



Marlyn House Hiams Lane, Hartpury GL19 3DQ
£1,500,000



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- Stunning and unique family home
- Passive house with A rated efficiency and cutting edge Eco technology
- Individually designed with high spec finishes
- Large detached double garage and car port
- Elevated position with far reaching views
- Plot approaching an acre
- EPC A93
- Tewkesbury Borough council tax band G (£3826.90 - 2026/27)

£1,500,000



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Marlyn House

Designed and constructed to passive house standards, it delivers an extraordinary level of comfort, efficiency, and environmental performance. Every detail from the crisp architectural lines to the curated interior finishes reflects a commitment to quality and longevity.

Occupying an elevated position with far-reaching views across the surrounding countryside, Marlyn House is a striking bespoke residence offering an abundance of versatile, contemporary and exceptional accommodation, outstanding eco credentials and beautifully landscaped grounds extending to approximately 0.89 acres.

Designed with modern family living in mind, the property combines impressive open-plan spaces with high-quality finishes, extensive glazing and an abundance of natural light throughout.

Reception Hall

A welcoming and spacious reception hall

provides an impressive introduction to the home, featuring a staircase to the first floor and useful built-in storage. Off the hall are a cloakroom/WC, utility room and dedicated study, ideal for home working.

Kitchen, Dining & Family Living Space

Undoubtedly the heart of the home, the spectacular open-plan kitchen, dining and living space has been thoughtfully designed to create a stylish and sociable environment for everyday living and entertaining.

The contemporary and bespoke kitchen is centred around a substantial island unit and offers extensive cabinetry, generous work surfaces and a large walk-in pantry. Floor-to-ceiling glazing and sliding doors flood the space with natural light whilst seamlessly connecting the interior with the gardens beyond.

The dining, living and family areas flow effortlessly together, creating a truly individual space that perfectly balances practicality with modern luxury.



Ground Floor Bedroom Suite

A generous ground floor bedroom benefits from its own dressing room and contemporary shower room, offering excellent flexibility for multi-generational living, guests or those seeking single-storey accommodation.

Principal Bedroom Suite

Accessed via a staircase rising from the living area, the impressive principal suite occupies a private section of the home. The substantial bedroom enjoys an abundance of glazing, delightful rural views and excellent proportions.

Complementing the bedroom is a large dressing room fitted with extensive wardrobe space, which could alternatively serve as a fifth bedroom, nursery or hobby room. A sleek, modern en-suite shower room completes the suite.

Additional Bedrooms

Two further well-proportioned bedrooms are accessed via the main staircase from the reception hall and are served by high-quality bathroom facilities.

Outside

The property is approached through electric gates and via a large gravelled and tarmac driveway providing extensive parking and access to a detached double garage and car port.

The grounds extend to approximately 0.89 acres and are a particular feature of the property,

enjoying a high degree of privacy with mature trees, expansive lawned areas, established vegetable beds and a greenhouse.

A substantial tiled terrace provides an ideal space for alfresco dining and outdoor entertaining, enjoying a sunny aspect and creating a wonderful extension of the living accommodation.

Leisure & Outbuildings

A dedicated leisure building houses a superb swim spa pool together with a bar area, providing an exceptional year-round entertainment space.

The detached double garage benefits from a large room above, currently utilised as a snooker room, together with an attached workshop offering further flexibility. A substantial three-bay carport provides additional covered parking and storage.

Eco Credentials

Marlyn House has been designed with sustainability and efficiency at its core and benefits from an impressive range of environmentally conscious features including:

Passive House principles

Solar panel system

Underfloor heating

Mechanical Ventilation with Heat Recovery (MVHR) system

Rainwater harvesting system supplying WC flushing and garden irrigation

Modern private treatment plant

Highly efficient building fabric and design



These features combine to create a home that delivers exceptional comfort while helping to minimise running costs and environmental impact.

Situation

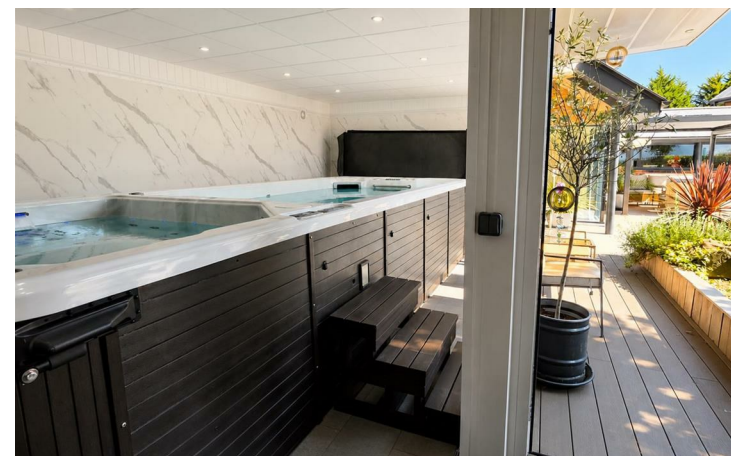
Set within the highly regarded village of Hartpury, Marlyn House enjoys an enviable elevated setting with lovely countryside views, whilst remaining conveniently placed for Gloucester, Tewkesbury, Cheltenham and the extensive amenities of the surrounding area.

Material Information

Tenure: Freehold
Council tax band: G
Local Authority & rates: Tewkesbury Borough Council - £3826.90 (2026/2027)
Electricity supply: Mains
Solar Panels: 5.2Kw with two 5.2 Kw batteries
Water supply: Mains (rain water harvesting system in place)
Sewerage: Private
Heating: MVHR. Underfloor heating
Broadband speed: Direct fibre connection

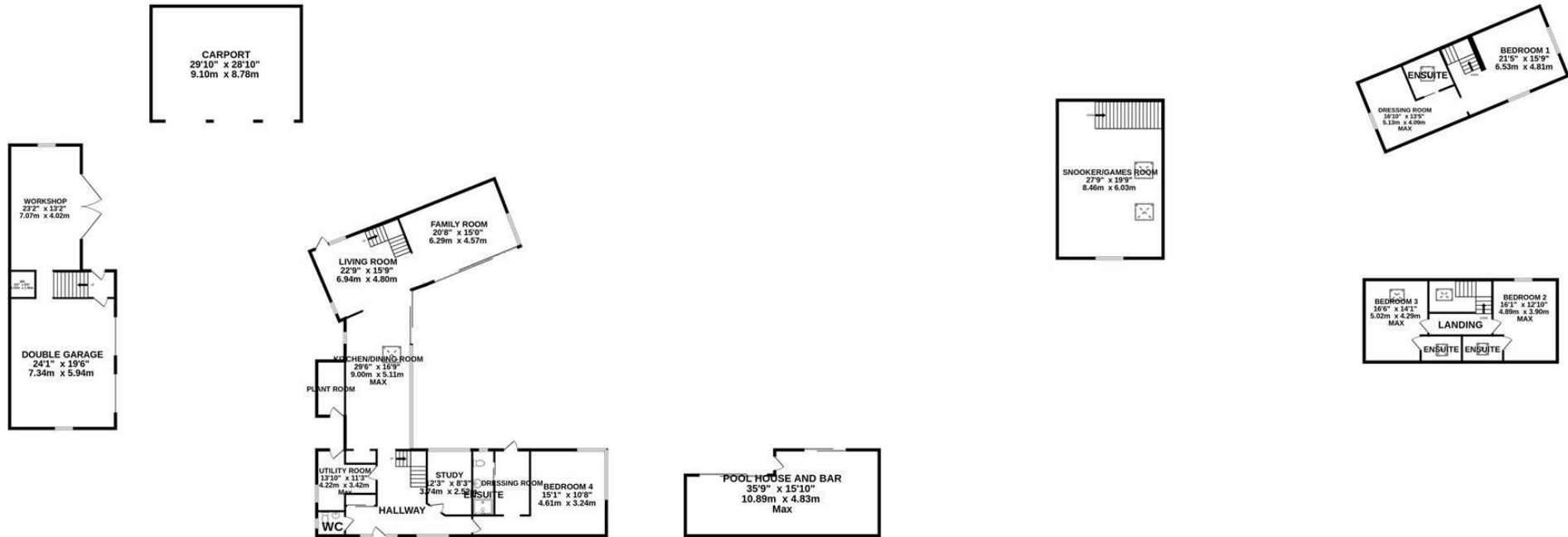
300Mbps

Mobile phone coverage: EE, Vodafone, O2



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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