

## Contact us

### Church Robinson



Call today or send us your details and one of our team will contact you.



**Didcot Office – Church Robinson**  
The Old Post Office, 6 Foxhall Road, Didcot OX11 7AA

Sales 01235 816222  
sales@churchrobinson.co.uk

Lettings 01235 816222  
sales@churchrobinson.co.uk

Property Management 01635 523707  
property.management@jonesrobinson.co.uk



**Newbury Office – Jones Robinson**  
118 Bartholomew Street, Newbury RG14 5DT

Sales 01635 35010  
sales@jonesrobinson.co.uk

Lettings 01635 581991  
lettings@jonesrobinson.co.uk

Property Management 01635 523707  
property.management@jonesrobinson.co.uk



**Lambourn Office – Jones Robinson**  
5 Market Place, Lambourn, Hungerford RG17 8XU

Sales 01488 73337  
lambourn.sales@jonesrobinson.co.uk

Lettings 01635 581991  
lettings@jonesrobinson.co.uk

Property Management 01635 523707  
property.management@jonesrobinson.co.uk



**Marlborough Office – Jones Robinson**  
139b High Street, Marlborough SN8 1HN

Sales 01672 556640  
sales@jonesrobinson.co.uk

Lettings 01672 556640  
lettings@jonesrobinson.co.uk



**Devizes Office – Jones Robinson Incorporating Martin Walker**  
3 Wine Street, Devizes SN10 1AP

Sales 01380 730200  
enquiries@mwwilts.co.uk

Lettings 01380 738817  
lettings@mwwilts.co.uk



## church robinson

— SIMUL MOVERE —

Placing value on your home



# Welcome to Church Robinson

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## Placing value on your home

This simple phrase has two meanings for us:

- 1

We will visit your home and tell you how much it's worth.
- 2

But we also value your home. We understand how much it means to you, because, after all, it's probably your most valuable asset.

### We work with just property and nothing else

As totally independent estate agents we offer impartial, honest advice on buying, selling, letting and property management. Our sole objective is to sell or let your property or find you a new home, and Gary has helped literally thousands of people do just this for almost 30 years.

### Professionally accredited

We are members of the Association of Residential Letting Agents, the Tenancy Deposit Scheme and the Deposit Protection Scheme for your peace of mind, and, of course, of The Property Ombudsman. Our Newbury office is also a member of Fine & Country.



### Our purpose

- To help people move on with their lives

### Our core values

- We do the right thing
- We practise open and real communication
- We deliver on our commitments
- We are the best we can be
- We embrace new and innovative solutions to constantly improve what we do



## Why sell with Church Robinson?



## We are often asked “what makes us unique?”

### The simple answer is... Our People!

We have the most experienced, knowledgeable and long-standing team of estate agents in the local area. Between them our team has over 150 years' experience in total. Our personal, tailored approach to achieving the best price for you and the dedicated way we manage your sale or rental, coupled with the highest level of service, means more people use us to sell and let their property than any other estate agent in our area\*.

### Plus... Our marketing mix is the most comprehensive in the area.

With our easy-to-use website, network of local offices and association with Fine & Country, large database of buyers, distinctive brochures with great photography and detailed floor plans, and advertising your properties on both Rightmove and Zoopla, we can guarantee the highest levels of exposure and, therefore, the best price.



\*Our area postcodes are: OX11, SN8, SN9, SN10, RG14, RG17, RG18, RG19 & RG20

### What happens when you work with us?

Once you have decided to instruct us to sell your home you can relax. It's our job to get the right offer for your home and make sure the sale completes.

#### This is what we do:

1. We will prepare a full suite of marketing material
2. We'll contact our database of waiting buyers
3. Viewings are always accompanied and our key-holding service enables us to show people around without disturbing you
4. We'll give you feedback within 48 hours and report back regularly
5. Offers will be passed on immediately and we'll work very hard to achieve the right price for you
6. When an offer is agreed we check out everyone in the chain, not just your buyer, to ensure your sale is proceedable
7. Our progression service includes chasing up mortgage lenders, solicitors and other estate agents to make sure everything runs smoothly in a timely manner
8. You are guaranteed our support all the way to a successful completion



## Why let with Church Robinson?

Property remains a popular long-term investment option and many 'career landlords' trust us to manage their properties and find them tenants.



We know that every customer is an individual and that every property is different, which is why every property rental we undertake is tailor-made to fit your personal requirements.

Letting your property requires careful planning and our highly skilled, professional agents can be trusted to do the job properly. We cater for all situations and will ensure that becoming a landlord is as stress free as possible.

Many of our clients rent out their family home if they have to relocate for work, and we help many first-time landlords who didn't plan to be letting their houses or apartments.

A successful tenancy is driven by quality tenants, and our strong local presence attracts tenant applications from all over Oxfordshire, West Berkshire, Hampshire and Wiltshire. We'll present you with qualified, vetted tenants and work hard to keep the property occupied at all times.

Lettings 01235 816222



### Six reasons people use us to let their homes

- 1 We have vast experience in supporting people in a variety of circumstances when becoming landlords, such as through a new career choice or inheritance
- 2 If letting a property is new to you, our specialists will guide you through every stage of becoming a landlord and make sure your property is legally compliant
- 3 For every new property we take on, we carry out a thorough rental appraisal and valuation to help the landlord understand the level of management required
- 4 We offer a wide range of services from let only to full property management, working with you every step of the way
- 5 We always put our landlords' requirements first, advising on a number of queries and eliminating the daily hassles you may experience
- 6 We are members of ARLA (The Association of Residential Letting Agents), the Deposit Protection and Tenancy Deposit schemes and have won many awards for our letting services





## All about our Property Investment

Buying property to let remains a popular long-term investment option and we have the expertise in maximising the value it can bring to you.

With more people entering the private rental sector than ever before it means that tenants are staying longer, more tenancies are being renewed and rents are increasing year on year. This means lower void periods and greater returns over time for landlords.

Now is a great time to be a landlord and there are a number of options open to people taking their first steps into property investment by expanding their portfolio or planning a retirement income for the future.

### Reasons why people use Church Robinson for buy-to-let

- We understand that investing in property can be very rewarding and we have the knowledge and expertise to advise landlords on how to make the most of their investment
- We can provide financial advice via an independent financial advisor to ensure the best buy-to-let mortgages and insurance products are secured
- We offer accurate and honest property appraisals on any property being considered for investment, including a breakdown of how a price is calculated
- For every new property we take on, we carry out thorough rental appraisals and valuations to help landlords understand the levels of management required
- We advise on property purchase prices, expected returns as well as offering rental return and property appreciation forecasts for five and 10-year periods
- We help you realise the property's potential, focusing on helping you find the right tenant and the right rental price, quickly, even when there are tenants in situ

## Property Management

**We are currently responsible for over 1,000 properties across our five offices and work with landlords living both in the UK and overseas.**

Our specialist property management team will keep you up to date with current legislation and advise on everything related to property management.

As a licensed member of ARLA, the industry's leading professional body, we look after every aspect of your rental property. So whether you are a first-time landlord, or a career landlord, we will provide the best support possible.

Property ownership can be a minefield for landlords, as well as being time consuming. Our aim is to manage your property better than anyone else.



We really  
are unique!



Talk to Church Robinson for

- House selling • Letting properties • Commercial
- Property investment • Property management services



Visit [www.churchrobinson.co.uk](http://www.churchrobinson.co.uk)  
to use our: FREE instant valuation tool



Innovation is at the  
heart of our business

Our virtual auction strategy is an innovative way to market your property and one of the many ways in which we differentiate ourselves from our competitors.



Book A  
Valuation

Find out what your house is worth  
– To have a member of our experienced team visit your property and conduct a detailed valuation, click on our ‘Sell – Book A Valuation’ page and fill in the appropriate information.

It’s all about  
our people



Gary Church

Gary is resident Director and has been successfully selling houses for the past 27 years. He is recognised in the local community for his professionalism, friendliness and constant ability to deliver results.



George Stevens

George is our Sales Director and has enjoyed a long and successful estate agency career which started in Northampton in 1985. George is well respected locally and is known for his energy, enthusiasm and extensive property experience.



Lucy Cook

Lucy is our Lettings Manager and joined the Jones Robinson Group in 2018 after gaining a degree at the University of West London. A hard-working, dedicated member of the team, Lucy strives to offer a personal service to all, guiding tenants and landlords throughout the renting process.



Cherry Burgess

Cherry is our Assistant Manager and has always had a keen eye and love of property. Over the years she has built a dedicated client base, with the honour of both buyers and developers naming properties after her!



Jo Manners



Dawn Pannell



Natalie Yearling



Liz Alden



Courtney Hicks



Charles Robinson



Joel Osbourne



Pierre Lusabia



Anna Lyons



Katrina Church