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AUTUMN/WINTER 2019



Oakley

Your Sussex Property Expert

Selling Sussex Heritage Property

Read inside about the historic homes
we are selling throughout Sussex.



Selling Sussex Heritage Property

Oakley Property is delighted to have been entrusted with the sales and marketing of many historic and architecturally important homes across Sussex.

The skill and sensitivity of the sales teams in recognising the heritage of such prestigious homes across both East and West Sussex, combined with the teams' capability to devise individual marketing strategies, whether in town or in rural districts, has seen Oakley rapidly become 'The Sussex Property Experts.'

One recent instruction is a spectacular 19th century Sussex Barn at Alciston near Polegate. Nestling in a quintessential Sussex Downs setting and surrounded by perfectly manicured gardens, this dramatic building has been carefully restored to showcase full height windows and vaulted ceilings.

The striking flint, brick and oak structure is a clear reminder of its historic connection to the Sussex countryside.

Not all prestige properties are in the countryside of course. Oakley has been instructed on a property at one of Hove's most luxurious addresses - Kings Esplanade. This splendidly ornate four/five-bedroom first floor seafront apartment could be considered a collector's item and offers elegant living from Hove's golden era.

Built to impress in 1899, it features pagoda-roofed balconies and a highly decorative foyer entrance - including a sweeping stone staircase and 'birdcage' lift. The position is superb, and as desirable today as it was when first built, with panoramic sea views and easy access to Hove's famous promenade and beach.

Oakley's recent success in marketing historic Sussex property is demonstrated by selling a magnificent Grade II listed medieval Sussex manor house. Charlton Court in Steyning in West Sussex

dates from the early 15th century and contains superb examples of early craftsmanship, including exposed beams, posts and inglenook fireplaces.

This important property has an incredible six centuries of living history and is still a luxurious comfortable home. Oakley successfully attracted best and final offers to conclude the sale.

If you think **Oakley** could help you move, our team would be delighted to hear from you.

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Burgh Barn - Alciston



Kings Esplanade - Hove



Charlton Court - Steyning

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INCREASING INTELLIGENCE AND SMARTER HOMES

by Bob Bickersteth

Do you want a home that anticipates your every need and actively works to make your life easier?

Although it may sound futuristic, such things are or are becoming a reality, thanks to smart home trends reaching the market. A smart home is one that uses smart technology, meaning devices can be remotely controlled to regulate parts of your home and lifestyle.

Smart home features are extremely diverse, with some focussed towards making energy savings, reducing waste and creating an environmentally friendly home. Solar panels and ground source heat pumps are providing homes with their own renewable energy sources, with excess energy stored in home batteries for future use. Electric vehicle charging points at home are becoming more common and smart meters are used to monitor how much energy is being consumed by each device.

Regular light bulbs could become obsolete. In their place, we may well use something like the Aurora lighting kits. These LED panels stick to any surface and can be controlled via Wi-Fi. MultiView Screens allows two people to see different pictures on the same screen without glasses. Climate control systems redirects and purifies air (removing harmful bugs, viruses and bacteria) throughout your home to maintain a specific temperature in each room. You can remotely change the temperature for different times of the day. Robotic vacuums and lawnmowers programmed to run via using a smartphone app, even when you are away.

There are smart mirrors, which allow you to check your diary and gives traffic updates with Amazon's Alexa. In the near future, these mirrors will use facial recognition to pick up subtle clues about your mental state, whilst simultaneously measuring your breathing rate and levels of oxygen in your blood. It can

assess your body shape to make health recommendations. It will also advise you what skincare to use that day, based on the weather and what your skin looks like. The lavatory will give early warning of changing health. Everything that goes into our bodies will be analysed for its nutritional content and calorific value. How we expend those calories will also be tracked and, naturally, what comes out will also be analysed. Not only will this give a complete picture of how well our bodies are functioning, but it will also guide us in what we eat and how we live. We could get early warnings about UTIs [urinary tract infections] and pregnancy, through to gut bacteria imbalances. The latest technology in electrical toothbrushes connects sensors in the brush head with an app, giving you personalised, real-time feedback on your brushing technique. Smart sensors can track everything from which areas you are missing to whether you are brushing too hard and risking gum damage. The app lets you track your progress and shares the information with your dentist.

If you want a new wardrobe, you don't even have to leave the house to find the best-fitting clothes. Amazon's patented mirror will let you virtually try on outfits from the comfort of your own bedroom.

Smart kitchen technology will make you a better cook rather than cook for you. Smart ovens fitted with cameras and digital thermometers, helping you monitor your food as it bakes. Instead of just hoping the "medium-hot" setting on your gas range is hot enough, smart skillets will take guessing out of the equation by sizzling food at a precise temperature, set by a connected app. Smart refrigerators will help reduce waste by letting you know when food in your fridge is about to go off and offer up several recipes for them. They will send cooking instructions to your smart oven, suggest a nutritionally balanced meal based on

what's inside and even sync perfectly with your levels of activity and weight-loss goals.

There has been substantial growth in smart home technology, driven by government regulation regarding energy use, increasing costs of gas and electricity, desire to protect the environment and general concerns about personal security; combined with the global spread of smartphones and smart speakers. One of the issues with this technology is the perceived complexity and some people give up at the first hurdle. Manufacturers are responding and simplifying the technology for the consumer. Demand is shifting from smart to intelligent, as users want their devices to learn to automate themselves, eliminating human control.



It is important to differentiate a smart home from an intelligent home. This automatically controls the functions of the home and devices. It will learn and work around you, observing how you live. It seamlessly and intelligently enhances your living environment, without your input and taking into account the external factors such as the weather. It will involve a machine learning and predictive modelling ecosystem covering all the functions of the home including home entertainment, security, safety, control, comfort, health and energy management applications. An intelligent home will lower the effort required for homeowners to interact with their homes - meaning no more fiddling around with apps, no more shouting at Alexa or Google and no more manually programming schedules.

One major prerequisite for this technology is data sharing, with the ideal intelligent homes acting as a personal assistant. It learns the behaviour and preferences of the occupants of the home and it anticipates and adapts to the occupier's needs. Fridges have the capacity to order food when you are running low, lights could switch on and off in certain rooms depending on your movement and each room in your home could be heated to the perfect temperature upon your return. It would understand the internal and external environmental conditions and adjust accordingly. For example, close the blinds or open windows automatically when the sun is shining. Preventative measures would be taken in the event of intruders or leaks.

The key components of an intelligent home are the analytics engine, the artificial intelligence (AI) solution and most importantly, a high level of user trust and data transparency. You must share your personal data with external companies to feedback to your smart devices. Quite understandably there are concerns that people may be reluctant to share sensitive data, however, if this is carried out in a responsible way it could allow your home and technology to learn more about yourself and

your behaviour, allowing devices to perform important tasks on your behalf.

There is a degree of scepticism and even fear of intelligent machines but it is important to see through that and focus on the real benefits. For example, the elderly who want to live independently for longer. Having a home that intelligently looks after them, monitors them, makes sure they are comfortable and healthy and raises the appropriate notifications to the appropriate people at the right time will be invaluable.

Imagine living in a home made with reusable and eco-friendly materials and a roof of solar panels. Inside you'll find shape-shifting furniture that changes colour, smart appliances that store power and a fridge that instantly cools or freezes food in seconds. Wall screens and windows that can project any backdrop you want and bedding that is temperature-controlled, so you never have to wake up in a sweat again. These are just some of the innovations based on technology or solutions that have already been designed.

Innovations like electric cars and spaceships that can travel to the moon, which were once imaginative dreams of the past, have become a reality. Some of the technology we have today seemed impossible only five years ago. This rapid rate of advance is set to continue, meaning gadgets that look futuristic today will be on the shelves tomorrow. Companies like Amazon, Samsung and Google are entering the marketplace with their own smart and intelligent home technology. Homes that combine futuristic technology with eco-conscious living will soon be mainstream.

Technology is exciting to follow in its own right, however for it to be of real benefit, it must improve upon the system it is replacing in a valuable way. That could be by giving you more freedom, offering shortcuts or by helping you to save time or money. Technology will come and go, but some things never change - a home will always be home. It will just be a lot smarter or intelligent.

Bob Bickersteth

The London Office has acted on behalf of high calibre Chartered Surveyors and Estate Agents for over 26 years. Our role is to provide our members with an extra dimension to the services they offer. This enables their clients to receive the best local expertise, supported by national and international marketing. Operating from our central London office in St James's, we are in a unique position to provide advice to prospective purchasers. Our large prominent window displays, show properties throughout the regions and act as a magnet to passers-by who stop and browse. We have successfully introduced buyers to some of these featured properties. Whether you are looking to buy, considering selling, contemplating renting or simply requiring general property advice we would be delighted to help. We hope you will enjoy the selection of properties from our members on the following pages.



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Overseas

For those fortunate people that find it possible to own a property overseas, the reward is incalculable and the only way to fully appreciate the rich and diverse culture of our neighbours abroad. Whether you prefer the finest skiing in the Italian Alps with views to the Matterhorn, or walking through the vines of Tuscany, sipping the odd glass of Chianti, and treading in the steps of Michelangelo, Leonardo da Vinci and Botticelli. Then again, southern France is peppered with wonderful Chateau that provide superb accommodation and that 'Chic' charm that only the French possess. Or maybe the Spanish Costas, a must for British homeowners and holidaymakers, enjoying great demand due to its superb climate, 300 plus annual days of sunshine and exceptional value. For me, the Balearic Islands are my favourite, with Mallorca, the largest island in the group, bathed in a rich culture and cuisine, wonderful beaches and a temperate climate, yet providing a diverse range of property from ancient stone 'Fincas' to super modern Villas.

Whatever you prefer, we are here to help you find your very own 'idyll'. The following pages include but a glimpse of such diversity to illustrate the above.



Cala S'Almonia Beach, Mallorca

BROWN & CO
St Lucia Office

Casa & Country
Italian Property

CHERRY
INTERNATIONAL REAL ESTATE CONSULTANTS

Jonathan Charles

KUHN & PARTNER
International Property Consultants S.L.

PANORAMA
INTERNATIONAL REAL ESTATE CONSULTANTS

STONE & LIVING

Vogue

GK
ITALIAN PROPERTY

LOTUS
REAL ESTATE CONSULTANTS

mjc
IMMOBILIARE

Tracy Long
PROPERTIES

ST JAMES IMMOBILIARIA
Real Estate Consultants

Lifestyle Properties

Nash Homes



Old Bendinat, SW Mallorca

Luxurious villa in one of the most prestigious residential areas of Mallorca with stunning sea views from all living areas and excellent family accommodation.

The property is beautifully presented with bright south-facing rooms and oak parquet throughout. Spacious open plan living and dining room opening onto the terrace and pergola. Elegant fully fitted and equipped kitchen and separate utility room. Lift servicing all floors. In total there are 7 bedrooms and 5 bathrooms including the master suite with walk in wardrobes and private terrace. Landscaped gardens with terraces, swimming pool, barbeque area and pergola. Built: 621m2. Plot: 1,679m2.

Guide Price: 7,900,000 euro

The London Office | +44 20 7839 0888 | paul@tlo.co.uk



Occitanie, Haute-Garonne, SW France

Beautifully restored 18th century Chateau in an idyllic setting in the first range of foothills of the Pyrenees with magnificent mountain and country views. Built just before the French Revolution in a privileged hilltop position on the edge of a small village and completely private, surrounded by stone walls.

The chateau offers over 700m2 of elegant and stylish accommodation lovingly restored and maintained plus approximately 140 m2 of undeveloped space and large cellar. Currently providing 8 bedrooms and 6 bathrooms within the chateau including the master suite. Set within 4 hectares of landscaped parkland including a salt water swimming pool, steam room and shower, glorious gardens, ornamental pond and caretakers' apartment.

Guide Price: 1,950,000 euro

The London Office | +44 20 7839 0888 | paul@tlo.co.uk



Anchorage Hills, Bendinat, SW Mallorca

This stylish and exclusive modern villa enjoys gorgeous south facing sea views at all levels and is located in a highly sought-after hillside location of substantial private villas. Spacious 'open-plan' living and dining areas with feature fireplace have direct access to covered and open terraces and private swimming pool.

There are 7 bedrooms and 4 bathrooms including the master suite with its own dressing room and a beautiful private terrace with spectacular views over the sea to Palma. Superb fully fitted and equipped luxury kitchen with separate utility room. The lower ground floor includes a large garage, wine cellar and second living/tv room and store. Lift to all levels. Under floor heating. Air-conditioning. Built: 786m2. Plot: 1,053m2.

Guide Price: 8,800,000 euro

The London Office | +44 20 7839 0888 | paul@tlo.co.uk



Outskirts of Florence, Tuscany, Italy

This lovely property formerly a historic convent sits nestled into the hillside just a short drive from central Florence. The views are breathtaking including the rolling hills of the Chianti and the skyline of Florence with its Brunelleschi Duomo.

The main building includes a wealth of original features and provides spacious reception rooms, 7 bedrooms and 4 bathrooms mostly South facing, a private chapel and numerous agricultural outbuildings. The grounds extend to some 8 hectares of mostly olive trees. Built: 1,000m2.



Florentine Hills, Tuscany, Italy

This spacious and fully restored Tuscan stone farmhouse is perched on the side of the Sieve valley has lovely elevated countryside views. Set in close to 4 hectares of wild flower filled meadows, the property has retained many of its original features including terracotta floors and exposed timber beams.

Providing good family accommodation with 4 bedrooms and 3 bathrooms, plus a separate 2 bedroom guest apartment. Fully fitted and equipped kitchen, separate laundry room. Landscaped gardens include a private swimming pool. Outbuildings. Gas central heating. Built: 400m2. Plot: 4 hectares.

Guide Price: 1,250,000 euro

The London Office | +44 20 7839 0888 | paul@tlo.co.uk

Guide Price: 995,000 euro

The London Office | +44 20 7839 0888 | paul@tlo.co.uk



Le Rouget, Mirepoix, SW France

Charming and spacious, stone built, hilltop farmhouse with panoramic views and an elegant and stylish interior. Set in 52 hectares of woodland and pasture including a private heated swimming pool.

Accommodation includes a spacious 'open-plan' living/dining room with feature fireplace and 'French' doors affording spectacular views. Fully equipped modern kitchen with separate Laundry room. Library and cloakroom/w.c. There are 5 bedrooms and 3 bathrooms.

Guide Price: £950,000

The London Office | +44 20 7839 0888 | paul@tlo.co.uk



Palma Nova, SW Mallorca

Prestigious and fully reformed frontline apartment in probably the most prestigious apartment building in Palma Nova with stunning sea and bay views. Lovely pool and bathing terraces with direct access to a private sandy beach.

This bright and spacious apartment has stunning sea views and provides 2 bedroom suites. 'Open-plan' living/dining area and fully fitted and equipped kitchen. Under-floor heating. Air-conditioning. Secure underground parking. Storage room. Living: 120m2. Terrace: 18m2.

Guide Price: 1,200,000 euro

The London Office | +44 20 7839 0888 | paul@tlo.co.uk



Lauragais, Aude, SW France

Charming village Chateau originating from the 13th century and providing elegant living space of approximately 500 m2 set within 3.5 hectares of park and retaining many original architectural features.

The accommodation includes an impressive entrance hall with feature staircase, 2 spacious reception rooms, dining room with vaulted ceiling, lounge and office. Fully equipped kitchen/breakfast room, 10 bedrooms plus a separate 4 bedroom cottage.

Guide Price: 890,000 euro

The London Office | +44 20 7839 0888 | paul@tlo.co.uk



Volterra, Tuscany, Italy

Beautiful stone farmhouse, recently restored in authentic Tuscan style, situated close to the medieval town of Volterra. Dating from the 1700's is set in 5 hectares of olive groves and forest plus an Infinity swimming pool.

Providing 2 double bedrooms, 3 bathrooms, 'open-plan' living/dining area, kitchen, and laundry room. The traditional Tuscan style blends harmoniously with modern comforts such as air-conditioning, modern bathrooms and a superb kitchen.

Guide Price: 550,000 euro

The London Office | +44 20 7839 0888 | paul@tlo.co.uk



South East

The country lanes of Kent meander through lavender fields, apple orchards, vineyards and hop fields; such natural features come together to form this rich countryside tapestry commonly dubbed as the Garden of England. Whilst the rural backdrop is renowned for its quintessentially English beauty, the expanding market town of Ashford can be considered a continental gateway, due to the International Passenger Station, the nearby Channel Tunnel Terminal and high-speed commuter service to London. The infrastructure in this part of Kent includes access to both the M20 and M2 motorways, providing fast links to the M25 and channel ports. Sussex and Hampshire benefit from the arguably unbeatable combination of proximity to both the capital and the coast. One can enjoy the delights of the southern shoreline, like the sandy beaches at West Wittering, the chalky cliffs of Beachy Head and the extensive sailing facilities of Chichester Harbour. For sporting enthusiasts, there are international polo events at Cowdray Park in Midhurst, and Goodwood hosts a number of world-renowned motor and horse racing events, including The Festival of Speed and Glorious Goodwood.

A short distance across the Solent is the Isle of Wight, only ninety minutes to London, hosting world-class yachting facilities, stunning coastlines and a great climate, definitely creates an enviable lifestyle.

Bodiam Castle, East Sussex





Shoreham by Sea, West Sussex

A lovely four bedroom detached family home located on Shoreham Beach.

This family home ticks all the boxes for the water sports enthusiast being located within just 300 metres from Shoreham Beach. Shoreham by Sea's moving footbridge can be found within just 0.25 of a mile, offering easy access into the town centre with its growing café culture, cool bars and a number of restaurants. The property itself provides 4 bedrooms, a family bathroom, shower room, lounge, modern fitted kitchen/dining area, utility room and southerly facing garden making this an excellent family home. EER - D

Guide Price: £780,000

Shoreham by Sea Office | 01273 661577 | shoreham@oakleyproperty.com



Shoreham by Sea, West Sussex

A delightful apartment perfectly positioned in central Shoreham next to the River Adur.

Carrick Walk in Ropetackle is a fantastic apartment building located in the heart of Shoreham by Sea, with the River Adur on your doorstep. The area provides the best of both worlds with the South Downs National Park within close proximity. For commuters, the local train station offers direct links into central London and is only 18 minutes away from Brighton. The property offers 2 bedrooms, bathroom and en suite facilities, a stunning open plan living room/kitchen area opening to a decked balcony offering views along the High Street. There is also secure parking to the rear and lift access. EER - B

Guide Price: £349,950

Shoreham by Sea Office | 01273 661577 | shoreham@oakleyproperty.com



Alciston, East Sussex

Stunning Sussex Barn sympathetically restored to create a spectacular residence, ideally positioned in a semi-rural village location.

Impressive living space with vaulted ceilings and stunning views. Double height dining hall leading to a split-level living room with mezzanine gallery. Period kitchen/breakfast room opening onto the sun terrace and manicured gardens. Triple barn style garage with utility room. EER - G

Guide Price: £1,395,000

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



Seaford, East Sussex

Substantial and impressive detached house, spanning more than 3,000sq.ft. ideally located in Firle Road, Seaford.

This versatile and expansive home offers a selection of reception rooms, contemporary kitchen/breakfast room and 5 bedrooms. The property enjoys stunning gardens and a gated entrance with parking for several cars and an integrated double garage. EER - C

Guide Price: £1,075,000

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



Lewes, East Sussex

An impressive detached family home located in a tucked-away position on one of Lewes' most sought-after roads.

Located on South Way the house offers an open living space with elevated views towards the South Downs National Park. The property is beautifully finished throughout and arranged over 3 storeys. The living accommodation is versatile to suit a range of lifestyles. EER - D

Guide Price: £785,000

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



Lewes, East Sussex

A substantial Edwardian five bedroom house located in a most popular location in the Wallands area of Lewes.

The property retains many character features with good sized rooms including a drawing room, separate dining room, kitchen/breakfast room, 5 bedrooms, family bathroom and an impressive rear garden with fantastic views. EER - D

Guide Price: £1,150,000

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



Lewes, East Sussex

Impressive detached home located in a sought-after elevated position in the Wallands area of Lewes.

The accommodation has been extended and improved by the current owners and offers a fantastic open plan kitchen and living space opening onto the garden. Outside is ample parking and a detached garage as well as gardens to the front and rear worthy of special note. EER - D

Guide Price: £925,000

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



Lewes, East Sussex

A Grade II listed, three double bedroom town house located in a central position on Mount Pleasant in Lewes.

With the unusual benefit of a roof terrace and a private, flint walled garden backing onto the historic Brack Mount. The good sized family accommodation has been tastefully restored and is very well presented and retains many original features throughout.

Guide Price: £715,000

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



Hove Seafront, East Sussex

A magnificent four bedroom mansion flat on Hove seafront boasting panoramic sea views.

A period property having lift access, an elegant living room and separate dining room, 2 balconies with coastal views, good sized kitchen/breakfast room, westerly aspect master bedroom with en suite and off-road parking. EER - D

Guide Price: £995,000

Brighton & Hove City Office | 01273 688881 | brighton@oakleyproperty.com



Brighton, East Sussex

A generously proportioned five bedroom end of terrace house situated in the Fiveways area of Brighton.

This charming bay fronted house has attractive period features and comprises 3 reception rooms, a modern oak kitchen opening to a conservatory/dining room, 5 bedrooms, separate street entrance and a westerly aspect L-shaped garden that includes a self-contained annexe. EER - E

Guide Price: £950,000

Brighton & Hove City Office | 01273 688881 | brighton@oakleyproperty.com



Brighton, East Sussex

A charming three double bedroom period property just a short walk from Brighton seafront.

This terraced bay fronted house is beautifully presented throughout and retains some period features. The property offers an entrance hall, through living/dining room with a dual aspect and original fireplace, modern kitchen, 3 bedrooms and a tranquil rear patio garden. EER - E

Guide Price: £725,000

Brighton & Hove City Office | 01273 688881 | brighton@oakleyproperty.com



Ovingdean, East Sussex

An elegant four bedroom semi-detached house in the picturesque village of Ovingdean.

This stunning flint fronted home has a private driveway and offers a south westerly aspect living room with a brick fireplace, French doors onto the south-facing garden, good sized kitchen/dining room, master with en suite, family bathroom and views to the South Downs. EER - D

Guide Price: £625,000

Brighton & Hove City Office | 01273 688881 | brighton@oakleyproperty.com



Hove Park, East Sussex

A luxurious three bedroom apartment situated opposite Hove Park with undercover parking.

A good sized modern apartment offering a dual aspect living space, views over Hove Park from its west facing balcony, fitted kitchen with branded appliances, spacious master bedroom with en suite, modern bathroom and communal gardens. EER - B

Guide Price: £500,000

Brighton & Hove City Office | 01273 688881 | brighton@oakleyproperty.com



Hove, East Sussex

A sophisticated newly renovated one bedroom garden apartment in central Hove.

Set within an attractive period property offering a west facing living room, modern fitted kitchen, spacious bedroom, adjoining dressing area and a separate shower room. The apartment benefits from having a generous west-facing lawned garden and paved terrace. EER - D

Guide Price: £350,000

Brighton & Hove City Office | 01273 688881 | brighton@oakleyproperty.com

Henry Adams



West Chiltington, West Sussex

An individual detached 1920's house in a plot approaching half an acre offering versatile accommodation.

Spacious and well-proportioned accommodation which has been beautifully renovated over the last 17 years set in highly private grounds in the sought after village of West Chiltington. 4 bedrooms, 4 reception rooms, 2 bathrooms. EER - C

Guide Price: £1,095,000

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



Selsey, West Sussex

Newly built house of 2,500sq.ft. offering spacious accommodation. Located in a setback position with ample parking and garage.

A 36 ft family kitchen breakfast room, 23 ft living room with bi-fold doors to the garden and oak finishing touches. 4 bedrooms, 3 reception rooms (one of which is the open plan kitchen breakfast room), utility room, 2 bathrooms, garage and drive. EER - B

Guide Price: £650,000

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



Middleton-On-Sea, West Sussex

An attractive Tudor style house believed to date from the 1930's and situated within a few hundred yards from the beach.

6 reception rooms, 3 bedrooms, 2 bathrooms, heated indoor swimming pool, garage and attractive gardens. EER - D

Guide Price: £635,000

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



Thakeham, West Sussex

A beautifully presented and extended Grade II listed thatched cottage set in grounds just under a third of an acre.

With parts dating back to the 16th Century, this stunning home offers a wealth of charm and character throughout and has been well cared for by the current owners for over 40 years. 5 bedrooms, 4 reception rooms, 2 bathrooms.

Guide Price: £1,000,000

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



Rogate, West Sussex

A charming three bedroom detached cottage located within the picturesque village of Rogate.

The property has been tastefully renovated and extended over time to create a home that has an abundance of character.

3 bedrooms, 1 bathroom, 2 reception rooms, summer house, garden and garage. EER - F

Guide Price: £750,000

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



Aldwick, West Sussex

An immaculate spacious house positioned in a quiet and convenient location in Aldwick, within walking distance to the Craigweil shops and Aldwick beach.

4 reception rooms, 4 bedrooms, 3 bathrooms, parking for several vehicles, carport and garage. EER - D

Guide Price: £600,000

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



Rowlands Castle, Hampshire

A unique opportunity to purchase a period home tastefully modernised and updated. Dating back to the late 19th Century many of the original features have been retained including the stone floors, vaulted and beamed ceilings.

2 reception rooms, utility room, 4 bedrooms, 2 bathrooms, double garage and gardens. EER - E

Guide Price: £650,000

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



Brook, Surrey

A wonderful period home in the heart of beautiful open countryside with stunning farmland views. The house retains great character throughout with exposed timbers and beams and attractive open fireplaces.

3 reception rooms, 5 bedrooms, 2 bathrooms, double garage and charming gardens. EER - E

Guide Price: £1,000,000

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



South Mundham, West Sussex

A stunning barn conversion sitting in approximately one acre in a delightful semi-rural location, surrounded predominately by farmland yet only 4 miles to Chichester. Contemporary finish with excellent environmental credentials.

2 large reception rooms, 5 bedrooms, 4 bathrooms, parking and attractive courtyard garden. EER - C

Guide Price: £1,170,000

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



West Wittering, West Sussex

A substantial residence occupying a prime coastal position on West Strand, with direct access to the beach. Many neighbouring properties have been significantly re-modelled or replaced with new, bespoke homes of high quality.

4 reception rooms, 6 bedrooms, 2 bathrooms. EER - F

Guide Price: £2,700,000

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



Middleton-On-Sea, West Sussex

Charming detached family home situated on an elevated position, set on the highly desirable Sea Lane Estate in Middleton-On-Sea and less than 400 yards from the beach.

3 reception rooms, 3 bedrooms, 2 bathrooms, double garage and parking. EER - E

Guide Price: £650,000

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



Aldwick Felds, West Sussex

A superbly extended detached family home situated within a cul-de-sac location and within walking distance to the beach at Aldwick. This is complemented with an award winning secluded rear garden which is beautifully landscaped.

3 reception rooms, 4 bedrooms, 2 bathrooms, beautifully landscaped secluded rear garden, drive and double garage. EER - D

Guide Price: £600,000

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



Burton, Dorset

A truly stunning collection of brand new homes with lovely views of open fields and countryside.

The Hawthorns is a unique collection of 4 bedroom properties that reflect the charm and appeal of this countryside location, set a short distance from the picturesque town of Christchurch and just minutes from the magnificent New Forest.

Prices From: £750,000

Mudford Office | 01202 499295 | mudford@mitchells-estateagents.co.uk



Highcliffe On Sea, Dorset

A simply stunning detached modern home with delightful views over Lakewood ornamental pond and potential for income/dependant living.

The property has been comprehensively remodelled to provide excellent living accommodation of 2,640sq.ft. with a superb open plan kitchen/living area, 3 further receptions, 5 bedrooms, 4 bath/shower rooms and large secluded rear garden with chalet, off-road parking. EER - C

Guide Price: £800,000

Highcliffe Office | 01425 272206 | highcliffe@mitchells-estateagents.co.uk



Friars Cliff, Dorset

A fabulous home right by Friars Cliff beach featuring a bespoke garden house with hot-tub and steam room.

The property offers excellent accommodation with the finest fittings throughout. 3 bedrooms include the fantastic master suite with dressing room and sun balcony, kitchen/breakfast room, 3 reception rooms, double garage and professionally landscaped gardens. EER - C

Guide Price: £1,250,000

Highcliffe Office | 01425 272206 | highcliffe@mitchells-estateagents.co.uk



Highcliffe On Sea, Dorset

A magnificent family home set on a gorgeous South facing plot with direct access onto local beauty spot Nea Meadows.

'South Lawns' boasts show home accommodation of 3,300sq.ft. with large living space including 5 reception rooms, a good size kitchen/dining room, 5 bedrooms and 3 bath/shower rooms, outside there are 2 double garages and an impressive frontage. EER - C

Guide Price: £1,100,000

Highcliffe Office | 01425 272206 | highcliffe@mitchells-estateagents.co.uk



Highcliffe On Sea, Dorset

A gorgeous detached chalet of approximately 2700sq.ft. in excellent order throughout set in a peaceful location overlooking a copse.

The Spinney features flexible accommodation with an impressive entrance hall leading to the principal rooms, fabulous sitting room and kitchen/breakfast room leading onto the south facing terrace, large master suite, 3 further double bedrooms and ample off-road parking. EER - C

Guide Price: £800,000

Highcliffe Office | 01425 272206 | highcliffe@mitchells-estateagents.co.uk



Christchurch, Dorset

A gorgeous character cottage in this magical location with views of Christchurch Priory and walking distance to the quay and river.

This lovely home is in excellent decorative order but still offers potential to extend if required, 3 bedrooms, 3 reception rooms, a delightful South facing courtyard garden, off-road parking and set right in the heart of Christchurch. EER - F

Guide Price: £500,000

Mudford Office | 01202 499295 | mudford@mitchells-estateagents.co.uk



South West

The West Country has a lot to boast about: 2 National Parks, 14 Areas of Outstanding Natural Beauty, 4 UNESCO World Heritage Sites and 630 miles of coastline. It is a beautiful part of the country steeped in history and is a region of “chalk and cheese”. From the Georgian splendour of Bath to the thatched chocolate box cottages of country villages, these counties ooze charm and tranquility. The countryside is equally varied; the rolling hills of Devon, the geological landforms of the Jurassic coast and the Cornish moorland landscapes are but a few examples of the heterogeneous textures and shapes of the West Country. It has always had a unique food heritage, including the world famous Cornish pasty and a long tradition of producing fine ales and ciders. This honeypot of gastronomic activity continues today through the plethora of restaurants run by renowned chefs and the wonderful ‘off the beaten track’ pubs.

Godrevy Lighthouse, St Ives Bay Cornwall





Frome, Somerset

An attractive and spacious Grade II listed farmhouse with seven self-catering holiday cottages, all set within glorious gardens and grounds of around 15 acres with river frontage. The farmhouse and cottages have been run as a very successful holiday and events venue.

7 bedrooms, 5 en suites/bathrooms, 2 reception rooms with period fireplaces, kitchen/breakfast room, utility room and cloakroom. 7 cottages sleeping up to 39 guests. Orchard, ponds, river frontage and well maintained gardens and grounds. Paddocks and large former agricultural outbuilding. Situated just a couple of miles from Frome and Bruton and the outstanding Somerset countryside. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London, Paddington.

Guide Price: £1,600,000

Country Houses, Farms and Land Office | 01373 455060 | countryhouse@cooperandtanner.co.uk



Wylie, Wiltshire

A superb small farm in the Wylie Valley on the edge of the rolling chalk downs that so typify this beautiful area. Formerly the station master's house for this pretty village, there are glorious gardens and about 40 acres of down land together with a detached self-contained annexe and farm and other outbuildings.

4 bedrooms, en suite shower room, family bathroom, drawing room, dining room, kitchen/breakfast room, cloakroom and utility room. Detached annexe with kitchen and living room, bedroom and conservatory. In the garden is a timber work room overlooking the downs. There are some agricultural outbuildings and workshops in the farmyard. The A303 Junction is about 1 mile (M3 London to A36 Exeter). Mainline railway stations are located at Warminster (11 miles) London Paddington and Salisbury (11 miles) London Waterloo. EER - F

Guide Price: £1,250,000

Country Houses, Farms and Land Office | 01373 455060 | countryhouse@cooperandtanner.co.uk



Charlton Adam, Somerset

An impressive 18th century Grade II listed dwelling, set in about 1.5 acres of picturesque and secluded grounds.

5 bedrooms, 4 bathrooms and 6 receptions, including a self-contained annexe. Large stable block with 24 stables, consent to replace with a detached bungalow. Desirable village with post office, primary school, church, village hall and bus service.

Guide Price: £1,500,000

Street Office | 01458 840416 | street@cooperandtanner.co.uk



Stone Allerton, Somerset

An impressive, detached barn conversion offering a fantastic blend of period features with contemporary open-plan living, situated in a popular hamlet.

The accommodation comprises 5 bedrooms, 3 reception rooms and a large kitchen/dining/snug. Outside there is ample driveway parking, a triple carport, 3 stables and wonderful landscaped gardens surrounding the barn. EER - D

Guide Price: £1,100,000

Wedmore Office | 01934 713296 | wedmore@cooperandtanner.co.uk



Chilcompton, Somerset

A beautifully presented, detached family residence offering flexible living accommodation with well-tended gardens, swimming pool and views.

4 double bedrooms, family bathroom, 2 en suites, 4 reception rooms and sizeable kitchen/dining room. Situated in a quiet yet popular village close to Bath and Wells. Detached double garage and paved driveway for multiple vehicles. EER - D

Guide Price: £695,000

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



Woolverton, Somerset

A handsome barn conversion set in a hamlet between Frome and Bath. Subtly converted to blend its historic origins with contemporary living space.

5 bedrooms, 4 with en suites, family bathroom, large dual aspect reception hall, open plan kitchen and living room, study, pantry, cloakroom and utility room. Private walled gardens overlooking open countryside, garage and parking. EER - E

Guide Price: £1,450,000

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



Chilcompton, Somerset

An impressive, detached period house situated in a delightful semi-rural location close to Bath and Wells.

5 bedrooms, 3 bathrooms, sitting room, 3 reception rooms, farmhouse kitchen with pantry and annexe providing additional kitchen and utility room. Set in approximately 2.8 acres, extensive gated parking, mature gardens and a separate detached cottage within the grounds. EER – F

Guide Price: £875,000

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



Heytesbury, Wiltshire

A charming Grade II listed cottage sympathetically restored and extended to a high standard, set in a pretty village between Warminster and Salisbury.

5 bedrooms, 2 bathrooms, 3 reception rooms each with working fireplaces, bespoke kitchen/breakfast room and large galleried landing with reclaimed timbers. Set in beautifully landscaped grounds with a double garage. Good access to A36/A303.

Guide Price: £1,250,000

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



Frome, Somerset

A magnificent Grade II* listed Queen Anne House, set in an extremely sought after area beside the river and yet a two minute stroll into the town centre.

Well proportioned rooms with a number of original features including shuttered sash windows, picture rails, flagstone flooring and original fireplaces. Arranged over 4 floors with 6 bedrooms, 4 reception rooms and a cellar. Off road parking and enclosed rear garden.

Guide Price: £875,000 - £925,000

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



Meare, Somerset

A charming village home offering vast amounts of family friendly accommodation and enjoying a central village location.

4 double bedrooms, contemporary family bathroom, en suite, 2 south facing receptions room, including a large lounge with inglenook fireplace, kitchen/dining room, utility room, cloakroom and a large conservatory. Triple garage, garden studio and well-kept lawned gardens. EER - C

Guide Price: £595,000

Glastonbury Office | 01458 831077 | glastonbury@cooperandtanner.co.uk



Wedmore, Somerset

A charming country retreat retaining period features with spacious accommodation and an attached barn ideal for annexe or income purposes.

5 bedrooms (master with en suite), family bathroom, attached 1 bedroom barn conversion (annexe and currently let on Airbnb), 4 reception rooms, newly fitted kitchen. Set within 3 acres of gardens. Large wood-clad barn ideal for storage. Uninterrupted countryside views. EER - C

Guide Price: £895,000

Wedmore Office | 01934 713296 | wedmore@cooperandtanner.co.uk



Castle Cary, Somerset

An individually designed, detached family home with amazing views across rolling countryside towards Glastonbury Tor.

4 bedrooms, superb en suite, his and hers dressing rooms, 2 further bathrooms, reception hall, dual aspect sitting room, kitchen/dining room and large balcony. Wonderful landscaped gardens, wooden barbecue lodge, outdoor seating, paved terrace and ample parking. EER - Awaited

Guide Price: £750,000

Castle Cary Office | 01963 350327 | castlecary@cooperandtanner.co.uk



Spaxton, Bridgwater

A beautifully presented former coach house which has been refurbished throughout and is situated at the foot of the Quantocks.

3 bedrooms, 2 reception rooms, study/bedroom 4, cloakroom, utility room, kitchen/breakfast room, 2 bathrooms, private drive, ample parking, greenhouse, garden shed. The village has a shop, post office, public house and village school. EER - E

Guide Price: £449,950

Bridgwater Office | 01278 455255 | bridgwater@cooperandtanner.co.uk



Draycott, Somerset

A delightful Somerset long house with approximately one acre of gardens and set close to Cheddar Gorge and Caves.

5 bedrooms, 5 reception rooms, 3 bathrooms. The property is situated in the sought after village of Draycott which lies between Cheddar and Wells and has a church, public house and excellent primary school. The property is surrounded by countryside and enjoys extensive views. EER - D

Guide Price: £699,950

Cheddar Office | 01934 740055 | cheddar@cooperandtanner.co.uk



Plymtree, Devon

A beautifully renovated 16th century farmhouse in a peaceful and private location surrounded by fields and paddocks.

Positioned at the end of a long private drive, this Grade II listed Devon longhouse sits just outside the small village of Plymtree. Meticulously modernised by the current owners, original fireplaces and exposed beams blend with underfloor heated tiles, a stunning modern kitchen and oak-framed garden room to create a perfect combination of old and new. Outside, a limestone terrace leads onto gently sloping lawns with views across open farmland. Planning has been granted to convert the barns into 2 holiday cottages.

Guide Price: £1,300,000

Honiton Office | 01404 45885 | honiton@stags.co.uk



Charmouth, Dorset

A substantial detached home in a sought-after coastal location with stunning views out to sea.

Just a short stroll from Charmouth's unspoilt fossil-rich beach, this delightful modern property offers a rare combination of countryside and coast. Designed to maximise its spectacular sea views, 3 of the 4 bedrooms boast private balconies. The peaceful garden offers several private seating areas, a timber cabin for summer entertaining and a gate leading down to the sandy beach. A self-contained apartment below the main property is currently used as a holiday let. EER - D

Guide Price: £1,300,000

Bridport Office | 01308 428000 | bridport@stags.co.uk



Coverack, Cornwall

A recently refurbished detached cottage in a prime coastal position with unobstructed sea views.

On the market for the first time in 50 years, this handsome stone-faced house with front and rear gardens offers direct access to the South West Coast Path. The property is just 200 yards from the harbour at Coverack, a picturesque village on the Lizard Peninsula with a rich maritime and fishing industry. Inside, sash windows, an inglenook fireplace and exposed ceiling beams combine with fresh contemporary decor and appliances to bring this timeless seaside home up to date.

Guide Price: £780,000

Truro Office | 01872 264488 | truro@stags.co.uk



Fitzhead, Somerset

A Grade II listed chocolate box cottage in the heart of the popular Somerset village of Fitzhead.

This charming thatched and tiled cottage has been recently renovated throughout to offer modern and bright decor punctuated by original features such as exposed beams, trusses and an inglenook fireplace with woodburner. Outside, a paved patio leads to a lawn with pond, kitchen garden, woodshed, useful stone outbuilding and insulated studio room. The friendly village of Fitzhead is just 3 miles from popular Wiveliscombe and 10 miles from Taunton, where main line trains link to London Paddington.

Guide Price: £320,000

Wellington Office | 01823 662822 | wellington@stags.co.uk



Sidmouth, Devon

An impressive modern Palladian country house set in mature formal gardens and accessed by a long driveway ensuring seclusion, surrounded by pastureland, in a tranquil location close to Sidmouth and the Coast.

6 reception rooms, orangery, kitchen/breakfast room, 5 bedrooms, 4 bathrooms, 3 shower rooms. 2 detached cottages. Stabling. Garaging. Range of excellent modern farm buildings. Pasture.

About 125 acres (50.58 ha). EER - D

Price on Application

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



Milton Abbas, Dorset

An immaculately presented country house and separate cottage with stunning panoramic views over rolling countryside to the Purbecks, on the outskirts of this historic village.

2 reception rooms, kitchen/dining room, games room, cinema room, 5 bedrooms, 4 bath/shower rooms. 2 bedroom cottage. Coach house with garaging and office. Swimming pool. Games room/gym. Landscaped garden and woodland.

About 1 acre (0.40 ha). House and Cottage. EER - C

Further land may be available to rent by separate negotiation.

Guide Price: £1,500,000

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



Broadmayne, Dorset

A beautifully refurbished substantial wing of a country house with attached cottage, tucked away on the edge of the village.

3 reception rooms, kitchen/dining/sitting room, first floor library, 5 bedrooms, 4 bathrooms. 1 bedroom cottage. Parking. Garden. Woodland.
About 1.9 acres (0.76 ha). House EER - D Cottage EER - F

Guide Price: £1,150,000

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



Sydling St Nicholas, Dorset

A small development set on the edge of this pretty and popular village, most houses with views over open countryside.

A range of property styles with either 3 or 4 bedrooms. Kitchens with integrated appliances. Air source heating. Parking or garage. 10 year Premier build warranty. EER - B

Guide Price From: £350,000

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



Iwerne Minster, Dorset

An exquisite Grade II listed house with character combined with contemporary living, in an excellent central village location.

4/5 reception rooms, kitchen, 5/6 bedrooms, 3 bathrooms. Outbuildings. Garden.

Guide Price: £875,000

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



Marnhull, Dorset

A charming and characterful period country cottage situated in a sought-after village location.

Reception room, kitchen/dining room, 3 bedrooms, 2 bathrooms. Parking. Garden. EER - E

Guide Price: £475,000

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



Chalbury, Dorset

A superbly presented stylish family home in an elevated position enjoying possibly some of the finest far reaching views in the area.

2 reception rooms, open plan kitchen/ living room, 4 bedrooms, 3 bathrooms. Garaging. Garden. EER - F

Guide Price: £865,000

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



Crewkerne, Somerset

A stunning and versatile period property with superb ancillary accommodation.

4 reception rooms, kitchen/breakfast room, studio, 6 bedrooms, 4 bathrooms. 2 bedroom annexe with conservatory. Coach house apartment. Garaging. Swimming pool. Tennis court. Garden. About 1.5 acres (0.61 ha). House: EER - D, Annexe: EER - C

Guide Price: £1,200,000

Ilminster Office | 01460 200790 | tbennett@symondsandsampson.co.uk



Stocklinch, Somerset

An historic Grade II listed house in a magical setting with guest cottage/annexe providing income potential.

3 reception rooms, kitchen, 4 bedrooms, bathroom. 1 bedroom self-contained annexe. Outbuildings. Garden. About 0.85 acre (0.34 ha).

Guide Price: £715,000

Ilminster Office | 01460 200790 | tbennett@symondsandsampson.co.uk



Culmhead, Taunton

An extensively renovated 17th Century Farmhouse in a peaceful setting.

2 reception rooms, open plan kitchen/living room, garden room, 5 bedrooms, 3 bathrooms. Outbuildings. Garden. Paddock. Woodland. Over 17 acres (6.88ha). EER - G

Guide Price: £850,000

Ilminster Office | 01460 200790 | tbennett@symondsandsampson.co.uk



Toller Porcorum, Dorset

An enchanting Grade II listed attached Manor House and converted former coach house within the village.

4 reception rooms, kitchen/breakfast room, 4 bedrooms, 4 bathrooms. 3 bedroom cottage. Parking. Garden. About 0.5 acre (0.20 ha).

Guide Price: £595,000

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



Cruxtion, Dorset

A most attractive Grade II listed cottage with an attached annexe, in a stunning setting.

2 reception rooms, kitchen/dining room, 4 bedrooms, 2 bathrooms. Annexe: Reception room, bedroom, bathroom. Garaging. Games room. Garden. Just under 1.7 acres (0.68 ha).

Guide Price: £795,000

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



Poundbury, Dorchester

A beautifully presented, double fronted, end of terrace house close to Queen Mother Square.

Reception room, kitchen/breakfast room, 5 bedrooms, 3 bathrooms. Double garage. Generous rear garden. EER - B

Guide Price: £550,000

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



Fortuneswell, Dorset

A historic, impressively reconstructed, 18th Century Portland stone detached house, enjoying stunning sea views across Chesil Beach.

3 reception rooms, kitchen, conservatory, cellar, 4 bedrooms, bathroom. Studio. Garaging. Landscaped garden. About 0.28 acre (0.11 ha).

Guide Price: £850,000

Poundbury Office | 01305 251154 | dwest@symondsandsampson.co.uk



Horsington, Somerset

A luxurious converted lodge house with well appointed accommodation set over a single storey, situated in a beautiful historic village.

Open plan living space opening to kitchen/ breakfast room, study/bedroom, 3/4 bedrooms, 3 bathrooms. Garage with studio above. Garden and brook. EER - E

Guide Price: £625,000

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



Buckland Newton, Dorset

A characterful Grade II listed cottage sympathetically extended over the years, providing adaptable accommodation, in a lovely rural setting.

3 reception rooms, kitchen/breakfast room, family room/bedroom, 4/5 bedrooms, 3 bathrooms. Stables/store rooms. Garden. Paddocks. About 5.6 acres (2.26 ha).

Guide Price: £990,000

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



Axminster, Devon

A truly special individual home with nearby countryside walks and arguably one of the best formal gardens in East Devon.

4 reception rooms, kitchen, 3 bedrooms, 3 bathrooms. Tandem garage. Landscaped garden with raised terraces. Productive fruit and vegetable gardens. Orchard and wildlife garden. About 0.87 acre (0.36 ha). EER - E

Guide Price: £575,000

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



Colyton, Devon

A tranquil residential farm with a superbly presented period farmhouse and two detached cottages, overlooking the beautiful Umborne Valley.

3 reception rooms, kitchen/breakfast room, 5 bedrooms, 4 bathrooms. Barn. Stables. Pasture. Woodland. Ponds and lake. 3 bedroom cottage. 2 bedroom lodge. About 28.33 acres (11.46 ha). EER - E

Guide Price: £1,575,000

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



Corscombe, Dorset

A delightful sympathetically improved Grade II listed cottage, situated in the heart of the village.

2 reception rooms, kitchen/breakfast room, 3 bedrooms, bathroom. Parking. Oak framed carport. Garden.

Guide Price: £599,950

Beamminster Office | 01308 863100 | ccchaffey@symondsandsampson.co.uk



Beamminster, Dorset

A fully renovated and extended beautiful cottage, well positioned within the town.

Reception room, kitchen/dining room, 3 bedrooms, 3 bathrooms. Garden room. Barn. Parking. Garden. EER - D

Guide Price: £525,000

Beamminster Office | 01308 863100 | ccchaffey@symondsandsampson.co.uk



North Chideock, Dorset

A charming Grade II listed period house with annexe potential, in a spectacular rural hamlet with country views.

2 reception rooms, kitchen, 4/6 bedrooms, bathroom. Integral double garage. Parking. Garden.

Guide Price: £600,000

Bridport Office | 01308 422092 | sellen@symondsandsampson.co.uk



Ryall, Dorset

A refurbished period house with a lovely garden and wonderful views across the Marshwood Vale.

3 reception rooms, kitchen, 4 bedrooms, 3 bathrooms. Garage. Parking. Garden. EER - F

Guide Price: £725,000

Bridport Office | 01308 422092 | sellen@symondsandsampson.co.uk



Child Okeford, Dorset

A beautifully presented Grade II listed cottage with original features and potential for an annexe, in a mature enclosed garden.

2/3 reception rooms, kitchen, conservatory, 3/4 bedrooms, bathroom. Garden.

Guide Price: £450,000

Blandford Forum Office | 01258 452670 | sbramley@symondsandsamson.co.uk



Tarrant Monkton, Dorset

A delightful refurbished Grade II listed cottage retaining original features with a mainly south facing level garden.

Reception room, kitchen/breakfast room, 3 bedrooms, 2 bathrooms. Garage. Garden.

Offers in Excess of: £675,000

Blandford Forum Office | 01258 452670 | sbramley@symondsandsamson.co.uk



West Camel, Somerset

A generous detached ouse, beautifully appointed, and set in just over half an acre in a peaceful village on the outskirts of Yeovil.

Entrance hall, 3 reception rooms, 5 bedrooms, 3 bathrooms, large south-facing garden, double garage. EER - E

Guide Price: £595,000

Yeovil Office | 01935 423526 | jsmith@symondsandsamson.co.uk



Glastonbury, Somerset

An individual house nestling in a quiet location with outstanding far reaching views.

Open plan kitchen/dining/sitting room, office, 3 bedrooms, 2 bathrooms. EER - B

Guide Price: £800,000

Yeovil Office | 01935 423526 | jsmith@symondsandsamson.co.uk



South Cheriton, Somerset

A country house designed by Robert Adam, built in 2014, commanding uninterrupted far reaching country views over its own land.

4 reception rooms, kitchen/breakfast room, utility room, 6 bedrooms, 5 bathrooms. Triple garage. Lawned gardens. EER - C

Guide Price: £3,000 pcm

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



Donhead St. Andrew, Wiltshire

A country house of great style set amid beautiful countryside in a rural yet accessible location.

Galleried reception hall, 5 reception rooms, kitchen/breakfast room, utility room, 7 bedrooms, 5 bathrooms. Courtyard with outbuildings/stabling. Formal gardens. Orchard. Meadow and lake. EER - E

Guide Price: £4,500 pcm

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



Central

This landlocked area, from the beauty of the Cotswolds and the tranquillity of Rutland Water to the busy Metropolitan Line, offers a diverse culture, as well as excellent road and rail links across the UK. There is a fantastic array of architecture, leisure and entertainment facilities spread across the region with the likes of: St Albans Cathedral, Cheltenham and Towcester racecourses, Woburn Abbey and Safari park, Burghley House - renowned for its horse trials, Silverstone circuit - home to the British Grand Prix and the world heritage site of the magnificent Blenheim Palace.

Central to the area is Oxford, home to the oldest university in the English-speaking world, is famed for its architectural beauty; everywhere you turn you are met with grand buildings in the distinctive golden stone that defines the city. This beauty is reflected in the picturesque villages, many built out of local stone. The Areas of Outstanding Natural Beauty of the Chiltern Hills, the North Wessex Downs and the Cotswolds create some of the finest rolling hill countryside in the UK.

Normanton Church Museum, Rutland Water





Radlett, Hertfordshire

A delightful, period detached family home, set back from the road and approached via a very pretty front garden.

3 double bedrooms, 3 reception rooms, guest cloakroom, tremendous scope subject to planning permission, to enhance, extend and create a magnificent home. EER - E

Guide Price: £1,295,000

Town & Country | 01923 859444 | radlett@aitchisons.co.uk



Bovingdon, Hertfordshire

A substantial detached family home occupying beautiful grounds in excess of half an acre, set within an idyllic location, backing directly onto open countryside.

2 reception rooms, fabulous kitchen/dining/family room, utility room and cloakroom, 5/6 bedrooms, spacious family bathroom and 2 en suites, magnificent gardens. EER - D

Guide Price: £1,495,000

Town & Country | 01442 873901 | berkhamsted@aitchisons.co.uk



Berkhamsted, Hertfordshire

A superb detached 16th Century, Grade II listed, former farmhouse, with adjoining coach house annexe and triple garaging, set within delightful gardens approaching one acre.

3 reception rooms, kitchen/breakfast room and separate utility room, cellar, 4 bedrooms, spacious bathroom and separate shower room, driveway parking and established gardens.

Offers in Excess of: £1,500,000

Town & Country | 01442 873901 | berkhamsted@aitchisons.co.uk



Felden, Hertfordshire

A most impressive detached family home occupying grounds in excess of 0.4 of an acre and backing directly onto countryside, situated in a very sought after private road.

5 reception rooms, open plan kitchen/dining/family area, utility room, cloakroom, 5 bedrooms, 2 en suites, double garage with office above, secure gated entrance. EER - C

Guide Price: £1,350,000

Town & Country | 01442 873901 | berkhamsted@aitchisons.co.uk



St Albans, Hertfordshire

Dating from c1540 this fine Grade II listed Tudor property has a wealth of character, privately situated behind a gated entrance, set in beautiful gardens and surrounded by open countryside.

Study/bedroom, 3/4 further bedrooms, en suite, conservatory, 2 reception rooms, 2 detached annexes, courtyard, rear garden, paddock, workshops.

Guide Price: £1,450,000

Town & Country | 01727 855556 | stalbens@aitchisons.co.uk



Felden, Hertfordshire

A very impressive detached family home, which is in excess of 5,000sq.ft., set within gated grounds towards the end of an exclusive private road and within walking distance of the mainline station at Boxmoor.

5 double bedrooms, 4 reception rooms, kitchen/breakfast/family room, games/cinema room, conservatory, 3 en suites, dressing room to master bedroom, garage. EER - C

Guide Price: £1,695,000

Town & Country | 01442 873901 | berkhamsted@aitchisons.co.uk



Leverstock Green, Hertfordshire

A charming barn conversion, set within the grounds of a 17th Century farmhouse, offered to the market with no upper chain.

2 bedrooms, 2 en suites, large living room, enclosed garden and garage with additional parking. EER - D

Guide Price: £560,000

Town & Country | 01727 855556 | stalbans@aitchisons.co.uk



Boxmoor, Hertfordshire

A very attractive 1920's built detached family home, nestling within secluded gardens and very conveniently situated for the mainline station in Boxmoor.

3 reception rooms, very spacious kitchen/breakfast room, separate utility room, 4 double bedrooms, family bathroom and separate shower room, double garage and further parking. EER - E

Guide Price: £965,000

Town & Country | 01442 873901 | berkhamsted@aitchisons.co.uk



St Albans, Hertfordshire

An imposing, halls adjoining Edwardian family home of generous proportions within 1/2 mile of the mainline station. Offered for sale with no onward chain.

2 formal reception rooms with fireplaces, 21ft kitchen/diner, 3 double bedrooms, generous rear garden. EER - E

Guide Price: £985,000

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



Abbots Langley, Hertfordshire

A beautiful detached Grade II listed home boasting traditional architecture with stunning contemporary interior design, set within a large private rear garden.

2 reception rooms, bespoke kitchen/breakfast room, downstairs cloakroom, 4 bedrooms, 2 bathrooms, detached garage and private gated entrance, within walking distance of the mainline station.

Guide Price: £1,100,000

Town & Country | 01442 213446 | hemelhempstead@aitchisons.co.uk



St Albans, Hertfordshire

A well presented family home in a private courtyard setting with views of St Albans Cathedral to the rear, situated a short distance from the city centre.

Study, en suite to master bedroom, 4 bedrooms, 22ft x 20ft living room with bi-fold doors to the walled rear garden, car port. EER - C

Guide Price: £1,175,000

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



St Albans, Hertfordshire

An attractive detached property that is well situated in a quiet and established residential area, offering around 2,340sq.ft. of accommodation.

5 bedrooms, 2 reception rooms, sun room, 2 en suites, utility/shower room, well tended rear garden with a south-westerly aspect. EER - D

Guide Price: £1,250,000

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



Milton Keynes, Buckinghamshire

A stunning traditional detached property dating, in parts, to the 1890s. The property is situated in an idyllic position overlooking an historic ancient monument site, set within a large protected green field space, yet within striking distance of the city centre of Milton Keynes.

The property offers the ideal juxtaposition of a traditional exterior with a contemporary interior and is fitted and presented to a very high specification. Set behind electric gates within approximately 0.35 acres of landscaped gardens with a detached double garage, the property offers spacious and flexible family accommodation including a sitting room, study, snug, games room, spacious kitchen/dining room, and 7 bedrooms. EER - C

Guide Price: £2,000,000

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



Lutterworth, Leicestershire

This unique property, set over one level, is truly stunning and has been finished to the highest of standards with no expense spared. The large open-plan living/kitchen space is flooded with light and makes the most of the amazing views of the extensive gardens and paddocks which approach 5.8 acres. This property really must be seen to appreciate its space and versatility.

The open plan living/kitchen area has beautiful light oak flooring throughout with walnut inlays creating distinctive focal points. There is a large sitting area, a dining area, and a stunning well-appointed kitchen. Full height sliding doors running the entire length of the rear wall flood the space with natural light and provide panoramic views over the gardens and countryside beyond. The 4 double bedrooms all benefit from en suite shower rooms with 2 of them also having separate dressing areas. EER - D

Guide Price: £970,000

Lutterworth Office | 01455 559203 | lutterworthproperty@howkinsandharrison.co.uk



Woolscott, Warwickshire

A beautiful Grade II listed, timber framed, property dating back to 1686. It offers four bedroom family accommodation, set in beautiful gardens with an adjoining paddock. There are numerous outbuildings including a double garage, stores and workshop, which all have first floor rooms above and could have numerous uses including home office, studio or games room.

This fabulous home has an abundance of period features, including exposed ceiling beams, wall timbers, and an impressive inglenook fireplace to the sitting room. There is also a separate dining room, kitchen/breakfast room and utility to the ground floor with 4 double bedrooms to the first floor, the master having an en suite. The gardens feature formal lawns with a natural pond which is well stocked with fish, and a productive fruit and vegetable garden.

Guide Price: £795,000

Rugby Office | 01788 564666 | property@howkinsandharrison.co.uk



Braunston, Northamptonshire

An outstanding stone under slate Grade II listed former farmhouse, dating from the 17th Century, together with a separate barn conversion providing useful ancillary accommodation. The property is situated on the village green and has undergone a full programme of renovation, sympathetic to its period of origin, yet still providing the comforts and convenience of a modern family home.

The ground floor boasts 4 spacious reception rooms and a hand crafted oak kitchen with vaulted ceiling and superb views over the landscaped gardens. Upstairs, there are 4 bedrooms (1 with an en suite) and a family bathroom. The sale also includes The Barn, a stone and brick converted barn, located just across the courtyard, which provides further 3 bedroom accommodation. The quality of the improvements is apparent in every room, from the hand crafted fully fitted office/study to the replaced sandstone tiles in the hallway and the fully tanked cellar, to name but a few. In addition, there are 2 double garages, a workshop, garden shed, and wood store. The south facing landscaped garden is a wonderful setting with year-round colour and a delightful water feature.

Guide Price: £1,150,000

Daventry Office | 01327 316880 | davproperty@howkinsandharrison.co.uk



Rugby, Warwickshire

An executive five bedroom detached property, finished to a high standard, with a double garage and generous parking. The property is located within the exclusive Coton House Country Estate and is ideally situated for the commuter with easy access to major road networks. It benefits from some additional land which was purchased by the current owners.

This versatile property offers 3 separate reception rooms, including a lovely sitting room with contemporary corner fireplace, plus a spacious kitchen/breakfast/family room. A bespoke central staircase rises from the entrance hall to the first floor where the master bedroom has a walk-in wardrobe and en suite. There are 4 further bedrooms, 1 of which also has en suite facilities. The landscaped rear garden features a hot tub with a wall mounted wide screen television with external speakers. EER - C

Offers in Excess of: £750,000

Rugby Office | 01788 564666 | property@howkinsandharrison.co.uk



Tiffield, Northamptonshire

This impressive stone Grade II listed former farmhouse occupies an enviable position on the outskirts of the village and enjoys unrivalled views across open countryside. Full of character and with many original features, the property dates back, in part, to the mid 1700s and extends to approximately 3,217sq.ft. of accommodation over three floors. It sits on a plot of approximately 0.4 of an acre and includes a large garden and driveway with parking for several vehicles.

This spacious and versatile property includes an imposing grand entrance hall, 2 reception rooms, a kitchen/breakfast room with pantry, and a utility/boot room. To the first floor the master bedroom has an en suite and there are 4 further bedrooms and 2 bathrooms. The extensive gardens include 2 brick built sheds and enjoy far-reaching countryside views.

Guide Price: £900,000

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



Birchley Heath, Warwickshire

Originally an 1885 pumping station, The Old Pump House represents a once in a lifetime opportunity to acquire a unique country residence, occupying a generous size plot backing onto open fields.

Retaining many original features, this 4 bedroom property boasts a galleried landing, vaulted ceilings, 2 en suites and a family bathroom with roll top bath. A double gated entrance leads to a sweeping driveway and double detached garage. EER - D

Guide Price: £699,000

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



Hardingstone, Northamptonshire

This Grade II listed property is an elegant, beautifully proportioned, period dwelling dating back to the late 18th Century. Situated in the heart of the village, the property is offered for sale for the first time in sixty years.

With a wealth of character and original features, this substantial property offers around 4000sq.ft. of accommodation including a fine reception hall, 2 further reception rooms, 2 kitchens, and 7 bedrooms. It occupies delightful well tended gardens of around 0.7 of an acre.

Guide Price: £875,000

Northampton Office | 01604 823456 | northproperty@howkinsandharrison.co.uk



Ashby St. Ledgers, Warwickshire

An outstanding stone barn conversion with a landscaped and secluded garden backing onto pasture land. The superbly presented interior combines many character features with high quality modern day styling and convenience.

The ground floor has a light and airy sitting room, an open plan oak kitchen/dining room, a study, utility, and a double bedroom with en suite. The first floor has 3 double bedrooms, 1 with en suite facilities, and each having high vaulted ceilings and exposed oak frames. EER - E

Guide Price: £775,000

Daventry Office | 01327 316880 | davproperty@howkinsandharrison.co.uk



Heather, Leicestershire

Hidden away is this delightful Grade II listed family home, set within approximately one acre of gardens and grounds with a separate annexe and 1,250sq.ft. of outbuildings with many potential uses (subject to planning).

This unique dwelling offers a high degree of privacy and comprises a principal residence with 3 reception areas, a spacious bespoke kitchen/dining room, 4 bedrooms (1 with en suite), and a large family bathroom, as well as a separate 1 bedroom annexe.

Guide Price: £800,000

Ashby de la Zouch Office | 01530 410930 | ashbyproperty@howkinsandharrison.co.uk



Stanton, Derbyshire

An attractive farmhouse, believed to date back to 1765, offering exceptionally modern family accommodation along with additional outbuildings, generous gardens, and a paddock with stables. It is offered with no upward chain.

The accommodation extends to approximately 2,670sq.ft. including an open plan kitchen/family room, 2 further reception rooms and 4 double bedrooms. The garden and paddock extend to some 1.2 acres and include formal lawns and a courtyard with entertainment barn. EER - D

Guide Price: £635,000

Ashby de la Zouch Office | 01530 410930 | ashbyproperty@howkinsandharrison.co.uk

Grendon, Northamptonshire

A well presented and much improved barn conversion situated within the conservation area of this sought after village. The property enjoys delightful gardens with gated parking and a detached garage.

This lovely property offers a sitting room with inglenook fireplace, a dining/family room with large double height windows, and a kitchen/breakfast room with AGA. On the first floor there are 4 double bedrooms, the master having an en suite, and a family bathroom. EER - E

Guide Price: £575,000

Northampton Office | 01604 823456 | northproperty@howkinsandharrison.co.uk



Claybrooke Magna, Leicestershire

An opportunity to acquire a beautiful five bedroom Grade II listed Georgian property set over three floors. The property offers delightful landscaped gardens and an outbuilding/car port with potential for conversion, subject to planning.

The property retains many period features, typical of the Georgian era, including sash windows and open fireplaces. Of particular note are the stunning family bathroom with free standing roll top bath, the open plan kitchen/breakfast/family room, and the well-tended walled gardens.

Guide Price: £725,000

Lutterworth Office | 01455 559203 | lutterworthproperty@howkinsandharrison.co.uk

Baxterley, Warwickshire

A substantial eight bedroom period residence, extending to 6,000sq.ft. of internal accommodation, with 11.83 acres of land. The property has excellent equestrian facilities and is located in an idyllic position on the edge of the village.

With 4 reception rooms, a large conservatory, 8 bedrooms, 4 en suites, and 2 further bathrooms, this impressive country residence offers space and versatility in abundance. Outside, there are formal gardens, paddocks, a manege, and a stable block with hay barn and tack room. EER - E

Guide Price: £1,600,000

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



Manton, Rutland

A stone, barn conversion with flexible living accommodation, sitting within approximately 6 acres of its own land with phenomenal views over Rutland Water and beyond.

Kitchen, breakfast room, 2 reception rooms, utility, boot room, downstairs WC, 4 en suite bedrooms, phenomenal views over Rutland Water, ample parking, garaging, approximately 6 acres. EER – E

Guide Price: 1,500,000

Oakham Office | 01572 724437 | oakham@jamesellicks.com



Lutterworth, Leicestershire

An attractive, beautifully maintained family home, renovated and extended by the current owners, situated within a conservation area on one of Lutterworth's most popular roads overlooking the cricket club.

Contemporary open plan dining kitchen, 2 reception rooms, master suite with dressing area and en suite, 5 further bedrooms, refitted family bathroom, easy walking distance to town centre, Rugby rail station to London in approximately 45 minutes. EER – D

Guide Price: £750,000

Market Harborough Office | 01858 410008 | info@jamesellicks.com



Hallaton, Leicestershire

A fascinating Grade II listed village home of great character located in the heart of the highly popular and much sought after village of Hallaton.

Period features throughout, 3 reception rooms, dining kitchen, utility, pantry, 4 bedrooms, en suite, family bathroom, outbuildings, double oak carport, private rear gardens.

Guide Price: £735,000

Market Harborough Office | 01858 410008 | mh@jamesellicks.com

www.jamesellicks.com



Western Park, Leicester

A stunning, Edwardian family residence holding an elevated position with magnificent treetop views, thought suitable for further adaptation (subject to the necessary consents).

Porch, hall, sitting room, family room, dining room, balcony, cloakroom, hot house, breakfast room, pantry, kitchen, rear lobby, WC, utility, lower ground floor area, 5 bedrooms, bathroom, separate WC, block paved driveway, single garage, inspection pit, lawned gardens. EER – E

Guide Price: £795,000

Leicester Office | 0116 2854554 | info@jamesellicks.com



Oadby, Leicester

Positioned on a gorgeous plot, a truly outstanding detached period property maintaining the very best of its original features and located on this prime cul-de-sac on Oadby's peripheries.

Open front veranda, entrance hall, sitting room, family room, dining room, breakfast kitchen, 3 double first floor bedrooms, full en suite bathroom, family bathroom, second floor bedroom, en suite, driveway, double garage, beautifully landscaped gardens. EER – E

Guide Price: £750,000

Leicester Office | 0116 2854554 | info@jamesellicks.com



Knossington, Rutland

A characterful, stone property set in a quiet location with mature gardens within the very sought-after village of Knossington.

Entrance hall, kitchen, 2 reception rooms, study, utility room, downstairs WC, 4 bedrooms, family bathroom, en suite, private front and rear gardens, off-road parking, double garage. EER – E

Guide Price: £635,000

Oakham Office | 01572 724437 | oakham@jamesellicks.com



Market Harborough, Leicestershire

A first class detached home in this ever-popular location, upgraded to high standards throughout with fantastic landscaped gardens and views.

2 reception rooms, study, kitchen, master with en suite and walk in wardrobe, 3 further bedrooms, family bathroom, delightful landscaped rear gardens, double garage, Fantastic views. EER - D

Guide Price: £575,000

Market Harborough Office | 01858 410008 | mh@jamesellicks.com



Greetham

A pretty, three bedroom, character cottage sitting in the heart of this popular Rutland village.

Entrance porch, kitchen, living room, dining room, utility room, downstairs WC, 3 double bedrooms, family bathroom, pretty cottage garden, off-road parking, single garage. EER - D

Guide Price: £360,000

Oakham Office | 01572 724437 | oakham@jamesellicks.com



Hungarton, Leicestershire

The Gate House is a delightful three bedroom cottage which has been totally renovated and offers stylish living in a unique location on the Quenby Hall Estate with views over the rolling East Leicestershire countryside.

Double glazing, 3 bedrooms, 1 bathroom, unfurnished property, gas fired central heating, pets considered, medium sized garden, village location, private drive, off road car parking.

Guide Price: £1450 pcm

Lettings | 0116 2851600 | lettings@jamesellicks.com



Birstall, Leicestershire

A stunning and beautifully extended, detached family home positioned on one of Birstall's most attractive roads.

Reception hall, inner hall, ground floor wet room, sitting room, extended family room, living kitchen, utility room, 4 bedrooms, en suite, family bathroom, driveway, single garage, beautifully maintained gardens. EER - D

Guide Price: £550,000

Leicester Office | 0116 2854 554 | info@jamesellicks.com



Clarendon Park, Leicester

Built to exacting specifications by a well-known local builder for his own family, a stunning, unique and larger than average bay fronted Victorian villa located on this highly regarded road, boasting an unusually deep and wide rear garden.

South suburbs, unfurnished property, gas fired central heating, double glazing, 5 bedrooms, 2 reception rooms, 2 bathrooms, large garden, on street parking available,

Guide Price: £1700 pcm

Lettings | 01162851600 | lettings@jamesellicks.com



Cropston, Leicestershire

A stunning four bedroom semi-detached house built in 1997, sitting at the head of this superb small development on a private road.

Part furnished, gas fired central heating, no pets allowed, courtyard garden, private drive, off road car parking, double glazing, village location, EER - D

Guide Price: £1400 pcm

Lettings | 0116 2851600 | lettings@jamesellicks.com



Milton Ernest, Bedfordshire

An Edwardian twelve bedroom Country House in private gated landscaped gardens of approximately 3 acres about 0.5 miles from Milton Ernest village and 5 miles from amenities in Bedford.

Entrance hall, drawing room, dining room, family room, music room and study. Kitchen/breakfast room, laundry/utility room, cinema room/gym, 3 basement rooms, boot room, 4 store rooms, wet room and 3 cloakrooms. 12 bedrooms, 5 dressing rooms and 13 bathrooms. Lift to all floors. Detached home office, double garage, workshop, 2 stables and haybarn. EER - D

Guide Price: £3,250,000

Bedford Office | 01234 220000 | salesbe@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.

Guide Price: £2,500,000

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



Biddenham, Bedfordshire

A late 18th century six bedroom detached Country House, situated within landscaped gardens of approximately 1.53 acres with tennis court, triple carport and stables.

Entrance hall, drawing room, sitting room, dining room and conservatory. Kitchen/breakfast room with walk-in pantry, utility room, boot room, work room and cloakroom. 6 bedrooms, 3 bathrooms, dressing room, office/snug and store room. EER - E

Guide Price: £1,750,000

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



Greens Norton, Northamptonshire

A six/seven bedroom detached former mill with a one bedroom annexe, a detached one bedroom cottage, garaging, stables and outbuildings in just under 9 acres of gardens and grounds.

Reception hall, drawing room, snug, study and kitchen/breakfast/family room. Utility room and cloakroom. Snooker/entertainment room and office. 6 bedrooms, playroom/7th bedroom, 3 bathrooms and shower room. Cottage with sitting room, kitchen/dining room, utility room, cloakroom, bedroom and bathroom. Annexe with sitting/dining room, kitchen, bedroom and bathroom. Garaging for 4 cars, stables, tennis court and swimming pool. Outbuildings for storage or business use. EER - E

Guide Price: £2,150,000

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



Preston Capes, Northamptonshire

A Grade II listed 18th century refurbished four bedroom former farmhouse with a detached thatched one bedroom annexe, stone outbuildings and parking for 10 cars.

Entrance hall, drawing room, sitting room, dining room and family room. Kitchen/breakfast room, back kitchen, utility room, office and cloakroom. 4 bedrooms, 4 bathrooms and dressing room. Annexe with sitting room, kitchen, bedroom and bathroom.

Guide Price: £1,150,000

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



Aspley Guise, Bedfordshire

A Victorian double fronted detached house situated on a large and mature corner plot of approximately 0.33 acres on the corner of Woodside and Wood Lane with views across adjacent woodland.

Entrance hall, sitting room, dining room, family room and breakfast room. Kitchen, utility room, cellar and cloakroom. 5 bedrooms, 2 en suite bathrooms, bathroom and linen room. Self-contained 1 bedroom annexe. Double garage and driveway parking. EER - E

Guide Price: £1,500,000

Woburn Sands Office | 01908 586400 | salesws@michaelgraham.co.uk



Olney, Buckinghamshire

An 1800s stone built five bedroom detached house with an en suite bathroom, a garage and parking area, and 0.33 acres of mature garden, with countryside views in Clifton Reynes village.

Entrance hall, sitting room, conservatory, family/dining room, and study. Kitchen/breakfast room and utility room. 5 bedrooms, 3 bathrooms and an attic room. Gravelled parking area for 4 cars and a garage. EER - E

Guide Price: £895,000

Olney Office | 01234 712424 | sales@michaelgraham.co.uk



Cosgrove, Northamptonshire

A brick under tile four bedroom detached farmhouse in a rural setting with a triple garage, four separate commercial units, paddocks and gardens measuring approximately 6.5 acres.

Entrance hall and 2 reception rooms. Kitchen/dining room, utility room and cloakroom. 4 double bedrooms, en suite shower room and bathroom. Commercial units with offices, meeting rooms, stores and workshops. Swimming pool and games room. Triple garage. EER - D

Guide Price: £1,750,000

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



Brackley, Northamptonshire

A three double bedroom detached house with gardens, parking, outbuildings, fishing rights, 12.78 acres of paddocks and equestrian facilities, in a rural location in the hamlet of Fulwell.

Entrance hall and 4 reception rooms. Kitchen/breakfast room, utility area and cloakroom. 3 double bedrooms and 2 bathrooms. Off street parking for 3 cars and range of outbuildings. Hay barn and a partially completed manège. EER - G

Guide Price: £900,000

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



Stanwick, Northamptonshire

A Grade II listed 17th century stone under pan tiled roof detached property of over 6,500sq.ft. with a carriage driveway, swimming pool, garaging and approximately 2.5 acres of gardens and paddocks.

Entrance hall, inner hall and 7 reception rooms. Kitchen/breakfast room, utility room, 2 cellars and a pump room. 7 bedrooms and 5 bathrooms. Indoor swimming pool. Detached studio, detached quadruple garage and detached carport and work shop with a studio room above.

Guide Price: £1,500,000

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



North Crawley, Buckinghamshire

A five bedroom wing of a Grade II listed Tudor mansion, with 3.8 acres of paddocks, stables, a carport and parking, in the grounds of Crawley Grange, North Crawley.

Entrance hall and 3 reception rooms. Kitchen/breakfast room, pantry and wet room. Cinema room, laundry room, boot room, wine cellar and storage rooms. 5 bedrooms, 2 dressing rooms and 3 bathrooms. Carport and parking. Communal swimming pool, tennis courts and grounds.

Guide Price: £1,100,000

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



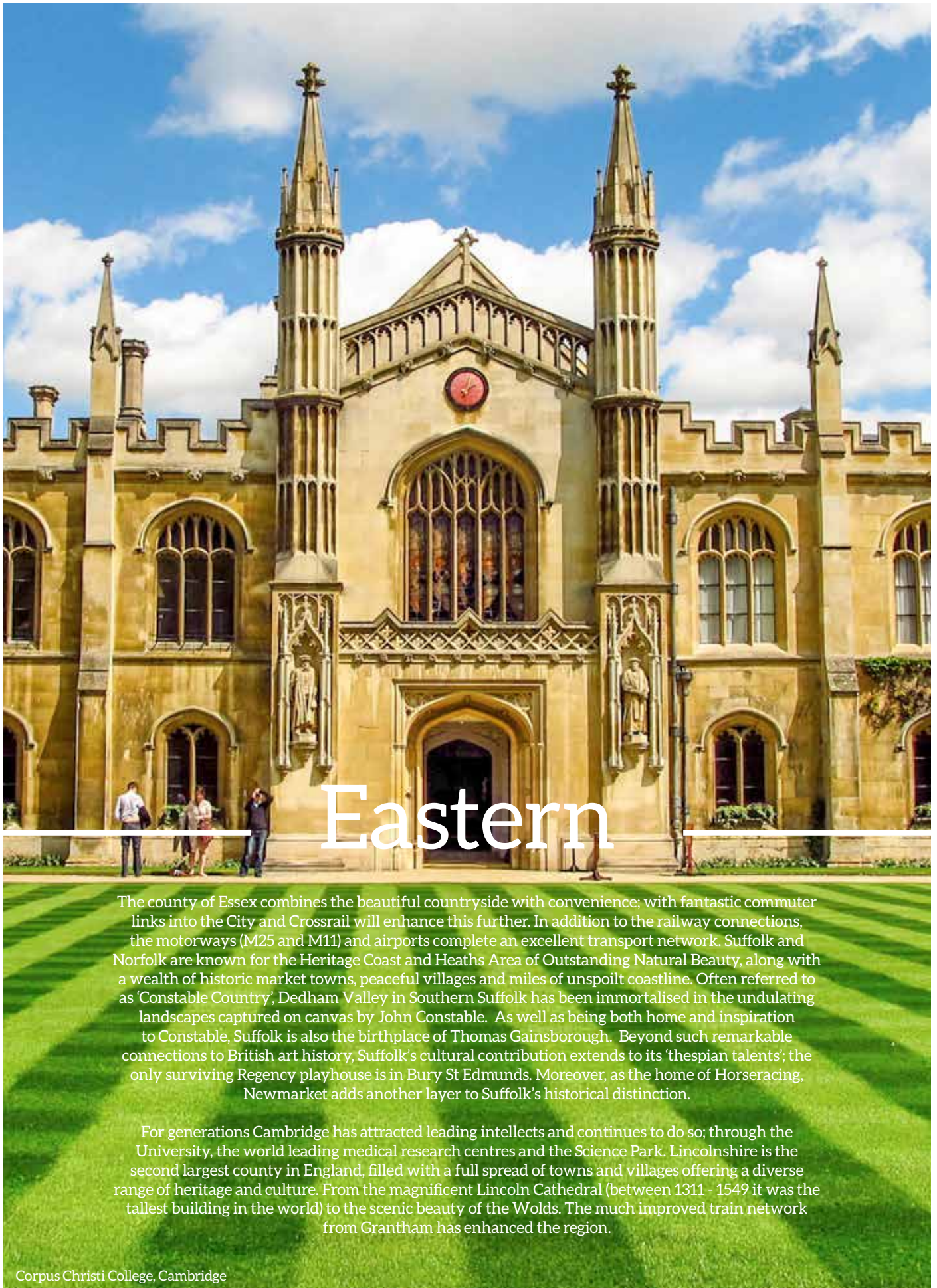
Preston Bissett, Buckinghamshire

A Grade II listed, part-thatched detached cottage with a one bedroom annexe, driveway, double carport and landscaped rear garden in the village of Preston Bissett.

Entrance hall and 2 reception rooms. Kitchen/breakfast room and cloakroom. 3 bedrooms and bathroom. Annexe with ground floor double bedroom, shower room, and first floor studio. Parking for up to 6 cars and mature rear garden. Planning permission for utility/boot room.

Guide Price: £550,000

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



Eastern

The county of Essex combines the beautiful countryside with convenience; with fantastic commuter links into the City and Crossrail will enhance this further. In addition to the railway connections, the motorways (M25 and M11) and airports complete an excellent transport network. Suffolk and Norfolk are known for the Heritage Coast and Heaths Area of Outstanding Natural Beauty, along with a wealth of historic market towns, peaceful villages and miles of unspoilt coastline. Often referred to as 'Constable Country', Dedham Valley in Southern Suffolk has been immortalised in the undulating landscapes captured on canvas by John Constable. As well as being both home and inspiration to Constable, Suffolk is also the birthplace of Thomas Gainsborough. Beyond such remarkable connections to British art history, Suffolk's cultural contribution extends to its 'thespian talents'; the only surviving Regency playhouse is in Bury St Edmunds. Moreover, as the home of Horseracing, Newmarket adds another layer to Suffolk's historical distinction.

For generations Cambridge has attracted leading intellectuals and continues to do so; through the University, the world leading medical research centres and the Science Park. Lincolnshire is the second largest county in England, filled with a full spread of towns and villages offering a diverse range of heritage and culture. From the magnificent Lincoln Cathedral (between 1311 - 1549 it was the tallest building in the world) to the scenic beauty of the Wolds. The much improved train network from Grantham has enhanced the region.

Corpus Christi College, Cambridge

Beresfords

BROWN & CO

CHEFFINS

Clarke &
Simpson

MOUNT & MINSTER



Linton, Cambridgeshire

Linton House is a fine Queen Anne Grade II* listed mansion house in the Cambridgeshire village of Linton: a country house within a village. This remarkable, historic house is filled throughout with impressive period features. Furthermore, there is a variety of useful outbuildings, including stables, situated around a courtyard. The landscaped grounds boast a beautiful and well-stocked garden of 1.08 acres with flowerbeds, lawn and mature trees leading to the River Granta, beyond which is a further 1.61 acres of paddocks, tennis court, orchard and wildflower meadow.

Ground floor: Reception/dining hall, drawing rooms, dining/sitting room, study/library, cloakroom, parlour/back kitchen, kitchen/breakfast room. Lower ground floor: Basement rooms and cellarage. First floor: 7 bedrooms, bathroom, shower room, cloakroom. First and second floor annexe: Living room, kitchenette and diner, 3 attic rooms/bedrooms, shower room. Second floor: 6 loft rooms. Outside: Grounds of approximately 2.69 acres, including landscaped gardens, paddocks, outbuildings and tennis court.

Price on Application

Cambridge Office | 01223 214214 | cambridge.residential@cheffins.co.uk



Wimbish, Essex

A fine Grade II listed former vicarage set in a tucked-away location overlooking the parish church and surrounding countryside. The property was extensively refurbished and updated approximately 10 years ago and offers accommodation of 5,987sq.ft., surrounded by beautiful grounds of approximately 3.3 acres. Wimbish is a well-located village, approximately 5 miles south-east of the fine old market town of Saffron Walden and within easy reach of mainline stations to Liverpool Street and Cambridge and the M11 access point connecting the M25, the A14 and A1.

Ground floor: Reception hall, rear hall, drawing room, music room, dining room, kitchen/breakfast room, utility and access to a large basement room. First floor: Master bedroom with en suite bathroom, 2 further bedrooms, bathroom and en suite. Second floor: 3 bedrooms, bathroom and kitchenette which could be utilised as a self-contained apartment. Outside: Beautiful landscaped gardens, paddock, quadruple garage and covered swimming pool.

Guide Price: £2,650,000

Saffron Walden Office | 01799 523656 | bruce.king@cheffins.co.uk



Hinxton, Cambridgeshire

A stunning, Grade II listed barn conversion set in beautiful grounds within a tucked-away position in the village. The barn was designed and developed by the award-winning architect Stephen Mattick and boasts a number of fine features and high quality detailing.

Ground floor: Entrance hall, inner hall, sitting room, dining room, family room with study area, kitchen/breakfast room, utility and cloak room. First floor: Galleried landing, master bedroom with en suite and dressing room, 2 further bedrooms and bathroom. Outside: Mature gardens of 0.6 acre and double bay cart lodge.

Guide Price: £1,050,000

Saffron Walden Office | 01799 523656 | bruce.king@cheffins.co.uk



Ashdon, Essex

A beautiful Grade II listed detached former farmhouse, set in a tucked-away position within this picturesque village. The property has been more recently updated to provide well-presented accommodation throughout, together with a number of period features and a generous mature garden.

Ground floor: Entrance hall, sitting room, dining room, kitchen, utility room, shower room and rear lobby. First floor: Master bedroom with en suite, 2 further bedrooms, dressing room/bedroom 4 and bathroom. Outside: Mature gardens of approximately 0.28 acre and off-street parking.

Guide Price: £745,000

Saffron Walden Office | 01799 523656 | bruce.king@cheffins.co.uk



Debden, Essex

A bespoke built and individual home set in the heart of a highly sought-after village. The property offers spacious accommodation over three floors which has been finished to a high standard with a number of architectural features. Outside there is off-street parking and a private rear garden. The much sought after and highly regarded village of Debden offers a fine church, excellent primary school, shop, recreational ground and two Inns. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities is about 4 miles away and Newport mainline station is 3 miles.

Ground floor: Entrance hall, cloakroom, sitting room with contemporary stove and bi-fold doors to the garden, utility room and impressive open plan kitchen/dining/family room with bi-fold doors to the garden. First floor: Landing, master bedroom suite with dressing room and en suite, 2 further bedrooms and family bathroom. Second floor: Landing, 2 bedrooms and bathroom. Outside: Private rear garden and off-street parking. EER - Awaited

Guide Price: £935,000

Saffron Walden Office | 01779 523656 | bruce.king@cheffins.co.uk



Sewards End, Essex

An individual, contemporary new build set in a tucked away position within the village. The property has been built to a high specification, offering versatile and flexible accommodation together with off-street parking and a generous south facing garden.

Ground floor: Entrance hall, cloakroom, open plan kitchen/dining/sitting room, family room, utility room and study/bedroom 4. First floor: Landing, 2 bedrooms with en suite facilities, further bedroom and family bathroom. Outside: Generous off-street parking area and private rear garden with terrace. EER - Awaited

Guide Price: £650,000

Saffron Walden Office | 01799 523656 | bruce.king@cheffins.co.uk



Saffron Walden, Essex

A beautifully presented two bedroom semi detached property situated in a sought after development within Saffron Walden. Featuring well proportioned accommodation throughout including a garden room extension, a secluded west facing rear garden and off street parking.

Ground floor: Entrance hall, cloakroom, sitting room, conservatory and kitchen/breakfast room. First floor: Landing, master bedroom with en suite, further bedroom and family bathroom. Outside: Carport, off-street parking and private rear garden with terrace and decking. EER - B

Guide Price: £340,000

Saffron Walden Office | 01799 523656 | max.cutsforth@cheffins.co.uk



Maids Causeway, Cambridge

A unique opportunity to purchase this Grade II listed classic regency townhouse in this prestigious central city location with views over Midsummer Common and the River Cam. This fine home benefits from its own enclosed front and rear gardens as well as versatile accommodation over 4 floors extending to about 2,850sq.ft., offering scope for sympathetic improvement and updating.

Ground floor: Entrance and reception halls, drawing room, living room, garden room, cloakroom. Lower ground floor: Lobby, dining room, kitchen/breakfast room. First floor: 2 bedrooms, shower room with separate toilet. Second floor: 2 bedrooms and bathroom. Outside: Front and rear gardens. EER - E

Guide Price: £1,800,000

Cambridge Office | 01223 214214 | cambridge.residential@cheffins.co.uk



Glisson Road, Cambridge

A unique and very special opportunity to acquire an absolutely stunning, sympathetically restored and converted Victorian town house of individual style and panache, occupying an outstanding position within a highly sought after and most desirable residential area just a short walk from the railway station, and close to the botanic gardens and city centre.

Ground floor: Reception hall, cloakroom, open plan kitchen and living area. First floor: Landing, 4 bedrooms, 2 with en suite shower rooms and bathroom. Outside: Rear courtyard garden. EER - D

Guide Price: £950,000

Cambridge Office | 01223 214214 | cambridge.residential@cheffins.co.uk



Rock Road, Cambridge

An immaculately presented and newly renovated/extended detached house finished to the highest standard providing elegant, spacious and well-proportioned accommodation over three floors, located in this most eagerly sought after south city location so convenient for access to a variety of local amenities, local bus routes, Addenbrooke's Hospital, a range of schooling and the city centre.

Ground floor: Entrance hall, cloakroom, shower room/utility area, open plan kitchen/living/dining room. First floor: 3 bedrooms and bathroom. Second floor: Bedroom with en suite shower room. Outside: Driveway parking, rear garden and detached garage. EER - C

Guide Price: £1,100,000

Cambridge Office | 01223 214214 | cambridge.residential@cheffins.co.uk



Stretham, Cambridgeshire

A substantial Grade II listed detached barn conversion of approximately 2,553sq.ft., situated in the centre of the village, offering excellent family accommodation arranged over three floors.

Ground floor: Reception hall, cloakroom, study/play room, dining room, lounge, kitchen/breakfast room, utility. First floor: Galleried landing, 5 double bedrooms (1 en suite) and bathroom. Outside there is a double garage with workshop and mature gardens.

Guide Price: £625,000

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



Steeple Bumpstead, Suffolk

An imposing and beautifully presented detached property that has been sympathetically updated by the current vendors. The property offers spacious and versatile living accommodation with annexe potential.

Ground floor: Entrance hall, sitting room, snug, kitchen/breakfast room, utility and dining room. First floor: Master bedroom with en suite, 3 further bedrooms and family bathroom. Outside: Mature gardens, double garage and driveway. EER - F

Guide Price: £660,000

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



Cheveley, Suffolk

An individual four bedroom detached house forming part of an exclusive new development adjoining picturesque stud paddocks on the outskirts of this sought after village.

Ground floor: Entrance hall, cloakroom, 3 reception rooms, kitchen/dining room and utility room. First floor: Master bedroom with en suite shower room, 3 further bedrooms and family bathroom. Outside: South facing rear garden and garage. EER - B (predicted)

Guide Price: £700,000

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



Isleham, Cambridgeshire

Formerly a farmhouse and offices dating back to the 17th Century, this Grade II listed home has a wealth of character and has been restored and sympathetically improved by the current owners.

Ground floor: Entrance hall, 3 reception rooms, kitchen/breakfast room, utility, study and 2 cloakrooms. First floor: 3 bedrooms and bathroom. Second floor: Master bedroom suite with en suite. There is also a cellar and annexe. Outside: Generous gardens (0.5 acres sts).

Guide Price: £685,000

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



Steeple Bumpstead, Suffolk

A charming character cottage in an elevated position with views to rolling countryside. The property has been renovated to create well-presented and flexible accommodation, with landscaped gardens, parking and garage.

Ground floor: Entrance porch, lounge/diner, kitchen and bathroom. First floor: Landing, 3 bedrooms and cloakroom. Outside: Mature rear garden, garage and off-street parking. EER - E

Guide Price: £312,500

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



Lidgate, Suffolk

A charming three-four bedroom detached 17th Century Grade II listed thatched cottage with a wealth of character features and a large established garden backing onto paddocks.

Ground floor: Entrance hall, sitting/dining room, study, kitchen and studio/bedroom 4 with a shower room. First floor: 3 double bedrooms, a bathroom and shower room. Outside: Mature gardens, driveway and garage.

Guide Price: £485,000

Newmarket Office | 01638 663228 | richard.garrard@cheffins.co.uk



Ramsden Bellhouse, Essex

An impressive and charming extended four bedroom detached house situated on a beautiful plot of 1.37 acres and located in one of Ramsden Bellhouse premier roads. Park Farm has spacious interiors and is finished to a high specification throughout comprising: Entrance hallway/reception, reception with a triple aspect, French doors and a wood burner featured within a fireplace that opens onto a further reception which leads into the conservatory with a vaulted ceiling - both receptions benefit from underfloor heating.

The kitchen/breakfast room has wonderful views of the grounds with bespoke fitted units and central island, further through reception with a gable end glazed window and bi folding doors overlooking the outside swimming pool and terrace, utility room and cloakroom. To the upper floor there are 4 double bedrooms all with ample storage and the master suite providing a dressing room and en suite with a family bathroom featuring a generous walk in shower and bath. The property lies in the village of Ramsden Bellhouse on the periphery of Billericay town with its main line rail services into London Liverpool Street and local shops and restaurants in the High Street. Excellent road links (A127/M25) and local schools, golf clubs and amenities. EER - D

Guide Price: £1,750,000

Country & Village Central & South | 01277 350505 | country@beresfords.co.uk



Stock, Ingatestone

A charming four double bedroom detached house situated centrally on a mature landscaped plot of approximately an acre and located on the periphery of the renowned village of Stock. In conjunction to the property the plot also accommodates a sizable garage with an adjoining cart lodge with a reception above featuring sky lights which would make an ideal office space and a detached barn which is currently being utilised as a workshop however could easily be used as further garaging but with the gardeners W.C. to the rear could have potential, subject to planning, to become an annex.

The main house has extremely well configured accommodation with ample windows to allow the views of the surrounding gardens comprising: Entrance hallway with tiled flooring, main reception with a feature brick built fireplace housing a wood burning stove. To the upper floor there are 4 double bedrooms all with built in storage and the master benefitting from an en suite and a family bathroom. Due to its fortunate plot position the house benefits from dual access from both Downham Road and Great Prestons Lane. This dual access via electric gates with intercom systems offers great flexibility with regards to the future potential on the property. EER - C

Guide Price: £1,500,000

Country & Village Central & South | 01277 350505 | country@beresfords.co.uk



Southminster, Essex

Located behind imposing gates and accessed via an in and out driveway is this impressive character property built in 1901 offering over 4,300sq.ft. of space. The property has been finished to an exceptionally high standard throughout however has retained all character features to offer the perfect finish to the home.

Internally there are 6 well-proportioned bedrooms with en suite facilities to 4 of the bedrooms and an extra dressing area to the master suite, the ground floor accommodations offers ample living space with 4 reception rooms as well as a high specification kitchen and separate utility room. Situated on a secluded plot of 0.25 acres with excellent access to both Southminster and its local shops and pubs as well as only 0.3 miles from Southminster train station with links to London Liverpool Street. EER - Awaited

Guide Price: £855,000

Country & Village North | 01206 764444 | country@beresfords.co.uk



Maldon, Essex

Formerly the keeper lodge to Langford Hall the bungalow has been extended and improved over time, and now provides an excellent country home with well thought-out plot positioning to offer picturesque farm and arable views. Located up a private road with just one neighbour on a plot circa 9 acres (stls) is this extremely well presented four double bedroom detached character bungalow. Internally the property provides ample living accommodation with two reception rooms and a large kitchen breakfast room with separate utility. En suite facilities are provided on two of the four bedrooms with a separate family bathroom as well.

The far reaching grounds of 9 acres (stls) offers first class equestrian facilities (to include immediate access onto East Anglian Farm Rides) and also offers walking/cycling access to Heybridge and Maldon whilst avoiding the main road. The plot consists of an enclosed stable yard with 3 full size boxes, alarmed American barn and tack room, 40ft x 20ft menage with equisand/rubber mix surface with lights and mirrors and 10 post and rail paddocks. There is also ample space to the front with a double garage and a large in and out driveway. EER - F

Offers in Excess of: £1,250,000

Country & Village North | 01206 764444 | country@beresfords.co.uk



Hurricane Farm Barn, Holt, Norfolk

A beautiful detached barn conversion refurbished throughout to a high standard.

This fine family residence boasts versatile accommodation arranged over 2 floors. The house sits in glorious landscaped grounds of around 1.2 acres (s.t.s) which are accessed via a long sweeping driveway. EER - D

Guide Price: £850,000

Holt Office | 01263 713143 | holt@brown-co.com



From a similar development

The Paddocks, Holt, Norfolk

An exceptional development of three new properties by award winning developer Derek Foreman Homes.

Situated off a quiet residential cul-de-sac, The Paddocks occupies a fantastic position within easy walking distance of Holt town centre.

Price on Application

Holt Office | 01263 713143 | holt@brown-co.com



Shotesham All Saints, Norwich, Norfolk

An exceptional Queen Anne Grade II* listed family home with a great deal of charm and character in a stunning location with far reaching views over Shotesham Common and situated around 6 miles south of Norwich.

Standing in beautifully landscaped grounds of around 1.6 acres, there is also a detached 2 bedroom annexe, outbuildings, hard tennis court, outdoor heated swimming pool and a garage block.

Guide Price: £1,450,000

Norwich Office | 01603 629871 | norwich@brown-co.com



West Somerton, Norfolk

A five bedroom detached farmhouse in a small quiet rural hamlet with a south facing garden, a detached single storey workshop/studio and a charming thatched open barn used as a car and boat store.

The property benefits from easy access to both the Somerton Holmes beach and The Norfolk Broads, half way between Horsey and Winterton-on-Sea. EER - F

Guide Price: £650,000 - £675,000

Norwich Office | 01603 629871 | norwich@brown-co.com



Ferndene, Retford, Nottinghamshire

Ferndene is a wonderful detached home nestled on the edge of this highly regarded village. Successfully combining character attributes, heritage coloured décor with superb contemporary accents.

The property blends a heritage colour scheme with traditional attributes such as quaint multi fuel stove and picture rails with high gloss fitted kitchen having an array of quality appliances and luxuriously appointed house bathroom. EER - E

Guide Price: £340,000

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



Laurel House Farm, Retford, Nottinghamshire

A country home with charming features, Laurel House Farm delivers versatile range of outbuildings, gated parking, formal gardens and paddocks in all extending to approximately 5.73 acres (2.32 hectares) stsm.

The property will undoubtedly appeal to those of an equestrian persuasion but also to other buyers with a livestock/country/rural interest or those simply seeking spacious grounds. EER - E

Guide Price: £535,000

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



Beacon Hill Farmhouse, Terrington St Clement

A beautifully restored period farmhouse with far reaching views to the market. This particularly handsome property, set in a semi-rural location on the edge of a popular village, will need first hand inspection to fully appreciate.

There is extensive accommodation over 3 floors and the house retains fine period features including some impressive original exposed ceiling timbers in the kitchen and exposed attic trusses on the second floor. EER - E

Guide Price: £525,000

King's Lynn Office | 01553 778059 | kingslynn@brown-co.com



Foxglove Cottage, King's Lynn, Norfolk

A stunning three bedroom new build detached home in the popular and pretty village of Pott Row, located just 6.5 miles from the heart of King's Lynn and mainline train station to Ely, Cambridge and London.

First hand inspection of this beautifully built home is essential to appreciate the quality of the home offered for sale. Built in a very peaceful location in the heart of the village and is offered finished, ready for occupation and complete with appliances and fitted flooring throughout.

Guide Price: £375,000

King's Lynn Office | 01553 778059 | kingslynn@brown-co.com



Hasketon, Suffolk

An impressive Victorian farmhouse with grounds of over 7.5 acres, occupying a stunning position on the outskirts of the village of Hasketon, close to Woodbridge.

Entrance lobby, entrance hall, 2 reception rooms, playroom/study, kitchen/breakfast room, pantry, boot room, utility room, guest bedroom with en suite shower room and 2 cloakrooms. Master bedroom with en suite, 6 further bedrooms, 2 dressing rooms and family bathrooms. EER - E

Guide Price: £1,450,000

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



Denham, Suffolk

A delightful Grade II listed former farmhouse, with good range of outbuildings that have planning to be converted to a separate dwelling, in gardens and grounds extending to over 5 acres, in the rural village of Denham.

Sitting room, dining room, kitchen/breakfast room, rear hall/utility room, shower room, cloakroom and boiler room. 4 double bedrooms, single bedroom/study and family bathroom. Outbuildings comprising traditional Suffolk barn with planning permission.

Guide Price: £740,000

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



Charsfield, Suffolk

A charming detached period four bedroom cottage and separate one bedroom contemporary annexe finished to a high standard, with generous gardens and views over the popular village of Charsfield.

Cottage - Utility/boot room, hallway, kitchen/breakfast room, sitting/dining room, family room and shower room. 4 first floor bedrooms and family bathroom. EER - F

Annexe - Open plan living space, cloakroom, bedroom and bathroom. Off road parking.

Guide Price: £650,000

Framlingham Office | 01728 724200 | lballs@clarkeandsimpson.co.uk



Forward Green, Suffolk

A Grade II listed four bedroom cottage with grounds of approximately 0.75 of an acre, in a delightful rural location and forming part of the hamlet of Forward Green.

Entrance hall/dining room, sitting room, kitchen, breakfast room, study and cloakroom. 4 bedrooms and 2 bathrooms. Double cart lodge and generous driveway. Gardens and grounds backing onto open farmland.

Guide Price: £625,000

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



All Saints South Elmham, Suffolk

A prominent detached village house set back from the common in the small hamlet of All Saints South Elmham, near Halesworth.

Sitting room, family room, kitchen/dining room, utility room, cloakroom, hall and shower room. Master bedroom with dressing room and en suite, 3 further bedrooms and family bathroom. Barn style garage and workshop. Gardens extending to approximately half an acre. EER - E

Guide Price: £550,000

Framlingham Office | 01728 724200 | lballs@clarkeandsimpson.co.uk



Sibton, Suffolk

A stunning Grade II listed four/five bedroom detached cottage located in Pouy Street, a small hamlet of cottages within the parish of Sibton.

Sitting room, dining room, study, snug, kitchen, utility and bathroom. 3 double bedrooms and family shower room. 2 further attic bedrooms on the second floor. Cottage style gardens. Open fronted car-port. Barn and off road parking.

Guide Price: £500,000

Framlingham Office | 01728 724200 | lballs@clarkeandsimpson.co.uk



Horham, Suffolk

A spacious, beautifully presented four bedroom house in pretty grounds of over half an acre with a swimming pool, in a rural yet not isolated location.

Superb 27ft x 15ft kitchen/dining room, sitting room, drawing room, 31ft x 11ft vinery, office, utility room and downstairs shower room. 4 first floor bedrooms, en suite shower room and family bathroom. Lovely grounds of 0.6 acres with studio and heated outdoor swimming pool. EER - E

Guide Price: £675,000

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



Ipswich, Suffolk

An impressive four bedroom family house that has been extended and improved during recent years, forming part of the popular Purdis Farm development, on the outskirts of Ipswich.

Entrance hall, sitting room, open plan kitchen and breakfast room, dining room, study/playroom, utility room and cloakroom. 4 bedrooms, 2 en suite shower rooms and family bathroom. Generous driveway and double garage. Well-stocked landscaped gardens. EER - C

Guide Price: £675,000

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



Stradbroke, Suffolk

A substantial 2,800sq.ft. six bedroom house, located within walking distance of the centre of Stradbroke, close to the school and leisure centre.

Hall, dining room, sitting room, breakfast room, kitchen, conservatory, utility room, cloakroom and study. 6 double bedrooms, 2 en suites and family bathroom. Integral double garage. East and west facing gardens extending in all to approximately 0.25 acres. EER - C

Guide Price: £610,000

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



Wilby, Suffolk

A spacious four bedroom period property, with gardens and grounds of over an acre, in a rural location, yet only a short distance to the south of Stradbroke.

Entrance hall, drawing room, sitting room, dining room, study, kitchen/breakfast room, garden room, cloak/shower room and utility room. 4 bedrooms and bathroom. Garage, workshop and storage facilities. Gardens and grounds extending to, in all, just over an acre. EER - F

Guide Price: £595,000

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



Cretingham, Suffolk

A three bedroom cottage style house, close to the church, in the popular and desirable village of Cretingham with farmland views to the rear.

Entrance hall, sitting room, kitchen/dining room, galley kitchen and utility room, office and cloakroom. 3 first floor double bedrooms and family bathroom. Extensive and enclosed gardens to the rear. Farmland views. Detached single garage and ample parking. EER - E

Guide Price: £495,000

Framlingham Office | 01728 724200 | lballs@clarkeandsimpson.co.uk



Orford, Suffolk

A charming two bedroom end-of-terrace period cottage located in the popular and desirable coastal village of Orford, just a short walk from the quay.

Sitting room, kitchen/breakfast room, garden room, utility room and cloakroom. Master bedroom with en suite. Further double bedroom and family bathroom. Enclosed garden to rear. EER - D

Guide Price: £435,000

Framlingham Office | 01728 724200 | lballs@clarkeandsimpson.co.uk

Mount & Minster



Welton Le Wold, Lincolnshire

Located in the beautiful Lincolnshire Wolds this nine bedroom Manor House built in the 1860s is set in 40 acres of stunning parkland. The property benefits from a range of out buildings and a former stable block with planning permission for Entrance hall, 7 reception rooms, kitchen, utility, boot room, cellar, 9 bedrooms, 4 bathrooms, 2 bedroom grooms cottage, tennis court, landscaped gardens, former stables with planning. Set in 40 Acres.

Guide Price: £1,550,000

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



South Willingham, Lincolnshire

A beautifully presented and spacious residence complete with annexe and coach house.

Drawing room, 3 dining rooms library, 3 kitchens, 2 lounges, study, utility room, cellar, conservatory, 11 bedrooms, 6 bathrooms, landscaped garden and private parking. EER - F

Guide Price: £800,000

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



Spridlington, Lincolnshire

Located in the highly sought after village of Spridlington, this superb six bedroom detached period property boasts a wealth of period features, has been refurbished to a high standard throughout and benefits from countryside views. Sitting room, reception room, kitchen, utility room, 6 bedrooms, 3 bathrooms and double garage. EER - E

Guide Price: £695,000

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



Lincoln, Lincolnshire

Located in the Uphill area of Lincoln, this eighteen bedroom detached property benefits from views of Lincoln's Arboretum. The property benefits from off road parking and is being sold with no onward chain.

Residents lounge, residents kitchen, reception area, kitchen, laundry room, dining room, sun room, bar, 18 bedrooms, 17 bathrooms and a mature garden. EER - C

Guide Price: £800,000

Lincoln Office | 01522 716204 | info@moutandminster.co.uk



Scampton, Lincolnshire

Located in the highly popular village of Scampton, approximately 6 miles north of Lincoln, this five/six bedroom detached house was built in 2013.

Study, kitchen, garden room, sitting room, games room, utility room, gym. Master bedroom with dressing room and en suite, 5 further bedrooms and family bathroom. EER - F

Guide Price: £735,000

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



Lincoln, Lincolnshire

A beautifully presented three bedroom property located in one of Lincoln's most sought after areas.

This 3 storey townhouse boasts accommodation comprising; Entrance vestibule, entrance hall, reception room, kitchen, study, utility room, drawing room, 3 bedrooms, 3 en suites and cloakroom. Outside is an enclosed rear garden with an outbuilding and patio area.

Guide Price: £595,000

Lincoln Office | 01522 716204 | into@mountandminster.co.uk



Harston, Lincolnshire

A superb and prominent home, set in impressive yet manageable grounds of around 4.5 acres, located on the edge of a peaceful village in the desirable Vale of Belvoir.

Accommodation in the main house includes 4 principal reception rooms, kitchen, pantry, larder, utility boot room, laundry room, wine cellar, 8 bedrooms, 4 bathrooms, a 3 bedroom cottage and landscaped gardens with outbuildings and garages. EER - F

Guide Price: £1,300,000

Grantham Office | 01476 515329 | info@mountandminster.co.uk



Gunby, Lincolnshire

Equestrian heaven, this property offers a complementary blend of both impressive and comfortable living accommodation, together with a wide range of outbuildings and facilities for the discerning horse enthusiast.

Accommodation include, a sitting room and dining area, family room, 2 kitchens, garden room, 4 bedrooms, 4 bathrooms, utility room, 1 bedroom self-contained annexe, equestrian facilities including an indoor manege, stables and paddocks. EER - D

Guide Price: £1,000,000

Grantham Office | 01476 515329 | info@mountandminster.co.uk



Denton, Lincolnshire

An extremely rare opportunity to acquire a beautiful Grade II listed country house with an additional detached self contained annex in one of the most sought after villages in the East Midlands.

Accommodation briefly includes an open plan kitchen diner, utility, lounge, drawing room, 3 double bedrooms in the main dwelling (including one en suite), as well as an additional bedroom in the annex which also enjoys a living room, kitchen, shower room and a stunning garden room.

Guide Price: £720,000

Grantham Office | 01476 515329 | info@mountandminster.co.uk



Sleaford, Lincolnshire

A large and prominent executive-style dwelling located within 360 degree gardens with excellent local travel connections in a private setting.

Accommodation briefly includes an open-plan kitchen diner with seating area, a formal drawing room, dining room, utility room, games room, indoor swimming pool, 6 bedroom and 6 bathrooms. EER - C

Guide Price: £700,000

Grantham Office | 01476 515329 | info@mountandminster.co.uk



Stapleford, Lincolnshire

A recently renovated and extended home with the versatility of a separate annex offering a wealth of flexible living options, all nicely tucked away down a quiet country lane and surrounded by the open countryside.

Accommodation briefly includes 4 reception rooms, 2 kitchen diners, 6 bedrooms and 5 bathrooms. The annex is currently run as a highly successful and popular holiday let. EER - D

Guide Price: £650,000

Grantham Office | 01476 515329 | info@mountandminster.co.uk



Bassingham, Lincolnshire

A pretty and well-proportioned Grade II listed former farm house dating back to the late 1600's with a wealth of original features, situated in the heart of this highly desirable village.

Accommodation includes a drawing room, lounge, dining room, kitchen, utility, 5 first floor bedrooms with 3/4 bathrooms, study and an additional 3 bedrooms with another study/dressing room on the second floor and a range of outbuildings. EER - D

Guide Price: £600,000

Grantham Office | 01476 515329 | info@mountandminster.co.uk

Mount & Minster



Saltby, Leicestershire

This property is an extensive Grade II listed character farmhouse situated in the heart of the village. Stunning countryside views over its 1 acre paddock, spacious accommodation, ample off road parking makes a lovely family home.

Accommodation includes a sitting room, lounge, kitchen, dining room, garden room, utility room, snug, 6 bedrooms, bathroom and garage. EER - E

Guide Price: £550,000

Grantham Office | 01476 515329 | info@mountandminster.co.uk



Waltham on the Wolds, Leicestershire

A beautiful family home with a tasteful blend of modern living yet with the retention of character and charm throughout. This spacious home enjoys extensive gardens and gorgeous views over the surrounding countryside.

Accommodation includes a living room, separate sitting room, open-plan kitchen diner, a family room, master suite with dressing room and modern bathroom, together with 3 more double bedrooms and 2 bathrooms. EER - F

Guide Price: £495,000

Grantham Office | 01476 515329 | info@mountandminster.co.uk



Brant Broughton, Lincolnshire

An immaculate and attractive home with large rooms while providing ease of access with a lift and minimal steps for those in need of an accessible and easy home.

Accommodation includes kitchen, lounge, snug, 3 double bedrooms including a master suite with dressing room and en suite, as well as an additional family bathroom. EER - E

Guide Price: £450,000

Grantham Office | 01476 515329 | info@mountandminster.co.uk



Bottesford, Nottinghamshire

An immaculate executive-style home, situated on the edge of this highly sought-after village, providing extensive living accommodation throughout and enjoying unspoilt views over the open countryside and beyond.

Accommodation includes a lounge, kitchen diner, snug, garden room, office, 4 bedrooms, 2 bedroom and double garage. EER - D

Guide Price: £400,000

Grantham Office | 01476 515329 | info@mountandminster.co.uk



Ancaster, Lincolnshire

A superb cottage with impressive internal space including full height lounge, bespoke fitted kitchen and versatile bedrooms. A practical blend of character with a modern yet tasteful finish.

Accommodation includes a spacious utility, a bespoke kitchen, lounge, 3 bedrooms on the first floor, family bathroom and an additional double bedroom on the ground floor with a neighbouring shower room. EER - E

Guide Price: £375,000

Grantham Office | 01476 515329 | info@mountandminster.co.uk



Bourne, Lincolnshire

A one-of-a-kind Victorian property extending to over 2,500sq.ft. with well-proportioned living accommodation and a wealth of original features that set this beautiful home apart.

Accommodation briefly includes a large reception space incorporating a kitchen, together with an additional reception room, separate utility and a ground floor bathroom, 4 double bedrooms on the first floor and 2 bathrooms, including 1 en suite. EER - C

Guide Price: £300,000

Grantham Office | 01476 515329 | info@mountandminster.co.uk



Spilsby, Lincolnshire

A unique opportunity to acquire a detached farmhouse situated within 8.8 acres and benefitting from numerous structures including a grain store and barns.

Requiring full refurbishment, the farmhouse comprises; lounge, sitting room, dining room, kitchen, cellar, scullery, 6 bedrooms and a bathroom. Outside there are gardens with paddocks extending to 6.25 acres and farm buildings and former shepherd cottage. EER - G

Guide Price: £550,000

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



Cammeringham, Lincolnshire

A beautifully presented four bedroom detached house located approximately 8 miles north of the Cathedral City of Lincoln. Enjoying an elevated plot on a no through road in the village of Cammeringham.

Modern accommodation comprises; entrance hall, lounge, dining room, study, kitchen orangery, utility room, 4 bedrooms, en suite shower room and family bathroom. Outside there is a detached double garage and an enclosed rear garden. EER - D

Guide Price: £450,000

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



Aubourn, Lincolnshire

This well presented and spacious three bedroom family home, within the popular village of Aubourn, is located on the outskirts of the city of Lincoln.

The property offers; entrance hall, cloakroom, lounge, dining room, kitchen, utility room, 3 bedrooms, en suite shower room and family bathroom. Outside there is a double garage, driveway and enclosed front and rear garden. EER - D

Guide Price: £260,000

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



Heighington, Lincolnshire

A newly built executive house located on the edge of the popular village of Heighington.

This impressive property has accommodation comprising; entrance hall, lounge, dining room, kitchen, study, 5 bedrooms, 2 en suites and bathroom. Outside there is a double garage and enclosed rear garden. EER - B

Guide Price: £500,000

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



Caistor, Lincolnshire

One of Caistor's most historic houses, this five/six bedroom house is located in the centre of the highly popular market town of Caistor boasting a beautiful walled garden.

The accommodation comprises; lounge, kitchen diner, utility room, cloakroom, studio with bedroom 6 above, 5 bedrooms, en suite to the master, shower room and bathroom. Outside the property benefits from a beautiful garden and off road parking. EER - E

Guide Price: £425,000

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



Lincoln, Lincolnshire

A modern two bedroom terrace property which has recently been modernised.

The accommodation comprises; entrance hall, cloakroom, open plan kitchen diner lounge, 2 double bedrooms and bathroom. Outside there is an enclosed rear garden with patio, decking and allocated parking. EER - C

Guide Price: £140,000

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

Midlands, & the North

The Midlands is home to Britain's first national park, The Peak District National Park, the allure of Derbyshire is rooted in the organic beauty of nature. The varied textures of the wildlife offer not only aesthetic appeal but also provide a playground for recreational activities and adventure sports. This appeal extends to the architectural splendor of the region, where some of the finest Stately Homes, including Chatsworth, Haddon Hall, Kedleston and Calke Abbey, supplement their stunning setting. The monumental beauty of the Peak District is such that the heights of its landscape have inspired writers for centuries, from Jane Austen and Charlotte Bronte to William Wordsworth and Sir Arthur Conan Doyle.

The North-East of England may boast two of Britain's favourite market towns (Alnwick and Hexham), together with a thriving and picturesque commercial centre in Newcastle-upon-Tyne, but in reality the region is Britain's "best kept secret" Northumberland and Durham offer miles of heritage coastline, Hadrian's Wall World Heritage Site and thousands of acres of magnificent countryside. The region enjoys exceptionally good communications with the capital and, being geographically close to the centre of Britain, it also lies within a 2-hour drive of The Lake District, York and Edinburgh.

Peak District National Park, Derbyshire



John German 



Hildersley, Herefordshire

Substantial Period farmhouse with range of outbuildings on the outskirts of the popular Market Town of Ross-on-Wye.

Farmhouse includes 3 reception rooms, cellars, 6 bedrooms, adjoining dairy, garaging and workshop. Outbuildings with planning consent for conversion, detached Granary currently providing office space, and a 2 bedroom cottage, in all about 3 acres. EER - F

Guide Price: £1,350,000

Hereford Office | 01432 355455 | jc@flintandcook.co.uk



Marden, Herefordshire

Detached half-timbered farmhouse on the edge of a popular village 7 miles from the Cathedral City of Hereford.

Reception hall, drawing room, dining room, sitting room, kitchen, study, master bedroom with dressing room and en suite, 4 further bedrooms, bathroom, shower room, ample parking, outbuildings, paddock and attractive gardens, extending in all to about 2 acres. EER - D

Guide Price: £645,000

Hereford Office | 01432 355455 | hereford@flintandcook.co.uk



Fownhope, Herefordshire

Charming detached modern "cottage" on a small development in sought after village between Hereford and Ross-on-Wye.

Reception hall, sitting room, large open-plan kitchen/dining room, shower room, 3 bedrooms, bathroom, parking, space for garage, attractively landscaped gardens. EER - C

Guide Price: £415,000

Hereford Office | 01432 355455 | hereford@flintandcook.co.uk



Bringsty, Nr Bromyard, Herefordshire

Detached country cottage in idyllic rural location adjoining common land, in need of further updating.

Reception hall, sitting room, dining room, kitchen, shower room, large landing, 2 bedrooms, gardens, outbuildings including loose boxes and tack room, and 2 paddocks, extending in all to just under an acre. EER - F

Guide Price: £375,000

Bromyard Office | 01885 488166 | bromyard@flintandcook.co.uk



Abbots Bromley, Staffordshire

A wonderfully extended country home full of charm and character. Accommodation includes three reception rooms and five double bedrooms, which including the garage totals 4,300sq.ft. Situated in an impressive plot of 3.1 acres, with far reaching views to many aspects.

Netherwood Farm is located just a short distance away from the popular and sought-after village of Abbots Bromley, with good local private and state schools. There is excellent commuter access to many employment hubs with train services to Birmingham and London via Lichfield Trent Valley Station. Netherwood Farm is close to the local leisure facilities at Hoar Cross Hall and St. George's Park. On entering the property a splendid reception hall gives access to the 3 reception rooms plus the lovely breakfast kitchen leading to a further study room. The first floor split level galleried landing gives access to the 5 good sized bedrooms, the master being en suite, and the family bathroom. Outside the property sits on a splendid plot of 3.1 acres in all and is surrounded by well-maintained south facing gardens, orchard, playing fields, copse and useful paddock all enjoying fantastic far reaching views. There is a gated driveway approach which leads to an ample parking and turning area and further to a detached triple garage block with useful room above. EER - E

Guide Price: £1,150,000

Burton Upon Trent Office | 01283 512244 | burton@johngerman.co.uk

www.johngerman.co.uk



Seighford, Staffordshire

An exceptionally spacious, highly individual and beautifully appointed detached house, situated in a delightful village location.

A wonderful reception hall provides the most outstanding introduction to this superb property. The ground floor offers a contemporary lounge, spacious study and formal dining room along with the stunning 'Linda Barker' living dining kitchen. Upstairs boasts 2 bedrooms with dressing rooms and en suites plus a further 2 en suite bedrooms. A large driveway leads to a garage to the front, whilst to the rear the garden enjoys a lawn, sun terrace and summer house. With views of the picturesque village church, this property really must be viewed to be appreciated. EER - B

Guide Price: £1,000,000

Stafford Office | 01785 236600 | stafford@johnngerman.co.uk



Rothley, Leicestershire

An outstanding extended family home situated in the ever-popular Leicestershire village of Rothley. The property offers five bedrooms and two reception rooms plus a family room/playroom and a conservatory which overlooks the Japanese themed garden.

This detached 5 bedroom family home has been extended over the years and offers excellent living space including 3 reception rooms and a conservatory to enjoy the garden view. Located on Swithland Lane on the fringe of Rothley, the property is within easy reach of the villages of Quorn and Mountsorrel which all offer an excellent variety of local amenities. An early viewing is essential in order to appreciate the accommodation on offer and most importantly the sought-after location. EER - D

Offers in Excess of: £500,000

Loughborough Office | 01509 239121 | loughborough@johnngerman.co.uk



Penkridge, Staffordshire

An outstanding opportunity to acquire a delightful property with excellent equestrian facilities. Gardens, grounds and paddocks in all extend to approximately 14 acres.

This property enjoys a truly enviable location situated on the Teddesley Estate, excellent for buyers with equestrian interests. There are some lovely views from the property in this peaceful and tranquil location that is exceptionally convenient for commuting and modern-day life. The fantastic family living accommodation includes a lounge with inglenook fireplace, further sitting room, study and formal dining room along with the breakfast kitchen. Plus a cellar and 4 bedrooms along with 3 bath/shower rooms. EER - F

Guide Price: £1,200,000

Stafford Office | 01785 236600 | stafford@johnngerman.co.uk

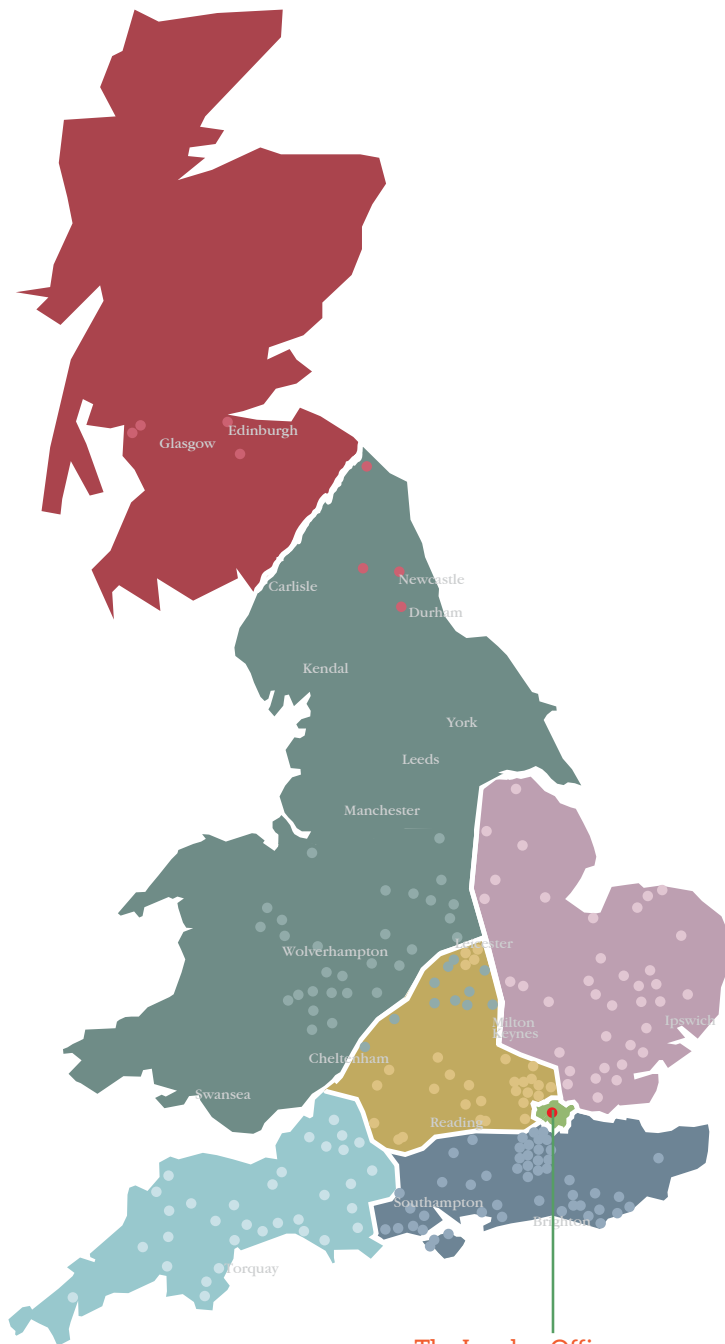
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