

# Huntsman Lake House

Region: The South West    Sleeps: 8

## Overview

If you happen to be lucky enough to secure a booking at The Glass House, then be prepared to be totally blown away by this sensational architectural masterpiece! Designed by Mecanoo, a leading Dutch based architectural design firm and hidden away on the tranquil Huntsman Lake, within 850 acres of stunning Cotswolds woodland on a prestigious private estate, this glorious property sleeps eight guests in absolute luxury.

The Estate is a fabulous collection of sumptuous private properties and a few select rental villas, and boasts several large freshwater lakes, meadows and woodland, a haven for wildlife, in the Gloucestershire countryside. Each of the properties is cleverly screened for total privacy. The Estate is located in the pretty, historic village of Lechlade which sits in an Area of Natural Beauty on the River Thames, just ninety minutes from London. Guests staying at The Glass House and the other exclusive properties can enjoy a fabulous collection of amenities including water sports such as paddle boarding, canoeing and kayaking, fly, lure and pole fishing, pond dipping for youngsters, cycling, ziplining, shooting, trapeze, horse riding, dune buggies, paint balling, climbing, numerous workshops, a children's club and indulgent wellness treatments at the luxurious Orchard Spa with its 17 metre heated swimming pool, gym, treatment rooms, sauna and steam room. There are endless walking trails, an arboretum, a vegetable patch and herb garden, a hennery where you can help yourselves to eggs, a bird hide and even a small beach. The Lakes also offer a private dining menu packed with seasonal, local produce, using only the finest ingredients, perfect for long lunches or an evening celebration. The team can take care of everything from decorating to flowers to create the perfect celebration. If you can bare to leave The Glass House and this heavenly estate, many of the Cotswold's major sights are only a fifteen minute drive away.

The Glass House is absolutely astonishing, a one-of-a-kind, lakefront masterpiece. This superb, contemporary wonder sits within the Huntsman Lake, accessed by a single bridge and surrounded by decking. It appears entirely made from glass, distinguishing itself from all of the other properties. Its striking glass construction offers the unique experience of 'outside-in living', wholly connecting its lucky guests to the stunning natural landscapes outside. Your haven of tranquility cleverly blends the natural landscape and astounding contemporary design in perfect harmony. From every corner of this treasure, you will see the lake rippling with the movement of diving birds, ducks and swans. As the sun shines on your decking, you can enjoy refreshing wild swimming or have some fun with kayaks and paddle boards.

Within The Glass House, your hearts will soar when meandering through the mesmerising spaces that are flooded with natural light. Dazzling whitewashed walls are decorated with towering, vibrant, colour pop canvases, starkly contrasting with the stunning, centrally exposed jet black staircase. Enormous, eye-catching sculptures catch your eye as you attempt to compare the internal beauty with the outdoor panorama seen through the



floor to ceiling windows. You will feel the zen flow between every expansive, cavernous space. The highly impressive kitchen and dining area is at the heart of the house with every gadget and appliance imaginable. Even the most discerning of chefs will be thoroughly impressed to find six ovens plus tandoori and pizza ovens. The wine fridge can be quickly filled with your favourite selections. Your designer dining table and chairs is perfectly positioned so that you can dine with a view, opening the doors in summer months to listen to the lake's soundtrack of a gentle hush with the occasional swoop of a bird.

The dining area is separated from one of the two living rooms by a contemporary glass wood-fired fireplace, a work of art in itself. This living room enjoys a serene ambience with a sunken corner sofa space and a projector throwing your favourite television programmes and movies onto a full height white wall. Your second living space boasts sumptuous velvet chaises, a cosy spot for a read of the Sunday newspapers or perhaps a snug area for tired children to watch a movie.

The Glass House boasts four incredible bedroom suites. The master is simply astounding with 500 sqft of stunning space and floor-to-ceiling glass walls that make you feel as though you are sleeping outside. It offers his and hers walk-in wardrobes, a luxurious bath that sits next to the glass for breathtaking views over the lake, a huge rain shower and the comfiest bed imaginable. The remaining three bedroom suites are also stunning with fabulous interior design, sumptuous furnishings and gorgeous, stylish ensuite bathrooms. Depending on how you use the interconnected open living areas, you could add some extra guests as well as two older children by creatively using the exciting cinema space combined with outsize cushion mattresses to create a den in the leisure zone. The office space is sleek, minimalist and another perfectly positioned spot where you will be captivated by the outdoor vistas.

The basement of The Glass House is the ultimate in relaxation and leisure zones. With its Japanese zen styling and its fantastic array of treats, there may be some members of your groups that you may have to prise away! An enticing jacuzzi and sauna sit on one side together with elegant sculptures and soothing lighting. On the other side, your cinema area offers an altogether different vibe. You will discover a full size snooker table, colourful movie posters and a bar complete with a popcorn machine. No expense has been spared in the luxurious nine seater cinema screening room. You can relax in fully reclining leather electric armchairs and enjoy satellite television, Netflix, Amazon Prime, a selection of blue ray DVD films, professional lighting, a highly impressive sound system and a boom box which adds seat vibration and movement to simulate a 3D cinematic feel when watching big production movies such as Mission Impossible.

The central staircase leads you to the roof terrace which you reach via an electric skylight. The roof terrace is a glorious sun trap where you can enjoy alfresco dining using the barbecue, sun bathe, relax, enjoy your favourite tipples and enjoy the far reaching views over the lake. On the lower deck, you will also be captivated by the extraordinary scenery and enjoy the serenity and seclusion of this spectacular property, enveloped in greenery.

## Facilities

Walking/Hiking Paths • Tennis Court • Padel • Villa • Recommended • Watersports • Canoeing/Kayaking • Wellness • Ideal for Kids • Ideal for

Teens • Quirky (Unique) • Cots (Cribs) • Wow Factor • 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 • Working Fireplace/Woodburner • 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
- Bright 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**

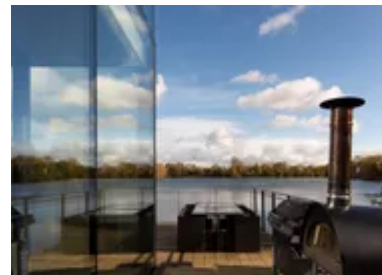
- Wi-Fi
- TV
- Parking
- Access to the Estate Spa & 17-metre heated swimming pool



## Location & Local Information

The Glass House is located on an exclusive private estate in the Cotswolds. This amazing 850 acre estate sits quietly outside the historic village of Lechlade. Lechlade enjoys a thriving market square dominated by the 15th century Church of St Lawrence and boasts a good array of cosy cafes, pubs and shops. The town square is close to the famous Halfpenny Bridge and the boating marina on the River Thames. Lechlade is popular with leisure traffic on the river, overseen by the Neptune-lie statue of Old Father Thames at St John's Lock. A towpath walk from Lechlade takes you to the nearby Buscot House. Also close by is Kelmscott Manor, William Morris's summer home for twenty five years.

The Estate offers an incredible list of entertainment. Although the dreamy Cotswolds villages are nearby, you may not even want to leave the estate. The Orchard Spa offers a wellness escape like no other. With a holistic approach to wellbeing, the estate's panoramic views provide the inspiration for relaxation, healing and recuperation. The spa boasts a 17 metre pool, a brilliantly equipped gym, treatment rooms, a sauna and steam room. The spa is open between 2pm and 5pm for rental guests who want to indulge in luxury, bespoke facials and massages, reflexology and body treatments, beauty, waxing and tailored therapies. To enjoy the wildlife and unique Cotswold reed beds up close, guests can borrow paddle boards and kayaks to take to the lakes. The lakes are teeming with trout, pike, perch, bream and roach. At the fishing hut, you can hire tackle, rods and other equipment or arrange lessons for fly, lure and pole fishing. There are other amazing outdoor activities including bike hire, horse riding, dune buggies, paint balling, climbing, shooting, trapeze and ziplining. Should you be interested, the team can also arrange workshops including woodworking, arts and crafts, raft building and even cocktail classes. Perhaps something to consider if you are celebrating a special occasion! During the school holidays, there is a little lake's explorers children's club for children aged four and over. It gets booked quickly though!



The Cotswolds is blessed with many gorgeous quintessentially English villages and towns, some exceptional fine dining, artisanal markets and lots of activities. Close by, you can visit Bourton-on-the-Water, Burford, Bibury and the Slaughters. Throughout this remarkable area, you will see fabulous thatched cottages, plenty of glowing honey-coloured Cotswold stone, undulating fields dotted with sheep and lots of narrow lanes flanked by dry stone walls.

Bourton-on-the-Water, like most of the Cotswolds, lies in an Area of Outstanding Natural Beauty. It is the Venice of the Cotswolds with beautiful bridges crossing the River Windrush. Gorgeous cosy cafes line the pretty streets together with houses made with enchanting honey coloured Cotswold stone.

Stow-on-the-Wold is a delightful market town, the highest of the Cotswold towns exposed on the 800 feet high Stow Hill at the crossroads with the Roman Fosse Way. The town boasts a fascinating history. At the height of the Cotswold wool industry, it held annual fairs where as many as 20000 sheep were sold at one time. The Market Square is very attractive with its ancient cross, town stocks and an elegant array of Cotswold town houses and shops. You will find many fine antique shops, art galleries, gift and craft shops.

Tetbury is another historic wool town. It is an architectural gem with many of the wool merchant's houses remaining the same as they were in the 16th and 17th centuries. The Parish Church of St Mary's has one of the tallest and most elegant spires in the UK. Tetbury is popular for its independent shops including antique shops, vintage and interior shops, exclusive boutiques and the Highgrove shop. Tetbury holds many regular events including the May Day Wacky Races, the Spring Bank Holiday Woolsack Races when contestants carry 65lb woolsacks up and down the 1 in 4 hill, the August Summer Show, the September Food and Drink Festival, the October Tetbury Music Festival and the Christmas Lights Switch-on.

Painswick is an historic wool town, known as 'The Queen of the Cotswolds'. It is surrounded by some of

Gloucestershire's most wonderful countryside and features many gorgeous buildings built with the mellow Cotswold stone from the local quarry on Painswick Beacon. It sits halfway along the Cotswold Way National Trail with marvellous hikes all around. Painswick Beacon enjoys magnificent views across the Severn Valley to the Welsh mountains. Painswick was chosen as a location for the BBC TV adaptation of J K Rowling's 'The Casual Vacancy' so many of the sites can be spotted around the town. While exploring, you will discover the country's oldest bowling green, New Street which was constructed in the 15th century, the splendid churchyard of St Mary's and the town's 18-hole golf course. If you prefer to explore by bike, the Cotswolds and Severn Vale 7 day cycle tour passes through Painswick. The town's narrow streets are brimming with shops, pubs, restaurants, cafes and galleries including the Art Couture Painswick Gallery. Painswick hosts an annual Arts Festival and the Art Couture Painswick Festival. The Rococo Garden is a short walk from the centre of the town, a flamboyant garden designed in the mid 1700's with carpets of snowdrops and other gorgeous plants and flowers.

Guests staying at The Glass House also enjoy visits to Oxford, 25 miles away and Cheltenham, 30 miles away, the stunning botanical experience of the National Arboretum at Westonbirt, the glorious Elizabethan Chavenage House used for many famous films and TV series, the beautiful Arts and Crafts Manor at Rodmarton, the 13th century Lacock Abbey and HRH Prince of Wales' stunning garden at Highgrove. Local equestrian events such as the Badminton Horse Trials, Gatcombe Festival of British Eventing and Beaufort Polo are all popular.

## Local Amenities

Nearest Golf	<b>Burford Golf Club (15.7km)</b>
Nearest Restaurant	<b>The Ox Barn @ Thyme (4.5km)</b>
Nearest Supermarket	<b>Waitrose, Faringdon (13.5km)</b>

Nearest Town	<b>Burford (16km)</b>
Nearest Village	<b>Lechlade-on-Thames (3.4km)</b>

## What we love

- The Glass 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 The Glass 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
- The Glass House is pet friendly by arrangement upon booking
- Though the house sleeps eight guests in supreme comfort, it is possible to accommodate extra guests in the basement and the interconnected living spaces. Please discuss your requirements
- 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 available?:** Yes. However, 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

## 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.