

# ACQUIRE

AUTUMN/WINTER 2017



Professionalism in the lettings  
sector drives Oakley's expansion

(see inside cover for full story)



# Residential Letting team expand as Oakley business grows

We are delighted to announce that, with the growth of our business across all sectors, we are expanding our Residential Lettings team into a new building at 19 Marlborough Place, Brighton, adjacent to our existing Head Office. This will mean that the business as a whole will be afforded more space with now four, centrally located, offices situated in the heart of the City.

Our lettings team has grown considerably since we first entered the residential lettings market in 2008.

We now have a diverse residential management portfolio across a wide range of both private 'buy to let' and corporate landlord clients.

Indeed, one of our strengths in the lettings sector is our commercial property background and our membership of the Royal Institution of Chartered Surveyors. This means that our corporate investors receive the high level of management service they are used to in the commercial world, combined with the comfort of knowing that we are one of the few residential letting agents in the sector that, in addition to being an ARLA Propertymark Protected Agent, are also monitored by the RICS and comply with their guidelines and regulations.

Because of this, we have, in recent years, managed to secure a number of larger residential multi-unit letting and management instructions from corporate landlords. We have recently been selected to advise on Brighton & Hove's first 'PRS' (Private Rented Sector) development in Preston Road, Brighton on the site of the former Amex office building. This will



Our New Lettings Office at 19 Marlborough Place, Brighton.

According to the latest figures, PRS currently accounts for approximately 20% of households in England and this sector is growing rapidly with several major new PRS projects lined up to take place in Brighton & Hove. Institutions such as pension funds and insurance companies are now actively seeking to invest in the rental sector, following the trend in countries such as Germany and the US, where the rental sector accounts for a much higher proportion of the residential stock.

Working closely with our New Homes sales teams, our letting department has also been very successful on new developments, with their advanced marketing packages for private 'buy to let' landlords.

Working closely with our New Homes sales team, they are able to line up tenants for our landlords at the point of practical completion of a new property, avoiding any rent voids following its purchase.

Our new Lettings office is due to open in October and we look forward to welcoming you at 19 Marlborough Place.



Parq, Preston Park, Brighton - Twelve Managed New Homes Apartments for Private Investors & Block Management.



One Hove Park, Hove - Pre Completion Advance Marketing Services for Private Investors.



Former Amex Offices, Preston Road, Brighton - PRS scheme under construction. 63 x 1 & 2 bed apartments.



Super B, Brighton Station - New Homes Letting Services. Thirty five Managed Apartments.



# ACQUIRE

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Monks Gate £915,000



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Son Servera, NE Mallorca €2,850,000



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**The London Office**  
40 St James's Place, London SW1A 1NS  
Telephone: 020 7839 0888  
E-mail: bob@tlo.co.uk  
[www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk)

[www.  
the  
londonoffice.co.uk](http://www.the-londonoffice.co.uk)  
40 ST JAMES'S PLACE SW1



# DON'T BELIEVE EVERYTHING YOU READ

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*by Bob Bickersteth*

Welcome to the latest addition of Acquire. We often discuss figures and market trends at the start of this magazine, to try and give the reader a feel for the market and what is really going on out there. However, as Benjamin Disraeli said “Lies, damn lies and statistics”. Never has that saying been truer than today. We all know that our friends are aspiring estate agents, definitely property professionals and are happy to give ladles of advice at a moment’s notice.





Add to that, all the information, opinion and “knowledge” that the newspapers give, not forgetting the pages of statistics on the internet. It is hardly surprising that the average householder, tenant, landlord and first-time buyer are scratching their heads in frustration as to where to get clear, professional and honest advice.

So, how does the person on the street glean the information that they need and actually, come to think of it, what information do they really need? If I can ask you to park that thought for now, I want to think about the range of options that you can consider for selling or renting your property.

Some people have been tempted to sell via a raffle. Offering a set amount of tickets at £5 or £10 a ticket. Usually these people have two things in common; they couldn't sell their property through traditional means and their expectation of price was much higher than the markets view. There are many pit falls with very tight legal aspects, as it has to be a 'contest' not a lottery and comes under the Gambling Act, rather than property law. There are complications for the winner as they maybe liable for the stamp duty on the market value of the property, not the price of the ticket. What happens if sufficient tickets aren't sold? Whilst selling this way makes good PR, it is a very speculative and specialised route to take.

If you work on the premise that the market dictates the value of your home and that is all that can be done, then the DIY route through an online only website is an option. They are, not surprisingly with the focus on web-based disruptors, enjoying most of the airtime. Propped up by huge city investment with incessant, clever marketing leading you to believe you are going to receive the same quality of service as a traditional high

street Estate Agent. They are cheap, get your property on the portals and you can even have a local (ish) property adviser to guide you on pricing. You have to pay a fee up front (there is no incentive for them to sell the property), payable whether you sell or not. More often than not you have to run your own sale, viewings, negotiations, instructing solicitors and in many cases managing the chain. Having been an agent for 30 something years, guiding a sale through to completion, in this day and age, is not for the faint hearted. What can possibly go wrong? I hear you ask, well lots actually. On average 80% of our time spent on a sale is spent taking an offer to completion in the current market. You only need to visit various online chat rooms to see some of the poor experiences people have had and in many cases, having to subsequently instruct a traditional high street agent. “Buy cheap buy twice”, comes to mind.

Property Brokers are another emerging choice. Two have opened in London and are broadly based on the American model. This is a highly specialist service focused on the higher end of the market, where an expert (and I really mean an expert) with good local knowledge and lots of experience in one area will use his or her contacts to do business. Be that buying or selling. To increase your exposure, they have a hub through which they can access all the property portals. Now this might not work for an individual who is unsure of where they want to live and at the moment, the model is in its infancy and the network is somewhat limited.

The national chains or UK franchises might be your next port of call. They all have their images from the top to the lower end of the market in an area. Most national agents struggle to maintain standards throughout all the offices and the service can vary enormously from branch to branch. They

**80%**  
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**COMPLETION**

are not always as networked together as you might think and as they are worried about the effect of the on-line agents, some even give a pricing menu as to what service you might like; from the basic on-line service, to the proper hand holding you would expect. If you just want an on-line service I am not sure why you would not just use an on-line only agency.

## **THE EFFICACY OF THE GROUP LIES IN ITS COMBINATION OF INDIVIDUAL LOCAL KNOWLEDGE AND EXPERTISE**

The last but by no means the least is your local independent full service agent. Every town and area has one or two. They are normally very experienced and have worked in the area for a long time. Sometimes they can be a single office outfit or they have multiple offices across a region. They have exceptional websites, extensive web portal exposure and are social media savvy. For an independent agent to thrive, in an ever increasingly competitive market place, they have to be completely on top of their game; the quality of service and advice has to be second to none. If things go wrong, their reputation can be ruined at a dinner party or in the school playground. They will go the extra mile to carry out the viewings, negotiating the maximum price, chasing solicitors, surveyors, mortgage companies and in many cases managing complicated chains to ensure the sale completes. Remember they are only paid if a property is sold or let. One of the criticisms of local independent agents has been the fact that they are not nationally networked and if you are moving from St Albans to Truro, (a more popular route than you might think) then using two different independent estate agents is trickier. The London Office was set up 25 years ago to provide this national link for leading independent Estate Agents.

So, if we loop back to the beginning of this piece, there is plenty of advice around, but the property market is extremely localised. Some articles you read are talking nationally, or maybe only about London. Chelsea can be a very different market place to Fulham, although they are only next door. Also, as you will read in the members' market comments, some price ranges or indeed certain styles of property can fall in and out of fashion depending on time of year or changing market influences. The answer is, be careful who you listen to and double check what they are saying.

Our role from The London Office 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 are able to take hard sets of suitable property details with them.

The strength of a dynamic affiliated network of 38 leading firms with 228 offices should not be underestimated. In particular, we work closely alongside our London member to assist Londoners who are either moving out of the capital or purchasing a weekend property. We successfully co-hosted the annual London & Country Property 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 twelfth 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.



You will see from the market comments on the following pages, that the market across the country is generally good although lacking supply of good quality houses. 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. They do not just upload your property on to the internet and wait (hope) for a buyer to appear.

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



# London

The chat around tables at London dinner parties is rife that the sales market is falling, there are no purchasers and all is doom and gloom. You don't have to dig very deep to realise that the rumours are not completely true. Yes, it is challenging in many ways, but there are plenty of under offer and sold boards on the streets of London. Many buyers are seeing a real opportunity and are making the most of sensibly priced property, the owners of which have, in turn, seen a great chance to move up-market because the gap they are having to financially bridge, hasn't been as small as this since 2008. So yes it easier to sit on your hands and hope that the market will collapse, but we believe it to be wishful thinking.

Although letting prices have fallen over the last year, the market is beginning to tighten up, after a very busy summer. The pricing is very sensitive and landlords would be advised to accept offers rather than have void periods. Tenants beware, although the choice has been good and you might achieve a great price for now, it won't last, as demand will outstrip supply.



St Paul's Cathedral from Millennium Bridge





### Southwell Gardens, SW7

A beautifully presented and generously proportioned two bedroom flat within a smart stucco fronted building.

2 bedrooms, 2 bathrooms, reception room, kitchen, EER - C

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

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



### Lower Sloane Street, SW1W

This is a wonderful upper maisonette located over the top three floors of a very well-maintained red brick property just off Sloane Square.

Master bedroom with en suite bathroom, 2 further bedrooms (1 with en suite shower room), family bathroom, reception room, kitchen, study, (un-demised) roof terrace, communal garden, EER - F

**Guide Price: £2,250,000 - Leasehold**

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



### Elms Road, SW4

A truly exceptional semi-detached family home offering impressive accommodation and a superb south-west facing garden.

Master bedroom with dressing room and en suite, 4 further bedrooms, 3 bathrooms, 2 kitchens, double reception room, family room, south-west facing garden, study, courtyard, utility room, 4 floors, EER - D

**Guide Price: £3,450,000 - Freehold**

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



### Anhalt Road SW11

A substantial family house which forms part of the sought-after Waterside Point development.

Master bedroom with en suite bathroom, 2nd bedroom with en suite shower room, 3rd bedroom, shower room, reception room, kitchen, dining room, garden, EER - C

**Guide Price: £2,500,000 - Freehold**

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



### Emperors Gate, SW7

A beautifully presented three bedroom flat with an unusually large private terrace benefiting from panoramic views.

3 bedrooms, 2 bathrooms, kitchen, reception room, roof terrace, EER - E

**Guide Price: £1,500,000 - Share of Freehold**

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



### Dagnan Road, SW12

This stunning three double bedroom maisonette is arranged over two floors and located on the ever popular Dagnan Road in the heart of Balham.

3 bedrooms, family bathroom, en suite shower room, reception room, kitchen/dining room, EER - D

**Guide Price: £895,000 - Share of Freehold**

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





### Birdson, Lycett Place, W12

A newly built two bedroom house with an indulgent and lush private tiled garden.

2 double bedrooms, 2 bathrooms, reception room, open plan kitchen, garden.

#### Guide Price: £1,250,000 - Freehold

Hammersmith Sales | 020 8563 7100 | hammersmithsales@dng.co.uk



### West Hill, SW18

An incredibly rare and expansive warehouse style property in the heart of Putney.

Master bedroom with open-plan bathroom, second bedroom, bathroom, cloakroom, reception room, kitchen, courtyard garden, off-street parking, EER - E

#### Guide Price: £1,150,000 - Leasehold

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



### Clonmore Street, SW18

A beautiful, fully-extended four double bedroom family home with a west-facing garden on the sought-after Southfields Grid.

4 bedrooms, 2 bathrooms, double reception room, extended kitchen/dining room, west-facing garden, garden studio, EER - D

#### Guide Price: £1,250,000 - Freehold

Southfields Sales Office | 020 8874 8822 | sthldssales@dng.co.uk



### Bournevale Road, SW16

A truly outstanding period home which has been renovated to an extremely high standard situated in this sought after area of Streatham.

4/5 bedrooms, 3 bathrooms (2 en suite), dressing room, 2 reception rooms, kitchen/dining room, 2 cloakrooms, cellar, garden, EER - E

#### Guide Price: £1,500,000 - Freehold

Streatham Sales Office | 020 3848 1600 | streatham@dng.co.uk



### Linden Gardens, W2

A brilliantly refurbished flat in Linden Gardens with its own front door and high ceilings throughout.

2 bedrooms, 2 bathrooms, reception room/kitchen, EER - D

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

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



### Lebury Road, W11

This stunning light and bright second floor one bedroom apartment has been lovingly renovated throughout to a high standard.

1 bedroom, 1 bathroom, 1 reception, open-plan kitchen/living space, EER - C

#### Guide Price: £795,000 - Leasehold

Notting Hill Sales Office | 020 7727 7777 | nottinghillsales@dng.co.uk



### Sinclair Road, W14

A stunning top floor two double bedroom flat which has been finished to an exceptional standard throughout.

2 double bedrooms, 2 bathrooms, reception room, open plan kitchen, roof terrace, unfurnished, EER - D

**Guide Price: £2,400 pcm - Unfurnished**

Hammersmith Lettings Office | 020 8563 4422 | hammersmithlets@dng.co.uk



### Palace Gardens Terrace, W8

A seriously impressive two bedroom apartment on the lower ground floor of this stunning property on this forever desirable tree-lined street.

2 double bedrooms, 2 bathrooms, reception room, kitchen, EER - D

**Guide Price: £925 pw - Furnished**

Kesington Lettings Office | 020 7792 1331 | kenlets@dng.co.uk



### Galveston Road, SW15

A well-proportioned three bedroom split level flat ideally located close to East Putney underground station.

3 double bedrooms, bathroom & shower room, open plan reception room/kitchen. EER - C

**Guide Price: £595 pw - Part Furnished**

East Putney Lettings Office | 020 8788 3000 | eputneylets@dng.co.uk



### Montpelier Square, SW7

A stunning five bedroom house which is immaculately presented throughout.

5 bedrooms, 4 bathrooms, reception room, media room, dining area, study, kitchen/breakfast room, cloakroom, utility room, communal gardens, EER - D

**Guide Price: £3,250 pw - Unfurnished**

South Ken Lettings Office | 020 7584 8888 | 25-27harringtonroad-lettings@dng.co.uk



### Lavenham Road, SW18

A stunning, large five bedroom family home with an extended kitchen/dining room leading on to a south-facing garden.

5 double bedrooms, 2 bathrooms, double reception room, kitchen/dining room, cloakroom, EER - E

**Guide Price: £716 pw - Unfurnished**

Southfields Lettings Office | 020 8874 8844 | sthfdlets@dng.co.uk



### Lewin Road, SW16

This spectacular 5/6 bedroom Victorian house offers beautifully proportioned living and entertaining space over four floors and situated on this sought after

5 double bedrooms, 3 bathrooms (1 en suite), shower room, 3 reception rooms, kitchen/breakfast, garden, EER - E

**Guide Price: £808 pw - Unfurnished**

Sreatham Lettings Office | 020 3848 1600 | streatham@dng.co.uk





### Badminton Road, SW12

Immaculately presented throughout, this four bedroom family home located in the Nightingale Triangle.

4 bedrooms, 2 bathrooms, double reception room, modern kitchen/family room, cloakroom, decked and lawned garden, EER - D

#### Guide Price: £795 pw - Unfurnished

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



### Blenheim Crescent, W11

A Stunning split level two bedroom flat in a lovely period building.

2 bedroom, 1 bathroom, reception room, open-plan kitchen/reception room, cloakroom, EER - D

#### Guide Price: £695 pw - Furnished

Notting Hill Lettings Office | 020 7727 8000 | nottinghilllettings@dng.co.uk



### Thurleigh Road, SW12

This stunning double fronted, semi-detached, family home is a rare find in this area.

4 double bedrooms, 3 bathrooms, 2 reception rooms, kitchen, dining room, family room, garden, cellar, EER - E

#### Guide Price: £950 pw - Unfurnished

Battersea Lettings Office | 020 7924 2000 | battlets@dng.co.uk



### Elms Crescent, SW4

A beautifully presented family home located on this tree lined road in the heart of the Abbeville Village close to Clapham Common.

5 double bedrooms, 3 bathrooms (1 en suite), double reception room, dining room, kitchen/family room, cloakroom, garden, EER - D

#### Guide Price: £1,400 pw - Part Furnished

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



### Chester Row, SW1W

A beautifully refurbished, period family house in Belgravia.

5 bedrooms, 4 bathrooms (2 en suite), reception room, kitchen, dining room, utility room, cloakroom, garden, EER - E

#### Guide Price: £4,950 pw - Unfurnished

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



### Compass House, SW6

An amazing three bedroom flat in this new luxury development in Sands End, SW6.

3 double bedrooms, bathroom, en suite shower room, kitchen, roof terrace, underground parking, communal gym & swimming pool, EER - B

#### Guide Price: £995.00 pw - Unfurnished

Fulham Lettings Office | 020 7731 4791 | fulhamlets@dng.co.uk



# South West

The summer has been un-seasonally frantic. A regional shortage of stock maintaining overall strength of market, although purchasers at the upper end are selective. Demand for country homes and lifestyle farms continue to be robust, as more buyers swap London and the Home County hubbub, for the West Country wellbeing and opportunity. Property prices are strong; especially for houses in the region's market towns.

Great Staple Tor Dartmoor Devon







### Wells, Somerset

**An outstanding four bedroom detached residence, set in a generous south facing plot, within close proximity to central Wells. Viewing is highly recommended.**

Stunning dual aspect sitting room, dining room and garden room. Extensive south facing gardens, the property has been extended to create larger living and bedroom accommodation but still offers the potential to improve and extend further (STPP). Double garage and generous parking. No chain. EER - E

**Guide Price: £775,000**

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



### Bowlsh, Somerset

**An attractive Grade II Listed detached residence set within walled grounds of just under an acre and situated in a idyllic location only five miles from Wells**

Believed to date back to the 16th Century, an impressive and intriguing period home. The property retains some beautiful character features and includes 4 bedrooms, 2 reception rooms, kitchen/dining room, detached tandem garage and off road parking. For sale with no onward chain.

**Guide Price: £579,950**

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







## Nr Wellow, Somerset

**A pretty grade II listed farmhouse with an extensive range of traditional and modern farm buildings set in just over five and a half acres of paddocks.**

An attractive stone built farmhouse dating back to the 18th century. 3 bedrooms, kitchen/breakfast room, sitting room with inglenook fireplace, 3 reception rooms, conservatory, office, bathroom and cloakroom. A range of useful buildings that could suit a variety of uses. Bath city centre is just over 6 miles away.

**Guide Price: £895,000**

Frome Office | 01373 455060 | [frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)



## Thrupe, Somerset

**Set in a stunning location with countryside views to the iconic Glastonbury Tor, a barn with planning for the creation of a 'Grand Designs' style home.**

A former agricultural barn with full planning consent to build a stunning contemporary new home, or with additional land, a small country estate. Over 4000 sq. ft. set in a private plot of over 4 acres. A further 26 acres also available. Wells is about 5 miles away and Bath & Bristol are within commuting distance.

**Guide Price: £800,000**

Wells Office | 01749 676524 | [wells@cooperandtanner.co.uk](mailto:wells@cooperandtanner.co.uk)







### North Wootton, Somerset

A beautiful and versatile detached family home, with magnificent orangery, well tended gardens and a separate apple orchard.

4/5 double bedrooms, family bathroom and 2 en suites, a well-appointed kitchen/breakfast room with separate utility, plus 4 reception rooms including a family room or fifth bedroom. Paved driveway and detached garage. EER - D

**Guide Price: £775,000**

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



### Meare, Somerset

An impressive detached property offering the highest standard of finish, within this award winning development.

5 double bedrooms, large kitchen/dining room with separate utility, sitting room, study and 4 bathrooms including en suites. Spacious driveway, integrated double garage, balcony and landscaped gardens to the rear. EER - B

**Guide Price: £635,000**

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



### Ashcott, Somerset

A substantial detached home offering flexible accommodation whilst enjoying an elevated position with beautiful views to Glastonbury Tor.

4 bedrooms, 3 bathrooms and 3 reception rooms to the main house plus annexe offering 2 en-suite bedrooms, reception room and kitchen/breakfast room. Enjoys a circa 2.25 acre south facing plot, garage and 2 generous external cabins. EER - D

**Guide Price: £650,000**

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



### Pedwell, Somerset

Great family or equestrian home with potential to run a business in sought after position on the south side of the Polden Hills.

5 bedrooms, 3 reception rooms, kitchen/diner, utility room and 3 bathrooms. Circa 3.25 acre plot with 2 paddocks, formal gardens, stables and manège. Swimming pool, car port and cabin with sauna, kitchen and cloakroom. EER - E

**Guide Price: £795,000**

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





### Great Elm, Somerset

A beautiful period home with the most incredible landscaped gardens set within the sought after village of Great Elm, between Frome and Mells.

4 bedrooms, an impressive lounge with wood-burner, a fabulous light and airy kitchen, study, utility and a downstairs cloakroom. There are stunning gardens and gated (electrically operated) driveway parking for several vehicles. EER - E

**Guide Price: £799,950**

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



### Frome, Somerset

An impressive detached house offering open plan accommodation, finished to a high standard and in a popular area of the town with stunning views.

4 double bedrooms, 3 bathrooms, a spacious entrance hall and a separate utility room. The first floor is a large open plan space that incorporates the kitchen, sitting room and dining room, an ideal entertaining space. EER - F

**Guide Price: £675,000**

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



### Buckland Dinham, Somerset

A stunning Grade II listed period home in an excellent village location with an extensive plot backing onto open fields, with large gardens and parking.

4 bedrooms, 3 reception rooms, kitchen/breakfast room, 3 bath/shower rooms. A degree of modernisation is required, however, with a little bit of work we believe the house could be magnificent. Wonderful views over open countryside.

**Guide Price: £650,000**

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



### Frome, Somerset

An individual detached family home that enjoys wonderful grounds of approximately half an acre, surrounded by open countryside.

4 bedrooms, large entrance hall, kitchen/breakfast room, lounge with wood-burner, dining room, conservatory, study/bedroom 5, a detached garage and ample parking. Beautiful landscaped gardens with views towards Longleat and Cley Hill. EER - D

**Guide Price: £650,000**

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





### Bayford, Somerset

A substantial six bedroom detached family home set within approximately one and a half acres of gardens and woodland, with annexe and parking. 6 bedrooms, 3 reception rooms, open plan kitchen/dining/family room, 2 bathrooms and master suite. Set in 1.5 acres, planning permission for detached garage. A 10 minute drive from Bruton and Templecombe Station (Waterloo mainline). EER - C

**Guide Price: £899,950**

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



### Ditchheat, Somerset

A substantial four bedroom detached bungalow tucked away in grounds of a sixth of an acre, yet located in a desirable village just ten minutes from Bruton. Kitchen/diner, 2 reception rooms, 4 bedrooms, master en suite and family bathroom. Double garage, stores, lawned gardens and ample parking. The property is private but in need of some updating. 2.4 miles from Castle Cary - Paddington station. EER - D

**Guide Price: £625,000**

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



### Dilton Marsh, Wiltshire

An exceptional detached family house which was built by Ashford Homes of attractive dressed Bath stone elevations under a slate roof.

Reception hall, family/dining room, kitchen/breakfast room with AGA, utility room, master suite with dressing room and en suite bathroom, 4 further bedrooms, family bathroom, double garage and superb gardens extending to circa 1.25 acres. EER-C

**Guide Price: £1,100,000**

Warminster Office | 01985 215579 | [warminster@cooperandtanner.co.uk](mailto:warminster@cooperandtanner.co.uk)



### Warminster, Wiltshire

An impressive and substantial detached family home located in a very popular area just a stones throw from Warminster town centre.

Reception hall, sitting room, dining room, kitchen, utility room, cloakroom, master bedroom with en suite shower and dressing room, 3 further bedrooms and family bathroom. The property also benefits from a 1 bedroom annexe. EER-D/E

**Offers In The Region Of £600,000**

Warminster Office | 01985 215579 | [warminster@cooperandtanner.co.uk](mailto:warminster@cooperandtanner.co.uk)





## Truro, Cornwall

**A most characterful listed country house with gardens, buildings and land, approached via it's own driveway.**

Kitchen, 2 reception rooms, 5 bedrooms, double garage, 6 pasture fields, stables/outbuildings and 3.79 acres.

**Guide Price: £520,000**

Truro Office | 01872 264488 | [truro@stags.co.uk](mailto:truro@stags.co.uk)



## Plymouth, Devon

**An impressive apartment, set in the heart of a landmark historical building with breath-taking waterside views.**

Kitchen, living room with balcony, 4 bedrooms, bathroom, 2 parking spaces and visitors parking. EER - E

**Guide Price: £325,000**

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







### Taunton, Somerset

**An individual country house built to a high specification, offering a blend of modern and traditional styles.**

Kitchen/family room, 3 reception rooms, boot room and utility room, 6 bedrooms, 5 bathrooms, self contained apartment, 5.8 acres (further land available by separate negotiation), lake, triple carport and garage. EER - D

**Guide Price: £1,250,000**

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



### Blandford Forum, Dorset

**An established holiday letting business with high quality cottages and a charming family home with annexe.**

3 bedroom owners house, 1 bedroom annexe, 3 holiday cottages, indoor heated splash pool, therapy room, meeting/recreation room and barn with planning permission. EER - C

**Guide Price: £850,000**

Holiday Complexes | 01392 680058 | [holidaycomplexes@stags.co.uk](mailto:holidaycomplexes@stags.co.uk)







## Poundbury, Dorset

**At the heart of the Poundbury development on Queen Mother Square, the Royal Pavilion will set a new standard of exclusive luxury living.**

Royal Pavilion's superb apartments have been designed by Ben Pentreath to create a beautifully proportioned frame for contemporary living. Each apartment features generous ceiling heights, tall sash windows and french doors opening onto stunning private terraces.

### Guide Price: POA

Poundbury Office | 01305 251154 | [pgs@symondsandsampson.co.uk](mailto:pgs@symondsandsampson.co.uk)



## Melbury Osmond, Dorset

**A fine Grade II\* former Rectory with a lovely garden and glorious view.**

3 reception rooms, kitchen/breakfast room, studio, cellar, 6 bedrooms, bathroom, shower room, 2 attic bedrooms. Substantial outbuildings with potential (STPP). Garden.  
About 1 acre (0.40 ha).

### Guide Price: £1,500,000

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







## Pitney, Somerset

**A rare opportunity to own a piece of history in a tranquil village. An extremely interesting Grade II listed detached Somerset Long House with parts dating back to circa 1600's with an attached converted barn and annexe.**

3 reception rooms, kitchen, study, galleried area 4 bedrooms, 3 bathrooms (2 en suite).

Annexe: Sitting room/dining room, kitchen, store room, bedroom, bathroom.

Garden. Garage. About 0.66 acre (0.26 ha).

**Guide Price: £675,000**

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



## Honiton, Devon

**A fine Grade II listed period farmhouse set in mature gardens with five holiday cottages around an attractive courtyard.**

3 reception rooms, farmhouse kitchen, 6 bedrooms, 3 bathrooms.

Garden. Outbuildings. Paddocks. River frontage.

5 luxury holiday cottages (EER - C-F). About 17.52 acres (7.09 ha).

**Guide Price: £1,825,000**

Axminster Office | 01297 33122 | rwillmington@symondsandsampson.co.uk



## Gillingham, Dorset

**A superb residential or equestrian property with a handsome 18th century farmhouse surrounded by its own land.**

Reception hall, 2 reception rooms, open plan kitchen/living area, 4 bedrooms, 2 bathrooms.

Stables. Manège. Dutch barn. Pasture land. About 56 acres (22.26 ha). EER - G

**Guide Price: £1,500,000**

Sturminster Newton Office | 01258 472244 | atuffin@symondsandsampson.co.uk



## Symonds and Sampson



### Uploders, Dorset

**A beautifully presented, stylish period house in a spectacular locations.**

Open plan living and kitchen area, study, 4 bedrooms, 3 bathrooms.  
Garden. Garage. EER - E

**Guide Price: £550,000**

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



### Lyme Regis, Dorset

**A fine country house with detached cottage set in beautiful gardens in a secluded valley near the coast.**

3 reception rooms, kitchen/family room, offices, conservatory, 7 bedrooms, 2 bathrooms.  
3 bedroom cottage. Studio. Gardens. Paddocks. Stables.

**Guide Price: £1,450,000**

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



### West Milton, Dorset

**A rural property with enormous potential and wonderful views set within its own land.**

Living room, kitchen, 3 bedrooms, bathroom.  
Garage. Studio. Outbuildings.  
Garden. Paddocks. About 6 acres (2.42 ha). EER - G

**Offers in Excess of: £700,000**

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



### Cotleigh, Devon

**A fine period farmhouse surrounded by its own land. Excellent equine facilities and award winning vineyard.**

5 reception rooms, kitchen/breakfast room, 5 bedrooms, 3 bathrooms (2 en suite).  
Extensive range of barns. Stables. Sand school. Pasture. Vineyard.  
About 57.36 acres (23.21 ha). EER - E

**Guide Price: £1,745,000**

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



### Thorncombe, Dorset

**Grade II listed end terrace house situated in the centre of the village.**

3 reception rooms, kitchen/breakfast room, 4 bedrooms, 2 bathrooms. Outbuilding with planning for an annexe. Gardens. Parking.

**Guide Price: £595,000**

Beaminster Office | 01308 863100 | [jsmith@symondsandsampson.co.uk](mailto:jsmith@symondsandsampson.co.uk)



### Broadwindsor, Dorset

**A superb Grade II listed house with many character features.**

3 reception rooms, kitchen/breakfast room, orangery, 5 bedrooms, 2 bathrooms.  
Parking. Outbuilding. Garden. About 0.68 acre (0.27 ha).

**Guide Price: £725,000**

Beaminster Office | 01308 863100 | [jstmi@symondsandsampson.co.uk](mailto:jstmi@symondsandsampson.co.uk)





### Sydling St Nicholas, Dorset

**A pretty and spacious Grade II village cottage with scope for some updating and with a lovely garden.**

3 reception rooms, garden room, kitchen, breakfast area, 3 bedrooms, dressing room, bathroom, shower room. Driveway. Outbuildings. Garden. About 0.25 acre (0.10 ha).

**Guide Price: £595,000**

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



### Kings Stag, Dorset

**A picturesque Grade II listed equestrian home in the heart of the Dorset countryside.**

Reception hall, 2 reception rooms, kitchen/dining room, summer kitchen, 5 bedrooms, 4 bathrooms (2 en suite). Attached party barn. Stables. Outdoor arena. Paddocks. Workshop. Garages. About 6.8 acres (2.75 ha).

**Guide Price: £1,275,000**

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



### Shillingstone, Dorset

**A stunning Grade II listed village home with beautiful landscaped gardens.**

Reception hall, 3 reception rooms, kitchen/dining room, conservatory, 5 bedrooms, 4 bathrooms (3 en suite). Gardens. Swimming pool. Paddocks. Outbuildings. About 2.93 acres (1.18 ha). Further land available by separate negotiation.

**Guide Price: £995,000**

Sturminster Newton | 01258 473766 | gwb@symondsandsampson.co.uk



### Hazelbury Bryan, Dorset

**A wonderful Grade II listed period cottage with character and charm in abundance in the middle of the village.**

Sitting room, kitchen, 3 bedrooms (1 en suite), Jack and Jill bathroom. Garden. Garage.

**Guide Price: £350,000**

Sturminster Newton | 01258 473766 | gwb@symondsandsampson.co.uk



### Iwerne Minster, Dorset

**A pretty character cottage with attractive gardens.**

Reception room, kitchen/dining room, 2 bedrooms, bathroom. Gardens. Outhouse. EER - E

**Guide Price: £750 pcm**

Sturminster Newton Office | 01258 474265 | rjames@symondsandsampson.co.uk



### West Camel, Somerset

**A traditional period farmhouse set within rural countryside.**

4 reception rooms, kitchen/dining room, conservatory, 5 bedrooms, 3 bathrooms. Gardens. Parking. EER - E

**Guide Price: £2,500 pcm**

Sturminster Newton | 01258 474265 | rjames@symondsandsampson.co.uk





### Stalbridge, Dorset

**An imposing period farmhouse with courtyard range of barns and surrounding land set at the end of a private drive.**

3 reception rooms, kitchen/breakfast room, 8 bedrooms (4 not used), 3 bathrooms. Courtyard range of barns. Modern farm buildings. Productive farmland. About 16.90 acres (6.84 ha). More land available. EER - G

**Guide Price: £1,150,000**

Sturminster Newton Office | 01258 472244 | atuffin@symondsandsampson.co.uk



### Rimpton, Somerset

**A beautifully renovated detached Grade II Listed Mill Cottage and Mill House**

Cottage: 2 reception rooms, kitchen/dining room, 3 bedrooms, 3 bathrooms (all en suite).

House: Reception hall, kitchen/living area, 2 bedrooms, 2 bathrooms (all en suite).

**Guide Price: £795,000**

Sherborne Office | 01935 814488 | awakinshaw@symondsandsampson.co.uk



### Tisbury, Wiltshire

**A superb family residence in an elevated position in the heart of this popular commuters village.**

2 reception rooms, kitchen/dining room, garden room, study, conservatory, 4 bedrooms, 3 bathrooms (1 en suite). Games rooms. Loft room. Garden. Garaging. EER - D

**Guide Price: £975,000**

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



### North Cadbury, Somerset

**A most attractive and beautifully presented family home.**

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

Garden. Garage. EER - E

**Guide Price: £675,000**

Sherborne Office | 01935 814488 | awakinshaw@symondsandsampson.co.uk



### Ilchester, Somerset

**A substantial Grade II Listed end terrace house with a generous commercial premises.**

Reception room, kitchen/dining room, cellar, 3 bedrooms, 2 bathrooms. Main shop divided into 2 areas. Garden. Garage. Outbuildings.

**Guide Price: £330,000**

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



### Langport, Somerset

**A rural house with period origins adjoining open fields to the rear, enjoying unspoilt and country walks at your doorstep.**

Sitting/dining room, kitchen/breakfast room, conservatory, large utility, 3 bedrooms, bathroom/shower room.

Garden. Kennel. Garage. EER - F

**Guide Price: £365,000**

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





### Milton Abbas, Dorset

A sizable character village home with attached barn and large garden in a stunning Dorset village.

2 reception rooms, kitchen, 4 bedrooms, 2 bathrooms (1 en suite).  
Thatched barn. Garden. Parking. EER - F

**Guide Price: £675,000**

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



### Gussage St Michael, Dorset

A beautifully presented, substantial country home finished to a high standard.

2 reception rooms, kitchen/breakfast room, garden room, cinema room, 5 bedrooms, 5 bathrooms (3 en suite). Gym. Garden. Garage. Over 1 acre (0.40 ha). EER - B

**Guide Price: £1,395,000**

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



### Winterborne Zelston, Dorset

A secluded village home with a contemporary interior surrounded by open countryside.

2 reception rooms, kitchen, study, orangery, 4 bedrooms, 2 bathroom (1 en suite).  
Garden. Summer house. Garage About 0.5 acre (0.2 ha). EER - E

**Guide Price: £800,000**

Blandford Office | 01258 452670 | atownsend@emailaddress.co.uk



### Milton Abbas, Dorset

A deceptively spacious, recently refurbished thatched cottage in one of Dorset's most picturesque villages.

2 reception rooms, kitchen, playroom, 4 bedrooms, bathroom.  
Garden. Stores. Garage.

**Guide Price: £350,000**

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



### Wimborne, Dorset

A spacious chalet bungalow with versatile accommodation and a delightful enclosed garden in the heart of the village of Holt.

2 reception rooms, kitchen, gym, 4 bedrooms, 2 bathrooms (1 en suite).  
Scope for annexe/home office.  
Garden. Parking. EER - E

**Guide Price: £470,000**

Wimborne Office | 01202 843190 | nwilson@symondsandsampson.co.uk



### Gussage St Michael, Dorset

A spacious and versatile family home in a rural village with impressive views over the Gussage Valley.

Reception hall, reception room, kitchen/breakfast room, conservatory, sitting room/bedroom, 3 further bedrooms, 2 bathrooms (1 en suite), loft area.  
Garden. Garage. Parking. EER - E

**Guide Price: £595,000**

Wimborne Office | 01202 843190 | nwilson@symondsandsampson.co.uk





### Low Ham, Somerset

**A Grade II Listed farmhouse with a range of barns with potential for development.**

2 reception rooms, kitchen/dining room, 3 bedrooms, bathroom.  
Barns with planning. Yard.  
About 18.2 acres (7.36 ha).

**Guide Price: £1,100,000**

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



### Norton-sub-Hamdon, Somerset

**An immaculately presented elegant period property set within a large plot.**

Reception hall, 3 reception rooms, kitchen/breakfast room, garden room, 4 bedrooms,  
3 bathrooms (2 en suite).  
Gardens. Woodland. Garage. About 1.4 acres (0.56 ha). EER - E

**Guide Price: £900,000**

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



### West Chinnock, Somerset

**A recently renovated house with a generous garden and stunning views.**

Large open plan living area, 4 bedrooms, 2 bathrooms (1 en suite).  
Garden. Garage. EER - D

**Guide Price: £475,000**

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



### Yeovil, Somerset

**A fabulous former Victorian Vicarage providing elegant living accommodation.**

3 reception rooms, kitchen/breakfast room, 5 bedrooms, 3 bathrooms (2 en suite).  
Garden. Garage. 2 bed annexe available by separate negotiation. EER - F

**Guide Price: £500,000**

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



### Middle Chinnock, Somerset

**A charming period house set in a large garden with outstanding views.**

Sitting room, kitchen/dining room, conservatory, 3 bedrooms, 2 bathrooms.  
Garden. Garage. About 0.25 acre (0.1 ha). EER - F

**Guide Price: £475,000**

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



### Knole, Somerset

**A generous barn conversion set within a large garden in a rural village.**

3 reception rooms, kitchen, 4 bedrooms, 4 bathrooms.  
Garden. Garage. Further workshop and land available. EER - D

**Guide Price: £575,000**

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



A photograph of the Brighton Bandstand, a large, ornate, white-painted structure with green pillars and intricate metalwork. It is situated on a tiled promenade overlooking the sea under a blue sky with scattered clouds. The bandstand has a central dome and is surrounded by a decorative white railing.

# South East

An autumn surge of property with motivated sellers and buyers, have created an active local property market. This has remained robust with prices holding, despite the political unrest the General Election and Brexit have caused. Timing is always key at this time of the year; with both vendor and buyer looking to secure a sale before winter sets in. With sales taking longer to exchange and complete, focused agency work is a necessity. Exceptional customer service has resulted in increasing market share for our agents in the region.

Brighton Bandstand





## Henry Adams



### West Wittering, West Sussex

A substantial detached period farmhouse of 3,056 sq.ft. nestled within grounds of just over 0.25 acres. Open paddock and farmland surround the property.

With far reaching views from the first floor towards the South Downs and across the Solent to the Isle of Wight. 5 bedrooms, 3 reception rooms, kitchen, separate utility room, 2 bathrooms, shower room, secluded gardens and garaging/workshops. EER - C

**Guide Price: £1,100,000**

East Wittering Office | 01243 672721 | eastwittering@henryadams.co.uk



### Monks Gate, West Sussex

A Grade II Listed cottage with planning consent to enlarge the ground floor. Situated in a secluded mature plot.

4 bedrooms, 5 reception rooms, 2 bathrooms, summerhouse, triple barn style garage, carport, grounds of 0.65 acre.

**Guide Price: £915,000**

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



### Coldwaltham, West Sussex

An individual modern home of traditional design and construction in a delightful rural setting, within the South Down National Park.

2,000 sq.ft. this fine modern home contains many traditional features.

4 bedrooms, 3 reception rooms, 2 bathrooms. EER - D

**Guide Price: £750,000**

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



### Middleton on Sea, West Sussex

A charming seafront residence with stunning views from many of the principle rooms, with direct beach access from the south facing garden.

Master bedroom with en suite, 3 further bedrooms, 3 reception rooms, cloakroom, utility, shower room, balcony, attic room. EER - C

**Guide Price: £850,000**

Middleton Office | 01243 587687 | middleton@henryadams.co.uk



### Soberton, Hampshire

Exquisite country home surrounded by open countryside. Dating from the 17th Century and enlarged during the Edwardian period.

5 bedrooms, 4 reception rooms, 3 bathrooms. Gardens believed to have been laid out by the renowned designer Gertrude Jekyll, including a natural swimming pool and croquet lawn. EER - F

**Guide Price: £1,995,000**

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



### Langstone, Hampshire

A unique Grade II Listed thatched cottage close to the waters edge with a private and well-stocked rear garden.

2 bedrooms, reception room, kitchen, bathroom, garden shed.

**Guide Price: £425,000**

Emsworth Office | 01243 377773 | emsworth@henryadams.co.uk





### Haslemere, Surrey

A simply stunning Grade II Listed stone fronted cottage, which has been sensationally updated by the current owners.

Arranged over 4 floors, 3 generous reception rooms, 3 bedrooms, 2 bathrooms. Immaculately presented, contemporary accommodation, which is bright and airy throughout with delightful gardens.

**Guide Price: £700,000**

Haslemere Office | 01428 644002 | haslemere@henryadams.co.uk



### Selsey, West Sussex

A well-presented detached house, located on a desirable development with panoramic sea views to the front.

4 double bedrooms, 2 reception rooms, conservatory, kitchen, 2 bathrooms, balcony, drive and double garage. EER - D

**Guide Price: £550,000**

Selsey Office | 01243 606789 | selsey@henryadams.co.uk



### Fernhurst, Surrey

A substantial wing of an impressive Grade II listed house constructed in 1867 by the noted architect Anthony Salvin in a delightful village location.

Arranged over 3 floors, 5 bedrooms, 2 reception rooms, 3 bathrooms. Cellar, double garage, parking and garden.

**Guide Price: £775,000**

Haslemere Office | 01428 644002 | haslemere@henryadams.co.uk



### Singleton, West Sussex

A 4,222 sq.ft. Grade II Listed residence with a detached flint and brick coach house. The property stands in approximately 0.5 acres of mature gardens.

5 bedrooms, 3 reception rooms, kitchen, utility, bathroom, 2 store rooms, garage with games room above, detached self-contained coach house with integral garage.

**Guide Price: £995,000**

Chichester Office | 01243 533377 | chichester@henryadams.co.uk



### Ifold, West Sussex

An imposing extended home maintained to an exceptionally high standard throughout situated in a quiet close within this sought after private estate.

6 bedrooms, 3 reception rooms, 4 bathrooms (2 en suite), stunning kitchen/breakfast room, driveway, double garage, substantial landscaped gardens. EER - D

**Guide Price: £895,000**

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



### Aldwick, West Sussex

An extremely bright and spacious superbly presented detached luxury bungalow situated within a highly desirable private estate, close to the beach.

3 bedrooms, reception room, kitchen/dining room, 2 bathrooms, double garage. Established south facing gardens, drive, double garage. EER - D

**Guide Price: £700,000**

Bognor & Aldwick Office | 01243 842123 | bognorandaldwick@henryadams.co.uk





### West Kingston, East Sussex

**A stunning individually designed Art Deco inspired beachfront home with lift on the exclusive West Kingston estate finished to the highest specification.**

Entrance hall, open plan living area with fitted kitchen, study, 5 bedrooms, 3 en suite shower rooms, en-suite bathroom to the master bedroom, family shower room, cloakroom, utility room, garage, front and rear gardens with off road parking.

**Guide Price: £2,495,000**

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



### Central Brighton, East Sussex

**A stunning period semi detached house in the West Hill conservation area of Central Brighton, well situated for Brighton Station and the seafront.**

Portico entrance, entrance hall, 2 receptions, kitchen/dining room, family room/bedroom 5, shower room, 4 double bedrooms, master en suite shower room, 2 family bathrooms, parking for several cars and walled front and rear gardens. EER - D

**Guide Price: £1,750,000**

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



### Central Brighton, East Sussex

**A bright and spacious top floor penthouse apartment close to Brighton Station with two gated allocated parking spaces and remainder of NHBC warranty.**

3 double bedrooms, open plan living area with modern fitted kitchen, bathroom, en suite shower room, utility room, 2 good sized terraces and 2 gated allocated parking spaces. EER - B

**Guide Price: £895,000**

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



### Hove, East Sussex

**A well proportioned three bedroom family home offering well laid out accommodation and benefitting from stunning mature front and rear gardens.**

Entrance hall, through lounge/dining room opening to kitchen/breakfast room, 3 bedrooms, family bathroom and covered bike storage area. EER - D

**Guide Price: £775,000**

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



### Southwick, West Sussex

**An attractive four bedroom semi detached 1930's house in one of Southwick's most popular Roads, offering versatile accommodation.**

Entrance hall, extended living room, kitchen, study, cloakroom, 4 bedrooms, family bathroom, front garden with off road parking and generous rear gardens. EER - D

**Guide Price: £600,000**

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



### Stanmer Village, East Sussex

**A selection of beautifully appointed 3 and 4 bedroom gated mews houses replicating the north wing of Stanmer house, set in 5,000 acres of parkland.**

3 and 4 bedrooms, en suite shower, open plan living spaces with A rated appliances, under floor heating, video entry system, allocated gated parking and remainder of NHBC warranty. EER's - D/E

**Guide Price: From £595,000**

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





### Lewes, East Sussex

A prestigious contemporary riverside new home ideally positioned on the River Ouse in central Lewes.

This 4 bedroom home offers versatile accommodation with open plan living space and hobby/work room. Benefitting from a selection of balconies, integral garage and stunning views across the River and Lewes Nature Reserve. EER - B

**Guide Price: £1,399,950**

Lewes Town and Country | 01273 487444 | lewes@oakleyproperty.com



### North Chailey, East Sussex

Stunning new home situated in an exciting and unique development of two houses in the heart of North Chailey.

This beautiful house incorporates traditional quality materials into a fabulous 21st century take on a barn. Expansive living space complemented by a separate dining room and elevated living room. 5 Bedrooms, utility, garage and garden. EER - Awaited

**Guide Price: £1,250,000**

Lewes Town and Country | 01273 487444 | lewes@oakleyproperty.com



### Lewes, East Sussex

A rare opportunity to acquire a beautifully restored Georgian town house on Lewes High Street.

Arranged over 3 floors, this home offers 2 grand reception rooms with a wealth of heritage detail, a library and dining room. Bespoke kitchen, utility room and cellar. Luxury bathrooms and en suite. Outside is a patio garden and parking.

**Guide Price: £1,250,000**

Lewes Town and Country | 01273 487444 | lewes@oakleyproperty.com



### Piltdown, East Sussex

A substantial family residence set in grounds of just under an acre with accommodation totalling over 3,600 sq.ft.

Offering open living space with an array of reception rooms opening on to a south facing garden. Master bedroom with en suite and balcony. 4 further bedrooms and 2 bathrooms. A separate cottage, outside storage, garage and parking. EER - E

**Guide Price: £995,000**

Lewes Town and Country | 01273 487444 | lewes@oakleyproperty.com



### Lewes, East Sussex

Substantial detached family home ideally positioned in a quiet cul-de-sac location on the outskirts of Lewes.

At circa 2300 sq.ft. this impressive home offers a large Living room, separate dining room and fitted kitchen with utility room. Upstairs are 5 double bedrooms, office and 2 bathrooms. Lawned garden with raised terrace and double garage. EER: D

**Guide Price: £875,000**

Lewes Town and Country | 01273 487444 | lewes@oakleyproperty.com



### Lewes, East Sussex

A Superbly refurbished and extended four bedroom family home located in a quiet cul-de-sac location on the edge of the Wallands area of Lewes.

Offering expansive living accommodation with a dual aspect living space, extended contemporary kitchen/family room. Upstairs are 4 bedrooms and 2 luxury bathrooms. Outside is a lawned garden with sun terrace and storage. Garage and parking. EER - C

**Guide Price: £589,950**

Lewes Town and Country | 01273 487444 | lewes@oakleyproperty.com





### Wokingham, Berkshire

**Exceptional styling has imaginatively transformed this property to provide an outstanding home with many interesting architectural features.**

Sought after town centre location, immaculate throughout, large driveway, mature secluded gardens, vaulted master bedroom, 3 further double bedrooms, en suite/dressing room, kitchen/breakfast room, 19ft lounge. EER - D

**Guide Price: £750,000**

Wokingham Office | 01189 796796 | wokingham@richard-worth.co.uk



### Sandhurst, Berkshire

**Meadow Cottage is situated in an idyllic location sitting comfortably in a plot of approximately half an acre which backs onto woodland and lakes beyond.**

No onward chain, semi rural location, approaching 0.5 acres, 5 bedroom family home, 4 reception rooms, luxury kitchen with integrated appliances, 3 luxury bathrooms, double garage, under floor heating to the ground floor. EER - D

**Guide Price: £1,295,000**

Wokingham Office | 01189 796796 | wokingham@richard-worth.co.uk



### Finchampstead, Berkshire

**Situated in one of Finchampstead's most desirable locations, this individual detached family home has accommodation over three floors.**

Accommodation over 3 floors, approximately 4400 sq.ft., 4 reception rooms, 27ft conservatory, luxury kitchen/breakfast room, 6 bedrooms, 6 bathrooms, detached garage, landscaped garden, additional log cabin. EER - D

**Guide Price: £1,800,000**

Wokingham Office | 01189 796796 | wokingham@richard-worth.co.uk



### Wokingham, Berkshire

**An extravagant Edwardian town centre home which seamlessly blends period features with a contemporary twist providing excellent spaces.**

5 reception rooms, suparoom with vaulted ceilings, potential self contained annex, master bedroom with large en suite and walk in wardrobe, 5 further bedrooms, 3 further en suites, double garage with room over, mature gated plot. EER - D

**Guide Price: £1,590,000**

Wokingham Office | 01189 796796 | wokingham@richard-worth.co.uk



### Finchampstead, Berkshire

**Situated in a rural location with far reaching views over countryside, this individual detached family home is thought to have been built in the 1980's.**

No onward chain, rural location, 5 bedrooms, optional 1.33 acres paddock for rental, double garage and outbuildings, 5 reception rooms, 3 bathrooms, solar panel generating approximately £2,000 per annum, double glazed windows. EER - C

**Guide Price: £995,000**

Wokingham Office | 01189 796796 | wokingham@richard-worth.co.uk



### Farley Hill, Berkshire

**A newly constructed four bedroom family home situated in a beautiful Berkshire village with an elevated position overlooking rolling countryside.**

Elevated rural location, modern 4 bedroom detached family home, approximately 4.4 acres, 3 stables, tack room and barn, detached office, double garage, in all approximately 4769 sq.ft. of accommodation and outbuildings.

**Guide Price: £2,000,000**

Wokingham Office | 01189 796796 | wokingham@richard-worth.co.uk





### Finchampstead, Berkshire

Situated in one of Finchampstead's most desirable locations, North Court is a luxury first floor apartment in an elevated location off Finchampstead Ridges. No onward chain, luxury first floor apartment, 2 double bedrooms, 2 bathrooms, living room with mezzanine, well appointed kitchen, loft space, 6 acres of communal grounds, garage and parking. EER - C

**Guide Price: £550,000**

Wokingham Office | 01189 796796 | wokingham@richard-worth.co.uk



### Wokingham, Berkshire

This select gated development of two high quality detached homes provides in excess of 2500 sq.ft. of accommodation in a semi-rural location.

New build home, over 2,500 sq.ft., 4 bedroom homes, en suite to the master bedroom, 39ft kitchen/family room, underfloor heating to the ground floor, semi-rural location, luxurious bathrooms, double garage, triple bi-folding doors, 10 year NHBC warranty.

**Prices From: £1,050,000**

Wokingham Office | 01189 796796 | wokingham@richard-worth.co.uk



### Wokingham, Berkshire

This stunning show home provides approximately 4000 sq.ft. of stylish accommodation.

Outstanding location, immaculate gardens, 5 double bedrooms, 4 well appointed bathrooms, 5 reception rooms, beautiful kitchen/breakfast room, off road parking for several cars, balcony to master bedroom suite, large garage. EER - C

**Guide Price: £1,200,000**

Wokingham Office | 01189 796796 | wokingham@richard-worth.co.uk



### Finchampstead, Berkshire

An attractive individual detached family home situated in one of Finchampstead's most desirable locations just off the Finchampstead Ridges.

Semi rural location, re-modeled family home, refitted cloakroom, open plan kitchen/family/breakfast room, living room, dining room and study, 4 bedrooms, luxury en suite wet room, refitted family bathroom, large garden. EER - D

**Guide Price: £899,995**

Wokingham Office | 01189 796796 | wokingham@richard-worth.co.uk



### Finchampstead, Berkshire

This individual detached family home was built by renowned local builders to a high specification in 2016.

10 year NHBC warranty, over 3600 sq.ft. of accommodation, approximate 0.33 acres, self-contained annex, 6 bedrooms, 3 reception rooms, luxury fitted kitchen, marble floor tiling to ground floor, under floor heating to the ground floor.

**Guide Price: £1,100,000**

Wokingham Office | 01189 796796 | wokingham@richard-worth.co.uk



### Sindlesham, Berkshire

Situated in a semi rural location with far reaching views over countryside, this individual detached family home is thought to have been built in 1842.

Excellent condition throughout, mature private garden, exposed beams, 3 double bedrooms, en suite & family bathroom, refitted kitchen with appliances, driveway parking for numerous vehicles, detached garage. EER - D

**Guide Price: £1,050,000**

Wokingham Office | 01189 796796 | wokingham@richard-worth.co.uk





## Fetcham, Surrey

A stunning and substantial detached house built by Michael Shanly Homes in 2004, set in a highly regarded and sought after gated development of just five homes.

3 reception rooms, kitchen/breakfast room, utility room, cloakroom, 4 bedrooms, 3 bathrooms. Double garage, driveway parking, large rear garden with 2 raised decks. EER - D

**Guide Price: £969,950**

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



## Leatherhead, Surrey

Tucked away in one of South Leatherhead's very best private roads, is this beautiful detached family home that benefits from a superb rear garden.

3 reception rooms, kitchen/breakfast room, large utility room, cloakroom, 4 bedrooms, 3 bathrooms. Driveway parking, large rear garden with raised terrace. EER - D

**Guide Price: £995,000**

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



## Ashted, Surrey

A charming and unique detached family home, set on a third of an acre plot within the sought-after Lanes area of Ashted.

3 reception rooms, open plan kitchen/breakfast/garden room, utility room, cloakroom, 5 bedrooms, 2 bathrooms. Double garage, driveway parking, large rear garden with patio. EER - E

**Guide Price: £1,150,000**

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





### Ashted, Surrey

An immaculately presented and uniquely designed property, situated on the South side of Ashted village, offering a wealth of space and character.

4 reception rooms, mezzanine TV/games room, kitchen/breakfast room, cloakroom, 4 bedrooms, 2 bathrooms. Double garage, driveway parking, large private garden, home office. EER - C

**Guide Price: £1,295,000**

Ashted Office | 01372 221678 | ashted@vhhomes.co.uk



### Ashted, Surrey

A modern apartment, set over two floors, within an historic 18th Century manor house, with its own private garden and garage.

Large entrance hall, open plan sitting/dining room/kitchen, utility room, shower room/cloakroom, 3 bedrooms, 2 bathrooms. Garage, driveway parking, private garden. EER - C

**Guide Price: £850,000**

Ashted Office | 01372 221678 | ashted@vhhomes.co.uk



### Fetcham, Surrey

A charming detached home in excellent condition throughout, situated on a corner plot in a most favoured Fetcham village location.

3 reception rooms, open plan kitchen/breakfast room, cloakroom, 4 bedrooms, 2 bathrooms. Double garage, driveway parking, large rear garden with patio and outbuilding. EER - E

**Guide Price: £1,100,000**

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



### Ashted, Surrey

A detached family home, situated on a bold corner plot of just under a quarter of an acre, in a much sought-after road in the Lanes area of Ashted.

3 reception rooms, open plan kitchen/breakfast room, utility room, cloakroom, 5 bedrooms, 2 bathrooms. Garage, driveway parking, secluded rear garden. EER - E

**Guide Price: £1,100,000**

Ashted Office | 01372 221678 | ashted@vhhomes.co.uk



# Eastern

Summer proved to be much more active than envisaged; with increased sale levels, year on year. The market appears to be more constrained by the lack of stock, rather than macro economic factors. This improved market is welcomed after a slow start to 2017, as vendors and purchasers stood back and watched, but the British 'Keep calm and carry on' trait shows how resilient the market can be. Transactions will continue over the winter; so it is reasonable to consider marketing now, rather than wait for the traditionally competitive spring market.

East Anglia continues to see active sales, with a number of buyers paying good prices for the best properties. However, with the uncertainty surrounding Brexit looming, it is more important than ever to have an agent with the skills, confidence, knowledge and experience to adapt to current market conditions. Increased demand for property in Suffolk, people are drawn by the gentle rolling landscapes, quality pubs, artisan bakeries, the coast and value for money, compared to the counties closer to London. Properties within 15 miles of Lincoln, Grantham and Newark are achieving attractive prices, often in excess of their guides, due to the high demand and lack of supply. Homes between £275,000 and £450,000 are particularly popular with cash buyers from outside the region.



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### Southminster, Essex

**A delightful former rectory thought to date back to circa 1820 located in a secluded and private plot of two and a half acres (stls).**

Benefitting from not being listed the property has recently been extended and improved, creating a fantastic kitchen/breakfast room with fitted walnut units and underfloor heating with a separate utility room. Further accommodation comprises 7 bedrooms, 5 reception rooms all with beautiful sash windows, high ceilings and open fireplaces. EER - F

**Guide Price: £1,350,000**

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



### Dunmow, Essex

**A historic and substantial Grade II Listed timber-framed country house built in 1550 with later additions, once connected to Tilty Abbey and sold off in 1919 as part of the Countess of Warwick estate.**

The property is a stunning 5 double bedroom family residence benefitting from 4 good size receptions, a wealth of period character including exposed heavy timbering and marble fireplace. Set on an idyllic and private plot of 1.1 acres (stls), with an outdoor swimming pool and several highly useful outbuildings, including a detached 2 storey pool house with shower, which could be utilised as extensive ancillary accommodation (stpp).

**Guide Price: £1,595,000**

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



## Beresfords



### Dunmow, Essex

**An imposing Neo-Georgian country residence built in the early 1990's.**

The internal living space (7530 sq. ft.) consists of 4 generous receptions and 9 double bedrooms (6 en suite). The property is set within a stunning plot of 10 acres (stls) with a mix of beautifully landscaped formal gardens and extensive pasture land/paddock. The detached 6 double garage block offers a further 2 bedroom annexe and extensive office space above. Located within an idyllic country lane location although still within striking distance of Stebbing, Felsted and Stansted airport. EER - F

**Guide Price: £2,750,000**

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



### Fryerning, Essex

**A charming family residence on a private road, thought to date back to 1908, with more recent additions and improvements.**

The property is set on approximately 1 acre (stls), elevated within the plot which offers striking specimen trees within a very private idyllic setting. Located in a prime position within the ever popular village of Fryerning, offering 4 bedrooms with en suite to the master, 3 receptions and beautiful views from all the principal rooms onto the lovely formal grounds. There is an extensive driveway leading to a detached double garage. EER - D

**Guide Price: £1,750,000**

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

[www.beresfords.co.uk](http://www.beresfords.co.uk)





### Brentwood, Essex

Located within a small gated development in one of the most sought after turnings in the Brentwood area is this magnificent five bed family home.

This stunning family home includes an impressive reception hall and magnificent kitchen/family room. There are five good size reception rooms including an excellent size drawing room and sitting room. Stunning media room. Plot of 0.58 acres. EER - D

**Guide price: £2,295,000**

Brentwood Office | 01277 231515 | [brentwood.sales@beresfords.co.uk](mailto:brentwood.sales@beresfords.co.uk)



### Witham, Essex

Located in the heart of Witham, this five bed property benefits from easy access to the mainline railway station.

The property benefits from original wooden flooring throughout the hallway and leads into the dining area. With views onto the garden, it provides flexible accommodation to be used however desired. EER - D

**Guide Price: £679,995**

Witham Office | 01376 517777 | [witham.sales@beresfordsgroup.co.uk](mailto:witham.sales@beresfordsgroup.co.uk)



### Dunmow, Essex

Herb of Grace is a Grade II Listed four bedroom detached family home, offering modern and versatile family living.

On the ground floor the reception hall with its Inglenook fireplace fitted with log burner leads to a bespoke fitted kitchen, utility room and cloakroom. In addition there is a tv snug and spacious family sitting room with a feature fireplace and log burner.

**Guide Price: £750,000**

Dunmow Office | 01371 876868 | [dunmow.sales@beresfords.co.uk](mailto:dunmow.sales@beresfords.co.uk)



### Gidea Park, Essex

A stunning four bedroom detached family house situated on the 'Exhibition Estate'

0.7 mile walk to Gidea Park Main Line Station and the soon to be completed Crossrail connections (2018). The property sits on a generous plot of 0.3 of an acre and has 100ft road frontage. Viewing is highly recommended! EER - D

**Guide Price: £1,500,000**

Gidea Park Office | 01708 730255 | [gideapark.sales@beresfords.co.uk](mailto:gideapark.sales@beresfords.co.uk)





### Ludham, Norfolk

A Grade II Listed Georgian home, located opposite the popular How Hill Trust Nature Reserve and situated in approximately 2.8 acres.

This 4 bedroom home has commanding views over beautiful countryside and the converted Mill provides an income as a holiday let. There is also a mooring on the River Ant. EER-E

**Guide Price: £850,000**

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



### Bergh Apton, Norfolk

A beautifully presented detached Regency home in a lovely setting with a southerly facing garden.

Reception hall, 2 reception rooms, utility room, cloakroom. 4 double bedrooms, dressing room, en suite shower room, bathroom. Tandem garage building with hall, kitchen, wet room and office/bedroom above. EER-E

**Guide Price: £815,000**

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



### Reepham, Norfolk

A five bedroom detached property, full of charm with well-arranged living accommodation and good proportions with far reaching views.

The house is in a slightly elevated position, giving stunning aspects from all the main reception rooms and bedrooms over the meadow, pond and stream, beyond which are far-reaching views. The meadow as a whole is 2.5 acres (stms). EER-F

**Guide Price: £750,000**

Holt Office | 01263 711167 | [holt@brown-co.com](mailto:holt@brown-co.com)



### Stoke Holy Cross, Norfolk

An extended four bedroom detached period home standing in around three quarters of an acre with a lovely view to the rear over the Tas Valley.

Entrance hall, shower room, kitchen/breakfast room, 3 reception rooms plus 2 offices with small kitchen and shower room. 4 double bedrooms and bathroom. No onward chain. EER-E

**Guide Price: £650,000**

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





### Melton Ross, North Lincolnshire

An impressive, individually designed, five bedroom family home of elegant proportions with approximately a third of an acre of private, mature garden.

Excellent family accommodation with open plan family room and newly fitted kitchen, 2 reception rooms, study, utility and cloakroom. Master bedroom suite, 4 further double bedrooms and family bathroom. Enclosed rear garden. EER-D

**Guide Price: £475,000**

Brigg Office | 01652 654833 | brigg@brown-co.com



### Doncaster, South Yorkshire

A generously proportioned well presented five bedroom family home occupying a delightful riverside position in a conservation village.

Stunning property offering flexible accommodation including a 31ft family/games room, plus sitting room, dining room and well-appointed kitchen. Master bedroom with en suite. Well stocked attractive gardens. EER-E

**Guide Price: £459,950**

Retford Office | 01777 709112 | retford@brown-co.com



### Retford, Nottinghamshire

Detached four bedroom village residence of character inside and out with flexible layout, electric gated drive, double garage and sizeable gardens.

Large entrance hall, sitting and dining rooms. Kitchen opening onto the breakfast/garden room with views over the garden. 3 first floor bedrooms and bathroom. Further staircase leads to the 4th bedroom. In all 0.78 acres (stms). EER-E

**Guide Price: £375,000**

Retford Office | 01777 709112 | retford@brown-co.com



### King's Lynn, Norfolk

A detached Grade II Listed period farmhouse situated in rural countryside setting with cartshed to the side, set in grounds approaching 1.19 acres (stms).

The property has been unoccupied for a number of years and is in need of extensive work and modernisation, offering the purchaser the chance to re-develop (subject to relevant planning and Listed Building consents).

**Guide Price: £350,000**

King's Lynn Office | 01553 770771 | kingslynn@brown-co.com





## Ashdon, Essex

**New House Farm is a handsome residence constructed to a high standard approximately two years ago and is situated in a spectacular setting.**

The exceptional specification includes solid engineered oak flooring with underfloor heating throughout, bespoke kitchen and high quality detailing and sanitary fittings including a 5 oven Total Control Electric Aga. The accommodation is set over 3 floors. EER - C

**Guide Price: £1,595,000**

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



## Littlebury, Essex

**A stylish, modern, detached family home set in a tucked-away position providing well-proportioned and versatile accommodation throughout.**

Accommodation comprises: Entrance hall, sitting room, family room, study, kitchen/dining room, utility room and cloakroom to the ground floor. The first floor comprises master bedroom with dressing area and en suite, bedroom 2 with en suite, 3 further bedrooms, family bathroom and landscaped gardens. EER - E

**Guide Price: £895,000**

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







### Chesterton Road, Cambridge

A handsome and imposing bay fronted Victorian townhouse with well-proportioned and elegant accommodation.

The fine architectural features are typical of this period, including tall ceilings and open fireplaces. This home benefits from its own well stocked and enclosed gardens and a pair of garages and driveway to the rear, just off Hamilton Road. EER - D

**Guide Price: £1,350,000**

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



### Babraham Road, Cambridge

A unique opportunity to acquire a substantial detached house originally constructed in 1928, with later additions occupying a remarkable position.

The property is set in delightful mature grounds extending to just over 0.5 of an acre together with a large detached garage and workshop, greenhouse and further timber outbuilding. EER - F

**Guide Price: £1,250,000**

Cambridge Office | 01223 214214 | martin.walshe@cheffins.co.uk



### South Green Road, Cambridge

A rare opportunity to purchase this well-proportioned and extended bay fronted Victorian mid-terrace located in one of the finest locations.

The property is situated within this sought after Newnham village district of the city, with views to the front over the colleges sport fields. The property offers scope for sympathetic improvement and benefits from its own enclosed gardens. EER - D

**Guide Price: £895,000**

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



### Sturton Street, Cambridge

An attractive and imposing detached Victorian residence with well proportioned accommodation.

The property includes a wealth of features with contemporary style and flair. Enjoying a fine position, just a short walk from the city centre and mainline train station. EER - D

**Guide Price: £995,000**

Cambridge Office | 01223 214214 | michael.donnely@cheffins.co.uk





### Whittlesford, Cambridgeshire

A substantial detached residence built in 1961 offering opportunity for sympathetic improvement and updating.

The property stands within its own grounds in all extending to approx. 11.4 acres on the outskirts of this well served village on the favoured south side of the city. EER - E

**Guide Price: £1,000,000**

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



### Little Shelford, Cambridgeshire

A brand new individual self-build detached family residence offering versatile and spacious accommodation finished to exacting standards.

The property is set within secluded gardens enjoying a lovely tucked-away position with views over woodland and set within this highly sought after south Cambridgeshire village. EER - B

**Guide Price: £695,000**

Cambridge Office | 01223 214214 | michael.donnelly@cheffins.co.uk



### Bottisham, Cambridgeshire

Most beautifully presented and extended semi-detached Edwardian residence with well-proportioned accommodation arranged over three floors.

The property stands comfortably within its own generous grounds, in all extending to about 1/4 of an acre together with useful studio/potential annexe as well as garaging and driveway situated in this most attractive position. EER - D

**Guide Price: £600,000**

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



### West Wratting, Cambridgeshire

A most attractive detached village house of exceptional quality and character, architect designed and constructed in 2000 by J & J Alderton.

Incorporating many special features including bespoke double glazed sliding sash windows and a feature open fireplace to the principal reception room. EER - D

**Guide Price: £595,000**

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





### Little Downham, Cambridgeshire

A substantial detached period residence offering extensive accommodation of approximately 3300 sq. ft. situated in the highly sought after village.

3 reception rooms, all with feature open fireplaces including 32' drawing room, 5 double bedrooms, including master with dressing room and en suite. The property benefits from the most attractive and well stocked garden. EER - E

**Guide Price: £799,950**

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



### Ely, Cambridgeshire

The Mill House is an exceptional detached home which has been sympathetically extended and restored by the current owners.

The Mill House comprises entrance hall, study/snug, laundry room, cloakroom, superb architect designed open plan kitchen/dining/living area, office, 4 bedrooms (1 en suite), bathroom, outbuildings approx 2.25 acres. EER - D

**Offers In Excess Of: £750,000**

Ely Office | 01353 654900 | richard.booth@cheffins.co.uk



### Stradishall, Suffolk

Beech House is a truly stunning executive four bedroom detached property, which has been converted by the current vendors.

The property occupies a generous plot in the region of 0.25 acres (sts) with wonderful views over open countryside and is also conveniently located within commuting distance to Cambridge, Newmarket and Bury St Edmunds respectively. EER - D

**Guide Price: £635,000**

Haverhill Office | 01440 707076 | ryan.bourgais@cheffins.co.uk



### Haverhill, Suffolk

An improved four bedroom detached house situated on a private cul-de-sac location on the sought after Roman Way development.

The property has undergone extensive renovation and benefits from a re-fitted kitchen and bathroom, lounge/diner, cloakroom, 4 bedrooms & garage & driveway. EER - D

**Guide Price: £349,950**

Haverhill Office | 01440 707076 | ryan.bourgais@cheffins.co.uk



### Cowlinge, Newmarket

A newly constructed five bedroom detached house standing in a superb setting with far reaching views over open countryside.

Accommodation includes: 3 reception rooms, a luxury kitchen with bi fold doors, 4 shower bathrooms and under floor heating. An outstanding family house standing in an idyllic non-estate location. EER - C

**Guide Price: £825,000**

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



### Isleham, Cambridgeshire

An exclusive development by award winning NHBC builder K & J Carpenter of only four individual detached four bedroom homes.

The properties offer exceptional character and build quality and benefit from superb well equipped kitchens, under floor heating and wood burning stoves. Features include large gardens, double garages in a delightful courtyard setting. EER - Awaited

**Guide Price: £580,000**

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





### Playford, Suffolk

A superb small parkland estate of sixty acres with attractive 6,000 sq. ft. red brick farmhouse, outbuildings, along with wonderful gardens and grounds. House with 4 reception rooms and 5 bedrooms. Range of attractive red brick outbuildings. Parkland with delightful 5 acre mere. EER - F

**Guide Price: £1,300,000**

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



### Wickham Market, Suffolk

A spacious detached house in an enviable position with lovely views, standing on a country lane within walking distance of the centre of Wickham Market. Sitting room, study, downstairs bedroom/snug, dining room, open plan kitchen/living room, utility and a wet room. Master bedroom (en suite), 3 further bedrooms and bathroom. Double bay cart lodge, garage, store/workshop. Approx. 0.4 acres. EER - D

**Guide Price: £665,000**

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



### Yoxford, Suffolk

A spacious Grade II Listed five bedroom house in the centre of the well regarded and popular village of Yoxford.

Entrance hall, 3 reception rooms, sun room, kitchen/breakfast room, study, utility room, cloakroom and cellar. Master bedroom with en suite, 2 guest bedrooms with en suites, 2 further bedrooms, family bathroom and attic room. Gardens and outbuildings.

**Guide Price: £650,000**

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



### Framlingham, Suffolk

A most impressive five bedroom house, extending to approximately 3,000 sq. ft. located on Millers Way, and built by Hopkins & Moore.

3 reception rooms, cloakroom, kitchen/breakfast room, garden room, utility room and study. 4 first floor bedrooms, 2 with en-suites and family bathroom. Second floor bedroom and shower room. Gardens, parking and garaging. EER - B

**Guide Price: £675,000**

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



### Yoxford, Suffolk

A former mill, converted to a most charming three bedroom detached house, standing in grounds of over three quarters of an acre, adjacent to meadows.

Hallway, sitting room, dining room, kitchen, utility room, ground floor bedroom and bathroom. 2 first floor bedrooms and bathroom. Outbuildings. Ample off-road parking. Mature gardens of 0.8 acres. EER - E

**Guide Price: £495,000**

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



### Heveningham, Suffolk

A surprisingly spacious semi-detached two/three bedroom cottage with delightful garden at the rear, situated in the pretty village of Heveningham.

Entrance hall, kitchen/breakfast room, sitting room and dining/family room. 2 double bedrooms, large landing/study/bedroom 3 and bathroom. Garage and parking. Utility outhouse/WC. Large garden at the rear of approximately 0.1 acres (sts). EER - E

**Guide Price: £275,000**

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





### Iken, Suffolk

A substantial & historic Suffolk house, along with an adjoining cottage & studio, standing in over three and a half acres within Suffolk's Heritage Coast. House with 3 reception rooms and 5 bedrooms. Cottage with open plan kitchen/dining/sitting room, and 1 bedroom. Additional studio. Gardens and grounds extending to 3.7 acres. EER - F

**Guide Price: £1,250,000**

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



### Wilby, Suffolk

A superb house with impressive outbuildings and beautifully landscaped gardens and grounds, set back from a small country lane.

Drawing room, kitchen/dining room, utility room and cloakroom. 3 first floor bedrooms, en suite bathroom, 2 second floor bedrooms and cloakroom. Garden room, triple garage with office above. Summer house, outbuildings, gardens approx. 2 acres.

**Guide Price: £775,000**

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



### Peasenhall, Suffolk

A substantial five/six bedroom family house sitting centrally within a plot of nearly an acre, close to the centre of the popular village of Peasenhall.

2 reception rooms, breakfast room, kitchen, study, utility room, and bathroom. Master bedroom with en suite, 4 further bedrooms and bathroom. Attic room. Double garage. Gardens and grounds extending to nearly an acre. EER - C

**Guide Price: £635,000**

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



### Wissett, Suffolk

An impressive Grade II Listed former farmhouse, along with Suffolk barn, standing in a lovely setting within the village of Wissett, near Halesworth.

Kitchen, breakfast room, sitting room, dining room, wet room and cloakroom. 3 first floor bedrooms and bathroom. Attic rooms. Timber framed Suffolk barn. Pretty gardens and grounds with meadows extending to 3.6 acres.

**Guide Price: £595,000**

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



### Cratfield, Suffolk

A four bedroom farmhouse standing in a pleasant rural position within grounds of over three acres on the outskirts of the village of Cratfield.

2 reception rooms, kitchen/breakfast room, pantry, utility and cloakroom. Master bedroom with en suite. 3 further double bedrooms and bathroom. Gardens and grounds of 3.2 acres. Store building. EER - F

**Guide Price: £550,000**

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



### Saxmundham, Suffolk

A four bedroom cottage, occupying a delightful rural location surrounded by open agricultural land, yet only a short distance from Saxmundham.

Entrance hall, sitting room, dining room, breakfast room, kitchen and shower room. Master bedroom with en suite, 3 further bedrooms and family bathroom. Parking. Gardens extending to nearly quarter of an acre. EER - E

**Guide Price: £495,000**

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





### Willingham by Stow, Lincolnshire

A prominent country house and additional large building plot (0.7 acres) with consent for an additional good sized four bedroom detached dwelling.

Lounge, dining room, sitting room, family room, open-plan kitchen, utility, butlers pantry, wine cellar, 7 bedrooms (2 en suites) and family bathroom.

**Guide Price: £825,000**

Lincoln Office | 01522 716204 | [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)



### Brampton, Lincolnshire

Set in approximately five acres, Manor Farm is a stunning, characterful Grade II listed six bedroom house with extensive outbuildings and a paddock.

Living room, family room, dining room, kitchen/diner, utility, pantry, morning room, boot room, storage room, 6 bedrooms (2 en suites), laundry room, shower room, office and bathroom.

**Guide Price: £695,000**

Lincoln Office | 01522 716204 | [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)



### Lincoln, Lincolnshire

An excellent and rare opportunity to acquire a spacious family home with impeccable gardens in the desirable Uphill area of Lincoln.

Kitchen breakfast room, drawing room, sitting room, dining room, 5 bedrooms, 2 bathrooms, study, garage and off-road parking. EER - C

**Guide Price: £595,000**

Lincoln Office | 01522 716204 | [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)



### Normanby by Spital, Lincolnshire

A stunning Grade II listed country residence with outstanding gardens. This beautiful five bedroom property boasts a wealth of original features.

Living room, dining room, office, large kitchen with ample dining space, 5 bedrooms, 2 bathrooms, outbuilding and gardens.

**Guide Price: £595,000**

Lincoln Office | 01522 716204 | [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)



### Bishop Norton, Lincolnshire

This family home boasts ample space and contemporary living, combined with country style and comfort.

Kitchen breakfast room, garden room, dining room, lounge, utility, 5 bedrooms, 2 en suites, family bathroom, double garage and landscaped gardens. EER - C

**Guide Price: £499,950**

Lincoln Office | 01522 716204 | [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)



### Lincoln, Lincolnshire

A stunning four storey family home enjoying good proximity to the City centre and boasting countryside views.

Kitchen/family room, utility, sitting room, storage room, study, 5 bedrooms (en suite and dressing room to master), 3 bathrooms and landscaped gardens. EER - C

**Guide Price: £360,000**

Lincoln Office | 01522 716204 | [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)





### Stubton, Lincolnshire

A well-presented, traditional farmhouse with original features, extensive gardens and additional self-contained annex.

Sitting room, dining room, lounge, breakfast kitchen, 3 bedrooms, bathroom and annex. EER - F

**Guide Price: £350,000**

Grantham Office | 01476 515329 | [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)



### Boothby Pagnall, Lincolnshire

A beautiful chocolate box cottage in the heart of the Lincolnshire countryside with large gardens and superb local travel connections.

Kitchen, sitting room, dining room, summer room, 4 bedrooms, 2 bathrooms, double garage and extensive gardens. EER - E

**Guide Price: £325,000**

Grantham Office | 01476 515329 | [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)



### Grantham, Lincolnshire

This well proportioned family home offers open-plan living, extensive gardens and stunning views, with London approx one hour away by rail.

Living room, open-plan kitchen living-diner, 4 bedrooms (en-suite to master), a family bathroom, garage, a detached home office and garden. EER - D

**Guide Price: £300,000**

Grantham Office | 01476 515329 | [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)



### Grantham, Lincolnshire

Eton House is possibly one of Grantham's finest private townhouses finished to an extremely high standard with the added benefit of two private garages.

Drawing room, dining room, kitchen, utility, 4 bedrooms, 2 bathrooms, a paved courtyard and 2 private garages. EER - F

**Guide Price: £295,000**

Grantham Office | 01476 515329 | [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)



### Wellingore, Lincolnshire

A spacious family home located in an increasingly sought after Cliff Village. Superbly presented throughout, with front and rear gardens, and garage.

Open-plan kitchen with a sun room extension and additional utility, living room, 5 bedrooms, 2 bathrooms, garage and gardens. EER - C

**Guide Price: £295,000**

Grantham Office | 01476 515329 | [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)



### Sleaford, Lincolnshire

Situated in an enviable position on a sought after Close with excellent local transport links and very well presented accommodation throughout.

Living room, conservatory, dining room, kitchen, utility and cloakroom, 4 bedrooms (en suite to master), family bathroom, study corner, garage and garden. EER - C

**Guide Price: £265,000**

Grantham Office | 01476 515329 | [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)





# Central

The market was patchy with some members reporting a noticeably quieter summer, following the general election and other members have been suprisingly busy. However, there has been a significant improvement across the region in the volume of stock coming to the market. The renewed confidence over recent weeks will strengthen the market through the autumn period, which is traditionally a good time to sell. The ever-popular 'Metroland' marketplace remains active in both sales and lettings with strong interest from motivated buyers and tenants. Excellent prices have been obtained for sensibly priced, interesting and individual properties. Traditional village properties are always in demand as are smaller country houses and these are finding buyers quickly, if sensibly priced. We expect a positive end to the year to the Central England market, which will continue into 2018.

Oxford City





## Ayot St Peter, Hertfordshire

**Reputedly dating from 1485 with later Jacobean and more recent additions, Ayot Montfichet is a beautifully restored Grade II listed residence that combines various period styles to make a classical English country house.**

The principal house is accompanied by a delightful estate: the nearby courtyard includes a staff cottage, 2 flats, garages, stables and other outbuildings, and there is also the detached Gardeners Cottage – all lying in beautiful landscaped gardens and grounds of over 27 acres, set in some of Hertfordshire's most attractive countryside.

## Price on Application

Aitchisons Town & Country | 01727 855556 | [nick.hill@argroup.co.uk](mailto:nick.hill@argroup.co.uk)





## St Albans, Hertfordshire

**An exceptional family home set in quiet tree lined grounds of around one acre with frontage to the River Ver, situated in the heart of the city centre.**

3 reception rooms, 41' garden room, kitchen/breakfast room, kitchen/utility room, entertainment room, garage area. Principal and guest suites each with a bedroom, bathroom and dressing room, 3 further bedrooms, 2 bathrooms. EER - C

### Price on Application

Aitchisons Town & Country | 01727 855556 | [nick.hill@argroup.co.uk](mailto:nick.hill@argroup.co.uk)



## St Albans, Hertfordshire

**A handsome double fronted residence that provides spacious family accommodation together with an adjacent self-contained two bedroom house.**

31 Clarence Road: c3000 sq. ft. of accommodation with period features. EER - D  
29a Clarence Road: converted to provide around 1200 sq ft of accommodation. EER - C  
To the front is a carriage driveway and further parking alongside 31.

### Price on Application

Aitchisons Town & Country | 01727 855556 | [nick.hill@argroup.co.uk](mailto:nick.hill@argroup.co.uk)







## Tring, Hertfordshire

**An attractive Rothschild house with magnificent indoor swimming pool, set within secluded formal gardens of approaching two acres, on the edge of the Chiltern Hills.**

3 reception rooms and conservatory, kitchen/breakfast room, utility room and cloakroom, 4/5 bedrooms, en suite bathroom and family bathroom, 4 car garage, beautiful landscaped gardens, about 1.8 acres. EER - F

**Guide Price: £1,950,000**

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



## Beechwood Park, Hertfordshire

**A substantial and well presented detached home with an annexe, located within walking distance of the mainline railway station.**

Kitchen / dining room, utility room, 2 reception rooms, study, 5 bedrooms, 2 en suites, secluded garden with terrace, garage, off-road parking. EER - C

**Guide Price: £1,250,000**

South Herts Office | 01442 213446 | hemel.hempstead@aitchisons.co.uk



## Tring, Hertfordshire

**A delightful detached cottage, set within pretty gardens and paddock, in all extending to just under two and a half acres.**

2 reception rooms, kitchen/breakfast room, utility room and cloakroom, 2 bedrooms, large bathroom, garage, gardens and paddock. EER - F

**Offers in the Region of: £750,000**

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





### Tring, Hertfordshire

**A splendid detached residence, set in a quiet no-through lane, with gardens and two paddocks extending to about seven acres.**

3 reception rooms, conservatory, kitchen/breakfast room, utility room, cloakroom, 5/6 bedrooms, 2 en suites, family bathroom, gardens, heated swimming pool and tennis court. EER - C

**Offers in the Region of: £1,950,000**

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



### Berkhamsted, Hertfordshire

**A delightful house providing spaciously proportioned accommodation, set within two acres in an Area of Outstanding Natural Beauty.**

4 reception rooms, splendid kitchen/breakfast/dining room, utility room and cloakroom, 4 bedrooms, 2 bathrooms, gardens, stable block, paddock, about 2 acres. EER - E

**Guide Price: £1,750,000**

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



### Radlett, Hertfordshire

**A pretty detached chalet style house set in a lovely position along one of Radlett's premier roads.**

3 double bedrooms, family bathroom, 2 reception rooms, study, shower room, kitchen/breakfast room with vaulted ceilings, utility room, garage with driveway parking, 120ft south facing garden. EER - D

**Guide Price: £1,250,000**

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



### Aldenham, Hertfordshire

**A magnificent apartment of approx. 1900 sq. ft. in an award winning luxury development with access to 55 acres of parkland, gym and tennis courts.**

Master bedroom with stunning en suite bathroom, 2 further double bedrooms, family bathroom, kitchen/breakfast room, reception room and terrace, utility room, cloakroom, 2 underground parking spaces. EER - B

**Guide Price: £1,150,000**

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



### St Albans, Hertfordshire

**An extended five bedroom detached family home enjoying a convenient location close to Bernard's Heath and sought after schools.**

3 reception rooms, refitted kitchen, cloakroom, utility, 4 principal bedrooms, bathroom, guest bedroom with en suite, redesigned west facing rear garden. EER - D

**Guide Price: £1,150,000**

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



### Nascot Wood, Hertfordshire

**A six bedroom detached new build in the heart of Nascot Wood, built by Charles Church with double garage and ample parking.**

Lounge, dining room, cloakroom, kitchen/breakfast room, utility room, study, 6 bedrooms, 4 en suites, dressing area to bedrooms 2 and 3. EER - Awaited

**Offers in the Region of: £1,150,000**

South Hertfordshire Office | 01923 231662 | [watford@aitchisons.co.uk](mailto:watford@aitchisons.co.uk)





### Boxmoor, Hertfordshire

An impressive, extended five bedroom detached, executive home that has been refurbished to a very high standard throughout.

Hall, cloakroom, lounge, games room, 4 bathrooms, 3 reception rooms, shutters to front windows, block paved carriage driveway. EER - C

**Guide Price: £1,090,000**

South Hertfordshire Office | 01442 213446 | hemel.hempstead@aitchisons.co.uk



### Berkhamsted, Hertfordshire

An attractive detached family house, situated in a quiet cul-de-sac location, off one of Berkhamsted's premier roads.

3 reception rooms, kitchen/breakfast room, utility room and cloakroom, 5 bedrooms, 2 en suites and a family bathroom, front and rear gardens, double garage. EER - E

**Guide Price: £985,000**

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



### Leverstock Green, Hertfordshire

Dell Cottage is a charming Grade II listed period detached cottage tucked away in secluded grounds of approx. 0.25 acres, in an attractive semi-rural location.

Hall, lounge, dining room, kitchen, breakfast room, utility room, family bathroom, 3/4 bedrooms, 2 Inglenook fireplaces, exposed beams, leaded windows.

**Guide Price: £925,000**

South Hertfordshire Office | 01442 213446 | hemel.hempstead@aitchisons.co.uk



### Horton, Buckinghamshire

A magnificent newly constructed detached home, completed to a very high specification and situated in a delightful small semi-rural gated development.

2 reception rooms, bespoke kitchen/breakfast room, utility room and cloakroom, 4 bedrooms, 2 en suites and dressing room, family bathroom, landscaped gardens and detached garage. EER - C

**Asking Price: £825,000**

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



### Gaddesden Row, Hertfordshire

A charming period cottage that benefits from off road parking, large garden, outbuilding/office and is located in a popular rural location.

3 bedrooms, lounge, good sized kitchen/diner, shower room, bathroom. EER - F

**Guide Price: £485,000**

South Hertfordshire Office | 01442 213446 | hemel.hempstead@aitchisons.co.uk



### St Albans, Hertfordshire

A modern two bedroom ground floor apartment with a private patio area situated a short distance from the mainline station.

Open plan kitchen and living/dining area, 2 bedrooms, en suite, family bathroom, private patio area, allocated underground parking space, communal grounds. EER - C

**Guide Price: £500,000**

St Albans Office | 01727 855556 | stalbans@aitchisons.co.uk





## Epwell, Oxfordshire

**A charming period house situated in a rural location with separate annexe and adjoining paddock with three stables. A further paddock with steel framed barn and separate open framed barn.**

Main House: Porch, entrance hall, kitchen/breakfast room, rear hall, dining room, sitting room, study, boot room, utility room, 2 cloakrooms, cellar, reception room/bedroom 5, 5 bedrooms, 3 bathrooms. EER - F

Tea Room (Annexe): 2 reception rooms, utility room, shower room, bedroom. In all about 4.52 acres

**Guide Price: £1,250,000**

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





### Banbury, Oxfordshire

A handsome detached double fronted five bedroom Edwardian house standing in a large plot extending to in excess of 0.25 acres.

Porch, hall, sitting room, dining room, kitchen, rear lobby, utility room, 4 double bedrooms, fifth bedroom/study, 2 bathrooms, original period features, large driveway, garage, very large mature rear garden. EER - D

**Guide Price: £550,000**

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



### Culworth, Oxfordshire

A spacious early Victorian detached house requiring modernisation, having huge potential.

Hall, cellar, cloakroom, sitting room, dining room, kitchen, conservatory, garden room, 3/4 bedrooms, bathroom, workshop/store, parking, large garden, about 0.33 acres. EER - G

**Guide Price: £400,000**

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



### Lower Tadmarton, Oxfordshire

A very well presented three bedroomed bungalow in an exclusive development enjoying beautiful Southerly views over open countryside.

Spacious hall, shower room/WC, living room/dining room, conservatory, kitchen, 3 bedrooms, master bedroom has an en suite bathroom, gas central heating, double glazing, fully landscaped garden, parkland setting, garage and parking space. EER - D

**Guide Price: £335,000**

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



### Swalcliffe, Oxfordshire

A charming two bedroomed period cottage with off road parking and a garage located in this lovely village between Banbury and Shipston on Stour.

Entrance porch, hall, cloakroom, living room with inglenook fireplace, kitchen/dining room, 2 double bedrooms, bathroom, south facing garden, pleasant views from the rear over countryside, off road car parking and garage with studio above. EER - E

**Guide Price: £275,000**

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





### Stanford in the Vale, Oxfordshire

This charming Grade II listed cottage c.3073 sq.ft. affords a wealth of character with exposed timbers and open fireplaces.

Entrance hallway, sitting room, family room/library, dining room, kitchen/breakfast room, study, utility, cloakroom, galleried landing/study, 5 bedrooms, en suite, bathroom, cottage garden, triple carport/garage and off road parking. EER - G

**Guide Price: £675,000**

Wantage Office | 01235 766222 | [guy@douglasandsimmons.co.uk](mailto:guy@douglasandsimmons.co.uk)



### Chilton, Oxfordshire

A well presented period farm house c.2335 sq.ft. believed to date back to the 18th Century providing a spacious four/five bedroom family home.

Entrance lobby, kitchen/dining/breakfast room, utility, living room, dining/family room, study/bedroom 5, shower room, 4 first floor bedrooms, bathroom, 2 attic rooms, double garage, workshop, ample off-road parking, garden with large patio. EER - F

**Guide Price: £650,000**

Wantage Office | 01235 766222 | [guy@douglasandsimmons.co.uk](mailto:guy@douglasandsimmons.co.uk)



### West Challow, Oxfordshire

A spacious four bedroom detached property situated in a desirable village location, offering excellent potential to extend and/or improve.

Generous sized plot, single garage, rear garden c.100' x 45', entrance porch, hall, living room, dining/family room, playroom/family room, kitchen/breakfast room, cloakroom, 4 double bedrooms, bathroom, oil heating, parquet flooring. EER - F

**Guide Price: £525,000**

Wantage Office | 01235 766222 | [guy@douglasandsimmons.co.uk](mailto:guy@douglasandsimmons.co.uk)



### Wantage, Oxfordshire

This modern and well-appointed detached property in a select close of only a handful of individual properties conveniently situated for the town centre.

Master bedroom with en suite, 2 further double bedrooms, family bathroom, spacious study/landing area, 3 reception rooms (potential further bedrooms), kitchen/breakfast room, utility, cloakroom, spacious hallway, parking for 3 vehicles. EER - F

**Guide Price: £460,000**

Wantage Office | 01235 766222 | [graham@douglasandsimmons.co.uk](mailto:graham@douglasandsimmons.co.uk)





### Wantage, Oxfordshire

A superb architect designed four bedroom detached property enjoying a tranquil backdrop onto woodland.

Open plan/kitchen/dining/family room with bi-fold door, 2 further reception rooms, cloakroom, oak staircase, utility, master bedroom suite, guest suite, 2 Juliet balconies, 2 further bedrooms, family bathroom, good sized plot, garage and driveway parking.

**Guide Price: £750,000**

Wantage Office | 01235 766222 | graham@douglasandsimmons.co.uk



### West Hanney, Oxfordshire

A stunning Neo Tudor detached house c.2217 sq.ft. enjoying an impressive location situated on a delightful plot of c.0.25 acres.

2 reception rooms, 1 with an open fireplace, kitchen/breakfast room, utility, ground floor wet room, 4 good sized bedrooms, en suite, family bathroom, delightful gardens, large double garage, workshop and off road parking to the front. EER - G

**Guide Price: £725,000**

Wantage Office | 01235 766222 | graham@douglasandsimmons.co.uk



### Uffington, Oxfordshire

A detached chalkstone and red brick house c.3013 gross sq.ft., set within a mature plot of 0.491 acres, with the detached buildings of the former forge.

4 bedrooms, 2 bathrooms, sitting room, dining/family room, study, hall, kitchen/breakfast room, boot room/utility, former forge and stable/store/garaging, mature gardens, parking for 2 vehicles and workshop/store. EER - F

**Guide Price: £720,000**

Wantage Office | 01235 766222 | graham@douglasandsimmons.co.uk



### Gainfield, Oxfordshire

A four bedroom detached house c.2266 sq.ft. situated in 0.384 acres affording a superb semi rural location with far reaching views.

Entrance hall, living room, dining room, study, kitchen/breakfast room, utility/boot room, cloakroom, 4 good sized double bedrooms, en suite, family bathroom, double garage, ample parking and turning with garden adjoining paddock land. EER - G

**Guide Price: £695,000**

Wantage Office | 01235 766222 | graham@douglasandsimmons.co.uk





## Orton-on-the-Hill, Warwickshire

**A stunning part timbered farmhouse with superb equestrian facilities. The land includes a walled kitchen garden, extensive formal gardens, manège, paddocks, stables and outbuildings, in all extending to approximately 8.49 acres.**

The main house boasts 4 reception rooms, kitchen, utility, pantry, study, 2 guest suites and 4 further bedrooms. In addition, there is a separate annexe providing ancillary living accommodation, plus 4 stables, tack room, and 4 barns/sheds, suitable for a range of uses. EER - D

**Guide Price: £1,850,000**

Atherstone Office | 01827 718021 | [atherstone@howkinsandharrison.co.uk](mailto:atherstone@howkinsandharrison.co.uk)



## Priors Hardwick, Warwickshire

**A spacious newly constructed property with views over open countryside and a separate two bedroom dwelling, ideal for extended family or holiday let.**

Constructed to a high specification with Georgian influences, this stunning home is offered with no onward chain and includes 2.42 acres of land, along with stables, tack room, and double garage with office.

**Guide Price: £1,775,000**

Daventry Office | 01327 316880 | [davproperty@howkinsandharrison.co.uk](mailto:davproperty@howkinsandharrison.co.uk)



## Leire, Leicestershire

**This individually designed family home is set over three floors including a spectacular basement which houses a games room and home cinema.**

With an impressive hallway, 3 reception rooms, breakfast kitchen, utility, 4 bedrooms, 2 en suites, family bathroom, double garage and wraparound gardens, the property also benefits from the 'Control4' smart home control system. EER - C

**Guide Price: £750,000**

Lutterworth Office | 01455 559203 | [lutterworthproperty@howkinsandharrison.co.uk](mailto:lutterworthproperty@howkinsandharrison.co.uk)





## Greens Norton, Northamptonshire

A beautiful country residence combining a substantial former mill, a self contained annexe, and a detached cottage. The beautiful landscaped gardens and paddocks, with the River Tove flowing through, extend in all to about 10.5 acres.

The main house has been extensively remodelled and extended to provide a beautiful family home retaining many character and period features within its 3 reception rooms and 6 bedrooms. Further business or ancillary accommodation is provided by the annexe and cottage. EER - E

**Guide Price: £2,350,000**

Towcester Office | 01327 353575 | towcester@howkinsandharrison.co.uk



## Ashby Magna, Leicestershire

An executive detached family home in a village location. The property is immaculately presented and enjoys a south facing private walled garden.

With an elegant lounge, stunning living kitchen and snug to the ground floor, a master bedroom with walk-in wardrobe and en suite and 4 further bedrooms to the first floor and bedroom 6 with shower room and storage on the top floor. EER - D

**Guide Price: £650,000**

Lutterworth Office | 01455 559203 | lutterworth.sales@howkinsandharrison.co.uk



## Donisthorpe, Derbyshire

A Grade II Listed former vicarage with stunning views which has recently undergone comprehensive and sympathetic improvement.

With immense charm and character, this property has well proportioned accommodation for modern family living, including 5 bedrooms, 3 bathrooms, a bespoke kitchen, a detached coach house, extensive formal gardens and double garage.

**Guide Price: £699,000**

Atherstone Office | 01827 718021 | atherstone@howkinsandharrison.co.uk





## Chapel Brampton, Northamptonshire

**A beautifully presented former farmhouse set amongst rolling countryside overlooking Brampton Valley. The original part of this Grade II Listed house dates from the 17th Century and is constructed of local stone under a thatch roof.**

The property has been greatly extended to include a barn and outbuildings and now boasts 8 reception rooms, including drawing room, sitting room, dining room, library, snug, playroom, office, breakfast room, 5 bedrooms (3 with en suites), a second floor attic suite and triple garage.

**Guide Price: £1,550,000**

Northampton Office | 01604 823456 | [northproperty@howkinsandharrison.co.uk](mailto:northproperty@howkinsandharrison.co.uk)



### Broadwell, Warwickshire

**A picturesque and charming four bedroom cottage with no onward chain. It sits on a large plot surrounded by mature pretty cottage gardens.**

The versatile ground floor accommodation includes kitchen/breakfast room, dining room, sitting room, garden room laundry room, wet room, bathroom, and bedroom. The first floor has 3 further bedrooms, the master having an en suite. EER - F

**Offers Over: £550,000**

Rugby Office | 01788 564666 | [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)



### Welton, Northamptonshire

**This five bedroom 1950's detached family home occupies a superb elevated private position overlooking the rolling Northamptonshire countryside.**

With just under half an acre of mature gardens, this spacious property offers 3 reception rooms, a large conservatory, kitchen/diner, utility, 5 bedrooms and re-fitted bathroom and en suite with underfloor heating. EER - E

**Guide Price: £699,950**

Daventry Office | 01327 316880 | [davproperty@howkinsandharrison.co.uk](mailto:davproperty@howkinsandharrison.co.uk)





## Clay Coton, Northamptonshire

**A fabulous five bedroom detached equestrian property with stable block and over 4 acres of paddocks in the heart of Fernie and Pytchley Hunt country. An additional 4.65 acres is available by separate negotiation.**

The property has been sympathetically renovated and extended and now offers over 4,000 sq.ft. of living space. With a stunning oak framed kitchen/breakfast/family room, 3 reception rooms, boot room, utility, 3 en suites, and a triple garage with office/gymnasium above. EER - D

**Guide Price: £1,150,000**

Rugby Office | 01788 564666 | [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)



## Farthingstone, Northamptonshire

**This stunning cottage, with views over open countryside, has been extended and given a modern twist while retaining all of its character.**

The accommodation includes a large reception hall, sitting room, dining room, kitchen/breakfast room, garden room, cloakroom, utility, and cellar. The first floor has a master bedroom with en suite, 3 further bedrooms and family bathroom. EER - F

**Guide Price: £650,000**

Towcester Office | 01327 353575 | [towcester@howkinsandharrison.co.uk](mailto:towcester@howkinsandharrison.co.uk)



## Guiltsborough, Northamptonshire

**An attractive and much improved period thatched property offering three reception rooms and five spacious bedrooms in a popular village setting.**

This charming property combines the many period features characteristic of its period of origin, such as exposed ceiling timbers, ledged doors, open fireplaces and window seats together with those associated with a modern home. EER - F

**Guide Price: £625,000**

Northampton Office | 01604 823456 | [northproperty@howkinsandharrison.co.uk](mailto:northproperty@howkinsandharrison.co.uk)





## Gosmore, Hertfordshire

**A Grade II \* listed Medieval and Queen Anne six bedroom detached house with tennis court, swimming pool, outbuildings and 20 acres of formal gardens and grounds.**

Entrance hall and 5 reception rooms. Kitchen/breakfast room, utility room, boot room and 2 cloakrooms. 6 bedrooms and 3 bathrooms. Triple garage with first floor entertainment room. Swimming pool with changing room and kitchen/dining area, tennis court, 20 acres.

**Offers in Excess of: £3,250,000**

Hitchin office | 01462 441700 | [saleshi@michaelgraham.co.uk](mailto:saleshi@michaelgraham.co.uk)





## Wendover Dean, Buckinghamshire

A Grade II listed Queen Anne style country house in a parkland setting of 11.45 acres with paddocks, woodland and a walled garden only 2.5 miles from a mainline station.

Reception hall, inner hall, 4 reception rooms and hobby room. Kitchen/breakfast room and cloakroom. 5 bedrooms, 2 dressing rooms and 3 bathrooms. Single garage, 2 workshops, machine store, 2 store rooms, wood store and greenhouse. Tennis court and paddock land.

**Price: £2,950,000**

Princes Risborough Office | 01844 396000 | [salespr@michaelgraham.co.uk](mailto:salespr@michaelgraham.co.uk)





## Hitchin, Hertfordshire

**A 1950s six bedroom detached house on an approximately 0.65 acres plot situated in a private drive in the SG4 9 postcode of Hitchin.**

Entrance hall, drawing room, sitting room, dining room, office/family room and study. Kitchen/breakfast room, utility room and 2 cloakrooms. 6 bedrooms and 4 bathrooms. Attic room. Single garage and double garage with studio above. Summerhouse and 2 stores. EER - C

**Guide Price: £1,750,000**

Hitchin Office | 01462 441700 | saleshi@michaelgraham.co.uk



## Deanshanger, Northamptonshire

**An 18th century Georgian farmhouse with seven bedrooms, outbuildings, a tennis court and a paddock set in approximately 2.8 acres with annexe potential.**

Entrance hall, sitting room, dining room, family room, snug and study. Kitchen/breakfast room and utility/boot room. 7 bedrooms, dressing room and 3 bathrooms. Gravelled off street parking area, orchard, paddock, 2 stables, outbuildings and tennis court. EER - E

**Guide Price: £1,725,000**

Stony Stratford Office | 01908 307300 | salesss@michaelgraham.co.uk







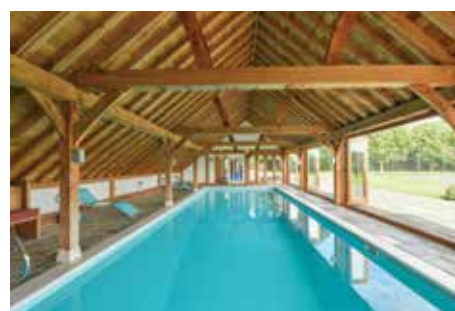
## Nash, Buckinghamshire

**A Grade II listed 17th century part thatched six bedroom detached house with modern extension, garage, studio, manège and approximately 5.5 acres.**

Entrance hall, sitting/dining room and study. Kitchen/family room, utility room and cloakroom. Snug/bedroom 6. 5 bedrooms and 3 bathrooms. Double garage/workshop. Detached studio. All-weather manège, 5 stables, 3 double field shelters, a goat shed, workshop and a store.

**Price: £1,275,000**

Stony Stratford Office | 01908 307300 | [salesss@michaelgraham.co.uk](mailto:salesss@michaelgraham.co.uk)



## Buntingford, Hertfordshire

**A Grade II listed 15th century restored manor house with indoor swimming pool, dovecote, tennis court, four car garage/carport and grounds of 1.5 acres.**

Entrance hall, 3 reception rooms and office. Kitchen/breakfast room, boot room, utility room and 2 cloakrooms. Cellar. 5 bedrooms, dressing room, 4 bathrooms. Second floor library. Double garage with first floor studio. Double carport. Pool room with changing rooms and kitchen.

**Guide Price: £2,000,000**

Hitchin Office | 01462 441700 | [saleshi@michaelgraham.co.uk](mailto:saleshi@michaelgraham.co.uk)







### Marston Moretaine, Bedfordshire

**A Grade II listed six bedroom 3,767 sq. ft. detached former farmhouse in gardens of 1.52 acres, with a further 3.6 acres of paddock land, two stables and hay barn.**

Porch, entrance hall, sitting room, dining room, family room and study. Kitchen/breakfast room, utility room, boiler room and boot room. 6 bedrooms, 3 bathrooms and a dressing room. Double carport and workshop. 2 stables and a hay barn.

**Price: £1,100,000**

Olney Office | 01234 712424 | [sales@michaelgraham.co.uk](mailto:sales@michaelgraham.co.uk)



### Long Buckby, Northamptonshire

**An 18th century six double bedroom detached house with a swimming pool, stables, carport, off street parking and annexe potential.**

Entrance hall, drawing room, sitting room, dining room, play room, study and office. Kitchen/breakfast room, utility room and cloakroom. 6 bedrooms, 4 bathrooms and a dressing room. Heated outdoor swimming pool and a stable block with a carport, 3 stables and storage. EER - F

**Price: £1,150,000**

Northampton Office | 01604 611011 | [salesn@michaelgraham.co.uk](mailto:salesn@michaelgraham.co.uk)







### Glendon, Northamptonshire

**An 18th century five bedroom wing of a Grade II listed 16th century former manor house with off street parking, gardens and a shared paddock.**

Entrance hall, sitting room, kitchen/breakfast room, utility room/cloakroom and cellar. 5 bedrooms and 2 bathrooms. Private garden with a summerhouse. Shared paddock. Off street parking.

**Price: £750,000**

Northampton Office | 01604 611011 | salesn@michaelgraham.co.uk



### Felmersham, Bedfordshire

**A period six bedroom converted stone barn in a conservation area with formal gardens of just under 1 acre, a converted three bedroom coach house and annexe.**

Entrance hall and 6 reception rooms. Kitchen/breakfast room, scullery and utility room. 6 bedrooms, dressing room and 4 bathrooms. Separate one bedroom annexe. Converted Coach House with kitchen/dining/sitting room, 3 bedrooms and 3 bathrooms. EER - E

**Guide Price: £1,750,000**

Bedford Office | 01234 220000 | salesbe@michaelgraham.co.uk







### Whitchurch, Buckinghamshire

A 17th century six bedroom former priory in grounds of 0.55 acres and 5,818 sq. ft. of versatile accommodation with gym complex and annexe.

Entrance hall, inner hall, 3 reception rooms and wine cellar. Kitchen/breakfast room, utility room, boot room, and cloakroom. 5 bedrooms, dressing room and 2 bathrooms. 1 bedroom annexe. Gym with sauna, shower and kitchen. 3 garages. EER - E

**Price: £1,950,000**

Aylesbury Office | 01296 336227 | salesa@michaelgraham.co.uk



### Wood End, Kempston Rural,

A Grade II listed, late 17th century/early 18th century detached former farmhouse in formal gardens and enclosed paddocks in excess of 2.5 acres.

Hall, 6 reception rooms. Refitted Aga kitchen, breakfast room, utility room, boot room and cloakroom. 4 bedrooms and 4 bathrooms. Games room, home office, garage, carport, stables and stores. Summerhouse, orchard, spinney and natural pond.

**Price: £1,500,000**

Bedford Office | 01234 220000 | salesbe@michaelgraham.co.uk



### Saunderton, Buckinghamshire

A 1930's five bedroom detached house in private grounds of approximately 2 acres in an Area of Outstanding Natural Beauty with views of Bledlow Ridge.

Reception hall, 3 reception rooms, an open plan bespoke kitchen/breakfast/family room and a utility room. 5 bedrooms and 4 bathrooms. Detached double garage and store with planning approval to convert into ancillary accommodation. EER - D

**Guide Price: £1,395,000**

Princes Risborough Office | 01844 396000 | salespr@michaelgraham.co.uk



### Aylesbury, Buckinghamshire

A contemporary four double bedroom glass built house in about 18.85 acres with paddocks, gardens, detached barn, and no upper chain.

Reception hall/dining room, open plan sitting/family/dining room, study area and store room. Kitchen. 4 bedrooms, veranda and 2 bathrooms. Utility room, triple open bay garage, 4 stable/stores, 2 workshops and 2 home offices. Detached barn. EER - E

**Price: £1,350,000**

Aylesbury Office | 01296 336227 | salesa@michaelgraham.co.uk





### Tilbrook, Cambridgeshire

A 19th century five bedroom detached house with an outbuilding incorporating a double garage and annexe in approximately 1 acre of gardens. Entrance hall, 3 reception rooms and games room with sitting/study area. Kitchen/breakfast/dining room, utility room, boot room and 2 cloakrooms. 5 bedrooms and 3 bathrooms. 2 storey annexe with a double garage, kitchen, shower room,

**Price: £1,375,000**

Bedford Office | 01234 220000 | salesbe@michaelgraham.co.uk



### Wappenham, Northamptonshire

A part brick part stone under slate four bedroom property with detached Coach House, garaging and gardens.

Entrance hall, 4 reception rooms, kitchen/breakfast room, utility room and cloakroom. 4 bedrooms, 3 bathrooms. Detached Coach House with office and 3 open fronted garages. EER - F

**Offers in Excess of: £750,000**

Towcester Office | 01327 350022 | saletst@michaelgraham.co.uk



### Padbury, Buckinghamshire

A Grade II listed 17th century four double bedroom thatched cottage and two detached barns including a studio/home office.

Entrance hall, 4 reception rooms, kitchen/breakfast room and cloakroom. 4 bedrooms and 2 bathrooms. Enclosed mature gardens. Re thatched in April 2015. Detached office/studio with 2 storerooms. Detached barn with first floor store.

**Price: £875,000**

Buckingham Office | 01280 821100 | salesb@michaelgraham.co.uk



### Tathall End, Buckinghamshire

A five bedroom barn conversion with a two bedroom annexe, situated on a plot of approximately 2 acres in Tathall End.

Entrance hall and 3 reception rooms. Kitchen/breakfast room and cloakroom. 5 bedrooms and 3 bathrooms. Annexe with sitting room, kitchen/dining room, 2 bedrooms and bathroom. Double garage with first floor storage room. EER - D

**Offers in Excess of: £1,000,000**

Newport Pagnell Office | 01908 218860 | salesnp@michaelgraham.co.uk





### Caythorpe, Lincolnshire

Located within this pretty and desirable cliff village in a tucked away private location.

This impressive property offers spacious family and entertaining space flooded with natural light. The attention to detail and thoughtful design throughout is a credit to the owners who have executed the build to the highest of standards. EER - B

**Offers Over: £799,995**

Country & Equestrian Grantham | 01476 855618 | office@mooresestateagents.com



### Saxby, Leicestershire

The house has superb classic proportions with impressive entrance hall, three reception rooms with high ceilings.

Together with a breakfast kitchen area which could be opened out to make even more of the views over the paddocks. the first floor layout lends itself to all bedrooms being able to become en suites.

**Guide Price: £995,000**

Country & Equestrian Melton | 01664 491610 | office@mooresestateagents.com



### Empingham, Rutland

A substantial contemporary home situated in an elevated position with views towards Rutland water.

This home was built in a mature setting looking across the Gwash valley on the edge of this well thought of Rutland village with good amenities to include surgery, Primary school, shop and pub. EER - B

**Offers Over: £1,295,000**

Country & Equestrian Stamford | 01780 484555 | office@mooresestateagents.com



### Stoke Rochford, Lincolnshire

Rochford House is attractively set down a lantern lit driveway alongside parkland trees with paddock land surrounding totaling 4 acres (sts).

This 3 storey home was originally the country seat to the bishop of Lincoln and having become near derelict, the property has been lovingly restored to give contemporary style living whilst having the character and grandeur of a period property.

**Offers Over: £1,390,000**

Country & Equestrian Grantham | 01476 855618 | office@mooresestateagents.com





### Great Dalby, Leicestershire

An attractive two bedroom character cottage situated in a quiet position overlooking the green of this well-regarded village.

The property has been extended and refurbished to a high standard throughout to offer contemporary living combined with character features. EER - D

**Guide Price: £270,000**

Melton Office | 01664 491610 | [office@mooresestateagents.com](mailto:office@mooresestateagents.com)



### Lyddington, Rutland

Appletree Cottage is an attractive ironstone detached cottage which is situated in the heart of this popular Rutland village.

This well presented character home benefits from many original features to include exposed stone work, inglenook, beamed ceilings and latch and brace doors. EER - C

**Guide Price: £650,000**

Uppingham Office | 01572 821935 | [office@mooresestateagents.com](mailto:office@mooresestateagents.com)



### Oakham, Rutland

This substantial four bedroomed home is individually built of Stamford brick to a no expense spared standard.

This home and its grounds are maintained to an extremely high standard. It has a private plot with outstanding views from the front looking towards Burley House and is defined by its landscaped borders. EER - D

**Guide Price: £765,000**

Oakham Office | 01572 757979 | [office@mooresestateagents.com](mailto:office@mooresestateagents.com)



### Oakham, Rutland

**A Grand Designs style conversion in the centre of Oakham!**

No expense has been spared on this contemporary conversion, with every room was taken back to bare brick, creating a brand new contemporary house within a Victorian shell. EER - C

**Offers Over: £379,000**

Oakham Office | 01572 757979 | [office@mooresestateagents.com](mailto:office@mooresestateagents.com)





### Rickmansworth, Hertfordshire

**This imposing and skilfully extended family home situated in a desirable cul-de-sac location in Rickmansworth.**

This 4 bedroom, 4 bathroom, detached house is perfect for families seeking a home with flexible living accommodation. The property includes an attractive annexe with own front door, set over two floors. EER - C

**Guide Price: £1,999,950**

Rickmansworth Office | 01923 777762 | nick.walker@robsonsworld.com



### Northwood, Middlesex

**Prestigious detached family home in a gated development.**

A modern 7 bedroom, 7 bathroom, 5 reception room detached family dwelling built by Lois Gastoneaux Homes offering gated privacy, close to local amenities. The accommodation is arranged over 4 floors and extends to 6,838 sq.ft. EER - B

**Guide Price: £2,350,000**

Moor Park Office | 01923 820622 | simon.blitz@robsonsworld.com



### Loudwater, Hertfordshire

**An immaculate and well presented McNamara family home in a sought-after cul de sac off Loudwater Lane.**

This property is on a spacious and secluded plot which boasts 3 reception rooms, a bright and spacious kitchen/breakfast room, 3 bedrooms and 3 bathrooms. EER - E

**Guide Price: £1,750,000**

Rickmansworth Office | 01923 777762 | nick.walker@robsonsworld.com



### Moor Park, Middlesex

**An outstanding five bedroom detached family home within the heart of the Moor Park private estate.**

This property has been subject to an extensive redevelopment and modernisation programme. Presented to the market with an exacting specification and set in impressive landscaped gardens. EER - D

**Guide Price: £3,250,000**

Moor Park Office | 01923 820622 | simon.blitz@robsonsworld.com



### Rickmansworth, Hertfordshire

**Set Within 2.5 acres of private grounds.**

Situated behind a private gated entrance, this 4 bedroom, 3 bathroom detached residence offers spacious family living set within 2.5 (taken from ProMap) acres of private gardens. EER - D

**Guide Price: £2,195,000**

Rickmansworth Office | 01923 777762 | nick.walker@robsonsworld.com



### Rickmansworth, Hertfordshire

**A luxurious and contemporary family residence.**

This property is refurbished to the highest standard. This elegant 4 bedroom, 2 bathroom detached family home is simply stunning. Viewing is highly recommended to fully appreciate this property. EER - D

**Guide Price: £1,495,000**

Rickmansworth Office | 01923 777762 | nick.walker@robsonsworld.com





### Pinner Hill, Middlesex

**A spectacular seven bedroom, five bathroom detached family residence boasting a picturesque setting on a generous gated plot in Pinner Hill.**

This splendid property is approaching 4,000 sq.ft and enjoys spacious rooms throughout which are all modern and immaculately presented with the further benefit of an elevator and stairs access to the first floor. EER - C

**Guide Price: £2,250,000**

Pinner Office | 020 8866 8083 | daniel.young@robsonsworld.com



### Northwood, Middlesex

**A unique detached residence positioned on one of the most sought after roads within the favoured Copse Wood Estate.**

This family home offers over 3,800 sq.ft. of accommodation, over 3 floors. Built by the current owners to high standards throughout blending spacious and practical accommodation with a traditional finish including a beautiful thatched roof. EER - C

**Guide Price: £2,500,000**

Northwood Office | 01923 820622 | mark.howson@robsonsworld.com



### Hatch End, Middlesex

**Enjoying a peaceful location on a private tree-lined road in the heart of Hatch End.**

A beautiful picturesque 4 double bedroom, 2 bathroom detached family home featuring bright and spacious rooms throughout with a stunning secluded garden to the rear and a double garage with ample off street parking to the front. EER - D

**Guide Price: £1,385,000**

Pinner Office | 020 8866 8083 | daniel.young@robsonsworld.com



### Northwood, Middlesex

**An exceptional 6 bedroom detached family home offering well balanced accommodation approaching 4,000 sq.ft. set over 3 floors.**

Owners have created a superb modern home situated on one of Northwood's most sought after estates. Set in an attractive plot of 0.22 of an acre (dimensions taken from pro map). EER - C

**Guide Price: £2,650,000**

Northwood Office | 01923 820622 | mark.howson@robsonsworld.com



### Uxbridge Road, Harrow

**A stylish and incredibly spacious family home offering living accommodation in excess of 2,500 sq. ft.**

This 4/5 bedroom, 3 bathroom detached family home is modern and beautifully presented throughout with the added benefit of landscaped front and rear gardens, a garage accessed via own driveway with off street parking for several cars. EER - C

**Guide Price: £1,250,000**

Pinner Office | 020 8866 8083 | daniel.young@robsonsworld.com



### Ruislip, Middlesex

**A contemporary detached family home which is truly unique and boasting luxurious first class features throughout in excess of 3,500 sq.ft.**

The property comprises of 5/6 bedrooms and 4 bathrooms across three floors. There is a magnificent entrance reception and to the first floor the master suite featuring a balcony with a spiral staircase, a dressing room and en suite bathroom. EER - C

**Guide Price: £1,195,000**

Pinner Office | 020 8866 8083 | nick.cenizo@robsonsworld.com





# Midlands, North & Scotland

The Midlands have seen a strong market in 2017, with an upward trend in house prices which proves that the area has key destinations for many buyers.

The 'buy-to-let' purchasers have calmed, following the Chancellor's 'triple whammy' but first time buyers are on the up. Birmingham has seen a large increase in value of up to 8% in the last year. The rental market remains busy but sales are suffering due to a lack of stock, putting pressure on prices of the best properties. No particular price bracket is out-performing any others but the middle price range around £500,000 seems to be doing well.

The burden of stamp duty weighs heavily across the North and particularly above £750,000. Price inflation has been barely noticeable but is moving, very gradually, through the gears after almost a decade stuck in neutral. The long awaited 'lift' is badly needed to create a sense of purpose for undecided buyers.

The Scottish market has bounced back over the summer, with activity rising 9% annually in Q2 2017 and Q3 looks like being stronger again.

Neist Point Lighthouse on the Isle of Skye Scotland

**Andrew Grant**  
COUNTRY HOMES

**Balfours**  
PROPERTY PROFESSIONALS

**Caudwell**  
& CO.

**Flint**  
Cook

**foster maddison**

**John German**



**Rickitt**  
Partnership

**RETTIE**





### Sutton St Nicholas, Herefordshire

**Exceptional detached farmhouse on outskirts of popular village four miles north of Hereford, with outbuildings and scope for development.**

Reception hall, dining room, sitting room, kitchen/breakfast room, cellar, 4 bedrooms, gardens, paddock, various outbuildings, in all about 4 acres. EER - F

**Guide Price: £590,000**

Hereford Office | 01432 355455 | hereford@flintandcook.co.uk



### Breinton, Herefordshire

**Substantial detached former school house in a favoured rural area and an elevated position close to the River Wye, two miles west of Hereford.**

Lounge, garden/living room, sitting room, kitchen, dining room, conservatory, master bedroom suite, 3 further bedrooms, garaging, studio and mature gardens. EER - D

**Guide Price: £575,000**

Hereford Office | 01432 355455 | hereford@flintandcook.co.uk



### Hereford City

**Substantial 1930's property in one of Hereford's most sought-after residential areas with spectacular views, and close to the River Wye.**

Entrance loggia, lounge, dining/living room, kitchen/breakfast room, garden room, 3 first floor bedrooms, 2 second floor bedrooms, garaging, basement storage, potting shed and mature terraced gardens. EER - E

**Guide Price: £580,000**

Hereford office | 01432 355455 | hereford@flintandcook.co.uk



### Hereford City

**Elegant semi-detached Victorian residence in a premier location half a mile from the City centre.**

Drawing room, family room, kitchen/dining room, cellar, 3 first floor bedrooms, 3 second floor bedrooms, garage and well-established gardens. EER - E

**Guide Price: £495,000**

Hereford Office | 01432 355455 | hereford@flintandcook.co.uk



### Hereford City

**Outstanding detached house on an individual site in a sought-after location within easy reach of the City centre.**

Reception hall, lounge, dining/family room, breakfast-kitchen, superb conservatory, 4 bedrooms, en suite, garaging and very large, mature gardens. EER - D

**Guide Price: £449,500**

Hereford Office | 01432 355455 | hereford@flintandcook.co.uk



### Monkland Common, Herefordshire

**Idyllic and beautifully renovated cottage enjoying a quiet location three miles west of Leominster, on the "Black & White Village Trail".**

Open-plan kitchen and dining room, large lounge, 4 bedrooms, parking, extensive gardens and brick outbuilding. EER - D

**Guide Price: £410,000**

Hereford Office | 01432 355455 | hereford@flintandcook.co.uk





## Stratford-upon-Avon, Warwickshire

**A Romanesque villa with planning for a one storey extension, set within 6.65 acres on the edge of a popular Warwickshire village to the south of Stratford-upon-Avon.**

Set around a central courtyard with 3 distinct wings; sleeping, reception and practical. A total of 3 double bedrooms, all en suite, 2 reception rooms, family kitchen, double garage. 4.53 Acre grass paddock, 1.37 acre mature woodland. EER - D, 1,916 sq. ft. Planning has been granted for a one storey extension to provide further accommodation.

**Guide Price: £975,000**

Country Homes | 01905 734735 | [country.homes@andrew-grant.co.uk](mailto:country.homes@andrew-grant.co.uk)



## Bartestree, Hereford

**A classic and very desirable country residence full of character and charm extending to approximately 5,296 sq. ft. In all around 14 acres.**

Reception hall, drawing room, sitting room, dining room, kitchen, breakfast room, hobby room, morning room, laundry, cloakroom, cellar, master bedroom with en suite bathroom, bedrooms 2, 3, 4 are serviced by a Jack and Jill bathroom, 2 further bedrooms, study/bedroom 7, family shower room, indoor swimming pool, pump room, sauna, double detached garage with storage, hobby room above, tack room, stables, in / out driveway, beautiful gardens, grounds and pasture land. EER - E

**Guide Price: £945,000**

Hereford Office | 01432 355292 | [hereford@andrew-grant.co.uk](mailto:hereford@andrew-grant.co.uk)





### Preston-on-Wye, Hereford

Elegant Victorian former vicarage in a stunning village location, gardens, paddocks of 5.35 acres.

Drawing, dining and sitting room, conservatory, kitchen/breakfast room, study, utility, shower room, master with en suite bathroom, bedroom 2 and bedroom 3 with en suites, 3 further double bedrooms, bathroom, coach house. 4,919 sq. ft. EER - E

**Guide Price: £1,050,000**

Country Homes | 01905 734735 | country.homes@andrew-grant.co.uk



### Lower Haselor, Evesham

A stunning property with established gardens, grounds extending to 9.675 acres.

Entrance hall, study, drawing/dining/sitting room, conservatory, kitchen, breakfast room, morning room, 5 bedrooms, family bathroom, shower room, master bedroom, en suite, dressing, bathroom. Gardens, grounds 9.675 acres, 6,231 sq. ft. EER - F

**Guide Price: £1,195,000**

Country Homes | 01905 734735 | country.homes@andrew-grant.co.uk



### Martley, Worcester

A stunning barn in a quiet position on outskirts of sought after village.

Dining hall, sitting room, kitchen breakfast room, utility, cloakroom, master bedroom with en suite shower room, family bathroom, 2 double bedrooms, further bedroom, gallery/games room/office, studio, extensive gardens. 1,798 sq. ft. EER - D

**Guide Price: £675,000**

Country Homes | 01905 734735 | country.homes@andrew-grant.co.uk



### Abberley, Worcester

An idyllic property in a stunning rural location extending to 13.86 acres of house, paddocks, woodland, four stables, views and peaceful tranquillity.

Entrance hall, farmhouse kitchen, utility, open plan dining, drawing room, 4 double bedrooms, family bathroom, study/bed 4, integral garage, workshop, landscaped gardens, ground, paddocks, 4 stables with tack room, woodland. 2,207 sq. ft. EER - E

**Guide Price: £845,000**

Country Homes | 01905 734735 | country.homes@andrew-grant.co.uk





### Shrewsbury, Shropshire

A timber framed Grade I Listed residence in the town centre. The Gateway House, built circa 1610, retains a wealth of period features.

Entrance hallway, cloakroom, formal dining room, living room, kitchen/breakfast room, utility room, 5 bedrooms, 3 bathrooms, WC, cellar, garage with study/office above, off street parking, walled garden.

**Guide Price: £699,950**

Shrewsbury Office | 01743 353511 | sales@balfours.co.uk



### Wrentnall, Shropshire

A five bedroom former farmhouse with well stocked south facing gardens, a large barn and 4.29 acres (1.74 ha). No upward chain.

Entrance hall, cellar, sitting room, study, inner hall, farmhouse kitchen, utility, cloakroom WC, 3 bedrooms, family bathroom, shower room, 2 landings, 2 attic bedrooms. EER - D

**Guide Price: £695,000**

Shrewsbury Office | 01743 353511 | sales@balfours.co.uk



### Nesscliffe, Shropshire

A period sandstone house with detached barn set in a 0.85 acre (0.34 ha) plot and paddock.

Conservatory entrance, hall, WC, breakfast kitchen, dining room, lounge, office, utility, 4 bedrooms, family bathroom, 3 segregated attic rooms, the barn, spa/gym, dog enclosure, 2 store rooms. EER - D

**Guide Price: £550,000**

Shrewsbury Office | 01743 353511 | sales@balfours.co.uk



### Kynaston, Shropshire

A recently completed four bedroom link detached barn conversion in a hamlet setting.

Reception hall, guest WC, dining room, lounge, kitchen day room, utility, ground floor guest bedroom, en suite, gallery landing, master bedroom, second en suite, 2 further bedrooms, family bathroom. EER - D

**Guide Price: £549,950**

Shrewsbury Office | 01743 353511 | sales@balfours.co.uk





### Church Stretton, Shropshire

An elegant five bedroom Grade II\* listed Jacobean manor house with landscaped gardens and a paddock plus two self-contained barn conversions. Hall, drawing room, study, sitting room, dining room, kitchen/breakfast room, utility, 5/6 bedrooms, 3 bathrooms, family/play room, 2 barn conversions, permission for garden room.

**Guide Price: £1,000,000**

Shrewsbury Office | 01743 353511 | sales@balfours.co.uk



### Ludlow, Shropshire

A unique Grade II\* Listed medieval townhouse of long standing historical significance with twelve bedrooms and a host of period features.

Beautifully carved timber panelling reputedly from Nonsuch Palace, chapel, great hall, drawing room, court room, kitchen/breakfast room, sitting room, 12 bedrooms, walled courtyard garden.

**Guide Price: £900,000**

Shrewsbury Office | 01743 353511 | sales@balfours.co.uk



### Shrewsbury, Shropshire

An attractive and mature five bedroom detached property set to the head of Russell Field cul-de-sac within this prime residential location.

3 reception rooms, fitted kitchen with Belfast sink, separate utility area, downstairs bathroom, study, master bedroom with en suite, family bathroom, double garage, gardens to the front and rear, driveway. EER - D

**Guide Price: £825,000**

Shrewsbury Office | 01743 353511 | sales@balfours.co.uk



### Llanfechain, Powys

A 17th century Grade II timber framed residence in an elevated position with detached barn set in approximately 12 acres (4.86 ha) of mixed ground.

Porch, hall, snug, inglenook room, dining room, kitchen day room, ground floor bathroom, 5 bedrooms, cellar, cloakroom, barn, stable area, hayloft, rear store and pig sty, garage with electric door, cattle byre, log store, small garage.

**Guide Price: £695,000**

Shrewsbury Office | 01743 353511 | sales@balfours.co.uk





### Ipstones, Staffordshire

An impressive Grade II listed period house together with the immaculate Belmont Grange situated on the edge of the Peak District National Park.

Entrance hall, 4 reception rooms, kitchen/breakfast room, 7 bedrooms, 4 bath/shower rooms, 2 bedroom annexe, adjacent Belmont Grange with 4 bedrooms and 2 bathrooms, large garage, grounds extending to approximately 14.7 acres.

**Guide Price: £2,500,000**

Bakewell Office | 01629 810018 | [info@caudwellandco.com](mailto:info@caudwellandco.com)

### Baslow, Derbyshire

A fine period house which has been the subject of a complete renovation all set in beautiful, large gardens in the heart of this popular village.

Entrance hall, 3 reception rooms, conservatory kitchen/dining/sitting room, 4 bedrooms, 4 bath/shower rooms, The Barn comprising 2 large garages, wine store and large guest suite above, 2 terraces, garden, golf putting green, off road parking. EER - C

**Guide Price: £1,695,000**

Bakewell Office | 01629 810018 | [info@caudwellandco.com](mailto:info@caudwellandco.com)



### Great Longstone, Derbyshire

A well presented Grade II listed family house set in lovely gardens in the heart of this most popular of Derbyshire villages.

Entrance hall, 3 reception rooms, kitchen/breakfast room, 6 bedrooms, 3 bath/shower rooms, extensive off road parking, double garage, 3 single garages, barn/store, billiard room, front and rear gardens, terrace, hard tennis court.

**Guide Price: £1,295,000**

Bakewell Office | 01629 810018 | [info@caudwellandco.com](mailto:info@caudwellandco.com)

### Holymoorside, Derbyshire

A wonderful complex comprising main house, two barn conversion flats, a large gym/office and further outbuildings all set in a tranquil location.

Entrance hall, 3 reception rooms, kitchen/breakfast room, 3 bedrooms, 2 bath/shower rooms, 2 self contained 1 bedroom flats, gym/office building, 3 bay open Dutch barn, stone stable, heated dog kennel, twin wooden stables, approximately 3.1 acres. EER - D

**Guide Price: £1,250,000**

Bakewell Office | 01629 810018 | [info@caudwellandco.com](mailto:info@caudwellandco.com)





### Ashover, Derbyshire

A substantial stone built period farmhouse with adjacent barn offering potential all set in lovely mature gardens and with a paddock and orchard.

Entrance lobby, 4 reception rooms, kitchen/breakfast room, darkroom, gun room, 5 bedrooms, 2 bathrooms, 2 storey barn with dog kennels, double and triple garages, orchard, summer house, paddock, gardens of approximately 2.8 acres. EER - F

**Guide Price: £925,000**

Bakewell Office | 01629 810018 | [info@caudwellandco.com](mailto:info@caudwellandco.com)



### Bakewell, Derbyshire

A fine Grade II listed Regency townhouse with a walled garden, tandem garage and off road parking in the heart of the market town of Bakewell.

Entrance hall, 2 reception rooms, kitchen/breakfast room, 6 bedrooms, 3 bathrooms, cellars/utility room, mature gardens, off road parking for several vehicles, tandem garage with stable/store room off.

**Guide Price: £895,000**

Bakewell Office | 01629 810018 | [info@caudwellandco.com](mailto:info@caudwellandco.com)



### Alstonefield, Derbyshire

An immaculate Grade II listed Georgian village house set in beautiful gardens on the edge of this most sought after Peak District village.

Entrance hall, 2 reception rooms, kitchen/breakfast room, 5 bedrooms, 2 bath/shower rooms, cellar, vegetable garden, double garage with store over, second garage block with workshop, gardens and pastureland in all approximately 3.6 acres.

**Guide Price: £750,000**

Bakewell Office | 01629 810018 | [info@caudwellandco.com](mailto:info@caudwellandco.com)



### Bakewell, Derbyshire

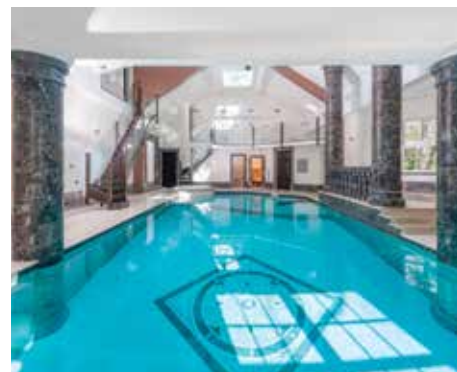
A beautifully presented freehold Grade II listed Georgian house in the heart of the market town of Bakewell.

Entrance hall, 2 reception rooms, kitchen/breakfast room, 4 double bedrooms, 2 bath/shower rooms; office/sitting room, family bathroom, terrace, front and rear gardens, storage sheds, summerhouse, off road parking is available.

**Guide Price: £550,000**

Bakewell Office | 01629 810018 | [info@caudwellandco.com](mailto:info@caudwellandco.com)





## Morpeth, Northumberland

**A remarkable modern country mansion, next to open countryside on a private and well landscaped site extending to just over 1.5 acres.**

The beautifully designed living space exudes a rare opulence and includes 4 reception rooms, stunning kitchen, 5 bedroom suites uniquely styled with marble and limestone bath or shower room, self contained apartment, leisure suite with a heated pool, sauna, cinema room and gymnasium space. EER – Awaited

### Price on Application

Tyneside | 0191 281 8339 | [jesmond@fostermaddison.co.uk](mailto:jesmond@fostermaddison.co.uk)



## Iveston, County Durham

**A four bedroom stone built detached house pleasantly situated on the north side of the green in the much sought after village of Iveston.**

Derefield House offers of a large sitting room, separate lounge, modern kitchen/diner and utility. The first floor has a master bedroom with en suite, guest bedroom with shower room, 2 further bedrooms and luxurious family bathroom. EER – D

**Guide Price: £550,000**

County Durham | 01207 528 282 | [lanchester@fostermaddison.co.uk](mailto:lanchester@fostermaddison.co.uk)



## Rochester, Northumberland

**This four bedroom house, set in grounds extending to just over one acre, has planning consent for the construction of two detached houses.**

A detached stone dwelling with entrance hall, living room, breakfasting kitchen and utility on the ground floor. At first floor level is a sitting room/fourth bedroom, 3 further bedrooms and bathroom. EER – F

**Guide Price: £385,000**

Northumberland | 01434 605 441 | [hexham@fostermaddison.co.uk](mailto:hexham@fostermaddison.co.uk)





## Houghton Le Spring, Tyne & Wear

A well established equestrian farm including a traditional stone built farmhouse, thirty acres of land, indoor school and twenty five stable boxes.

The 4 bedroom house is situated in an elevated position with a south westerly aspect. The property currently operates as a livery yard with potential for further development of equestrian facilities or a return to private use. EER - E

**Guide Price: £750,000**

Tyneside | 0191 281 8339 | [jesmond@fostermaddison.co.uk](mailto:jesmond@fostermaddison.co.uk)



## Eals, Cumbria

A traditional three bedroom small holding set in excess of six acres to include 200 metres of South Tyne single bank fishing.

A recently modernised detached house and adjoining buildings with entrance lobby, study, living room, utility room, cloakroom and kitchen on the ground floor. The first floor has 3 bedrooms, 1 with en suite, and bathroom. EER - D

**Guide Price: £545,000**

Northumberland | 01434 605 441 | [hexham@fostermaddison.co.uk](mailto:hexham@fostermaddison.co.uk)



## Allendale, Northumberland

A substantial farm building conversion in a lovely rural setting below the centre of Allendale, offering characterful and versatile accommodation.

This stone property comprises porch, utility/boot room, cloakroom, kitchen/breakfast room, stairwell lobby, living room, conservatory and sitting room on the ground floor. At first floor level there are 3 bedrooms, 1 with en suite, and family bathroom. EER - C

**Guide Price: £375,000**

Northumberland | 01434 605 441 | [hexham@fostermaddison.co.uk](mailto:hexham@fostermaddison.co.uk)





## Repton, Derbyshire

**A fabulous contemporary interpretation of the country house; offering spacious, high quality accommodation and enjoying far reaching rural views, set on the edge of this historic village, within walking distance of Repton schools.**

Situated within its own 8 acre paddocks, the property comprises a superb family dining kitchen, 2 reception rooms, conservatory, 4 bedrooms, 2 en suite and family bathroom. The property enjoys high levels of privacy and protection granted by its own pastures to both the front and rear which extend to approximately 8 acres. In addition, there are attractive formal gardens with patios and extensive lawns and borders. EER - E

**Guide Price: £1,500,000**

Burton upon Trent Office | 01283 512244 | [burton@johngerman.co.uk](mailto:burton@johngerman.co.uk)



## Great Haywood, Staffordshire

**A substantial farmhouse with separate detached cottage, barn, carport, tennis court, cattery and additional outbuildings with gardens and grounds of 2.75 acres with a further 9.89 acres available to purchase by separate negotiation.**

This tastefully presented farmhouse comprises: Entrance porch, reception hall, cloakroom with WC, drawing room, dining room, sitting room and snug. Kitchen/breakfast room, conservatory, boot room and utility room. First floor landing, master bedroom suite with lobby/dressing area and shower room, Guest bedroom with en suite shower room, 2 further double bedrooms, bedroom 5/study and family bathroom. EER - D

**Guide Price: £950,000**

Stafford Office | 01785 236600 | [stafford@johngerman.co.uk](mailto:stafford@johngerman.co.uk)





### Whittington, Staffordshire

**Pool House is a substantial detached residence of charming appearance and character detail standing in landscaped grounds of approximately 1 acre, including a sizeable pool that sits naturally in this semi rural landscape.**

Impressive oak framed porch entrance, stone tiled reception hall, sitting room, dining room, adjacent fitted kitchen with Aga, utility room, garden w.c, stunning oak framed orangery, 6 bedrooms, 4 en suites (some rooms easily convertible to other use), double garage. Overall, the gardens are of approximately 1.5 acres and have been thoughtfully landscaped around a large natural-in appearance pool. EER - D

**Guide Price: £895,000**

Lichfield Office | 01543 419121 | [lichfield@johngerman.co.uk](mailto:lichfield@johngerman.co.uk)



### Ellastone, Derbyshire

**An enchanting Grade II Listed detached stone country home with special architectural and historical interest. Set within 1.57 acres of stunning gardens, with an acre paddock to the rear. Located in the sought after village of Ellastone.**

The original part of the house is believed to date from 1619 with half timbering visible in the hallways, exposed beams to the kitchen and dining room, and later original Georgian features in the drawing room. The property comprises: a bespoke fitted kitchen, 3 reception rooms, 4 bedrooms, 3 of which are en suite and a family bathroom. Double garage with games room / play room over.

**Guide Price: £895,000**

Ashbourne Office | 01335 340730 | [ashbourne@johngerman.co.uk](mailto:ashbourne@johngerman.co.uk)





## Butterton, Staffordshire

**A charming period four bedroom detached house set in an idyllic location on the periphery of Butterton village. Totalling 2.95 acres in all with stunning formal gardens and a 1.91 acre paddock.**

This mid 17th Century period house is set over 3 floors comprising: Entrance porch, reception hallway, large cellar, fitted kitchen, separate utility room, guest cloakroom, dining room, family room/snug, study, first floor landing, stunning large first floor drawing room, master bedroom with stairs to second floor luxury en suite, bedroom 2 with en suite, second floor landing, family bathroom, occasional bedroom/further landing, 2 further bedrooms.

**Guide Price: £795,000**

Ashbourne Office | 01335 340730 | [ashbourne@johnngerman.co.uk](mailto:ashbourne@johnngerman.co.uk)



## Brailsford, Derbyshire

**A prestigious country home set in approximately 1 acre of grounds including an adjacent orchard. Set in a private plot screened to three sides by mature trees and enjoying countryside views.**

Comprising 2400 sq.ft. gross internal area and a split level layout, including open plan kitchen, dining room, conservatory, drawing room and family room. On the first floor is an additional sitting room with master bedroom and en suite, 3 further bedrooms and a family bathroom. The grounds are tree lined with extensive lawns, display borders and several ornamental ponds. EER - F

**Guide Price: £795,000**

Ashbourne Office | 01335 340730 | [ashbourne@johnngerman.co.uk](mailto:ashbourne@johnngerman.co.uk)





### Kingstone, Staffordshire

**A truly stunning detached character cottage providing spacious, well maintained accommodation which retains a wealth of charm and original features. Occupying a delightful plot including a detached former chapel / shop.**

Situated within the heart of this lovely village, the cottage retains an abundance of charm to the original part including extremely well maintained beamed ceilings. Comprising: Breakfast kitchen, 4 reception rooms, 4 bedrooms, 2 en suite, double garage and established gardens. There is ample parking and a detached double garage. A detached former chapel provides excellent potential for an annexe/granny flat/home office (subject to obtaining necessary consents). EER - E

**Guide Price: £595,000**

Uttoxeter Office | 01889 567444 | [uttoxeter@johnngerman.co.uk](mailto:uttoxeter@johnngerman.co.uk)



### Bretby, Derbyshire

**An exceptionally elegant and well proportioned two storey apartment encompassing the east tower turret, with a superb roof top terrace affording spectacular 360 degree views across the wonderful parkland.**

Bretby Hall is Grade II listed and is of historic and architectural importance, formerly being the home to the Earl of Chesterfield. The hall was converted into luxury apartments and the east tower has been carefully upgraded by the present vendor, with a new central heating system and stylish contemporary décor to match the fitted master bedroom, dressing room and two luxury bathrooms. EER - F

**Guide Price: £500,000**

Burton upon Trent Office | 01283 512244 | [burton@johnngerman.co.uk](mailto:burton@johnngerman.co.uk)





## Kelsall, Cheshire

**Delightful bespoke and architect designed five bedroom, four reception room detached house with detached annexe/garage with office and detached pool house set in its own grounds with stunning views across the Cheshire countryside.**

The house has a number of character and modern features including a stained glass window and exposed woodwork. There is further accommodation including a detached annexe/garage and office, detached self-contained timber lodge and detached pool house. The property sits within approximately 0.8 acres made up of enclosed garden/orchard, mature rear lawned garden and extensive decking areas. EER - C

**Guide Price: £1,250,000**

Chester office | 01244 322322 | [info@rickittpartnership.co.uk](mailto:info@rickittpartnership.co.uk)



## Chester, Cheshire

**A tasteful three storey four bedroom, two reception room townhouse within the City Walls, with a self contained one bedroom apartment.**

This magnificent property is located on a conservation street within the historic City Walls of Chester. With a rear courtyard and a first floor decked terrace. The property retains a number of character features including coved ceilings. EER - E

**Guide Price: £765,000**

Chester office | 01244 322322 | [info@rickittpartnership.co.uk](mailto:info@rickittpartnership.co.uk)



## Crowton, Cheshire

**A four/five bedroom period style detached house with a self contained detached bungalow and a range of outbuildings set in two acres.**

This delightful detached house has 3 reception rooms, dining kitchen and a good sized utility. The detached bungalow has an open plan sitting room/kitchen. Both the house and bungalow have views onto open countryside. EER - F

**Guide Price: £895,000**

Chester office | 01244 322322 | [info@rickittpartnership.co.uk](mailto:info@rickittpartnership.co.uk)





## Clutton, Cheshire

**A stunning three storey Georgian five bedroom former farmhouse with great frontage views across open countryside. This tasteful and well presented period home has an abundance of character and period features throughout.**

The property has 2 main reception rooms and a wonderful farmhouse style breakfast kitchen with Aga. The main bedroom and guest bedroom both have en suite shower rooms. To the outside, the main landscaped garden is to the front, with a kitchen garden to rear, detached double garage and carport with gravel parking for several vehicles, also to the rear. EER - F

**Guide Price: £700,000**

Chester office | 01244 322322 | [info@rickittpartnership.co.uk](mailto:info@rickittpartnership.co.uk)



## Mollington, Chester

**A delightful and tasteful five/six bedroom, four reception room period detached family house with great views over open fields.**

The property has a wealth of features and character including stripped doors and open fireplaces. To the outside, gravel driveway leading to double garage, lawned garden with 2 separate paddocks. EER - F

**Guide Price: £680,000**

Chester office | 01244 322322 | [info@rickittpartnership.co.uk](mailto:info@rickittpartnership.co.uk)

## Stapleford, Cheshire

**A four/five bedroom detached house with a range of outbuildings offering a wealth of potential. The property also has a separate two acre paddock.**

There are a number of outbuildings, including a 3,885 sq. ft. detached workshop/garage and 1 outbuilding that would lend itself to conversion to a detached annexe, subject to planning. The house has a good sized garden of 0.9 acres. EER - E

**Guide Price: £725,000**

Chester office | 01244 322322 | [info@rickittpartnership.co.uk](mailto:info@rickittpartnership.co.uk)





### Edinburgh, Midlothian

A stunning refurbished 'B' listed period central Edinburgh townhouse set over three floors, benefitting from landscaped gardens and private parking.

This 4 bedroom, 4 public room property is an exquisite example of traditional and contemporary architecture and design blending seamlessly. EER - C

**Offers Over: £1,400,000**

Edinburgh Office | 0131 220 4160 | mail@rettie.co.uk



### Glasgow, East Dunbartonshire

A truly stunning five bedroom, four public room Arts and Crafts detached residence located in a highly sought after area of Glasgow.

The property offers c. 4000 sq.ft. of accommodation internally and a wonderful, beautifully maintained garden of approximately 0.5 acres externally. EER - F

**Offers Over: £1,175,000**

Bearsden Office | 0141 943 3150 | mail@rettie.co.uk



### St Boswells, Scottish Borders

One of the finest village houses in the Scottish Borders, completely private and discreetly located, set in mature grounds in excess of 1.5 acres.

Benefitting from stunning open views, the accommodation extends over 5,725 sq.ft. and comprises 7 bedrooms, 4 public rooms and 4 bathrooms. Located only 39 miles from Edinburgh and 6 miles from the Borders Railway Station. EER - D

**Offers Over: £975,000**

Melrose Office | 01896 824 070 | mail@rettie.co.uk



### Ormiston, East Lothian

A wonderfully renovated farmhouse with a large private garden and well-proportioned family accommodation located a short distance from Edinburgh.

Internally, the property comprises 5 bedrooms, 4 public rooms and 3 bathrooms. Externally, there is a beautiful, partly walled garden and a car port for 3 cars. About 0.23 acres (0.10Ha). EER - F

**Offers Over: £625,000**

Edinburgh Office | 0131 220 4160 | mail@rettie.co.uk



# International

The property market around the Mediterranean remains strong. The well-publicised drop in holiday demand for countries affected by excessive migration or hostilities directed at tourists, had lead to Spain, France, the Balearics and Italy enjoying a significant increase in demand from holidaymakers and visitors this year in some cases reaching record levels. Viewings from British buyers in high summer softened as expected due to the high temperatures, not helped by the poor exchange rate of the pound to the euro. However the pound is experiencing a modest uplift this month and combined with the normal seasonal increase in activity in autumn, we are already seeing an increase in UK buyer viewing appointments. Although it maybe a little early to say, I expect this increased activity to be reflected in completed sales numbers to UK based buyers.

Prices are expected to remain high in the most sought after locations as the Scandinavians and Eurozone based buyers are still snapping up the best properties coming to the market.

Majorca Cala Agulla beach in Capdepera Mallorca

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## Lucca, Tuscany, Italy

**This stunning historic villa includes frescos and period ceilings, reflecting the grandeur and elegance of the period, dating from the 16th Century. Set within a seven hectares (17.3 acres) that include a swimming pool, woodland and a vineyard.**

The villa provides 4 reception rooms, 7 bedrooms and 4 bathrooms. There are 3 further structures, which could be restored to provide additional accommodation; a traditional 'Fienile' barn, an unrestored house and a ruin within the olive groves.

**Guide Price: 4,500,000 euro**

The London Office | +44 20 7839 0888 | paul@tlo.co.uk



### Gers, SW France

**This beautiful Chateau was built in 1815 and has been fully restored to a very high standard. Provides five bedrooms each with en suite bathrooms.**

Set within mature parkland extending to some 16 acres, incorporating a huge, heated, private swimming pool (20m x 9m) and Tennis court. Guest Cottage provides 3 further bedrooms with it's own garden.

**Guide Price: 4,500,000 euro**

The London Office | +44 20 7839 0888 | paul@tlo.co.uk



### Son Vida, outskirts of Palma, Mallorca

**Luxurious and substantial family villa in an elevated position in this exclusive area with outstanding panoramic sea views across the city of Palma.**

Recently constructed, all the rooms are spacious with high ceilings and marble floors. There are 6 bedrooms, all with en suite bathrooms. Extensive gardens and bathing terraces surround the private pool. Living: 571m<sup>2</sup>. Plot: 2,295m<sup>2</sup>.

**Guide Price: 3,500,000 euro**

The London Office | +44 20 7839 0888 | paul@tlo.co.uk





## Son Servera, NE Mallorca

**This spectacular villa provides seven bedrooms with en suite bathrooms in the main villa plus an independent Casita providing an eighth double bedroom, situated close to the lovely beaches of Costa de Los Pinos and Canyamel.**

With lovely sea views from the landscaped gardens and pool this contemporary villa, beautifully furnished throughout is strikingly spacious and simply fabulous. Must be seen. Constructed: 622m<sup>2</sup>. Plot: 15,000m<sup>2</sup> (approx. 4 acres).

### Guide Price: 2,850,000 euro

The London Office | +44 20 7839 0888 | paul@tlo.co.uk



## Palma Old Town, Mallorca

**Set in a quiet street in the heart of the old town, yet just metres from the Cathedral and the city's leading attractions is this charming townhouse.**

Providing spacious living space with 4 bedrooms and 5 bathrooms plus a sunny private terrace. The property retains many original features: mosaic tiles, niches, arches and ceiling beams that ensure characteristic charm throughout.

### Guide Price: 1,200,000 euro

The London Office | +44 20 7839 0888 | paul@tlo.co.uk



## Tarn et Garonne, SW France

**This beautiful, fully renovated, fortified Chateau was built in 1501 and is steeped in history. In a rural setting with lovely panoramic views.**

In the Chateau there are 6 bedrooms and 6 bathrooms including the master bedroom suite that features a beautiful original ceiling 'à la française' and stone fireplace together with an en suite bathroom. Land: 7.9 acres.

### Guide Price: 1,480,000 euro

The London Office | +44 20 7839 0888 | paul@tlo.co.uk





### Near Florence, Tuscany, Italy

Luxury apartments within a recently restored 15th Century convent on the outskirts of Florence, just five minutes from a charming medieval town.

Apartments range in size from 115m<sup>2</sup> to 323m<sup>2</sup>. All apartments having parking, outside space, private terrace and manicured communal gardens.

**Prices From: 580,000 euro**

The London Office | +44 20 7839 0888 | paul@tlo.co.uk



### Kergrist, Brittany, France

Nestled in beautiful gardens, this superb property is made up of three main buildings; a Maison de Maitre, a converted barn and a separate cottage.

Currently providing 7 bedrooms and 5 bathrooms, the property is in a lovely peaceful location, yet close to village amenities, just a short stroll away. Land: 4,680m<sup>2</sup> (approx. 1.15 acres).

**Guide Price: 499,000 euro**

The London Office | +44 20 7839 0888 | paul@tlo.co.uk



### Santa Eugenia, Central Mallorca

A beautiful and charming restored historic Mill dating from the 15th century and commanding a prime position within this idyllic Mallorca village.

Approached by a long gated driveway it has been thoughtfully converted to provide 3 bedrooms and 3 bathrooms retaining some stunning original features including the ancient tower. Private pool and lovely gardens. Built: 290m<sup>2</sup>. Plot: 2,560m<sup>2</sup>.

**Guide Price: 1,690,000 euro**

The London Office | +44 20 7839 0888 | paul@tlo.co.uk



### Greve in Chianti, Tuscany, Italy

Located few minutes from the town of Greve and half an hour from Florence, this impressive villa enjoys panoramic views and features from its noble past.

Accommodation includes 4 reception rooms including a 'grand salon', 6 bedrooms and 5 bathrooms. The grounds include a small vineyard of 0.5 hectares classified as Chianti Classico DOCG. Living: 590m<sup>2</sup>. Land: 5 Ha (12.3 acres).

**Guide Price: 1,900,000 euro**

The London Office | +44 20 7839 0888 | paul@tlo.co.uk



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hereford@andrew-grant.co.uk

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kidderminster@andrew-grant.co.uk

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ludlow@andrew-grant.co.uk

**Malvern**  
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malvern@andrew-grant.co.uk

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redditch@andrew-grant.co.uk

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solihull@andrew-grant.co.uk

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stourbridge@andrew-grant.co.uk

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01789 294444 - Matt Burrows  
stratford@andrew-grant.co.uk

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**Worcester Country Homes**  
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01206 764444 - Stephen Rivett  
colchester.sales@beresfords.co.uk

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

**Gidea Park**  
01708 730255 - Paul Money  
gideapark.sales@beresfords.co.uk

**Great Dunmow**  
01371 876868 - Steve Gabbani  
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 - Nick Webber  
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 711167 - Henry Cockerton  
henry.cockerton@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

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## 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

## Caudwell & Co

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01629 810018 - Ed Caudwell  
info@caudwellandco.com

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cambridge.residential@cheffins.co.uk

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01353 654900 - Mark Peck  
ely@cheffins.co.uk

**Haverhill**  
01440 707076 - Ryan Bourgaise  
haverhill@cheffins.co.uk

**Newmarket**  
01638 663228 - Neil Harris  
newmarket@cheffins.co.uk

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01799 523656 - Bruce King  
saffron-walden@cheffins.co.uk

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castlecary@cooperandtanner.co.uk

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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

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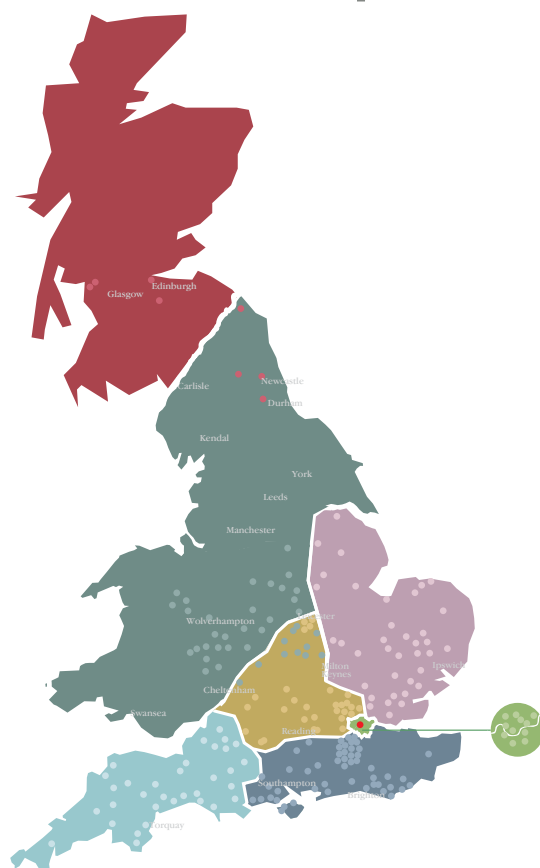
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**Battersea**  
020 7924 2000 - Thomas Howe  
battsales@dng.co.uk

**Battersea Park**  
020 7720 8077 - James Clifton  
battpsales@dng.co.uk





**Chelsea**  
020 7225 1225 - Ed McCulloch  
chelseasales@dng.co.uk

**Clapham**  
020 8675 4400 - Jonathon Cooke  
clapthsales@dng.co.uk

**East Putney**  
020 8788 3000 - Verity Wakley  
putneysales@dng.co.uk

**Fulham**  
020 7731 4391 - James McKay  
fulhamsales@dng.co.uk

**Gloucester Road**  
020 7581 1152 - Sophie Hayward  
grsales@dng.co.uk

**Hammersmith**  
020 8563 7100 - Joshua Carter  
hammersmithsales@dng.co.uk

**Kensington**  
020 7792 1881 - Ed Jephson  
kensales@dng.co.uk

**Notting Hill**  
020 7727 7777 - Michelle Merritt  
nhsales@dng.co.uk

**Pimlico**  
020 7931 8200 - Julian Jephson  
pimlicosales@dng.co.uk

**Southfields**  
020 8874 8822 - Alex Dowding  
sthfldsales@dng.co.uk

**South Kensington**  
020 7581 8888 - Sophie Hayward  
sthkensales@dng.co.uk

**Streatham**  
020 3848 1600 - Charlie Mitchell  
streatham@dng.co.uk

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020 8785 6666 - Emma Eliot  
wputneysales@dng.co.uk

## Douglas & Simmons

**Wantage**  
01235 766222 - Graham Douglas  
graham@douglasandsimmons.co.uk

## Flint & Cook

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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

**County Durham**  
01207 528282 - Michelle Meek  
michelle.meek@fostermaddison.co.uk

**Northumberland**  
01434 605441 - Neil Foster  
neil.foster@fostermaddison.co.uk

**Tyneside**  
01912 818339 - Alexander Hudson  
alex.hudson@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 - Toby Miller  
haslemere@henryadams.co.uk

**Hayling Island**  
02392 006537 - Craig Towersey  
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 - Ben Busby  
petersfield@henryadams.co.uk

**Pulborough**  
01798 300670 - Peter Reed  
pulborough@henryadams.co.uk

**Selsey**  
01243 606789 - Kevin Daymond  
selsey@henryadams.co.uk

**Storrington**  
01903 742535 - Peter Reed  
storrington@henryadams.co.uk

**6 Villages**  
01243 521829 - Emma Clue  
6villages@henryadams.co.uk

## Howkins & Harrison

**Ashby de la Zouch**  
01530 877977 - Ian Large  
ashby@howkinsandharrison.co.uk

**Atherstone**  
01827 718021 - Andy Moss  
atherstone@howkinsandharrison.co.uk

**Daventry**  
01327 316880 - Neal Bedford  
davproperty@howkinsandharrison.co.uk

**Henley-in-Arden**  
01564 793137 - Pat Phillips  
henleyproperty@howkinsandharrison.co.uk

**Lutterworth**  
01455 559203 - Penny Barnwell-Thornton  
lutterworthproperty@howkinsandharrison.co.uk

**Northampton**  
01604 823456 - Andrew Kilburrn  
northproperty@howkinsandharrison.co.uk

**Rugby**  
01788 564666 - Julie Tavinor  
property@howkinsandharrison.co.uk

**Towcester**  
01327 353575 - Martin Broadbent  
towcester@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 - Mark Ruffell  
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 - Melissa Fuller  
salesws@michaelgraham.co.uk

## Moores

**Grantham**  
01476 855618 - Chelsea Brockett  
david@mooresestateagents.com

**Melton Mowbray**  
01664 491610 - Jenny Moore  
office@mooresestateagents.com

**Oakham**  
01572 757979 - Georgia Green  
office@mooresestateagents.com

**Stamford**  
01780 484555 - Maria Johnson  
office@mooresestateagents.com

**Uppingham**  
01572 821935 - Zoe Traherne  
office@mooresestateagents.com

## Mount & Minster

**Grantham**  
01476 515 329 - Ralph Wyrley-Birch  
ralph@mountandminster.co.uk

**Lincoln**  
01522 716204 - James Ward  
james@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 943 3150 - Siobhan Cox  
bearsden@rettie.co.uk

**Berwick upon Tweed**  
01289 305 158 - Patrick Paton  
berwick@rettie.co.uk

**Edinburgh**  
0131 220 4160 - James Whitson  
mail@rettie.co.uk

**Glasgow West End**  
0141 341 6000 - Maitland Walker  
glasgowwestend@rettie.co.uk

**Melrose**  
01896 824 070 - Tony Perriam  
melrose@rettie.co.uk

**Newcastle-upon-Tyne**  
0191 338 9999 - Rob Taylor  
newcastle@rettie.co.uk

**Newton Mearns**  
0141 639 1999 - John McDiarmid  
newtonmearns@rettie.co.uk

**Shawlands**  
0141 406 4999 - Jonathan Riley  
shawlands@rettie.co.uk

## Richard Worth

**Bracknell**  
01344 311110 - Barry Aldridge  
barry@richard-worth.co.uk

**Land and New Homes**  
01189 891888 - William Jones  
william@richard-worth.co.uk

**Wokingham**  
01189 796796 - Tim Cole  
tim@richard-worth.co.uk

## Rickitt Partnership

**Chester**  
01244 322 322 - Tim Rickitt  
tim@rickittpartnership.co.uk

## Robsons

**Amersham**  
01494 724999 - Richard Watkins  
richard.watkins@robsonswb.com

**Chesham**  
01494 211104 - Steve Rosenthal  
steve.rosenthal@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**  
0208 8688083 - Daniel Young  
daniel.young@robsonswb.com

**Rickmansworth**  
01923 777762 - Nicholas Walker  
nick.walker@robsonswb.com

## Stags

**Barnstaple**  
01271 322833 - Simon Forman  
barnstaple@stags.co.uk

**Bideford**  
01237 425030 - Luke Williams  
bideford@stags.co.uk

**Bridport**  
01308 428000 - Phillipa English  
bridport@stags.co.uk

**Dartmouth**  
01803 835336 - Scott Ramsey  
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

**Tavistock**  
01822 612458 - Pippa Stubbs  
tavistock@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 - Chris McCaughey  
yeovil@stags.co.uk

## Symonds & Sampson

**Axminster**  
01297 33122 - Rickey Stoodley  
rstoodley@symondsandsampson.co.uk

**Beaminster**  
01308 863100 - Jeremy Smith  
jsmith@symondsandsampson.co.uk

**Blandford**  
01258 452670 - Alex Townsend  
atownsend@symondsandsampson.co.uk

**Bridport**  
01308 422092 - Steve Allen  
sallen@symondsandsampson.co.uk

**Dorchester**  
01305 261008 - Richard Taylor  
rtaylor@symondsandsampson.co.uk

**Ilminster**  
01460 200790 - Tim Bennett  
tbennett@symondsandsampson.co.uk

**Poundbury**  
01305 251154 - Jon Summers  
jsummers@symondsandsampson.co.uk

**Salisbury**  
01722 336944 - Jack Edwards  
jedwards@symondsandsampson.co.uk

**Sherborne**  
01935 814488 - Andrew Wakinshaw  
awakinshaw@symondsandsampson.co.uk

**Sturminster Newton**  
01258 473766 - Mark Lewis  
mlewis@symondsandsampson.co.uk

**Wimborne**  
01202 843190 - Neal Wilson  
nwilson@symondsandsampson.co.uk

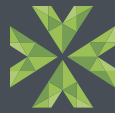
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01935 423526 - Stephen Hennessey  
shennessey@symondsandsampson.co.uk

## V & H Homes

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