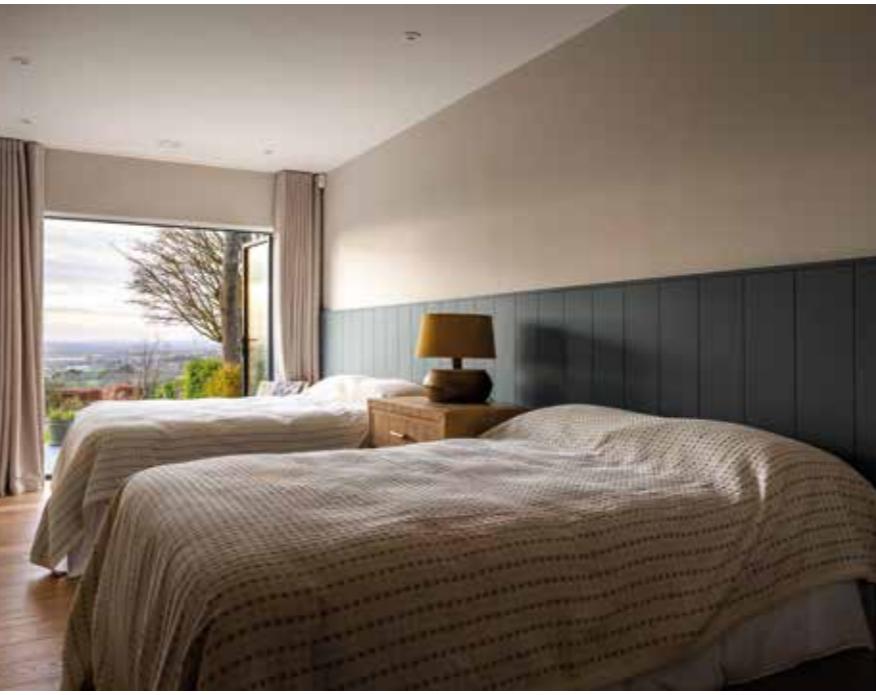
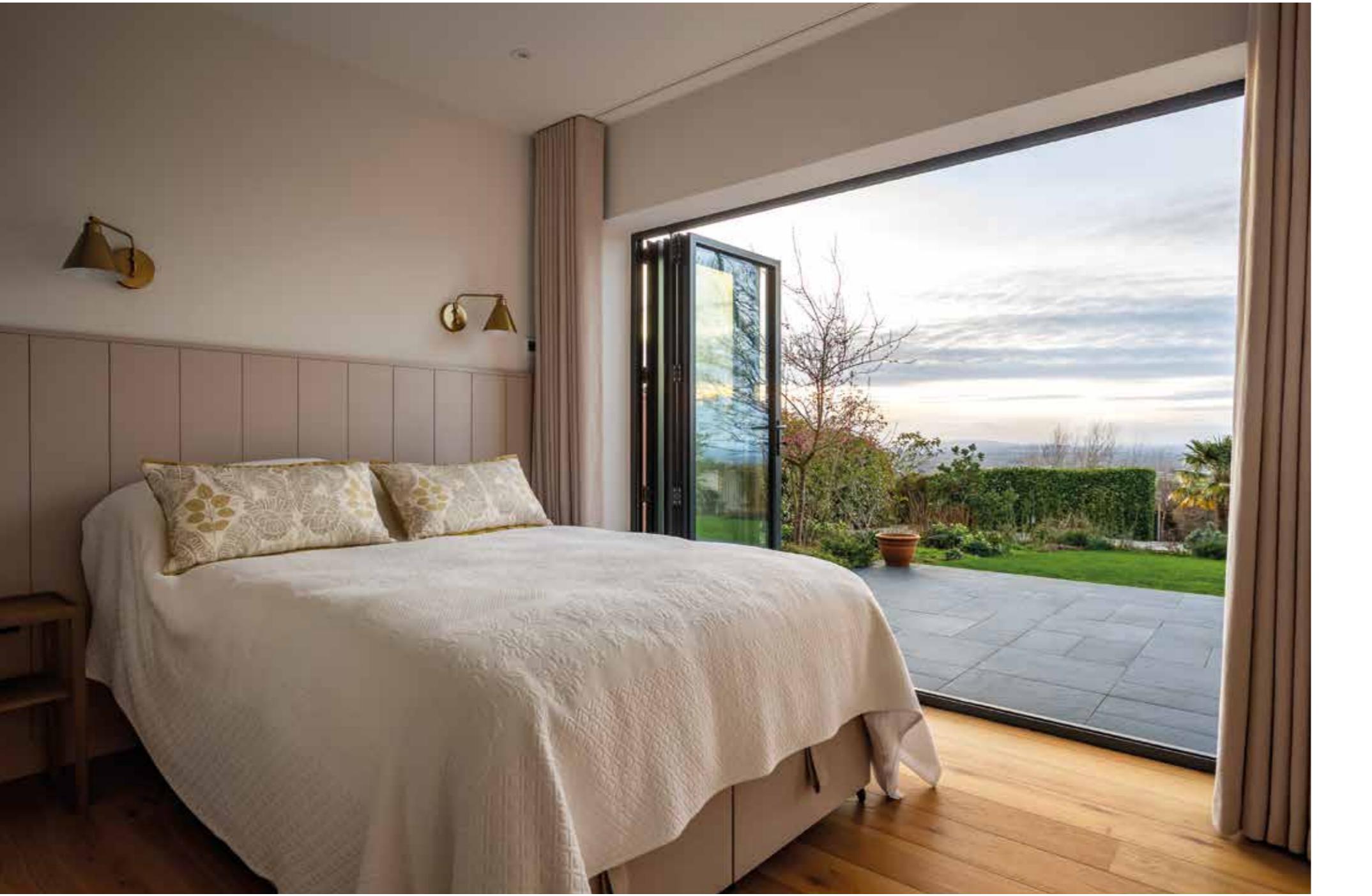


AND SO TO BED...

On descending to the tranquil bedroom level it is immediately apparent this is an area dedicated to rest, relaxation and retreat. Three generous family bedrooms are complemented by a further reception room, ideal as a media space, gym or playroom. Each room opens directly onto the sun terrace and garden via bi-folding doors, creating a seamless connection between inside and out.

The principal bedroom is particularly impressive, enjoying its own walk-in dressing area and a beautifully appointed en-suite bathroom. Bedroom three also benefits from a dedicated en-suite, while a stylish family bathroom serves the rest of the home. Throughout this level, the specification remains consistently high, with refined finishes and a calm, cohesive palette.





Practicality is discreetly catered for with a utility room and plant room, housing the modern systems that underpin the home's excellent "B" EPC rating, including underfloor heating, mechanical ventilation with heat recovery and solar panels.



GARDENS & GROUNDS

The garden is a natural extension of the living space and one of the home's defining features. Principally laid to lawn and thoughtfully landscaped, to take advantage of the views out over the plain, with established borders, mature trees and herbaceous planting, it offers both structure and softness. A spacious sun terrace provides the perfect vantage point from which to absorb the landscape—arguably one of the finest in the area.

Bounded by mellow brick walling, fencing and hedgerow, the grounds feel private and secure, yet wonderfully open to the surrounding countryside. Multiple seating areas invite you to follow the sun throughout the day, from morning light to spectacular sunsets across the escarpment.

To the front, ample off-road parking and an integral garage ensure practicality without compromising the clean architectural lines of the house.





LOCATION, LOCATION, LOCATION

Haymes Road is widely regarded as one of Cheltenham's most exclusive addresses—a private road offering a semi-rural lifestyle just moments from town. With open countryside, walking routes and Cleeve Hill quite literally on the doorstep, outdoor enthusiasts are perfectly placed.

Cheltenham itself is renowned as one of England's finest Regency towns, celebrated for its architecture, cultural calendar and outstanding schooling, including Cheltenham College, Cheltenham Ladies'

College, Dean Close and Pate's Grammar. The town's vibrant mix of Michelin-starred dining, independent boutiques, festivals and theatres ensure a rich lifestyle offering year-round.

Well connected yet wonderfully discreet, Haymes Cottage presents a rare opportunity to acquire a chain free, turnkey home that combines contemporary design, energy efficiency and one of the most breathtaking outlooks in Gloucestershire.

WHERE TO GO WHEN YOU NEED...



Daily Essentials: For everyday provisions, nearby Bishops Cleeve offers a selection of independent shops and convenience stores, while Cheltenham town centre is only a short drive away for a more comprehensive choice.



The Weekly Shop: Cheltenham provides an excellent array of premium food shopping, including Waitrose, M&S Foodhall, Tesco Superstore and Sainsbury's, all easily accessible for a seamless weekly routine.



Dining & Entertaining: Cheltenham is celebrated for its refined dining scene, home to Michelin-starred restaurants and stylish brasseries alongside elegant wine bars and cocktail lounges. Closer to home, the surrounding villages offer welcoming country pubs, perfect for relaxed lunches or intimate evenings out.



Coffee & Brunch: From artisan cafés in Pittville to elegant spots in Montpellier, Cheltenham offers an abundance of beautifully curated spaces for coffee, brunch and informal meetings.



Schools: The area is exceptionally well served by some of the region's most respected schools, including Cheltenham Ladies' College, Cheltenham College, Dean Close and Pate's Grammar School, all within easy reach.



Health, Wellness, Fitness & Golf A wide selection of private gyms, boutique fitness studios, yoga and Pilates centres can be found throughout Cheltenham. For outdoor pursuits, the immediate surroundings provide unrivalled opportunities for walking, cycling and fresh-air exercise. For keen golfers Cleeve Hill Golf Club is less than 2 miles away. There are many other golf clubs, such as Broadway Golf Club, within easy reach of Haymes Cottage.



Walking, Views & Escapes: Cleeve Hill sits directly on the doorstep, offering some of the most breathtaking walking routes in the Cotswolds, with panoramic views stretching across Cheltenham, the Malvern Hills and the Severn Vale. Also, The Winchcombe Way is within easy reach for keen walkers.



Travel & Connectivity: Cheltenham Spa railway station offers direct services to London Paddington and Bristol as well as Birmingham to the North. For drivers the A40 and M5 provide convenient access to Oxford, Bristol, Birmingham as well as the wider South West.



THE FINER DETAILS

Square Footage: 2,638 sq ft

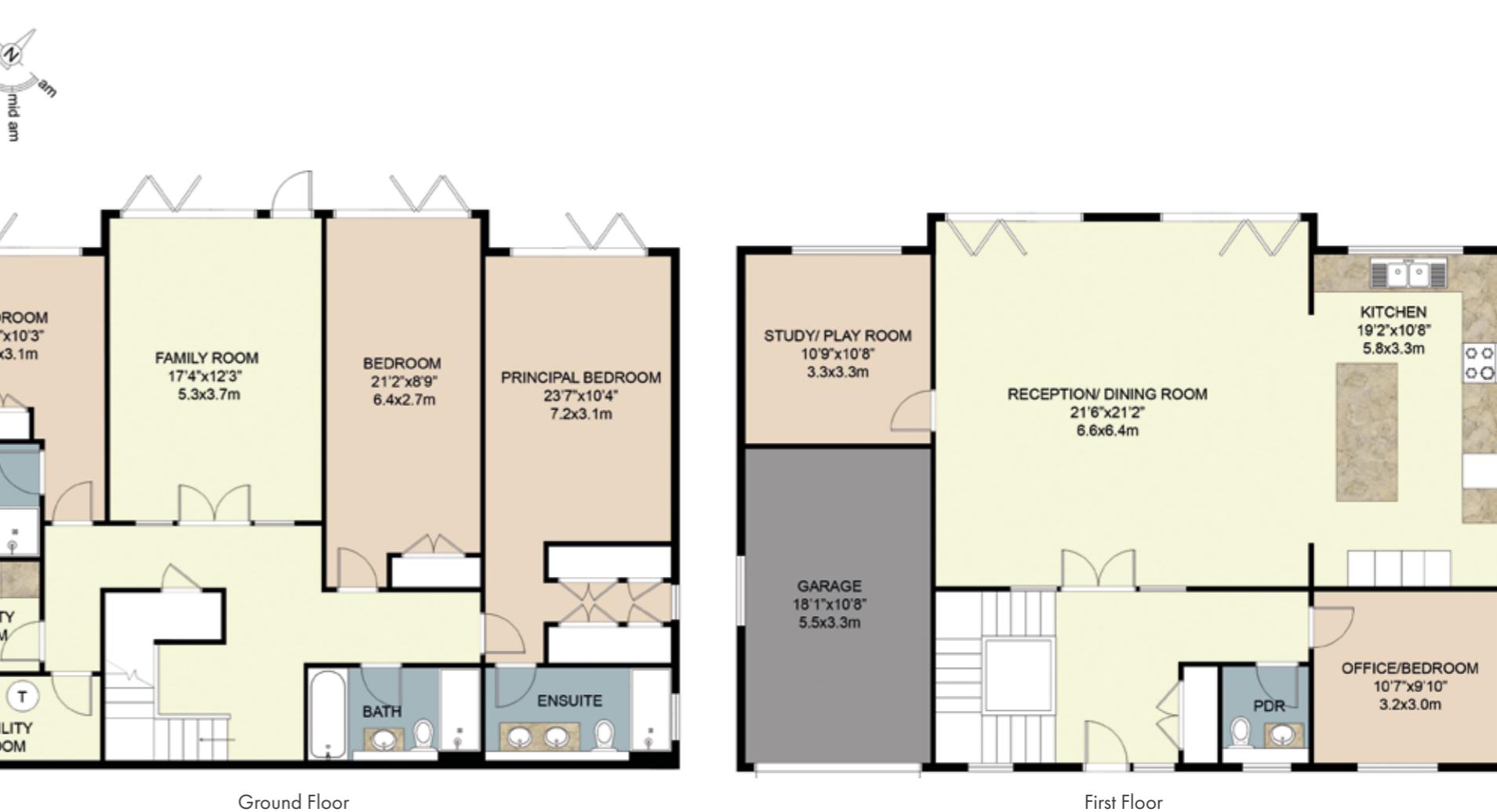
Services: Mains water, mains electricity, gas-fired central heating and mains drainage

Energy Efficiency: EPC Rating B

Local Authority: Tewkesbury Borough Council

Views: Outstanding panoramic views incorporating Cheltenham Racecourse

Chain: Offered to the market with no onward chain



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What Three Words: ///fizzy.daydream.dinosaur