

COUNTRY VIEW

2015

Aspirational country living





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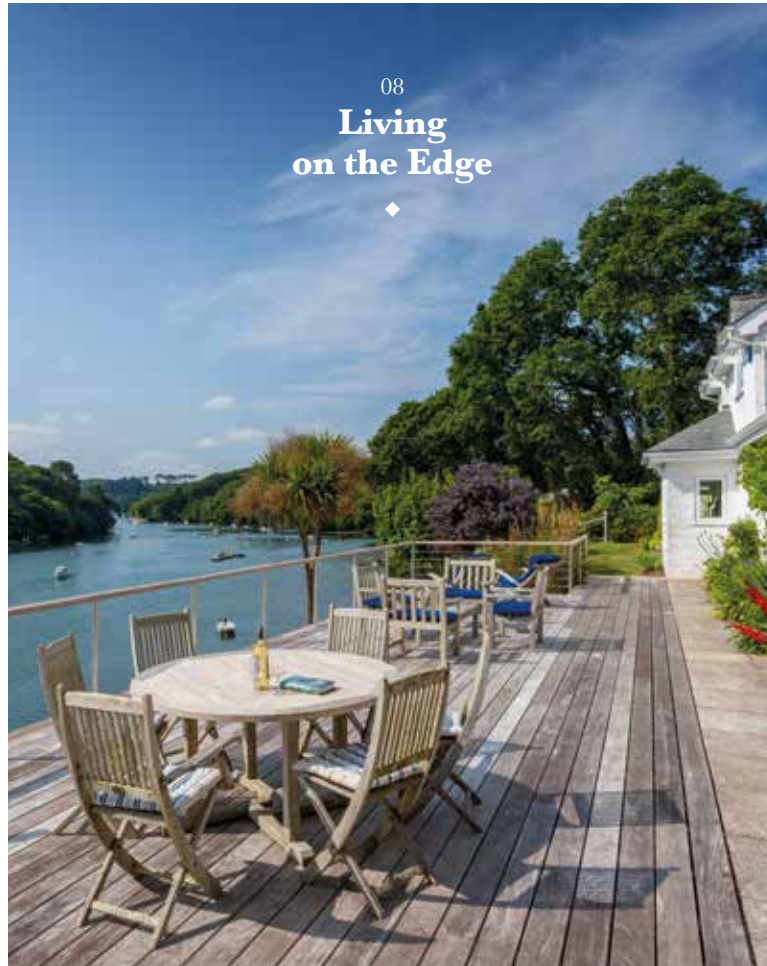
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With thanks to our friends at Levens Hall for our cover image. More information can be found at:

www.levenshall.co.uk



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Knight Frank is a global company whose strength lies in detailed, intelligent knowledge of local markets



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A VERY WARM WELCOME



Around Easter 2014 the £2m – £5m market was tentatively put on hold as we entered the lead-up to the UK General Election. Specifically, concerns centred around potential Mansion and Non-Dom Taxes, which slowed and stalled buyers as they waited to see how things would develop. Now that the election has passed and these fears have been allayed, we're already seeing confidence and stability returning to the market. New houses will become available as people decide to sell, benefitting buyers and vendors alike.

The strength of the dollar puts the savvy international buyer, with assets in the world's number one currency, in a very strong position.

The resurgence of dollar-rich Russian buyers, which we've been witnessing since October 2014, is testament to this. Meanwhile, the strength of the pound against the euro particularly favours buyers looking for a home in Ireland. Good value, together with a property's gardens and accompanying acres, not forgetting the incomparable Irish countryside, open up the equestrian, fishing and other lifestyle opportunities like never before. Pages 82 and 83 provide you with a snapshot.

A place in the country never loses its attraction, and the enduring appeal is enhanced by the continuation of exceptional price differentials compared to London. Add future investment in both road and rail infrastructure, making access from city to country and vice-versa better than ever before, and the picture becomes even more desirable.

To discuss your own particular requirements, please do not hesitate to contact us. You can also go to KnightFrank.co.uk, where you can explore more than 1,700 country properties in any one of 18 languages. In addition, while we use print and digital channels to showcase a selection of homes, we sell over a third of our properties off-market. If this method appeals to you, please get in touch.

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The strength of the dollar puts the savvy international buyer, with assets in the world's number one currency, in a very strong position
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POST-ELECTION MARKET UPDATE

In delivering a majority government, the General Election marks an end to the uncertainty experienced in the UK prime property markets in the run-up to polling day.

As 2015 began, the impact of the General Election on prime market activity outside of London was evident. There was a prevailing sense of caution that existed as both buyers and vendors adopted a “wait and see” approach and transaction levels fell.

Growing uncertainty around taxation and personal finances caused demand to become subdued and ultimately resulted in a moderation in price growth at the start of 2015, slowing to 2.5% on an annual basis to March.

The definitive outcome of the General Election, with a majority government, looks set to provide a boost to activity in the housing market in the months to come.

We now expect there will be more positive trading conditions as buyers and vendors return to the market and a number of transactions that had been put on hold, pending the outcome of the vote or as a result of a wider sense of political uncertainty, will proceed.

Now, one of the key questions for the market is what effect a more certain political environment will have on prices. While the confidence engendered by political certainty is expected to result in a rise in market activity, we believe that any expectations that prices will jump significantly as a direct result of the General Election may be unrealistic.

Any market is based on supply and demand and we expect to see an increased supply of new properties coming to the market over the next few weeks. This, together with uncertainty as to the

precise direction and fiscal policies of the new government, is likely to mitigate significant price rises.

Additionally, the higher purchase costs as a result of the increase in stamp duty announced in December need to be considered. The prime market is still absorbing these changes and the early indications are that it has resulted in an adjustment in values at the top-end of the market as buyers factor the increased cost of moving into offers.

However, we believe the long-term outlook for the prime country market is positive. For now, interest rates remain at record low levels, economic growth is steady and mortgage rates are competitive. As the economy continues to improve we expect the ripples of demand from London will strengthen, with those markets receiving the strongest initial boost being the most popular commuter locations to the capital.

We have already seen an increase in the number of buyers looking to exploit the relative price gap that has opened up between the capital and regional prime markets.

Prime Scotland

The result of the General Election is likely to lead to a reduction in the uncertainty experienced in the Scottish property market prior to the vote.

There was a relative slowdown in activity in the month prior to the election, mirroring the trend which was seen in prime markets across the UK. With the final result resolving political uncertainty at a national level we expect trading conditions to improve from their recent low level.

As housing policy is already a devolved issue in Scotland, little is likely to change on the policy front,

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A number of transactions that had been put on hold pending the outcome of the vote or as a result of a wider sense of political uncertainty will proceed
◆

and it is perhaps the recently introduced Land and Building Transaction Tax which will continue to be the biggest policy lever affecting the prime market. The potential impact of Land Reform on the farms and estates market will become clearer once more details are revealed.

However, in terms of the overall political outlook for Scotland, all eyes will now be on the Scottish Parliamentary Elections in 2016, and the ability of the SNP to replicate its success there.

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Living in Devon and Cornwall

THE JEWEL OF THE SOUTHWEST



From the rolling Blackdown Hills, stretching west as far as Land's End, the Devon and Cornwall peninsula features idyllic farmland, beautifully bleak moors and a coastline that seems to carry on forever. It comes as little surprise that its fishing villages, pirates' coves and historic market towns have featured in an array of adaptations from Poldark and Doc Martin to Wycliffe and War Horse.

On England's southwestern tip, the sunny region is far enough from London to offer a rural escape, but still close enough for train links under two and a half hours, and a 70 minute commuter flight from Exeter to London City Airport.



Devon and Cornwall are two of England's least populated counties, with 440 and 390 people per square mile respectively.



The region boasts two national parks – Dartmoor (368 square miles) and Exmoor (267 square miles).



Flights from Exeter to London City Airport take only 70 minutes and the quickest train journey from Exeter to London is two hours and 18 minutes.



Cornwall is one of the mildest regions of the UK, especially in winter, with an average maximum January temperature of more than 8 degrees C.



Writers inspired by the Devon and Cornwall countryside include Agatha Christie, Thomas Hardy, Jane Austen, Samuel Taylor Coleridge and Daphne du Maurier.



Devon and Cornwall boasts multiple Michelin-starred restaurants, including Restaurant Nathan Outlaw (in Port Isaac) and Gidleigh Park (on Dartmoor) with 2 stars each.



- 01 Mayflower Waters. Kingswear. Guide price: £2,000,000. **SOLD**
- 02 Toft Quay. Kingswear. Guide price: £1,975,000. **SOLD**
- 03 Sector Hall. Axminster. Guide price: £1,950,000. **SOLD**

PROPERTY WISH LIST



01



02

01 Bosryn. Cornwall.
Guide price: £1,750,000.

Exeter
01392 423111

02 Canonteign Barton. Devon.
Guide price: £1,950,000.

Exeter
01392 423111



03



04

03 Kittery Quay. Devon.
Guide price: £1,995,000.

Exeter
01392 423111

04 Lyndhurst. Devon.
Guide price: £1,995,000.

Exeter
01392 423111



05



06

05 Collon Barton. Cornwall.
Guide price: £2,425,000.

Exeter
01392 423111

06 Vine House. Devon.
Guide price: £3,000,000.

Exeter
01392 423111



07

07 Gurrington. Devon.
Guide price: £1,975,000.

Exeter
01392 423111

Fowey Estuary, South Cornwall

PIEDS DANS L'EAU

Overlooking Fowey with direct water access, running mooring, fixed mooring, jetty and 700ft of foreshore. 3 reception rooms, 5 bedrooms and 3 bathrooms. Secluded gardens.
Guide price: £1,975,000

Local office
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Exeter, Devon

THE WHITE HOUSE

Exceptional home of the highest quality in a superb location in East Devon. 6 bedrooms, 8 reception rooms, 7 bathrooms, indoor swimming pool, entertainment suite including home cinema and billiards room. Gymnasium, shooting range, 10-bay garage with display area, tennis court, 9-hole golf course, squash court. Helicopter landing pad. Extensive range of buildings.

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LIVING ON THE EDGE





For many property buyers, there is one non-negotiable item on their wish list – they have to be on or near the water’s edge. The sound, sight and smell of the coast is something that has drawn people for centuries and it’s made waterfront property highly prized around the UK’s shores...with the premium to match.

The most basic choice is the one between coast and estuary. The sandy beach with views that seem to show the curvature of the earth versus the daily ebb and flow of an estuary with its promise of a Swallows and Amazon lifestyle.

The exact location is often narrowed down by the buyer’s passions and those of their family. Surfing or boating, sand or pebbles, a feeling of remoteness or the bustle of a coastal town.

The south coast is a paradise for yachting types with its sheltered rivers and marinas. Salcombe in Devon, Itchenor near Southampton, Lymington and Beaulieu River in the New Forest, Bosham and Chichester, Bembridge and Seaview on the Isle of Wight – just a few of the areas that are a magnet for those who want a home with easy access to a good mooring and a community of fellow boat-lovers.

For surfing, the more exposed beaches are much in demand. St Ives and Padstow are both popular destinations with access to some of the UK’s best surfing breaks. St Ives also has a thriving artistic community – it’s home to the Cornish arm of the Tate – and Padstow has established itself as a foodie mecca.

Padstow was the beachhead for a culinary invasion that has spread throughout many of the UK’s well-heeled coastal towns. These days, your family bolthole is more than likely to be within easy

reach of more than a handful of great local restaurants and probably the odd Michelin star.

If proximity to London is key, there’s the characterful East Sussex town of Rye, close to wonderful kitesurfing beaches, and in Kent there’s the thriving, restaurant-filled Whitstable. Southwold and Aldeburgh in Suffolk are well-loved by capital dwellers looking for a weekend retreat, and the incredible open vistas of Norfolk have made towns like Burnham, Holt and Brancaster hugely popular.

◆

The sandy beach with views that seem to show the curvature of the earth versus the daily ebb and flow of an estuary with its promise of a Swallows and Amazon lifestyle

◆

The list goes on – there is something for everyone around the UK’s coast. Whether messing about on the water is your thing, painting it or just enjoying the taste of salt in the air and the sound of gulls on the wing, the world is your freshly-shucked oyster.

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Living in Dorset, Somerset and Bath

RURAL BLISS AND GEORGIAN HISTORY

As you cross Dorset and Somerset from south to north, from the Jurassic Coast to the Somerset Levels, you pass by thatched-cottage villages, ancient castles, and some beautiful historic towns such as Dorchester, Sherborne, Shaftesbury, Glastonbury, Cheddar and Bath – the latter boasting the finest examples of Georgian architecture. Train links to London from Bath, Taunton and Bournemouth are quick and efficient.



The beautiful white stone from Dorset's Isle of Portland brightens up period buildings across the region and was used in St Paul's Cathedral, Buckingham Palace and even the United Nations headquarters in New York.



Somerset includes The Quantock Hills, the first Area of Outstanding Natural Beauty to be officially designated in the UK.



Knight Frank research found that prime property prices in the Somerset town of Bath increased by 5% in 2014.



Fast trains from Taunton take well under two hours to reach London.



The Dorset coast is one of the sunniest places in the UK with an annual average of more than 1600 hours.



Dorset's 96 mile Jurassic Coast, and the Somerset city of Bath are both UNESCO World Heritage Sites.

- 01 Great Pulteney Street. Bath.
Guide price: £2,300,000. **SOLD**
- 02 Kelston Knoll. Somerset.
Guide price: £2,500,000. **SOLD**
- 03 Godminster Wood House. Somerset.
Guide price: £2,750,000. **SOLD**
- 04 Pitney House. Somerset.
Guide price: £2,000,000. **SOLD**



Marnhull, Dorset

YARDGROVE

This 6 bedroom house has Georgian origins and has recently been extended and refurbished to a very high standard, winning a prestigious award in the process. Complementing the main house is a detached garage block, substantial traditional stone barn and landscaped gardens and grounds.

Further cottage available.

Guide price: £2,750,000

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Bath

THE TOWERS



An impressive, detached Grade II listed house with unrivalled southerly views over Bath. 5 bedrooms, 5 reception rooms, 3 bathrooms, private parking, separate 3 bed coach house. Approximately 4,435 sq ft. Freehold. In all about 2 acres.

Guide price: £2,750,000

Local office

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Chesil Beach, Dorset

LONG HOUSE

This 6 bedroom house requiring refurbishment occupies an incredible coastal position overlooking Chesil Beach. Renovated 2 bedroom cottage (currently generating significant income), stable yard, landscaped gardens. In all about 26 acres.

Offers over: £3,000,000

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Bath

THE CIRCUS

A Grade I listed Georgian town house in one of Bath's best addresses. Reception hall, library, morning room, drawing room, withdrawing room, dining room, kitchen/breakfast room, cinema, utility, 3 cloakrooms, vaults. Master suite, guest bedroom en suite, 3 further bedrooms, bathroom. Internally approximately 6,033 sq ft. Walled garden and courtyard. Freehold.

Guide price: £4,250,000

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Rowberrow, North Somerset

THE OLD RECTORY



A Grade II listed property (approximately 5,716 sq ft). 4 reception rooms, kitchen/breakfast room. 6 bedrooms, 3 bathrooms. Outbuildings, garages, 2 bed annexe, swimming pool. Stabling, agricultural, gardens, pasture. In all about 5.12 acres.

Guide price: £2,250,000

Local office

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Belluton, North Somerset

BELLUTON HOUSE

A beautiful Grade II listed Georgian house (approximately 7,500 sq ft). 4/5 reception rooms, kitchen/breakfast room, 5 bedrooms, 3 bathrooms, 3 bedroom cottage, garden, kitchen garden, outbuildings, garage, woodland and pasture. In all about 9 acres.

Guide price: £2,000,000

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Wells, Somerset

WOOKEY HOUSE

An award-winning restoration of a fine Grade II listed country house. 6 reception rooms, 9 bedrooms, 5 bathrooms. Coach house requiring restoration. Beautiful gardens. Rolling grazing land. Woodland. In all about 37.1 acres.
Guide price: £3,450,000

Local office
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Living in Hampshire

ROLLING HILLS & CRYSTAL CLEAR CHALK STREAMS

Winchester, arguably Hampshire's most interesting City, used to be the capital of England before London took the mantle. Thanks to its cathedral, its castle and its college, it's still as grand today as it was during King Alfred's era. As well as vibrant commercial centres such as Basingstoke, Hampshire encompasses beautiful rolling downland hills, crystal clear chalk streams, and to the south, the New Forest and the Solent. Fast trains run from Winchester to London in under an hour and from Basingstoke in 45 minutes, with 8 trains an hour.



Hampshire is unique in having two National Parks – the New Forest and the South Downs.



Richard Adams' famous rabbit tale, Watership Down, was set in the hills of northern Hampshire.



One of the county's biggest annual events is the Southampton Boat Show.



Hampshire has a huge population of free-roaming deer, with as many as 6,500 stags during a busy season.



Knight Frank research finds that annual price growth in England's prime rural property market is 2.5%.



Winchester College consistently ranks high in league tables of A grades at A-level exams.





02



03



04

- 01 Court Farm House. Overton.
Guide price: £2,850,000. **SOLD**
- 02 The Coach House. Fullerton.
Guide price: £2,950,000. **SOLD**
- 03 Bulls Buses Farm. Oakley.
Guide price: £2,300,000. **SOLD**
- 04 Chilton House. Chilton Candover.
Guide price: £3,600,000. **SOLD**

Titchborne

THE OLD RECTORY

A rare opportunity to acquire a Grade II listed family home in one of Hampshire's unspoilt rural areas. 4 reception rooms, 5 bedrooms, 3 bathrooms, annexe, swimming pool, tennis court.

Guide price: £2,500,000

Local office

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01962 850333



Country department

KnightFrank.co.uk/country

Edward Cunningham

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020 7861 1080



Over Wallop

NEW LODGE FARM

Grade II listed house offering comfortable, well-proportioned accommodation. 5 reception rooms, 5 bedrooms, 2 bathrooms. Planning permission for 1 bedroom cottage, outbuildings, garden, 3 paddocks.

Guide price: £2,350,000

Local office

KnightFrank.co.uk/winchester

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01962 850333



Monk Sherborne

QUEEN'S HOUSE



Substantial edge-of-village family house with mature grounds. 5 reception rooms, kitchen/breakfast room, 6 bedrooms, 3 bathrooms, cellar with wine store, 4 attic rooms, 2 bedroom flat with car port, large period barn with stores and garaging, swimming pool, tennis court, attractive mature gardens and grounds with pond. In all about 13.23 acres.

Guide price: £3,450,000

Local office

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Odiham

THE WHITE HOUSE



A splendid Grade II listed Georgian town house in the heart of Odiham. 3 reception rooms, kitchen/breakfast room, 5/6 bedrooms, 2 bathrooms, 2 bedroom cottage, extensive cellars, courtyard with private parking and garaging and mature walled garden.

Guide price: £2,200,000

Local office

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Mark Potter

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PROPERTY WISH LIST



01 Blae Grove House. Up Nately.
Guide price: £3,000,000.

Basingstoke
01256 350600

02 Priors Mill. Kingsclere.
Guide price: £2,500,000.

Basingstoke
01256 350600

03 Skyers Farm. Ramsdell.
Guide price: £2,500,000.

Basingstoke
01256 350600

04 Ewshot Hall. Ewshot.
Guide price: £4,500,000.

Basingstoke
01256 350600



If you would like to find out more about how our dedicated Country property experts can assist with your sale or purchase, please call: **020 7861 1549**



05 Otterbourne Manor. Otterbourne.
Guide price: £2,250,000.

Winchester
01962 850333

07 Black Farm. Avington.
Guide price: £3,500,000.

Winchester
01962 850333

06 East Hill Farm. Exbury.
Guide price: £2,250,000.

Winchester
01962 850333

08 Beechwood. Burley.
Guide price: £2,600,000.

Winchester
01962 850333



If you would like to find out more about how our dedicated Country property experts can assist with your sale or purchase, please call: **020 7861 1549**



Living in Surrey

HOME COUNTIES AT THEIR FINEST

Of all the home counties, Surrey boasts some of the finest and most expensive property. Not surprising really when you admire the countryside and then realise how quick it is to drive or take the train into London. From 294 metres high on Leith Hill, the highest point in the southeast of England, there are stunning views across the entire county. Look north to the North Downs and to London beyond. Gaze south and, on a clear day you'll see the English Channel shining in the distance.



Knight Frank research finds that annual price growth in England's prime rural property market is 2.5%.



Guildford High School consistently ranks high in league tables of A grades at A-level exams.



In property terms, Surrey is the wealthiest county in the UK, according to a Prime Location report.



The Surrey Hills, covering a quarter of the county, is a designated Area of Outstanding Natural Beauty.



Weybridge, in Surrey, is the second most affluent town in the UK, according to The Telegraph newspaper.



Fast trains link Guildford to London in just over half an hour.

- 01 Long Furrow. Wentworth.
Guide price: £5,500,000. **SOLD**
- 02 Arnison House. East Molesey.
Guide price: £3,495,000. **SOLD**
- 03 Oakmead Farm. Cobham.
Guide price: £4,600,000. **SOLD**





02



03

Oxshott

BIRDS HILL FARMHOUSE

A unique opportunity to purchase a Grade II listed medieval hall farmhouse, with a rich history and wealth of interesting period features. 3 reception rooms, 4/5 bedrooms, 2 bathrooms, kitchen/breakfast room, utility room, listed granary (home office), triple garage.

Guide price: £2,250,000

Local office

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01932 591612



Weybridge

TOAD HALL

An outstanding detached luxury house situated within the heart of this private international estate, and set in exceptional gardens and grounds. 6 bedrooms, 5 bathrooms, 5 reception rooms, triple garage and indoor swimming complex.
Guide price: £4,750,000

Local office
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James Cleland
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Chobham

STANYARDS

Impressive Victorian country house set within private secluded grounds. 5 large reception rooms, 9 bedrooms, 6 bath/shower rooms. Staff annexe, garaging, swimming pool, tennis court, outbuildings, lake and paddock.

Guide price: £4,000,000

Local office

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Edward Shaw

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Frensham

THE OLD HOUSE

A beautifully presented Grade II listed house with stunning gardens and with frontage onto the River Wey. 3 reception rooms, 8 bedrooms, 4 bathrooms, 2 bedroom cottage, garaging, outbuildings, stabling, formal and informal gardens, tennis court, swimming pool, paddocks, about 19 acres.

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PROPERTY WISH LIST



01 Corbels. Leatherhead.
Guide price: £2,750,000.

[Cobham](#)
01932 591600

02 Links Green Way. Cobham.
Guide price: £2,495,000.

[Cobham](#)
01932 591600



03 Daffodils. Oxshott.
Guide price: £4,950,000.

[Cobham](#)
01932 591600

04 Waynelete Tower Avenue. Esher.
Guide price: £3,195,000.

[Esher](#)
01372 464496



05 Jadica. Weybridge.
Guide price: £3,950,000.

[Esher](#)
01372 464496

06 Cullen House. Weybridge.
Guide price: £4,650,000.

[Esher](#)
01372 464496



07 Byron House. Wentworth.
Guide price: £4,950,000.

[Virginia Water](#)
01344 840020

08 Linden House. Wentworth.
Guide price: £3,795,000.

[Virginia Water](#)
01344 840020

If you would like to find out more about how our dedicated Country property experts can assist with your sale or purchase, please call: **020 7861 1549**



09 Avalon. Wentworth.
Guide price: £3,250,000.

[Virginia Water](#)
01344 840020

10 Churchmead. Pirbright.
Guide price: £2,495,000.

[Guildford](#)
01483 565171

11 Dalton Hill. Albury.
Guide price: £3,750,000.

[Guildford](#)
01483 565171

12 Old Rickhurst. Dunsfold.
Guide price: £3,750,000.

[Guildford](#)
01483 565171

13 Glebe Park. Lurgashall.
Guide price: £2,950,000.

[Haslemere](#)
01428 770560

14 Home Farm. Haslemere.
Guide price: £3,600,000.

[Haslemere](#)
01428 770560

15 Hyde Park House. Midhurst.
Guide price: £2,350,000.

[Haslemere](#)
01428 770560



TO COMMUTE OR NOT TO COMMUTE, THAT IS THE QUESTION

It's a decision that almost every Londoner contemplates at some stage – whether to move out to the country and upsize to a larger home with the trade-off of a commute back into town. The extra space, easier school runs and often fast journey times are all factors that make moving an increasingly popular choice.

Central London property prices have played a big part in recent years. More and more people are realising that they can swap their three-bedroom terraced house in Fulham for a detached family house in Berkshire, Surrey or Kent with a swimming pool, tennis court and views of the village green.

Even if the journey is a little longer, for some it's an important transitional part of the day. In the morning it's a chance to catch up on emails or prepare for the day ahead before the demands of the office encroach. And in the evening it's an opportunity to mentally leave the office behind and slip into home mode.

The big move to the country is typically prompted by the arrival of children, so the hunt for a good school can dictate the location of the search. While London has plenty of excellent schools to choose from, few can compete with schools outside the capital in terms of the grounds and the ease of



While London has plenty of excellent schools to choose from, few can compete with schools outside the capital in terms of the grounds and the ease of the morning school run



Perhaps one of the biggest surprises, though, is that the commute, far from being a painful compromise in exchange for the Home Counties lifestyle, can actually be quicker than your previous journey within London. One City worker who recently moved from Wandsworth to Orpington in Kent, for example, traded a 45 minute slog on the overground and underground for a 10-minute walk to the station and a 15-minute train ride to Charing Cross, with a seat every time.

the morning school run when you don't have to contend with the London rush-hour and over-zealous traffic wardens. With a bit of judicious planning, you can focus the shortlist by the schools in the areas with the best journeys into town.

Also if it's easy to get to the office, it's easy to nip back into town when you want that fix of London life. So a trip to the theatre or latest restaurant opening is still very simple – you just swap the black cab home for the last train.



Living in West Sussex

THE SUNNIEST REGION OF THE UK



Officially the sunniest county in the UK, West Sussex is home to some of the south coast's finest beach resorts (Worthing, Littlehampton, East Wittering and Bognor Regis) but also cultural gems such as Arundel Castle, Chichester, Petworth House and Goodwood House. The latter is home to Glorious Goodwood and the Goodwood Festival of Speed. Running through the middle of the county are the rolling chalk hills of the South Downs. The M23 speeds up commuting time to the capital.

01



According to the Met Office, West Sussex is the sunniest region of the UK. Bognor Regis regularly receives close to 2,000 hours of sun a year.



Chichester Harbour is a designated Area of Outstanding Natural Beauty in West Sussex.



Fast trains link Chichester to London in an hour and a half.



Knight Frank research finds that annual price growth in England's prime rural property market is 2.5%.



02

- 01 Horsebridge House. West Sussex.
Guide price: £2,595,000. **SOLD**
- 02 St Leonards Forest House. Horsham.
Guide price: £2,000,000. **SOLD**

Shipley

HEATHERS FARM



A superb country house situated in an idyllic, rural location tucked away on a quiet road in The Haven. Dating back to the 16th century, with later additions, the property comprises a master bedroom suite, 4 further bedrooms, 4 reception rooms, 3 bathrooms, coach house with 2 self-contained flats, cottage, swimming pool, stable yard, paddocks and barn. In all extending to 9.2 acres.
Guide price: £2,750,000

Local office

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Country department

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James Cleland

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Bucks Green

PENSFOLD FARM

An exceptional and sympathetically renovated country house lying centrally within its own land. The main house is 5,350 sq ft with 5 large bedroom suites with an unconverted detached barn in 37 acres of formal garden with pool and surrounding pasture and woodland.

Guide price: £2,750,000

Local office

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Living in East Sussex

GREAT BEACHES & COUNTRYSIDE COMBINED



Bordered by the High Weald in the north of the county, and its great beaches and chalky cliffs on the south coast, East Sussex juts out into the English Channel, most famously at the 162 metre Beachy Head. But don't ignore its beautiful interior – the Ashdown Forest, Bodiam Castle, the eastern section of the South Downs where it slopes down to the seaside resort of Eastbourne and, perhaps most famously of all, the town of Battle where, almost a thousand years ago, the Normans staged their fateful invasion. There are no motorways in the county but fast trains link Brighton to London and beyond.



East Sussex is one of the sunniest regions of the UK with an annual average of 1,750 hours of sunshine.



In property terms, East Sussex is the fourth wealthiest county in the UK, according to a Prime Location report.



East Sussex includes part of The Weald, a designated Area of Outstanding Natural Beauty.



Knight Frank research finds that annual price growth in England's prime rural property market is 2.5%.



- 01 Best Beech Place. Wadhurst.
Guide price: £4,250,000. **SOLD**
- 02 Overton Grange. Forest Row.
Guide price: £2,750,000. **SOLD**

Old Heathfield

HEATHFIELD HOUSE

An immaculately presented country house. 5 reception rooms, 9 bedrooms, 8 bathrooms, beautiful landscaped gardens, walled kitchen garden, swimming pool and gym, outbuildings. Land and cottages available by separate negotiation.

Guide price: £3,000,000

Local office
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Living in Kent

THE GARDEN OF ENGLAND

Thanks to all the orchards and hop gardens dotted around the county, Kent is known as "the Garden of England". Drive across its rural landscape, dominated by pretty farms and odd-shaped oast houses, and you quickly forget how close you are to the capital. Due to its position en route from London to the continent, Kent has some of England's finest historic buildings, including cathedrals at Canterbury and Rochester, and the castles of Leeds, Hever, Bodiam and Dover. Two motorways and multiple train lines provide fast links to London.



Two of the UK's top-performing secondary schools in terms of A-level results are in Kent.



Nearly a third of Kent forms part of two Areas of Outstanding Natural Beauty – the North Downs and The Weald.



Its proximity to the continent, makes Kent one of the warmest regions of the UK.



Trains link the Kent towns of Ebbsfleet and Ashford directly to Paris.



The Vine Cricket Ground, Sevenoaks, is one of the oldest in England.



Tunbridge Wells got its 'Royal' prefix from Queen Victoria, who regularly visited the town.

- 01 The Grange. Sevenoaks.
Guide price: £3,750,000. **SOLD**
- 02 Spring Shaw. Sundridge.
Guide price: £3,000,000. **SOLD**
- 03 Alderwood House. Penshurst.
Guide price: £4,500,000. **SOLD**





Knockholt

HOMEFIELD

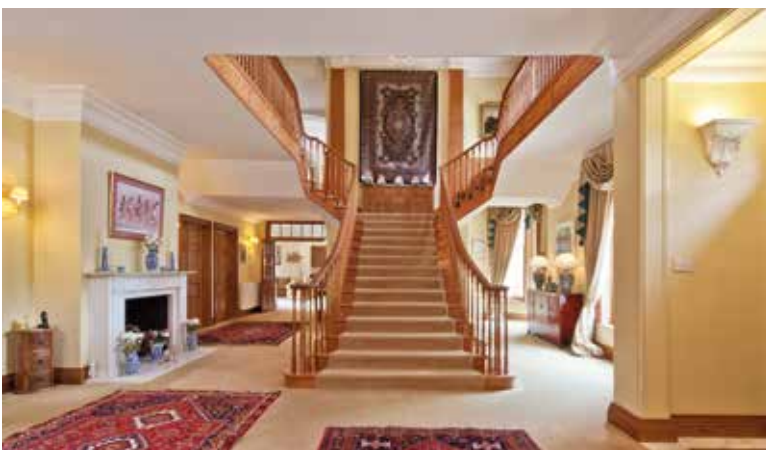
A magnificent country house situated in a parkland setting with stunning views towards London. 5 reception rooms, 10 bedrooms, 5 bathrooms, tennis court, heated indoor swimming pool, landscaped gardens.
Guide price: £4,000,000

Local office
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Country department
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020 7861 1505



Blackham

PILBEAMS

An exceptional Grade II listed country house in a highly sought after setting. 4 reception rooms, 5 bedrooms, 5 bathrooms, 1 bedroom cottage, swimming pool, pool house, detached double garage, outbuildings.

Guide price: £2,950,000

Local office
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Living in East Anglia

FISHING VILLAGES, FARMLAND & FENS

Comprising Norfolk, Suffolk, Cambridgeshire, and northern Essex, East Anglia is a huge region with a plethora of wonderful rural and townhouse properties. While it lacks the motorway links that other English regions have, it is served by useful train lines direct into the City of London. Cambridge especially has all the sophistication of the capital but the charm of a compact city. Old-fashioned coastal towns such as Aldeburgh and Southwold in Suffolk, and Burnham Market and Blakeney on the North Norfolk Coast give way to Dedham Vale (an Area of Outstanding Natural Beauty immortalised in the paintings of John Constable) and the expanse of rivers and lakes known as the Broads.



Knight Frank research suggests East Anglia residential sales markets will increase by 22.2% between 2015 and 2019.



Much of East Anglia is fairly flat. However, the hills of North Norfolk offer some stunning views across the North Sea.



East Anglia has one of the lowest rainfall averages of the UK.



The town of Babergh, in Suffolk, is one of the 5 happiest places to live in the UK, according to a survey by the Office for National Statistics.



People in the Suffolk town of Ipswich are the most contented in the country, according to a survey by Rightmove.



North Norfolk has one of the lowest burglary rates in the UK.

- 01 **Chrishall Grange. Nr Royston.**
Guide price: £3,750,000. **SOLD**
- 02 **Hinwick House. Hinwick.**
Guide price: £4,000,000. **SOLD**
- 03 **Duddington Manor. Duddington.**
Guide price: £2,100,000. **SOLD**





02



03

Norfolk

GUN HILL FARM

Grade II listed Queen Anne farmhouse on the edge of Overy Marshes within walking distance of Holkham Beach. 3 reception rooms, 5 bedrooms, 3 bathrooms, tennis court, stabling, outbuildings and formal gardens.

Guide price: £2,700,000

Country department
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020 7861 1782



Lincolnshire

BOOTHBY HALL

A highly impressive Grade II listed manor house in a private edge of village setting. 5 reception rooms, 8 bedrooms, 8 bathrooms, outbuildings, swimming pool, tennis court, stabling courtyard including agricultural barns. Formal landscaped gardens, paddocks and further agricultural land. There is also a Grade I listed medieval manor house dating from around 1200 AD.

Guide price: £3,400,000

Country department
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Living in Hertfordshire

FROM COUNTRY TO CITY IN RECORD TIME



Hertfordshire occupies a special place in Britain's movie history. The Harry Potter series was filmed at Leavesden Studios, Les Miserables at the Ashridge Estate, and at the famous Elstree Studios classics such as Star Wars, Raiders of the Lost Ark, The King's Speech and 2001: A Space Odyssey were filmed. Back to reality and the county's property market is booming thanks to its proximity to London and its surprisingly rustic villages. Independent schools are strong, too, as are quick road and rail links to the capital.



One of Hertfordshire's most desirable towns, Berkhamsted, has train links to London in half an hour.



The Hertfordshire commuter towns of Hadley Wood, Loudwater and Radlett are among Britain's top five richest suburbs, according to the Telegraph newspaper.



Knight Frank research finds that annual price growth in England's prime rural property market is 2.5%.



There are almost 50 independent schools across Hertfordshire.



See where it all began for one of Britain's greatest foodies and visit Jamie Oliver's parents' pub; The Cricketers in Clavering.



Stansted Airport, with flights to over 150 destinations, is approximately 10 minutes drive from Bishop's Stortford.



- 01 Harriotts End Farm. Berkhamsted.
Guide price: £2,300,000. **SOLD**
- 02 John O Gaddesden House.
Little Gaddesden.
Guide price: £2,250,000. **SOLD**
- 03 The Barn. Sarratt.
Guide price: £2,500,000. **SOLD**

Flaunden

MAULDENS END

This immaculate property has been maintained and improved to provide flexible family accommodation, set in manicured gardens with countryside views.

4 reception rooms, 5 bedrooms, 3 bathrooms, swimming pool and tennis court.

In all about 5.82 acres.

Guide price: £2,750,000

Local office

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01



02



03

- 01 Newlands. Ware. Hertfordshire.
Guide price: £1,750,000. **SOLD**
- 02 Wenden Hall. Wendens Ambo. Essex.
Guide price: £2,250,000. **SOLD**
- 03 The Old Rectory. Snailwell. Cambridgeshire
Guide price: £1,950,000. **SOLD**

Bishop's Stortford

MORLEY HALL

A Grade II listed Palladian style Georgian country house, standing in a secluded hilltop position. 8 bedrooms, 5 reception rooms, 3 bathrooms, swimming pool, tennis court and outbuildings.
Guide price: £6,950,000

Local office
Bishop's Stortford

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Living in Buckinghamshire

WELCOME TO THE THAMES VALLEY



01

When Crossrail finally opens in 2019, Buckinghamshire is one of the counties set to benefit the most, with commuting times to the City as low as half an hour. Otherwise both the M4 and the M40 bring drivers into town quickly and efficiently. The southern border of the county follows the snaking route of the River Thames through pretty waterfront towns such as Bourne End and Marlow, while the rest of the county is dominated by the surprisingly elevated Chiltern Hills.



Knight Frank research suggests that property values within a 15 minute walk of stations on the western section of Crossrail have risen by 28%, outperforming the wider market by 6%.



Buckinghamshire includes the UK's second best-performing school at A-level exam results: Wycombe Abbey School.



In property terms, Buckinghamshire is the third wealthiest county in the UK, according to a Prime Location report.



02



People living in the Buckinghamshire local authority of Chiltern enjoy the second highest quality of life according to a survey by Halifax.



The Chiltern Hills occupy a designated Area of Outstanding Natural Beauty in Buckinghamshire.



Beaconsfield, in Buckinghamshire, is the fourth most affluent town in the UK, according to The Telegraph newspaper.



03

- 01 Maltmas Green. Denham.
Guide price: £4,950,000. **SOLD**
- 02 West Lodge. Hedgerley.
Guide price: £2,495,000. **SOLD**
- 03 Hawkins Farm. Marlow.
Guide price: Offers over £4,500,000. **SOLD**

Northend

HARTWOOD

Superb compact estate with excellent potential. 5 reception rooms, 6 bedrooms, 6 bathrooms, secondary accommodation, extensive garaging and stores, indoor swimming pool.

Guide price: £4,500,000

Local office
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Great Hampden

FERNS

Stunning refurbished period house, Ferns once formed part of the Earl of Buckinghamshire's Hampden Estate. 6 bedrooms, 6 reception rooms, 6 bathrooms, extending to in excess of 8,000 sq ft.
Guide price: £3,950,000

Local office
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Penn

THE OLD BARN

A barn conversion of the highest quality, sitting in a wonderful position in a sought after area of the Chiltern Hills. 5 bedrooms, 4 reception rooms, 3 bathrooms.

Guide price: £2,795,000

Local office
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Living in Oxfordshire

THE QUINTESSENTIALLY ENGLISH COUNTY



01

Anchored by one of the most famous and beautiful university towns in the world, Oxfordshire is the quintessentially English county. The Cotswolds in the north of the county eventually give way to the Chilterns and the Downs in the south. Cutting right through the middle is a patchwork of rolling farmland and the endlessly winding Thames Valley. Thanks to the gravity of Oxford University there are a large number of high-performing independent schools in the region. Fast trains also connect from the centre of Oxford, Thame and Didcot to London in under an hour.



A new train line between Oxford Parkway and London Marylebone will start operating in October 2015.



Knight Frank research found that prime property prices in Oxford rose by 6.1% in 2014.



Oxfordshire's Blenheim Palace is a UNESCO World Heritage Site.



02



Oxford has more published writers per square mile than any other city in the world.



Henley-on-Thames, in Oxfordshire, is the fifth most affluent town in the UK, according to The Telegraph newspaper.



03

01 Dower House. Nr Chipping Norton.
Guide price: £3,850,000. **SOLD**

02 Bletchingdon Park. Bletchingdon. **SOLD**

03 Harpsden Wood House. Harpsden.
Guide price: £4,350,000. **SOLD**

Heythrop

DUNTHROP HOUSE

A fine Grade II listed country house surrounded by beautiful gardens and its own land. Dunthrop House is beautifully positioned on the edge of the peaceful village Heythrop in prime rural Oxfordshire.

Guide price: £3,970,000

Local office
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Hampton Gay, Nr Bletchington

MANOR FARM

A traditional Oxfordshire farm located in an accessible small hamlet 20 minutes from Oxford. A Grade II listed stone farmhouse with mature gardens and grass tennis court, range of traditional and modern farm buildings and good quality arable and pasture land. Available as a whole or in five lots.
Guide price: £3,500,000

Local office
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Nr. Henley-on-Thames

PAGES FARMHOUSE

A charming secluded Oxfordshire farmhouse set within a cobbled courtyard in an idyllic and private valley with no through traffic and yet within 3 miles of Henley. 4/5 reception rooms, 6/8 bedrooms, staff/guest flat, separate studio, barn guest cottage/home office.

Local office
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Living in Berkshire

ORGANISING YOUR SOCIAL CALENDAR

Come 2018, Berkshire commuters will be able to zip directly from Reading to the City of London in under an hour thanks to the new Crossrail. This will open up some of southern England's finest rural property in the villages and towns in the North Wessex Downs and along the twisting route of the Thames. Berkshire hosts many of the rural events in London's social season including Royal Ascot, the Royal Windsor Horse Show, and polo at the Guards Polo Club.



Knight Frank research suggests that property values within a 15 minute walk of stations on the western section of Crossrail have risen by 28%, outperforming the wider market by 6%.



Eton College is one of the world's most famous and highest-performing independent schools.



St Mary's School, Ascot, consistently leads the league tables of the UK's top independent girls' schools.



Windsor, in Berkshire, is the most affluent town in the UK, according to The Telegraph newspaper.



Only Berkshire and London can boast restaurants with three Michelin stars. Both of Berkshire's (the Fat Duck and the Waterside Inn) are in the town of Bray.

- 01 Sunning Place. Sunningdale.
Guide price: £4,150,000. **SOLD**
- 02 The Garden Lodge. Sunninghill.
Guide price: £2,500,000. **SOLD**
- 03 The Moorings. Wargrave.
Guide price: £2,500,000. **SOLD**
- 04 Clare House. Wentworth.
Guide price: £2,000,000. **SOLD**



South Ascot

BEAUFORT HOUSE

An exciting new house by Wentworth Homes built to a high specification. Reception hall, drawing room, dining room, TV room, study, open plan kitchen/breakfast/family room, spacious master bedroom suite, 4 further bedroom suites, secondary accommodation.

Guide price: £4,350,000

Local office
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Living in Wiltshire

ANCIENT HISTORY MEETS RUSTIC CHARM



01

Thanks to the famous Stonehenge, Wiltshire has forever secured itself a place on the world map. Yet there's a lot more to this lovely, and very rustic county than Neolithic stones. Incorporating Salisbury Plain, Cranborne Chase, the North Wessex Downs and part of the Cotswolds, it's an incredibly rural area. At the same time it boasts some great historic towns such as Salisbury, Devizes and Marlborough. The M4 and train links from Swindon provide fast access to London.



Wiltshire's Stonehenge is one of the world's best known UNESCO World Heritage Sites.



Cranborne Chase and the North Wessex Downs are designated Areas of Outstanding Natural Beauty in Wiltshire.



Knight Frank research finds that annual price growth in England's prime rural property market is 2.5%.



02



03

- 01 Doves House. Wiltshire.
Guide price: £4,200,000. **SOLD**
- 02 Upper Westcott. Wiltshire.
Guide price: £2,850,000. **SOLD**
- 03 Castle Hill Court. Blunsdon.
Guide price: £1,950,000. **SOLD**

Durley

DURLEY GATE

A charming Grade II listed property in the heart of the Savernake Estate. 2 reception rooms, 5 bedrooms, 3 bathrooms, stable block with garaging, lovely gardens and woodland.
Guide price: £1,850,000

Local office
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Country department
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Yatesbury

THE OLD RECTORY

A substantial former rectory with potential in a rural location. 3 reception rooms. 8 bedrooms, 4 bathrooms. 2 bedroom cottage, study, beautiful gardens, swimming pool and tennis court, stabling and paddocks.

Guide price: £1,950,000

Local office
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Country department
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Draycot Cerne

MANOR FARM

An attractive listed farmhouse presented to an exceptionally high standard. 3 reception rooms, kitchen/breakfast room, 6 bedrooms, 3 bathrooms. One bedroom cottage, stone stable, home office, American style stabling. Formal and informal gardens, equestrian facilities including all weather arena and railed paddocks. In all about 9 acres.
Offers over: £2,250,000

Local office
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Living in Gloucestershire

WELCOME TO THE COTSWOLDS

This county's finest feature is being part of the 800-square-mile expanse of hills and valleys known as the Cotswolds. Less than two hours from London via the M4 and M40, it's an enormously popular region of classic rolling English farmland dotted with chocolate box villages, and the source of the famous Cotswold stone which gives the local properties their gorgeous golden hue. No wonder both Londoners and overseas buyers flock to buy homes in the charmingly named villages. Gloucestershire is also pre-eminent in equestrian sports with racing, eventing and polo, all at international level.



Knight Frank research found that prime property prices in Cheltenham increased by 6.8% in 2014.



The Cotswolds offer some of the best private and public schooling at all levels.



Gloucestershire is well served with many London bound train stations including Kemble, Moreton-in-Marsh and Kington with services from Swindon taking less than 1 hour to Paddington.





02



03



04

- 01 The Old Rectory. Whittington.
Guide price: £3,250,000. **SOLD**
- 02 Upper Swell Farm. Upper Swell.
Guide price: £4,500,000. **SOLD**
- 03 Chapter Manor. South Cerney.
Guide price: £4,250,000 **SOLD**
- 04 Cloatley Manor. Hankerton.
Guide price: £3,450,000 **SOLD**

Withington

WITHINGTON COURT

A beautiful classical listed Cotswold stone edge of village house. Reception hall, 4 reception rooms, 6/7 bedrooms, 4 bathrooms, 2 dressing rooms, cellars. Coach house with 2 bedroomed cottage, stables, garaging and stores. Tennis court. Rolling gardens with many specimen trees.

Guide price: £3,500,000

Local office
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Property for sale – Gloucestershire

Bourton-on-the-Water

THE MANOR

A beautiful Grade II listed Cotswold Manor house. 4 reception rooms, 7 bedrooms, 5 bathrooms, outbuildings, delightful landscaped gardens and grounds, swimming pool, pond and walled gardens. In all about 1.1 acres.
Guide price: £2,250,000

Local office
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020 7861 1707



Winchcombe

POSTLIP HOUSE

A substantial and impressive Victorian manor house within striking distance of Cheltenham Schools. 4 reception rooms. 7 bedrooms, 4 bathrooms, indoor swimming pool, 2 guest/staff cottages, outbuildings, tennis court, woodland, tree house and paddock.
Guide price: £4,000,000

Local office
KnightFrank.co.uk/cheltenham

Nick Chivers
nick.chivers@knightfrank.com
01242 246959

Country department
KnightFrank.co.uk/country

Peter Edwards
peter.edwards@knightfrank.com
020 7861 1707



Temple Guiting

WELLS HEAD

A highly impressive edge of village Cotswold stone barn with beautiful gardens and extensive grounds including lakes and woodland. 5 bedrooms, 3 bathrooms, 4 reception rooms, stabling, tennis court. In all about 9.32 acres (lot 1).
Guide price: £2,500,000

Local office
KnightFrank.co.uk/stow

Rupert Wakley
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01451 600610

Country department
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Peter Edwards
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020 7861 1707



PROPERTY WISH LIST



01 Norcote House. Nr Cirencester.
Guide price: £2,500,000.

Cirencester
01285 659771

02 Hills Farm. Chedworth.
Guide price: £4,000,000.

Cirencester
01285 659771

03 Upper Farm Barn. Coln Rogers.
Guide price: £3,550,000.

Cirencester
01285 659771

04 The Old Forge. Edgeworth.
Guide price: £3,250,000.

Cirencester
01285 659771

05 Evenlode Mane. Evenlode.
Guide price: £2,500,000.

Stow-on-the-Wold
01451 600610

06 Hailes Manor. Hailes.
Guide price: £2,800,000.

Stow-on-the-Wold
01451 600610

07 Chimneys. Stretton-on-Fosse.
Guide price: £2,850,000.

Stow-on-the-Wold
01451 600610

08 Iles Green. Far Oakridge.
Guide price: £3,600,000.

Cirencester
01285 659771

If you would like to find out more about how our dedicated Country property experts can assist with your sale or purchase, please call: **020 7861 1549**



09 Hill House, Hartpury.
Guide price: £2,350,000.

Cheltenham
01242 246959

10 Home Farm, Lower Dowdeswell.
Guide price: £2,000,000.

Cheltenham
01242 246959

11 Notcliffe House, Deerhurst.
Guide price: £3,350,000.

Cheltenham
01242 246959

12 Tythe Barn, Lower Dowdeswell.
Guide price: £1,900,000.

Cheltenham
01242 246959

13 Alderley House, Nr Wotton-under-Edge.
Guide price: £8,000,000

Cirencester
01285 659771

14 Codrington Court, Codrington.
Guide price: £1,950,000.

Bristol
0117 3171999

15 Meredith, Tibberton.
Guide price: £1,950,000.

Cheltenham
01242 246959

If you would like to find out more about how our dedicated Country property experts can assist with your sale or purchase, please call: **020 7861 1549**



A COTSWOLD SUPER-FAN





Julian Dunkerton, founder of clothing brand Superdry, is 30 years into a lifelong love affair with the Cotswolds. He's called the area home since the 1980s, starting in Regency Cheltenham before moving a few miles out into the countryside, and he declares that he will never leave.

The best of British

"I adore the Cotswolds; I think it's the best that Britain has to offer. And living in Dowdeswell – a hamlet with just a handful of houses – gives you the best of all worlds. You're in stunning countryside but you have all the amenities of a fantastic town on your doorstep.

I couldn't resist it. We're three years into the renovations and hope to be in for the autumn. Another reason for the move is the fact that the new house has a couple of well-stocked lakes. I'm a keen fisherman so it's probably fair to say that the lakes were a big factor in the decision.

There's no place like home

London's quite accessible from here and I dip in and out quite regularly with work and other things. No matter what, though, I'm always happy to come back to the Cotswolds in general and to Dowdeswell in particular. I don't know how to explain it other than to say that this part of the world just feels like home for me, and I don't see that ever changing."

◆
I don't know how to explain it other than to say that this part of the world just feels like home for me, and I don't see that ever changing
◆

For me Cheltenham is the capital of the Cotswolds. I run my business from here and the area has a fantastic energy and dynamism – there are festivals and things going on all the time, and a real mix of ages. It's got enough excitement to keep me occupied.

Home is a complete change of pace. I really cannot imagine a more beautiful spot – the main house is surrounded by its own land and looks out over totally unspoilt views. It's the archetypal honey-coloured Cotswold stone affair, but with a few extra comforts like the spring-fed swimming pool and the tennis court.

A neighbourly move

We love it so much here, but I also love renovating properties – it's a bit of a passion of mine. So when the house next door came onto the market,

Julian Dunkerton has instructed Knight Frank to sell his current property, Dowdeswell House, near Cheltenham.

A beautifully presented and remodelled Grade II listed Georgian House with wonderful views. The property is made up of 7 bedrooms, 4 bathrooms, 4 reception rooms with terraced formal gardens, walled garden and paddocks. There is also a beautiful infinity edge swimming pool and tennis court with extensive out buildings.

For more details about this property please contact:
Atty Beor-Roberts

**Cirencester
01285 659771**



Living in Herefordshire

GORGEOUS RIVER VALLEYS & BOOKISH CHARM



Way out west, next to the Welsh border, Herefordshire occupies a beautifully rustic, often very isolated spot in between the Brecon Beacons, the Malvern Hills and Offa's Dyke. Across the middle the gorgeous River Wye twists and turns, first through farmland, then through deep cut valleys, eventually passing through the historic city of Hereford itself, on its way to the Severn Estuary. The county also lays claim to Hay on Wye (on the border with Wales), home of the internationally renowned book festival.

01



Herefordshire is one of England's least populated counties with just over 200 people per square mile.



Part of the Malvern Hills and the Wye Valley occupy designated Areas of Outstanding Natural Beauty in Herefordshire.



Fast trains from Hereford to London take under three hours.



Knight Frank research finds that annual price growth in England's prime rural property market is 2.5%.



Worcestershire County Cricket Club is Commonly described as the most beautiful sporting venue in England.



On average, 5 offers are made on our properties every week.



02



03

- 01 The Mynde. Much Dewchurch.
Guide price: £15,000,000. **SOLD**
- 02 Moccas Court. Moccas Court.
Guide price: £5,250,000. **SOLD**
- 03 The Haffield Estate. Ledbury.
Guide price: £1,950,000. **SOLD**

Ledbury

DINGWOOD PARK

One of Herefordshire's prettiest houses. Hall, drawing room, sitting room, dining room, study, kitchen, utility rooms, cloaks, cellars, 5 bedrooms, 3 bathrooms (1 en suite). 2 bedroom cottage, coach house with office and flat above, period barn, extensive garaging and outbuildings, gardens, swimming pool, parkland. In all about 16.8 acres.
Guide price: £1,750,000

Local office
[KnightFrank.co.uk/hereford](https://www.knightfrank.co.uk/hereford)

Anthony Clay
anthony.clay@knightfrank.com
01432 273087





Living in Worcestershire

THE INSPIRATION FOR TOLKEIN'S TALE



01

Legend has it that Worcestershire was the inspiration for The Shire, in Tolkien's famous novels Lord of the Rings and The Hobbit. And not only that, the rolling scenic landscape is recorded as being the inspiration for the world renowned composer, Edward Elgar, who was born just outside Worcester.

It is traditionally noted for its abundant fruit farming, which is celebrated by the reputed Plum and Asparagus festivals in the east of the county and leading fermenters of wines, ciders, perry and beer in the west.

Perhaps most familiar though, is the sight of the impressive Worcester Cathedral which is the striking backdrop of the legendary New Road County Cricket Ground.



Worcestershire includes part of the Malvern Hills, a designated Area of Outstanding Natural Beauty.



Worcester is the origin of the world-famous Worcestershire sauce.



Fast trains from Worcester to London take 2 hours and 15 minutes.



02



Knight Frank research finds that annual price growth in England's prime rural property market is 2.5%.



03

- 01 Endon Hall. Near Pershore.
Guide price: £2,600,000. **SOLD**
- 02 Holt Castle. Near Ombersley.
Guide price: £1,950,000. **SOLD**
- 03 Salwarpe Court. Near Droitwich Spa.
Guide price: £1,750,000. **SOLD**

Hadley

MAYHOUSE FARM



Adjoining the parkland of historic Westwood House, Mayhouse Farm is a productive arable farm with attractive period farmhouse and modern ancillary accommodation, a range of farm buildings offering potential, farmland, pasture and woodland. Available as a whole or in five lots.

Guide price: £3,850,000

Local office

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James Prewett

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01285 659771

Alfrick

BASTON HALL

A well equipped compact sporting estate in a stunning location. Baston Hall is an immaculate Grade II listed Elizabethan Manor House with a courtyard of converted barns, ancillary accommodation, stabling, beautiful gardens, tennis court, fish pools, land and woodland with an impressive family shoot.

Guide price: £3,250,000

Local office

[KnightFrank.co.uk/worcester](https://www.knightfrank.co.uk/worcester)

Peter Edwards

peter.edwards@knightfrank.com

01905 723438





Living in Warwickshire

THIS IS SHAKESPEARE COUNTRY



01

'Shakespeare Country' is the other name for Warwickshire since England's national poet was of course born and brought up in Stratford-upon-Avon, in the southwest of the county. And he was surely inspired by the market towns and undulating countryside (still very rural, even today) of his home county. Another of Warwickshire's claims to fame is that the sport of rugby was invented at Rugby School back in the 1820s. Both the M40, the Chiltern Main line and the West Coast Mainline through Rugby, provide fast transport links to London.



Fast trains from Warwick to London take under 70 minutes.



Knight Frank research finds that annual price growth in England's prime rural property market is 2.5%.



Shakespeare's play 'As You Like It' is set in Warwickshire's Forest of Arden.



02



03

- 01 Three Gates House. Moreton Morrell.
Guide price: £2,750,000. **SOLD**
- 02 Dorsington House. Dorsington.
Guide price: £3,000,000. **SOLD**
- 03 Eathorpe Hall. Eathorpe.
Guide price: £2,750,000. **SOLD**

Stratford-upon-Avon

WELCOMBE MANOR

Wonderful family home in a desirable elevated position above the town. 6 reception rooms, 6 bedrooms, 4 bathrooms, garaging and outbuildings, tennis court, mature landscaped gardens, woodland. In all about 10.25 acres.
Guide price: £3,500,000

Local office
[KnightFrank.co.uk/stratford](https://www.knightfrank.co.uk/stratford)

James Way
james.way@knightfrank.com
01789 297735





Living in Yorkshire

GOD'S OWN COUNTRY



01

"God's Own Country" is a phrase you'll often hear across Yorkshire, so proud are the residents of their beautiful region. It's a fair claim given the plethora of wide, open spaces across the region: the Yorkshire Dales, the Howardian Hills, the Yorkshire coast and the North York Moors, the latter offering some of England's most dramatic landscape. Dotted in between are gorgeous historic towns such as Harrogate, Skipton, Helmsley and York itself. Fast trains link Yorkshire's major hubs to London.



Knight Frank research suggests Yorkshire and Humber residential sales markets will increase by 14.8% between 2015 and 2019.



Famous Yorkies (as they're known) include the Bronte Sisters, actors Dame Judi Dench, Sir Ben Kingsley and Michael Palin, and artists Henry Moore and David Hockney.



Harrogate, in North Yorkshire, topped a survey by Rightmove when it came to happiest residents in the UK.



Fast trains link London to Sheffield, Leeds and York in around 2 hours.



02



03

- 01 Kildwick Hall. Near Skipton.
Guide price: £1,850,000. **SOLD**
- 02 Arthington Hall.
Guide price: £2,750,000. **SOLD**
- 03 Quernmore Park Hall.
Guide price: £3,250,000. **SOLD**

Near Ripon

GALPHAY MANOR



An elegant manor house in beautiful private grounds. 4 reception rooms, 6/7 bedrooms, 4 bathrooms. Garaging, stabling, tennis court, formal gardens, paddocks and woodland.

Guide price: £2,350,000

Local office

[KnightFrank.co.uk/harrogate](https://www.knightfrank.co.uk/harrogate)

Tim Waring

tim.waring@knightfrank.com

01423 530088

Near Harrogate

HAREFIELD HOUSE

An exceptional 6 bedroom contemporary house with panoramic southerly views. 3 reception rooms, living kitchen, study, 6 bedrooms, 3 bath/shower rooms, triple garage, studio, extensive gardens.

Guide price: £2,100,000

Local office

[KnightFrank.co.uk/harrogate](https://www.knightfrank.co.uk/harrogate)

Tim Waring

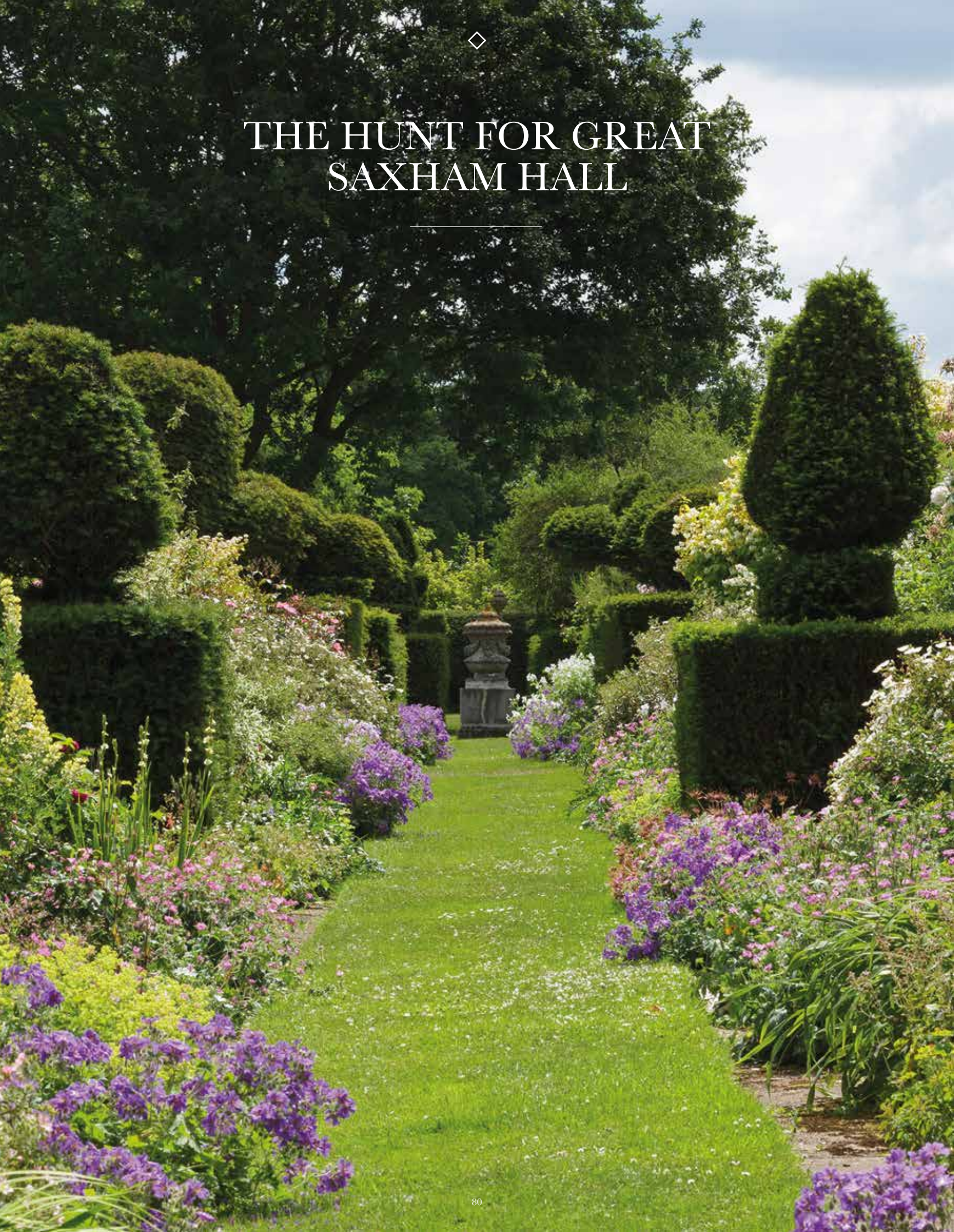
tim.waring@knightfrank.com

01423 530088





THE HUNT FOR GREAT SAXHAM HALL





The brief was to track down a country property with a rare combination of qualities – it had to be a large house set within a small and manageable estate yet still large enough to offer quality shooting and some farming. Finding, securing and where required, refurbishing and ultimately managing such a property became a Knight Frank team effort that drew on expertise from around the firm.

Broadening the search

Mark Lawson of Knight Frank's buying team, The Buying Solution, has a long track record of handling complex, large-scale transactions, and he was charged with tracking down the perfect property. Knowing that such estates were few and far between, Mark's first piece of advice to the client was that he may have to widen the search area beyond the original Hampshire/Berkshire/Oxfordshire parameters. After previewing a handful of possibilities over the course of a year, he learnt well in advance from his network of contacts that an ideal estate, Great Saxham Hall in Suffolk was due to come to the market.

This headstart allowed the Knight Frank team – now including local land agent Alastair Paul and James Carter-Brown of Knight Frank's Residential Building Consultancy – to preview the property, carry out in-depth due diligence and report back to the client well in advance of active marketing. Mark's focus at this stage was to position the client as the perfect and well-prepared buyer.

In-depth expertise

Alastair's extraordinary knowledge of Suffolk's large estates meant he was able to offer advice on the management requirements and how this diverse landholding could be used to fit with the client's

very specific needs. There was a tremendous amount of analysis required to understand issues such as the various tenancies already in place and current and projected income and expenditure.

The survey was also a critical stage of the process. James Carter-Brown was able to swiftly give a detailed picture of the building's condition and a cost outline – information that ultimately gave the client the confidence to proceed with the purchase.

Working against the clock

Even with the great deal of analytical work required on the legal side, the deal proceeded from offer to exchange within just two weeks.

A new lease of life

Since the purchase, the Knight Frank team has worked with our client to put a number of plans into action. They include recruiting a full-time gamekeeper, leasing some additional woodland in order to extend the shoot and helping to identify additional property that might be added to the estate. Residential Building Consultancy are now managing the extensive refurbishment, a role which extends from selecting an architect specialising in Georgian architecture and managing pre-construction issues such as Listed Building Consents through to overseeing the design team and managing works on site.

Mark Lawson
07721 894347

James Carter-Brown
01488 688523

Alastair Paul
01279 213170



Living in Ireland

THE EMERALD ISLE



01

The Emerald Isle, as it's known, offers some of the best-value period property in the whole of the British Isles. From Dublin and the Wicklow Mountains in the east to the rugged peninsulas and islands of the west coast, Eire (to use its Gaelic name) offers both historic towns and traditional villages, as well as a rich culture of music and literature that has been exported all over the world.



Ireland has international airport hubs in Dublin, Cork and Shannon.



Irish property prices rose by more than 16% in 2014, according to the European Union.



Corporate tax rates are much lower in the Irish Republic than in the UK.

- 01 Castlemartin Stud Farm. County Kildare.
Guide price: £30,000,000. **SOLD**
- 02 Courtown Demesne. County Kildare.
Guide price: £10,000,000. **SOLD**
- 03 Wellington Road. Dublin.
Guide price: £1,900,000. **SOLD**



03



02

County Meath

NETTERVILLE MANOR



A fine Victorian manor with a stunning backdrop of the Boyne Valley. Entrance hall, Drawing room, dining room, sitting room, study, library, kitchen, utility room, master bedroom suite, 2 further bedrooms, family bathroom, self-contained staff apartment, grounds and gardens, castle, chapel, games room, car port.

Guide price: £2,250,000

Local office
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Ronayne O'Mahony
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020 7861 1782

County Kildare

MEADOW COURT STUD

One of County Kildare's finest Stud Farms and home to winning thoroughbreds for almost half a century. Main house, staff apartment, stud manager's house, gate lodge, stud yard, isolation yard, 52 loose boxes, walker, lunging ring, vet stocks, office, turnout paddocks. Wonderful black-type pedigree built-up over five decades. About 200 acres.

Country department
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Living in Scotland

HEAD NORTH OF THE BORDER

In property circles there is an old adage that for the price of a central London apartment you can buy yourself a castle in the Scottish Highlands. It is not a total exaggeration, and amazing when you consider the rugged beauty of Britain's wildest and most stunning scenery. Head to the south of Caledonia, however, to Edinburgh and the Scottish Borders, and the prices of the best period properties rise substantially. Important too, are high-speed train links and airport connections from both Edinburgh and Glasgow.



Knight Frank research suggests that the Scotland residential sales market will increase by 18.2% between 2015 and 2019.



High-speed trains link central Glasgow and Edinburgh to London in around four and a half hours.



University fees in Scotland are considerably lower than the rest of the UK.



The remoter parts of Scotland, such as the Western Isles and the Highlands, have the lowest population density and lowest traffic levels in the UK.



Scotland has international airport hubs in Aberdeen, Edinburgh and Glasgow.

- 01 Blervie House Estate. Forres, Morayshire.
Offers over: £1,950,000. **SOLD**
- 02 Regent Terrace. Edinburgh.
Offers over: £1,850,000. **SOLD**
- 03 Beechwood. Melrose, Scottish Borders.
Offers over: £1,375,000. **SOLD**





02



03

Melrose, Scottish Borders

RAVENSWOOD HOUSE

Spectacular location overlooking the River Tweed.
Reception hall, 5 reception rooms, 7 bedrooms,
3 bathrooms, further 10 rooms on garden level,
2 bedroom guest/staff flat, 2 lodges, stable block,
coach house, riding arena and tennis court.
Extensive policies, paddocks and garden.
Guide price: £1,550,000

Local office
[KnightFrank.co.uk/lauder](https://www.knightfrank.co.uk/lauder)

James Denne
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01578 722814



Inverness-shire

CLUANIE ESTATE

This breathtaking estate provides an excellent opportunity for sporting enthusiasts. Refurbished 8 bedroom lodge, 3 bedroom annex, cottage, extensive estate outbuildings, exciting red deer stalking, trout fishing and woodland.

Offers over: £2,950,000

Local office

[KnightFrank.co.uk/edinburgh-resi](https://www.knightfrank.co.uk/edinburgh-resi)

Ran Morgan

ran.morgan@knightfrank.com

0131 2229600



PROPERTY WISH LIST



01 Abercromby Place. Edinburgh.
Offers over: £1,900,000.

Edinburgh
0131 2229600

02 Penninghame Estate.
Newton Stewart, Dumfries & Galloway.
Offers over: £2,620,000.

Edinburgh
0131 2229600

03 Cowdenknowes House.
Earlston, Scottish Borders.
Offers over: £1,775,000.

Lauder
01578 722814
Edinburgh
0131 222 9600

04 Achnacroish Estate.
Craignure, Isle of Mull.
Offers over: £1,950,000.

Edinburgh
0131 2229600



If you would like to find out more about how our dedicated Country property experts can assist with your sale or purchase, please call: **020 7861 1549**



05 Palmerston Road. Edinburgh.
Offers over: £1,495,000.

Edinburgh
0131 2229600

06 Achara Estate. Appin, Argyll.
Offers over: £1,000,000.

Edinburgh
0131 2229600

07 Waterside House.
Lockerbie, Dumfriesshire.
Offers over: £975,000.

Edinburgh
0131 2229600

08 Teviot Bank & Knowetownhead.
Denholm, Roxburghshire.
Offers over: £2,950,000.

Lauder
01578 722814
Edinburgh
0131 2229600



07



08

If you would like to find out more about how our dedicated Country property experts can assist with your sale or purchase, please call: **020 7861 1549**



Why Knight Frank

GLOBAL REACH



Knight Frank is a global company whose strength lies in detailed, intelligent knowledge of local markets.

With the most comprehensive network of countryside offices in the UK, our in-depth knowledge of each geographical area is backed by our ability to offer clients a personal, one-to-one service. At the same time, highly efficient communication between offices lets us alert buyers to suitable opportunities in different areas, and respond quickly and effectively to their demands.

Expertise means knowing not just the facts and figures of a region, but more importantly, the 'little things' that make living there so desirable. In other words, the best schools, the quickest transport links, the best views, golf courses and walks. It means awareness of how your home can best work for a buyer, as well as events that mark the seasons like market days, book festivals and sporting occasions.

We can tailor properties to lifestyles perfectly. Whether it's sailing, proximity to a thriving market town or the culture in a particular area, we pride ourselves on matching the right buyers to the right homes.

Take a look at a map of the UK and Knight Frank has it covered. From the south-west with its waterside retreats, to the Cotswolds and southern counties, to the rural home counties with London on their doorstep, up to Yorkshire and Scotland and across to Ireland, our experience and know-how is there to be put to work for you.

Knight Frank is the leading independent, global real estate consultancy providing an integrated prime commercial and residential offering.

Founded in 1896 as a valuations, surveying and auction business, Knight Frank has grown to become the world's largest privately owned global property agency and consultancy.

Now over 118 years later our global headquarters is still based in London but we have grown to over 370 offices spanning five continents, employing more than 12,100 professionals. Knight Frank provides the highest standards of quality and integrity in global residential and commercial property advisory services. Our reputation for uncompromising professionalism in everything we do is earned by serving our clients and earning their trust.

Location matters

Our market appraisals are based on extensive experience and knowledge of the local area. This is complemented by our national and global network. As the residential market becomes increasingly global and international exposure becomes paramount, the benefit of this network becomes clear. With over 370 offices spanning 55 countries, we have a truly global reach and receive interest from a wide range of buyers, from those downsizing within the UK to international investors and company executives moving from abroad. The fact that we build relationships with each of our clients and applicants means that, whether they come from Provence or Paris, we will always source you the best possible match from our ever-growing pool of potential buyers.



Knight Frank provides the highest standards of quality and integrity in global residential and commercial property advisory services

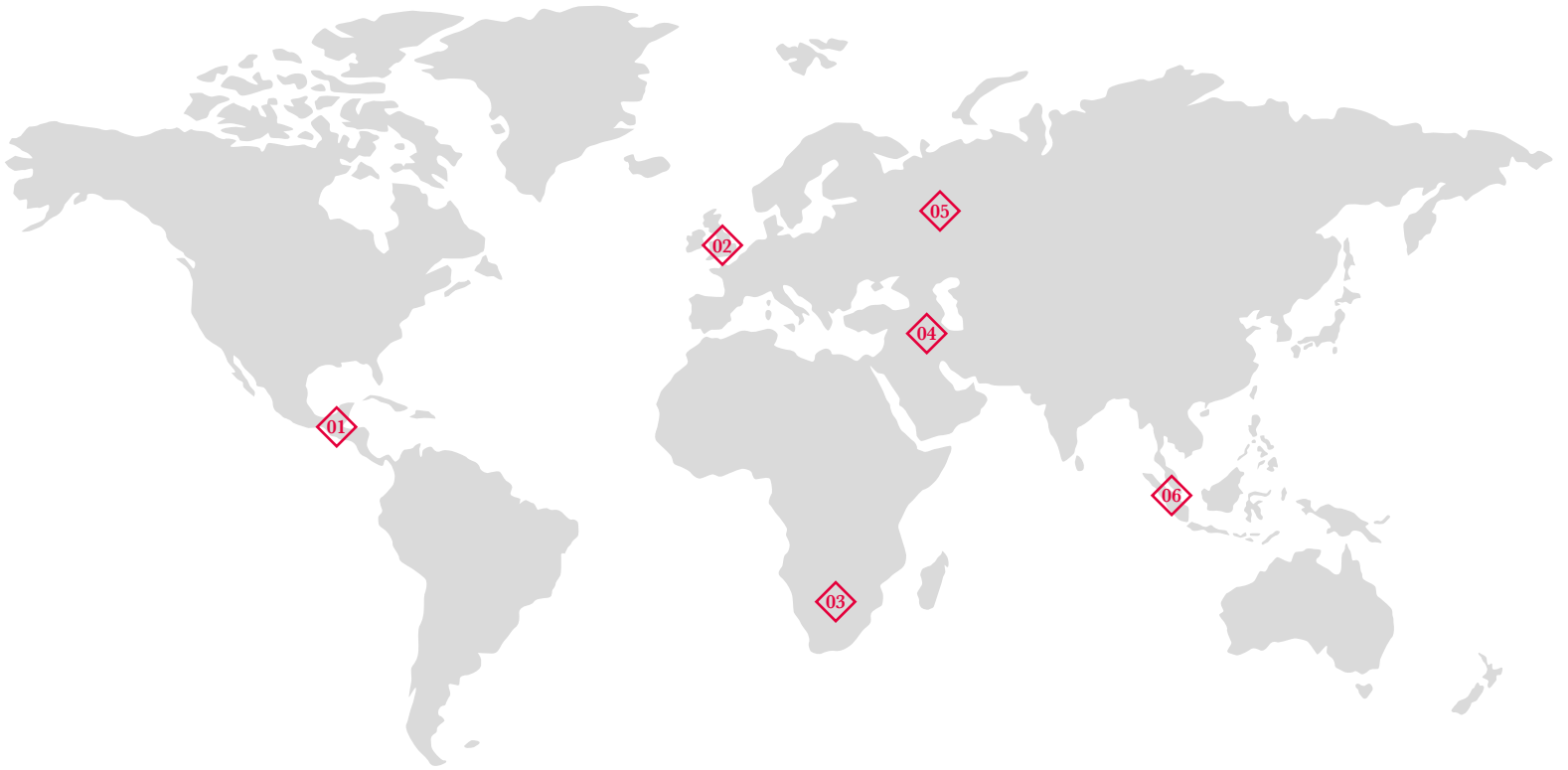


Andrew Hay

Global Head of Residential

020 7861 1071
andrew.hay@knightfrank.com





370 Offices
55 Countries

THE AMERICAS

01
3,820 people
138 offices
12 countries
Argentina
Brazil
Canada
Chile
Colombia
Mexico
Peru
The Caribbean
USA

AFRICA

03
670 people
23 offices
9 countries
Botswana
Kenya
Malawi
Nigeria
South Africa
Tanzania
Uganda
Zambia
Zimbabwe

UNITED KINGDOM

02
1,800 people
78 offices

MIDDLE EAST

04
40 people
3 offices
2 countries
Kingdom of Saudi Arabia
United Arab Emirates

CONTINENTAL EUROPE

05
1,040 people
75 offices
16 countries
Austria
Belgium
Cyprus
Czech Republic
France
Germany
Ireland
Italy
Monaco
Netherlands
Poland
Portugal
Romania
Russia
Spain
Switzerland

ASIA PACIFIC

06
4,860 people
53 offices
13 countries
Australia
Cambodia
China
Hong Kong
India
Indonesia
Japan
Malaysia
New Zealand
Singapore
South Korea
Taiwan
Thailand



Our team

KEY CONTACTS



01



02



03



04



05



06

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Buying and selling residential property outside of London

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Country Residential Sales – Home Counties

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