



# THE COACH HOUSE

HIGHNAM COURT, HIGHNAM,  
GL2 8DP

*la* AGENCY

CHELtenham & THE COTSWOLDS  
BESPOKE ESTATE AGENCY

SOME HOUSES ARE  
ADMIRER FOR THEIR  
ARCHITECTURE. OTHERS  
FOR THEIR GARDENS. THE  
COACH HOUSE AT HIGHNAM  
COURT IS EXTRAORDINARY  
BECAUSE IT POSSESSES  
BOTH IN EQUAL MEASURE.



Hidden behind a sweeping tree-lined approach and set within one of Gloucestershire's most distinguished private estates, The Coach House is an exceptional Grade II listed residence of remarkable beauty, history and architectural significance. Originally serving as the coach house and stables to Highnam Court, the property was transformed during Thomas Gambier-Parry's celebrated nineteenth-century remodelling of the estate, where the romance of Gothic Revival architecture inspired its distinctive castellated façade, crenellated parapets and iconic clock tower, features that continue to define this remarkable home today.

The house wraps gracefully around its spectacular formal courtyard, creating one of the most enchanting garden settings imaginable. Beautifully enclosed by the house itself, the courtyard unfolds with sculpted yew topiary, geometric box parterres, ornamental lily ponds and an abundance of seasonal planting, while climbing roses and mature greenery soften the historic stone elevations. Beautifully symmetrical and meticulously maintained, the garden offers a rare sense of peace and timeless elegance, creating an unforgettable first impression.





Extending to over 8,200 sq ft, the generous accommodation combines impressive proportions with a warmth that makes it an exceptional family home. It also includes a superbly versatile self-contained three-bedroom wing, providing outstanding flexibility for guests, extended family, live-in staff or multi-generational living.

The magnificent reception hall, illuminated by a dramatic arched window and centred around an elegant sweeping staircase, immediately establishes the scale and quality found throughout. A series of beautifully proportioned reception rooms provide both formal and informal living spaces, each enjoying wonderful natural light, glorious views across the gardens and an effortless sense of refinement.

At the heart of the home lies an outstanding bespoke kitchen and breakfast room, complete with a traditional Aga, substantial central island and bespoke cabinetry. Designed equally for everyday family life and entertaining on a grand scale, it is a space where family and friends naturally gather.

The generous bedroom accommodation is equally impressive, offering an exceptional principal suite alongside beautifully appointed guest and family bedrooms, each enjoying peaceful views across the surrounding gardens and estate. Thoughtfully arranged ancillary accommodation ensures the house functions as effortlessly as it impresses.





Beyond the courtyard, the gardens continue to captivate. Sweeping lawns are framed by magnificent specimen trees, vibrant herbaceous borders and carefully established planting that provides colour, texture and interest throughout the seasons. Thoughtfully positioned terraces offer idyllic spaces for outdoor entertaining, while the heated swimming pool sits within its own secluded setting, surrounded by mature landscaping that creates an atmosphere of complete privacy. Every aspect of the grounds has been beautifully considered, making them every bit as impressive as the house itself.

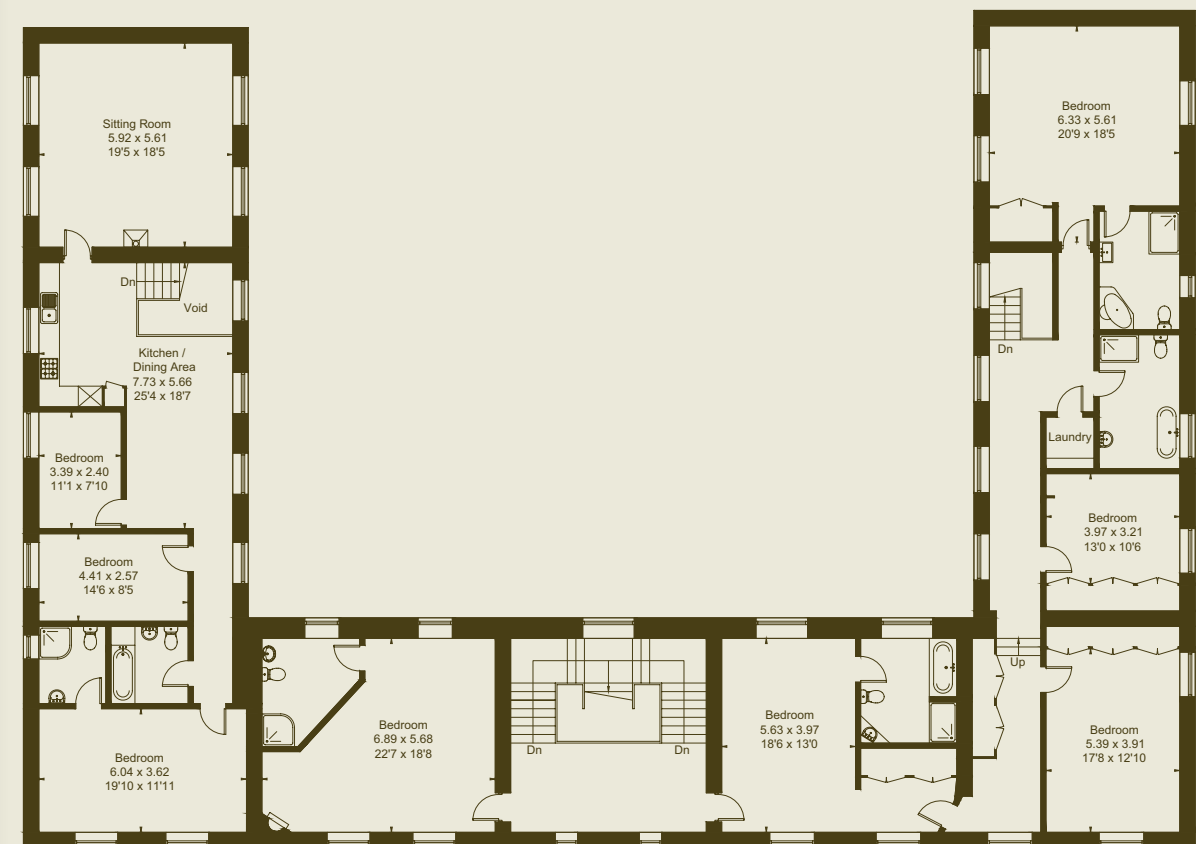




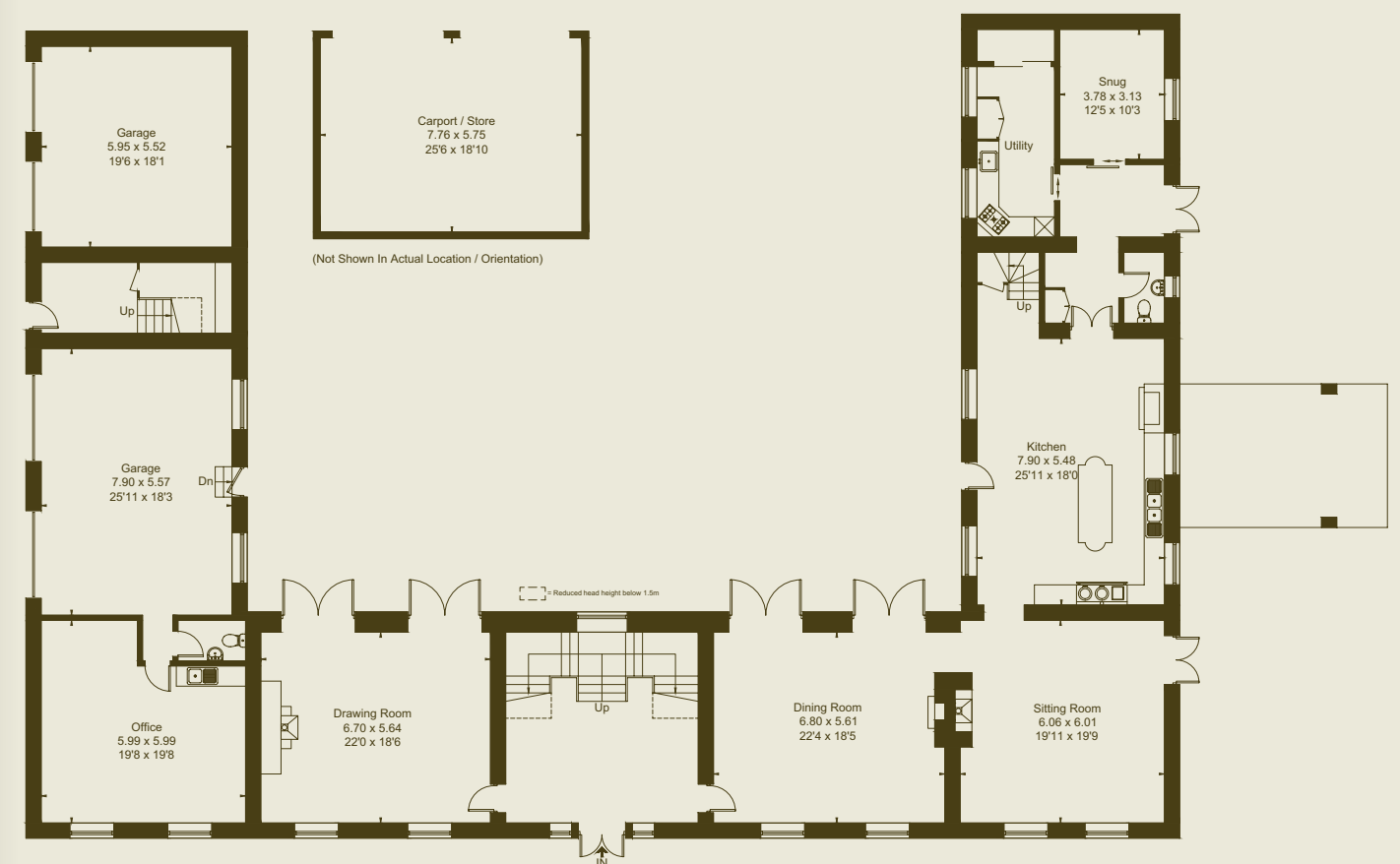


Properties of this significance are seldom available. The Coach House presents a once-in-a-generation opportunity to acquire one of Gloucestershire's most remarkable private residences.

Approximate Floor Area = 762.3 sq m / 8205 sq ft  
(Including Garages / Excluding Void / Carport / Store)



First Floor



Ground Floor

NEVER BEFORE  
OFFERED TO THE  
OPEN MARKET. A  
REMARKABLE HOME  
OF EXCEPTIONAL  
HERITAGE, TIMELESS  
BEAUTY AND  
ENDURING ELEGANCE,  
READY TO BEGIN ITS  
NEXT CHAPTER.

