

THE MODERN HOUSE



*Gloucestershire
Sold*

Cheltenham

A rare opportunity to buy a notable four-bedroom Modern house in the historic town of Cheltenham designed by the architect Roger Dyer. Described by the Cheltenham Civic Society as “an excellent example of 1960’s Modern architecture” and widely published in architecture journals at the time of its completion, this locally listed house was conceived by Dyer after a stint of working in California for the celebrated design and development company, Eichler Homes.

Dyer adopted the Eichler concept of simple, clean, single-story open-plan houses with exposed wood beams and large, top to bottom glass panels to create a beautiful house on a large, private plot situated in the sought-after location of Leckhampton. The house has only had two owners since Dyer. It has been carefully maintained and updated by the current owner and the layout creates a feeling of light and openness that connects to a very private rear garden.

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Set well back from the main road, the front door opens directly into a large central living space. All rooms and spaces lead from this central, light filled 'atrium'. On the left are the living spaces and to the right, the bedrooms. A door leads to the large living room with its original white-painted brick walls and a feature wall of blue-black engineering bricks, which run seamlessly to the outside.

Beyond the central atrium are three distinct but open-plan zones: the kitchen, day room and dining area all with a slate floor. Attached to the kitchen is a separate utility area and a WC. All rooms enjoy extensive glazing, ensuring light, airy spaces that overlook the surrounding private gardens.

To the right of the central living space is the bedroom wing, the approach to which is flooded with natural light from overhead skylights. The master bedroom suite has built-in cupboards/dressing area and an en-suite bathroom. There are three further bedrooms and a family bathroom, all of these have wonderful views of the gardens. As with much of the rest of the house, many original architectural features have been retained including the full-height doors, and carefully preserved light fittings.

The property was comprehensively renovated and refurbished in 2003, with a carefully considered approach to energy efficiency, including the addition of a high-specification roof system with additional insulation, an Alsecco externally insulated render system, Nu-Heat warm water underfloor heating, and Velfac windows throughout the house.

Cheltenham is an elegant and cultured town on the edge of the Cotswolds. It hosts many highly regarded festivals of literature, jazz, film, folk music, comedy and science as well as a busy racing calendar including the Gold Cup. It was recently named by the Daily Telegraph as the best place to raise a family in the UK. It's combination of beautiful Regency architecture, outstanding schools, rich cultural life and amazing festivals all add to its unique appeal. Leckhampton is considered to be one of the best areas to live in Cheltenham. It's within walking distance of the centre and is close to the Bath Road, a friendly and vibrant community with a range of excellent shops and facilities. Excellent schools include Cheltenham Ladies' College, Cheltenham College, Dean Close, St Edward's RC and The Richard Pate School. Highly sought-after state schools include Pates Grammar and Balcarras Secondary. Cheltenham offers easy access to the M5 and a train service to London Paddington in just over two hours.



*South-West England
Sold*

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.