

EDITION 1 - 2023

COUNTRY HOUSES

— FARMS & ESTATES —



Welcome

TO THE FIRST EDITION OF COUNTRY HOUSES FARMS & ESTATES 2023

Welcome to *Country Houses, Farms & Estates*, providing you with valuable insights and expert commentary on the country market. Even in these uncertain times the country market shows remarkable resilience, with the average selling price increasing by 15% versus the five-year average, proving the lure of a property in the countryside is still irresistible for many (see page 4 for our national market overview).

Our 30-strong Country Department team are masters at handling some of the most exceptional properties in the UK. Based in our London headquarters, the team supports our regional office network with specialist knowledge and unparalleled access to buyers across the globe. A selection of such properties is featured in this publication, including our cover image, the resplendent Shenstone House in Warwickshire (page 59).

Whether you're buying, selling or investing in the countryside, the latest in-depth insights from our 10 key regional departments offer a flavour of the specialist knowledge we provide our clients (page 14 onwards). Meanwhile, proving that a move to the countryside doesn't have to mean being cut off, agents from our recently opened offices in Cambridge, Yorkshire, Lymington and Cheshire discuss the vibrant communities attracting buyers that promise the best of both worlds (page 6).

If you're looking to make a move, do get in touch with our team - you'll find their details on page 8. I believe our tailored, specialist advice means we're best positioned to help you on your property journey.



EDWARD ROOK

Head of the National Country Department





There's more to making your move.

We go further to offer the right property advice for you.



Let's talk about what really moves you.

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UK prime property market review 2022

2022 WAS ANOTHER STRONG YEAR FOR THE COUNTRY HOUSE MARKET. THE 'RACE FOR SPACE' CONTINUED, AND BUYERS WHO MISSED OUT IN 2021 DUE TO THE FRENZIED CONDITIONS CREATED BY THE STAMP DUTY HOLIDAY WERE MOTIVATED TO SECURE THEIR IDEAL HOME.



BY CHRIS DRUCE
Senior Analyst, Residential Research

£5.2m

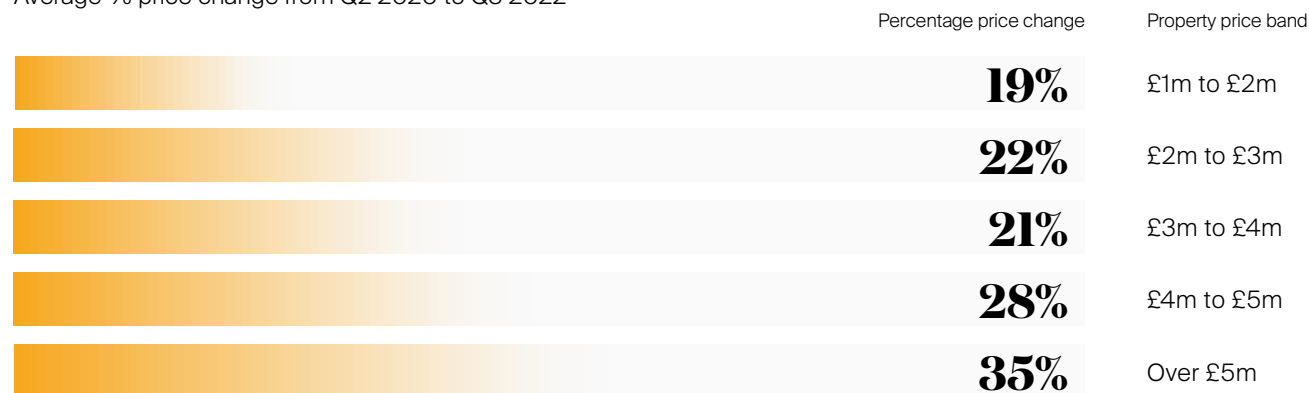
The prospective spend per head for buyers registered for £2m+ properties in the country market was at a 10-year high*

£3.5m

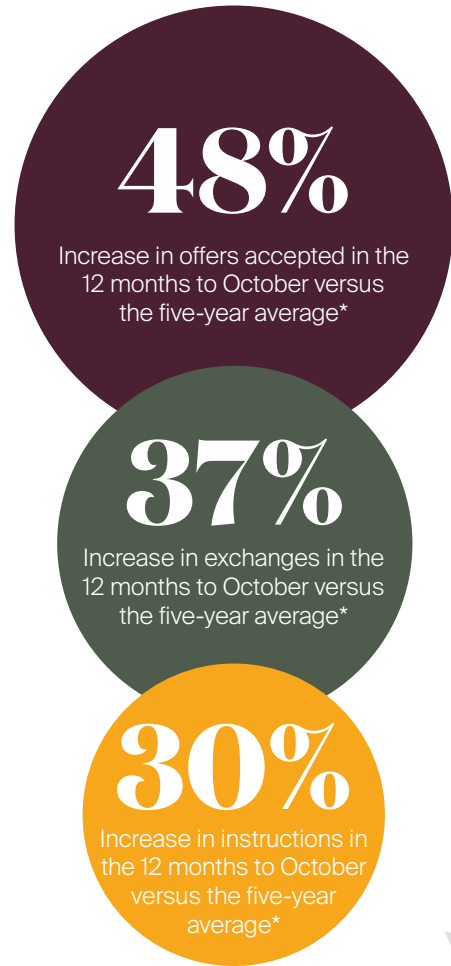
The average price of a property sold in the country market; an increase of 15% versus the five-year average*

The high-value country market has set the pace since the pandemic

Average % price change from Q2 2020 to Q3 2022



Source: Prime Country House Index

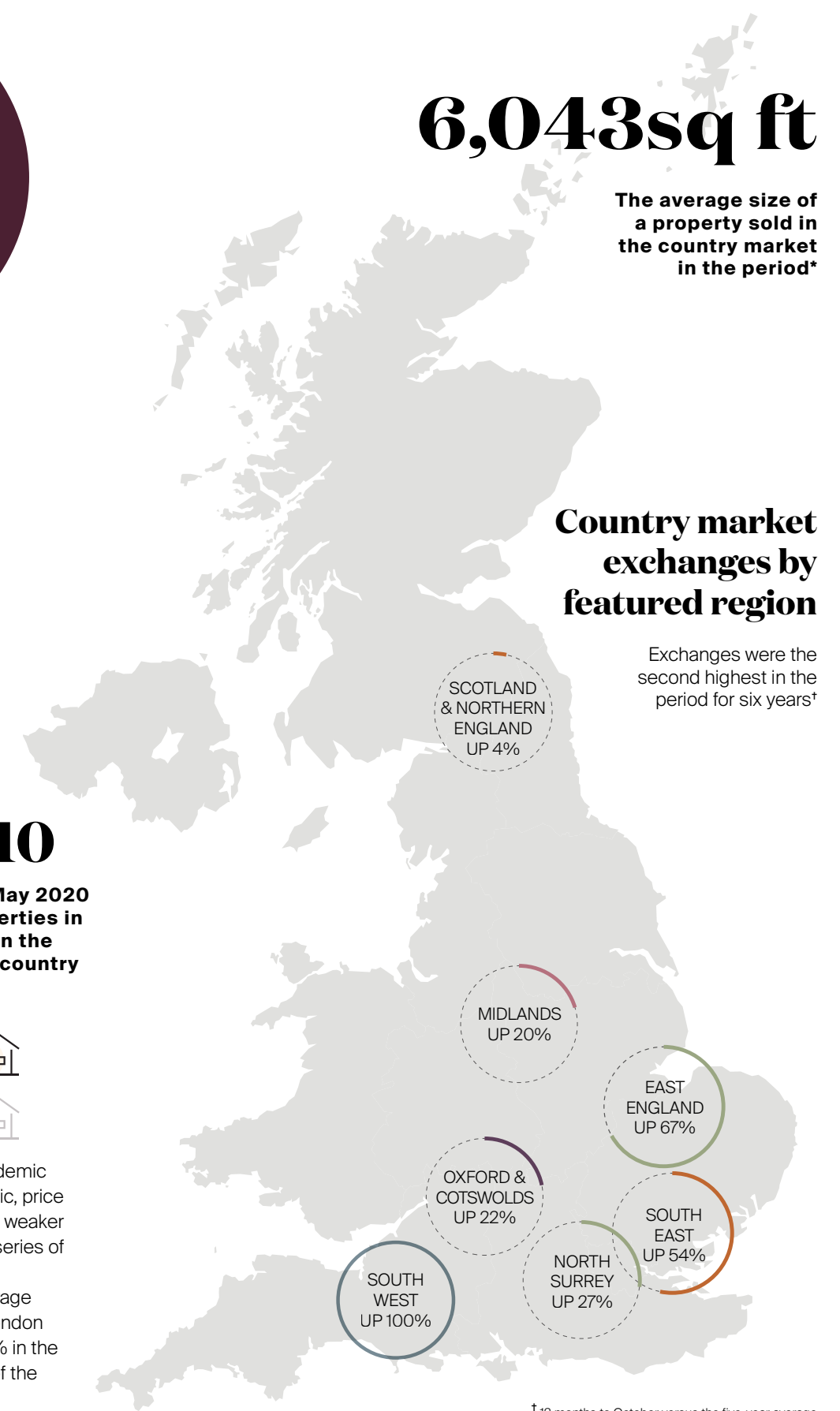


6,043sq ft

The average size of a property sold in the country market in the period*

Country market exchanges by featured region

Exchanges were the second highest in the period for six years*



*12 months to October versus the five-year average

Nine out of 10

Number of quarters between May 2020 to October 2022 in which properties in the £5m+ value band have been the top-performing section of the country market for price growth

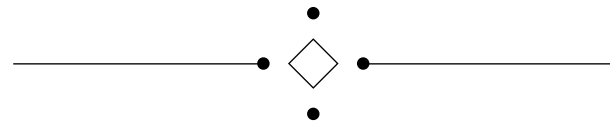


Higher-value property has led the pandemic boom. In the years before the pandemic, price growth for higher-value properties was weaker than the mainstream market due to a series of tax changes and political uncertainty. In the decade to March 2020, the average price of a £5m+ property outside of London increased by 29% compared with 75% in the UK mainstream market. The top-end of the market is now playing catch-up.

*Source: Knight Frank Research. 12 months to October 2022 versus the five-year average unless stated. KPIs £2m+ except for Scotland and Northern England at £1m+

Rural, not remote

MOVING TO THE COUNTRY DOESN'T HAVE TO MEAN BEING CUT OFF. PIPPA JACKSON
EXPLORES THE INCREASING APPEAL OF A RURAL LIFE CHOICE.



The enduring image of country life for many city dwellers is being stuck in the middle of nowhere, with an intermittent phone signal, in vast expanses of mud. But is that the whole picture? And, if so, why the recent surge in demand for country homes?

Recent years have seen a rise in younger people moving to the countryside. In 2012, the proportion of sales outside of London among buyers under 50 was 48%. In 2021, that figure grew to 60%.

The effect on rural communities has, in many cases, been transformative. Edward Rook, Head of Knight Frank's Country Department, says: "With people spending more time in the country, they've invested more in their local communities, which has led to better amenities. The countryside is thriving and vibrant, becoming an increasingly attractive life choice."

If you want tranquillity and no neighbours within sight, you can have it, but country life doesn't have to mean living in isolation. Here, our local agents share their insights on four locations offering the best of both.

North: York
Melissa Lines, Head of Sales, Yorkshire

Just beyond historic York lies the glorious countryside of the North Yorkshire Dales, the Yorkshire Moors and North Yorkshire National Park. Melissa Lines, Head of Sales in Yorkshire, says Thornton-Le-Dale is one of the area's most sought-after villages. "The thatched cottage by the babbling beck is one of the best-loved sights in the National Park – a real 'chocolate box' image – while the A64 links it to the wider metropolitan area"

Malton is another popular location with good rail links to York, where there are direct services to London, Leeds and Edinburgh. Lines also recommends the market town of Knaresborough, four miles east of Harrogate and popular with commuters. "The area has real character: a legendary Tudor prophets, a once-royal castle, a magnificent viaduct and breathtaking countryside views."



"With people spending more time in the country, they've invested more in their local communities, which has led to better amenities. The countryside is thriving and vibrant, becoming an increasingly attractive life choice"

South: Lymington
Toby Turnage, Partner, New Forest, Waterfront and Isle of Wight Sales

With the Solent as a playground for watersport enthusiasts, plus the Jurassic Coast and New Forest to explore, Lymington locals are spoilt for choice. Toby Turnage, Head of Sales in Lymington, has noticed an increase in younger people moving to the area. "Many grew up here, but not everyone has a previous affinity with the area - some look along the stretch of coastline that's not too far from London. The train takes 1 hour 45 minutes from Brockenhurst to London Waterloo."

For a waterfront location, Turnage recommends Milford-on-Sea for its primary school, thriving high street and youthful vibe. Lesser-known spots boasting good pubs include East Boldre and Bucklers Hard, while slightly more rural options are Beaulieu and Pilley. "The beauty of living by the New Forest is that it's protected, so you won't be surprised by development in that area - though this may constrain plans for your own property renovation."

East: Cambridge
Michael Houldon, Head of Sales, Cambridge

Cambridge is steeped in history and also boasts a futuristic science industry, yet in 20 minutes, you can be in glorious countryside. Michael Houldon, Head of Sales in Cambridge, says the school commute is a key consideration for many



buyers. "Once children are in those prized establishments, you'll be here for 10 years."

He adds: "Our clients still need access to the city, be that Cambridge or London, but otherwise, a good pub within walking distance and a shop for essentials are the key necessities." Areas to the south and west of Cambridge, such as St Neots, Great Shelford and Royston, appeal greatly to commuters as they have the best transport links to London.



West: Cheshire
Andrew Fisher, Head of Sales, Cheshire

Scenic Cheshire has miles of canal waterways and expanses of sublime countryside. Its excellent rail links make it popular with those who work in the city but want to enjoy the best of country life.

Andrew Fisher, Head of Sales in Cheshire, describes Wilmslow and Alderley Edge as the "perfect gateway to the Cheshire countryside and Peak District while still being easily accessible for those who aren't quite willing to give up the hustle and bustle completely."

Vibrant Cheshire towns include Macclesfield, Northwich and Nantwich, but if you're looking for idyllic village life, Fisher recommends Tarporley for its easy access to the Sandstone Trail, voted one of Britain's Best Walks.

Moving to the country could be the start of a wonderful new chapter. Finding the right property and location that offer you what you need is key; from spaces to work or work out, to facilities for animals or a decent local pub, local Knight Frank teams are here to help.



Opposite: The North York Moors. Left: Lymington. Top: Cambridge. Above: River Dee, Cheshire

Country connections

FROM SPORTING ESTATES TO CITY VILLAS, CASTLES TO FARMHOUSES, OUR NATIONAL COUNTRY DEPARTMENT MARKETS EXCEPTIONAL HOMES IN THE UK, IRELAND AND CHANNEL ISLANDS. THE LARGEST NATIONAL DEPARTMENT OF ITS KIND, OUR 30-STRONG LONDON-BASED TEAM HAS MORE THAN 300 YEARS OF COMBINED EXPERIENCE AND HANDLES MORE COUNTRY PROPERTY SALES THAN ANY OTHER AGENT IN THE UK, GIVING US ACCESS TO AN UNRIVALLED AMOUNT OF BUYERS.



A DEDICATED TEAM, IN LONDON AND LOCALLY

We work closely with your local Knight Frank office to pool resources and knowledge to market your property, giving the widest exposure and a comprehensive service from a team with a proven track record to match buyers to their ideal home. You can also tap into the expertise of specialists within our department, such as those who focus on Super Prime properties, or our Farms, Estates and Equestrian teams.

GOING FURTHER TO FIND THE RIGHT BUYER

We connect with the full, global Knight Frank network to find suitable, ready-to-proceed buyers. Along with our country offices, we have 487 offices in 53 territories which act as a global shop window, drawing buyers from all the major wealth sources. Our website is translated into 24 languages, and we utilise our high-profile social media presence and content marketing strategies – all to maximise your property's visibility.

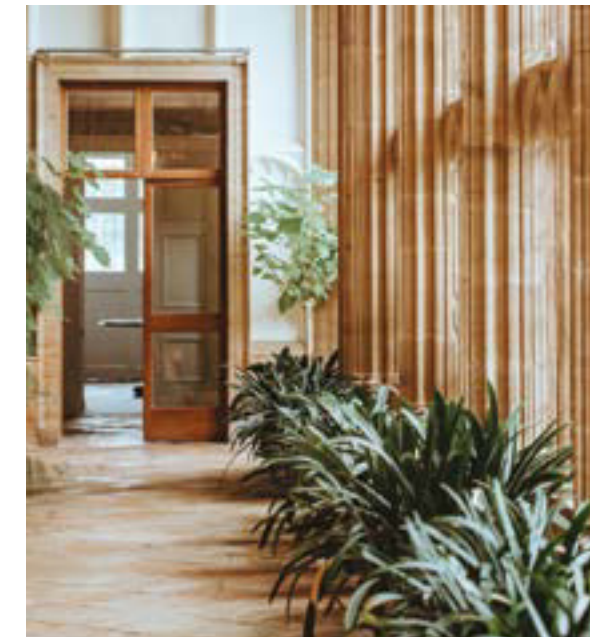
Speak with a team member

OFF-MARKET SALES

Around a third of our properties are sold off market – in other words, privately and without ever being advertised. This approach is popular with sellers wanting a discreet transaction and allows buyers to access sought-after properties not typically available on the open market. Our team will happily make this option available, should you feel it's the right course for you, and will make every effort to market to our discerning network of buyers from around the world.

CONNECTING YOU TO OTHER SERVICES

We also offer sellers and buyers access to a full range of property-related services provided by Knight Frank and our partners. They include our independent buying consultancy, The Buying Solution, our Building Consultancy, Rural Consultancy, Knight Frank Finance and insurance partners A-Plan, among others.



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Taking action

STUART COLE, PARTNER IN OUR COUNTRY DEPARTMENT, SHARES THE OPTIMISM AND COMRADESHIP HE AND OTHER KNIGHT FRANK VOLUNTEERS EXPERIENCED AFTER DELIVERING AID TO VICTIMS OF THE UKRAINE WAR

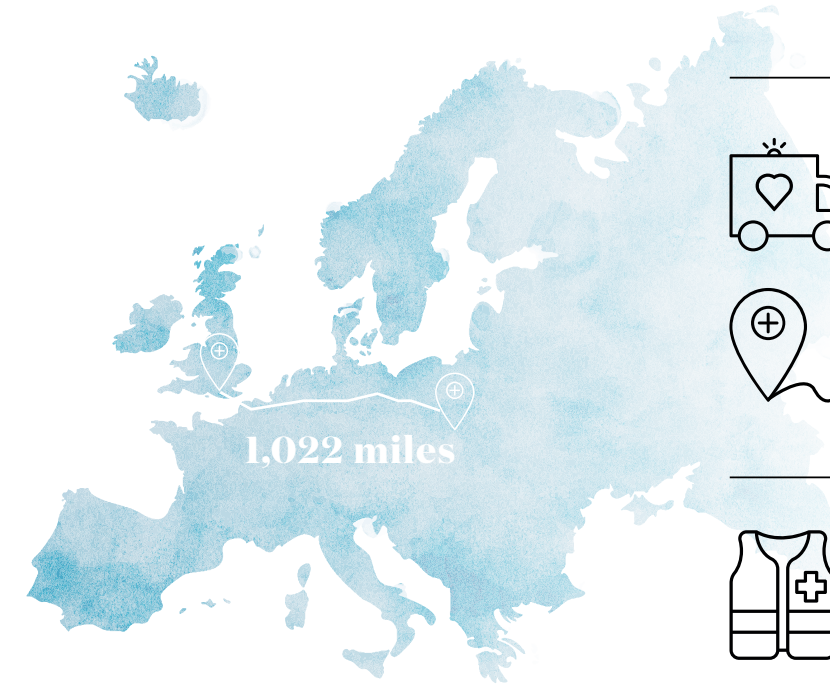


Last September, 11 employees from across Knight Frank's offices spent three days supporting the ongoing humanitarian efforts in Ukraine, organised by Ukraine Action. Together, they loaded a convoy of 10 trucks with essential aid and drove them from London to displaced citizens in Kyiv. Stuart Cole, a Partner in the Country Department, recounts the three-day journey.

"The decision to support this cause was an easy one for all of us, particularly when you see human suffering on that scale. On a personal level, most of us also knew families that had been directly affected by this tragic situation.

"The enthusiasm and support for the trip were overwhelming; we had three times as many people as we needed volunteer for it. Admittedly, some were worried about the length of the journey and whether they would be able to drive the trucks, but everyone took to it quickly and enjoyed the experience.

"We had to pack light, so we worked with the charity to understand what we should bring. The essentials were a good attitude, humour and ingenuity - plus a wallet and mobile phone. The only other requirements were a light strapped to the truck roof and a walkie-talkie in each car.



A convoy of **10 trucks**
Loaded with essential aid

Travelled for a total of **20 hours**
on the journey from London to Poland

Ukrainian Action has raised over **\$600k**
to date

MAKING THE JOURNEY

"We collected the aid at a base in London, and after labelling it up and packing it into the trucks, we set off on the long drive. We headed for the Channel Tunnel and travelled to Liège in Belgium, where we arrived after midnight and stopped for some much-needed sleep.

"The next day was an early start for the 700km drive to Dresden in Germany. We all met that evening for a team dinner; though four of us, including myself, were late after our truck broke down, meaning we had to load our supplies into another car. On Sunday morning, we drove the final 270km to Wrocław in Poland, where we handed over the trucks to our Ukrainian friends.

"When we arrived in Poland, there were mixed feelings in the team. On the one hand, we were sad that the trip was nearly over, but on the other, we were elated that we had made it and humbled by the reaction of the people receiving the aid and how much it meant to them. This moment reminded us what it was all about and how our own lives are so sheltered from the reality of war.

TRUE TEAMWORK

"Over the three days, the journey just got better and better. The camaraderie, teamwork and fun we had was fantastic. People from different walks of life and sectors of the business got along incredibly well, staying in good humour and having a tremendous can-do attitude. It showed that the family of Knight Frank is genuine.

"Afterwards, we met many Ukrainians displaced in Poland. Their attitude was positive, grateful and proud.

"They made us feel welcome and thanked us more than we felt we deserved. They shared stories of their family situations, the positive attitude of the Ukrainian people and how much of a difference we were making. It felt strange to leave them and fly back to our warm homes. Suddenly, the issues we face at home felt insignificant.

BUILDING LIFELONG RELATIONSHIPS

"The journey was incredibly worthwhile; it gave all of us pause for thought. Many of the team have continued working with the charity, which speaks volumes about its impact on the team. My son has since raised money and embarked on a separate trip for the charity.

"The mission was organised using the volunteering leave offered at Knight Frank, who were generous in their support for the charity.

"For anyone considering doing this but feeling nervous about it, don't hesitate. It will make your year. There is no downside and so much to gain."

For further information, please contact: Sarah Leaman, Interim Head of Corporate PR, sarah.leaman@knightfrank.com



Setting you up for success

WHEN MARKETING YOUR PROPERTY, WE GO BEYOND WHAT'S USUALLY EXPECTED OF A REAL ESTATE AGENCY. WORKING WITH THE GLOBAL KNIGHT FRANK NETWORK FROM OUR LONDON HEADQUARTERS, OUR EXPERIENCE, UP-TO-THE-MINUTE KNOWLEDGE OF THE LATEST TRENDS AND LONG-STANDING INDUSTRY RELATIONSHIPS ENSURE WE BRING IN BUYERS WHO WILL BE SPECIFICALLY INTERESTED IN YOUR PROPERTY.



TRUSTED PROPERTY MARKETING SPECIALISTS

When you market your property through Knight Frank, we offer a wealth of marketing tools to ensure it is seen by the right people, in the right places, at the right time. The marketing strategies we create for your property combine cutting-edge technology, intimate local-area knowledge, the latest market insights and traditional advertising methods to maximise its visibility online and in the real world.



CONNECTING THE RIGHT PEOPLE TO YOUR PROPERTY

We pride ourselves in knowing our buyers well so that our clients gain quality viewings. We offer outstanding professional photography and state-of-the-art videography, including drones (subject to local planning consent), to showcase your home in the best light in print and digital. From our eye-catching brochures and mailouts, to paid advertising and tailored alerts for our buyers, we are masters at property marketing.



QUALITY PRESS COVERAGE

Our in-house PR team has extensive experience generating positive and compelling editorial for our clients, which helps us drive sales leads, reaching a wider audience looking for their perfect home. We have established strong relationships with the press, with our core focus being the national property supplements such as *Sunday Times Home*, *The Times Bricks & Mortar*, *FT House & Home* and *The Telegraph*. We also have a 125-year relationship with *Country Life*, the best place to showcase your country property to the right buyers domestically and abroad.



A POWERFUL DIGITAL PRESENCE

In addition to our website, which is viewed by more than 13 million people every year, we harness the full potential of online property portals such as Rightmove, Zoopla, OnTheMarket and PrimeLocation. We can also include your property in carefully targeted, bespoke email campaigns at a local, national and global level, capitalising on our extensive client and property database.



PLUGGED IN TO A GLOBAL AUDIENCE

We use social media to its full extent, harnessing our combined global reach of 32 million people to proactively engage with audiences looking for a property just like yours. We can showcase your property organically or as part of a targeted, paid promotion campaign on Facebook, Twitter, Instagram, LinkedIn and YouTube.

SPEAK WITH A TEAM MEMBER

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14.

North Surrey



Stuart Cole
Head of North Surrey Sales



REGIONAL INSIGHT

Data provided by Chris Druce,
Senior Analyst, Residential Research

2022 has been an interesting year. Despite the geopolitical and financial turmoil, the housing market and attitude of buyers here have remained consistent. The weakness of the pound has brought many international buyers to the market. The domestic market has also remained particularly strong. Seemingly, the only thing holding back transaction levels is the lack of quality homes to sell. This is clear evidence that people who live here want to stay and not sell. Demand is outstripping supply and the best in class property priced right sells well. Whilst stock levels remain as they are, we believe that the global attraction of North Surrey will ensure that our market remains strong.

Stuart Cole
Head of North Surrey Sales

“We believe that the global attraction of North Surrey will ensure that our market remains strong throughout the year”

Highest value sale in 12 months to October 2022

£20m



Average sale price, 12 months to October 2022 (£2m+)

£4,456,207

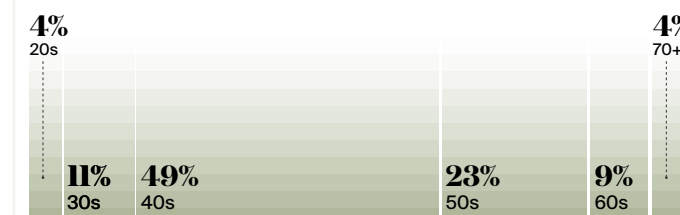


6,807
square foot

Average size of a property sold in 12 months to October 2022 (£2m+)

What age were the buyers

12 months to October 2022



7 ★

Michelin-starred restaurants

71

Outstanding schools and nurseries



Where do buyers come from?

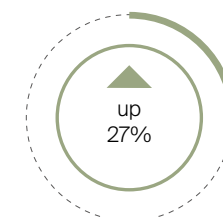


£2m+ exchanges year to October 2022

12 months to October 2022 vs five-year average (£2m+)



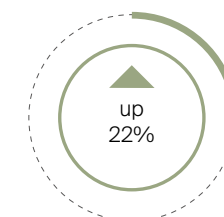
New prospective buyers



Exchanges



Offers accepted



Market valuation appraisals

Change in average sale price vs five-year average in 12 months to October 2022

18%



Harwood House

Oxshott, Surrey

- ▶ 6 bedrooms ▶ 7 bathrooms ▶ 5 reception rooms ▶ Swimming pool ▶ Gym ▶ Guest apartment ▶ Garaging
- ▶ Landscaped gardens ▶ EPC B ▶ Freehold ▶ Council Tax band G

Exquisite design from the ground up, the luxurious carpets, impeccable hard flooring, immaculate tiling and pristine fittings are complemented by a soothing spectrum of muted tones and elegant expressions of luxury that only the most premium homes can claim as their own.

Guide price £8,500,000

Property Number: CBM012259942

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nathaniel.bracegirdle@knightfrank.com | 01932 808586



Faircross

Wentworth, Surrey

- ▶ 6 bedrooms ▶ 7 bathrooms ▶ 5 reception rooms ▶ Indoor swimming pool complex ▶ Cinema ▶ Commercial kitchen
- ▶ Secondary accommodation ▶ Outdoor swimming pool ▶ Approximately 1.5 acres ▶ Freehold ▶ Council Tax band H

A fantastic opportunity to acquire a brand new mansion on the Wentworth Estate in partnership with Octagon Bespoke, positioned on a 1.5 acre, south-west backing plot adjacent to the 17th green on Wentworth Golf Course.

Guide price £22,000,000

Property Number: CH0012252359

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— AVAILABLE FOR SALE —

FAIRFIELD HOUSE
Wentworth, Surrey

A magnificent three storey, six bedroom Georgian style mansion, offering spacious accommodation set in 0.75 acres of south-facing landscaped gardens.

- ▶ 6 bedrooms ▶ 6 bathrooms
- ▶ 6 reception rooms ▶ Triple garage
- ▶ Swimming pool
- ▶ Landscaped gardens & grounds
- ▶ In all about 0.75 acres ▶ EPC C ▶ Freehold
- ▶ Council Tax band H

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Guide price £6,790,000



— AVAILABLE FOR SALE —

PINE HOUSE
Weybridge, Surrey

A classically designed house presented in immaculate condition throughout, featuring an impressive outside heated swimming pool and pool house.

- ▶ 6 bedrooms ▶ 5 bathrooms
- ▶ 5 reception rooms
- ▶ Swimming pool ▶ Double garage
- ▶ Approximately 0.5 acres
- ▶ EPC B ▶ Freehold
- ▶ Council Tax band H

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020 4586 2643
andrew.chambers@knightfrank.com
01932 800546

Guide price £5,850,000

**WILTON HOUSE**
Oxshott, Surrey

Wilton House is situated in the private and exclusive Crown Estate, Oxshott, one of the premier private estates in North Surrey.

- ▶ 6 bedrooms ▶ 7 bathrooms
- ▶ 5 reception rooms
- ▶ Triple garage ▶ Indoor swimming pool
- ▶ Gymnasium ▶ Approximately 0.67 acres
- ▶ EPC C ▶ Freehold
- ▶ Council Tax band H

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Guide price £5,500,000

**CHARTERS**
St. George's Hill, Surrey

Charters is a fine grand entertaining family home set in most generous grounds extending to 2.25 acres and backing St George's Hill golf course.

- ▶ 7 bedrooms ▶ 7 bathrooms
- ▶ 5 reception rooms
- ▶ Swimming pool ▶ Annexe ▶ Tennis court
- ▶ Approximately 2.25 acres
- ▶ EPC C ▶ Freehold
- ▶ Council Tax band H

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Guide price £6,950,000

S O L D



ARDELEY Wentworth, Surrey

▶ 7 bedrooms ▶ 7 bathrooms ▶ 3 reception rooms

A stunning new build home on the Wentworth Estate with an indoor swimming pool, gymnasium, triple garage and staff annexe.

Guide price £7,250,000

tom.hunt@knightfrank.com



KINGSMOOR Sunningdale, Berkshire

▶ 6 bedrooms ▶ 7 bathrooms ▶ 6 reception rooms

Kingsmoor sits in delightful gardens and grounds of about 3.5 acres and is located on one of the most highly regarded and exclusive residential roads in Sunningdale.

Guide price £7,300,000

tom.hunt@knightfrank.com



LILY MANOR Wentworth, Surrey

▶ 8 bedrooms ▶ 6 bathrooms ▶ 6 reception rooms

Lily Manor is a classically styled neo-Palladian recently built mansion built by Consero. The property occupies a magnificent position set in three acres and backing on to the 17th fairway of the PGA west course in the highly desirable Wentworth Estate.

Guide price £27,500,000

stuart.cole@knightfrank.com



LITTLE FOXES Oxshott, Surrey

▶ 8 bedrooms ▶ 7 bathrooms ▶ 7 reception rooms

A Georgian style family home set within fully landscaped and meticulously maintained south-west facing grounds. All accommodation extends to over 11,000 sq ft set over two floors.

Guide price £5,250,000

stuart.cole@knightfrank.com

S O L D

SHANDON St. George's Hill, Surrey

In one of the finest locations within the St George's Hill estate and with simply wonderful views of the golf course, a stunning house of approximately 14,400 sq ft.

- ▶ 8 bedrooms
- ▶ 8 bathrooms
- ▶ 6 reception rooms
- ▶ Indoor swimming pool
- ▶ Tennis court ▶ Secondary accommodation
- ▶ Approximately 1.5 acres

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020 4571 7408

Guide price £14,500,000



PIPITS HILL Wentworth, Surrey

Pipits Hill is a beautiful south-west facing gently sloping plot of 3.3 acres with planning consent for a new building.

- ▶ 6 bedrooms
- ▶ 3 bathrooms
- ▶ 3 reception rooms
- ▶ Backing 5th and 8th hole of East course
- ▶ Planning permission granted

stuart.cole@knightfrank.com

020 3797 8052

edward.shaw@knightfrank.com

Guide price £10,000,000



22.

South East



Oliver Rodbourne
Head of South East Sales



REGIONAL INSIGHT

Data provided by Chris Druce,
Senior Analyst, Residential Research

The South East continues to be a natural area for London couples and families to gravitate towards. This is largely due to the proximity and connections to the capital, as well as the immediacy to mainland Europe via the Channel Tunnel, numerous ferry crossings and Gatwick airport. Over the last 12 months we've seen a rise in international buyers, either coming out of London looking for weekend homes or looking to settle in the region for schooling and educational purposes. The array of property styles, series of National Parks and Downs and historic nature of this part of the country continues to attract demand.

Oliver Rodbourne
Head of South East Sales

“Over the last 12 months we’ve seen a rise in international buyers, either coming out of London looking for weekend homes or looking to settle in the south east for schooling and educational purposes”

Highest value sale in 12 months to October 2022

£31m



Average sale price, 12 months to October 2022 (£2m+)

£3,723,182

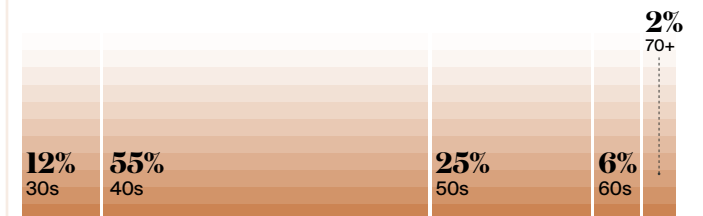


6,431
square foot

Average size of a property sold in 12 months to October 2022 (£2m+)

What age were the buyers

12 months to October 2022



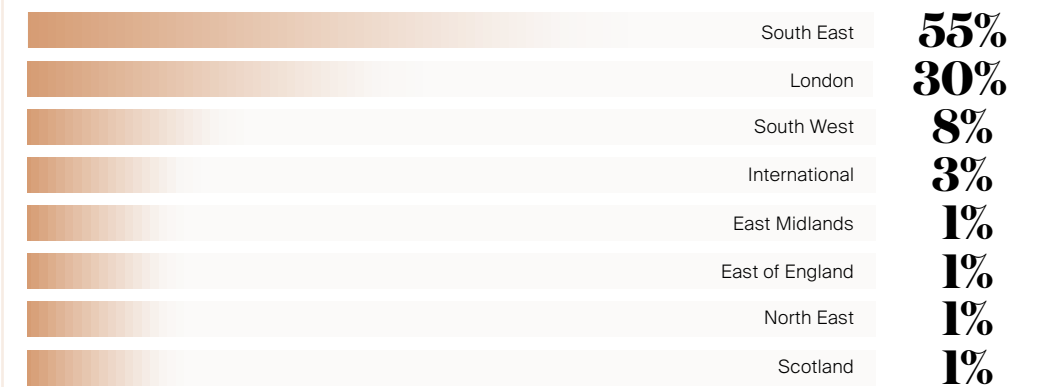
1 ★

Michelin-starred restaurants

285 ✎

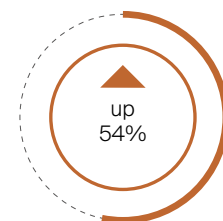
Outstanding schools and nurseries

Where do buyers come from?



£2m+ exchanges year to October 2022

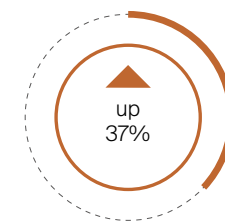
12 months to October 2022 vs five-year average (£2m+)



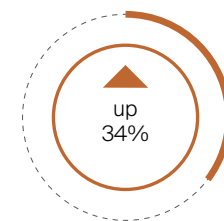
Exchanges



Offers accepted



New prospective buyers



Instructions

Change in average sale price in the 12 months to October 2022 vs five-year average

21%



Orange Grove

Guildford, Surrey

- ▶ 6 bedrooms ▶ 5 bathrooms ▶ 9 reception rooms ▶ Planning permission for a wellness area ▶ Tennis court
- ▶ Outbuildings ▶ Approximately 5.5 acres ▶ EPC F ▶ Freehold ▶ Council Tax band H

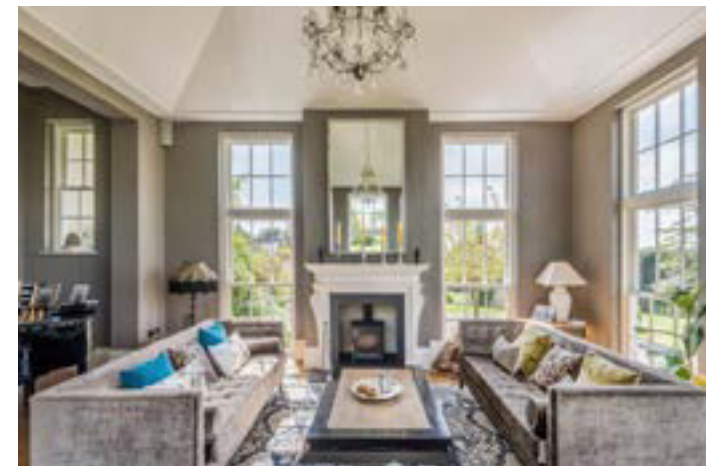
A beautifully presented Victorian country house in a desirable location in the middle of a peaceful hamlet just to the south of Guildford. The renovation of Orange Grove has been meticulously executed, and is now a beautifully presented family home with all of the comforts for modern day living.

Guide price £6,300,000

Property Number: GLD170312

julia.meadowcroft@knightfrank.com | 020 4586 2418

tim.harriss@knightfrank.com | 01483 355117



Alderwood House

Penshurst, Kent

- ▶ 5-7 bedrooms ▶ 5 bathrooms ▶ 6 reception rooms ▶ Swimming pool ▶ Gym
- ▶ 2 bedroom cottage ▶ Approximately 12.78 acres ▶ EPC D ▶ Freehold ▶ Council Tax band H

An imposing and beautifully presented property, ideal for contemporary living, with ancillary accommodation.

Guide price OIEO £6,950,000

Property Number: CHO012095188

edward.rook@knightfrank.com | 020 4586 2604

simon.biddulph@knightfrank.com | 020 4502 7106



St. Josephs Hall

Storrington, West Sussex

- ▶ 8 bedrooms ▶ 8 bathrooms ▶ 6 reception rooms ▶ Indoor swimming pool ▶ 2 self-contained cottages
- ▶ Vineyard ▶ Approximately 16.97 acres ▶ Freehold ▶ Council Tax band H

A magnificent Grade II listed Arts & Crafts country house with stunning views of The South Downs. The house is well situated within a parkland and landscaped garden of some 10 acres, with a vineyard beyond, taking the total to approximately 16.97 acres in all.

Guide price £5,250,000

Property Number: CH0012130001

oliver.rodborne@knightfrank.com | 020 4502 8120

S O L D

THE MANOR HOUSE Pirbright, Surrey

An outstanding Grade II listed manor house dating from the 15th century with immense character and charm; the ideal family home with incredible leisure facilities.

- ▶ 7 bedrooms
- ▶ 7 bathrooms
- ▶ 7 reception rooms
- ▶ Indoor swimming pool
- ▶ Coach house ▶ Stables
- ▶ Approximately 7.4 acres

julia.meadowcroft@knightfrank.com

020 4586 2418

tim.harriss@knightfrank.com

01483 355117

Guide price £4,500,000



NEWINGTON HOUSE Wadhurst, East Sussex

A magnificent stone built Victorian country house, situated in an exceptional setting near to Bewl Water.

- ▶ 10 bedrooms
- ▶ 7 bathrooms
- ▶ 8 reception rooms
- ▶ Tennis court
- ▶ Paddocks
- ▶ Approximately 8.2 acres

charlotte.hall@knightfrank.com

020 4586 2997

simon.biddulph@knightfrank.com

020 4502 7106

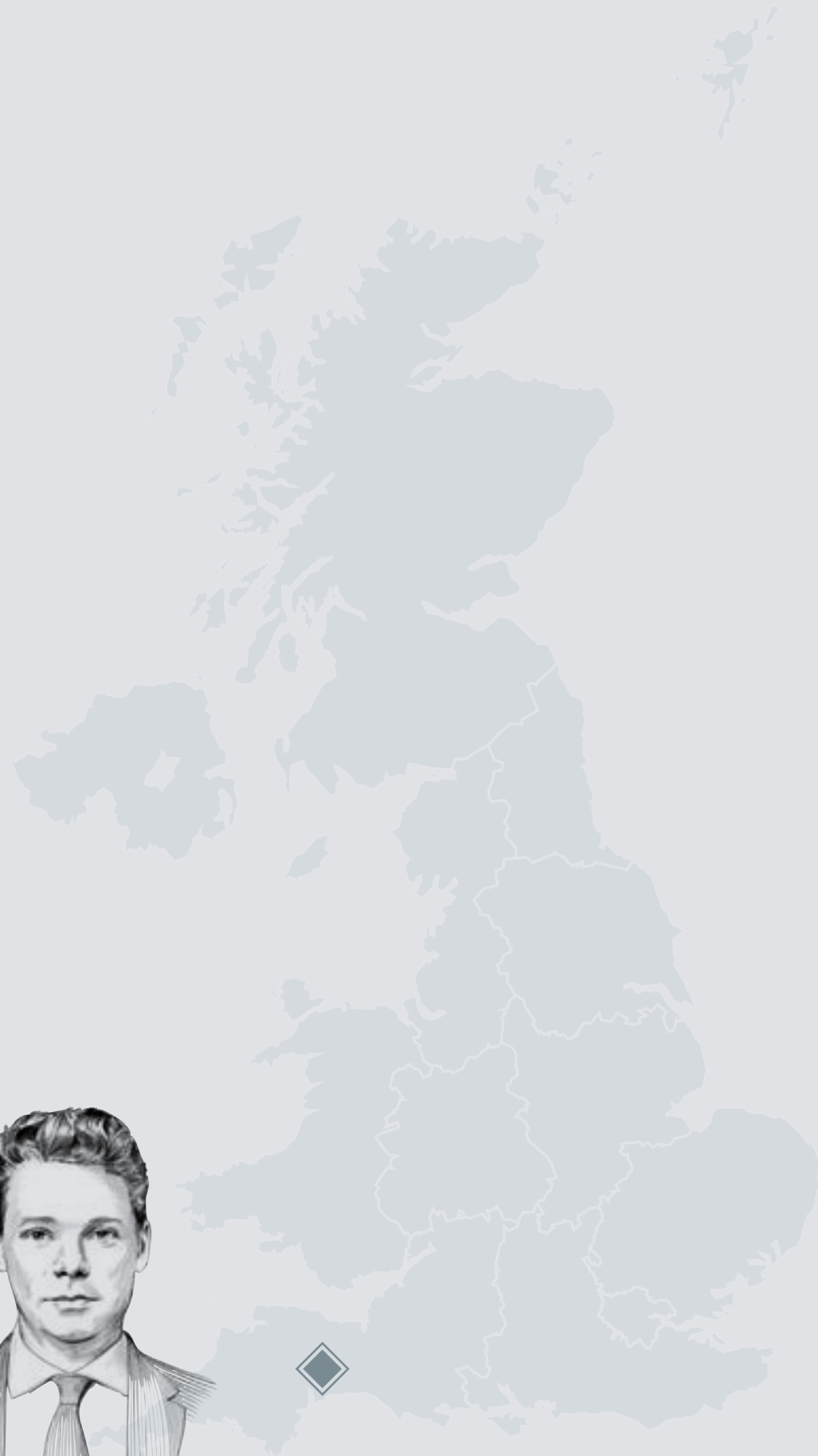
Guide price £3,350,000

28.

South West



Hamish Humfrey
Head of South West Sales



REGIONAL INSIGHT

Data provided by Chris Druce,
Senior Analyst, Residential Research

We've been unbelievably busy in the South West. The area has a lot to offer – countryside, coast, decent schools and a good road and train network. There's been a noticeable shift in attitudes. More people want the lifestyle that this area offers and no longer view it as being so remote. They're happy to be more disconnected from London and to dip into it when necessary. The average sale price in the area has increased by 6%. It's generally good value for money with the many lifestyle benefits. Plus, places like Bristol, Bath and Exeter are centres in their own right. There's an increased demand to be in or close to those cities that provide the best of both worlds.

Hamish Humfrey
Head of South West Sales

“There's been a noticeable shift in attitudes recently. More and more people want the lifestyle that this area offers and no longer view it as being so remote”

Highest value sale in 12 months to October 2022

£38m



Average sale price, 12 months to October 2022 (£2m+)

£3,407,657



6,076
square foot

Average size of a property sold in 12 months to October 2022 (£2m+ and up)

What age were the buyers
Dates between Nov 2015 - Oct 2022



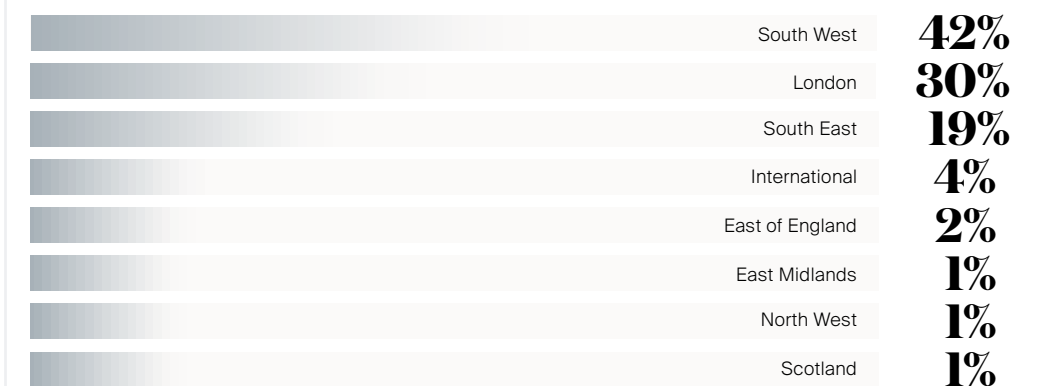
18 ★ **259**

Michelin-starred restaurants

Outstanding schools and nurseries



Where do buyers come from?

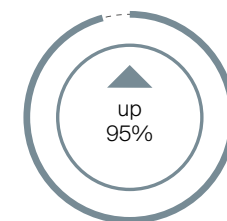


£2m+ exchanges year to October 2022

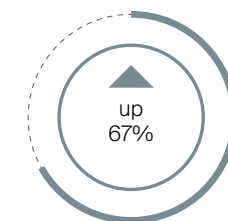
12 months to October 2022 vs five-year average (£2m+)



Exchanges



Offers accepted



Market valuation appraisals



Instructions

Change in average sale price in the 12 months to October 2022 vs five-year average

6%



Holyrood House

Empshott Green, Hampshire

- ▶ 6 bedrooms ▶ 5 bathrooms ▶ 5 reception rooms ▶ 1 bedroom cottage ▶ Artist's studio ▶ Pasture
- ▶ Orchard ▶ EPC C ▶ Freehold ▶ Council Tax band H

Magnificent country house built in 2012 in a glorious rural setting of 7.19 acres within the South Downs National Park.

Guide price £6,500,000

Property Number: HSM012133836

edward.cunningham@knightfrank.com | 020 3797 4947
george.clarendon@knightfrank.com | 01392 328026

The Old Rectory

Stour Provost, Dorset

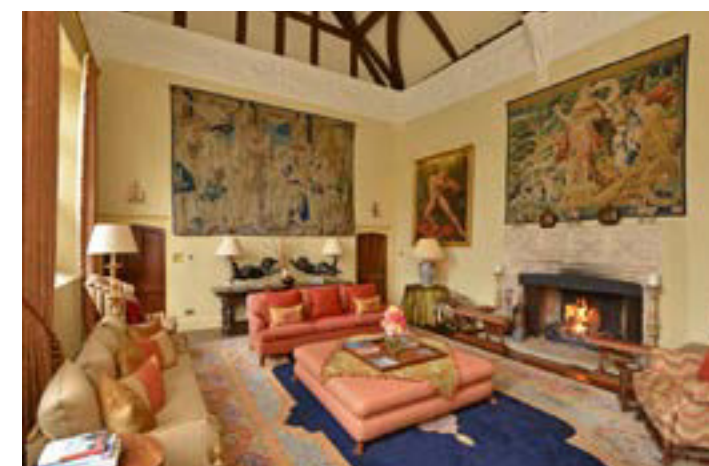
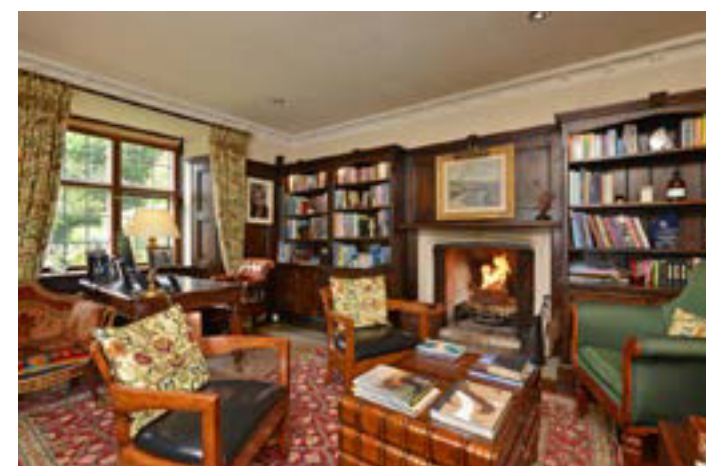
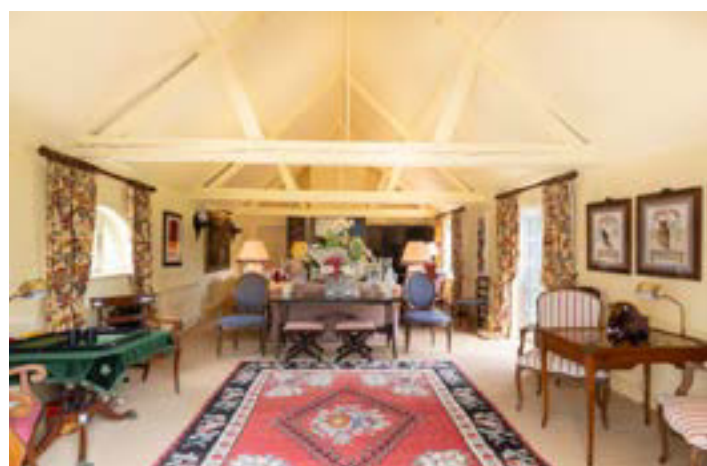
- ▶ 9 bedrooms ▶ 5 bathrooms ▶ 4 reception rooms ▶ 3 bedroom cottage ▶ Swimming pool
- ▶ Tennis court ▶ EPC E ▶ Freehold ▶ Council Tax band H

An elegant, late-Georgian rectory set in four acres bordering the River Stour, with uninterrupted countryside views, a guest cottage and outbuildings.

Guide price £6,250,000

Property Number: CHO180320

sarah.ka.brown@knightfrank.com | 020 3918 7897
luke.pender-cudlip@knightfrank.com | 01935 804394



Cypse Farm

East End, Berkshire

- ▶ 6 bedrooms ▶ 5 bathrooms ▶ 4-5 reception rooms ▶ 3 bedroom cottage ▶ Paddock
- ▶ Orchard ▶ Woodland walks ▶ Approximately 10.76 acres ▶ Freehold ▶ Council Tax band H

A charming Grade II listed family house full of character situated in this quiet and picturesque setting with stunning gardens.

Guide price £5,000,000

Property Number: HNG012271869

edward.cunningham@knightfrank.com | 020 3797 4947
mark.potter@knightfrank.com | 01488 757436

Knightstone Manor

Ottery St. Mary, Devon

- ▶ 10 bedrooms ▶ 9 bathrooms ▶ 3 bedroom cottage ▶ Outbuildings ▶ Parkland ▶ Stream
- ▶ Wildflower meadow ▶ Approximately 18.07 acres ▶ Freehold ▶ Council Tax band H

One of the country's best-preserved Grade I listed medieval manor houses, set within a peaceful valley surrounded by stunning gardens by Colonel Reginald Cooper.

Guide price £4,500,000

Property Number: CHO012254592

hamish.humfrey@knightfrank.com | 020 4502 8570
mark.proctor@knightfrank.com | 01392 914671

S O L D



LITTLE HAYDON FARM
Sturminster Newton, Dorset

► 5 bedrooms ► 5 bathrooms ► 3 reception rooms

A beautifully presented country house situated in an exceptionally peaceful position with 32 acres and panoramic views over the surrounding countryside.

Guide price £2,850,000
hamish.humfrey@knightfrank.com



TROW HALL
Sidford, Devon

► 6 bedrooms ► 5 bathrooms ► 4 reception rooms

A magnificent Edwardian house set in about 33 acres of established formal gardens and parkland grounds with two self-contained apartments.

Guide price £3,300,000
sarah.ka.brown@knightfrank.com

S O L D



WHITE OAK
Braishfield, Hampshire

► 6 bedrooms ► 5 bathrooms ► 4 reception rooms

A classical style house with stunning landscaped gardens situated in the beautiful rolling Hampshire countryside of the Test Valley.

Guide price £4,250,000
edward.cunningham@knightfrank.com



THE OLD VICARAGE
Leckhampstead, Berkshire

► 4-5 bedrooms ► 2-3 bathrooms ► 3-5 reception rooms

An immaculate edge of village family house set in a semi-elevated position with far-reaching views.

Guide price £3,000,000
edward.cunningham@knightfrank.com



WHITE CLIFF
Beer, Devon

► 4 bedrooms ► 4 bathrooms ► 4 reception rooms

A magnificent cliff top Arts & Crafts house situated in a private position of four acres with spectacular sea views from one of Devon's most desirable coastal locations.

Guide price £4,950,000
hamish.humfrey@knightfrank.com



KINGTON MANOR
Kington St. Michael, Wiltshire

► 11 bedrooms ► 7 bathrooms ► 7 reception rooms

A beautifully restored Grade II listed Victorian Gothic manor house set within established private gardens and grounds extending to 14 acres in this popular Wiltshire village.

Guide price £6,000,000
sarah.ka.brown@knightfrank.com



HAM MANOR
Ham, Wiltshire

► 6-7 bedrooms ► 4 bathrooms ► 4 reception rooms

A Grade II* listed manor house in a sought-after village with views to the rolling downs of the surrounding countryside.

Guide price £5,500,000
edward.cunningham@knightfrank.com



COWFOLD FARM
Matingley, Hampshire

► 7 bedrooms ► 5 bathrooms ► 5-6 reception rooms

A most attractive period farmhouse with a superb range of traditional farm buildings in a convenient rural setting.

Guide price £4,250,000
edward.cunningham@knightfrank.com

36.

Oxford & the Cotswolds



Peter Edwards

Head of Oxford & the Cotswolds Sales



◆ REGIONAL INSIGHT

Data provided by Chris Druce, Senior Analyst, Residential Research

2022 was another excellent year for this market. Demand for property in Oxfordshire and The Cotswolds remains consistently strong while supply is, as ever, limited. There have been wider influences at hand that reign in the pace and overall activity. Some buyers checked their enthusiasm for a big move. 2022 was a tale of two halves. The slight pause in activity in the last quarter will be followed by more settled trading conditions in 2023. Expect broader choice for buyers, yet plenty of opportunities for property owners. The region remains a popular choice for country buyers. It has easy access to our three biggest cities, achingly beautiful architecture and countryside and amazing pubs, restaurants and schools.

Peter Edwards

Head of Oxford & the Cotswolds Sales

“The region remains a popular choice for many country buyers. It has easy access to our three biggest cities, and boasts achingly beautiful architecture and countryside”

Highest value sale in 12 months to October 2022

£12m



Average sale price, 12 months to October 2022 (£2m+)

£3,602,929

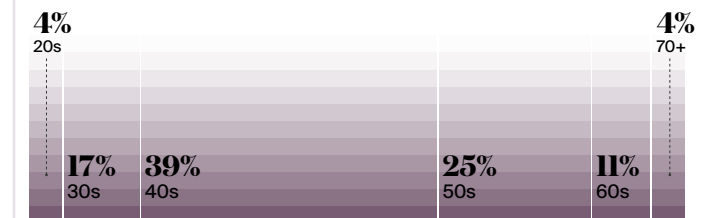


5,985
square foot

Average size of a property sold in 12 months to October 2022 (£2m+)

What age were the buyers

12 months to October 2022



3



Michelin-starred restaurants

80



Outstanding schools and nurseries

Where do buyers come from?



£2m+ exchanges year to October 2022

◆ London-based buyers and those from the South East made up approaching three-quarters (72%) of buyers in the Oxford & Cotswolds region.

12 months to October 2022 vs five-year average (£2m+)



Market valuation appraisals



Offers accepted



Exchanges



New prospective buyers

▲ Change in average sale price in 12 months to October vs five-year average

5%



Edgeworth Manor

Edgeworth, Gloucestershire

- ▶ 9 bedrooms ▶ 6 bathrooms ▶ 6 reception rooms ▶ Garden ▶ Woodland ▶ Outbuildings ▶ Swimming pool
- ▶ Approximately 56.7 acres ▶ Freehold ▶ Council Tax band H

Magnificent Grade II* Cotswold manor house in a beautiful setting. Situated in an elevated position, the property has views over its gardens, woodlands and stunning Sylvan Valley below.

Guide price £20,000,000

Property Number: CHO012256293

bruce.tolmie-thomson@knightfrank.com | 020 3797 2429

james.walker@knightfrank.com | 01285 300133

— AVAILABLE FOR SALE —

COURT HOUSE Painswick, Gloucestershire

An historic and unique large Grade I listed village manor house with three separate one and two bedroom cottages. Positioned in the heart of the popular picturesque Cotswold town of Painswick.

- ▶ 7 bedrooms ▶ 5 bathrooms
- ▶ 5 reception rooms ▶ 2 driveways
- ▶ Landscaped formal gardens
- ▶ Swimming pool
- ▶ Approximately 1.81 acres
- ▶ Freehold ▶ Council Tax band G

peter.edwards@knightfrank.com

020 4502 8201

rupert.sturgis@knightfrank.com

020 4502 7373

Guide price £4,750,000



POOL LODGE Lechlade, Gloucestershire

Contemporary lakeside living within an exclusive and unique private estate. The property has beautiful uninterrupted views, a swimming pool, an entertainment/leisure deck and a private beach.

- ▶ 6 bedrooms ▶ 6 bathrooms ▶ 3 reception rooms
- ▶ Boat dock/mini harbour
- ▶ Private parking
- ▶ Approximately 1.3 acres
- ▶ EPC A ▶ Freehold
- ▶ Council Tax band G

peter.edwards@knightfrank.com

020 4502 8201

james.walker@knightfrank.com

01285 300133

Guide price £7,000,000

— AVAILABLE FOR SALE —

OAKRIDGE HOUSE
Little Tew, Oxfordshire

A fine Cotswold stone house on the edge of the popular village of Little Tew with pretty gardens and a beautiful rural outlook.

- ▶ 5 bedrooms ▶ 5 bathrooms ▶ 3 reception rooms
- ▶ Integral staff/guest annexe
- ▶ Mature gardens
- ▶ Approximatley 2 acres
- ▶ EPC C ▶ Freehold
- ▶ Council Tax band H

peter.edwards@knightfrank.com
020 4502 8201
damian.gray@knightfrank.com
01865 988066

Guide price £4,500,000



— AVAILABLE FOR SALE —

NORTHWICK HOUSE
Blockley, Gloucestershire

An immaculate country house set in an Area of Outstanding Natural Beauty, with interiors by the renowned designer Helen Bainbridge.

- ▶ 5 bedrooms ▶ 3 bathrooms ▶ 4 reception rooms
- ▶ Leisure complex
- ▶ Triple garage
- ▶ Self-contained annexe
- ▶ EPC D ▶ Freehold
- ▶ Council Tax band D

freddy.dalrymple-hamilton@knightfrank.com
020 4586 2566
leigh.glazebrook@knightfrank.com
01451 888133

Guide price £3,000,000

**MOUNT FARM**
Kingham, Oxfordshire

A stunning period home on the edge of this premium village with two barns and a guest annexe.

- ▶ 5 bedrooms ▶ 3 bathrooms ▶ 3 reception rooms
- ▶ Lawned gardens
- ▶ Parking area for several cars
- ▶ Approximatley 0.5 acre
- ▶ EPC F ▶ Freehold
- ▶ Council Tax band D

jamie.robson@knightfrank.com
020 4502 3222
leigh.glazebrook@knightfrank.com
01451 888133

Guide price £3,500,000

**THE GREEN FARM**
Tidmington, Warwickshire

A beautiful Grade II listed farmhouse with a range of outbuildings in 22 acres. The property provides generous accommodation located on the Gloucestershire/Warwickshire border.

- ▶ 7 bedrooms ▶ 5 bathrooms ▶ 3 reception rooms
- ▶ Stables ▶ Tennis court
- ▶ Manège ▶ Paddocks
- ▶ Woodland ▶ River frontage
- ▶ Freehold
- ▶ Council Tax band H

jamie.robson@knightfrank.com
020 4502 3222
leigh.glazebrook@knightfrank.com
01451 888133

Guide price £2,950,000

— AVAILABLE FOR SALE —

ROOKWOODS
Oakridge, Stroud, Gloucestershire

A beautiful traditional Cotswolds house in a very private setting. Rookwoods is a remarkable Grade II listed country home dating back to the 17th century.

- ▶ 7 bedrooms ▶ 4 bathrooms ▶ 3 reception rooms
- ▶ Outbuildings ▶ Equestrian facilities
- ▶ Swimming pool ▶ Tennis court
- ▶ Secondary accommodation
- ▶ Approximately 53.8 acres
- ▶ Freehold ▶ Council Tax band H

bruce.tolmie-thomson@knightfrank.com
020 3797 2429
james.walker@knightfrank.com
01285 300133

Offers in excess of £10,000,000



THE MANOR HOUSE
Blewbury, Oxfordshire

A glorious Grade II listed family home. An inspired fusion of contemporary and traditional architecture, combined with spectacular gardens, grounds, moat and waterways.

- ▶ 7 bedrooms ▶ 4 bathrooms
- ▶ Garden ▶ Lake ▶ Meadow
- ▶ Equestrian facilities ▶ Swimming pool
- ▶ Tennis court ▶ Secondary accommodation
- ▶ Approximately 9 acres
- ▶ Freehold ▶ Council Tax band H

rupert.sweeting@knightfrank.com
020 3733 1622
harry.sheppard@knightfrank.com
01865 692650

Guide price £7,500,000

— SOLD —



THE BARN
Long Newton, Gloucestershire

- ▶ 5 bedrooms ▶ 5 bathrooms ▶ 4 reception rooms

A highly impressive Grade II listed converted Cotswold stone barn with secondary accommodation, stunning gardens and with land close to Tetbury.

Guide price £3,500,000
peter.edwards@knightfrank.com



THE OLD VICARAGE
Cheltenham, Gloucestershire

- ▶ 6 bedrooms ▶ 3 bathrooms ▶ 4 reception rooms

A beautiful edge of village former Vicarage with pretty gardens and delightful rural views.

Guide price £2,950,000
peter.edwards@knightfrank.com



SWALLOW FARM
Maugersbury, Gloucestershire

- ▶ 5 bedrooms ▶ 4 bathrooms ▶ 5 reception rooms

An impressive contemporary Cotswold home with exceptional views across rolling countryside.

Guide price £4,750,000
jamie.robson@knightfrank.com



CUMNOR PLACE
Cumnor, Oxfordshire

- ▶ 10 bedrooms ▶ 4 bathrooms ▶ 5 reception rooms

An historically rich and charming house in the heart of Cumnor, close to Oxford.

Guide price £3,500,000
will.collins@knightfrank.com

44.

Thames Valley & the Chilterns



Edward Welton
Head of Thames Valley & the Chilterns Sales



REGIONAL INSIGHT

Data provided by Chris Druce, Senior Analyst, Residential Research

The market we deal in is quite a resilient one. Schooling remains a real clincher for many wanting to move to the country. People still want to put their children through certain schools, which makes our market quite different from others. The Buckinghamshire, Oxfordshire, Hertfordshire and Essex areas are desirable choices for those making their first foray into the countryside from the city as it's easy to get in and out of London – around an hour by car or rail. The opening of the Elizabeth Line has further accelerated this, particularly for our Beaconsfield and Henley offices. Not only are there stunning properties in these areas, but they're set against beautiful landscapes and are close to market towns.

Edward Welton
Head of Thames Valley & the Chilterns Sales

“The opening of the Elizabeth Line has further accelerated this [foray into the countryside]. Not only are there stunning properties in these areas, but they're set against beautiful landscapes”

Highest value sale in 12 months to October 2022
£30m



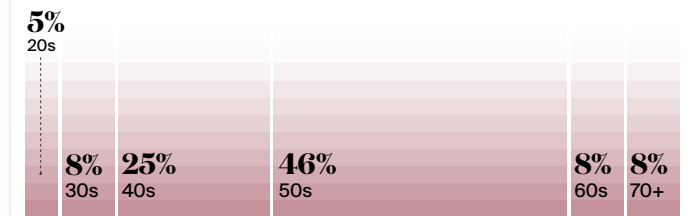
Average sale price, 12 months to October 2022 (£2m+)
£4,150,436



5,583
square foot

Average size of a property sold in 12 months to October 2022 (£2m+)

What age were the buyers
12 months to October 2022



3

Michelin-starred restaurants

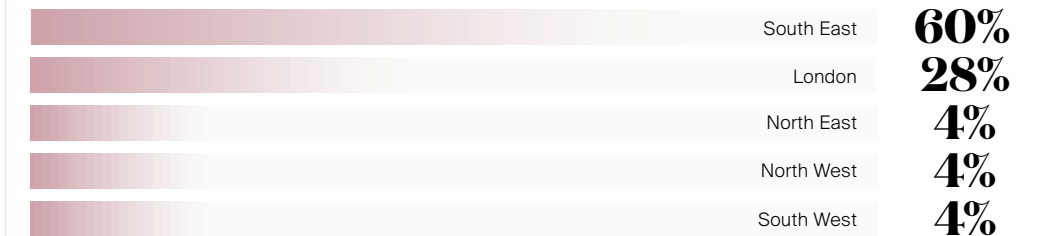


96

Outstanding schools and nurseries



Where do buyers come from?



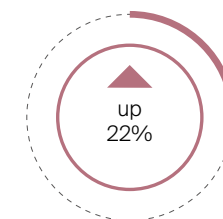
£2m+ exchanges year to October 2022

While buyers-based in the South East made up the largest share (60%), when combined with London based-buyers 88% of sales were to those in close proximity to the region.

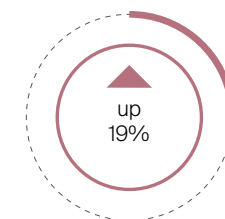
12 months to October 2022 vs five-year average (£2m+)



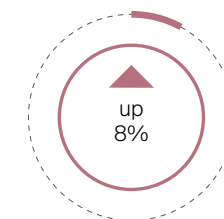
Market valuation appraisals



New prospective buyers



Instructions



Offers made

Change in average sale price in 12 months to October 2022 vs five-year average

31%



Riverside Manor

Bourne End, Nr Marlow, Buckinghamshire

- ▶ 7 main bedroom suites ▶ 8 reception rooms ▶ Lift ▶ Tennis court ▶ Indoor swimming pool
- ▶ Boathouse & jetty ▶ 5 self contained guest/staff cottages ▶ EPC B ▶ Freehold ▶ Council Tax band H

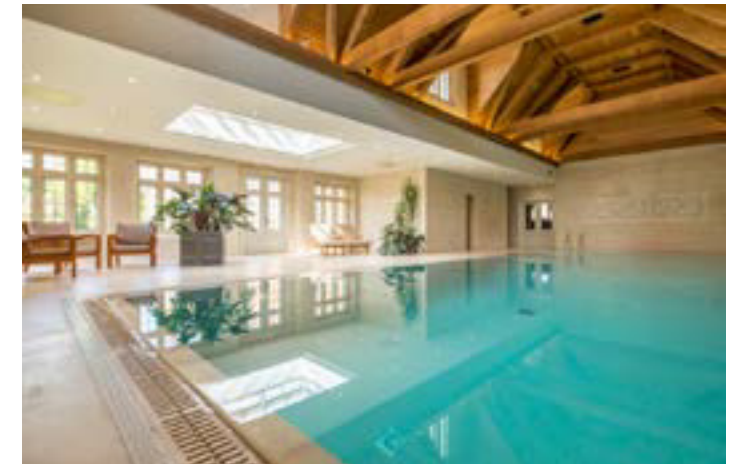
An inspirational new riverside mansion of ambassadorial proportions in a spectacular setting on the banks of the River Thames.

Guide price £36,500,000

Property Number: CH0100025

james.crawford@knightfrank.com | 020 4502 7447

william.furniss@knightfrank.com | 01494 857090



Dinton Hall

Buckinghamshire

- ▶ 9 bedrooms ▶ 9 reception rooms ▶ Walled garden ▶ Parkland ▶ Indoor pool ▶ Tree house ▶ Dovecote
- ▶ Outbuildings ▶ Lakes ▶ Staff flat ▶ Approximately 43.4 acres ▶ Grade II* listed ▶ Freehold ▶ Council Tax band H

An extensively refurbished and immaculately presented manor house with panoramic views to the Chiltern Hills.

Guide price £12,000,000

Property Number: OXF060685

rupert.sweeting@knightfrank.com | 020 3733 1622

damian.gray@knightfrank.com | 01865 988066

— AVAILABLE FOR SALE —

COGGESHALL HALL
Kelvedon, Essex

A charming Grade II listed country house in a private setting with an extensive range of outbuildings including a large party barn, two studios and two garages.

- ▶ 5 bedrooms ▶ 3 bathrooms
- ▶ 3 reception rooms
- ▶ Paddock ▶ Office
- ▶ Sauna & spa bath
- ▶ Approximately 11.94 acres
- ▶ Freehold ▶ Council Tax band H

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020 3925 1426
paddy.pritchard.gordon@knightfrank.com
020 4502 8915

Guide price £2,850,000



— AVAILABLE FOR SALE —

HEATH HOUSE
Goring Heath, Oxfordshire

An immaculately presented contemporary family home with spacious accommodation. Situated in a quiet yet accessible location in the Oxfordshire countryside.

- ▶ 5 bedrooms ▶ 4 bathrooms ▶ 5 reception rooms
- ▶ Triple garage ▶ Swimming pool
- ▶ Annexe
- ▶ Approximately 1.7 acres
- ▶ EPC C ▶ Freehold
- ▶ Council Tax band H

edward.welton@knightfrank.com
020 3925 1426
matt.davies@knightfrank.com
01491 378238

Guide price £2,950,000

**SHORE HALL**
Cornish Hall End, Essex

An historic Grade II listed house with an annexe, three bedroom cottage, stables, riding arena, paddocks and parkland.

- ▶ 7 bedrooms ▶ 4 bathrooms
- ▶ 4 reception rooms
- ▶ Swimming pool ▶ Tennis court
- ▶ Approximately 21.3 acres
- ▶ EPC F ▶ Freehold
- ▶ Council Tax band H

edward.welton@knightfrank.com
020 3925 1426
paddy.pritchard.gordon@knightfrank.com
020 4502 8915

Guide price £2,500,000

**SUMMERHILL HOUSE**
Bolter End, Buckinghamshire

An exceptional property with beautiful far-reaching views across the Hambleden Valley.

- ▶ 6 bedrooms ▶ 5 bathrooms
- ▶ 4 reception rooms
- ▶ Garage ▶ Lawned & formal gardens
- ▶ Approximately 0.43 acre
- ▶ EPC B ▶ Freehold
- ▶ Council Tax band H

edward.welton@knightfrank.com
020 3925 1426
nick.warner@knightfrank.com
01491 815258

Guide price £2,850,000

AVAILABLE FOR SALE

THE COURT Chorleywood, Hertfordshire

An impressive Grade II listed home with great character and potential.

- ▶ 7 bedrooms ▶ 3 bathrooms ▶ 5 reception rooms
- ▶ The Lodge, comprising two separate 2 bedroom flats
- ▶ Swimming pool
- ▶ Approximately 3.5 acres
- ▶ Freehold ▶ Council Tax band H

edward.welton@knightfrank.com
020 3925 1426
william.furniss@knightfrank.com
01494 857090

Offers in excess of £3,000,000



BOWERS FARM Coleshill, Buckinghamshire

- ▶ 6 bedrooms ▶ 5 bathrooms ▶ 6 reception rooms

A beautifully refurbished Grade II listed house with an excellent range of outbuildings in an edge of village location.

Guide price £5,500,000
edward.welton@knightfrank.com



MOAT FARM HOUSE Much Hadham, Hertfordshire

- ▶ 6 bedrooms ▶ 4 bathrooms ▶ 3 reception rooms

A charming Grade II listed former farmhouse set within beautifully maintained formal gardens and grounds.

Guide price £2,800,000
edward.welton@knightfrank.com



NIGHTINGALES LANE Chalfont St Giles, Buckinghamshire

An outstanding country house with the benefit of planning permission, within the prime location of Chalfont St Giles.

- ▶ 6 bedrooms ▶ 5 bathrooms
- ▶ 5 reception rooms ▶ Garden lodge
- ▶ Tennis court ▶ Swimming pool
- ▶ Approximately 4.7 acres
- ▶ EPC E ▶ Freehold
- ▶ Council Tax band H

edward.welton@knightfrank.com
020 3925 1426
william.furniss@knightfrank.com
01494 857090

Guide price £5,950,000



MANSFIELD COTTAGE Preston Crowmarsh, Oxfordshire

- ▶ 4 bedrooms ▶ 3 bathrooms ▶ 3 reception rooms

A charming riverside house, located within beautifully maintained gardens, in the well-located and much sought-after village of Preston Crowmarsh.

Guide price £2,895,000
edward.welton@knightfrank.com



THE OLD VICARAGE Mentmore, Buckinghamshire

- ▶ 6 bedrooms ▶ 3 bathrooms ▶ 3 reception rooms

A beautiful edge of village former vicarage with far-reaching views.

Guide price £2,750,000
edward.welton@knightfrank.com

52.

East of England



George Bramley
Head of East England Sales



REGIONAL INSIGHT

Data provided by Chris Druce,
Senior Analyst, Residential Research

Prices have continued to rise in East Anglia, with both rural and coastal hotspots still at the forefront of buyers' minds. Additionally, the region has benefitted from the staycation trend. Schools with Ofsted 'outstanding' rankings and areas with good connectivity for commuting continue to be on many buyers' wish lists. 2022 saw many families leave London for a change of lifestyle. Many of those still working in the office are prepared to extend their normal commute. Suffolk and Norfolk have become more accessible as a result. Looking ahead, despite the uncertain economic backdrop, the combination of lack of supply and high level of demand continue to make the region attractive for many. We expect East Anglia to go from strength to strength.

George Bramley
Head of East England Sales

"The combination of lack of supply and high level of demand continue to make the region attractive for many"

Highest value sale in 12 months to October 2022

£3.5m



Average sale price, 12 months to October 2022 (£2m+)

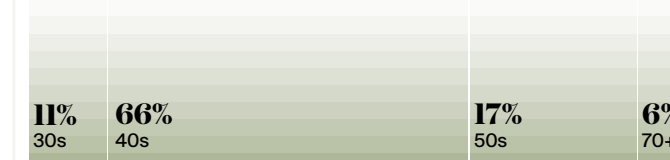
£2,681,487



6,103
square foot

Average size of a property sold in 12 months to October 2022 (£2m+)

What age were the buyers
12 months to October 2022



1



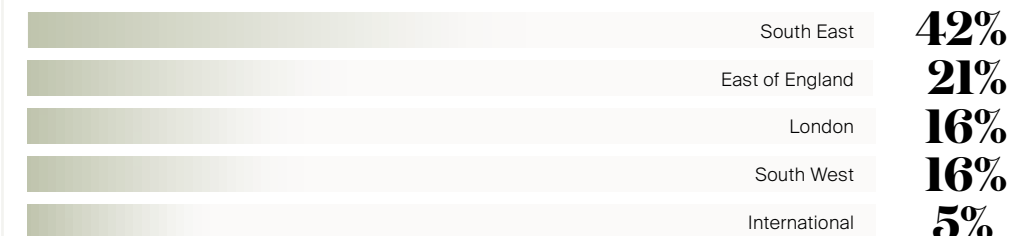
Michelin-starred restaurant

174



Outstanding schools and nurseries

Where do buyers come from?



£2m+ exchanges year to October 2022

East of England buyers made up 21% of sales in the period but those moving from the South East were twice as numerous making up 42% of sales.

12 months to October 2022 vs five-year average (£2m+)



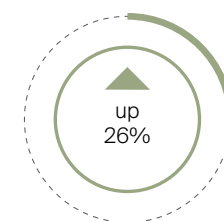
Offers accepted



Exchanges



Instructions



New prospective buyers

£3.2m

The prospective spend per head for buyers registered for £2m+ property in the region in the 12 months to October 2022, up 6% on the previous year.



Aswardby Hall

Aswardby, Lincolnshire

- ▶ 7-10 bedrooms ▶ 5 bathrooms ▶ 5 reception rooms ▶ Garden ▶ Lake ▶ Parkland ▶ Woodland
- ▶ Approximately 12.79 acres ▶ EPC G ▶ Freehold ▶ Council Tax band H

An impressive country house of charm and character, set in gardens and parkland, offering complete privacy and seclusion with beautiful internal accommodation in an Area of Outstanding Natural Beauty.

Guide price £2,250,000

Property Number: CHO012182534

george.bramley@knightfrank.com | 020 3813 5064
georgie.veale@knightfrank.com | 020 4586 2547

S O L D

CEDAR COURT Alderton, Woodbridge, Suffolk

Standing close to the Suffolk Heritage Coast, a quintessential Georgian country residence, elegantly presented and beautifully maintained amidst glorious gardens and grounds.

- ▶ 7-10 bedrooms
- ▶ 2 bathrooms
- ▶ 5 reception rooms
- ▶ Outbuildings
- ▶ Meadow
- ▶ Approximately 6.75 acres

george.bramley@knightfrank.com
020 3813 5064
georgie.veale@knightfrank.com
020 4586 2547

Guide price £2,750,000



NEWTON HALL Newton, Sudbury, Suffolk

A beautifully refurbished Grade II listed farmhouse with ancillary accommodation and farm buildings with great potential.

- ▶ 5 bedrooms
- ▶ 3 bathrooms
- ▶ Equestrian facilities
- ▶ Farm buildings
- ▶ Approximately 115 acres

george.bramley@knightfrank.com
020 3813 5064
georgie.veale@knightfrank.com
020 4586 2547

Guide price £2,750,000

56.

The Midlands



Peter Edwards
Head of Midlands Sales



REGIONAL INSIGHT

Data provided by Chris Druce,
Senior Analyst, Residential Research

With the long overdue acceleration of more flexible working practices and large businesses relocating out of London, the Midlands has benefited from an injection of buyers able to enjoy more rural, scenic areas of England. Buyers relocate from all over the UK to this rich and diverse region. Underpinned by England's second largest city, Birmingham, it's supported by satellite towns and cities with glorious countryside, history and tradition. The market has been positive across the price spectrum with real growth and a return to competitive bidding. We're expecting buyer registrations to remain well above the five-year average moving into Spring 2023. The reality of most homes having decent broadband connectivity allows for a more fluid workplace and devolved workforce.

Peter Edwards
Head of Midlands Sales

"The Midlands is a large and varied landscape that takes in the very best of Britain"

Highest value sale in 12 months to October 2022

£15m



Average sale price, 12 months to October 2022 (£2m+)

£3,264,371

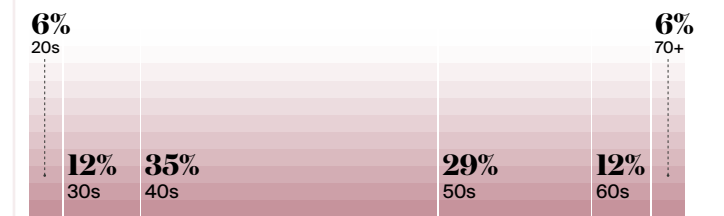


7,291
square foot

Average size of a property sold in 12 months to October 2022 (£2m+)

What age were the buyers

12 months to October 2022



13 ★

Michelin-starred restaurants

308

Outstanding schools and nurseries



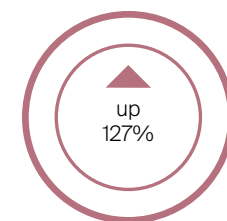
Where do buyers come from?



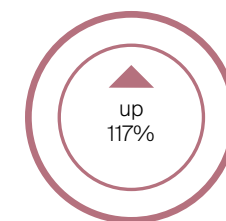
£2m+ exchanges year to October 2022

More than a third of buyers (34%) in the Midlands were from London. More than half (56%) of buyers were from either the capital or the South East.

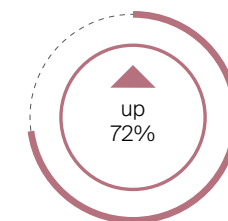
12 months to October 2022 vs five-year average (£2m+)



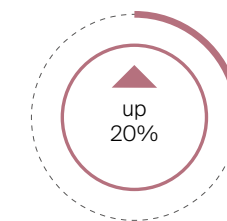
Instructions



Viewings



Offers accepted



Exchanges

Change in average sale price in the 12 months to October 2022 vs five-year average

11%

— AVAILABLE FOR SALE —

ALMINGTON HALL
Almington, Staffordshire

A substantial Georgian house set in beautiful grounds including a former groom's cottage, stable yard, walled garden, woodland, lake and pasture.

- ▶ 9 bedrooms ▶ 5 bathrooms
- ▶ 4 reception rooms
- ▶ Tennis court ▶ Coach houses
- ▶ Approximately 30 acres
- ▶ EPC F ▶ Freehold
- ▶ Council Tax band H

peter.edwards@knightfrank.com
020 4502 8201
tom.wright@knightfrank.com
01743 598484

Guide price £2,250,000



— AVAILABLE FOR SALE —

SHENSTONE HOUSE
Tanworth-in-Arden, Warwickshire

Outstanding manor house situated in an elevated position with far-reaching views while remaining extremely private, this property offers great room proportions and an exceptional quality finish.

- ▶ 7 bedrooms ▶ 6 bathrooms ▶ 5 reception rooms
- ▶ 2 bedroom cottage ▶ Tennis court
- ▶ Woodland ▶ Farmland
- ▶ Approximately 53.25 acres
- ▶ EPC D ▶ Freehold
- ▶ Council Tax band H

jamie.robson@knightfrank.com
020 4502 3222
william.ward-jones@knightfrank.com
01789 869298

Guide price £5,500,000

**PENYLAN HALL**
Penylan, Shropshire

Penylan Hall is an outstanding Grade II listed Georgian country house set in glorious gardens and parkland with beautiful views.

- ▶ 8 bedrooms ▶ 6 bathrooms
- ▶ 8 reception rooms
- ▶ 2 bedroom coach house
- ▶ Garage
- ▶ Approximately 11.06 acres
- ▶ Freehold ▶ Council Tax band H

peter.edwards@knightfrank.com
020 4502 8201
tom.wright@knightfrank.com
01743 598484

Guide price £2,950,000

**PACKWOOD MOOR**
Packwood, Warwickshire

An outstanding family home with ancillary accommodation, tennis court, swimming pool and land.

- ▶ 7 bedrooms ▶ 4 bathrooms ▶ 4 reception rooms
- ▶ Swimming pool ▶ Tennis court
- ▶ Ancillary accommodation ▶ Paddocks
- ▶ Approximately 37.41 acres
- ▶ EPC E ▶ Freehold
- ▶ Council Tax band H

jamie.robson@knightfrank.com
020 4502 3222
william.ward-jones@knightfrank.com
01789 869298

Guide price £4,750,000

— AVAILABLE FOR SALE —

THE OLD VICARAGE
Meriden, Warwickshire

An attractive Grade II listed Georgian family home and former vicarage, beautifully presented with impressive views.

- ▶ 6 bedrooms ▶ 5 bathrooms ▶ 4 reception rooms
- ▶ Self-contained guest suite/annexe
- ▶ Tennis court
- ▶ Approximately 1.91 acres
- ▶ Freehold
- ▶ Council Tax band G

jamie.robson@knightfrank.com
020 4502 3222
william.ward-jones@knightfrank.com
01789 869298

Guide price £3,600,000



— AVAILABLE FOR SALE —

BRADFORD HOUSE
Belbroughton, Worcestershire

A fine listed country manor house in immaculate condition blending a mix of original features with modern accommodation, positioned at the head of a long treeline drive within 33 acres of grounds.

- ▶ 7 bedrooms ▶ 5 bathrooms ▶ 6 reception rooms
- ▶ Large converted Grade II listed coach house
- ▶ 3 bedroom Grade II listed cottage
- ▶ Tennis court
- ▶ Paddocks
- ▶ Freehold ▶ Council Tax band H

peter.edwards@knightfrank.com
020 4502 8201
charles.probert@knightfrank.com
01905 885364

Guide price £4,500,000

**THE MANOR HOUSE**
Knowle, West Midlands

A rare opportunity to purchase an historical and beautiful Grade II listed family home situated within this lovely location having extensive views.

- ▶ 7 bedrooms ▶ 5 bathrooms
- ▶ 6 reception rooms
- ▶ Stables ▶ Paddocks
- ▶ Approximately 3.82 acres
- ▶ Freehold
- ▶ Council Tax band H

jamie.robson@knightfrank.com
020 4502 3222
william.ward-jones@knightfrank.com
01789 869298

Guide price £3,350,000

**TEMPLE BROUGHTON FARM**
nr Droitwich, Worcestershire

A distinguished and substantial Grade II listed farmhouse in a commanding rural position enjoying panoramic views towards the Cotswold, Bredon, Malvern and Abberley Hills.

- ▶ 8 bedrooms ▶ 6 bathrooms
- ▶ 4 reception rooms
- ▶ Annexe ▶ Floodlit tennis court
- ▶ Large paddock
- ▶ Approximately 10 acres
- ▶ Freehold ▶ Council Tax band H

peter.edwards@knightfrank.com
020 4502 8201
shelley.stephenson@knightfrank.com
01905 814949

Guide price £1,950,000

62.

Scotland & North England



Edward Douglas-Home
Head of Scotland Residential



◆ REGIONAL INSIGHT

Data provided by Chris Druce,
Senior Analyst, Residential Research

The last 12 months have seen continued demand for the best homes in Scotland and the North of England. The lack of available stock has meant more competition for prime property. The city markets, most notably Edinburgh, have seen prices continue to rise with flats becoming more popular again. Inevitably, the political and economic headwinds have moderated activity and buyers are beginning to act more cautiously when offering. However, the North continues to offer value, space and quality of life. With the ability to work from home now built in for many, we expect quality homes in rural and urban locations to continue to attract good interest as there remains a lot of unsatisfied demand in the market.

Edward Douglas-Home
Head of Scotland Residential

“The North continues to offer value, space and quality of life. We expect quality homes in rural and urban locations to continue to attract good interest”

Highest value sale in 12 months to October 2022
£4.7m



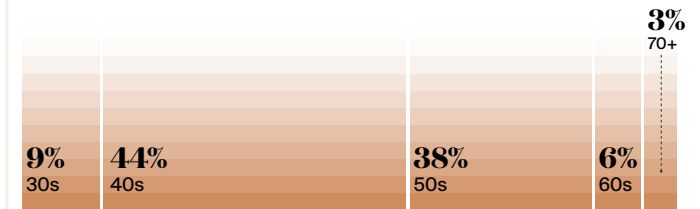
Average sale price, 12 months to October 2022 (£1m+)
£1,597,999



3,187
square foot

Average size of a property sold in 12 months to October 2022 (£1m+)

What age were the buyers
12 months to October 2022



23 ☆

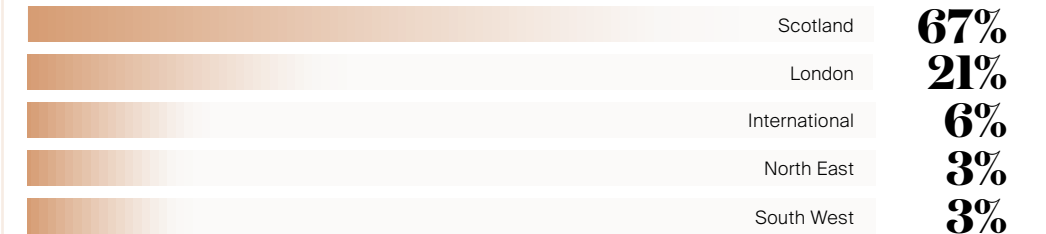
Michelin-starred restaurants

179

Outstanding schools and nurseries



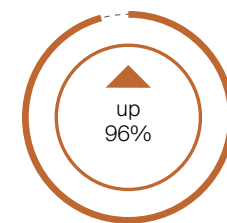
Where do buyers come from?



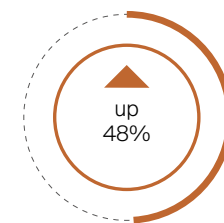
£1m+ exchanges, year to October 2022

◆ **Scotland and Northern England had the most domestic buyers of any region featured in Country Houses, Farms and Estates.**

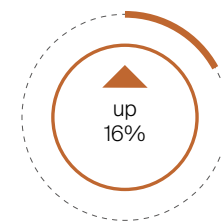
12 months to October 2022 vs five-year average (£1m+)



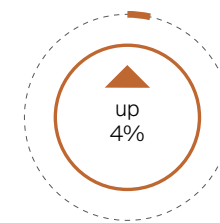
Offers made



Offers accepted



Viewings



Exchanges

£2.2m

The prospective spend per head for buyers registered for £1m+ property in the region in the 12 months to October 2022.



Glencarse House

Glencarse, Perthshire

- ▶ 10 bedrooms ▶ 6 bathroom ▶ 6 reception rooms ▶ Conservatory ▶ Wine cellar ▶ Bio-Mass heating system
- ▶ 2 bedroom lodge ▶ 3 parkland fields ▶ Approximately 18.5 acres ▶ EPC F ▶ Freehold ▶ Council Tax band H

One of Perthshire's finest country properties, Glencarse House stands amongst splendid gardens and policies, including sweeping lawns, parkland, a tennis court, stream and pond. This magnificent period home has been sensitively refurbished and maintained by the owners.

Offers over £2,150,000

Property Number: EDN012207723

tom.stewart-moore@knightfrank.com | 01315 161721
edward-douglas-home@knightfrank.com | 01488 757 423



Glenmayne

Galashiels, Selkirkshire

- ▶ 8 bedrooms ▶ 5 bathrooms ▶ 4 reception rooms ▶ Equestrian facilities ▶ 3 bedroom lodge
- ▶ Walled garden ▶ All-weather arena ▶ Beautiful gardens ▶ 4 grazing paddocks ▶ About 30 acres

Exceptional A listed baronial mansion house high above the River Tweed with a superb outlook and magnificent views.

Offers over £3,750,000

Property Number: EDN012268053

james.denne@knightfrank.com | 01315 167674
edward-douglas-home@knightfrank.com | 01488 757423

S O L D

THE WHITE HOUSE OF AROS Isle Of Mull, Argyll

A spectacular coastal estate with boathouse, pier and salmon fishing.

- ▶ 7 bedrooms
- ▶ 6 bathrooms
- ▶ 3 reception rooms
- ▶ 4 cottages & boathouse
- ▶ Approximately 43.92 acres

tom.stewart-moore@knightfrank.com
01315 161721
edward.douglas-home@knightfrank.com
01488 757423

Offers over £2,900,000



FALDONSIDE HOUSE Melrose, Roxburghshire

Fabulous Georgian country house with a parkland setting at the very heart of The Scottish Borders.

- ▶ 14 bedrooms
- ▶ 8 bathrooms
- ▶ 7 reception rooms
- ▶ Equestrian facilities
- ▶ Outbuildings
- ▶ 47.76 acres

james.denne@knightfrank.com
01315 167674
edward.douglas-home@knightfrank.com
01488 757423

Offers over £3,000,000



PENNYGHAEL ESTATE Isle of Mull, Argyll

An outstanding coastal, residential, sporting and amenity estate on Mull, includes the former lodge and six estate houses, all in all about 9,940 acres in total.

- ▶ Land including 6,439 acres of hill & 3,134 acres of commercial and native woodland
- ▶ Red deer stalking & Sea trout fishing
- ▶ Range of estate buildings
- ▶ Carbon capture opportunities
- ▶ 8.7 miles of coastline

tom.stewart-moore@knightfrank.com
01315 161721
edward.douglas-home@knightfrank.com
01488 757423

Offers over £12,000,000



BLENKINSOPP HALL Haltwhistle, Northumberland

A beautiful mixed estate amidst Northumberland's finest scenery.

- ▶ 12 bedrooms
- ▶ 6 bathrooms
- ▶ 4 reception rooms
- ▶ Outbuildings
- ▶ Fishing
- ▶ Tennis court

james.denne@knightfrank.com
01315 167674
edward.douglas-home@knightfrank.com
01488 757423

Offers over £4,850,000



Will Matthews

Head of Farms & Estates Sales



◆ NATIONAL INSIGHT

Data provided by Andrew Shirley,
Head of Rural Research

It's unlikely the land market will soften in the short term. There's such a shortage of stock; farmland is trading well and regularly achieving competitive bidding on the open market. The best blocks of commercial farmland are routinely achieving £12,000 per acre. In 2022, we sold several estates (generally 1,000 acres+) in excess of £30 million with a further 10 sales over £10 million. We've seen a new raft of buyers focused on environmental enhancement and 'rewilding'. We anticipate demand will only increase as all types of development will be required to meet Biodiversity Net Gain targets. With such high levels of demand and the continued shortage of supply, farmland prices are likely to be sustained for now.

The average price of a farm and estate sold above £2.5m in the 12 months to October 2022



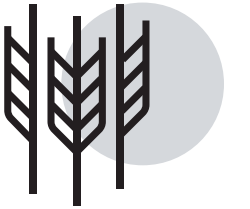
£6,833,587



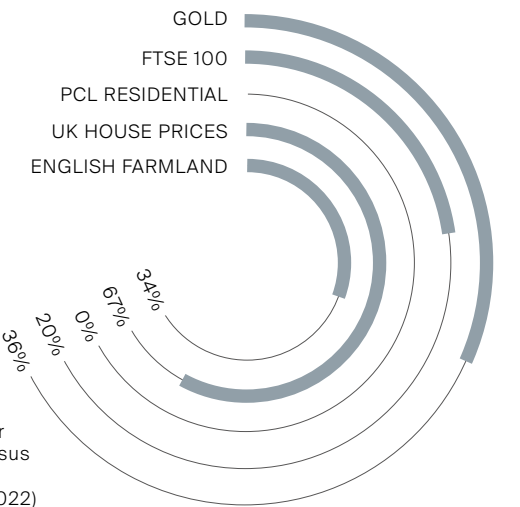
2,763

Largest farms and estates deal by land area, 12 months to October 2022 (acres)

24%



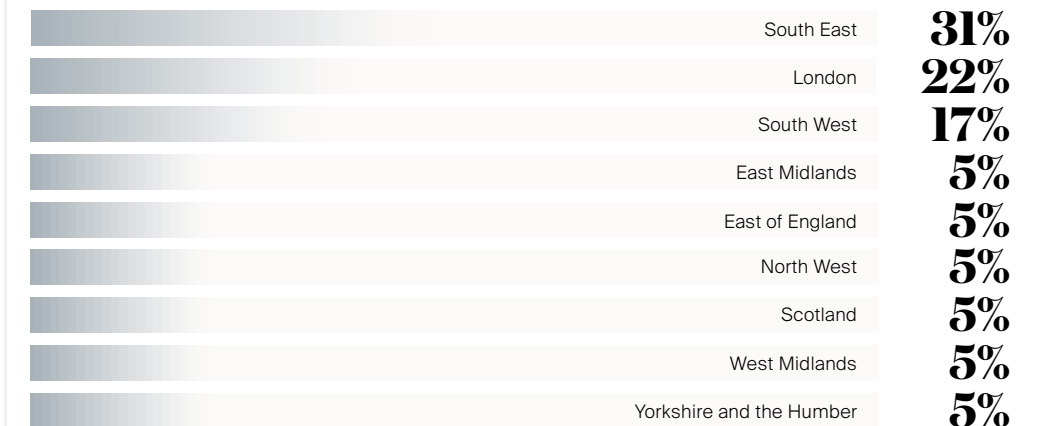
Percentage of farmland deals that are lifestyle purchases



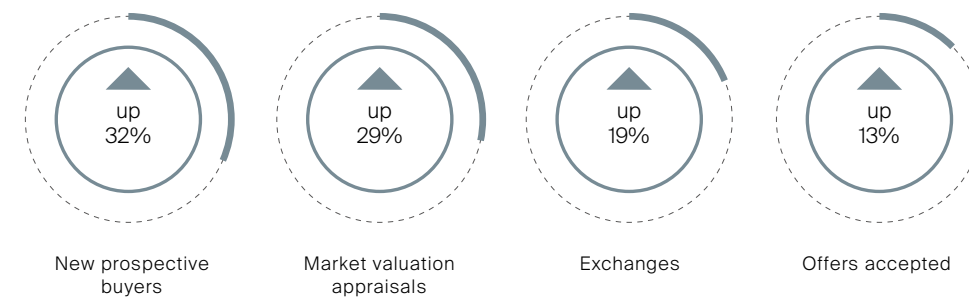
Will Matthews
Head of Farms & Estates Sales

“Farmland is trading well and regularly achieving competitive bidding on the open market. The best blocks of commercial farmland are routinely achieving **£12,000 per acre**”

Where do buyers come from?



12 months to October 2022 vs five-year average (£2m+)



The average price of farmland was up 13% in September 2022 versus a year ago

£8,305
£/acre



Pockford House

Chiddingfold, Godalming, Surrey

- ▶ 5 bedrooms ▶ 3 bathrooms ▶ Woodland ▶ Indoor swimming pool
- ▶ Approximately 264 acres ▶ Freehold ▶ Council Tax band H

A picturesque Grade II listed principally Georgian house set at the heart of a sporting estate.

Guide price £9,750,000

Property Number: GLD012161099

will.matthews@knightfrank.com | 020 4502 9295

nigel.mitchell@knightfrank.com | 01483 944458



The Woodyard

Hatford, Faringdon, Oxfordshire

- ▶ 5 bedrooms ▶ 3 bathrooms ▶ 2 reception rooms ▶ Equestrian facilities ▶ 3 bedroom timber cabin ▶ Paddocks
- ▶ Pastureland ▶ Arable land ▶ Approximately 340 acres ▶ EPC B ▶ Freehold ▶ Council Tax band G

A diverse agricultural and equestrian property extending to approximately 340 acres with stunning views towards the Berkshire Downs, producing a useful income stream. Available as a whole or in 4 lots.

Guide price £6,250,000

Property Number: CH0012230236

alice.keith@knightfrank.com | 01285 300115

damian.gray@knightfrank.com | 01865 989384

S O L D

STEANE PARK Steane, Brackley, Northamptonshire

A beautiful 16th century manor house with exceptional gardens, sitting within its own beautiful private parkland.

- ▶ 11 bedrooms
- ▶ Stunning formal gardens & grounds
- ▶ Parkland, woodland, paddocks & arable land
- ▶ 3 cottages
- ▶ Ponds & water gardens
- ▶ Approximately 276 acres

will.matthews@knightfrank.com
020 4502 9295
william.ward-jones@knightfrank.com
01789 869298

Guide price £8,250,000



YARNER HOUSE Bovey Tracey, Newton Abbott, Devon

Located in Dartmoor National Park, a charming family home in a truly remarkable private setting with breathtaking views at the heart of a 247 acre farm with pasture, woods and moorland.

- ▶ 7 bedrooms
- ▶ Grade II listed country house
- ▶ Landscaped formal gardens & parkland
- ▶ Lodge cottage & 4 bedroom farmhouse
- ▶ Traditional buildings & agricultural barns
- ▶ Approximately 247 acres

will.matthews@knightfrank.com
020 4502 9295
mark.proctor@knightfrank.com
01392 914671

Guide price £5,500,000



CHILHAM CASTLE Chilham, Kent

A truly magnificent property in a landscape of extraordinary beauty, Grade I listed Chilham Castle is unquestionably one of the finest houses in the South East of England.

- ▶ 16 bedrooms
- ▶ Sporting estate
- ▶ Vineyard
- ▶ Tennis court & indoor swimming pool
- ▶ 4 cottages
- ▶ Approximately 300 acres

will.matthews@knightfrank.com
020 4502 9295
alice.keith@knightfrank.com
01285 300115

Guide price £15,000,000



WOODLEYS Woodstock, Oxfordshire

Stunning Grade II listed Georgian country house, set in its own parkland with an iconic view of Blenheim Palace.

- ▶ 13 bedrooms
- ▶ Walled garden with tennis court
- ▶ Woodland
- ▶ Outbuildings
- ▶ Coach house & 2 further cottages
- ▶ Approximately 230 acres

will.matthews@knightfrank.com
020 4502 9295
damian.gray@knightfrank.com
01865 989384

Guide price £16,000,000

74.

Channel Islands



Oliver Rodbourne

HEAD OF THE CHANNEL ISLANDS SALES

REGIONAL INSIGHT

Data provided by Chris Druce, Senior Analyst, Residential Research

The Channel Islands market, much like mainland UK, has thrived since the release from the lockdown periods. The islands were a little slower to get going due to travel restrictions, but they've since seen the same impact of demand off the back of the covid pandemic. Many business people still see the islands as wonderful places to work from. They're very accessible and offer peaceful, safe and beautiful surroundings to live and run businesses from. Restrictions in the number of 21E residents in Jersey continue to be talked about on the island. Anyone wanting to move to Jersey should consider these possible changes as they may be implemented in the coming years.

Oliver Rodbourne
Head of the Channel Islands Sales

“Many business people still see the islands as wonderful places to work from. They’re very accessible and offer peaceful, safe and beautiful surroundings to live and run businesses from”

Increase in Jersey housing market activity in Q3 2022 compared to a year earlier

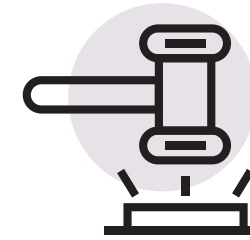
22%

Increase in the average price of a property in Guernsey in Q3 2022 compared to a year earlier.

13.5%

Increase in the average price of a property in Jersey in Q3 2022 compared to a year earlier.

13%



Average price of an Open Market property sold on Guernsey in Q3 2022

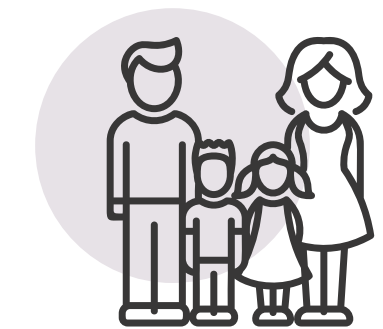
£1.58m



Average price of a four-bedroom house sold in Jersey in Q3 2022

£1,329,000

11 families relocated to Jersey in the first 11 months of 2022, as part of the HVR scheme.



12 properties purchased YTD in 2022 via Jersey’s HVR scheme have been valued at £5m+.

£5m



The minimum purchase price of a house for those granted entitled status under Jersey’s HVR scheme

£2.5m

Source: States of Guernsey/ Locate Jersey/ Statistics Jersey



La Maison Blanche

St Lawrence, Jersey

- ▶ 6 bedrooms ▶ 6 bathrooms ▶ 6 reception rooms ▶ Extensive leisure complex ▶ Indoor swimming pool
- ▶ Guest & staff accommodation ▶ Sea views ▶ Freehold

Set on the heights above the island's south coast and commanding truly magnificent sea views over St. Aubin's Bay, the property occupies a most enviable site in one of Jersey's most sought-after locations.

Asking price £22,000,000

Property Number: WILS514

alex.collins@knightfrank.com | 020 3811 0646

aimee@wilsons.je | 07797 825410



La Maison de la Valette

La Rue De La Roulerie, Jersey

- ▶ 5-7 bedrooms ▶ 6 bathrooms ▶ 7 reception rooms ▶ Gymnasium ▶ Swimming pool complex
- ▶ 2 staff/guest cottages ▶ Gated tree-lined drive ▶ Stabling ▶ Landscaped gardens ▶ Freehold

One of the most important private estates in Jersey that carries international recognition. An impressive neo-classical inspired property which sits in the middle of about 17.69 acres

Guide price £39,950,000

Property Number: CHO190272

oliver.rodbourne@knightfrank.com | 020 4502 8120

clifford@wilsons.je | 07797 723804



Le Clos de Coleron

St Brelade, Jersey

- ▶ 6 bedrooms ▶ 4 bathrooms ▶ 2 reception rooms ▶ Swimming pool ▶ Multi-car garage ▶ Sea views
- ▶ Approximately 5.5 acres ▶ Freehold

Set in one of Jersey's most sought-after and exclusive locations, Le Clos de Coleron enjoys the benefit of the private ownership of a substantial tract of natural coastal land and well-wooded cotil and headland, together with generous sized formal gardens with swimming pool.

Asking price £15,000,000

Property Number: WILS2972

alex.collins@knightfrank.com | 020 3811 0646

megan@wilsons.je | 07700 345894

Highfield

St. Martin's, Guernsey

- ▶ 5 bedrooms ▶ 4 bathrooms ▶ 4 reception rooms
- ▶ Landscaped gardens ▶ Sea views ▶ Freehold

Highfield is an impressive and elegant home which has been extended and modernised throughout by the current owners. Situated in the parish of St. Martins, the property benefits from sea views across rural fields, giving a feeling of privacy and space despite the convenient position.

Asking price £4,950,000

Property Number: GG012281901

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