# Huntsman Lake House

**Region:** The South West **Sleeps:** 8

## Overview

If you are lucky enough to secure a stay at Huntsman Lake House, prepare to be completely captivated by this extraordinary architectural masterpiece. Designed by renowned Dutch architects Mecanoo, this one-of-a-kind lakeside retreat sits within 850 acres of beautiful Cotswolds woodland on an exclusive private estate near Lechlade. Surrounded by tranquil water and accessed by a single bridge, Huntsman Lake House sleeps eight guests in exceptional luxury, with striking floor-to-ceiling glass walls creating an unforgettable connection to the surrounding landscape.

Guests enjoy access to an incredible range of estate facilities including paddleboarding, kayaking, fishing, cycling, ziplining, horse riding, wellness treatments and the luxurious Orchard Spa with its heated swimming pool, sauna and gym. Huntsman Lake House itself is equally impressive, with vast open-plan living spaces, a spectacular designer kitchen with six ovens, stylish dining areas and two elegant lounges separated by a dramatic glass fireplace. Four stunning bedroom suites include a breathtaking master suite with panoramic lake views and a luxurious freestanding bath.

The lower ground floor is dedicated to relaxation and entertainment, offering a private cinema, snooker table, bar, sauna and jacuzzi. Outside, expansive decking and a rooftop terrace provide perfect spaces for alfresco dining, wild swimming, sunbathing and enjoying the peaceful beauty of Huntsman Lake.









## Facilities

Walking/Hiking Paths • Tennis Court • Padel • Villa • Recommended • Watersports • Canoeing/Kayaking • Working Fireplace/Woodburner • Wellness • Ideal for Kids • Ideal for Teens • Wow Factor • Quirky (Unique) • Cots (Cribs) • Instagrammable • All Bedrooms En-Suite • Modern • Ground Floor Bed & Bath • Shared Pool • Walk to Restaurant • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Spa/Massage • Tourist Towns & Villages • Pool/Snooker • Laptop Friendly Workspace • Indoor Games • Hot Tub • Satellite TV • Sauna/Steam • Home Cinema • Heating • High Chair(s)

# Interior & Grounds

*Lower Ground Floor*
- Cinema room with surround sound and reclining seats for 9
- Games room with full-size snooker table
- Brighht and spacious wellness area with Jacuzzi and sauna

*Ground Floor (split-level)*
- Open-plan living area
- Fully-equipped kitchen
- Dining area with terrace access, and huge glass doors that open up fully
- TV room
- Bedroom with double bed and en-suite shower room
- The wrap around terrace has access to the lake, the lower deck and the private garden

*First Floor*
- Master bedroom with king-size bed, his and hers wardrobes and luxury en-suite bathroom
- Bedroom with double bed and en-suite shower room
- Bedroom with double bed and en-suite shower room
- Study area

*Exterior Grounds*
- Wrap-around terrace
- Roof terrace with panoramic lake views
- Barbecue
- Pizza oven
- Private garden

**Additional Facilities**
- Wi-Fi
- TV
- Parking
- Access to the Estate Spa & 17-metre heated swimming pool









# Location & Local Information

Huntsman Lake House enjoys an exceptional setting on a prestigious private estate in the heart of the Cotswolds, close to the historic market town of Lechlade. Sitting beside the River Thames, Lechlade offers charming pubs, cafés, independent shops and beautiful riverside walks, alongside landmarks including the 15th century Church of St Lawrence, the Halfpenny Bridge and nearby Kelmscott Manor, once the summer home of William Morris. Surrounded by 850 acres of lakes, woodland and meadows, the estate itself offers an extraordinary range of experiences, from paddleboarding, kayaking and fishing to horse riding, ziplining, cycling and wellness treatments at the luxurious Orchard Spa.

The wider Cotswolds is filled with quintessentially English villages, rolling countryside and honey-coloured stone towns including Bourton-on-the-Water, Bibury, Burford, Stow-on-the-Wold, Tetbury and Painswick. Guests can browse antique shops and galleries, dine in excellent restaurants, visit historic gardens and stately homes or enjoy scenic walks along the Cotswold Way. Popular nearby attractions include Westonbirt Arboretum, Highgrove Gardens, Chavenage House and Lacock Abbey, while equestrian events such as Badminton Horse Trials and Beaufort Polo are also within easy reach.

## Local Amenities

| | |
|---|---|
| Nearest Golf | **Burford Golf Club (15.7km)** |
| Nearest Restaurant | **The Ox Barn @ Thyme (4.5km)** |
| Nearest Supermarket | **Waitrose, Faringdon (13.5km)** |
| Nearest Town | **Burford (16km)** |
| Nearest Village | **Lechlade-on-Thames (3.4km)** |










# What we love

- Huntsman Lake House is a stunning architectural masterpiece which brings the outside in and offers total relaxation and tranquility
- The interiors of this fabulous property are totally luxurious and offer some wonderful indulgent treats
- The private estate is magnificent, a haven for wildlife and a peaceful retreat for guests who enjoy nature. The estate offers a wonderful array of entertainment too, if you can bare to leave Huntsman Lake House!
- The house has been featured on a BBC legal drama called 'Showtrial'. You may be able to watch it on iPlayer in episodes 3 to 5 to get a sense of the house on film

# What you should know...

- Please note that a security deposit will be required for this prestigious property
- Huntsman Lake House is pet friendly by arrangement upon booking
- There are extra charges for the entertainment and activities available on the estate

# Terms & Conditions

- **Security deposit:** £2000 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection

- **Arrival time:** 4pm

- **Departure time:** 11am

- **Energy costs included?:** Yes, included in the rental price

- **Linen & towels included?:** Yes, included in the rental price

- **Pets welcome?:** Pets considered on request only at the time of booking.

- **Other Ts and Cs:** Please note that the total number of guests on-site at any time, should not exceed the number stated and agreed to on the booking confirmation. Those turning up in larger parties may be denied access on arrival.

- **Changeover day:** Flexible

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** No smoking

- **Other 2:** Guests will have access to book the on-site Padel Court. This is subject to availability and an additional cost of £40 per hour.

- **Minimum stay:** Please note that there is a 2-night minimum stay, this may be increased across peak dates

- **Internet access?:** Yes, Wi-Fi is included in the rental price

- **Noise policy :** A no-music and no-excessive-noise policy applies between 10:30 p.m. and 8:00 a.m.

**Please note:**

- A 50% deposit will be taken at the time of booking

- The property owner may require a list of the names and ages of all guests staying at the property. Please note that the total number of guests on-site at any time, should not exceed the number stated and agreed to on your booking confirmation. Those turning up in larger parties may be denied access on arrival.

**Estate Regulations:** For further information on our Estate Regulations, please enquire.