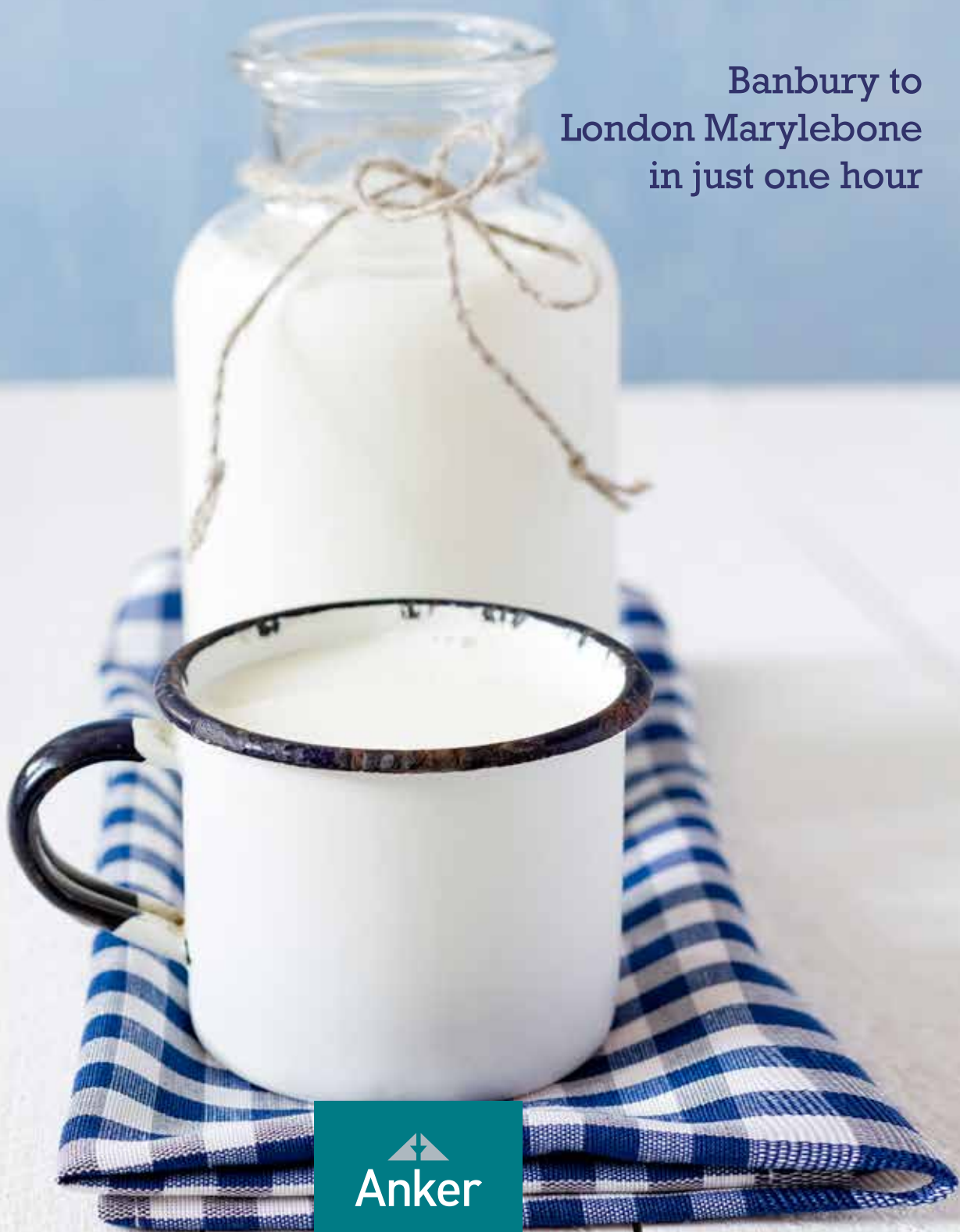


# ACQUIRE

A selection of some of the finest property for sale and to rent throughout the London Office Network

Banbury to  
London Marylebone  
in just one hour



  
Anker

ISSUE 28

In association with The London Office

# Anker and Partners – Meet the Team



**Tom Crump FRICS**  
**Senior Partner**

Tom is a Chartered Surveyor and Valuer and began his career in Herefordshire. He moved to Oxfordshire in 1979 and was a founder of Anker and Partners in 1984. As Senior Partner he has a highly respected reputation due to his strong local knowledge and expertise in the property field.



**Jeremy Vasey FNAEA**  
**Partner**

Jeremy has over 30 years' experience in the local property market and has been at Anker and Partners since 1986 and became partner 1992. He is a Fellow of the National Association of Estate Agents. As well as a property valuer he is a skilled negotiator with a catalogue of testimonials from former clients.



**Simon Round**  
**Valuer and Negotiator**

Simon has been with Anker and Partners since 2003 and within this time has gained an immense amount of experience. He always aims to deliver a superior service through his experience and professionalism. As well as valuing all types of property he also deals with negotiation and sales progression.



**Claire Embra**  
**Sales Negotiator**

Claire joined Anker and Partners in 2005. She is a key member of the sales team and our social media guru. She has a friendly personality and a pro-active approach and is always ready to help customers, whether dealing with them over the phone or greeting them in the office with her friendly and welcoming smile.



**Kim Wattam**  
**Office Manager**

Kim joined Anker & Partners in 1999 and since then has had various roles within the company, her current one being Office Manager. Working predominantly alongside the sales team, Kim oversees the day-to-day running of the office and enjoys the fact that no two days are the same.



**Marie Skinner**  
**Sales Negotiator**

Marie joined Anker and Partners in 2010 and looks after our sales from the point of them being agreed until completion. Marie keeps our vendors and purchasers informed and advises them of progress which helps to make our sales run smoothly. Her friendly personality and wealth of experience is a real asset to the team.



**Ellie Fieldwick**  
**Sales Apprentice**

Ellie joined Anker and Partners in 2015 on an apprenticeship scheme and is predominantly working within the sales department. She is currently being trained to expand her knowledge both in and outside the office. She is keen to learn and has already grasped many aspects of estate agency.



**Samantha Harris**  
**Viewing Staff**

Samantha has worked at Anker and Partners since 2014. Her main duty is to accompany viewings for both properties for sale and to let. She has a pleasant nature and is always happy to help wherever she can.

- Residential Property Sales
- New Build Residential Sales
- Residential Property Management and Lettings
  - Auction Sales
  - Licensed Premises Sales
  - Building Survey Reports
  - Homebuyer Reports
  - Valuation Reports
  - Surveys and Valuations



**Always Selling - Always Letting**







# CONFIDENCE IN THE COUNTRY

by Bob Bickersteth

**W**elcome to the 28th edition of Acquire. Projected fears about the immediate collapse of the housing market in the wake of a Brexit vote were misguided. Whilst we really won't know the true impact on the market for many months, the early signs are that the property market outside London has returned to normal. The London property market is subdued having moved very quickly from a sellers to a buyers market earlier this year.

Figures from the Land Registry show that the number of homes sold in the capital slumped by almost 40% year on year, in the second quarter of 2016. The referendum was an obvious excuse. However the real underlying cause is the increased purchasing costs for properties over £925,000. The previous chancellor changed the Stamp Duty Land Tax rates in December 2014 and added a further 3% surcharge for second homes from April 2016. The average number of sales in England for April between 2001 and 2007 was 70,000 to 80,000.

## 1-3 BED

## 4 BED

## 5+ BED

### LONDON



Wonderfully presented 2nd floor apartment.  
Elgin Crescent, W11  
£935,000 Page 9



Beautifully designed family home.  
Heythorp Street, SW18  
£1,200,000 Page 9



Substantial family home on a tree-lined street. Beaclerc Road, W6  
£2,600,000 Page 8

### SOUTH EAST



Charming period cottage.  
Ashtead, Surrey  
£345,000 Page 15



Secluded retreat in a National Park.  
Rogate, West Sussex  
£825,000 Page 16



Brand new country residence.  
Lewes, East Sussex  
£1,850,000 Page 18

### SOUTH WEST



Historic converted chapel.  
Callington, Cornwall  
£495,000 Page 45



Stylish Grade II listed house.  
Westbury, Wiltshire  
£1,295,000 Page 35



Immaculate former Rectory.  
Winterbourne Steepleton, Dorset  
£1,600,000 Page 23

### CENTRAL



Country stone cottage adjoining meadows.  
Milcombe, Oxfordshire  
£450,000 Page 63



Charming character home.  
Whitwell, Rutland  
£695,000 Page 81



Refurbished house with landscaped gardens.  
Monks Risborough, Buckinghamshire  
£2,500,000 Page 72

### EASTERN



Elegant Grade II listed cottage.  
Bardney, Lincolnshire  
£245,000 Page 55



Imposing 18th Century farmhouse.  
King's Lynn, Norfolk  
£450,000 Page 51



Exceptional Grade II listed property.  
Radwinter, Saffron Walden  
£1,200,000 Page 57

### MIDLANDS & NORTH



Grade II barn conversion.  
Bodenham, Herefordshire  
£299,500 Page 91



Recently renovated equestrian property.  
Whickham, Tyne & Wear  
£595,000 Page 92



Distinguished Grade II country house.  
Sherrifs Lench, Worcestershire  
£1,450,000 Page 85



During the economic meltdown of 2008 and 2009 the figures were 53,000 and 37,000 respectively. This slumped to 42,000 in April 2016. (Partially attributed to the record number of transactions in March to beat the introduction of 3% surcharge SDLT on second homes). Levels have increased since but are not yet back to the long term norm. If transaction levels remain low, the reduction will have an enormous effect on the governments tax revenues and has potential implications to the wider economy. To put this into perspective: in the 12 months to April SDLT revenue was £11bn (over 44% from the capital) almost as much as Capital Gains Tax and Inheritance Tax combined. There are calls, from all sides of the property industry, for the Government to review the current system. To have a strong economy, the country needs to have a fluid property market allowing first time buyers to be able to buy and move up and down the property ladder as their circumstances change. Our economy is intrinsically linked to a healthy and affordable property market.

The former chancellor's aims of increasing the rates of SDLT were to slow price inflation in London and reduce the overseas investment pouring into the property sector, allowing more properties to be bought by Londoners. It was successful on both fronts. However it is ironic, that an immediate effect of the referendum was the weakening of sterling, which has led to a noticeable increase in foreign money investing in property once again.

The slowdown in the London market is in contrast to the property market outside the capital, which has proved more resilient. Whilst Brexit had a similar effect in creating a 'wait and see' policy prior to the vote, it has quickly returned to 'business as usual'. You will read, from the market comments on the following regional section pages, that there is optimism from our members. These comments are not just based on sentiment, but real facts, from professionals dealing with residential property on a daily basis in their areas. This confidence in the country market has increased demand, although supply has remained constant. As a consequence stock levels in many regions are low, putting upward pressure on prices although this is now slowing. The benign outlook for interest rates is supporting activity, while buyer finances are bolstered by a strong labour market. Properties are selling well if priced correctly, however they will stick if the market perceives it to be over priced. The internet has enabled potential purchasers extensive access to data, not just about the property but also the surrounding area. As a result, they are not willing to even view a property if they think a vendor is not motivated to sell at a realistic market price. The higher end is slower, effected by the

increased tax reducing demand and prolonging the time to secure acceptable offers.

The UK economy is also showing signs of resilience, while discussions continue as to the nature of a post-Brexit Britain. Although the IMF have revised UK GDP forecasts downwards following the vote and 2017 looks set to be sluggish (1.3%), growth in the UK is still expected to outstrip the other European powerhouses of Germany and France. The UK service sector – which accounts for nearly 80% of the UK economy – returned to a position of growth in August following signs of tentative recovery in both manufacturing and construction. The FTSE 100 and FTSE 250 have not only made up immediate post-Brexit falls but, at the time of writing, are both at 52-week highs. A five point rise in the GfK confidence tracker indicates that consumers have a more positive outlook for the year ahead and although inflation is rising (0.6% in August), this is still substantially below the target of 2.0%. Employment remains high and London has not yet witnessed a significant exodus of financial institutions or jobs. Indeed, commentators assert London's status as the financial capital of Europe. This is underwritten by its court system, access to a high skilled workforce from across the globe and its tax and employment regulations. We cannot predict how the economy or the housing market will be effected by the on going Brexit negotiations. From where things currently stand, there doesn't look to be a lot of change and if there is, it may take time to filter through. If you have a property to sell or buy, there doesn't seem to be any point in waiting – unless you have a spare 2-3 years to see how things have worked out post-Brexit.

In our office we have seen a noticeable increase in applicants registering to move out of London. Interestingly, there has been a surge in 30-somethings leaving. According to new analysis, the net outflow of this age group last year was 30,140 up by 50% on the previous year. These people are leaving friends in order to find a home they can afford and in many cases schools for their children. Despite the dip in the London values, it is a worrying effect of insurmountable affordability pressures.

The London Office has acted on behalf of high calibre provincial agents for over 24 years. Our role is to provide our members with an extra dimension to the services they offer. This enables their clients to receive the best local expertise, supported by national and international marketing. Operating from our central London office in St James's, we are in a unique position to provide advice to prospective purchasers. Our large prominent window displays show properties throughout the regions and act as a magnet to passers-by who stop and browse. We have successfully introduced buyers to some of these featured properties.

Visitors have the opportunity to search the entire group's extensive database of properties using our website [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk) and they are able to take hard sets of suitable property details with them.

The strength of a dynamic affiliated network of 37 leading firms with 228 offices should not be underestimated. In particular, we work closely alongside our London member, Douglas & Gordon, to assist Londoners who are either



moving out of the capital or purchasing a weekend property. We successfully co-hosted the annual Move To The Country Show, held in central London. Partners from our regional offices were on hand with a full portfolio of their properties to enable potential purchasers to talk face to face about their regions and specific properties. This was the eleventh year and the attendance exemplified the continued interest in moving out of the capital or investing in the country. This is symptomatic of the positive ways the group works together to promote clients properties.

Many of our members have been part of the network since its inception and there is a close working partnership between the different members and offices across the country. The efficacy of the group lies in its combination of individual local knowledge and expertise. Many of the partners have previously worked for large national firms and have taken that experience to their local area, to provide a professional and personalised service. They are very conscious that you cannot trade on reputation alone. In this ever-changing industry, it is essential to be proactive, embracing modern technology alongside traditional methods, to ensure the client receives the best service. We also have a network of agents overseas that refer potential buyers of UK property to us and we in turn, refer potential purchasers to them. This bi-annual publication circulated nationwide and overseas, is an example of a large network working together, to give the best service to their clients.

The market across the country is unpredictable. To sell a property, it needs to be correctly priced and marketed to the widest possible audience; through a carefully chosen experienced Estate Agent who will genuinely work the hardest and explore every marketing avenue to secure a successful sale.

Whether you are looking to buy, considering selling, contemplating renting or simply requiring general property advice we would be delighted to help.



Bob Bickersteth  
Director

The London Office  
40 St James's Place, London SW1A 1NS  
Telephone: 020 7839 0888  
E-mail: bob@tlo.co.uk  
Website: www.thelondonoffice.co.uk



# CONTENTS

## ACQUIRE ISSUE 28

### Feature Article

Confidence in the Country | 03 - 06

### Central London

Douglas & Gordon | 08 - 11

### South East England

V&H Homes | 13 - 15  
Henry Adams | 16 - 17  
Oakley Residential | 18 - 19  
Richard Worth | 20 - 21

### South West England

Symonds & Sampson | 23 - 33  
Cooper & Tanner | 34 - 43  
Stags | 44 - 45

### Eastern England

Beresfords | 47 - 49  
Brown & Co. | 50 - 51  
Clarke & Simpson | 52 - 53  
Mount & Minster | 54 - 55  
Cheffins | 56 - 58

### Central England

Aitchisons | 60 - 61  
Anker & Partners | 62 - 63  
Douglas & Gribben | 64 - 65  
Howkins & Harrison | 66 - 69  
Michael Graham | 70 - 77  
Robsons | 78 - 79  
Moore's | 80 - 82

### Midlands and Northern England

Andrew Grant | 84 - 85  
Balfours | 86 - 87  
Caudwell & Co. | 88 - 89  
Flint & Cook | 90 - 91  
Foster Maddison | 92 - 93

Overseas | 95 - 100



# LONDON

PAGES 7 - 11



I write this as we approach the end of September and the autumn sales market is well and truly upon us. London has had a tricky year in sales, with Brexit effecting the market before the vote as well as afterwards. Prices have dropped over the past year, although how much does depend which part of London you are referring to, sadly to make life complicated there is no one size fits all with values. Since the summer, there has been a resurgence in purchasers who are taking advantage of the lower prices in all areas and this is creating more demand and sales in all price ranges. There is also a strong demand from vendors taking advantage of the suppressed market to upsize.

The lettings market continues to thrive especially at the lower prices, although the top end is having to be flexible on the rent that they are expecting to achieve. Accidental landlords continue to benefit from the strong lettings market, whilst they wait for the sales market to recover.

**George Franks**

Balham - 020 8673 0191  
Battersea - 020 7924 2000  
Battersea Park - 020 7720 8077  
Chelsea - 020 7225 1225  
Clapham - 020 8675 4400

East Putney - 020 8788 3000  
Fulham - 020 7731 4391  
Gloucester Road - 020 7581 1152  
Hammersmith - 020 8563 7100  
Kensington - 020 7792 1881

Notting Hill - 020 7727 7777  
Pimlico - 020 7931 8200  
Southfields - 020 8874 8822  
South Kensington - 020 7581 8888  
West Putney - 020 8785 6666



### 1,2,3,4 Glebe Mansions, Kings Road, SW3

A fantastic opportunity to acquire four apartments offering a mix of one, two and three bedrooms, with a combined area of circa 4,770 sq.ft.

9 bedrooms, 7 bathrooms, 4 reception rooms, 4 kitchens, lift, balcony, roof terrace. EER - D/E

**Guide Price: £9,250,000 - Leasehold**

Chelsea Sales Office - 020 7225 1225 chelseasales@dng.co.uk



### Beaucherc Road, W6

A substantial four storey Victorian family house situated on this prestigious tree-lined street in Brackenbury Village.

6 bedrooms, 3 bathrooms, double reception room, kitchen/breakfast room, cloakroom, cellar, garden. EER - D

**Guide Price: £2,600,000 - Freehold**

Hammersmith Sales Office - 020 8563 7100 hammsales@dng.co.uk



### Cromford Road, SW18

A truly exceptional five bedroom family house, located on one of East Putney's premier residential streets.

5 bedrooms, 4 bathrooms (1 en suite), double reception room, kitchen/dining room, full basement conversion, utility room and cloakroom, garden. EER - D

**Guide Price: £1,795,000 - Freehold**

East Putney Sales Office - 020 8788 3000 putneysales@dng.co.uk



### Hambalt Road, SW4

A wider than average, five double bedroom family house located on this popular tree-lined street in the heart of the Abbeville Village.

5 bedrooms, 2 bathrooms, double reception room, extended kitchen, utility room, garden. EER - D

**Guide Price: £1,750,000 - Freehold**

Clapham Sales Office - 020 8675 4400 claphamsales@dng.co.uk



### Orbel Street, SW11

Beautifully refurbished, this family home is located within 'The Sisters' on this very popular road in north Battersea.

Master bedroom and second bedroom with walk-in wardrobes, 2 further double bedrooms, 4 en suite bathrooms, double reception room, kitchen/dining room, utility room, cloakroom, patio garden. EER - E

**Guide Price: £1,695,000 - Freehold**

Battersea Park Sales Office - 020 7720 8077 battpksales@dng.co.uk



### Collingham Place, SW5

A newly refurbished two bedroom first floor flat with fantastic use of space. The grand reception room has excellent natural light and leads out to a private terrace.

2 bedrooms, 2 bathrooms, reception room, kitchen/dining room. EER - B

**Guide Price: £1,595,000 - Leasehold**

Gloucester Road Sales Office - 020 7581 1152 grsales@dng.co.uk





### Bendemeer Road, SW15

A well-presented 1,741 sq. ft. family home located on this smart river road moments from the Lower Richmond Road and Putney High Street.

5 bedrooms, 2 bathrooms/shower rooms (1 en suite), double reception room, Harvey Jones kitchen/breakfast room, separate cloakroom, west-facing garden. EER - E

**Guide Price: £1,495,000 - Freehold**

West Putney Sales Office - 020 8785 6666 wputneysales@dng.co.uk



### Heythorp Street, SW18

A beautifully designed four bedroom family home located within the prestigious Southfields Grid.

4 bedrooms, 2 bathrooms, reception room, kitchen, south-west facing garden. EER - F

**Guide Price: £1,200,000 - Freehold**

Southfields Sales Office - 020 8874 8822 sthfdssales@dng.co.uk



### Elgin Crescent, W11

A well-proportioned apartment set within a classic white stucco fronted building overlooking communal gardens.

Bedroom, bathroom, reception room, kitchen. EER - C

**Guide Price: £935,000 - Share of Freehold**

Notting Hill Sales Office - 020 7727 7777 nhsales@dng.co.uk



### Sistova Road, SW12

A spacious, light and airy, garden flat covering over 1,000 sq. ft. set in an impressive Victorian conversion development.

3 double bedrooms, 2 bathrooms (1 en suite), open-plan kitchen/living/dining room, utility room, private side access, large garden. EER - C

**Guide Price: £899,950 - Share of Freehold**

Balham Sales Office - 020 8673 0191 balhamsales@dng.co.uk



### Elsham Road, W14

This large one bedroom flat comprises a reception room, a semi-open plan kitchen, both with leafy views across the gardens.

Bedroom, bathroom, reception room, kitchen. EER - D

**Guide Price: £670,000 - Share of Freehold**

Kensington Sales Office - 020 7792 1881 kensales@dng.co.uk



### Bramfield Road, SW11

Immaculately presented throughout, this flat is peacefully positioned just off the Northcote Road and has the benefit of its own front door.

Bedroom, bathroom, open-plan kitchen / reception room, garden / courtyard. EER - C

**Guide Price: £575,000 - Leasehold**

Battersea Sales Office - 020 7924 2000 battsales@dng.co.uk



### Merchant Terrace, W6

A brand new and beautifully designed town house finished to an incredibly high standard.

4 bedrooms, 2 bathrooms, 2 reception rooms, kitchen, 3 roof terraces, underground parking. EER - Awaited

**Guide Price: £2,250 per week - Unfurnished**

Hammersmith Lettings Office - 020 8563 4422 hamlets@dng.co.uk



### Rodenhurst Road, SW4

A beautifully presented five bedroom house in the heart of the Abbeville Road.

5 bedrooms, 3 bathrooms, reception room, kitchen/breakfast room, garden room, garden, off-street parking. EER - E

**Guide Price: £1,350 per week - Unfurnished**

Clapham Lettings Office - 020 8675 0888 claphamlets@dng.co.uk



### Palace Gate, W8

A beautifully refurbished two double bedroom apartment providing generous accommodation throughout within a smart period portered mansion block.

2 bedrooms, 3 bathrooms (1 en suite), reception room, kitchen, pantry, lift, porter, caretaker. EER - C

**Guide Price: £1,200 per week - Furnished**

Gloucester Road Lettings Office - 020 7589 5252 kengatelets@dng.co.uk



### Clavering Place, SW12

An impressive modern townhouse situated in a pretty gated development just off Nightingale Lane.

5 double bedrooms, 3 en suite bathrooms, Further bathroom, 2 cloakrooms, 2 reception rooms, kitchen/dining room, media room, utility room, lower terrace. EER - B

**Guide Price: £1,150 per week - Unfurnished**

Balham Lettings Office - 020 7042 3320 balhamlets@dng.co.uk



### Cyril Mansions, SW11

A truly exceptional property located on Prince of Wales Drive with beautiful open living and entertaining space.

3 bedrooms all en suite, walk-in dressing room, double reception room, kitchen/breakfast room, cloakroom, garden, utility room. EER - E

**Guide Price: £1,150 per week - Unfurnished**

Battersea Park Lettings Office - 020 7498 5243 battpklets@dng.co.uk



### Westbourne Terrace, W2

A fantastic first floor flat with wonderful high ceilings, a large reception room and French windows leading onto a private west-facing terrace.

2 bedrooms, 2 bathrooms, reception room, open-plan kitchen/reception room. EER - D

**Guide Price: £950 per week - Unfurnished**

Kensington Lettings Office - 020 7792 1331 kenlets@dng.co.uk





### Felsham Road, SW15

A truly stunning and generously proportioned, newly refurbished family house on this desirable West Putney Road.

6 bedrooms, 3 bathrooms, double reception room, eat in kitchen, cellar, garden to the front and rear. EER - E

**Guide Price: £900 per week - Unfurnished**

West Putney Lettings Office - 020 8785 6688 wputneylets@dng.co.uk



### Avondale Park Gardens, W11

The house is presented in excellent condition and offers superb entertaining space with a great deal of charm and character.

3 double bedrooms (1 en suite), single bedroom, 2 bathrooms, 2 reception rooms, kitchen. EER - D

**Guide Price: £895 per week - Furnished/Unfurnished**

Notting Hill Lettings Office - 020 7727 8000 nhlets@dng.co.uk



### Elsenham Street, SW18

A large and impressive five bedroom family home which has been beautifully refurbished to the highest of standards.

5 bedrooms, 2 bathrooms, double reception room, kitchen/dining/family room, west-facing garden. EER - C

**Guide Price: £890 per week - Unfurnished**

Southfields Lettings Office - 020 8874 8822 sthfldslets@dng.co.uk



### St George's Square, SW1V

A beautifully presented spacious lower ground flat in this highly sought-after quiet location in the heart of Pimlico.

3 bedrooms, 3 en suite bathrooms, reception room, kitchen/breakfast room, cloakroom, private patio garden. EER - D

**Guide Price: £695 per week - Unfurnished**

Pimlico Lettings Office - 020 7931 8300 pimlicolets@dng.co.uk



### Beaufort Street, SW3

An extremely light and bright end of terrace apartment presented in immaculate condition throughout.

3 bedrooms, bathroom, reception room, kitchen, communal garden. EER - D

**Guide Price: £650 per week - Furnished/Unfurnished**

Chelsea Lettings Office - 020 7581 6666 chelsealets@dng.co.uk



### Brandlehow Road, SW15

A newly refurbished and well-presented two bedroom flat located close to Wandsworth Park and Brandlehow Primary School.

2 double bedrooms, bathroom, open-plan kitchen/reception room, communal garden. EER - D

**Guide Price: £432 per week - Unfurnished**

East Putney Lettings Office - 020 8788 3333 eputneylets@dng.co.uk

# SOUTH EAST

PAGES 12 - 21



Activity has proved better than expected so far in these post-Brexit months, with an optimism reflected in buyer and seller activity. Fortunately we operate in an area where people want to live, and underlying demand remains positive. With some excellent property coming to the market across the price ranges, when priced correctly, it should be met with good demand.

**Hattie Coates**

Billingshurst - 01403 782991  
Bognor & Aldwick - 01243 842123  
Chichester - 01243 533377  
East Wittering - 01243 672721  
Emsworth - 01243 377773  
Haslemere - 01428 644002

Hayling Island - 02392 006537  
Haywards Heath - 01444 456380  
Horsham - 01403 253271  
Middleton-on-Sea - 01243 587687  
Midhurst - 01730 817370  
Petersfield - 01730 262801

Pulborough - 01798 300670  
Selsey - 01243 606789  
Storrington - 01903 742535  
6 Villages - 01243 521829



At the beginning of the year, we would have all been hard pushed to have accurately predicted where we stand today, as we approach the last quarter of the year. However, the events of this year have clearly shown how robust the residential property market is in the South East, without doubt fuelled by a massive undersupply of new homes. Brexit went off like a bomb in June, but the fallout was very short lived and the market has carried on at a steady pace. I suspect those investors who concluded their business for the year in Q1, will be back next year!

**Chris Oakley**

Brighton - 01273 688881

Lewes - 01273 487444



After the initial post Brexit hesitation, we have been busy throughout the summer period. September, always a key indicator of the autumn market, has been a strong sales month and as such, we are looking forward to a busy run up to Christmas. Values have remained static and we are enjoying high levels of stock for which demand is good across all price ranges. However it is not a time for over optimistic asking prices, as we find this leads to disappointed sellers.

**Steve Jones**

Bracknell - 01344 208300

Land and New Homes - 01189 891888

Wokingham - 01189 796796



In the wake of Brexit, the Surrey property market bubble will not be popped, as villages within reach of London remain ever sought-after. The Ashted and Fetcham branches of V&H Homes continue to achieve excellent results, with an average of 99% of asking price achieved since the referendum. Whilst demand remains strong; marketing, presentation and price strategy are still key to selling your property successfully.

**Paul Aboud**

Ashted - 01372 221678

Fetcham - 01372 236896





### Ashted, Surrey

An exceptional and spacious detached property that has been beautifully maintained and is presented in excellent order throughout. Designed for modern family living and well located for Ashted Village shops and outstanding schools.

This substantial family home is set within beautiful landscaped gardens and benefits from a large private swimming pool. Inside, the spacious kitchen/dining room is stunning; designed in a contemporary style with a central island/breakfast bar. From the double aspect lounge there are patio doors to the pool deck and an inner hallway leading to bedrooms 3 and 4 plus a study/bedroom 5. There is a modern shower room, as well as an additional downstairs bathroom. The first floor presents you with 2 magnificent master suites, both with en-suites and 1 with a dressing room. The gardens include a private courtyard area with chalet and dining terrace. Facing the pool is a sun terrace complete with a further chalet and seating area. The plot is well screened for privacy with mature trees and hedging. EER - C

**Guide Price: £1,000,000**

Ashted Office - 01372 221678 [ashted@vhhomes.co.uk](mailto:ashted@vhhomes.co.uk)



### Epsom, Surrey

A stunning six bedroom detached family home that has been renovated and extended by the current owners to a very high standard. This beautiful property is situated in a leafy part of one of Epsom's premier roads and is within the catchment area for several outstanding schools.

To the front of the property, private gates lead to a carriage driveway with a raised lawn and mature trees. To the rear and overlooking fields, the 135ft garden is newly landscaped. Internally, a large entrance hall leads to the double aspect lounge with feature fireplace and a study. The left wing takes you to a formal dining room, newly created library and beautifully appointed kitchen with a central island ideal for entertaining. The family room extension leads from the kitchen and in turn onto the patio and gardens via bi-folding doors. The 6 bedrooms are fitted with built in wardrobes and the master bedroom and second bedroom with en-suite bathrooms. EER - C

**Guide Price: £1,477,000**

Ashted Office - 01372 221678 [ashted@vhhomes.co.uk](mailto:ashted@vhhomes.co.uk)





### Fetcham, Surrey

Situated in a private cul-de-sac location in the leafy village of Fetcham, this very impressive home offers a fantastic layout for family living, a generous garden and is well located for the outstanding local schools, shops and amenities.

Upon entering the property, you are greeted by a light and spacious L-shaped hallway with a downstairs cloakroom. The kitchen/breakfast room is finished to an excellent specification and leads to a very generous conservatory. There are 2 further reception rooms and a study. To the first floor, a galleried landing takes you to 5 good sized bedrooms, with the master benefiting from a grand en-suite, and a modern family bathroom. The large rear garden is mostly laid to lawn with a terrace perfect for al fresco dining. The wide plot also features a cabin which houses the sauna. To the front there is a large driveway for off street parking and an insulated double garage with a high security Hormann door. EER - C

**Guide Price: £1,050,000**

Fetcham Office - 01372 236896 [fetcham@vhhomes.co.uk](mailto:fetcham@vhhomes.co.uk)



### Ashted, Surrey

Hoveton House is set within the beautiful and extremely desirable Ashted Park and is one of just a few very impressive properties.

This substantial property with its character features, high ceilings and large windows is charming, light and spacious. The ground floor benefits from a drawing room, large kitchen/breakfast room, formal dining room and conservatory. To the first floor there is a generous master bedroom, 3 further double bedrooms, 1 with en-suite, a further single bedroom and a large family bathroom. Externally Hoveton House boasts a handsome frontage with a carriage driveway and 3 garages. The extensive gardens are stunning with ornamental Yew hedges, mature trees, terraced area, rockery, side working greenhouses and garden sheds. EER - E

**Guide Price: £1,550,000**

Ashted Office - 01372 221678 [ashted@vhhomes.co.uk](mailto:ashted@vhhomes.co.uk)



### Ashted, Surrey

A magnificent detached family home nestled in the heart of the desirable Lanes area of picturesque Ashted Village.

The ground floor of this charming house boasts a beautiful open plan kitchen/living room, dining room, lounge, family room and cloakroom. To the first floor of the property there is a generous master bedroom with en-suite and dressing room as well as 5 additional double bedrooms, 1 with en-suite, and a large family bathroom. The grounds are equally impressive and consist of a driveway with room for multiple vehicles, a double garage and an extensive rear garden which is surrounded by mature trees and hedges. This grand home offers a modern convenient style of living in a popular, peaceful location. EER - D

**Guide Price: £4,000 pcm**

Ashted Office - 01372 221678 [lettings@vhhomes.co.uk](mailto:lettings@vhhomes.co.uk)





### Ashtead, Surrey

Situated in one of Ashtead's most desirable roads, this substantial property has been beautifully maintained and extended.

An impressive hallway leads to a formal reception room, family room, conservatory, dining room and stunning contemporary kitchen. There is also a bedroom with en-suite as well as a snug/bedroom and a shower room. To the first floor is a magnificent master suite with a large dressing area and en-suite. There are 3 further bedrooms, 1 with en-suite and the other 2 with a Jack & Jill bathroom. To the front of the property is a carriage driveway offering ample parking as well as a landscaped lawn. To the rear is a 150ft south west facing, private garden. This wonderful home has further potential to be extended STPP. EER - D

**Guide Price: £1,550,000**

Ashtead Office - 01372 221678 ashtead@vhhomes.co.uk



### Leatherhead, Surrey

A beautiful period property, modern yet full of character, framed by a large front garden and substantial driveway.

This property offers versatile living accommodation in excellent order throughout. The ground floor benefits from a stunning triple aspect kitchen, utility room, spacious formal dining room and drawing room with magnificent feature fireplace. To the first floor there are 4 generous bedrooms, 1 with en-suite, as well as a family bathroom. The large and beautiful rear garden is secluded and is stocked with mature trees, hedges, shrubs, flower beds and features 2 terraces for al fresco dining. This exceptionally spacious family home also benefits from a gated driveway, detached garage and ample parking. EER - E

**Guide Price: £1,000,000**

Ashtead Office - 01372 221678 ashtead@vhhomes.co.uk



### Ashtead, Surrey

One of the six original Woodfield Cottages, perfectly located for access to the main line railway station, Ashtead Common, the park and its local amenities.

This period cottage boasts a wealth of charm alongside a double bedroom, upstairs bathroom with bath and separate shower, open fireplaces, lounge/dining room and fitted kitchen with built in cupboards, integrated oven and hob with space for a fridge freezer and plumbing for a washing machine. The property is accompanied by an additional storage/workshop and a delightful communal rear courtyard. EER - D

**Guide Price: £345,000**

Ashtead Office - 01372 221678 ashtead@vhhomes.co.uk



### Fetcham, Surrey

Set in an imposing position in the heart of Fetcham Village, and immaculately presented, this 1700 sq.ft. detached family home offers a seamless blend of character and practicality.

From the original Art Deco front gate, to the restored doors and 1920's feature fireplace, the detail throughout this property is outstanding. Beautiful parquet flooring runs throughout the open plan kitchen/dining room, spacious lounge and family snug. This stunning home also boasts a cloakroom and soundproofed studio/office. To the first floor there are 4 double bedrooms and a family bathroom. The rear garden is 50ft and surrounded by mature trees. There are 2 front lawns separated by a brick path as well as off street parking. EER - D

**Guide Price: £775,000**

Fetcham Office - 01372 236896 fetcham@vhhomes.co.uk





### Rogate, West Sussex

The ultimate secluded retreat located in the heart of the South Downs National Park. Approached via a bridleway the cottage offers further scope to extend and enlarge and has grounds of around 0.3 acres with lovely views to the south to The Downs.

4 bedrooms, reception, dining hall, farmhouse kitchen, bathroom, utility, pantry and cellar. EER - F

**Guide Price: £825,000**

Petersfield Office - 01730 262801 [petersfield@henryadams.co.uk](mailto:petersfield@henryadams.co.uk)



### West Wittering, West Sussex

Situated in a delightful semi-rural location set in private grounds, this attractive detached family home is ideally positioned, only a short distance from the pretty sailing village of Itchenor and Chichester harbour.

2,232 sq.ft., 4 double bedrooms, sitting room, dining room, kitchen and separate utility room. 2 bathrooms, detached double garage and generous gated drive. EER - D

**Guide Price: £875,000**

East Wittering Office - 01243 672721 [eastwittering@henryadams.co.uk](mailto:eastwittering@henryadams.co.uk)



### Fittleworth, West Sussex

A lovingly restored cottage full of charm and character set in grounds of approximately 0.6 acres backing onto fields. Located in an attractive setting within the South Downs National Park and includes a village school, church, community hall and the renowned Swan Inn Hotel.

3 bedrooms, 4 reception rooms, 2 bathrooms, beautifully maintained gardens, spacious accommodation.

**Guide Price: £795,000**

Storrington Office - 01903 742535 [storrington@henryadams.co.uk](mailto:storrington@henryadams.co.uk)



### North Mundham, West Sussex

One half of a fine former manor house which dates back to the early 1840's. This impressive house sits in a large plot of just under 0.5 acres with stunning gardens backing onto open fields.

Stunning main reception room, conservatory with inner courtyard, modern kitchen/breakfast room, dining room, 4 bedrooms, double garage and parking. EER - E

**Guide Price: £825,000**

Chichester Office - 01243 533377 [chichester@henryadams.co.uk](mailto:chichester@henryadams.co.uk)



### Billingshurst, West Sussex

A charming detached home dating back to 1880 in a convenient setting and benefiting from some original features with well presented and spacious accommodation.

4 bedrooms, en-suite shower room, bathroom, kitchen/breakfast room, cloakroom, private gardens, parking for 3 cars, detached double garage/home office. EER - D

**Guide Price: £465,000**

Billingshurst Office - 01403 782991 [billingshurst@henryadams.co.uk](mailto:billingshurst@henryadams.co.uk)



### Clanfield, Hampshire

Period brick and flint farmhouse with superb accommodation in an idyllic location. Laying within the boundary of the South Downs National Park, the property enjoys open views over the countryside to both the front and rear. The exceptional grounds are a true gardeners delight.

4 double bedrooms, 2 bathrooms, sitting room, dining room, breakfast room, kitchen, utility, cloakroom, garage. EER - D

**Guide Price: £900,000**

Petersfield Office - 01730 262801 [petersfield@henryadams.co.uk](mailto:petersfield@henryadams.co.uk)





### Hayling Island, Hampshire

A striking and elegant period property with a contemporary finish with private and secluded garden. This substantial size family home offers both versatile and sociable living space, with large rooms and high ceilings.

3 receptions, 5 bedrooms, 3 bathrooms, feature log burner, balcony from second bedroom, gravel driveway. EER - E

**Guide Price: £750,000**

Hayling Island Office - 02392 006537 hayling@henryadams.co.uk



### Middleton on Sea, West Sussex

Charming four double bedroom house situated close to the heart of Middleton-on-Sea village centre. Offering spacious and versatile accommodation as well as a lovely south facing rear garden.

2 reception rooms, kitchen/breakfast room, 4 bedrooms, 2 bathrooms, driveway, detached garage and lovely gardens. EER - E

**Guide Price: £650,000**

Middleton on Sea office - 01243 587687 middleton@henryadams.co.uk



### Wisborough Green, West Sussex

A pretty Grade II listed cottage originally constructed in 1705 as a barn and converted in 1805 to a residential dwelling retaining an abundance of original features. Pleasant semi-rural setting.

2 bedrooms, 2 reception rooms, bathroom, kitchen/breakfast room, large gardens, drive and double garage, stable and shed.

**Guide Price: £560,000**

Billingshurst Office - 01403 782991 billingshurst@henryadams.co.uk



### Rogate, West Sussex

Superb conversion of a period milking parlour and coach house, just a short distance from the centre of Rogate village. A particular feature of this delightful country home are the private and immaculately presented gardens and offer exceptional views across the surrounding countryside.

3 bedrooms, large sitting room / dining room, 2 bathrooms, cloakroom, farmhouse style kitchen, parking and garage. EER - G

**Guide Price: £725,000**

Petersfield Office - 01730 262801 petersfield@henryadams.co.uk



### Cootham, nr Storrington, West Sussex

A charming Grade II Listed attached period cottage on the edge of the village close to Parham House and gardens. Formally two cottages it provides surprisingly practical living accommodation yet retains much of the character befitting such a cottage.

3 bedrooms, 3 receptions, 1 bathroom, wood burning stove, cottage gardens, off road parking.

**Guide Price: £500,000**

Storrington Office - 01903 742535 storrington@henryadams.co.uk



### Copsale, West Sussex

An impressive 2256 sq.ft. detached barn with versatile accommodation arranged over three floors, situated in a secluded mature plot of just over half an acre with detached double garage with adjoining garden store.

4 bedrooms, 3 bathrooms, 2 reception rooms, 35ft open plan kitchen/dining room with separate utility room and ground floor cloakroom. Various outbuildings. EER - F

**Guide Price: £895,000**

Horsham Office - 01403 253271 horsham@henryadams.co.uk





### Nr Lewes, East Sussex

**Brand new country residence ideally located on the outskirts of Lewes.**

Set in grounds of around an acre this magnificent house spans across approximately 5,000 sq.ft. Finished to the highest standard throughout with exquisite attention to detail this substantial home offers 5 bedrooms with a master suite including en suite bathroom and dressing room. Extensive outbuildings, gardens, separate studio, workshop and parking. EER - Awaited

**Guide Price: £1,850,000**

Lewes Town and Country - 01273 487444 david@oakleyproperty.com



### Lewes, East Sussex

**Detached home in one of Lewes's most prestigious addresses.**

This beautiful house has been carefully maintained and offers versatile living accommodation opening on to what are, in our opinion, some of the town's most impressive gardens. Upstairs the property offers 4 double bedrooms and a useful loft room. The property further benefits from off road parking and integral garage. EER - E

**Guide Price: £1,150,000**

Lewes Town and Country - 01273 487444 david@oakleyproperty.com



### Lewes, East Sussex

**Intriguing period home in an elevated position with breathtaking outlook.**

Set across 2301 sq.ft. this beautifully maintained house offers open and expansive living space including a 25ft living room with stunning terrace and open views. 4 Bedrooms, 3 reception rooms, 2 bathrooms and additional office space. The property further benefits from large gardens, front paddock, private parking and a garage. EER - D

**Guide Price: £895,000**

Lewes Town and Country - 01273 487444 david@oakleyproperty.com



### Lewes, East Sussex

**Period home in delightfully secluded central location.**

Carefully extended to create open rooms with great entertaining space opening out on to a large lawned garden. Upstairs offers 3 good size bedrooms, period bathroom and useful attic room. Dating back to circa 1898 there is a wealth of features including locally made ornate cast iron fireplaces, sash windows and exposed brickwork. EER - E

**Guide Price: £675,000**

Lewes Town and Country - 01273 487444 david@oakleyproperty.com



### Ripe, East Sussex

**Charming period cottage in a popular village just outside Lewes.**

This former Victorian police house offers a very unique arrangement with a wealth of period features throughout. On the ground floor are 2 reception rooms, fitted kitchen, utility room and W/C. Upstairs are 2 good size bedrooms and a further occasional room with large family bathroom. There is also a very useful attic room and beautiful lawned gardens. EER - D

**Guide Price: £485,000**

Lewes Town and Country - 01273 487444 david@oakleyproperty.com



### Lewes, East Sussex

**Charming end of terrace Victorian house centrally located.**

Arranged over 2 floors the house offers some great features, open living space with wood burning stove, stripped wood floors and sash double glazed timber windows. Well presented throughout the house offers 3 double bedrooms and further benefits from a decked rear garden and no chain. EER - E

**Guide Price: £475,000**

Lewes Town and Country - 01273 487444 david@oakleyproperty.com





### Central Hove, East Sussex

A generously proportioned penthouse apartment with fabulous panoramic views across Hove toward the sea and the South Downs National Park.

Entrance hall, lounge, kitchen/breakfast room, 5 bedrooms, en-suite bathroom to the master bedroom, family bathroom, separate shower room and 2 balconies, 2 garages and 2 parking permits. EER - C

**Offers in Excess of: £1,000,000**

Brighton & Hove City Office - 01273 688881 [brighton@oakleyproperty.com](mailto:brighton@oakleyproperty.com)



### South Coast, East Sussex

An individually designed home with stunning panoramic views to the English Channel from an elevated position with splendid grounds and ample off road parking.

Entrance hall, spiral staircase, open plan living area, master suite with en-suite bathroom and balcony, 4 further bedrooms, 2 bathrooms (1 en-suite) and second reception room. External detached workshop with cloakroom, office, garage and utility room. EER - D

**Guide Price: £999,950**

Brighton & Hove City Office - 01273 688881 [brighton@oakleyproperty.com](mailto:brighton@oakleyproperty.com)



### Hove Seafront, East Sussex

A splendid ground floor mansion flat forming part of a detached Grade II listed building. The accommodation offers a wealth of period features and boasts stunning views across Hove lawns and the beach huts to the sea.

Entrance hall, good sized lounge, kitchen/dining room with feature exposed brick wall, 3 bedrooms, master en-suite bathroom and separate family shower room.

**Offers in Excess of: £950,000**

Brighton & Hove City Office - 01273 688881 [brighton@oakleyproperty.com](mailto:brighton@oakleyproperty.com)



### Hove Park, East Sussex

A substantial detached house offering versatile accommodation extending across three stories, constructed approximately three years ago with a garden to three sides and off road parking to the front.

Entrance hall, reception room, kitchen, 5 bedrooms, 2 bathrooms, 1 en-suite shower room, cloakroom, terrace, garden to 3 sides and off road parking. Remainder of 10 year NHBC warranty. EER - B

**Offers in Excess of: £925,000**

Brighton & Hove City Office - 01273 688881 [brighton@oakleyproperty.com](mailto:brighton@oakleyproperty.com)



### Withdean, East Sussex

A substantial detached family home in an elevated position offering rooftop views over Withdean and benefitting from off road parking.

2 reception rooms, kitchen/breakfast room, 4 double bedrooms with the master having a dressing room, 2 bathrooms, ground floor cloakroom, rear garden with a westerly raised patio area, garage and off road parking. EER - E

**Guide Price: £650,000**

Brighton & Hove City Office - 01273 688881 [brighton@oakleyproperty.com](mailto:brighton@oakleyproperty.com)



### Preston Park, East Sussex

An attractive end of terrace period house, recently renovated throughout and retaining many original features. Situated in the Preston Park Conservation Area of Brighton the property benefits from a front and rear gardens.

Entrance hall, lounge, second reception room, kitchen/dining room, 3 bedrooms, family bathroom, front and rear gardens. EER - E

**Guide Price: £645,000**

Brighton & Hove City Office - 01273 688881 [brighton@oakleyproperty.com](mailto:brighton@oakleyproperty.com)





### Finchampstead, Berkshire

A substantial period country home modelled to provide superb family accommodation with outstanding entertainment areas and equestrian facilities in grounds of about 2 acres.

Character family home, stabling with paddocks and outdoor school, 5 reception rooms, luxury kitchen, cinema and entertainment suite, wine cellar, office, self-contained annex, inner courtyard garden, formal gardens, heated swimming pool, gym. EER - C

**Guide Price: £1,750,000**

Wokingham Office - 01189 796796 sales@richard-worth.co.uk



### Finchampstead, Berkshire

A well presented detached family home situated in an unadopted road on a plot of over 0.50 acres backing onto the River Blackwater.

In excess of 3000 sq.ft., 5 double bedrooms, 2 en-suites and family bathroom, 4 reception rooms, 24ft kitchen/breakfast room, detached garage, under floor heating to the ground floor, non estate location, no onward chain complications, River access. EER - C

**Guide Price: £1,075,000**

Wokingham Office - 01189 796796 sales@richard-worth.co.uk



### Finchampstead, Berkshire

Situated in the picturesque village of Finchampstead, this charming Grade II listed thatched cottage has been updated and improved by the current owners yet sympathetically retains its original features.

Grade II listed cottage, central village location, character features, 3 bedrooms, 3 reception rooms, luxury fitted kitchen/breakfast room, ground floor bathroom, first floor shower room, studio with shower room, double garage, attractive garden.

**Guide Price: £875,000**

Wokingham Office - 01189 796796 sales@richard-worth.co.uk



### Wokingham, Berkshire

A rare opportunity to purchase this character end terrace cottage situated on a large plot with scope to extend the existing property and the added advantage of a detached timber barn which offers a multitude of uses and may even be possible to convert to annex accommodation.

Tucked away location, attractive period cottage, 2 double bedrooms, 2 reception rooms, large plot, double garage, large timber barn, an opportunity not to be missed. EER - E

**Guide Price: £575,000**

Wokingham Office - 01189 796796 sales@richard-worth.co.uk



### Swallowfield, Berkshire

Situated on the edge of this popular Berkshire village, this attractive period cottage retains much charm and character and offers well planned living accommodation of approximately 2050 sq. ft.

4 bedrooms, 3 bathrooms, 3 reception rooms, kitchen/breakfast room, good sized garden, large double garage, 2 driveways for parking, no onward chain complications. EER - F

**Guide Price: £825,000**

Wokingham Office - 01189 796796 sales@richard-worth.co.uk



### Wokingham, Berkshire

Situated on the outskirts of the town in a courtyard setting overlooking farmland, Dairy Barn was converted to a high specification with many outstanding character features.

Grade II listed barn, gated courtyard setting, 2400 sq.ft. annex/studio, exposed beams and light oak flooring, 3 bedrooms, 1 bedroom guest accommodation in annex, 3 reception rooms, luxury kitchen, double garage, attractive gardens, overlooking countryside.

**Guide Price: £800,000**

Wokingham Office - 01189 796796 sales@richard-worth.co.uk





### Wokingham, Berkshire

A stunning Grade II listed late 19th century family home within walking distance of Wokingham town centre and station in approaching 0.33 acres.

Town centre location, Grade II listed family home, walking distance of the station, accommodation over four levels, 4/5 bedrooms, 3/4 reception rooms, basement, double garage, approximately 0.33 acres plot, 33ft square roof terrace, fantastic period features.

**Guide Price: £1,395,000**

Wokingham Office - 01189 796796 sales@richard-worth.co.uk



### Finchampstead, Berkshire

A lavish new build country home of stunning proportions. This outstanding house has been designed and equipped for the best of luxury modern living within an "Arts and Crafts" façade.

Grand reception hall, drawing room, media room, dining room, orangery, kitchen/family/breakfast room, boot room, triple garage, 5 bedrooms, 5 en-suites, dressing room, staff apartment including kitchen/breakfast room, living room, shower room.

**Guide Price: £2,950,000**

Wokingham Office - 01189 796796 sales@richard-worth.co.uk



### Woodley/Sonning, Berkshire

Situated in a desirable location on the North Woodley/Sonning borders, is this individual detached family home offering well planned living accommodation over three floors.

Gated private road, open plan ground floor accommodation, luxury fitted kitchen with integrated appliances, 4/5 bedrooms, 2 en-suites, luxury family bathroom, underfloor heating to all levels, private plot, perfect order throughout, garage and workshop. EER - C

**Guide Price: £865,000**

Wokingham Office - 01189 796796 sales@richard-worth.co.uk



### Finchampstead, Berkshire

Situated in a non-estate location tucked well back from the main road is this individual detached family home which was built for the current owners in 1999 to their own specification.

Approximately 3163 sq.ft., 4/5 reception rooms, 3 bedrooms, 3 bathrooms, under floor heating, fitted kitchen and utility room, approaching 0.75 acres, double glazing, double garage. EER - C

**Guide Price: £1,100,000**

Wokingham Office - 01189 796796 sales@richard-worth.co.uk



### Wokingham, Berkshire

As you drive through the electrically operated gateway and along the well maintained estate road you will find yourself marveling at the view of the 3.5 acre lake belonging to these exclusive apartments.

Penthouse apartment, exceptional specification, 2 bedrooms, 2 bathrooms, dual aspect living room, stylish kitchen with integral German appliances, contemporary bathroom, garage. EER - B

**Guide Price: £599,950**

Wokingham Office - 01189 796796 sales@richard-worth.co.uk



### Farley Hill, Berkshire

A significant portion of this attractive Grade II listed country house with magnificent drawing room with far reaching views over the Blackwater Valley and both communal and private gardens.

Grade II listed, period family home, split level accommodation, magnificent drawing room, fitted kitchen/dining room, 3/4 bedrooms, 2 bathrooms, double garage, private garden, acres of communal gardens, communal tennis courts, far reaching views.

**Guide Price: £850,000**

Wokingham Office - 01189 796796 sales@richard-worth.co.uk

# SOUTH WEST

PAGES 22 - 45



Is the autumn property market reeling from that horrible word 'Brexit'? The short answer is no. After a very brief pause for breath immediately after the referendum result, the branches of Cooper & Tanner saw a quick return to business as usual. Bricks & Mortar – particularly those in rural locations, in pretty villages or with land remain an attractive place in which to put your money. Our part of the West Country remains as beautiful and sought after as it always was. Come and live here.

**Quintyn Howard-Evans**

**Country House and Farm Agency - 01373 455060**  
**Castle Cary - 01963 350327**  
**Frome - 01373 455060**  
**Glastonbury - 01458 831077**  
**Rural Office Frome - 01373 831010**

**Rural Office Glastonbury - 01458 834288**  
**Shepton Mallet - 01749 372200**  
**Street - 01458 840416**  
**Warminster - 01985 215579**  
**Wells - 01749 676524**



As we enter the autumn market there is a definite air of positivity amongst buyers. Without doubt, the market was subdued in the immediate aftermath of the Referendum in June, with a lack of motivation amongst buyers during the summer months, not helped by the wonderful weather tempting people to enjoy the delights of the West Country rather than buy a home! Now that summer is behind us and the general view is that the world moves on, buyers are ready to commit. This combined with lack of stock, is leading to a stronger market.

**Chris McCaughey**

**Barnstaple - 01271 322833**  
**Bideford - 01237 425030**  
**Bridport - 01308 428000**  
**Dartmouth - 01803 835336**  
**Dulverton - 01398 323174**  
**Exeter - 01392 255202**  
**Honiton - 01404 45885**

**Kingsbridge - 01548 853131**  
**Launceston - 01566 774999**  
**Okehampton - 01837 659420**  
**Plymouth - 01752 223933**  
**South Molton - 01769 572263**  
**Taunton - 01823 256625**  
**Tiverton - 01884 235705**

**Torquay - 01803 200160**  
**Totnes - 01803 865454**  
**Truro - 01872 264488**  
**Wadebridge - 01208 222333**  
**Wellington - 01823 662822**  
**Yeovil - 01935 475000**



Whilst we were all apprehensive in the lead up to the Referendum, the outcome, contrary to expectations, has had limited adverse impact on trading conditions - the combination of continuing record low interest rates and an imbalance of, generally, demand exceeding supply with some potential vendors 'sitting on the fence' ensuring strength in the market, particularly sub £500,000. As ever, the key factor to successful sales is sensible pricing. Our imminent £4m collective property auction, with 21 lots will be judged as an indicator to market sentiment.

**Richard Taylor**

**Axminster - 01297 33122**  
**Beaminster - 01308 863100**  
**Blandford - 01258 452670**  
**Bridport - 01308 422092**

**Dorchester - 01305 261008**  
**Poundbury - 01305 251154**  
**Salisbury - 01722 336944**  
**Sherborne - 01935 814488**

**Sturminster Newton - 01258 473766**  
**Wimborne - 01202 843190**  
**Yeovil - 01935 423526**





The Old School House

## Winterbourne Steepleton, Dorset

An immaculate former Rectory with excellent ancillary accommodation set within its private grounds.

Reception hall, inner hall, 3 reception rooms, kitchen, 2 conservatories, 7 bedrooms (all en suite).

The Old School House: Open plan living room/kitchen, 2 bedrooms, (both en suite), shower room. Courtyard. Coach House for garaging. Garden.

About 0.8 acre (0.32 ha). EER - E. The Old School House: EER - C

**Guide Price: £1,600,000**

Dorchester Office - 01305 261008 [rtaylor@symondsandsampson.co.uk](mailto:rtaylor@symondsandsampson.co.uk)





### Bridport, Dorset

A handsome detached period property with a new build interior, with a self-contained two bedroom coach house.

4 reception rooms, kitchen/breakfast room, 5/6 bedrooms (2 en suites), further 2 bathrooms. Extensive garaging. Workshop. Gardens. About 2.4 acres (0.97 ha). EER - D

**Guide Price: £1,750,000**

Bridport Office - 01308 422092 [sallen@symondsandsampson.co.uk](mailto:sallen@symondsandsampson.co.uk)



### Leweston, Dorset

An imposing and substantial house enjoying sweeping views over the surrounding countryside.

2 reception rooms, kitchen/breakfast room, 4 bedrooms, 2 bathrooms. Gardens. Driveway and parking. About 1.36 acres (0.55 ha). EER - G

**Guide Price: £799,950**

Sherborne Office - 01935 814488 [jstagg@symondsandsampson.co.uk](mailto:jstagg@symondsandsampson.co.uk)





### Cheselbourne, Dorset

A comfortable Grade II house and separate annexe, in a rural setting, on the fringe of the village.

3 reception rooms, kitchen/breakfast room, 3 bedrooms, bathroom, shower room.  
Lodge: Living room/kitchenette, bedroom, bathroom. Garaging. Gardens. Woodland. Paddock.  
About 3 acres (1.21 ha).

**Guide Price: £700,000**

Dorchester Office - 01305 261008 [rtaylor@symondsandsampson.co.uk](mailto:rtaylor@symondsandsampson.co.uk)



### Near Evershot, Dorset

A fine modern house with a stable yard, barn and paddocks.

2 reception rooms, kitchen/breakfast/sitting room, conservatory, 4 bedrooms, dressing room/bedroom 5, bathroom, shower room. Garden. Garaging with room and shower room over. Stables. Barn. Paddocks.  
Over 8 acres (3.23 ha). EER - D

**Guide Price: £850,000**

Dorchester Office - 01305 261008 [rtaylor@symondsandsampson.co.uk](mailto:rtaylor@symondsandsampson.co.uk)





### Plush, Dorchester

An unusual cottage within the heart of the hamlet.

2 receptions rooms, kitchen, breakfast room, 5 bedrooms, 2 bathrooms. Garage. Outbuildings. Garden. About 0.85 acre (0.34 ha). EER - F

**Guide Price: £680,000**

Dorchester Office - 01305 261008 [rtaylor@symondsandsampson.co.uk](mailto:rtaylor@symondsandsampson.co.uk)



### Blandford Forum, Dorset

A charming and handsome Grade II listed Georgian townhouse with former coach house and stable block and with a beautiful walled garden leading to the River Stour.

4 reception rooms, kitchen/breakfast room, study, garden room, cellars, principle bedroom with dressing room and en suite, further 6 bedrooms, 2 bathrooms. Coach House. Garage with barn and workshop. Terrace. Gardens. Orchard. River frontage. Bridge leading to a small island. About 1.3 acres (0.52 ha).

**Guide Price: £1,150,000**

Blandford Office - 01258 452670 [nsheppard@symondsandsampson.co.uk](mailto:nsheppard@symondsandsampson.co.uk)





### Marnhull, Dorset

A modern spacious property built in 1998 to a classical design with excellent accommodation and stunning far reaching views on the edge of this popular village.

Reception hall, 2 reception rooms, kitchen/breakfast room, study, principle bedroom with dressing room and en suite, further 5 bedrooms, 4 bathrooms (3 en suite). Garden. Garaging. About 2.42 acres (0.98 ha). EER - E

**Guide Price: £1,700,000**

Sturminster Newton Office - 01258 473766 gwb@symondsandsampson.co.uk



### Marnhull, Dorset

A handsome Grade II listed period house full of original character features and offering particularly spacious and versatile accommodation.

3 reception rooms, kitchen/breakfast room, study, 5 bedrooms, 3 bathrooms. 2 bedroom annexe. Stables. Gardens.

**Guide Price: £895,000**

Sturminster Newton Office - 01258 473766 gwb@symondsandsampson.co.uk



### East Stour, Dorset

A mellow stone former farmhouse with flexible accommodation, range of barns and stunning views.

3 reception rooms, kitchen/breakfast room, study/bedroom 4, playroom, shower room, 3 bedrooms (all en suite). Garage. Barns. Garden. About 0.85 acre (0.34 ha). EER - F  
Further acre paddock available to rent.

**Offer in Excess of: £675,000**

Sturminster Newton Office - 01258 473766 gwb@symondsandsampson.co.uk



### Donhead St Andrew, Dorset

A charming period cottage, renovated to an exceptional standard with an attractive garden.

Sitting room/dining room, kitchen/breakfast room. 3 bedrooms, bathroom. 2 storey garage with large family room/study. Gardens. Parking. EER - F

**Guide Price: £380,000**

Sturminster Newton Office - 01258 473766 gwb@symondsandsampson.co.uk



### Sturminster Newton, Dorset

A magnificent house with particularly generous accommodation in a very peaceful and private location yet within walking distance of the town centre.

Reception hall, 2 reception rooms, kitchen/breakfast room, library/study, games room, conservatory, 5 bedrooms, 3 bathrooms (2 en suite). Garage. Garden. EER - C

**Guide Price: £795,000**

Sturminster Newton Office - 01258 473766 gwb@symondsandsampson.co.uk



### Moorside, Dorset

A handsome stone house in a lovely rural location with stunning views, delightful gardens and paddock.

2 reception rooms, kitchen/breakfast room, study, 5 bedrooms, 2 bathrooms (1 en suite). Double garage with games room/office above. Workshop. Stables. Gardens. Paddock. About 2 acres (0.81 ha). EER - F

**Guide Price: £485,000**

Sturminster Newton Office - 01258 473766 gwb@symondsandsampson.co.uk





### Wareham, Dorset

A beautiful period house in a secluded woodland setting.

Reception room, kitchen/dining room, 3 bedrooms, bathroom. Garaging. Outbuildings. Woodland. Pond. Garden. About 8.4 acres (3.40 ha). EER - E

**Guide Price: £950,000**

Wimborne Office - 01202 843190 jdeamer@symondsandsampson.co.uk



### West Morden, Dorset

A delightful Grade II listed period house in an attractive rural setting.

3 reception rooms, kitchen/breakfast, 4 bedrooms, 3 bathrooms. Swimming pool. Double garage. Garden.

**Guide Price: £645,000**

Wimborne Office - 01202 843190 jdeamer@symondsandsampson.co.uk



### Holt, Dorset

A beautiful Grade II listed country home with a wealth of character in a much sought after location.

3 reception rooms, kitchen/breakfast room, study, 4 bedrooms, 3 bathrooms. Garage. Outbuildings. Gardens.

**Guide Price: £725,000**

Wimborne Office - 01202 843190 jdeamer@symondsandsampson.co.uk



### Frome St Quintin, Dorset

A charming characterful Grade II listed cottage conveniently situated in the heart of the village.

Reception room, kitchen/breakfast room, 2 bedrooms, shower room, bathroom. Landscaped garden.

**Offers in Excess of: £300,000**

Dorchester Office - 01305 261008 rtaylor@symondsandsampson.co.uk



### Ferndown, Dorset

A beautifully modernised family home with a separate paddock and stables.

2 reception rooms, kitchen, 4/5 bedrooms, 2 bathrooms, (one en suite). Paddock. Stables. About 4 acres, (1.61 ha). EER - C

**Guide Price: £745,000**

Wimborne Office - 01202 843190 jdeamer@symondsandsampson.co.uk



### Cerne Abbas, Dorset

An exceptional end of terrace cottage within this renowned village.

Hall, sitting/dining room, study, conservatory, kitchen, 3 bedrooms, shower room (en suite), bathroom, washroom (en suite). Private courtyard garden. Garage. Use of communal grounds. EER - E

**Guide Price: £438,000**

Dorchester Office - 01305 261008 rtaylor@symondsandsampson.co.uk





### Merriott, Somerset

From contemporary coach houses to four storey town houses, converted granary and stone period warehouses, Tail Mill combines the new with the old, embracing traditional architecture with the flair for modern living.

A special selection of 8 properties comprising a mix of 1-4 reception rooms and 1-5 bedrooms in a village location. Garaging or parking. EER – Awaited

**Guide Prices: £180,000 to £550,000**

Yeovil Office - 01935 423526 shennessey@symondsandsampson.co.uk



### Upton, Somerset

An exceptional renovated former farmhouse with two holiday cottages, two bedroom annexe and planning for a new cottage.

Sitting room, kitchen/dining room, study, 4 bedrooms, 2 bathrooms (1 en suite). 2 holiday cottages with 2 bedrooms. 2 bedroom annexe. Outbuildings. Gardens. About 3.11 acres (1.25 ha). EER - E

**Guide Price: £975,000**

Yeovil Office - 01935 423526 shennessey@symondsandsampson.co.uk



### Queen Camel, Somerset

A charming period house offered in excellent decorative order with a beautifully kept front and rear walled garden offering a high degree of privacy.

Reception hall, 3 reception rooms, kitchen, 4 bedrooms, 2 bathrooms. Double garage. Greenhouse. Gardens. EER - F

**Guide Price: £525,000**

Yeovil Office - 01935 423526 shennessey@symondsandsampson.co.uk



### Yeovil, Somerset

A spacious and stunning house in a popular and sought after location on the outskirts of the town.

Reception hall, 2 reception rooms, kitchen/breakfast room, study, 4 bedrooms, 2 bathrooms. Garage. Gardens. EER - D

**Guide Price: £425,000**

Yeovil Office - 01935 423526 cstockley@symondsandsampson.co.uk



### Yeovil, Somerset

A stunning detached property offering spacious accommodation with wonderful views.

Reception hall, sitting room, kitchen/dining room, study, 4 ground floor bedrooms, 2 bathrooms, further first floor master suite with dressing room, en suite shower room, study area, balcony. Parking. Garden. EER - C

**Guide Price: £450,000**

Yeovil Office - 01935 423526 cstockley@symondsandsampson.co.uk



### Yeovil, Somerset

A 1930's home that has undergone an extensive program of improvements and now offers sizeable family accommodation.

2 reception rooms, kitchen, conservatory, 3 bedrooms, bathroom. Garage. Gardens. EER - D

**Guide Price: £315,000**

Yeovil Office - 01935 423526 cstockley@symondsandsampson.co.uk





### Chardstock, East Devon

An individual renovated country bungalow offering stunning countryside views with an agricultural barn.

Sitting/dining room, kitchen/breakfast room, 3 bedrooms, bathroom. Parking. Driveway. Garden. Veranda. Patio. Wildlife pond. About 3.2 acres (1.29 ha). EER - E

**Guide Price: £535,000**

Axminster Office - 01297 33122 [rstoodley@symondsandsampson.co.uk](mailto:rstoodley@symondsandsampson.co.uk)



### Chard, South Somerset

A beautiful Grade II listed cottage offering well-proportioned accommodation and situated within a picturesque hamlet.

Sitting room, dining room, snug, kitchen, 3 bedrooms, bathroom. Gravelled driveway. Carport. Range of outbuildings. Formal lawned garden. Paddocks. About 7.5 acres (3.03 ha).

**Guide Price: £595,000**

Axminster Office - 01297 33122 [rstoodley@symondsandsampson.co.uk](mailto:rstoodley@symondsandsampson.co.uk)



### Lyme Regis, Dorset

A quality house in the popular Barnes Meadow development less than two miles from the Jurassic Coast.

Reception room, kitchen/dining room, 4 bedrooms, 3 bathrooms (2 en suite). Generous garden. Double garage. EER - C

**Guide Price: £599,950**

Axminster Office - 01297 33122 [rstoodley@symondsandsampson.co.uk](mailto:rstoodley@symondsandsampson.co.uk)



### Smallridge, East Devon

An historic Grade II listed farmhouse with far reaching rural views surrounded by mature gardens in a secluded valley location.

Drawing room, dining room, study, kitchen, domestic offices, 4 bedrooms, 2 bathrooms. Attached 2 storey barn. Detached 1 bedroom annexe. Outbuildings. About 1.14 acres (0.46 ha). EER - G

**Guide Price: £750,000**

Axminster Office - 01297 33122 [rwillmington@symondsandsampson.co.uk](mailto:rwillmington@symondsandsampson.co.uk)



### Toller Porcorum, Dorset

A substantial detached house in a village location with a southerly aspect and leafy outlook to the rear.

2 reception rooms, kitchen/breakfast room, conservatory, utility/boot room, cellar, 4 bedrooms, bathroom. Garden. Garage. EER - D

**Guide Price: £450,000**

Bridport Office - 01308 422092 [sallen@symondsandsampson.co.uk](mailto:sallen@symondsandsampson.co.uk)



### Bridport, Dorset

A handsome house, built in 2002, tucked away in a quiet position.

2 reception rooms, kitchen/dining room, study, 3 bedrooms, (all en suite). Garden. Garage. Parking. EER - D

**Guide Price: £540,000**

Bridport Office - 01308 422092 [sallen@symondsandsampson.co.uk](mailto:sallen@symondsandsampson.co.uk)





### Blandford Forum, Dorset

A brand new contemporary spacious and versatile family home finished to a high standard by renowned local developers.

Hall, reception room, kitchen/dining room, 4 bedrooms, 2 bath/shower rooms (1 en suite). Integral garage. Garden. EER – C

**Guide Price: £350,000**

Blandford Office - 01258 452670 atownsend@symondsandsampson.co.uk



### Iwerne Minster, Dorset

A substantial and versatile house with a one bedroom purpose-built annexe, offering a superb rural aspect.

Entrance hall, 2 reception rooms, study, kitchen/breakfast room, master bedroom with dressing room, 4 further bedrooms, 2 bath/shower rooms (1 en suite). Annexe: Studio room with sitting room/kitchenette, bedroom, bathroom. Double garage. Garden. EER – D

**Guide Price: £650,000**

Blandford Office - 01258 452670 atownsend@symondsandsampson.co.uk



### Hilton, Dorset

An historical School House thought to date back to 1858 situated in an idyllic location backing onto open fields.

Hall, sitting room, kitchen/dining room, reception room/bedroom 4, further 3 bedrooms, 2 bath/shower rooms (1 en suite). Range of brick outhouses. Parking. Garden. EER – G

**Guide Price: £450,000**

Blandford Office - 01258 452670 atownsend@symondsandsampson.co.uk



### Winterborne Kingston, Dorset

A most impressive and individual period property of immense character and charm located along a no-through road.

Hall, 3 reception rooms, kitchen, 3 bedrooms, bath/shower room. Parking. Garden. EER – E

**Guide Price: £479,950**

Blandford Office - 01258 452670 atownsend@symondsandsampson.co.uk



### Winterborne Stickland, Dorset

A charming Grade II listed country house with delightful gardens in a peaceful location along a quiet lane.

Reception hall, 3 reception rooms, conservatory, kitchen/breakfast room, 5 bedrooms, 2 bath/shower rooms (1 en suite). Loft area potential for conversion (STPP). Garage/workshop. Gardens. About 0.44 acre (0.18 ha).

**Guide Price: £695,000**

Blandford Office - 01258 452670 nsheppard@symondsandsampson.co.uk



### Winterborne Whitechurch, Dorset

A most attractive village home with exceptional gardens landscaped by Chelsea Flower Show Winner.

Reception hall, 2 reception rooms, kitchen/breakfast room, study, 4 bedrooms, 2 bathrooms (1 en suite). Garage. About 0.33 acre (0.13 ha). EER – C

**Guide Price: £585,000**

Blandford Office - 01258 452670 nsheppard@symondsandsampson.co.uk





### Stoke Abbott, Beaminstor

A beautifully modernised cottage with elevated gardens and fine country views within a pretty country village.

Reception room, kitchen/breakfast room, 2 bedrooms, bathroom. Delightful garden. EER - F

**Guide Price: £299,950**

Beaminstor Office - 01308 863100 jsmith@symondsandsampson.co.uk



### Broadwindsor, Dorset

A superb Grade II listed home, with a wealth of character situated within a popular rural village.

4 reception rooms, kitchen/breakfast room, orangery, utility, workshop, store room, 5 bedrooms, 2 bathrooms. 2 storey detached outbuilding with workshop, garaging and offices. About 0.65 acre (0.26 ha).

**Guide Price: £725,000**

Beaminstor Office - 01308 861300 jsmith@symondsandsampson.co.uk



### Chard, Somerset

A Grade II listed English long house with a detached two bedroom cottage.

2 reception rooms, kitchen/breakfast room, 4 bedrooms, 2 bathrooms. Garaging Outbuilding. Private gardens.

**Guide Price: £895,000**

Beaminstor Office - 01308 863100 jsmith@symondsandsampson.co.uk



### Poundbury, Dorset

An attractive Georgian style town house situated close to the Buttermarket Square.

2 reception rooms, kitchen/breakfast room, utility, principle bedroom with dressing room and en suite shower room, 3 further bedrooms, bathroom, shower room. Garden. Double garage. EER - B

**Guide Price: £500,000**

Poundbury Office - 01305 251154 pgs@symondsandsampson.co.uk



### Weymouth, Dorset

A stunning individual single storey dwelling occupying an elevated site with far reaching country views towards the coast.

Reception room, kitchen/breakfast room, garden room, utility, 4 bedrooms, 3 bathrooms. Enclosed garden. Sun terraces. Outbuildings. Double garage and carport. EER - D

**Guide Price: £745,000**

Poundbury Office - 01305 251154 jsummers@symondsandsampson.co.uk



### Weymouth, Dorset

A fine period family home providing a spacious interior with character features and country views.

3 reception rooms, kitchen/breakfast room, conservatory, study area, 5 bedrooms, 3 bathrooms. Garage. Parking. South facing garden. EER - D

**Guide Price: £585,000**

Poundbury Office - 01305 251154 jsummers@symondsandsampson.co.uk





### Broadwindsor, Dorset

A detached Grade II listed property steeped in character and history situated in the centre of the village.

3 reception rooms, country kitchen, 5 bedrooms, 4 bathrooms (3 en suite). Garage. Parking. Gardens.

**Guide Price: £1,250 pcm**

Beamster Office - 01308 863100 [Inolan@symondsandsampson.co.uk](mailto:Inolan@symondsandsampson.co.uk)



### Cucklington, Dorset

A beautifully presented detached lodge which lies on the outskirts of a popular village with stunning views.

Reception hall, 2 reception rooms, kitchen, 3 bedrooms, 2 bathrooms. Garden. Parking. EER - F

**Guide Price: £1,500 pcm**

Sherborne Office - 01935 818515 [mcleal@symondsandsampson.co.uk](mailto:mcleal@symondsandsampson.co.uk)



### Holwell, Dorset

A Grade II listed Victorian cottage within five miles of Sherborne with spacious accommodation.

2 reception rooms, kitchen/dining room, 4 bedrooms, 2 bathrooms. Secluded garden. Parking.

**Guide Price: £1,650 pcm**

Sherborne Office - 01965 818515 [mcleal@symondsandsampson.co.uk](mailto:mcleal@symondsandsampson.co.uk)



### Henstridge, Somerset

A stylish executive home presented throughout to the highest standard, enjoying sweeping countryside views.

3 reception rooms, kitchen/breakfast room, 7 bedrooms, 4 bathrooms. Gardens. Orchard. Double garage. EER - C

**Guide Price: £2,200 pcm**

Sherborne Office - 01935 818515 [mcleal@symondsandsampson.co.uk](mailto:mcleal@symondsandsampson.co.uk)



### Weymouth, Dorset

An extended period four bedroom detached family home situated in the heart of this much sought after historic seaside town.

2 reception rooms, open plan kitchen and dining areas, 4 bedrooms, 2 bathrooms. Garden. Parking. EER - F

**Guide price: £1,350 pcm**

Dorchester Office - 01305 251154 [tgumbrell@symondsandsampson.co.uk](mailto:tgumbrell@symondsandsampson.co.uk)



### West Orchard, Dorset

A large and beautifully presented family home with very versatile accommodation.

3/4 reception rooms, kitchen, utility, 4/5 bedrooms, 3 bathrooms. Gardens. Paddock. Stables. Swimming pool. About 2.7 acres (1.1 ha). EER - C

**Guide Price: £1,800 pcm**

Blandford Office - 01258 548473 [rjames@symondsandsampson.co.uk](mailto:rjames@symondsandsampson.co.uk)





### Clanville, Somerset

A substantial four bedroom property with integrated self contained annex situated in a hamlet on the outskirts of Castle Cary. The property offers generous accommodation, light and airy rooms, double garage, large well maintained back garden with workshop.

4 bedrooms, 3 bathrooms, 3 reception rooms and conservatory. Situated approximately 2 miles from Castle Cary with easy access to the A303, M3 London road, mainline railway station (London/Paddington) or Templecombe (Waterloo). Local independent schools are found in Bruton, Sparkford, Sherborne, Street, Glastonbury and Wells. EER - D

**Guide Price: £550,000**

Castle Cary Office - 01963 350327 [castlecary@cooperandtanner.co.uk](mailto:castlecary@cooperandtanner.co.uk)



### Mere, Wiltshire

Beautifully and sympathetically refurbished, charming three storey period townhouse set within the heart of Mere. Light and airy accommodation with period features and neutral decoration throughout, wooden and tiled flooring, gas fired central heating and a good sized garden.

4 bedrooms, sitting room, dining room, large kitchen/breakfast room, utility/boot room and family bathroom. Enclosed rear gardens. Mere is a pretty Wiltshire town not far from the Stourhead and Longleat Estates and the scenic Wiltshire Downs. There are primary and secondary schools in the town with local independent schools found in Bruton, Sparkford, Sherborne, Street, Glastonbury and Wells. Good access to the A303/M3. EER - E

**Guide Price: £349,950**

Castle Cary Office - 01963 350327 [castlecary@cooperandtanner.co.uk](mailto:castlecary@cooperandtanner.co.uk)





### Westbury, Wiltshire

A stylish, detached Grade II listed house with a range of modern farm and other buildings, stabling, ménage and three holiday cottages, set at the end of a private driveway with mature gardens and paddocks totalling in all about 19 acres with good outriding close by.

Well presented accommodation with 4 double bedrooms, en-suite bathroom, family bathroom, sitting room, dining room, kitchen/breakfast room, utility room, downstairs shower room, office and boot room. Biomass heating. Stables and farm buildings. Manège. Good outriding. In all 19 Acres. 16 acres of paddocks. 3 new holiday cottages (1st fix). Westbury station 3 miles.

**Guide Price: £1,295,000**

Frome Office - 01373 455060 frome@cooperandtanner.co.uk



### Broughton Gifford, Wiltshire

An attractive Grade II listed four bedroom farmhouse with attached two bedroom cottage, a range of period and modern farm buildings and up to 41 acres of arable and pasture land. Available as a whole or in lots.

Period farmhouse with 4 bedrooms, 3 bathrooms, farmhouse kitchen, sitting room, dining room, snug, utility room and cloakroom. Attached but self contained 2 bedroom cottage. Arable and pasture land. Agricultural buildings and traditional barns. The property would suit a variety of uses and in particular offers potential for equestrian or agricultural use. The former farm buildings may be suitable for conversion, subject to consents. Available with 10 acres for £950,000.

**Guide Price: £1,250,000**

Frome Office - 01373 455060 frome@cooperandtanner.co.uk





### Frome, Somerset

A charming four double bedroom Grade II listed double fronted cottage located in the heart of the conservation area of in Frome. Located in the heart of the conservation area this beautifully renovated cottage, formerly an old bakery also has a pretty garden.

4 bedrooms, living/dining room with open fireplace and exposed beams, kitchen with Italian tiled flooring and Shaker style units with a Corian work surface, 2 bedrooms and a bathroom are on the first floor with 2 further bedrooms and a cloakroom on the second floor. The town has good shopping facilities, small independent shops, artisan street markets, festival and cultural venues, a sports centre, several cafés, pubs and schools including the Steiner Academy, a theatre.

### Price on Application

Frome Office - 01373 455060 frome@cooperandtanner.co.uk



### Frome, Somerset

A beautiful town house, situated on the west side of the town, within walking distance of local amenities and the historic St Catherine's area. Throughout the property there are character features including sanded and sealed floor boards, window shutters, French windows and cast fireplaces.

4 bedrooms, family bathroom, sitting room, dining room, kitchen/breakfast room with cream Aga and hand painted cabinets, utility room, downstairs shower room, garden room, and basement. The garden is enclosed by natural stone walls, detached garage and further off-street parking for several vehicles. Bath and Bristol are within commuting distance and the local railway station provides services to London Paddington, Bristol, Bath and Weymouth. EER - F

### Guide Price: £650,000

Frome Office - 01373 455060 frome@cooperandtanner.co.uk





### Beckington, Somerset

A handsome and substantial Grade II Listed house on the outskirts of this coveted village not far from Bath, set in about 3 acres.

7 bedrooms, 3 bath/shower rooms, sitting room, dining room, garden room, snug, utility, study and kitchen. Close to Bath with exceptionally versatile family accommodation set in just under 3 acres of gardens and grounds with garaging and outbuildings.

**Guide Price: £1,300,000**

Frome Office - 01373 455060 frome@cooperandtanner.co.uk



### Wellow, Somerset

A handsome, detached Grade II listed former farmhouse, with a stone outbuilding/garage, pretty gardens and parking.

One of the principal houses in the centre of this delightful village just over 4 miles from Bath. 4/5 bedrooms, drawing room, sitting room, dining room, kitchen/breakfast room, bathroom and shower room. Village shop, primary school and public house.

**Guide Price: £1,100,000**

Frome Office - 01373 455060 frome@cooperandtanner.co.uk



### Frome, Somerset

Occupying a commanding position on North Parade, this four storey town house is set within minutes of the town centre.

4 bedrooms, bathroom, shower room, kitchen/breakfast room, dining room, living room, cellar, utility room and store. Gardens and parking. Woodland walk through the Millennium woodland garden and the river valley of Willow Vale, also on the doorstep. EER - F

**Guide Price: £450,000**

Frome Office - 01373 455060 frome@cooperandtanner.co.uk



### Hemington, Somerset

A fantastic chapel conversion featuring an individual and beautifully presented period interior with large gardens and an attached paddock.

3 ground floor bedrooms, kitchen/breakfast room with Aga, utility room and downstairs shower room. Super first floor sitting room and a master bedroom with en-suite bathroom. Glorious gardens and paddock. EER - D

**Guide Price: £695,000**

Frome Office - 01373 455060 frome@cooperandtanner.co.uk





### Glastonbury, Somerset

Situated in arguably the best position in Glastonbury on the side of the iconic Tor, this most unique property has undergone complete renovation and significant extensions culminating in an idyllic rural retreat.

The extended accommodation includes 4 bedrooms with contemporary en-suite facilities and family bathroom. The bedrooms enjoy superb elevated views and southerly aspects. Open plan ground floor accommodation comprises sitting room, a utility room and a stunning kitchen/dining area, extending through into an additional living area where bi-folding doors open out onto a south facing raised decked seating area. EER - C

**Guide Price: £685,000**

Glastonbury Office - 01458 831077 [glastonbury@cooperandtanner.co.uk](mailto:glastonbury@cooperandtanner.co.uk)



### Glastonbury, Somerset

An individual and elevated three bedroom property enjoying superb southerly views towards Butleigh Moor.

Occupying a sought after location the accommodation offers 3 bedrooms, a family bathroom, sitting room, dining room, study, kitchen, utility room and cloakroom. Outside there is a single garage and gardens. EER - D

**Guide Price: £310,000**

Glastonbury Office - 01458 831077 [glastonbury@cooperandtanner.co.uk](mailto:glastonbury@cooperandtanner.co.uk)



### Baltonsborough, Somerset

Double fronted cottage style home offering excellent levels of efficiency and a substantial, bespoke garden cabin.

The well appointed accommodation offers 3 bedrooms, en suite shower room, family bathroom, kitchen/breakfast room, lounge with woodburning stove, cloakroom and utility room. Parking and bespoke garden cabin with power and mains water. EER - B

**Guide Price: £365,000**

Glastonbury Office - 01458 831077 [glastonbury@cooperandtanner.co.uk](mailto:glastonbury@cooperandtanner.co.uk)





### Havyatt, Somerset

An imposing family home with vast amounts of accommodation, conveniently located close to both Millfield schools.

5/6 bedrooms, 2 en-suites, family bathroom, large kitchen/breakfast room, lounge, study, cloakroom and utility room. Versatile top floor games room. Well proportioned rear garden. Planning permission for a detached double garage. EER - C

**Guide Price: £575,000**

Glastonbury Office - 01458 831077 [glastonbury@cooperandtanner.co.uk](mailto:glastonbury@cooperandtanner.co.uk)



### Glastonbury, Somerset

This versatile and well-presented detached period home includes four/five bedrooms and enjoys superb rural views.

4/5 bedrooms, en-suite and family bathroom, 3/4 reception rooms and kitchen. Gardens and parking. Built in the 1920's the property is situated on the edge of town, providing easy access to both Glastonbury and Street. EER - D

**Guide Price: £339,950**

Glastonbury Office - 01458 831077 [glastonbury@cooperandtanner.co.uk](mailto:glastonbury@cooperandtanner.co.uk)



### Pilton, Somerset

This quintessential English cottage is situated in a peaceful spot in the heart of the village.

3 bedrooms, 2 reception rooms, kitchen and family bathroom. Enclosed rear garden and vehicular access. Many period features including beams and fireplaces. Residents are also eligible for free Glastonbury Festival ticket(s). EER - E

**Guide Price: £339,000**

Glastonbury Office - 01458 831077 [glastonbury@cooperandtanner.co.uk](mailto:glastonbury@cooperandtanner.co.uk)



### Glastonbury, Somerset

Well located first floor retirement apartment benefiting from excellent owner facilities and high standards of presentation

1 bedroom, lounge/diner and bathroom. Warden assisted with residents lounge. Drawing room complete with grand piano, which is used for many social gatherings. Laundry room on the second floor and a guest suite which can be booked. EER - B

**Guide Price: £110,000**

Glastonbury, Somerset - 01458 831077 [glastonbury@cooperandtanner.co.uk](mailto:glastonbury@cooperandtanner.co.uk)





### Wanstrow, Somerset

A detached period home offering versatile living accommodation, extensive parking and gardens. Detached two bedroom barn conversion.

5 bedrooms, 3 reception rooms, 2 kitchens, utility, bathroom, shower room and cloakrooms. Presented with internal annexe with 2 kitchens on the ground floor, however the property can be used as one large home. 2 bed barn conversion all set in large grounds. EER - E

**Guide Price: £775,000**

Shepton Mallet Office - 01749 372200 sheptonmallet@cooperandtanner.co.uk



### Oakhill, Somerset

A very nicely proportioned modern detached house with garden, parking and large two-storey work unit located in a select gated development.

4 bedrooms, 2 en-suites, family bathroom, kitchen/dining room, sitting room with balcony, study, utility room and cloakroom. Detached work units, parking and gardens all within a gated community with good access to Bath and Bristol. EER - C

**Guide Price: £495,000**

Shepton Mallet Office - 01749 372200 sheptonmallet@cooperandtanner.co.uk



### Shepton Mallet, Somerset

A particularly attractive three bedroom semi-detached period property, conveniently located close to the centre of town.

The accommodation includes 3 bedrooms, sitting room, dining room and good size kitchen / breakfast room and a family bathroom. Outside, there is a generous rear garden and off road parking for 2 vehicles. EER - E

**Guide Price: £269,950**

Shepton Mallet Office - 01749 372200 sheptonmallet@cooperandtanner.co.uk



### Oakhill, Somerset

A delightful and most attractive double-fronted Georgian house, pleasantly situated within the village.

The accommodation includes 3 double bedrooms, en-suite, family bathroom, sitting room with wood burner, dining room and kitchen with pantry. Outside, there is a particularly private walled courtyard. Good access to Bath and Bristol. EER - E

**Guide Price: £339,950**

Shepton Mallet Office - 01749 372200 sheptonmallet@cooperandtanner.co.uk





### Catcott, Somerset

A detached home with a paddock, stables and large formal gardens located on the edge of the village adjoining open countryside.

6 bedrooms, 2 bathrooms, 3 en-suites, sitting room, dining room, living room, conservatory, cloakroom and utility room. The property would suit multi-generation living, somebody looking to keep a pony or somebody looking to run a business from home. EER - D

**Guide Price: £750,000**

Street Office - 01458 840416 [street@cooperandtanner.co.uk](mailto:street@cooperandtanner.co.uk)



### Edington, Somerset

A Grade II Listed period home with well proportioned accommodation, large gardens, garage and outdoor swimming pool.

5 bedrooms, 2 en-suites, family bathroom, drawing room, dining room, kitchen/breakfast room, study, utility and boot rooms. Positioned on a quiet country lane within the sought after village of Edington. EER - E

**Guide Price: £600,000**

Street Office - 01458 840416 [street@cooperandtanner.co.uk](mailto:street@cooperandtanner.co.uk)



### Barton St David, Somerset

An exceptional family home with beautifully presented five bedroom accommodation finished to a high standard.

5 bedrooms, en-suite, bathroom, shower room, 3 reception rooms, kitchen/breakfast room, utility and cloakroom. Just a 10 minute drive from Millfield Senior School. The property has been extended and adapted for multi-generation living suiting an elderly relative. EER - C

**Guide Price: £550,000**

Street Office - 01458 840416 [street@cooperandtanner.co.uk](mailto:street@cooperandtanner.co.uk)



### Stawell, Somerset

A beautifully presented and spacious character cottage that blends period features with modern conveniences.

4/5 bedrooms, en-suite, bathroom, 2 reception rooms, kitchen/breakfast room, utility and cloakroom. Gardens and garage. An external barn has also been converted to well equipped office space and the delightful gardens are ideal for families. EER - E

**Guide Price: £475,000**

Street Office - 01458 840416 [street@cooperandtanner.co.uk](mailto:street@cooperandtanner.co.uk)





### Tytherington, Wiltshire

This attractive and substantial five bedroom family home is superbly located in this sought after village in the heart of the Wyllye Valley.

The well planned and spacious accommodation comprises of 5 bedrooms, 3 with ensuites, entrance hall, cloakroom, drawing room, dining room, study, conservatory, kitchen/breakfast room, utility room and bathroom. Double garage and gardens with extensive views. EER - E

**Guide Price: £750,000**

Warminster Office - 01985 215579 warminster@cooperandtanner.co.uk



### Warminster, Wiltshire

A stunning semi detached Victorian family home in a highly desirable part of the town, with gardens, garage and parking.

Accommodation arranged over 4 floors including 8 bedrooms, 6 bath/shower rooms, and 4 reception rooms. Currently run as a successful Bed and Breakfast as well as a family home and is presented in very good order with lovely gardens, garage and ample parking. EER - D

**Guide Price: £725,000**

Warminster Office - 01985 215579 warminster@cooperandtanner.co.uk



### Mere, Wiltshire

A beautiful stone built detached house located on the edge of this popular town set in approx two acres of paddock and gardens.

The accommodation comprises of 3/4 bedrooms, entrance hall, sitting room, family room, dining room, fitted kitchen, rear lobby, utility room, cloakroom, bathroom and garage. The property enjoys beautifully tended gardens which extend to about 2 acres. EER - E

**Guide Price: £595,000**

Warminster Office - 01985 215579 warminster@cooperandtanner.co.uk



### Monkton Deverill, Wiltshire

A charming end terrace three bedroom period cottage with consent for further extension. Superbly located in this sought after village.

The well presented accommodation comprises of 3 bedrooms, entrance porch, sitting room, dining room, kitchen/breakfast room, utility room and cloakroom. Large garden, garage and parking. EER - E

**Guide Price: £395,000**

Warminster Office - 01985 215579 warminster@cooperandtanner.co.uk





### West Horrington, Somerset

An impressive detached family home set within 0.5 acres of south facing grounds with a swimming pool and breath taking views.

5 bedrooms, 3 bathrooms, sitting room, conservatory, kitchen/family room, dining room and study. Outdoor pool, ample parking and south facing gardens. A few minutes' drive to Wells and one of the area's most popular primary schools is within walking distance. EER - E

**Guide Price: £799,950**

Wells Office - 01749 676524 wells@cooperandtanner.co.uk



### Emborough, Somerset

An exquisite detached five bedroom family home with double garage, large gardens and countryside views.

Extended and improved by the current owners to create a practical family home. Kitchen/Breakfast room, lounge, sitting room, study, utility room, larder, downstairs shower room, master with ensuite, 4 further double bedrooms and a family bathroom. EER - D

**Guide Price: £595,000**

Wells Office - 01749 676524 wells@cooperandtanner.co.uk



### Wells, Somerset

A charming Grade II Listed four bedroom character cottage set in beautiful walled gardens.

4 bedrooms, en-suite and family bathroom, 3 reception rooms and kitchen/breakfast room. Ample parking, double garage, a 3 room office which could be converted into an annexe all within striking distance of the city centre.

**Guide Price: £725,000**

Wells Office - 01749 676524 wells@cooperandtanner.co.uk



### Paulton, Somerset

A beautiful detached four bedroom contemporary family home built to a high specification by the current owners.

4 bedrooms, en-suite and family bathroom, open plan kitchen, dining/family room and sitting room. Arranged over 3 floors with versatile open plan living with stunning bi-folding doors opening out to a large garden and benefits from off road parking. EER - B

**Guide Price: £399,950**

Wells Office - 01749 676524 wells@cooperandtanner.co.uk





### Taunton, Somerset

A Grade II Listed five bedroom house with an additional attached four bedroom property, set in approximately 2.35 acres (available as a whole or in two lots).

3 reception rooms, 9 bedrooms (4 en-suites), 3 further bathrooms, gardens of approximately 2.35 acres, garage, range of outbuildings, ample parking and independent driveways.

**Guide Price: £1,490,000**

Taunton Office - 01823 256625 [taunton@stags.co.uk](mailto:taunton@stags.co.uk)



### Frampton, Dorset

An exceptional five bedroom detached family home with far-reaching countryside views set in 1.4 acres.

Option to buy an additional adjoining land in a rural position and yet with Dorchester just 6 miles away. Good range of useful outbuildings with potential. EER - E

**Guide Price: £795,000**

Yeovil Office - 01935 475000 [yeovil@stags.co.uk](mailto:yeovil@stags.co.uk)





## Budleigh Salterton, Devon

An exquisite Victorian villa in a prime position with uninterrupted views over Budleigh Salterton's famous coastline.

An impressive coastal retreat for those seeking the lifestyle purchase. Generous sitting room with striking views out to sea, dining room, garden room, kitchen, utility, laundry, 4 bedrooms, 2 bathrooms. Beautifully landscaped Mediterranean-style garden. EER - E

**Guide Price: £599,950**

Exeter Office - 01392 255202 [exeter@stags.co.uk](mailto:exeter@stags.co.uk)



## Callington, Cornwall

A magnificent and historic converted chapel with spacious reception accommodation and galleried mezzanine floor located in the heart of this pretty village.

Stunning original features, hugely flexible accommodation, gardens and parking, village location, outbuildings, perfect for entertaining. EER - G

**Guide Price: £495,000**

Plymouth Office - 01752 223933 [plymouth@stags.co.uk](mailto:plymouth@stags.co.uk)

# EASTERN

PAGES 46 - 58



## Beresfords

Our Country & Village Division is still finding the higher end of the market very active, with sales in the last 3 months more than double that of the same period last year. There has been little sign of a summer slowdown or post Brexit effect.

**Terry Holmes**

Country & Village - 01245 397475  
Billericay - 01277 626262  
Braintree - 01376 348444  
Brentwood - 01277 231515  
Chelmsford - 01245 500555

Colchester - 01206 764444  
Gidea Park - 01708 730255  
Great Dunmow - 01371 876868  
Hornchurch - 01708 474034  
Ingatestone - 01277 350505

Maldon 01621 853111  
Shenfield - 01277 212111  
Upminster - 01708 222200  
Witham - 01376 517777  
Writtle - 01245 420880

## BROWN & CO

Well the market for our region post the EU Referendum certainly proved many pundits wrong! We have experienced an improvement in market conditions, more sales and stable pricing; the availability of funding and continued demand providing strength. Time will tell whether this is sustained but we are capitalising on the current positivity...more instructions required.

**Jeremy Baguley**

Banbury - 01295 273555  
Brigg - 01652 654833  
Bury St Edmunds - 01284 725715  
Grantham - 01476 591991

Huntingdon - 01480 432220  
Holt - 01263 713143  
King's Lynn - 01553 770771  
Melton Mowbray - 01664 502120

Norwich - 01603 629871  
Retford - 01777 709112  
Spalding - 01775 722321

## Cheffins

Confidence in the market has returned swiftly following the Referendum and we have seen that transaction levels and pricing have remained strong. As the UK economy stood firm and share prices returned to previous levels, both buyers and sellers realised that not all was doom and gloom in the property market, especially in areas as popular as the likes of Cambridge and Saffron Walden. Brexit or no Brexit, our region has continued to thrive as a result of high demand, due to its commutability to London, fantastic schools and lifestyle on offer. Despite this, there is still a degree of buyer caution since the Referendum, and as a result it is essential for sellers to instruct a successful, local agent to negotiate on their behalf. In a tough market you need a tough agent, and now more than ever sellers need someone who is an expert in the region. For us, with offices through Newmarket, Ely, Haverhill, Saffron Walden and Cambridge, we have an incredibly strong database which will reach as many potential buyers as possible.

**Bruce King**

Cambridge - 01223 214214  
Ely - 01353 654900

Haverhill - 01440 707076  
Newmarket - 01638 663228

Saffron Walden - 01799 523656

## Clarke & Simpson

The general consensus was that the market would be severely shaken if Britain decided to leave Europe. Whilst no-one knows what the future will bring, the Suffolk market has remained strong, with local buyers continuing to move and those from London and further afield still keen to make the move to one of the country's best and undiscovered counties.

**Stuart Clarke**

Framlingham - 01728 724200

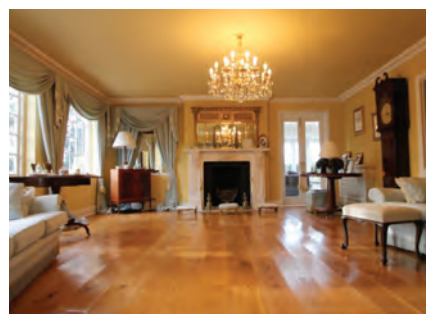
## MOUNT & MINSTER

Throughout the East Midlands, sales post-Brexit have remained strong with quality properties selling quickly, some of them in excess of their guides. The uncertainty of the referendum and the subsequent result merely created a delayed market, meaning August onwards was extremely busy, with various sales being successfully negotiated, which would have usually been agreed earlier in the year. It is highly likely the ongoing increase in activity will continue throughout the winter and early spring months of 2017.

**Ralph Wyrley-Birch**

Lincoln - 01522 716204





### Ongar, Essex

A beautifully positioned country house that has been extended and remodelled over the years to now offer family living of superb proportions and setting. The stunning grounds are in a quite unique setting surrounded by organic farmland with far reaching views. With excellent leisure facilities including a tennis court, entertainment barn / gym and, double garage all set within beautifully mature and well stocked grounds in excess of 3 acres (stls). EER - F

**Guide Price: £2,000,000**

Country & Village - 01245 397475 [country@beresfords.co.uk](mailto:country@beresfords.co.uk)



### Dunmow, Essex

A stunning and unique Grade II listed barn conversion, dating back to the 16th century and converted approximately 20 years ago.

4 double bedrooms, 5 reception rooms, set within a beautiful plot of circa 4 acres (stls). Detached triple garage with art studio/gymnasium, 3 stables, hay store (potential annex accommodation stpp) half size ménage and paddocks, plus striking formal gardens. Easy access to Felsted School (1.7 miles) and short drive to Chelmsford mainline railway station (10 miles) for direct access into central London.

**Guide Price: £1,495,000**

Country & Village - 01245 397475 [country@beresfords.co.uk](mailto:country@beresfords.co.uk)





### Ingatstone, Essex

Situated in a highly sought after turning in the centre of Ingatstone, within easy walking distance of Ingatstone mainline railway station and high street.

The accommodation comprises: reception hallway to triple aspect living room with double doors onto a raised decked seating area which overlooks the main garden, dining room, kitchen/breakfast room, utility room and cloakroom wc all to the ground floor. To the first floor there are 5 very generous double bedrooms with the master benefiting from a walk-in dressing room and en-suite bathroom and 2 further bathrooms. EER - C

**Guide Price: £1,000,000**

Ingatstone Office - 01277 350505 [Ingatstone.sales@beresfords.co.uk](mailto:Ingatstone.sales@beresfords.co.uk)



### Orsett, Upminster

Situated in a prime location in Orsett Village on a large plot approaching 1 acre (stls) is this individually designed Georgian style family house.

The property was built for the present owners approximately 50 years ago and offers impressive accommodation. The features include spacious reception hall, 3 reception rooms and an attached double garage, the extensive garden comprises side garden, rear garden and paddock areas. The rear garden is formally laid out and provides a high degree of privacy whilst the side garden area is mainly laid to lawn with mature trees. The Extensive paddock area is also mainly laid to lawn with mature trees, greenhouse and shed. EER - E

**Guide Price: £1,200,000**

Upminster Office - 01708 222200 [Upminster.sales@beresfords.co.uk](mailto:Upminster.sales@beresfords.co.uk)



### Brentwood, Essex

This impressive five bedroom detached family home stands on a plot of 0.4 acres (stls) with a southerly facing aspect and a secluded rear garden.

The spacious and extremely well presented accommodation throughout includes a large living room with an excellent kitchen/dining room, a good sized separate dining room and with an entrance hall that comes with downstairs cloakroom and boot show room. Off the living room there is a good sized conservatory with views to the rear aspect. To the first floor there are 5 spacious double bedrooms, the master and bedroom 2 are complete with ensuite, whilst the master also has a large dressing room. EER - E

**Guide Price: £2,200,000**

Shenfield Office - 01277 212111 [Shenfield.sales@beresfords.co.uk](mailto:Shenfield.sales@beresfords.co.uk)



### Chelmsford, Essex

A modern family residence offering exceptional open plan living, uniquely designed by the Award Winning Architect, Annabel Brown.

Throughout, the property has been thoughtfully designed to provide bright and airy accommodation with flexible usage. Full length bi-folding doors provide access to a secluded and private rear garden, whilst off street parking is provided for several vehicles to the front. En-suite facilities are provided to both the first and second bedrooms, as well as a family bathroom and downstairs WC. Little Baddow offers 2 local pubs and various country walks, with the added convenience of being located just 6 miles from Chelmsford City Centre. EER - B

**Guide Price: £1,100,000**

Chelmsford Office - 01245 500555 [Chelmsford.sales@beresfords.co.uk](mailto:Chelmsford.sales@beresfords.co.uk)





### Dunmow, Essex

A most Charming four bedroom, four reception period property with origins thought to date back to 1516, benefiting from not being listed.

The house is set on a quiet idyllic country lane and is surrounded by far reaching rolling farmland. The property is set within one of the most stunning plots of almost 1.5 acres (stls). Equestrian potential, double garage and cart lodge. Stansted Express 5.2 miles, (journey time to London Liverpool Street approximately 47 minutes). EER - F

**Guide Price: £965,000**

Country & Village - 01245 397475 country@beresfords.co.uk



### Blackmore End, Essex

A delightful detached period family residence thought to date back to the 16th century set within an idyllic country lane.

Benefitting from not being listed and a brand new thatched roof. 4/5 bedrooms, 3 reception rooms, a stunning triple aspect drawing room, farmhouse style kitchen, separate utility, formal dining room and further family room/study. Set on a picturesque plot of just under 1 acre (stls). EER - E

**Guide Price: £795,000**

Country & Village - 01245 397475 country@beresfords.co.uk





### Ranby, Retford, Nottinghamshire

A Grade II\* country house dating back to late 18th Century. A fine example of Georgian architecture offering the opportunity for a new purchaser to create their very own country retreat.

The Hall has a faded grandeur style and now needs a scheme of modernisation to bring it back to life. The Hall could be suitable for corporate entertainment taking advantage of the flexible living accommodation which could easily be suitable as staff quarters. Master bedroom with dressing room and en-suite bathroom, guest bedroom suite complete with piano landing are just some of the fine features the Hall could offer.

**Guide Price: £1,650,000**

Retford Office - 01777 709112 [retford@brown-co.com](mailto:retford@brown-co.com)



### Leasingham, Sleaford, Lincolnshire

An elegant Grade II\* Georgian gentleman's residence set in mature private grounds of 2.2 acres.

Behind the exquisite south front of this Georgian gem the accommodation on offer includes 4 spacious reception rooms, including a classically proportioned panelled drawing room, 3 principal bedrooms and 4 bathrooms. Secondary accommodation with 3 further bedrooms. Extensive out offices including garaging, laundry and sauna. Walled gardens and potential building plot (subject to planning).

**Guide Price: £950,000**

Grantham Office - 01476 514455 [grantham@brown-co.com](mailto:grantham@brown-co.com)



### Gringley on the Hill, Doncaster, South Yorkshire

A truly charming five bedroom detached character cottage offering generous living space including four reception rooms, breakfast kitchen with AGA, three bathrooms. Substantial garage suitable for ancillary uses (gym, annexe) 0.8 acre garden.

Hazel Cottage is ideal for family occupation, those wishing to host guests, alfresco entertaining and develop the substantial brick built garage into ancillary accommodation such as home office, annexe style living arrangement, gymnasium, subject to appropriate consents and approvals. Particular features of note include the property's rural position to the periphery of this much desired village and its extensive mature grounds. EER - E

**Guide Price: £525,000**

Retford Office - 01777 709112 [retford@brown-co.com](mailto:retford@brown-co.com)



### Scawby, North Lincolnshire

A former old school sympathetically renovated to a lovely family home of versatile accommodation of impressive proportions, situated in the village of Scawby.

Principal features include the 2 large reception rooms, the original school room (currently used as an art studio), dining kitchen and adjacent breakfast area, good sized office/study, cloakroom and WC to the ground floor. To the first floor is the galleried landing leading to the master bedroom and en suite, large front bedroom with feature arched window and en-suite shower room, 2 further bedrooms and family bathroom. Scawby is located close to the market town of Brigg.

**Guide Price: £425,000**

Brigg Office - 01652 654833 [brigg@brown-co.com](mailto:brigg@brown-co.com)





### Keswick, Norwich, Norfolk

**A delightful Grade II Listed Norfolk water mill with period features and fine river views.**

The property is close to Norwich and offers accommodation on 4 floors incorporating the original mill machinery and including open plan family living accommodation on the first floor with at least 7 bedrooms in total, some of which could be used for other purposes. The grounds extend to around 2.7 acres (subject to measured survey). This is a very special property in an unspoilt rural position only around 4 miles from Norwich city centre.

**Offers in Excess of : £1,000,000**

Norwich Office - 01603 629871 [norwich@brown-co.com](mailto:norwich@brown-co.com)



### Yaxham, Norfolk

**An outstanding contemporary property set in around 10.9 acres (4.43 ha) in a delightful rural position in mid-Norfolk.**

The house has 5 bedrooms, 3 bathrooms (1 en-suite), kitchen/breakfast room with a wood burner, lounge with an open fireplace, office/play room, large UPVC double glazed conservatory and a most amazing entertainment room. There are also 2 separate annexes and a large workshop/store plus office space and yard with separate access. Strategically situated in mid-Norfolk within easy reach of the A47 trunk road, being about 3 miles from Dereham and some 12 miles from Norwich. EER - D

**Guide Price: £995,000**

Norwich Office - 01603 629871 [norwich@brown-co.com](mailto:norwich@brown-co.com)



### Clenchwarton, King's Lynn, Norfolk

**An imposing Eighteenth Century Farmhouse standing in grounds of approximately 2.5 acres (stms), and is believed to be the second oldest property in the village.**

East View Farm is a comfortable family home with accommodation including a reception hall, drawing room, sitting room, large kitchen/breakfast room, porch, utility and cloakroom on the ground floor together with a landing, master bedroom with en-suite facilities, 3 further bedrooms and a family bathroom. The total grounds extends to approximately 2.5 acres (subject to measured survey) and would make it ideal for equestrian use. EER - F

**Guide Price: £450,000**

King's Lynn Office - 01553 770771 [kingslynn@brown-co.com](mailto:kingslynn@brown-co.com)



### Sharrington, Norfolk

**A beautifully presented three bedroom brick and flint semi-detached property which offers character accommodation with a modern touch.**

The accommodation comprises: kitchen/breakfast room with stunning views of the rear garden, dining hall, sitting room and snug on the ground floor together with 3 bedrooms and a family bathroom on the first floor. The property sits upon a generous plot with landscaped gardens to the front and rear. A shingled driveway provides ample off road parking together with a double garage. To the rear is a large southerly facing garden. EER - F

**Guide Price: £395,000**

Holt Office - 01263 713143 [holt@brown-co.com](mailto:holt@brown-co.com)





### Mendlesham, Suffolk

**A stunning Elizabethan manor house and separate oak framed 41ft 'party barn'.**

Drawing/dining room, sitting room, kitchen/breakfast room, office, rear kitchen, utility and cloak/shower room. 5 bedrooms and 3 bathrooms on the first floor. 2 attic bedrooms and storage. 41ft party barn with kitchen, wet room and study/store. 2 attic stores. Various outbuildings. Formal gardens and grounds extending to nearly 6 acres, in a delightful rural setting.

**Guide Price: £1,250,000**

Framlingham Office - 01728 724200 ojohnson@clarkeandsimpson.co.uk



### Mickfield, Suffolk

**A Grade II Listed farmhouse requiring complete renovation, located in a superb standalone position, with gardens, grounds and meadows extending to over 16 acres.**

Kitchen, dairy, scullery, dining room, cloakroom, sitting room and drawing room. 6 first floor bedrooms, dressing room and bathroom. 2 traditional Suffolk barns. Relatively modern farm buildings including a Dutch barn. Former grain store, tractor shed and Nissen hut.

**Guide Price: £950,000**

Framlingham Office - 01728 724200 sclarke@clarkeandsimpson.co.uk



### Woodbridge, Suffolk

**A detached house standing in gardens of half an acre, within walking distance of the centre of Woodbridge.**

Drawing room, dining room, kitchen/breakfast room, utility room, study, shower room, second utility room/kitchenette, sitting room and ground floor bedroom with en-suite shower room. 4 first floor double bedrooms, en-suite bathroom and shower room. Parking and garaging. EER - B

**Guide Price: £900,000**

Framlingham Office - 01728 724200 sclarke@clarkeandsimpson.co.uk



### Mickfield, Suffolk

**An impressive period farmhouse that now requires modernising, with range of outbuildings and delightful gardens of approximately 1.25 acres, close to the centre of the pretty village of Mickfield.**

Entrance porch, entrance hall, sitting room, dining room, annexe with kitchenette and shower room, kitchen/breakfast room, pantry, study, back kitchen, utility room, shower room and cloakroom. 6 bedrooms and bathroom. Attic rooms. EER - F

**Guide Price: £750,000**

Framlingham Office - 01728 724200 ojohnson@clarkeandsimpson.co.uk



### Monewden, Suffolk

**A stunning new house in the most superb yet convenient position enjoying undulating field views.**

Hallway, study, sitting room, kitchen, dining area, garden room, utility room and cloakroom. Master bedroom with en-suite shower room and dressing area. Bedroom 2 with en-suite shower room. 2 further double bedrooms and shower room. Double cart lodge and brick paved parking. Garden.

**Guide Price: £750,000**

Framlingham Office - 01728 724200 sclarke@clarkeandsimpson.co.uk



### Winston, Suffolk

**An attractive period-style house enjoying a tranquil setting along a no-through lane.**

Porch, sitting room, dining room, garden room, kitchen, cloakroom and utility room. 5 first floor bedrooms, bathroom and shower room. Cart lodge/garden store and office. Mature gardens, adjacent to fields, of 0.75 acres. EER - D

**Guide Price: £695,000**

Framlingham Office - 01728 724200 sclarke@clarkeandsimpson.co.uk





### Stradbroke, Suffolk

An attractive and spacious cottage extending to over 2000 sq.ft. set along a small lane within grounds of an acre.

Boot room, hallway, utility/cloakroom, sitting room, dining room, inner hallway/study, kitchen, further utility area, large gym and workroom. Bedroom 1 with en-suite shower room, 2 further first floor double bedrooms and bathroom. 2 attic rooms. EER - E

**Guide Price: £575,000**

Framlingham Office - 01728 724200 [sclarke@clarkeandsimpson.co.uk](mailto:sclarke@clarkeandsimpson.co.uk)



### Dennington, Suffolk

A beautifully presented former mill house on the outskirts of the village, with good views over surrounding countryside.

Reception hall, 2 reception rooms, garden room/study, kitchen, utility room and shower/cloakroom. 3 first floor bedrooms and bathroom. Attic room. Beautiful garden and grounds incorporating the base of the old windmill. Former granary building and old timber barn. In all, over 0.33 acres. EER - F

**Guide Price: £545,000**

Framlingham Office - 01728 724200 [sclarke@clarkeandsimpson.co.uk](mailto:sclarke@clarkeandsimpson.co.uk)



### Weybread, Suffolk

An impressive barn conversion situated in a lovely rural location close to the Suffolk/Norfolk border and Waveney Valley.

Part glazed entrance hall, sitting room, dining room, kitchen/breakfast/family room, utility room and cloakroom. Master bedroom with en-suite shower room, 2 further bedrooms, TV room/bedroom 4, bathroom and walk-in wardrobe. First floor storage area. Garden, driveway and ample parking. EER - D

**Guide Price: £535,000**

Framlingham Office - 01728 724200 [jwilliams@clarkeandsimpson.co.uk](mailto:jwilliams@clarkeandsimpson.co.uk)



### Wenhaston, Suffolk

A very well presented Edwardian house standing in a pleasant position within the village of Wenhaston, conveniently close to the A12 and Southwold.

Hallway, open plan kitchen and dining room, sitting room, drawing room and wet room. 4 first floor double bedrooms and bathroom. Garaging and outbuildings. Pretty gardens and grounds extending, in all, to 0.3 acres. EER - D

**Guide Price: £525,000**

Framlingham Office - 01728 724200 [sclarke@clarkeandsimpson.co.uk](mailto:sclarke@clarkeandsimpson.co.uk)



### Easton, Suffolk

A unique Grade II Listed thatched 'round house' sitting in beautiful well stocked gardens.

Entrance porch, entrance lobby, sitting room, dining room, conservatory, kitchen, ground floor bedroom with en-suite bathroom, and wet room. 2 first floor bedrooms. Brick and thatched outbuilding. Detached garage and parking. In all, the plot extends to approximately 0.3 acres (STS).

**Guide Price: £385,000**

Framlingham Office - 01728 724200 [jwilliams@clarkeandsimpson.co.uk](mailto:jwilliams@clarkeandsimpson.co.uk)



### Friston, Suffolk

A charming three bedroom semi-detached period property in an idyllic location in the centre of Friston overlooking the village green.

Sitting room, kitchen/dining room, double bedroom and shower room. 2 first floor bedrooms and bathroom. Gardens to front and rear. Car parking. EER - E

**Offers in Excess of: £275,000**

Framlingham Office - 01728 724200 [ojohnson@clarkeandsimpson.co.uk](mailto:ojohnson@clarkeandsimpson.co.uk)





### Branston, Lincolnshire

Situated in 5.8 acres, Branston Lodge occupies an enviable position with paddocks and parkland providing ample space for equestrian pursuits.

Sitting room, dining room, study, kitchen, conservatory, 5 bedrooms, 2 bathrooms, cellar, two bedroom self contained annexe, landscaped gardens, paddocks and stables. EER - F

**Guide Price: £795,000**

Lincoln Office - 01522 716204 info@mountandminster.co.uk



### Walesby, Lincolnshire

Stunning views, superb situation, desirable location and extensive accommodation all lend themselves towards offering the perfect country residence. Approximately 4.52 acres with equestrian facilities.

Drawing room, living room, dining room, kitchen, study, sun room, 6 bedrooms, 2 bathrooms, double garage, landscaped gardens, arena, paddocks and stables. EER - E

**Guide Price: £750,000**

Lincoln Office - 01522 716204 info@mountandminster.co.uk



### Hardwick, Lincolnshire

Rural equestrian property consisting of a detached farmhouse on a five acre plot with several outbuildings and five separately partitioned paddocks.

Sitting room, lounge, breakfast kitchen, dining room, 8 bedrooms, 2 bathrooms, garage, outbuildings. EER - G

**Guide Price: £535,000**

Lincoln Office - 01522 716204 info@mountandminster.co.uk



### Scopwick, Lincolnshire

A beautiful and modern private residence with extensive accommodation finished to a very high standard and views out over the open countryside.

Drawing room, study, open plan kitchen with living and dining areas, 6 bedrooms, 3 bathrooms, double garage and landscaped gardens. EER - C

**Guide Price: £495,950**

Lincoln Office - 01522 716204 info@mountandminster.co.uk



### Witham St Hughes, Lincolnshire

A large and spacious executive home within an exclusive, gated development. Easy access to Newark providing commuter rail routes to London and The North.

Family room, reception room, kitchen diner, 4 bedrooms, 2 bathrooms, double garage, sheds, landscaped gardens, summer house and pond. EER - C

**Guide Price: £395,000**

Lincoln Office - 01522 716204 info@mountandminster.co.uk



### Fulbeck, Lincolnshire

An extremely well presented country cottage, recently renovated to a high standard while retaining period features throughout, located in a highly sought after Cliff Village.

Large living room, open plan kitchen diner, inner and outer entrance halls, 4 bedrooms, 1 bathroom, landscaped gardens and private parking. EER - F

**Guide Price: £355,000**

Lincoln Office - 01522 716204 info@mountandminster.co.uk





### Brant Broughton, Lincolnshire

An immaculate Grade II listed country house newly renovated and located in a pretty and desirable village.

Sitting room, snug, music room, study, kitchen diner, 3 bedrooms, family bathroom, annexe and garden.

**Guide Price: £345,000**

Lincoln Office - 01522 716204 info@mountandminster.co.uk



### Leadenham, Lincolnshire

A charming period country cottage located in the heart of this popular Cliff Village with a wealth of period features throughout.

Living room, open plan kitchen diner, 4 bedrooms, contemporary bathroom, mature gardens. EER - E

**Guide Price: £335,000**

Lincoln Office - 01522 716204 info@mountandminster.co.uk



### Bardney, Lincolnshire

An elegant and well proportioned Grade II listed cottage with period features throughout, extensive off road parking and additional garage together with enviable views of the church.

Modern kitchen, living room, dining room, 3 bedrooms, 1 bathroom, garden.

**Guide Price: £245,000**

Lincoln Office - 01522 716204 info@mountandminster.co.uk



### Lincoln, Lincolnshire

A well presented, modern property benefitting from private access to a boating and fishing lake.

Large reception room with through lounge and dining room, additional dining area, 3 bedrooms, 1 bathroom, garage and garden with mooring for boat. EER - D

**Guide Price: £200,000**

Lincoln Office - 01522 716204 info@mountandminster.co.uk



### Ruskington, Lincolnshire

A lovely detached bungalow with the added benefit of potentially adding value and extending the living accommodation above.

Living room, kitchen, dining room, 3 bedrooms, 1 bathroom, large garage, ample parking, gardens and fish pond. EER - C

**Guide Price: £190,000**

Lincoln Office - 01522 716204 info@mountandminster.co.uk



### Lincoln, Lincolnshire

Contemporary living in an iconic, period property, this well proportioned executive apartment provides the best of both worlds in a convenient location in the heart of the City.

Open plan living area with additional dining space and modern fitted kitchen, 3 bedrooms, 2 bathrooms, secure parking.

**Guide Price: £175,000**

Lincoln Office - 01522 716204 info@mountandminster.co.uk





### Portugal Place, Cambridge

A beautifully presented and rather special central city six bedroom Edwardian residence of immense charm and character which is located within this rarely available and prestigious central city location betwixt St Johns Chapel and Jesus Green.

Spacious accommodation comprising: Reception hall, drawing room, kitchen/breakfast room, dining room, living room, cloakroom, First floor landing, 3 bathrooms, ensuite, family bathroom. Second floor landing/study area, 3 further bedrooms, shower room, family room/studio. Attractive front garden with rose arch, rear garden laid to lawn with Swedish style summerhouse. EER - E

**Guide Price: £1,150,000**

Cambridge Office - 01223 214214 richard.freshwater@cheffins.co.uk



### Grantchester Road, Cambridge

A most attractive bay fronted 1920's semi detached residence standing comfortably within its own established plot in this picturesque location towards the outskirts of Newnham. The property offers scope for enlarging and possible development subject to the necessary consent.

The versatile accommodation comprising of entrance hall, cloakroom, living room, dining room, kitchen/breakfast room. First floor landing, 3 bedrooms, bathroom, separate cloakroom. Grounds of about 0.1 of an acre with driveway, garage and formal gardens. EER - Awaited

**Guide Price: £875,000**

Cambridge Office - 01223 214214 richard.freshwater@cheffins.co.uk



### Newton, Cambridge

Most impressive detached country residence, sympathetically converted into a highly individual and most stylish home of exceptional quality occupying a rather special and tranquil setting, on the edge of this highly sought after village just six miles South West of the city.

The property provides versatile and well proportioned accommodation extending to about 3,200 sq. ft., 3 Reception rooms, kitchen/dining room, utility/boot room, 3 ground floor bedrooms, shower room and scullery. First floor principle bedroom, luxury en-suite, 2 further bedrooms and family bathroom. Landscaped grounds extending to about 1.7 acres, gravelled parking area, garage, car port and home office/studio/office. Further land available by separate negotiation. EER - E

**Guide Price: £1,500,000**

Cambridge Office - 01223 214214 martin.walsh@cheffins.co.uk



### Newmarket, Suffolk

Handsome and imposing substantial detached Victorian residence with strong influences from the Arts and Crafts movement, in a most attractive setting in this thriving market town about thirteen miles from Cambridge standing within its own grounds extending to about 1.15 acres.

Versatile family accommodation extending to just over 6000 sq.ft with comprising: Entrance hall, reception hall, drawing room, billiards room, dining room, living room, family room, utility room, kitchen/breakfast room, cloakroom/boot room. Galleried landing, master bedroom with dressing room and en-suite bathroom, 3 further bedrooms all with en-suites. Second floor landing, 3 bedrooms, bathroom. Useful cellar and outbuildings. EER - E

**Guide Price: £1,600,000**

Cambridge Office - 01223 214214 richard.freshwater@cheffins.co.uk





### Radwinter, Saffron Walden

Exceptional Grade II Listed property which has been extended and finished to a high standard with modern facilities whilst retaining great period character. The property is set in grounds of just over 2 acres and is conveniently located within easy access to Cambridge and London.

Ground floor accommodation comprises drawing room, dining room, study and shower room, with a large open plan living area comprising kitchen/breakfast room, family room and garden room. The second floor offers 5 bedrooms, ensuite and family bathroom. The landscaped garden surround the property, incorporating a large terrace with water feature, vegetable garden and greenhouse. Detached triple garage and separate single garage.

**Guide Price: £1,200,000**

Saffron Walden Office - 01799 523656 [bruce.king@cheffins.co.uk](mailto:bruce.king@cheffins.co.uk)



### Clavering, Saffron Walden

This stunning Grade II Listed property located in one of the area's most sought after picturesque villages has been completely renovated and extended to provide a stylish and substantial home ideally located for London and Cambridge, and around eleven miles to Stansted Airport.

Accommodation comprises reception hall, cloakroom, study, sitting room with inglenook fireplace, family room, kitchen/dining room and utility/store room to the ground floor. On the first floor there are 2 bedrooms with en suite facilities, 3 further bedrooms, dressing room/bedroom and bathroom. In addition, there is a detached office/annexe with kitchenette, cloakroom and bedroom. Outside there is a double garage and large paved terrace leading to a lawned garden area.

**Guide Price: £1,195,000**

Saffron Walden Office - 01799 523656 [bruce.king@cheffins.co.uk](mailto:bruce.king@cheffins.co.uk)



### Bartlow, Cambridge

A lovingly restored former Estate cottage set in a picturesque village, providing convenient and easy access to Saffron Walden, Cambridge and London. The property offers beautifully presented accommodation with the addition of a high quality home office/studio and adjoining garage.

Accommodation comprises entrance hall, sitting room with fireplace, dining room with log burner, kitchen, utility room and cloakroom. On the first floor there are 2 bedrooms and family bathroom, and a 3rd bedroom on the second floor. Outside there is a good-sized, south facing, walled garden with a useful home office/studio with power, lighting, electric heating and telephone/internet line connected. In addition is a detached garage and off-street parking.

**Guide Price: £425,000**

Saffron Walden Office - 01799 523656 [bruce.king@cheffins.co.uk](mailto:bruce.king@cheffins.co.uk)



### Bell College Court, Saffron Walden

This stylishly presented ground floor apartment was converted from a Victorian school house and is in a sought-after and exclusive gated development. Close links to London and Cambridge (sixteen miles) and train services straight to London Liverpool Street from Audley End.

Beautifully presented accommodation comprises of an open plan kitchen/sitting/dining room, master bedroom with en suite and a further bedroom and bathroom. In addition, the apartment has the benefit of its own private entrance door, 2 off-street parking spaces and secure storage container.

**Guide Price: £450,000**

Saffron Walden Office - 01799 523656 [bruce.king@cheffins.co.uk](mailto:bruce.king@cheffins.co.uk)





### Kentford, Newmarket

Grange House stands in a superb elevated position within grounds extending to about 0.33 acres, with far reaching views over stud paddocks.

The impressive accommodation comprises: Reception hall, sitting room, study, dining room, cloakroom, kitchen, utility room. First floor landing, 4 bedrooms, 2 ensembles and family bathroom. EER - E

**Guide Price: £795,000**

Newmarket Office - 01638 663228 neil.harris@cheffins.co.uk



### Burwell, Newmarket

A charming detached Grade II Listed period house dating from the sixteenth century retaining many original features including a large inglenook fireplace centred in a secluded 2 acre garden.

Accommodation comprising: Entrance hall, sitting room, family room, dining room, kitchen/breakfast room, utility room, cloakroom, bathroom. First floor landing, 4 bedrooms. Stables, menage, paddocks and surrounding garden.

**Guide Price: £825,000**

Newmarket Office - 01638 663228 neil.harris@cheffins.co.uk



### Kedington, Suffolk

A truly stunning four bedroom family home with overwhelming charm finished to an extremely high standard featuring a magnificent vaulted ceiling cleverly blended with a wealth of character.

Versatile accommodation comprising: Entrance hall, sitting room, dining room, cloakroom, kitchen/breakfast room, run room. 4 Bedrooms, ensuite, bathroom. Front gardens, stylish outside al fresco dining area. EER - Awaited

**Guide Price: £505,000**

Haverhill Office - 01440 707076 jamie.warner@cheffins.co.uk



### Kedington, Suffolk

An attractive three bedroom detached cottage in a well regarded village and boasts many period features including a beautiful inglenook fireplace and exposed timbers.

Accommodation comprising: Sitting room, dining room, kitchen/breakfast room, study, cloakroom, utility room. First floor landing, 3 bedrooms, family bathroom. EER - D

**Guide Price: £460,000**

Haverhill Office - 01440 707076 jamie.warner@cheffins.co.uk



### Wilburton, Ely

An impressive detached character family home that has been improved and extended over recent years, set within a central village position in this popular South Cambridge village.

Entrance hall, inner hallway, lounge, family room, study, kitchen/dining room, utility room, cloakroom. 4 bedrooms (master with feature balcony), 2 ensembles, family bathroom. Extensive gardens, garage, separate store and off road parking for numerous vehicles.

**Guide Price: £650,000**

Ely Office - 01353 654900 mark.peck@cheffins.co.uk



### Haddenham, Ely

A brand new five bedroom detached family home situated in an exclusive development on a private driveway location central to the village within a Conservation Area and finished to a very high standard throughout.

Entrance hallway, study, sitting room, family room, cloakroom, kitchen/breakfast room, utility room. First floor landing, 3 bedrooms, ensuite and family bathroom. Second floor landing, 2 further bedrooms and further ensuite. Landscaped garden and garage. EER - B

**Guide Price: £549,950**

Ely Office - 01353 654900 mark.peck@cheffins.co.uk



## CENTRAL

PAGES 59 - 82



Fears about the property market after "Brexit" have not been realised, with supply and demand still being the driving factors. A shortage of available homes has led to prices still rising, particularly in the low to middle price ranges. We are also seeing a return of second home/investor buyers, after a slow down due to the stamp duty changes in the spring.

**Clive Mosson**

Country Homes - 01442 873901  
Berkhamsted - 01442 862533

Hemel Hempstead - 01442 213446  
Radlett - 01923 859444

St Albans - 01727 855556  
Watford 01923 231662



With the increased stamp duty levels brought about in the last budget and the uncertainty surrounding Brexit, we expected the market to slow down. Although not as buoyant as last year and with the traditional August slowing down, we are seeing signs and are optimistic that the housing market will spring back into full swing during the autumn. We have a good number of proceedable buyers and we remain positive should you be thinking of selling your property over the coming months.

**Tom Crump**

Banbury - 01295 271414



The summer market in Oxfordshire, North Wiltshire and West Berkshire has been very busy, in both the sales and letting market with the Brexit vote at the end of June creating a minor blip in consumer confidence, for no more than a week or two. Confidence was soon restored and the imbalance of properties and high demand still remains. We move into the autumn market with new properties in both areas in short supply.

**Graham Douglas**

Wantage - 01235 766222



We entered the Post-Brexit era with some trepidation, which has proven ill founded, Bank Base Rate has fallen and with it confidence has risen. Demand continues to outstrip supply; achieved sale prices are higher than ever across our eight regional offices, suggesting there has never been a better time to sell.

**Martin Broadbent**

Ashby de la Zouch - 01530 877977  
Atherstone - 01827 718021  
Davenport - 01327 316880

Henley-in-Arden - 01564 793137  
Lutterworth - 01455 559203  
Northampton - 01604 823456

Rugby - 01788 564666  
Towcester - 01327 353575



The post Brexit environment shows strong demand for properties at the right price. Prior to the referendum activity across the market reduced but is now back up to more expected, seasonal levels with fresh applicants and properties coming to the market. The exodus of high quality buyers from London continues with our network of offices very well placed, to service this particular market.

**Simon Hill**

Aylesbury - 01296 336227  
Bedford - 01234 220000  
Buckingham - 01280 821100  
Hitchin - 01462 441700

Milton Keynes - 01908 399199  
Newport Pagnell - 01908 218860  
Northampton - 01604 611011  
Olney - 01234 712424

Princes Risborough - 01844 396000  
Stony Stratford - 01908 307300  
Towcester - 01327 350022  
Woburn Sands - 01908 586400



2016 started well, however similar to the election the year before we saw everybody wait to see what would happen with the referendum. Once everybody realised the world would keep turning, July had a good end but August seemed to be affected by the media and holidays. However, similar to the year before we have seen a real increase in people wanting to get on with moving during autumn, especially now that they have been told that any changes in Europe will be some way off.

Buyers are still coming from the South but are more likely to be from Essex and the Home Counties rather than London itself, due to the market being soft and the stamp duty changes taking affect.

**Vernon Moore**

Grantham - 01476 855618  
Melton Mowbray - 01664 491610

Oakham - 01572 757979  
Stamford - 01780 484555

Uppingham - 01572 821935



The sales market in "Metroland" remains strong, although sensible pricing is key to making a property compelling and stand out from the crowd. Buyers are being more discerning but our experience, extensive marketing, close customer contact, sheer hard work and enthusiasm is still generating excellent results. The lettings market also remains buoyant but again pricing is key to attracting an increasingly discerning high quality tenant.

**Simon Blitz**

Amersham - 01494 724999  
Lettings - 01923 822211  
Little Chalfont - 01494 766304

Moor Park - 01923 820622  
Northwood - 01923 835355  
Pinner - 020 8866 8083

Rickmansworth - 01923 777762





### Radlett, Hertfordshire

A characterful, unique family home in one of Radlett's most prestigious roads.

4 double bedrooms, ensuite to each bedroom, large kitchen / breakfast room, family room, formal lounge and sitting room, gated driveway, double garage, south west facing garden. EER - F

**Guide Price: £1,795,000**

Radlett Office - 01923 859444 [radlett@aitchisons.co.uk](mailto:radlett@aitchisons.co.uk)



### Felden, Hertfordshire

A splendidly proportioned detached residence with extensive accommodation of over 4,700 sq.ft., backing onto open greenbelt countryside.

4 reception rooms, large kitchen / breakfast room, conservatory, 4 bedrooms, 3 bathrooms, heated swimming pool, generous gardens. EER - D

**Offers in Excess of: £1,750,000**

Country House Department - 01442 873901 [berkhamsted@aitchisons.co.uk](mailto:berkhamsted@aitchisons.co.uk)



### St Albans, Hertfordshire

A handsome semi-detached period residence enjoying a prime location overlooking Clarence Park just a short walk to the mainline station. This striking house sits in a mature plot with the south facing rear garden extending to approximately 140ft.

Living room, drawing room, kitchen, 5 bedrooms, bathroom, off road parking. EER - F

**Guide Price: £1,250,000**

St Albans Office - 01727 855556 [stalbens@aitchisons.co.uk](mailto:stalbens@aitchisons.co.uk)



### Leverstock Green, Hertfordshire

A fine Grade II listed period detached property set in established gated grounds approaching 0.75 acres.

High specification throughout, wealth of character features, 4 bedrooms, 2 reception rooms, 2 bathrooms, garage.

**Guide Price: £1,100,000**

Hemel Hempstead Office - 01442 213446 [hemel\\_hempstead@aitchisons.co.uk](mailto:hemel_hempstead@aitchisons.co.uk)



### Berkhamsted, Hertfordshire

A charming double fronted Victorian cottage, renovated to a high standard, and situated within the heart of Berkhamsted.

2 reception rooms, open plan kitchen and dining room, master bedroom with en suite, 3 additional bedrooms, 2 further bath/shower rooms, delightful established gardens, off-road parking. EER - E

**Guide Price: £825,000**

Berkhamsted Office - 01442 862533 [berkhamsted@aitchisons.co.uk](mailto:berkhamsted@aitchisons.co.uk)



### Apsley, Hertfordshire

A lovely example of a detached family residence, built in the 1920s and retaining much charm and character.

Master bedroom with ensuite and dressing room, 3 further bedrooms, 3 reception rooms, kitchen / breakfast room, separate utility room, stunning garden, detached garage, off-road parking. EER - D

**Guide Price: £695,000**

Hemel Hempstead Office - 01442 213446 [hemel\\_hempstead@aitchisons.co.uk](mailto:hemel_hempstead@aitchisons.co.uk)





### Chesham, Buckinghamshire

A splendid detached barn conversion, extending to over 4,000 sq.ft. with ground floor annexe. Situated within a few minutes drive of Berkhamsted.

4 reception rooms, large kitchen/breakfast room, annexe, 4 bedrooms, 2 bathrooms, double garage, workshop and WC, gardens and paddock extending to approximately 6.22 acres. EER - E

**Guide Price: £1,375,000**

Country House Department - 01442 873901 berkhamsted@aitchisons.co.uk



### Boxmoor, Hertfordshire

A substantial period house, with two flats and detached coach house, flanked by the Grand Union canal and river Bulbourne.

2 reception rooms, kitchen, veranda, 6 bedrooms, 4 bathrooms, attractive courtyard, extensive gardens, woodland walks, canal mooring. EER - F

**Guide Price: £1,500,000**

Country House Department - 01442 873901 berkhamsted@aitchisons.co.uk



### St Albans, Hertfordshire

An imposing halls adjoining Edwardian family home of generous proportions offering extension potential, within 0.5 miles of the mainline station.

Kitchen/diner, 2 formal reception rooms with fireplaces, 3 double bedrooms, family bathroom. EER - E

**Guide Price: £1,050,000**

St Albans Office - 01727 855556 st-albans@aitchisons.co.uk



### Berkhamsted, Hertfordshire

A most attractive Edwardian family home with immense character, tucked away in a quiet location within the popular Conservation Area.

2 reception rooms, kitchen/breakfast room, master bedroom with en suite bathroom, 4 additional bedrooms, family bathroom, delightful gardens, garage. EER - F

**Guide Price: £1,450,000**

Berkhamsted Office - 01442 862533 berkhamsted@aitchisons.co.uk



### Radlett, Hertfordshire

A stunning ground floor two bedroom premier apartment situated within walking distance to Radlett.

Master bedroom with en suite shower room, second bedroom, modern family bathroom, lounge/dining room, kitchen/breakfast room, entry phone system, gated access to underground parking, private gated patio, communal gardens. EER - C

**Guide Price: £725,000**

Radlett Office - 01923 859444 radlett@aitchisons.co.uk



### Abbots Langley, Hertfordshire

Set in a prime residential location only a few moments' walk from the village centre is this superb example of a detached family residence built in approximately 1905.

Modern kitchen/dining room, separate utility room, 3 reception rooms, cellar, master bedroom with en suite, guest bedroom with en suite, 2 further bedrooms, garage, off-road parking. EER - D

**Offers in Excess of: £995,000**

Watford Office - 01923 231662 watford@aitchisons.co.uk





### Swalcliffe, Oxfordshire

Enjoying a beautiful location and marvellous views over adjoining fields, a detached stone barn conversion standing in approximately 0.5 acres of mature gardens.

Impressive entrance hall with galleried landing, cloakroom, 2 receptions, kitchen/breakfast room, boiler room, utility, 4 double bedrooms, 2 bathrooms, detached stone double garage and extensive off road parking, beautiful mature gardens, lovely views, central heating, double glazing. EER - E

**Guide Price: £750,000**

Banbury Office - 01295 271414 [post@ankerandpartners.co.uk](mailto:post@ankerandpartners.co.uk)



### Chipping Norton, Oxfordshire

A fully modernised stone built waterside three storey mews house in the exclusive setting of Bliss Mill on the outskirts of this lovely market town

Hall, cloakroom, very large living kitchen/dining room with direct access to a walled courtyard garden, first floor sitting room with direct access to a waterside garden and terrace, 2 double bedrooms, 2 bathrooms, gas central heating via radiators, double glazing, communal garaging, parking, first class leisure facilities: swimming pool, recently re-fitted gym, squash and tennis courts, set in 6.5 acres adjoining beautiful countryside.

**Guide Price: £550,000**

Banbury Office - 01295 271414 [post@ankerandpartners.co.uk](mailto:post@ankerandpartners.co.uk)





### Milcombe, Oxfordshire

A stone cottage standing in a pleasant garden adjoining meadows over which there are lovely outlooks.

Entrance hall, sitting room, dining room, kitchen, cloakroom, study, 3 bedrooms, bathroom, 2 garages, central heating.

**Guide Price: £450,000**

Banbury Office - 01295 271414 post@ankerandpartners.co.uk



### Avon Dassett, Warwickshire

A most attractive Grade II Listed courtyard residence in a beautiful setting on the South Warwickshire/North Oxfordshire borders.

Entrance hall, cloakroom, kitchen, 2 receptions, 3 bedrooms, 2 bathrooms, central heating, garage and car parking, private rear garden, communal grounds of approximately 5 acres.

**Guide Price: £370,000**

Banbury Office - 01295 271414 post@ankerandpartners.co.uk



### Farnborough, Oxfordshire

A most characterful Grade II Listed three bedroomed cottage with planning permission to extend pleasantly located within this highly regarded village.

Entrance hallway, kitchen/dining room, sitting room, 3 bedrooms, family bathroom, large front garden, off road car parking, small rear garden, single garage, no onward chain.

**Guide Price: £330,000**

Banbury Office - 01295 271414 post@ankerandpartners.co.uk



### Chacombe, Oxfordshire

An exceptionally large and characterful second floor retirement apartment with lovely views in a converted country house set in over 15 acres of beautiful parkland.

Communal entrance hall with lift and stairs, hall, cloakroom, very large open plan reception room with lovely views, modern re-fitted kitchen, 2 double bedrooms, bathroom, oil central heating, elegant communal lounge, basement level store and laundry, use of care home restaurant, views over communal ground and countryside, communal car parking.

**Guide Price: £175,000**

Banbury Office - 01295 271414 post@ankerandpartners.co.uk





### Grove, Oxfordshire

An exciting development opportunity located within the parish of Grove with outline planning permission for fourteen modern, contemporary architect designed apartments with parking, totalling 10,811sq.ft. situated in 0.47 acre site.

Conveniently located within walking distance of an excellent array of amenities including 2 shopping precincts, Tesco, primary school education in addition to healthcare and leisure facilities and a business technology enterprise park. Grove is also home to Williams F1. This individual development site enjoys an attractive outlook over a small green.

**Guide Price: £1,250,000**

Wantage Office - 01235 766222 guysimmons@douglasandgribben.co.uk



### Wantage, Oxfordshire

Located at the end of a private lane this individual and mature detached 1960's property set in a delightful mature and secluded plot 0.69 acres, offering 3200 sq.ft. of spacious and flexible accommodation, situated within close proximity to Wantage town centre.

Entrance hall, refitted kitchen, conservatory/garden room, utility room, cloakroom, spacious triple aspect sitting room, inglenook style fireplace with wood burning stove and french doors opening out onto the garden, large L-shaped dining room/ drawing room with brick feature fireplace, 4 good sized double bedrooms, single bedroom, well-appointed family bathroom, separate shower room, sweeping driveway with parking for a number of vehicles, double garage/workshop/store, mature grounds 0.69 acres. EER - D

**Guide Price: £895,000**

Wantage Office - 01235 766222 grahamdouglas@douglasandgribben.co.uk



### Drayton, Oxfordshire

A substantial and individual five bedroom property totalling 3264 sq.ft. situated on a private road within the heart of this very popular village offering spacious and flexible accommodation.

Entrance hall, spacious double aspect living room with fireplace, dining room with bay window overlooking the rear garden, well-appointed kitchen/breakfast room, utility room, study, family room, master bedroom with built in wardrobes and well-appointed en suite, 4 additional double bedrooms, en suite and family bathroom, parking for a number of vehicles, double garage benefiting from an office space and shower room to the rear and an open plan triple aspect first floor studio/office, enclosed westerly facing good sized garden. EER - D

**Guide Price: £850,000**

Wantage Office - 01235 766222 guysimmons@douglasandgribben.co.uk



### Wantage, Oxfordshire

Situated within conservation area, this individual and very spacious four/five bedroom detached property offers many attractive features including a good sized plot of 0.27 acres.

Entrance hallway, cloakroom, study, good sized sitting room with fireplace and woodburning stove, high quality conservatory/garden room, dining room, well appointed kitchen/breakfast room with integral appliances, central island unit with granite work surface, utility room, 4 good sized double bedrooms, 2 with shower facilities, family bathroom, large games room/bedroom 5 over the garage with integral staircase from the house, 0.27 acres of gardens, double garage, parking for a number of vehicles. EER - G

**Guide Price: £800,000**

Wantage Office - 01235 766222 grahamdouglas@douglasandgribben.co.uk





### Wantage, Oxfordshire

An exclusive development of just three superb architect designed detached properties offering the best of modern design, enjoying a tranquil backdrop onto woodland.

Fabulous open plan/kitchen/dining/family room with bi-fold doors to the rear, 2 further reception rooms, downstairs cloakroom, utility, superior master bedroom suite with full length doors and a Juliet balcony, generous guest suite, 2 further bedrooms with full length glazed doors and a Juliet balcony to the front, well equipped bathroom, good sized plots (1 with 0.25 acres), garage and driveway parking. Completion Spring 2017. EER - C

**Guide Price: £725,000 - £775,000**

Wantage Office - 01235 766222 grahamdouglas@douglasandgribben.co.uk



### Letcombe Bassett, Oxfordshire

An individual and rarely available recently fully renovated four/five bedroom property with mature gardens on a no through private lane in the desirable downland village of Letcombe Bassett.

Large hall, well-appointed country kitchen with Aga Rangemaster range cooker and integrated appliances, large sitting room with Bath Stone fireplace, master bedroom suite, dressing room, luxury en-suite with a free-standing bath, separate large shower, 2 further double bedrooms, period style bathroom featuring a free standing roll-top bath, overhead shower, double bedroom 4 with adjacent shower room (ideal guest suite), study/family room, laundry room, conservatory/boot room, and garage. EER - E

**Guide Price: £675,000**

Wantage Office - 01235 766222 guysimmons@douglasandgribben.co.uk



### Hatford, Faringdon

An excellent opportunity to acquire chain free, a spacious detached property on a large 0.505 acre plot, in a superb semi rural location, yet just a couple of miles within reach of amenities and good road links; with outstanding far reaching views.

Kitchen/breakfast room with electric AGA, store/utility room, sitting room with woodburning stove, dining room, large garden room/conservatory, 3 good sized bedrooms (1 of which could easily be divided into 2), large modern en suite shower room and refitted family bathroom, large plot with parking for a number of vehicles, attached garage, excellent potential to extend or improve (subject to compliance). EER - F

**Guide Price: £500,000**

Wantage Office - 01235 766222 grahamdouglas@douglasandgribben.co.uk



### Wantage, Oxfordshire

A beautifully restored and refurbished three/four bedroom period house built in 1870 originally part of the former St Marys' School, situated in this sought after road within the heart of town.

Entrance hall, dining hall/family room, stylish Nobilia fitted kitchen, downstairs cloakroom, sitting room with fireplace, separate dining room/ground floor bedroom 4, luxuriously appointed master bedroom suite with dressing room and en suite, 2 further first floor bedrooms, well appointed family bathroom, charming landscaped low maintenance walled garden with access from the kitchen and dining hall, 2 allocated parking spaces located to the rear with pedestrian access. EER - D

**Guide Price: £499,950**

Wantage Office - 01235 766222 grahamdouglas@douglasandgribben.co.uk



### Churchover, Warwickshire

The property is situated on the edge of the village with south facing views over its large garden and paddock to open countryside beyond. Churchover is an attractive Warwickshire village with the Holy Trinity Parish Church, community centre, livery yard and small village green with spreading chestnut tree. Viewing is highly recommended to appreciate this stunning house.

Accommodation comprises: A substantial period house which has been carefully modernised to create a versatile family home with good sized reception rooms, 5 bedrooms, attractive gardens, double garage and 2 storey cottage, currently used as a home office which is an ideal annexe. EER - C

**Guide Price: £1,500,000**

Rugby Office - 01788 564666 [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)



### Woolscott, Warwickshire

An impressive Georgian country house dating back to the early 18th Century. Located in this quiet hamlet, the property has been sympathetically improved and updated over the years.

Accommodation comprises: Reception hall, drawing room, dining room, sitting room, kitchen/breakfast room, laundry room with office, wet room and cellar. There is a master bedroom with dressing room and ensuite, 5 further bedrooms, 2 bathrooms, study and playroom. Outside the property sits amid landscaped gardens with generous parking and a double garage to the front. To the rear of the property is a heated swimming pool and astro turf tennis court. EER - E

**Guide Price: £1.475,000**

Rugby Office - 01788 564666 [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)



### Wolston, Warwickshire

A four bedroom double bay fronted detached property situated in a quiet backwater of this popular village. Laid over three floors and is set amongst grounds approaching half an acre or thereabouts.

Accommodation comprises: Kitchen/breakfast room and utility, 2 reception rooms, downstairs cloakroom and large conservatory. Upstairs 4 Bedrooms set over 2 floors with bathroom. Ample off road parking, garaging with workshop, stable block and comprehensive dog kennels. EER - Awaited

**Guide Price: £600,000**

Rugby Office - 01788 564666 [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)





### Normanton Le Heath, Leicestershire

A superb opportunity to acquire a Stunning Grade II listed four/five bedroomed Farmhouse and Adjoining four bedroomed Barn Conversion in an idyllic Leicestershire Village. Viewing is highly recommended to appreciate this stunning property and its location!

Accommodation comprises: Set over 3 floors and comprising up to 5 Bedrooms and 4/5 Reception Rooms, the current vendors have carried out a considerable improvement and renovation program with careful consideration of the heritage and period values of this Farmhouse. Grade II Listed.

**Guide Price: £1,150,000**

Atherstone Office - 01827 718021 atherstone@howkinsandharrison.co.uk



### Croft, Leicestershire

A large Edwardian four bedroom detached house set in a rural location with mature gardens. The property has been extended to create an annexe that is used as a Bed and Breakfast accommodation.

Accommodation comprises: Rear and inner hall, kitchen/breakfast room, dining room, main hallway, drawing room, WC/cloakroom, utility room/pantry. Hallway leading through to B&B accommodation comprising of 4 bedrooms with en-suites. Main hallway leading to galleried landing, master bedroom with en-suite and dressing area, with further 4 bedrooms and family bathroom. EER - E

**Guide Price: £810,000**

Lutterworth Office - 01455 559203 lutterworth.sales@howkinsandharrison.co.uk



### Chilcote, Derbyshire

A charming listed 18th Century Farmhouse situated in this delightful village setting with versatile accommodation and a superb range of traditional outbuildings.

Accommodation comprises: A beautiful morning room, 3/4 reception rooms, study, kitchen/breakfast room, cloakroom, wine cellar, home cinema room, 7 bedrooms, 4 bath/shower rooms, extensive outbuildings, offices in traditional buildings, large gardens and grounds. Grade II Listed.

**Guide Price: £1,095,000**

Atherstone Office - 01827 718021 atherstone@howkinsandharrison.co.uk





### Eastcote, Northamptonshire

The Homestead is a Grade II Listed 17th century stone farm house set over three storeys with seven bedrooms, five reception rooms and five bathrooms. It has been extensively restored to provide flexible modern family living accommodation.

Accommodation comprises; Entrance porch, entrance hall, drawing room, dining room, sitting room, garden room, kitchen/breakfast room, utility room, cloakroom, study, 7 bedrooms, 5 bathrooms and a cellar. Grade II Listed.

**Guide Price: £750,000**

Towcester Office - 01327 353575 towcester@howkinsandharrison.co.uk



### Pattishall, Northamptonshire

2 Hill House Court is an individual stone and brick, large detached, four bedroom family home being one of five individually built properties in the cul-de-sac with a double garage.

Accommodation comprises; Entrance lobby, entrance hall, sitting room, dining room, kitchen/breakfast room, utility room, study, 4 bedrooms, 2 en-suites and a family bathroom. EER - E

**Guide Price: £600,000**

Towcester Office - 01327 353575 towcester@howkinsandharrison.co.uk



### Cosby, Leicestershire

A superb equestrian property with a fully renovated five bedroom barn conversion offering a high standard throughout. Situated in the rural Leicestershire border of Cosby and with approximately 23.61 acres.

Accommodation comprises; Entrance hall, dining room, lounge, utility room, WC, study, kitchen/breakfast room, conservatory, master bedroom and further 4 bedrooms with 2 en-suites, family bathroom, front and rear gardens, 2 single garages, stabling courtyard. EER - D

**Guide Price: £950,000**

Lutterworth Office - 01455 559203 lutterworth.sales@howkinsandharrison.co.uk





### Byfield, Northamptonshire

A beautifully presented, improved and updated cottage, dating back to 1779 and extended in the 1800's. Originally the village forge and changed in the 1950's to residential, this stone under slate property boasts exposed beams, latch doors, deep window sills and log burners to the Sitting room and Dining room. Following a major refit in 1992 and sitting in a very generous plot of 0.314 acres, with parking and garage.

Accommodation comprises: Kitchen/breakfast room, 2 large reception rooms and garden room. Upstairs there are 3 bedrooms, en-suite bathroom and family bathroom. With the large plot there is a very rarely used public right of way access to the fields to the rear and the Blindwell brook runs along the boundary of the large garden. EER - D

**Guide Price: £430,000**

Daventry Office - 01327 316880 [davproperty@howkinsandharrison.co.uk](mailto:davproperty@howkinsandharrison.co.uk)



### Upper Boddington, Northamptonshire

Number 7 Frog Lane is a detached cottage set on a good sized plot with far reaching views across the Northamptonshire countryside. The original part of the cottage is believed to date back to the 1800's.

Accommodation comprises: 5 reception rooms, kitchen/breakfast room, downstairs shower room and separate WC and utility. Upstairs there are 3 bedrooms all with fitted wardrobes and 2 bathrooms. Outside there is a garage and well-maintained, mature gardens to the rear with countryside views. EER - F

**Guide Price: £539,995**

Daventry Office - 01327 316880 [davproperty@howkinsandharrison.co.uk](mailto:davproperty@howkinsandharrison.co.uk)



### Welton, Northamptonshire

St Martins Cottage is a delightful characterful two bedroomed Cottage situated in the ever popular village of Welton. This property offers a wealth of charm and character features.

Accommodation comprises: Kitchen with breakfast area, 2 reception rooms. Upstairs there are 2 double bedrooms and a large family bathroom. Outside there is well stocked stunning cottage garden with patio area. EER - Awaited

**Guide Price: £284,995**

Daventry Office - 01327 316880 [davproperty@howkinsandharrison.co.uk](mailto:davproperty@howkinsandharrison.co.uk)





## Wheathampstead, Hertfordshire

A Victorian six bedroom former coach house with annexe potential, adjoining offices, garaging and carports, in grounds of approximately 3 acres backing onto the Mid Herts Golf Course.

Reception hall, sitting room, dining room, sitting/dining room, family room, study, studio and snug. 2 kitchen/breakfast rooms, utility room, wine store/gym and 2 cloakrooms. 6 bedrooms, dressing room and 5 bathrooms. 2 offices, filing room and cloakroom. Double garage, carport and store. EER - G

**Guide Price: £2,495,000**

Hitchin Office - 01462 441700 [saleshi@michaelgraham.co.uk](mailto:saleshi@michaelgraham.co.uk)





## Hanslope, Buckinghamshire

A Grade II listed 17th century stone under tile six bedroom detached former manor house with a coach house, an outdoor swimming pool, stables and 6 acres of land near Hanslope.

Entrance hall, drawing room, family room, dining room and study. Kitchen/breakfast room and cloakroom. 6 bedrooms and 3 bathrooms. Cellar and 6 attic rooms. Coach house, stables and plant room.

**Offers in the Region of: £1,500,000**

Newport Pagnell Office - 01908 218860 salesnp@michaelgraham.co.uk





### Monks Risborough, Buckinghamshire

An impressive and refurbished Arts and Crafts style house situated in one of the most desirable areas of the region, set in approximately 2 acres of landscaped gardens.

Reception hall, drawing room, dining room, study and garden room. Kitchen/breakfast/family room, utility room, boiler room and 2 cloakrooms. 5 bedrooms, dressing room and 3 bathrooms. 1 bedroom annexe. Home office with kitchen, cloakroom and store. Garaging, carport, workshop, timber sheds and greenhouses. EER - C

**Guide Price: £2,500,000**

Princes Risborough Office - 01844 396000 salespr@michaelgraham.co.uk



### Blakesley, Northamptonshire

A Grade II listed 17th century seven bedroom detached property with a detached double garage and outbuildings with photovoltaic solar panels on the roof, on a plot of just over 0.33 acres.

Entrance hall, drawing room, dining room, family room, games room, snug and study. Kitchen/breakfast room, utility room, boot room and cloakroom. 7 bedrooms and 3 bathrooms. Cellar, double garage, 2 stables and tack room.

**Guide Price: £1,100,000**

Towcester Office - 01327 350022 salest@michaelgraham.co.uk





### Butlers Cross, Buckinghamshire

A traditional 1930's six bedroom detached house set in grounds of just under seven acres with a triple garage, a tennis court, a barn, paddocks and panoramic views.

Reception hall, drawing room, sitting room, dining room and study. Kitchen/breakfast/family room, utility room and cloakroom. 6 bedrooms and 3 bathrooms. Triple garage, home office, 2 stables and tennis court. EER - E

**Guide Price: £2,250,000**

Princes Risborough Office - 01844 396000 salespr@michaelgraham.co.uk



### Olney, Buckinghamshire

A stone built environmentally friendly five bedroom detached house in an elevated position with panoramic views over the River Great Ouse and Emberton Country Park.

Entrance hall, sitting room, dining room and family room/study. Kitchen/breakfast room, utility room, den/workshop, boot room and cloakroom. 4 bedrooms, bedroom 5/gym, 4 en suite shower rooms and 1 en suite bathroom. Plant room and store room. Double garage with potential studio above. EER - D

**Offers in Excess of: £1,600,000**

Olney Office - 01234 712424 sales@michaelgraham.co.uk





### Bradden, Northamptonshire

A 17th century stone under slate seven bedroom property with later additions on a plot of approximately 0.75 acres with swimming pool, summer house, garages and carport.

Entrance hall, drawing room, sitting room, dining room, study, orangery and snooker room. Kitchen/breakfast room, utility room, boiler room and 2 cloakrooms. 7 bedrooms and 3 bathrooms. Cellar. Garages, carport, summerhouse and swimming pool. EER-E

**Guide Price: £1,695,000**

Towcester Office - 01327 350022 [salest@michaelgraham.co.uk](mailto:salest@michaelgraham.co.uk)



### Olney, Buckinghamshire

A Grade II listed 18th century seven bedroom Georgian townhouse with a self-contained one bedroom annexe within a two minute walk of Olney's market square amenities.

Reception hall, sitting room, dining room and family room. Kitchen/breakfast room, utility room, 2 store rooms, pantry and cloakroom. 7 bedrooms, 2 bathrooms, 2 second floor studies and cloakroom. 1 bedroom annexe. Carport and parking for 4 cars.

**Guide Price: £1,400,000**

Olney Office - 01234 712424 [sales@michaelgraham.co.uk](mailto:sales@michaelgraham.co.uk)





### Long Crendon, Buckinghamshire

A five bedroom country house located in a private and rural position with over 4000 sq.ft. of accommodation including potential for an annexe and set in 1.6 acres.

Drawing room, sitting room, dining/family room, an additional reception room, study and conservatory. Kitchen/breakfast room, utility room, boot room and sitting room/kitchen. 5 bedrooms, 4 bathrooms and minstrel's gallery. Double garage, workshop, store room and hot tub. EER - D

#### Offers in the Region of: £1,500,000

Aylesbury Office - 01296 336227 salesa@michaelgraham.co.uk



### Wheathampstead, Hertfordshire

A Grade II listed 16th century four bedroom detached property with four Bed and Breakfast guest apartments, set in mature grounds on a quiet no through lane overlooking Gustard Wood Common.

Entrance hall, sitting room, family room/study and hobby room with mezzanine. Kitchen/breakfast room, second kitchen, utility room, boot room and cloakroom. 4 bedrooms and 2 bathrooms. 4 guest apartments, each with sitting room/kitchen, bedroom and a bath or shower room.

#### Offers in the Region of: £1,500,000

Hitchin Office - 01462 441700 saleshi@michaelgraham.co.uk





### Greens Norton, Northamptonshire

A Grade II listed 17th century five bedroom detached former public house with a detached triple garage.

Entrance hall, sitting room, dining room, family room, and study/play room. Kitchen and cloakroom. 5 bedrooms and 3 bathrooms. Detached triple garage and parking for 6 cars. Landscaped rear garden and play area.

**Offers in Excess of: £750,000**

Towcester Office - 01327 350022 sales@michaelgraham.co.uk



### Duston, Northamptonshire

A Grade II listed early 19th century five bedroom detached house on a half an acre plot in the conservation area of Old Duston village.

Entrance hall, drawing room, sitting room, dining room and snug. Kitchen/breakfast room, pantry and cloakroom. 5 bedrooms, 2 bathrooms and 2 attic rooms. Detached double garage, parking for 6 cars and heated outdoor swimming pool.

**Guide Price: £1,000,000**

Northampton Office - 01604 611011 salesn@michaelgraham.co.uk



### Woburn Sands, Buckinghamshire

A contemporary three storey six bedroom detached house on a gated development two minutes' walk from the centre of Woburn Sands.

Entrance hall, sitting room and study. Kitchen/breakfast/family room, utility room and cloakroom. 6 bedrooms and 4 bathrooms. Double garage and parking for 4 cars. EER - B

**Guide Price: £1,350,000**

Woburn Sands Office - 01908 586400 salesws@michaelgraham.co.uk



### Great Brickhill, Buckinghamshire

A mid 19th century four/five bedroom detached property with approximately 0.3 acre of gardens.

Entrance hall, sitting room, dining room, study and family room/bedroom 5. Kitchen/breakfast room, utility room and cloakroom. 4 bedrooms and 2 bathrooms. Garage, parking for 6 cars and open views. Aylesbury grammar schools catchment. EER - E.

**Guide Price: £1,000,000**

Milton Keynes Office - 01908 399199 salesmk@michaelgraham.co.uk





### Botolph Claydon, Buckinghamshire

A Grade II listed 17th century thatched five bedroom detached property 0.3 acre plot backing onto fields with countryside views.

Reception hall, sitting room, dining room, study and snug. Kitchen/breakfast room and utility room. 5 bedrooms and 2 bathrooms. 2 store rooms, garage and off street parking for 3 cars.

**Guide Price: £700,000**

Buckingham Office - 01280 821100 salesb@michaelgraham.co.uk



### Thurleigh, Bedfordshire

A Grade II listed 19th century three/four double bedroom thatched cottage occupying a rural position within grounds of just over 1 acre.

Entrance hall, sitting room, dining room and snug. Kitchen/breakfast room and utility room. 4 bedrooms and 1 bathroom. Outbuildings for livestock or stabling, store rooms and carport. Interlinked paddocks, formal gardens and vegetable garden.

**Guide Price: £725,000**

Bedford Office - 01234 220000 salesbe@michaelgraham.co.uk



### Milton Malsor, Northamptonshire

A mid 18th century stone under thatch five bedroom detached cottage with a one bedroom annexe in a village location.

Porch, entrance hall, sitting room, dining room, study and conservatory. Kitchen/breakfast room and cloakroom. 5 bedrooms and 2 bathrooms. Detached 1 bedroom annexe. Mature walled garden. EER - F

**Guide Price: £850,000**

Northampton Office - 01604 611011 salesn@michaelgraham.co.uk



### Nash, Buckinghamshire

An extended five bedroom detached house incorporating an annexe, a garage and gardens with views over farmland on the edge of the village.

Porch, entrance hall, sitting room and dining room. Kitchen/breakfast room and cloakroom. 5 bedrooms, dressing room, 1 en suite bathroom and 1 bathroom. 1 bedroom annexe. Garage and off street parking. EER - E

**Guide Price: £835,000**

Stony Stratford Office - 01908 307300 salesss@michaelgraham.co.uk





### Moor Park, Middlesex

A seven bedroom character property set in 1 acre of mature landscaped grounds.

The property extends to approximately 5,500 sq.ft. arranged over 3 floors with 4 principle reception rooms enjoying views over the rear garden. With 7 bedrooms and 5 bathrooms provide the ideal balanced living accommodation. EER - D

**Guide Price: £5,750,000**

Moor Park Office - 01923 820622 [simon.blitz@robsonsweb.com](mailto:simon.blitz@robsonsweb.com)



### Moor Park, Middlesex

An impressive traditional family dwelling set within 1 acre of mature landscaped grounds.

An 8 bedroom, 4 reception room, 4 bathroom family residence. Russell Road is within walking distance from Moor Park shops, restaurants and the Metropolitan Line station. EER - E

**Guide Price: £4,395,000**

Moor Park Office - 01923 820622 [simon.blitz@robsonsweb.com](mailto:simon.blitz@robsonsweb.com)



### Northwood, Middlesex

A beautiful family home nestled in secluded mature grounds of 0.431 acres.

A unique blend of bespoke craftsmanship, elegance and design that creates an unrivalled family residence of luxury and distinction, incorporating state of the art specification and with modern leisure facilities. EER - C

**Guide Price: £4,250,000**

Moor Park Office - 01923 820622 [neil.ret@robsonsweb.com](mailto:neil.ret@robsonsweb.com)



### Rickmansworth, Hertfordshire

A delightful home offering elegance and luxury, positioned within one of Rickmansworth's premier roads.

This is a unique opportunity for the discerning purchaser to acquire this ultra-contemporary family home with superb versatile accommodation which fuses inspirational design with state-of-the-art finishes. EER - B

**Guide Price: £2,395,000**

Rickmansworth Office - 01923 77762 [luke.heywood@robsonsweb.com](mailto:luke.heywood@robsonsweb.com)



### Loudwater, Hertfordshire

A substantial family home set on approximately 0.5 acres, set within a private gated estate.

The property features, leaded light windows, 3 reception rooms, study, 4 bedrooms, 5 bathrooms and a large bespoke kitchen with French doors to an attractive rear garden. EER - C

**Guide Price: £1,590,000**

Rickmansworth Office - 01923 77762 [luke.heywood@robsonsweb.com](mailto:luke.heywood@robsonsweb.com)



### Moor Park, Hertfordshire

Redwood House is set within nearly 3 acres of mature landscaped grounds.

A rare opportunity with the added benefit of planning permission granted for a substantial re-model. Situated within Green Belt and the Conservation Area of the Moor Park Private Estate. EER - E

**Guide Price: £3,500,000**

Moor Park Office - 01923 820622 [simon.blitz@robsonsweb.com](mailto:simon.blitz@robsonsweb.com)





### Pinner, Middlesex

**A five bedroom House in Love Lane one of Pinner's most desired and premier roads within the heart of the Village.**

A spacious and characterful 5 bedroom, 2 bathroom semi-detached charming family home boasting light and spacious rooms, with high ceilings, period features and ornate detailing. EER - E

**Guide Price: £1,250,000**

Pinner Office - 0208 866 8083 daniel.young@robsonsworld.com



### Chorleywood, Hertfordshire

**A five bedroom detached family home with amazing views.**

Tastefully modernised and refurbished, this 5 bedroom detached residence affords today's family the opportunity to acquire a home of considerable size situated on a generous plot with elevated views across Chorleywood Common. EER - F

**Guide Price: £1,495,000**

Rickmansworth Office - 01923 777762 luke.heywood@robsonsworld.com



### Pinner, Middlesex

**A five bedroom family home in sought after location.**

A sizeable detached family home offering an array of living space which comprises 5 bedrooms, 4 reception rooms, a 4 piece family bathroom, a ground floor cloakroom and a garage accessed via an own driveway. EER - G

**Guide Price: £1,250,000**

Pinner Office - 0208 866 8083 daniel.young@robsonsworld.com



### Pinner, Middlesex

**A four bedroom detached house located on a peaceful, tree-lined road.**

An immaculately presented 4 bedroom detached family home, which provides generous living accommodation to the ground floor, with a 25'6 x 11'10 living room and a 25'6 x 14'9 kitchen/dining room. Further benefits include a large entrance hall, cloakroom, a garage accessed via an own driveway and a landscaped rear garden. EER - D

**Guide Price: £875,000**

Pinner Office - 0208 866 8083 daniel.young@robsonsworld.com



### Rickmansworth, Hertfordshire

**A fantastic opportunity to acquire this attractive detached family home situated on Valley Road one of Rickmansworth's finest roads.**

This substantial property offers accommodation over 2 floors enjoying 3 reception rooms, kitchen/breakfast room, utility, a master bedroom with en-suite, 4 further bedrooms and a family bathroom. Further benefits are off street parking, car port, integral garage and a large rear garden. EER - D

**Guide Price: £1,495,000**

Rickmansworth Office - 01923 777762 luke.heywood@robsonsworld.com



### Pinner, Middlesex

**A ground floor flat set in a popular location.**

A spacious 2 double bedroom, 2 bathroom ground floor flat, with the added benefit of a large kitchen/breakfast room and a patio area backing onto attractive communal gardens. EER - D

**Guide Price: £500,000 Leasehold**

Pinner Office - 0208 866 8083 daniel.young@robsonsworld.com





### Wingwell, Wing, Rutland

Detached stone five/six bedroom character home, stylishly extended to give flexible accommodation.

3 unique reception rooms, ground floor bedrooms features include inglenook fireplace, mullion stone windows, barrel vaulted cellar. A bespoke, hand crafted solid wood kitchen, landscaped grounds which are of a standard that means they have been open to the public.

**Guide Price: £689,000**

Uppingham Office - 01572 821935 office@mooresestateagents.com



### The Old Rectory, Aunsby, Lincolnshire

A former rectory which has been renovated and kept to a high specification, with a large landscaped south facing garden.

With a range of original features such as exposed brick work and beams. The Old Rectory is full of character whilst still being suited and designed for modern living with a Stoneham kitchen and Vale House conservatory. Having a substantial home office studio/annex.

**Guide Price: £795,000**

Grantham Station Office - 01476 855618 office@mooresestateagents.com



### Little Burton, Burton Lazars, Leicestershire

Panoramically positioned five bed luxurious home. Built to the highest quality and having been lovingly kept to an immaculate standard.

Designed with proportions only normally found in far larger country houses, with features to include stone mullion windows and hand made galleried oak staircase. Hand built breakfast kitchen with AGA and Corian island. Large indoor pool. South facing gardens, set within approximately 1.5 acres with water gardens.

**Guide Price: £1,250,000**

Melton Mowbray Office - 01664 491610 office@mooresestateagents.com



### Bramley House, Empingham, Rutland

Three storey substantial stone farmhouse. Pleasantly set in the heart of this Rutland Water village, with private south facing grounds.

The house has recently been sympathetically restored with spacious accommodation to include: Entrance hall, sitting room, living farmhouse kitchen, cellar, pantry, utility room and cloakroom. To the first floor is the master and guest bedroom with en-suites, further bedroom and bathroom. There are 2 further good sized bedrooms and bathroom to the second floor. EER - E

**Guide Price: £875,000**

Stamford Office - 01780 484555 office@mooresestateagent.com



### Holme Farm, Cottesmore, Rutland

Substantial character five bedroom, four reception room stone farmhouse, situated in mature good sized grounds.

Original tiled entrance hall, drawing room with large wood burner, separate dining room, snug, live in farm house kitchen with pantry and family room/office off. Master suite with dressing room, bay windowed bedroom and ensuite bathroom, 4 further double bedrooms.

**Guide Price: £850,000**

Oakham Office - 01572 757979 office@mooresestateagents.com



### Retreat Farm, Whissendine, Leicestershire

Purpose built equestrian centre set in its own 25 acres, which is well fenced and divided into multiple paddocks.

With an outdoor arena together with one of the largest indoor arenas. The building also houses monarch stabling of 22 loose boxes, Also within the main building is the living accommodation, comprising of 4/5 bedrooms, 4 bathrooms. Conveniently set near the Melton to Oakham. EER - C

**Guide Price: £750,000**

Oakham Office - 01572 757979 office@mooresestateagents.com





### Charlock Drive, Stamford, Lincolnshire

Three bedroom detached home which sits within the popular estate of Rutland Heights.

Giving easy access to schooling, mainline trains and the A1. This property comprises living room, dining room, conservatory, cloakroom, breakfast kitchen, utility area, master with en-suite and family bathroom. There is also single garage with parking to the front and front and rear gardens. EER - D

**Guide Price: £285,000**

Stamford Office - 01780 484555 office@mooresestateagents.com



### Barnswell House, Whitwell, Rutland

Barnswell House is a charming character property, situated on approximately 0.31 acres of private land with views across open fields.

The property is in a prime location, within easy walking distance of Rutland Water. Within the grounds of Barnswell House are converted barn and stables, dating back to the 1820's, along with well maintained gardens including mature fruit trees, raised beds, automatic watering system and a paved patio BBQ area. EER - D

**Guide Price: £695,000**

Stamford Office - 01780 484555 office@mooresestateagents.com



### Hamilton House, Burton Road, Leicestershire

A former hunting lodge which has been beautifully restored and maintained to provide an immaculately presented family home.

Within walking distance of the town centre and train station. The property offers spacious accommodation, retaining a wealth of character features to include open fronted fireplaces, original doors, deep skirtings and cornicing, block paved driveway parking for up to 6 cars, garage and a range of brick built outbuildings. EER - E

**Guide Price: £535,000**

Melton Mowbray Office - 01664 491610 office@mooresestateagents.com



### The Hollies, Thrussington, Leicestershire

The Hollies is a Grade II listed period home, occupying a central position within the heart of this highly regarded Wreake Valley village.

The property offers spacious flexible accommodation with 6 bedrooms, offering a wealth of charm and character, presented to the very highest of standards. Outside, the property enjoys a large mature, flagged patio adjacent to the garden room, a gravelled driveway and, garaging/workshop and Dovecote. EER - Awaited

**Guide Price: £950,000**

Melton Mowbray Office - 01664 491610 office@mooresestateagent.com



### North House, Grantham, Lincolnshire

A rare town centre property with charming character features throughout, including original sash windows and open fireplaces.

The main house accommodation briefly comprises of an entrance porch, impressive hallway with sweeping staircase, dining room, fitted kitchen with island, 5 bedrooms. The property has attractive enclosed rear gardens with a garage and parking. Separate self-contained basement apartment. EER - D

**Guide Price: £595,000**

Grantham Station Office - 01476 855618 office@mooresestateagents.com



### The Old Rectory, Allington, Lincolnshire

The Old Rectory is idyllically set down its own long driveway approach in mature grounds of approximately 2 acres.

Having been in the same family for many years the property requires updating and modernisation (survey available). 8 bedrooms and impressive reception rooms. Stable yard, garaging. EER - G

**Guide Price: £750,000**

Grantham Station Office - 01476 855618 office@mooresestateagents.com





### The Pastures, Cottesmore, Rutland

Located within a popular village in close proximity to Oakham, has been well maintained and provides spacious accommodation.

To the front, the property has curb appeal with it's immaculately presented front garden and driveway leading to a single garage. Having ample reception space and 3 bedrooms. To the rear, the property boasts a good sized, well-presented garden with well stocked flowers and shrubs, surrounding a paved patio area for seating. EER – D

**Guide Price: £194,950**

Oakham Office - 01572 757979 office@mooresestateagents.com



### Alsthorpe Road, Oakham, Rutland

Extended and refurbished four bedroom property, fitted and decorated to an exceptionally high modern standard.

Having an impressive open plan living kitchen with vaulted ceiling, feature lighting, granite worktops. To the front of the property there is a driveway. To the rear is a landscaped garden and patio area enclosed. UPVC double glazing and gas central heating, integral double garage. EER – D

**Guide Price: £550,000**

Oakham Office - 01572 757979 office@mooresestateagents.com



### Hazel Close, Uppingham

A modern family home, situated in a highly sought after area, on the edge of the popular market town of Uppingham.

Backing on to wooded countryside to the rear, with a green park area to the front. Split over 3 floors with 5 bedrooms. The property is within walking distance of Uppingham town centre, ideally located for links to mainline trains, A1 and A47. EER – Awaited

**Guide Price: £375,000**

Uppingham Office - 01572 821935 office@mooresestateagents.com



### Main Street, Wymondham, Leicestershire

Double fronted, three bedroom cottage situated opposite the village green in this sought after Leicestershire village.

Having under gone a restoration which now gives a character home with a standard of finish more likely to be found in much larger properties. Benefitting from modern high end finishes such as under floor heating, replaced combi boiler, limestone flooring and oak doors. Off road parking also utilised as a low maintenance garden. EER – Awaited

**Guide Price: £250,000**

Oakham Office - 01572 757979 office@mooresestateagents.com



### Flores House, Oakham, Rutland

One of the oldest buildings located in the town centre, having recently been sympathetically restored by a well-known reputable local builder.

There are many original features throughout, including flooring, beams and fireplaces. The accommodation now provides an attractive hallway, leading to the garden, sitting room, a dining room, fitted kitchen breakfast room with pantry off. 4 double bedrooms.

**Guide Price: £675,000**

Oakham Office - 01572 757979 office@mooresestateagent.com



### Main Street, Bisbrooke, Rutland

Hillcrest is an attractive detached, stone property situated in the picturesque village of Bisbrooke.

This 4 bedroom property benefits from having been renovated and extended to provide ample living accommodation, whilst maintaining character features. Bisbrooke is centrally located with easy access to A1, A47, mainline trains and good schooling.

**Guide Price: £550,000**

Uppingham Office - 01572 821935 office@mooresestateagents.com





### Andrew Grant COUNTRY HOMES

The Worcestershire market is still contracted in terms of new stock coming to market. However, despite Brexit fears, our sales have remained strong if priced competitively within the competition. The market is price sensitive at all levels, but the top end still seems to be affected by high stamp duty and remains difficult. We have plenty of buyers and have had strong sales, which we hope will continue into the New Year.

**Andrew Leschalles**

Worcester Country - 01905 734735  
Worcester City - 01905 734734  
Bromsgrove - 01527 579977  
Droitwich - 01905 771124

Hereford - 01432 355292  
Kidderminster - 01562 60228  
Ludlow - 01584 877778  
Malvern - 01684 563136

Pershore - 01386 554031  
Redditch - 01527 66161  
Solihull - 01217 094422  
Stourbridge - 01384 370232

### Balfours PROPERTY PROFESSIONALS

A strong spring market was dampened for a while by the Brexit vote but all the indicators are positive for a brisk autumn market. A strong growth in applicant numbers is exceeding the number of properties coming to the market. This is leading to some early interest for fresh houses, and sales agreed in competition.

**Tim Main**

Craven Arms - 01588 673314  
Hereford - 01981 570727

Shrewsbury Lettings - 01743 277069  
Shrewsbury - 01743 353511

### Caudwell • & CO •

2016 looked like being a really difficult year with the Brexit vote looming. However, in the Midlands it appears most people were voting out and getting on with their lives, hence the market has been pretty buoyant albeit with stock levels still down. The only area that is still difficult is the top end, where we suspect that the high level of stamp duty is having a negative effect on the market.

**Ed Caudwell**

**Bakewell - 01629 810018**

### Flint & Cook

Early 2016 saw the strongest market for several years and we witnessed continuing price increases in Herefordshire. The 3% stamp duty surcharge on second homes resulted in fewer investment buyers in the market place, but this gap was soon filled by first-time buyers. There was the inevitable post Brexit hangover but this was quickly "cured" and the market continues to be buoyant. However, there is a noticeable shortage of property at all levels in the market.

**Jonathan Cook**

**Bromyard - 01885 488166**

**Hereford - 01432 355455**

**Ross-on-Wye - 01989 562009**

### foster maddison

23rd June 2016 may prove a pivotal date for the fortunes of the residential property in the North East region. Months on from the 'Brexit' referendum, trading patterns and house price statistics show a marked contrast from other parts of the country. We have seen a very consistent pipeline of new buyers entering the market throughout 2016 and investors seeking real income feature with increasing regularity in the market. Prices appear stable and with little inflationary activity in the regional economy, we expect consistency to prevail well into 2017.

There is further good news for vendors. The market is starved of new stock, which is helping to buoy prices in what should arguably be more of a 'buyers market'. The lack of choice presents a window of opportunity for anyone thinking of selling, before we begin to feel either the chill from cooler conditions in the London market by the spring.

**Neil Foster**

Hexham - 01434 605441  
Jesmond - 0191 281 8339

Lanchester - 01207 528282  
Newcastle - 0191 222 1066





### Ullenhall, Henley-in-Arden

Outstanding country estate occupying tranquil lakeside setting, around 102 acres of gardens, woodland, pasture, leisure complex, equestrian facilities. Accommodation 15,000 sq. ft.

Reception, drawing room, dining room, study, kitchen/breakfast room, conservatory, 2nd kitchen/utility, 2 cloakrooms. First floor sitting room, master bedroom suite, bathroom, dressing room, 5 further double bedrooms, 3 with en suites, family bathroom. Leisure complex with swimming pool, snooker room, gymnasium, squash court. Heated 4 car garage. Tennis court, lake, woodland, gardens, paddocks. 2 Stable blocks, outbuildings, manege, horse walker. Around 102.19 acres. EER - E

Tanworth-in-Arden 2, Warwick 12, Birmingham 37, London 105 (mileages approximate).

**Guide Price: £3,750,000**

Country Homes - 01905 734735 country.homes@andrew-grant.co.uk



### Pencombe, Herefordshire

Fantastic detached house full of history with potential annexe, approximately 3,713 sq. ft. and approaching 0.9 acres.

Breakfast kitchen, drawing room, dining room, inner hall, open plan study, library and snooker room with store room/workshop off and office/studio above, cloakroom. Master bedroom with en suite shower room, bedroom 2, bedroom 3 with en suite cloakroom, family bathroom, and potential annexe/holiday let with hall and separate entrance, utility/kitchen, sitting room, 2 double bedrooms and family bathroom. Parking for numerous vehicles, double garage with workshop space, extensive front gardens and pleasant rear garden with south facing paved courtyard. In all approaching 0.9 acres. EER - E

Bromyard 4, Leominster 11, Hereford 13, Worcester 18 (mileages approximate).

**OIRO: £700,000**

Country Homes - 01905 734735 country.homes@andrew-grant.co.uk





### Bredenbury, Herefordshire

The main house is an elegant and immaculately presented period home which represents excellent value as it includes a second character home within its grounds which extends in all to over 15 acres of beautifully presented gardens, woodland and pastureland. The property is within easy reach of the cathedral cities of Worcester and Hereford.

Main House: Reception hall, drawing room, sitting room, study/library, dining room, kitchen, utility room, boot room, cloakroom, master bedroom with en suite shower room and dressing room, 4 further bedrooms (2 en suite), family bathroom, double garage, classic English garden with a variety of areas including orchard, vegetable, kitchen, rose and water gardens. Separate House: Sitting room, kitchen/dining room, large mezzanine landing area, 2 bedrooms, bathroom, parking and communal garden. In all around 15.1 acres. 4,371 - 5,906 sq.ft. Main House EER - F Cottage EER - C

**Guide Price: £1,100,000**

Country Homes - 01905 734735 [country.homes@andrew-grant.co.uk](mailto:country.homes@andrew-grant.co.uk)



### Sheriffs Lench, Worcestershire

Distinguished 18th century Grade II Listed country house enjoying glorious far reaching views, around 6,977 sq. ft. including two holiday lets and 13.79 acres.

Reception hall, cloakroom, drawing room, dining room, breakfast kitchen, hobby room, music room, study, utility, laundry, cellar. Second floor master bedroom suite, 5 first floor bedrooms (2 en suite), family bathroom. Triple car garage, 2 barns converted into holiday lets, gardens, parkland, woodland.

Evesham 4, Pershore 6, Stratford-upon-Avon 13, Birmingham 27 (mileages approximate).

**Guide Price: £1,450,000**

Country Homes - 01905 734735 [country.homes@andrew-grant.co.uk](mailto:country.homes@andrew-grant.co.uk)





### Hope Bowdler, Church Stretton, Shropshire

A three bedroom stone country house with adjoining holiday lets, barn and around 43 acres including lakes, paddocks and woodland.

Sitting room, kitchen, utility/back kitchen, pantry, shower room, conservatory, 3 bedrooms, family bathroom, 2 holiday let cottages, barn, lakes, paddocks, woodland, pond, approximately 43 acres (17.4 ha).

**Guide Price: £825,000**

Shrewsbury Office - 01743 353511 sales@balfours.co.uk



### Kenley, Shropshire

A charming five bedroom thatched cottage with outbuildings and three acres (1.21 ha) in a popular location with beautiful views.

Entrance hall, kitchen with Aga, conservatory, drawing room, sitting room, study, utility, 5 bedrooms, bathroom, shower room, large garden, 3 stables, outbuildings including a workshop and field store, paddocks totalling about 3 acres, borehole (not connected).

**Guide Price: £650,000**

Shrewsbury Office - 01743 353511 sales@balfours.co.uk



### Peplow, Market Drayton, Shropshire

A four bedroom detached barn conversion with large workshop and level garden in a rural location.

Kitchen/diner, living room, study, porch, utility, WC, 4 bedrooms, 3 bathrooms, workshop, gardens.

**Guide Price: £435,000**

Shrewsbury Office - 01743 353511 sales@balfours.co.uk



### Ellesmere, Shropshire

A substantial six bedroom period house with around 2 acres of grounds within walking distance of the town.

Entrance hall, sitting room, dining room, large kitchen, conservatory, snooker room, study, master bedroom suite, 2 further en-suite bedrooms, 3 further bedrooms, family bathroom, utility and cloakroom, office, pond, shed and shelter, patio, garage, 1.8 Acres (0.72 ha).

**Guide Price: £675,000**

Shrewsbury Office - 01743 353511 sales@balfours.co.uk



### Shrewsbury, Shropshire

An outstanding new build town house boasting modern living and contemporary design as well as versatile accommodation.

Entrance hallway, cloakroom, 2 WC's, kitchen/diner, 5 bedrooms, family bathroom, 2 en-suites, study/5th bedroom, patio terrace, 2 balconies, 2 roof terraces, communal garden, garage/utility, allocated parking.

**Guide Price: £500,000**

Shrewsbury Office - 01743 353511 sales@balfours.co.uk



### Shrewsbury, Shropshire

Executive new build family home located in a gated development only a short walk away from the town centre and Quarry Park.

Entrance hall, living room, kitchen/dining room (Kenton Jones customised) utility, family room, cloakroom, 6 bedrooms, 2 family bathrooms, 2 en-suites, garden, garage.

**Guide Price: £539,000**

Shrewsbury Office - 01743 353511 sales@balfours.co.uk



### Shrewsbury, Shropshire

A truly fine example of an extended period town residence which has been sympathetically restored to a very high standard.

Entrance hall, cloakroom, storage cupboard, study, living room, conservatory, dining room kitchen / breakfast room, boot room, utility, 4 bedrooms, master bedroom, 2 en-suite bathrooms, family bathroom, play/games room, attic, large open terrace, landscaped garden, double garage.

**Guide Price: £875,000**

Shrewsbury Office - 01743 353511 sales@balfours.co.uk





### Manor Farm, Sheldon, Derbyshire

Recently renovated to an extremely high standard and set in approximately 127 acres, Manor Farm has exceptional 360 degree views over surrounding countryside, is within a short drive of the market town of Bakewell in the heart of the Peak District National Park and is now offered to the open market for the first time in over 100 years.

Entrance hall, drawing room, dining room, sitting room, kitchen/breakfast room, cloakroom, 4 bedrooms, 2 bath/shower rooms, cellars, private drive, gardens and pasture land extending to approximately 127 acres, courtyard with 2 stone outbuildings totalling approximately 4,300 sq.ft., 2 substantial modern buildings totalling approximately 10,575 sq.ft., planning permission granted for an additional modern building of 1,800 sq.ft. Also available as 3 separate lots. EER - E

**Guide Price: £2,500,000**

Bakewell Office - 01629 810018 info@caudwellandco.com



### Stubben Edge Hall, Ashover, Derbyshire

A substantial period property set in just under 53 acres in an elevated position on the edge of the village of Ashover with splendid views over open countryside.

Reception hall, staircase hall, 4 reception rooms, kitchen/breakfast room, 5/6 bedrooms, office building, self-contained 2 bedroom flat, extensive outbuildings, gardens surrounding the property, walled garden and paddocks extending to approximately 13.14 acres, further pasture land subject to agricultural tenancy extending to approximately 39.59 acres, in all approximately 52.74 acres. EER - E

**Guide Price: £1,750,000**

Bakewell Office - 01629 810018 info@caudwellandco.com





### Hay Farm, Ashover Hay, Derbyshire

A recently extended stone built farm house with a superb detached garden room all set in approximately 8.8 acres and with 360 degree views over open countryside.

Large reception hall, drawing room, dining room, garden/reading room, kitchen/breakfast room, conservatory, study, bar, master bedroom with sitting area, enclosed terrace and en suite bathroom, guest bedroom with sitting area, terrace, dressing room and en suite shower room, 3 further double bedrooms, family bathroom, shower room (en suite), extensive off road parking, lovely gardens, swimming pond, large garden studio room, pasture land in all approximately 8.8 acres. EER - E

**Guide Price: £1,950,000**

Bakewell Office - 01629 810018 info@caudwellandco.com



### Castle Hill House, Bakewell, Derbyshire

An immaculate Grade II listed Georgian family house in an elevated position overlooking the river towards the market town of Bakewell.

Entrance lobby, reception hall, double drawing room/dining room, sitting room, kitchen/breakfast room, garden room, utility room, cloakroom, master bedroom with dressing room and bathroom, 2 further double bedrooms, family bathroom, self-contained 3 bedroom and 2 bathroom penthouse flat, beautifully landscaped gardens, large terrace, summer house, pond, small paddock, double garage, double car port, off road parking.

**Guide Price: £1,250,000**

Bakewell Office - 01629 810018 info@caudwellandco.com



### Lyme Tree Farm, Wheston, Derbyshire

A well-presented Grade II listed stone built farmhouse with flexible 'office building' offering great potential, set in a tranquil hamlet close to the thriving village of Tideswell.

Entrance hall, drawing room, dining room, kitchen/breakfast room, utility room, 4 double bedrooms, studio/bedroom 5, bathroom, shower room with sauna, office/workshop building with great potential, stone-built garden studio, double garage, off road parking, attractive gardens, croft and pasture land, in all approximately 3 acres.

**Guide Price: £995,000**

Bakewell Office - 01629 810018 info@caudwellandco.com



### Castle Mount, Bakewell, Derbyshire

A fine, stone built house in an elevated position with wonderful views down the valley and across to Bakewell golf club.

Entrance lobby and hall, drawing room, dining room, kitchen/breakfast room with study area, conservatory, utility room, cloakroom, master bedroom with en suite bathroom, 4/5 further bedrooms, dressing room/bedroom 5, family bathroom, shower room, tarmac driveway with good off road parking, double garage, front, side and rear gardens and terraces, stone shed, greenhouse, garden shed. EER - E

**Guide Price: £785,000**

Bakewell Office - 01629 810018 info@caudwellandco.com





### Walford, Herefordshire

Substantially extended 18th century cottage in glorious rural position with breathtaking views, 4 miles from Ross-on-Wye.

Entrance hall, study, lounge, family room, dining room, kitchen, breakfast room, 4 bedrooms, double garage, office/games room, gardens and grounds, extending in all to about 3 acres. EER - D

**Guide Price: £750,000**

Ross-on-Wye Office - 01989 562009 [rossonwye@flintandcook.co.uk](mailto:rossonwye@flintandcook.co.uk)



### Lugwardine, Hereford

A recently renovated Grade II Listed detached house in sought-after village 3 miles east of the cathedral city of Hereford.

Porch, entrance hall, cellar, sitting room, dining room, drawing room, kitchen, breakfast room, 5 bedrooms, attractive, mature, gardens.

**Guide Price: £595,000**

Hereford office - 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



### Sutton-St-Nicholas, Hereford

In the grounds of Ordis Court, an exceptional Grade II Listed barn conversion on outskirts of popular village, 4 miles north of Hereford.

Reception hall, sitting room, dining room, kitchen/breakfast room, study, 4 bedrooms, double garage, workshop, stable block, gardens and orchard/paddock, extending in all to about 2.5 acres.

**Guide Price: £459,500**

Hereford Office - 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



### Marden, Herefordshire

Classical Victorian residence on outskirts of popular village, 5.5 miles north of the cathedral city of Hereford.

Verandah, entrance hall, lounge, dining room, sitting room, kitchen, 4 bedrooms, garage, range of outbuildings including stabling, barn and granary, extensive, mature gardens. EER - D

**Guide Price: £480,000**

Hereford Office - 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



### Bartestree, Hereford

Elegant and sympathetically restored detached Victorian residence in highly sought-after village just 4 miles east of the cathedral city of Hereford.

Reception hall, drawing room, sitting room, dining room, kitchen/breakfast room, 5 bedrooms, cellars, detached studio/home office, attractively landscaped gardens. EER - E

**Guide Price: £499,500**

Hereford Office - 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



### Dunan, Herefordshire

Individually designed, exceptionally spacious detached house in splendid rural location 3 miles southwest of Hereford.

Entrance hall, drawing room, dining room, conservatory, study, breakfast-kitchen, cinema/work room, studio/office, 5 bedrooms, magnificent games room, garaging, extensive, mature, gardens. EER - E

**Guide Price: £665,000**

Hereford Office - 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)





### Wilton, Ross-on-Wye, Herefordshire

Appealing, spacious, detached barn conversion in delightful setting just under a mile from Ross-on-Wye.

Reception hall, drawing room, dining room, kitchen/breakfast room, 4 bedrooms, stone barn, garden. EER - F

**Guide Price: £419,000**

Ross-on-Wye Office - 01989 562009 [rossonwye@flintandcook.co.uk](mailto:rossonwye@flintandcook.co.uk)



### Bishopstone, Herefordshire

Attractive cottage-style detached residence adjoining farmland in unspoilt village location, 7 miles from Hereford.

Entrance hall, sitting room with dining area, kitchen, 3 bedrooms, 1 bedroom annexe, garaging, beautifully laid out gardens. EER - D

**Guide Price: £410,000**

Hereford Office - 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



### Nr Bredenbury, Herefordshire

Detached character cottage in idyllic rural location, 5 miles from the market town of Bromyard.

Entrance hall, living room, kitchen, sitting room, conservatory, 3 bedrooms, garaging, large, mature gardens. EER - E

**Guide Price: £395,000**

Bromyard Office - 01885 488166 [bromyard@flintandcook.co.uk](mailto:bromyard@flintandcook.co.uk)



### Holmer, Hereford

Outstanding cottage dating from the 18th century, fronting a narrow lane on the outskirts of the city, with views over adjoining farmland.

Conservatory entrance, sitting room, dining room, family room, large breakfast kitchen, 4 bedrooms, carpet, garage, workshop, attractive gardens. EER - D

**Guide Price: £395,000**

Hereford Office - 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



### Wormelow, Herefordshire

Individual detached house on edge of pretty village, with outstanding views over adjoining countryside, 5 miles from Hereford, 7 miles from Ross-on-Wye

Entrance hall, large lounge, dining/family room, breakfast-kitchen, sun lounge, laundry room, 3 bedrooms, double garage, well-established gardens. EER - D

**Guide Price: £349,500**

Hereford Office - 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



### Bodenham, Herefordshire

Delightful Grade II Listed character barn conversion on small development of individual properties, in popular village location.

Entrance hall, large sitting room with dining area, breakfast-kitchen, 3 bedrooms, carport, store, gardens.

**Guide Price: £299,500**

Hereford Office - 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)





### Lanchester, County Durham

**An impressive four bedroom stone built house overlooking extensive private grounds and gardens extending to around 1 acre.**

The house has been extensively renovated both externally and internally, carefully restored and tastefully refurbished to a high standard. Briefly comprising; Internally this wonderful home offers a stunning drawing room, living room and study, an amazing modern kitchen and 4 double bedrooms. There are 2 bathrooms and a separate WC. Externally, there is a tennis court lawn and detached double garage, situated in extensive grounds including a walled garden. The property also generates an income of £600 per calendar month from a biomass boiler, this is guaranteed until 2021. EER - E

**Guide Price: £750,000**

**Lanchester Office - 01207 528282   lanchester@fostermaddison.co.uk**



### Whickham, Tyne & Wear

**A superb four bedroom equestrian property extending to just over 6 acres with four grazing paddocks and stables.**

A delightful stone built detached cottage with 18th century origins. The property comprises; sitting room, dining room, kitchen, utility/boot room, master bedroom suite with en suite shower room, family bathroom, 3 further bedrooms one with en suite shower room. Externally the large garden is mainly laid to lawn with flagged terrace. There are also 4 stables, 2 of which have been converted into a recording studio, a detached loose box, hay shed and a field shelter. EER - F

**Guide Price: £595,000**

**Jesmond Office - 0191 281 8339   jesmond@fostermaddison.co.uk**



### Killingworth Village, Newcastle upon Tyne

**A stunning stone built detached home providing exceptional living space together with four bedrooms and private garden.**

The property comprises; large luxury dining kitchen, sitting room, stunning (42ft x 15ft) orangery/garden room, master bedroom overlooking garden with en-suite, dressing area and private conservatory, second double bedroom with en-suite shower and mezzanine bedroom space, 2 further bedrooms, 1 with en-suite, and a luxuriously appointed main bathroom. Externally there is a large driveway for up to 8 cars, detached double garage and lovely lawned garden with decking area. EER - C

**Guide Price: £595,000**

**Jesmond Office - 0191 281 8339   jesmond@fostermaddison.co.uk**



### Hexham, Northumberland

**A two bedroom ground floor apartment with attractive aspect outlook over the communal grounds.**

Occupying perhaps one of the nicest positions in this popular development designed specifically for the over 55's this ground floor apartment benefits from an attractive triple aspect outlook over the communal grounds and provides well appointed accommodation with an adjacent flagged patio. Accommodation comprises communal entrance hall, private entrance hall, living room, kitchen, 2 bedrooms and bathroom. EER - F

**Guide Price: £144,000**

**Hexham Office - 01434 605441   hexham@fostermaddison.co.uk**





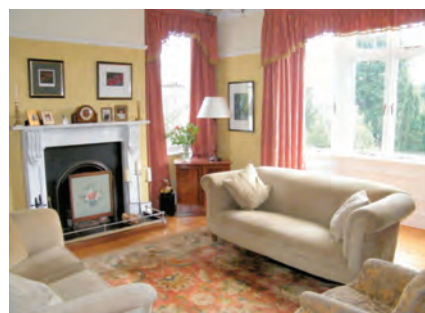
### Gilsland, Cumbria

**A beautifully proportioned, substantial, three storey detached Victorian country house enjoying fine views of the Roman Wall.**

Tantallon House is ideally located to take advantage of the holiday accommodation trade, latterly providing 4 star country cottage accommodation and 4 star silver bed and breakfast accommodation - ideally formatted to continue with this lucrative business or alternatively an ideal family home with dependant relative's 'independent' 1 bedroom accommodation attached to it. The property has been methodically updated/improved by the current owners whilst retaining a wealth of charm and character with numerous original features and the elevated south facing setting provides exceptional views towards the Roman Wall and the whole is set in well proportioned landscaped gardens. A truly exceptional country home offering breakfasting kitchen, laundry room, 3 reception rooms, 6 bedrooms, 1 with en suite, family bathroom, shower room and billiard room. EER - E

**Offers Over: £500,000**

Hexham Office - 01434 605441 hexham@fostermaddison.co.uk



### Hexham, Northumberland

**A four/five bedroom period detached family home set in well landscaped mature gardens.**

A beautifully proportioned period detached family home located in the western quarter of the town providing versatile 4/5 bedroom, 4 reception room accommodation and with an attractive southerly aspect over the town. Accommodation comprises entrance lobby, entrance hall, cloakroom, living room, dining room, study, sitting room, breakfasting kitchen and second cloakroom on the ground floor. At first floor level there are 4 bedrooms, family bathroom and shower room. Externally gardens extend to all sides being well landscaped, a gravelled parking/turning area, a double garage and a coach house with shower room and studio/home office. There is also a greenhouse and single garage. EER - D

**Guide Price: £849,000**

Hexham Office - 01434 605441 hexham@fostermaddison.co.uk



# OVERSEAS

PAGES 94 - 100



Whilst we have seen increases in property values in the most popular coastal areas around the Mediterranean, most country property, be it in France, Italy, Spain, Portugal or the Balearic islands have remained relatively stable with only modest price increases over the last two years. These areas where UK owners are generally in the minority, sales have been steady. Eurozone buyers seem unconcerned by the UK's exit from the EU, including buyers from the Scandinavian countries. Since the 'Brexit' vote, the UK economy has continued to grow and the earlier talk of recession has been dismissed and despite the reduction in the value of the pound, viewings with UK buyers have been increasing. For those buyers who are planning to live within the Eurozone, comments from Eurozone leaders, including Spain and Portugal suggest that there is unlikely to be any significant change. As a consequence, the forecast is a positive one for property values in the major resort areas around the Mediterranean.

In my opinion, country property of which there are some outstanding examples in the following pages, that have yet to catch up with their coastal cousins, are due for something of a resurgence in values.

If you are interested in buying property abroad please do not hesitate to contact us.

Paul Baxter  
paul@tlo.co.uk  
Tel: +44 20 7839 0888

Australia - New South Wales  
Balearics - Mallorca, Ibiza and Menorca  
Caribbean - St Lucia and Barbados  
Cyprus - North and South  
Dubai  
France - Paris, Loire, Southwest, Central, Provence,  
Cote d'Azur and Alpine Ski  
Greek Islands - Kefalonia

Italy - Tuscany, Umbria and Alpine Ski  
Malta - All regions and Gozo  
Portugal - Algarve and Madeira  
Russia - Moscow  
South Africa  
Spain - Costa Blanca, Costa del Sol, Costa Calida and  
Murcia  
USA - New York, Florida and Maine



St Lucia Office







### Montuiri, Central Mallorca

This spacious country villa, built in 2002 to the highest standard and in traditional style using local stone to great effect, is situated in a commanding and elevated position with panoramic views of the enchanting scenery of Montuiri to the Tramuntana mountains beyond.

The property, with land extending to 12 acres, provides 4 bedrooms and 4 bathrooms in the main house, a pool house with sauna and guest room plus a large private swimming pool with ample bathing terraces. The main house includes 2 covered outdoor living areas; a summer lounge with fireplace and a spacious 'al fresco' dining terrace. Built: 489m<sup>2</sup>. Plot: 48,621m<sup>2</sup>.

**Guide Price: 2,800,000 euro**

The London Office - +44 20 7839 0888 paul@tlo.co.uk



### Florentine Hills, Tuscany, Italy

This spacious and fully restored Tuscan farmhouse has excellent views over the Sieve valley. Set in 8 acres of wild flower-covered meadows, the property retains its original terracotta floors and timber beams.

The house provides excellent and spacious living areas with 4 bedrooms and 3 bathrooms, a fully fitted and equipped kitchen, plus a separate 2 bedroom guest apartment. The landscaped gardens include a 12m x 6m swimming pool. It is understood that further accommodation could be created out of a ruined structure close to the farmhouse. Land: 8 acres.

**Guide Price: 1,500,000 euro**

The London Office - +44 20 7839 0888 paul@tlo.co.uk





### Lake Lemman nr Geneva, Haute Savoie, France

This beautiful family chalet, set on a large plot and in a popular village, is located above Lake Lemman, a short drive from Geneva, and enjoys lovely lake views. Situated close to the resort town of Evian, the Portes du Soleil ski domain that includes Morzine and Avoriaz is just 45 minutes away.

The Chalet, built in the traditional style of the region, provides 6 bedrooms and 5 bathrooms, including an independent guest apartment, 2 sitting rooms, a separate dining room, reading room/library, private office and kitchen/breakfast room. The landscaped gardens that extend to 1.25 acres are mainly laid to lawn with mature trees. 2 integral garages plus ample parking accessed from a gated driveway. Built: 562m<sup>2</sup>. Plot: 5,000m<sup>2</sup>

**Guide Price: 2,350,000 euro**

The London Office - +44 20 7839 0888 paul@tlo.co.uk



### Artà, NE Mallorca

A delightful and private equestrian country estate built in 1995 in traditional Mallorcan style is set within a peaceful and mostly forested natural landscape yet walking distance to the popular and historic market town of Artà. There are excellent beaches and golf courses a short drive away.

This lovely property, in total offering 7 bedrooms and 7 bathrooms, comprises of the main villa approached through a walled courtyard with central water fountain, a separate annex providing 4 independent guest apartments each with private terrace, a beautiful pool area and a 2 storey summer house that provides a comfortable dining and lounge area by the pool and below a spacious gym or recreational room. In addition there is the garage block and laundry, stables and a dedicated equestrian area. Built: 654m<sup>2</sup>. Plot: 18,954m<sup>2</sup>

**Guide Price: 2,500,000 euro**

The London Office - +44 20 7839 0888 paul@tlo.co.uk





### Tarn, SW France

Located in the picturesque Tarn region, east of Toulouse, is this extremely charming stone Château, recently fully renovated to a high standard and dating from the 18th century. This peaceful hilltop setting has unique views of a nearby medieval bastide and dramatic surrounding scenery. Whilst in a rural location, it is only a few minutes from a local café, restaurants and a general store.

The Château provides excellent living accommodation including 4 bedroom suites plus an independent 4 bedroom guest house. The grounds include an infinity swimming pool and lovely landscaped gardens. Living: 440m<sup>2</sup>. Plot: 6 acres.

**Guide Price: 1,550,000 euro**

The London Office - +44 20 7839 0888 paul@tlo.co.uk



### La Mola, Puerto Andratx, SW Mallorca

This elegant and thoroughly modern villa complex is situated in an elevated position on La Mola, Port Andratx, with exceptional panoramic views not only across the azure Mediterranean Sea to the island of Dragonera but also encompasses the outstanding pine forested hills and seaward promontories, dotted with fine villas that typify this region.

Comprising of the main villa and a separate gatehouse with 2 guest apartments, between which there is a beautiful landscaped garden. Accommodation includes a grand galleried reception hall, substantial open-plan living area, sleek 'Boffi' kitchen with dining/breakfast area, 4 fabulous bedroom suites, gym, private office, ample garaging and laundry. Fabulous covered and open terraces include an infinity pool and gardens. Constructed: 1,187m<sup>2</sup>. Living: 781m<sup>2</sup>. Plot: 1,965m<sup>2</sup>.

**Guide Price: 12,500,000 euro**

The London Office - +44 20 7839 0888 paul@tlo.co.uk





### Florence, Tuscany, Italy

This outstanding property, situated in the most prestigious suburb of Florence, has its origins in the 14th century as a military watch tower. It was converted to a residential villa during the 16th century and is one of the most unique properties currently on the local market. Featuring crenelated walls and many original features from its rich and colourful history the property provides 500m<sup>2</sup> of living space.

The many period features include; a spacious lounge with stone fireplace and high vaulted ceilings, a formal dining room with a chestnut beamed ceiling and a lovely bright veranda, which leads out onto the rear courtyard. There are 7 bedrooms including 2 'master' suites and a 'tower' bedroom, a library/study, kitchen, laundry and private chapel. In addition there is a 2 bedroom guest/housekeeper's apartment. The outstanding landscaped gardens and secluded terraces include a private swimming pool.

**Guide Price: 4,070,000 euro**

The London Office - +44 20 7839 0888 paul@tlo.co.uk



### Tuscany, Italy

Beautifully restored family villa with private swimming pool, located within walking distance to a charming village in the heart of Tuscany and with grounds that extend to 2.4 acres approximately.

The villa offers 4 double bedrooms and 3 bathrooms, the 'open-plan' design on the ground floor provides; a classic Tuscan entrance hall, a comfortable lounge and a fitted and equipped kitchen and dining area. The gardens include a lovely large terrace directly off of the kitchen and lounge, making it the perfect area for outdoor dining. Living: 200m<sup>2</sup>.

**Guide Price: 750,000 euro**

The London Office - +44 20 7839 0888 paul@tlo.co.uk



### Son Font, Calvia, SW Mallorca

A beautiful equestrian country estate located in Son Font on the hillside above Calvia village with superb views across the village to the sparkling blue Mediterranean beyond.

The property provides; 6 bedrooms and 6 bathrooms with a separate guest apartment, a guesthouse, the pool terrace and further out-houses along with the garage. Set on a plot of close to 8 acres this wonderful country home has a constructed area of 650 m<sup>2</sup> with some 380m<sup>2</sup> of covered and open terraces that include a private swimming pool. This area is very popular with horse riders and the property includes horse stables and 2 riding corrals.

**Guide Price: 3,900,000 euro**

The London Office - +44 20 7839 0888 paul@tlo.co.uk





### Puerto Andratx, SW Mallorca

Perfectly positioned, this elegant family villa provides six bedrooms and six bathrooms, including an independent guest or staff apartment and enjoys truly stunning sea views over the Cala Marmacen to Dragonera and to the blue Mediterranean beyond. This exclusive, elevated and delightfully peaceful residential area has undeniably become the most sought after location in Puerto Andratx.

A unique feature of this property is the inclusion of an adjacent undeveloped site of 816m<sup>2</sup>. This rare opportunity would enable, subject to planning, either future expansion of the property or the construction of a separate guest villa and spa of around 270m<sup>2</sup>. Built: 569m<sup>2</sup>. Plot: 2,268m<sup>2</sup>.

**Guide Price: 11,500,000 euro**

The London Office - +44 20 7839 0888 paul@tlo.co.uk



### Florence City, Tuscany, Italy

This historic duplex apartment is located just a few paces from the Piazza Ognissanti and a five minute walk to the Ponte Vecchio, the principal cultural attractions, and shopping streets of this beautiful city.

Dating from the 15th century, with many original features, the accommodation, extending to some 270m<sup>2</sup>, provides 3 bedrooms and 2 bathrooms and spacious living areas with stunning windows and an outdoor 'al fresco' living and dining terrace. We understand that there is potential to incorporate a garage and off-street parking within the property.

**Guide Price: 790,000 euro**

The London Office - +44 20 7839 0888 paul@tlo.co.uk



### Haute Garonne, SW France

This elegant 18th Century 'Maison de Maitre' was built in 1794 and has been fully restored by the current owners to a very high standard.

This 'Master's house' provides excellent family accommodation including 4 reception rooms, 4 bedrooms and 4 bathrooms. Improvements include under-floor heating, a 15m x 3m saline swimming pool and a 'colonial' style pool house and large terrace. There is also a 60m<sup>2</sup> Pigeonnier that could be converted to guest apartment. Plot: 12 acres.

**Guide Price: 780,000 euro**

The London Office - +44 20 7839 0888 paul@tlo.co.uk





### Province of Florence, Tuscany, Italy

Nestled into the hillside this majestic Tuscan residence, formerly a convent, dates back over four hundred years. Set within land approaching twenty-five acres that includes woodland and olive groves, this wonderful property includes impressive staterooms, a private chapel, formal Italianate gardens and vaulted cloisters from where there are breath-taking views over the beautiful surrounding countryside.

The fully restored north wing provides the principle residence with 10 bedrooms and 8 bathrooms including two guest/staff apartments. This area includes the central staterooms with decorative wall and ceiling paintings that date back several hundred years, the dining room, kitchen, separate studies and games room. The part restored lower ground and south wing could provide; a large function area, further guest accommodation and a spa. Floor area: 2,300m<sup>2</sup>. Land: 10Ha (24.7 acres).

**Distressed Sale Price: 4,000,000 euro (reduced from 6,500,000 euro)**

The London Office - +44 20 7839 0888 paul@tlo.co.uk



### Midi Pyrenees, SW France

This elegant 18th century Chateau, whilst fully renovated, retains many original features. It is strategically located in an elevated position that provides beautiful country views extending to the Pyrenees Mountains.

The property offers excellent family accommodation on a grand scale with spacious proportions and high ceilings. In total there are 4 reception rooms, 6 bedrooms and 4 bathrooms. A private swimming pool, bathing terraces and a floodlit tennis court are within the grounds that extend to some 5 acres. Built: 750m<sup>2</sup>.

**Guide Price: 1,290,000 euro**

The London Office - +44 20 7839 0888 paul@tlo.co.uk



### Bunyola, NW Mallorca

This recently constructed villa, in traditional 'finca' style and incorporating local stone, represents exceptional value. Located in a quiet country area, it enjoys open farmland and mountains views.

The accommodation provides 5 bedroom suites, a large living room with feature fireplace and galleried ceiling, a separate dining room and 'farmhouse' kitchen. A substantial, south-facing, covered sitting and dining terrace overlooks the large, solar heated, swimming pool and an 'all-weather' show jumping arena. Under-floor heating. Built: 503m<sup>2</sup>. Plot: approximately 4 acres

**Guide Price: 1,650,000 euro**

The London Office - +44 20 7839 0888 paul@tlo.co.uk



# The London Office Network

two hundred and  
twenty eight offices

Through an extensive network of 37 leading firms, with 228 offices between them, The London Office markets over 24,000 properties a year across the network.

## The London Office

### 40 St James's Place

020 7839 0888 - Bob Bickersteth  
bob@tlo.co.uk

## Andrew Grant

### Bromsgrove

01527 579977 - Julia Simonds  
bromsgrove@andrew-grant.co.uk

### Commercial

0330 024 3000 - Andrew Thompson  
commercial@andrew-grant.co.uk

### Droitwich

01905 771124 - George Pickard  
droitwich@andrew-grant.co.uk

### Henley-in-Arden

01564 794155 - Matt Burrows  
henley@andrew-grant.co.uk

### Hereford

01432 355292 - Robert Williams  
hereford@andrew-grant.co.uk

### Kidderminster

01562 60228 - Debbie Fellows  
kidderminster@andrew-grant.co.uk

### Ludlow

01584 877778 - Magi Alexander  
ludlow@andrew-grant.co.uk

### Malvern

01684 563136 - Stuart Bass  
malvern@andrew-grant.co.uk

### Pershore

01386 554031 - Vicky Gowenlock  
pershore@andrew-grant.co.uk

### Redditch

01527 66161 - Emily Knight  
redditch@andrew-grant.co.uk

### Solihull

01217 094422 - Philip Gould  
solihull@andrew-grant.co.uk

### Stourbridge

01384 370232 - Anneke Babber  
stourbridge@andrew-grant.co.uk

### Stratford-upon-Avon

01789 294444 - Matt Burrows  
stratford@andrew-grant.co.uk

### Worcester

01905 734734 - Duncan Saunders  
worcester@andrew-grant.co.uk

### Worcester Country Homes

01905 734735 - Andrew Grant  
country.homes@andrew-grant.co.uk

## Aitchisons

### Country Homes

01442 873901 - Clive Mosson  
clive.mosson@argroup.co.uk

### Berkhamsted

01442 862533 - Paul Brissimitzakis  
paul.brissimitzakis@argroup.co.uk

### Hemel Hempstead

01442 213446 - Andy Young  
andy.young@argroup.co.uk

### Radlett

01923 859444 - William Susman  
william.susman@argroup.co.uk

### St Albans

01727 855556 - Nick Doyle  
nick.doyle@argroup.co.uk

### Watford

01923 231662 - Roberto Argenio  
roberto.argenio@argroup.co.uk

## Anker and Partners

### Banbury

01295 271414 - Tom Crump  
post@ankerandpartners.co.uk

## Balfours

### Craven Arms

01588 673314 - Peter Wright  
cravenarms@balfours.co.uk

### Hereford

01981 570727 - William Shuttleworth  
enquiries@balfours.co.uk

### Shrewsbury Lettings

01743 277069 - Charlotte George  
lettings@balfours.co.uk

### Shrewsbury

01743 353511 - Tim Main  
sales@balfours.co.uk

## Beresfords

### Billericay

01277 626262 - Paul Healey  
billericay.sales@beresfords.co.uk

### Braintree

01376 348444 - Daniel Buck  
braintree.sales@beresfords.co.uk

### Brentwood

01277 231515 - Carl Gable  
brentwood.sales@beresfords.co.uk

### Chelmsford

01245 500555 - Alex Beresford  
chelmsford.sales@beresfords.co.uk

### Colchester

01206 764444 - Rob Twitchett  
colchester.sales@beresfords.co.uk

### Country & Village

01245 397475 - James Caffrey  
country@beresfords.co.uk

### Gidea Park

01708 730255 - Paul Money  
gideapark.sales@beresfords.co.uk

### Great Dunmow

01371 878688 - Nick Webber  
dunmow.sales@beresfords.co.uk

### Hornchurch

01708 474034 - Jason Smith  
hornchurch.sales@beresfords.co.uk

### Ingatstone

01277 350505 - James Millar  
ingatstone.sales@beresfords.co.uk

### Maldon

01621 853111 - Neil McAninch  
maldon.sales@beresfords.co.uk

### Shenfield

01277 212111 - Carl Gable  
shenfield.sales@beresfords.co.uk

### Upminster

01708 222200 - Gary Jenkins  
upminster.sales@beresfords.co.uk

### Witham

01376 517777 - Charlotte Sadler  
witham.sales@beresfordsgroup.co.uk

### Writtle

01245 420880 - Susie Wood  
writtle.sales@beresfords.co.uk

## Brown & Co

### Banbury

01295 273555 - Thomas Birks  
thomas.birks@brown-co.com

### Brigg

01652 654833 - Jill Bell  
jill.bell@brown-co.com

### Bury St Edmunds

01284 725715 - Robert Fairey  
robert.fairey@brown-co.com

### Grantham

01476 591991 - Richard Godson  
richard.godson@brown-co.com

### Holt

01263 713143 - Vicki Foreman  
vicki.foreman@brown-co.com

### Huntingdon

01480 432220 - Chris Purlant  
chris.purlant@brown-co.com

### King's Lynn

01553 770771 - James Hurst

james.hurst@brown-co.com

### Melton Mowbray

01664 502120 - Rebecca Lewis  
rebecca.lewis@brown-co.com

### Norwich

01603 629871 - Peter Hornor  
peter.hornor@brown-co.com

### Retford

01777 709112 - Jeremy Baguley  
jeremy.baguley@brown-co.com

### Spalding

01775 722321 - Charlie Bryant  
charlie.bryant@brown-co.com

## Bryan Bishop & Partners

### Welwyn

01438 718877 - Martin Bishop  
general.enquiries@bryanbishop.co.uk

## Butler Sherborn

### Burford

01993 822325 - Angus Shipway  
angus@butlersherborn.co.uk

### Cirencester

01285 883740 - Ian Daniels  
ian@butlersherborn.co.uk

### Oxford

01865 510000 - Gavin West  
gavin@butlersherborn.co.uk

### Stow-on-the-Wold

01451 830731 - Elizabeth D'Allemagne  
elizabethd@butlersherborn.co.uk

### Wantage

01235 772299 - Cuan Ryan  
cuan@butlersherborn.co.uk

## Campbell's

### Battle

01424 774774 - Justin May  
justin@campbellsproperty.co.uk

## Caudwell & Co

### Bakewell

01629 810018 - Ed Caudwell  
info@caudwellandco.com

## Charters

### Alresford

01962 734633 - Matthew Clark  
m.clark@chartersestateagents.co.uk

### Alton

01420 87666 - Michael Marsh  
m.marsh@chartersestateagents.co.uk

### Farnham

01252 891886 - Tim Branstion  
t.branstion@chartersestateagents.co.uk

### Romsey

01794 511107 - Elliott Trodd  
e.trodd@chartersestateagents.co.uk

### Winchester

01962 830880 - Elliott Trodd  
e.trodd@chartersestateagents.co.uk

## Cheffins

### Cambridge

01223 214214 - Martin Walshe  
cambridge.residential@cheffins.co.uk

### Ely

01353 654900 - Mark Peck  
ely@cheffins.co.uk

### Haverhill

01440 707076 - Jamie Warner  
haverhill@cheffins.co.uk

### Newmarket

01638 663228 - Neil Harris  
newmarket@cheffins.co.uk

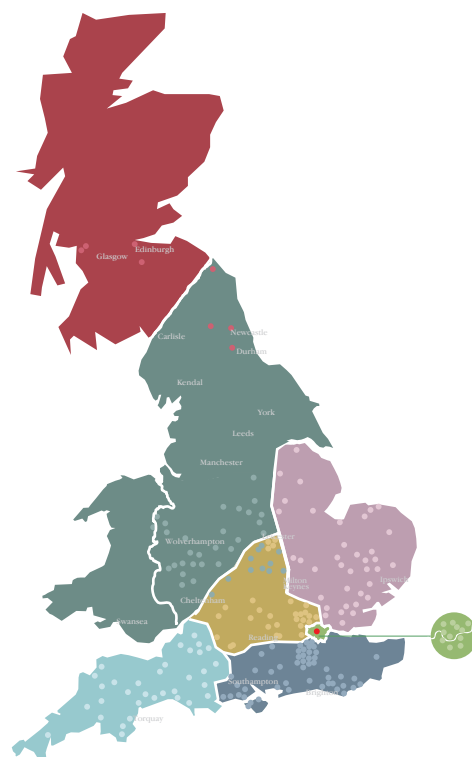
### Saffron Walden

01799 523656 - Bruce King  
saffron-walden@cheffins.co.uk

## key

- area Central London
- area South East England
- area South West England
- area Eastern England
- area Central England
- area Midlands & Northern England
- area Scotland

PAGES 101 - 102





## Church Robinson

**Didcot**  
01235 816222 - Gary Church  
garychurch@churchrobinson.co.uk

## Clarke & Simpson

**Framlingham**  
01728 724200 - Stuart Clarke  
sclarke@clarkeandsimpson.co.uk

## Cooper & Tanner

**Castle Cary**  
01963 350327 - Arran Stokes  
castlecary@cooperandtanner.co.uk  
**Country House and Farm Agency**  
01373 455060 - Martin Hemmett  
frome@cooperandtanner.co.uk  
**Frome**  
01373 455060 - Adam Scott  
frome@cooperandtanner.co.uk  
**Glastonbury**  
01458 831077 - Oliver Jenkin  
glastonbury@cooperandtanner.co.uk  
**Rural Office - Frome**  
01373 831010 - Michael Joyce  
standerwick@cooperandtanner.co.uk  
**Rural Office - Glastonbury**  
01458 834288 - Nick Oliver  
glastonburyagri@cooperandtanner.co.uk  
**Shepton Mallet**  
01749 372200 - Chris Hood  
sheptonmallet@cooperandtanner.co.uk  
**Street**  
01458 840416 - Ian Smith  
street@cooperandtanner.co.uk  
**Warminster**  
01985 215579 - Andrew Colyer  
warminster@cooperandtanner.co.uk  
**Wells**  
01749 676524 - Sam Masters  
wells@cooperandtanner.co.uk

## David Burr

**Bury St Edmunds**  
01284 725525 - Murray Rose  
bury@davidburr.co.uk  
**Castle Hedingham**  
01787 463404 - Tim Rutter  
hedingham@davidburr.co.uk  
**Clare**  
01787 277811 - Nick Mills  
clare@davidburr.co.uk  
**Leavenheath**  
01206 263007 - Jack Thornley  
leavenheath@davidburr.co.uk  
**Long Melford**  
01787 883144 - Steven Ray  
melford@davidburr.co.uk  
**Newmarket**  
01638 669035 - Keith Colley  
newmarket@davidburr.co.uk  
**Woolpit**  
01359 245245 - Carl Gardiner  
woolpit@davidburr.co.uk

## Douglas & Gordon

**Balham**  
020 8673 0191 - Jack Osmond  
balhamsales@dng.co.uk  
**Battersea**  
020 7924 2000 - Katherine Moore  
battsales@dng.co.uk  
**Battersea Park**  
020 7720 8077 - Charles Mitchell  
battpksales@dng.co.uk  
**Chelsea**  
020 7225 1225 - Ed McCulloch  
chelseasales@dng.co.uk  
**Clapham**  
020 8675 4400 - Alix Stuart-Bruges  
clapsthsales@dng.co.uk  
**East Putney**  
020 8788 3000 - James French  
putneysales@dng.co.uk  
**Fulham**  
020 7731 4391 - Alexander Leschallias  
fulhamsales@dng.co.uk  
**Gloucester Road**  
020 7581 1152 - Sophie Hayward  
grsales@dng.co.uk  
**Hammersmith**  
020 8563 7100 - Elliot Rowe  
hammersmithsales@dng.co.uk  
**Kensington**  
020 7792 1881 - Richard Broer  
kensales@dng.co.uk  
**Notting Hill**  
020 7727 7777 - Jonathon Cooke  
nhsales@dng.co.uk  
**Pimlico**  
020 7931 8200 - Julian Jephson  
pimlicosales@dng.co.uk  
**Southfields**  
020 8874 8822 - James McKay  
sthfieldsales@dng.co.uk  
**South Kensington**  
020 7581 8888 - Sophie Hayward  
sthkensales@dng.co.uk  
**West Putney**  
020 8785 6666 - James French  
wputneysales@dng.co.uk

## Douglas and Gribben

**Wantage**  
01235 766222 - Graham Douglas  
grahamdouglas@douglasandgribben.co.uk

## Flint & Cook

**Bromyard**  
01885 488166 - Gerard Flint  
bromyard@flintandcook.co.uk  
**Hereford**  
01432 355455 - Jonathan Cook  
hereford@flintandcook.co.uk  
**Ross-on-Wye**  
01989 562009 - Paul Watkins  
rossonwye@flintandcook.co.uk

## Foster Maddison

**Jesmond**  
0191 2818339 - Alexander Hudson  
alex.hudson@fostermaddison.co.uk  
**Lanchester**  
01207 528282 - Michelle Meek  
michelle.meek@fostermaddison.co.uk  
**Hexham**  
01434 605441 - Dan Maddison  
dan.maddison@fostermaddison.co.uk  
**Newcastle**  
0191 2221066 - Neil Foster  
neil.foster@fostermaddison.co.uk

## Henry Adams

**Billingshurst**  
01403 782991 - Adrian Passingham  
billingshurst@henryadams.co.uk  
**Bognor and Aldwick**  
01243 842123 - Gail Chisham  
bognorandaldwick@henryadams.co.uk  
**Chichester**  
01243 533377 - Simon Smith  
chichester@henryadams.co.uk  
**East Wittering**  
01243 672721 - Ben Green  
eastwittering@henryadams.co.uk  
**Emsworth**  
01243 377773 - Matthew Inker  
emsworth@henryadams.co.uk  
**Haslemere**  
01428 644002 - James Grillo  
haslemere@henryadams.co.uk  
**Hayling Island**  
02392 006537 - Jack Tompkins  
hayling@henryadams.co.uk  
**Haywards Heath**  
01444 458380 - Jade Bearryman  
haywardsheath@henryadams.co.uk  
**Horsham**  
01403 253271 - Alexander Harvey  
horsham@henryadams.co.uk  
**Midhurst**  
01730 817370 - Francis Martin  
midhurst@henryadams.co.uk  
**Middleton-on-Sea**  
01243 587687 - Richard Longhurst  
middleton@henryadams.co.uk  
**Petersfield**  
01730 262801 - Craig Towersey  
petersfield@henryadams.co.uk  
**Pulborough**  
01798 300670 - Hattie Coates  
pulborough@henryadams.co.uk  
**Selsey**  
01243 606789 - Kevin Daymond  
selsey@henryadams.co.uk  
**Storrington**  
01903 424535 - Harriet Coates  
storrington@henryadams.co.uk  
**6 Villages**  
01243 521829 - Olly Shaw  
6villages@henryadams.co.uk

## Howkins & Harrison

**Ashby de la Zouch**  
01530 877977 - Ian Large  
ashby@howkinsandharrison.co.uk  
**Atherstone**  
01827 178021 - Kathryn Bromfield  
atherstone@howkinsandharrison.co.uk  
**Daventry**  
01327 316880 - Martin Broadbent  
davproperty@howkinsandharrison.co.uk  
**Henley-in-Arden**  
01564 793137 - Pat Phillips  
henleyproperty@howkinsandharrison.co.uk  
**Lutterworth**  
01455 559203 - Helen Greaves  
helen.greaves@howkinsandharrison.co.uk  
**Northampton**  
01604 823456 - David Clarke  
northproperty@howkinsandharrison.co.uk  
**Rugby**  
01788 564666 - Julie Tavinor  
property@howkinsandharrison.co.uk  
**Towcester**  
01327 353575 - Angela Thompson  
angela.thompson@howkinsandharrison.co.uk

## John German

**Ashby de la Zouch**  
01530 412824 - Peter Whitehead  
ashbysales@johngerman.co.uk  
**Ashbourne**  
01335 340730 - Stuart Bennet  
ashbourne@johngerman.co.uk  
**Barton under Needwood**  
01283 716806 - Phillip Sandbach  
barton@johngerman.co.uk  
**Burton-on-Trent**  
01283 512244 - Phillip Sandbach  
burton@johngerman.co.uk  
**East Leake**  
01509 856006 - David Woodcock  
eastleake@johngerman.co.uk  
**Lichfield**  
01543 419121 - Sarah Hill  
lichfield@johngerman.co.uk  
**Loughborough**  
01509 239121 - David Woodcock  
loughborough@johngerman.co.uk  
**Stafford**  
01785 236600 - Paul Barnes  
stafford@johngerman.co.uk  
**Uttoxeter**  
01889 567444 - Matt Slater  
uttoxeter@johngerman.co.uk

## Michael Graham

**Aylesbury**  
01296 336227 - Graham Robson  
salesa@michaelgraham.co.uk  
**Bedford**  
01234 220000 - Richard Banks  
salesbe@michaelgraham.co.uk  
**Buckingham**  
01280 821100 - Paul Elliott  
salesb@michaelgraham.co.uk  
**Hitchin**  
01462 441700 - Gavin Mills  
saleshi@michaelgraham.co.uk  
**Milton Keynes**  
01908 399199 - Richard Michalski  
salesmk@michaelgraham.co.uk  
**Newport Pagnell**  
01908 218860 - Simon Gates  
salesnp@michaelgraham.co.uk  
**Northampton**  
01604 611011 - Adam Pritchard  
salesn@michaelgraham.co.uk  
**Olney**  
01234 712424 - Gareth Paul  
saleso@michaelgraham.co.uk  
**Princes Risborough**  
01844 396000 - Jeremy Knight  
salespr@michaelgraham.co.uk  
**Stony Stratford**  
01908 307300 - Stuart Headland  
salesss@michaelgraham.co.uk  
**Towcester**  
01327 350022 - Richard Irlam  
salesst@michaelgraham.co.uk  
**Woburn Sands**  
01908 586400 - Ian Thomas  
salesws@michaelgraham.co.uk

## Mitchells

**Highcliffe on Sea**  
01425 272206 - Ben Jenkins  
ben@mitchells-estateagents.co.uk  
**Mudeford**  
01202 499295 - Paul Woodman  
mudeford@mitchells-estateagents.co.uk

## Moores

**Grantham**  
01476 855618 - David Kirkup  
david@mooresestateagents.com  
**Melton Mowbray**  
01664 491610 - Lindsay O'Connor  
office@mooresestateagents.com  
**Oakham**  
01572 757979 - Jamie Tyler  
office@mooresestateagents.com  
**Stamford**  
01780 484555 - Maria Johnson  
office@mooresestateagents.com  
**Uppingham**  
01572 821935 - Harriet Norton  
office@mooresestateagents.com

## Mount & Minster

**Lincoln**  
01522 716204 - Ralph Wyrley-Birch  
info@mountandminster.co.uk

## Oakley Residential

**Brighton**  
01273 688881 - James Epps  
james@oakleyproperty.com  
**Lewes**  
01273 487444 - David Beaken  
david@oakleyproperty.com

## Rettie & Co.

**Bearsden**  
0141 9433150 - Jonathan Riley  
bearsden@rettie.co.uk  
**Berwick**  
01289 305158 - Patrick Paton  
berwick@rettie.co.uk  
**Edinburgh**  
0131 2204160 - James Whitson  
mail@rettie.co.uk  
**Glasgow Bath Street**  
0141 2484160 - Grace Reilly  
glasgow@rettie.co.uk  
**Glasgow West End**  
0141 3416000 - Maitland Walker  
glasgowwestend@rettie.co.uk  
**Melrose**  
01896 824070 - Tony Perriam  
melrose@rettie.co.uk  
**Newcastle-upon-Tyne**  
01913 389999 - Rob Taylor  
rob.taylor@rettie.co.uk  
**Newton Mearns**  
0141 6391999 - John McDiarmid  
newtonmearns@rettie.co.uk

## Richard Worth

**Bracknell**  
01344 208300 - Lee Allen  
lee@richard-worth.co.uk  
**Land and New Homes**  
0118 9891888 - William Jones  
william@richard-worth.co.uk  
**Wokingham**  
0118 9796796 - Tim Cole  
tim@richard-worth.co.uk

## Robsons

**Amersham**  
01494 724999 - Richard Watkins  
richard.watkins@robsonswb.com  
**Lettings**  
01923 822211 - Shirley Wells  
shirley.wells@robsonswb.com  
**Little Chalfont**  
01494 766304 - James Page  
james.page@robsonswb.com  
**Moor Park**  
01923 820622 - Simon Blitz  
simon.blitz@robsonswb.com  
**Northwood**  
01923 835355 - Mark Howson  
mark.howson@robsonswb.com  
**Pinner**  
020 8866 8083 - Daniel Young  
daniel.young@robsonswb.com  
**Rickmansworth**  
01923 777762 - Luke Heywood  
luke.heywood@robsonswb.com

## Saddlers

**Charing**  
01233 713127 - Paul Martin  
property@saddlersresidential.co.uk

## Spence Willard

**Bembridge**  
01983 873000 - Sam Branton  
bembridge@spencewillard.co.uk  
**Cowes**  
01883 200880 - Charles Spence  
cowes@spencewillard.co.uk  
**Freshwater**  
01983 756575 - Jason Siviter  
freshwater@spencewillard.co.uk  
**Yarmouth**  
01983 761005 - Duncan Willard  
yarmouth@spencewillard.co.uk

## Spencers of the New Forest

**Brockenhurst**  
01590 622551 - Alec Fry  
brockenhurst@spencersnewforest.com  
**Burley**  
01425 404088 - Alan Mould  
burley@spencersnewforest.com  
**Lymington**  
01590 674222 - Rob Batten  
lymington@spencersnewforest.com  
**Ringwood**  
01425 462600 - Mark Youngman  
ringwood@spencersnewforest.com

## Stags

**Barnstaple**  
01271 322833 - Simon Forman  
barnstaple@stags.co.uk  
**Bideford**  
01327 425030 - Luke Williams  
bideford@stags.co.uk  
**Bridport**  
01308 428000 - Chris McCaughey  
bridport@stags.co.uk  
**Dartmouth**  
01803 835336 - Stuart Millard  
dartmouth@stags.co.uk  
**Dulverton**  
01398 323174 - Simon Zeal  
dulverton@stags.co.uk  
**Exeter**  
01392 255202 - Simon Cooper  
exeter@stags.co.uk  
**Honiton**  
01404 45885 - Kevin Clarke  
honiton@stags.co.uk  
**Kingsbridge**  
01548 853131 - Chris Kivell  
kingsbridge@stags.co.uk  
**Launceston**  
01566 774999 - David Robinson  
launceston@stags.co.uk  
**Okehampton**  
01837 659420 - Mark Berry  
okehampton@stags.co.uk  
**Plymouth**  
01752 223933 - David Lewis  
plymouth@stags.co.uk  
**South Molton**  
01769 572263 - Robert Ayre  
south-molton@stags.co.uk  
**Taunton**  
01823 256625 - Charles Hunt  
taunton@stags.co.uk  
**Tiverton**  
01884 235705 - Lee Flay  
tiverton@stags.co.uk  
**Torquay**  
01803 200160 - James Taylor  
torquay@stags.co.uk  
**Totnes**  
01803 865454 - Peter Symons  
totnes@stags.co.uk  
**Truro**  
01872 264488 - Ben Stephens  
truro@stags.co.uk  
**Wadebridge**  
01208 222333 - Guy Parsons  
wadebridge@stags.co.uk  
**Wellington**  
01823 662822 - Ashton Greed  
wellington@stags.co.uk  
**Yeovil**  
01935 475000 - Tim Bennett  
yeovil@stags.co.uk

## Symonds & Sampson

**Axminster**  
01297 33122 - Rickey Stoodley  
rstoodley@symondssandsampson.co.uk  
**Beaminster**  
01308 863100 - Jeremy Smith  
jsmith@symondssandsampson.co.uk  
**Blandford**  
01258 452670 - Nigel Sheppard  
atownsend@symondssandsampson.co.uk  
**Bridport**  
01308 422092 - Steve Allen  
sallen@symondssandsampson.co.uk  
**Dorchester**  
01305 261008 - Richard Taylor  
rtaylor@symondssandsampson.co.uk  
**Poundbury**  
01305 251154 - Jon Summers  
jsummers@symondssandsampson.co.uk  
**Salisbury**  
01722 336944 - Jack Edwards  
jedwards@symondssandsampson.co.uk  
**Sherborne**  
01935 814488 - Andrew Walkinshaw  
awalkinshaw@symondssandsampson.co.uk  
**Sturminster Newton**  
01258 473766 - Mark Lewis  
mlewis@symondssandsampson.co.uk  
**Wimborne**  
01202 843190 - James Deamer  
jdeamer@symondssandsampson.co.uk  
**Yeovil**  
01935 423526 - Stephen Hennessey  
shennessey@symondssandsampson.co.uk

## V&H Homes

**Ashtead**  
01372 221678 - Maria Gliddon  
ashtead@vhhomes.co.uk  
**Fetcham**  
01372 236896 - Oliver Reeves  
fetcham@vhhomes.co.uk



# We're looking for new landlords

For confidential advice on letting your property or property portfolio, call us on

01295 271414

[ankerandpartners.co.uk](http://ankerandpartners.co.uk)

  
**Anker**





# Let's get moving...

Whether you are looking to sell or let your property, call us today on

01295 271414

[ankerandpartners.co.uk](http://ankerandpartners.co.uk)

