

# WATERFRONT HOMES

EDITION 3 - 2025





# Welcome

Welcome to the latest edition of Waterfront Homes, a celebration of life by the water. In these pages we're pleased to share the essential insights and trends shaping the waterfront property market, alongside a curated selection of exceptional homes that capture the unique lifestyle only these locations can offer.

From rivers and lakes to coastlines, waterfront living continues to captivate. Increasingly, the desire to reconnect with nature is evolving from weekend escapes to more permanent moves, a shift made possible by the flexibility of our ever more mobile and connected lives.

The sought-after nature of these homes is reflected in our research, which saw the average premium in the UK for waterfront homes over their inland counterparts climb to 51%. Turn to page 4 for a deeper dive into these insights. The highest uplifts are in the South West and South East regions, a testament to the enduring appeal of Britain's coastlines. It's a topic we delve into further on page 9 as we explore the desirable destination of Sandbanks in Dorset, and talk to a developer shaping the future of modern waterfront living on the South Coast [page 10].

At Knight Frank, our specialist Waterfront team prides itself on its wealth of experience in this unique market. Wherever life takes you, we're here to support you with trusted and tailored advice, combining local knowledge with global reach. Whether seeking a tranquil escape by the water or preparing for your next move, we'd be delighted to help you realise your property ambitions with confidence.

**Hamish Humfrey**  
Partner, Head of National Waterfront



# Sailing towards a brighter future

## Sailing gave Dame Ellen MacArthur a sense of possibility, determination and adventure.

Now, her charity does the same for young people who have been through something traumatic and need help adjusting to their 'new normal'.

Since it was founded in 2003, the Ellen MacArthur Cancer Trust has inspired more than 3,400 young people from across the UK to believe in a brighter future living through and beyond cancer.

The charity runs free four-day sailing adventures every summer from its bases in East Cowes on the Isle of Wight and Largs on Scotland's west coast.

There's no better way for young people to give themselves permission to have fun again than on the water, away from hospitals and appointments. They have epic water fights between boats, drink hot chocolate beneath the stars, and rediscover what they are capable of as part of a crew.

Young people meet others who have been through something similar aboard the Ellen MacArthur Cancer Trust's yachts. They realise they are not alone alongside others who 'get it'.

These young people need your help to believe in their brighter future. By making a donation, you can have a massive and much-needed positive impact on their wellbeing and give them the hope they need after the devastating trauma of cancer.

Contact [fundraising@emcancertrust.org](mailto:fundraising@emcancertrust.org) to discuss how you can make a difference.

[www.ellenmacarthurcancertrust.org](http://www.ellenmacarthurcancertrust.org)  
[www.linkedin.com/company/ellen-macarthur-cancer-trust/](https://www.linkedin.com/company/ellen-macarthur-cancer-trust/)

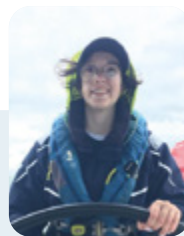
“

Dame Ellen MacArthur

**“We see it time and time again. Young people arrive anxious and isolated, but they leave feeling part of something. Sailing gives everyone the chance to find out what they are capable of alongside others who completely understand what they've been through.”**

“

Sophie was first supported in 2024 after treatment for non-Hodgkin Lymphoma



**“Treatment is hard and lonely. Being out in the fresh air, in nature, it's lovely to know positives can come out of such a horrible thing.**

**“Sitting up on deck, I thought: ‘oh my God, how are we here right now?’ Our treatment, our recovery, we've all come so far. It fills me with so much joy. I'm really grateful to be alive.”**

**“I didn't know what to expect on a yacht, but doing the ropes and turning side to side, it was such a rush. It really builds your confidence.”**

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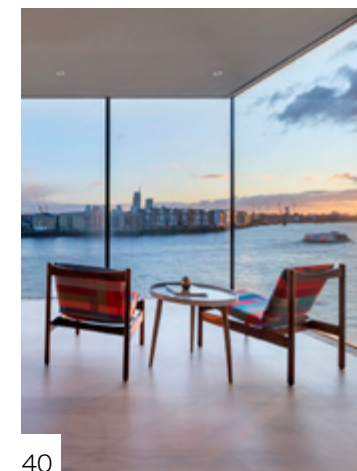
Speak with one of our team

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# Waterfront premium edges higher as global uncertainties persist



Tom Bill  
Head of UK Residential Research

New governments on both sides of the Atlantic have created a range of risks for the UK property market over the past 12 months. In the UK, Labour’s first Budget saw mortgage costs rise as financial markets became concerned about its narrowing financial headroom. Rates calmed slightly as the Bank of England began a cycle of cuts, but inflationary risks remain and there are questions over how attractive the country looks to foreign investors after the government scrapped non-dom rules.

On the other side of the ocean, Donald Trump’s trade tariffs caused turbulence on global financial markets. Economic slowdown fears put downwards pressure on mortgage rates but a general mood of confusion around trade policy in the US unsettled investors. However, it arguably made the UK a more attractive and stable place to invest. All the uncertainty increased price sensitivity and skewed housing market activity towards lower-value properties



Mudeford

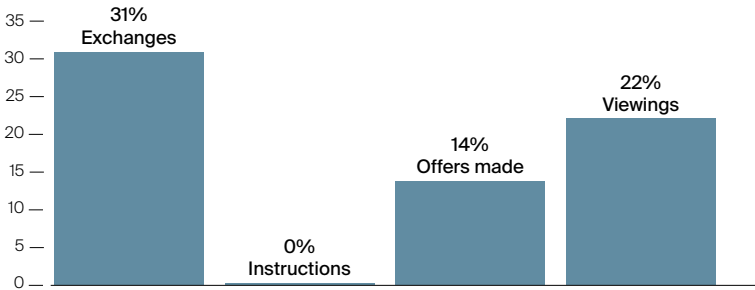
6.4%

-1.2%

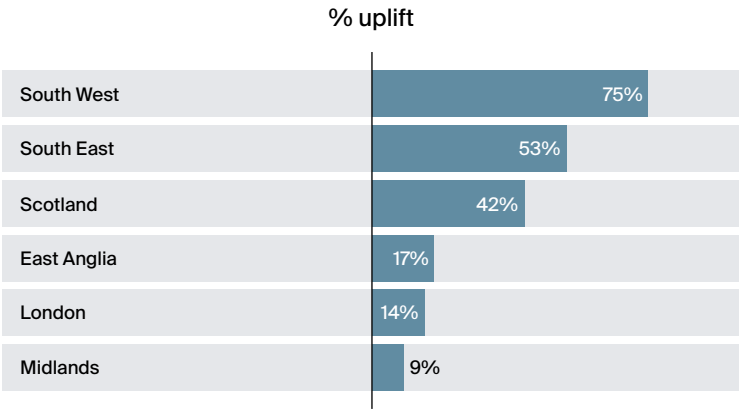
The increase in the number of waterfront homes on the market in the 12 months to March 2025 in the Country. The figure was flat across the UK, putting downwards pressure on prices as demand dipped.

The average change in the price of a UK waterfront property in the year to Q1 2025. This compares to -1.6% across the wider UK country market

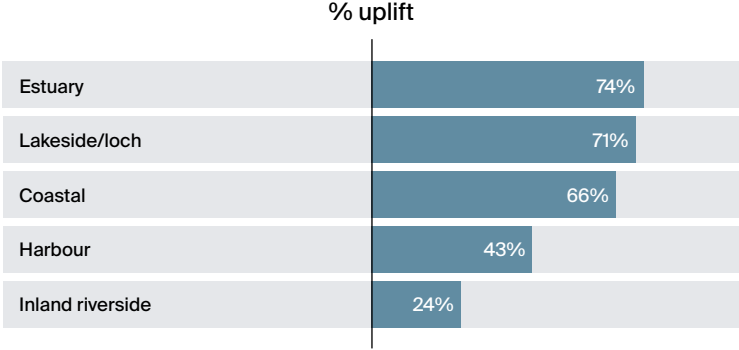
Q1 2025 vs Five Year Average Excl 2020



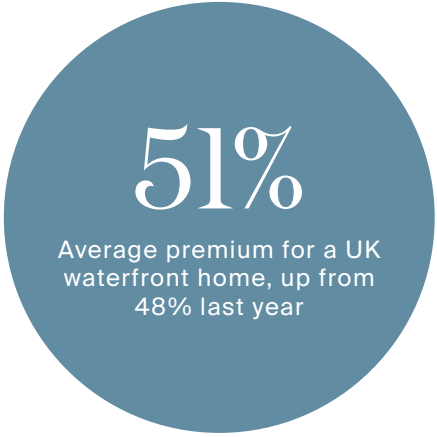
Breakdown by UK region



Breakdown by property type



and waterfront markets were no exception. Buyers can be more hesitant in higher-value, more discretionary locations. Knight Frank data shows that UK waterfront sales above £3 million accounted for 9% of the total in the year to March 2025, which was lower than a figure of 12% recorded in the previous 12-month period. In a similar way to the rest of the UK, supply has been stronger than demand against the uncertain political and economic backdrop. Although the number of UK waterfront properties on the market was flat in the year to March, the number of offers made was down by a fifth. This put downwards pressure on waterfront prices, which fell 1.2% over the year. However, the premium for waterfront living edged slightly higher over the period, showing how buyers still value such destinations. The figure was 51% compared to 48% last year. Indeed, separate Knight Frank analysis showed two of the three new £1 million property markets created in the UK last year were on the coast. It underlines how waterfront property prices continue to benefit from their uniqueness.



Source: Knight Frank Research





# Our waterfront property agents

Knight Frank’s dedicated team of property specialists is here to guide you through the thriving waterfront market. Actively sourcing the finest coastal and riverside homes across the UK and around the world, our experienced advisors bring unmatched insight and expertise. In this feature, four of our specialists share their local knowledge of key waterfront markets.



Jack Newland  
New Forest and Sandbanks

## What are the key attractions for buyers in the region?

We find many people downsizing or relocating out of London and the Home Counties in search of a more tranquil pace of life. This stretch of the South Coast offers that and much more, from the natural beauty of the New Forest National Park to the elevated waterfront lifestyle of Sandbanks. Its desirability is mirrored in the high quality of properties, and the exceptional unique and state-of-the-art homes found here are part of what makes the area so special.

## What advice do you have for sellers to maximise their property value in the region?

You only have one chance to make a first impression, so make sure it counts. It can be a seasonal business so coming to market at the right time is crucial. With this in mind, have your property photos taken in the best weather and at optimal tide times to present it in the best light.



Sarah Gerrett  
London riverside

## How has the London market evolved in recent years?

I think the London market is slightly less transient than it used to be. People are staying in their homes longer and therefore want something more exceptional, and an incredible view over the River Thames delivers that. When it’s time to move it can also be a real selling point and help a property stand out from the crowd.

## What are the benefits of choosing a riverside property in the capital?

Riverside homes are often bought by those wanting a pied-à-terre in the capital but still seeking a connection with nature. With more prioritising an active lifestyle, you can take a run along the riverside or visit the amazing green spaces on your doorstep. It’s the perfect place from which to explore London — you can cross the bridge from Battersea to Chelsea and experience a whole new side to the city. Many developments are also right next to an Uber Boat pier, where you can take a boat down the river to Westminster and relax with a coffee and croissant on your morning commute.



Mark Proctor  
South Hams

## What do buyers prioritise in a waterfront property?

Having a good view is always sought-after, but when it comes to waterfront property those with direct water access will attract a premium. Many of the buyers we sell to come from a sailing background or have a connection with the water. Whether it’s on the River Dart, Salcombe or more coastal locations in the South West, homes on the water’s edge are constantly in high demand.

## Are there any special considerations when selling a waterfront property?

Those searching for a waterfront property tend to be led more by the house and lifestyle and may be looking in multiple locations. With the rise of remote working we’re also increasingly seeing more people permanently relocate here, alongside those looking from overseas. It’s important to choose an agent who not only understands the nature of these buyers, but has international reach.



Georgie Veale  
East Anglia

## What draws buyers to East Anglia?

East Anglia is a hidden gem. Even though it’s easy to get to from London, it’s not on the way to anywhere so has become popular with celebrities seeking privacy, as well as those just wanting a calm escape. It has beautiful beaches and an amazing food scene, with Aldeburgh recently becoming a particular hotspot. Meanwhile, locations such as Southwold and Walberswick are home to thriving artistic communities.

## What features are buyers looking for in a waterfront home?

Quality over size is really important. If you live by the water you want to spend a lot of time in nature, so buyers are looking for that seamless indoor-outdoor connection with a natural flow and abundance of light. A well-kept property, especially one that is eco-friendly and efficient to run, will also be attractive, particularly to those who want to lock up and leave without worrying about maintenance.



# Spotlight on Sandbanks

A jewel in the crown of Britain's coastline, Sandbanks is renowned worldwide for its crystal-clear waters and beautiful golden sands, its namesake beach having won the prestigious Blue Flag award every year since the scheme began.

For Jack Newland, Head of New Forest and Isle of Wight at Knight Frank, Sandbanks represents the epitome of coastal living. "You're immersed in nature, but also part of an incredible community," he shares. "There are lovely restaurants, bars and bistros on your doorstep, with vibrant villages such as Lilliput and Canford Cliffs nearby."

The road that joins the peninsula and the mainland is home to some of the most spectacular properties in the region. "These homes often have both a harbour and a beach view," he says. "Poole Harbour is the second largest natural harbour in the world and is shallow even at high tide, making it ideal for watersports such as kiteboarding or windsurfing."

Meanwhile at the top end lies a selection of the most prestigious real estate in the country. "These sought-after houses back onto the water with their own private jetties and moorings, and typically only one or two will come to market per year," he advises.

Particularly striking is the diversity of architectural styles on display. "You can drive through the peninsula and every house will be different, from a beautiful mock Tudor property or stylish New England-style home to an ultra-modern masterpiece," he says. Whatever your preference, each offers an unparalleled way to experience the best of the British coast. "Sandbanks simply offers a lifestyle that is truly special."



Innovative architecture, spectacular views, and a deep respect for the landscape define two stunning new homes on the South Coast.

## The art of coastal living

If you've spent time exploring the South Coast's most remarkable homes, chances are you've encountered the work of Glass Harbour Group. The company specialises in developing innovative, modern properties, and for its Director, Billy Newman, focusing on this picturesque stretch of coastline was a natural choice. "There's a timeless appeal here that aligns perfectly with the kind of properties we want to create: contemporary, elegant homes that feel deeply connected to their surroundings," he explains.

Two of the company's most recent projects occupy prime positions in Mudeford, a charming village with Christchurch Harbour on one side and open sea on the other. As Newman describes, "It offers a rare blend of authentic maritime charm, beautiful sandy beaches and a welcoming, close-knit community. It's a place where life feels slower and richer, but still well connected to London."

The Slipway is certainly an extraordinary way to enjoy the best this lifestyle has to offer. This contemporary home is the closest to the water's edge in Mudeford, affording panoramic views across the

harbour and out to The Needles and the hills of Studland and the Purbecks.

Each detail of its award-winning design has been carefully conceived to complement and enhance the natural landscape, balancing visual impact with everyday function. This includes incorporating a new pontoon with a rise-and-fall system to accommodate a 40ft boat and the harbour's unusual double tidal range.

Nearby is The Run, which makes a similarly bold impact while bringing its own take on coastal living. "The home offers a slightly different experience," he says. "It's all about activity, atmosphere and flexibility, designed around hidden courtyard gardens, layered terraces and a stunning rooftop entertaining space."

Both properties are a showcase of the company's deep expertise in tailoring properties to the unique considerations of the coastal experience. It's an ethos shared by Knight Frank, whose dedicated Waterfront team is experienced in understanding the needs of sellers and buyers in this unique market. "We chose to partner with Knight Frank because they not

only have the reach – both nationally and internationally," says Newman, "but also the appreciation for the level of craftsmanship, design and attention to detail that defines our work."

For further information on The Slipway and The Run, please contact [jack.newland@knightfrank.com](mailto:jack.newland@knightfrank.com) and [hattie.young@knightfrank.com](mailto:hattie.young@knightfrank.com)







Osea Island, Essex

# Coastal

Coastal properties offer a desirable lifestyle that's truly unmatched, borne out by the remarkable 66% price uplift for such homes. The allure of world-class surfing spots, pristine beaches and charming seaside towns attract those seeking more than just a weekend retreat. Increasingly, buyers are making the move permanently, drawn by the promise of a slower pace of life and the opportunity to live closer to nature. The South Coast and the Isle of Wight stand

out for their combination of peaceful living and strong investment potential. These areas, alongside other highly desirable regions such as East Anglia and the West Country, continue to captivate a broad range of buyers.

**Hamish Humfrey**  
Partner, Head of National Waterfront



A newly renovated home with fabulous terraces, gardens, breathtaking estuary, and sea views.



Salcombe, Devon

5 bedrooms | 4 bathrooms | 2 reception rooms  
Parking | Landscaped gardens | Two roof  
terraces | EPC B | Freehold | Council Tax band G

[louise.glanville@knightfrank.com](mailto:louise.glanville@knightfrank.com)  
+44 1392 848839

SOLD  
Offers in excess of £1,750,000

A contemporary Victorian house with excellent sea views, located on the popular Crag Path.



Aldeburgh, Suffolk

4-5 bedrooms | 3 bathrooms | 2 reception rooms  
Annexe | Courtyard garden | Balcony | EPC C  
Freehold | Council Tax band H

[georgie.veale@knightfrank.com](mailto:georgie.veale@knightfrank.com)  
+44 20 3995 0779

SOLD  
Guide price £1,500,000



A prime country estate in the Isle of Man offering unrivalled tranquillity and commanding views.

Dhoor, Ramsey, Isle of Man

6 bedrooms | 3 bathrooms | 4 reception rooms | Tennis court | Home office  
Coach House | Cottage | Stable block | Gymnasium | Lake

FOR SALE  
Guide price £7,750,000

[james.crawford@knightfrank.com](mailto:james.crawford@knightfrank.com) +44 20 7861 1065



A magnificent family home with striking architecture, extensive land and exceptional privacy.



Salcombe, Devon

8 bedrooms | 4 bathrooms | 6 reception rooms  
Terracing | Balcony | Landscaped gardens  
Approximately 7 acres | Freehold  
Grade II listed | Council Tax band H

hamish.humfrey@knightfrank.com  
+44 20 7861 1717  
mark.proctor@knightfrank.com  
+44 1392 848842

FOR SALE  
Guide price £5,500,000

An exceptionally designed apartment, offering fantastic views across Saunton Sands and direct beach access.



Saunton, Devon

3 bedrooms | 2 bathrooms | 1 reception room  
Private parking | EPC B | Leasehold: 999 year lease | Service charge and management fee: £5000 per annum | Council Tax band F

florence.biss@knightfrank.com  
+44 1392 848846

FOR SALE  
Guide price £1,750,000



A beautifully appointed family home with spectacular views.

Poole, Dorset

4 bedrooms | 3 bathrooms | 3 reception rooms | 2 full-width balconies | Integral double garage  
Extensive off-road parking | EPC C | Freehold | Council Tax band H

FOR SALE  
Offers in excess of £3,000,000

hamish.humfrey@knightfrank.com +44 20 7861 1717  
jack.newland@knightfrank.com +44 1590 630591



An exceptional opportunity in Salcombe.



Hipplefield, Salcombe, Devon

6-7 bedrooms | 2 bathrooms  
2 reception rooms | Garage | Greenhouse  
Garden store | Approximately 1.47 acres  
EPC F | Freehold | Council Tax band H

hamish.humfrey@knightfrank.com  
+44 20 7861 1717

mark.proctor@knightfrank.com  
+44 1392 848 842

FOR SALE  
Offers in excess of £2,950,000

A meticulously restored and imposing Art Moderne style waterfront home with views across Falmouth Bay.



Machan, Gillan Creek, Cornwall

4-6 bedrooms | 4 bathrooms | 4 reception rooms  
Swimming pool | Gym | Double garage  
Entertaining terraces | Woodland | EPC F  
Freehold | Council Tax band H

hamish.humfrey@knightfrank.com  
+44 20 7861 1717

louise.glanville@knightfrank.com  
+44 1392 848839

FOR SALE  
Guide price £5,000,000



A stunning and historic private island estate extending to about 380 acres, only 40 miles from central London.

Osea Island, Maldon, Essex

38 residential properties | 47,301 sq ft residential accommodation | Multiple event premises & pub (61,366 sq ft)  
Further development potential | Ancient Roman causeway | Light aircraft landing strip | Pier & boating access

FOR SALE  
Asking price £25,000,000

georgie.veale@knightfrank.com +44 20 3995 0779





A substantial waterfront home with great potential, private water access, and exceptional views.

St. Mawes, Truro, Cornwall

3 bedrooms | 2 bathrooms | 2 reception rooms | Boat house | Private waterfront setting | Direct water access  
Private slipway | In all approximately 1.17 Acres (including the foreshore) | Freehold | EPC D | Council Tax band F

FOR SALE  
Offers in excess of £5,000,000

hamish.humfrey@knightfrank.com +44 20 7861 1717  
louise.glanville@knightfrank.com +44 1392 848839

A beautifully refurbished unlisted Georgian country house situated in about 4 acres of glorious gardens.



Stokenham, South Hams

9 bedrooms | 7 bathrooms | 6 reception rooms  
Guest apartment | Studio | Swimming pool  
Double garage | Outbuildings | EPC E | Freehold  
Council Tax band G

hamish.humfrey@knightfrank.com  
+44 20 7861 1717

louise.glanville@knightfrank.com  
+44 1392 848839

FOR SALE  
Guide price £2,750,000

An exceptional contemporary home positioned in one of the country's most desirable waterfront locations.



Salcombe, Devon

5 bedrooms | 5 bathrooms | 2 reception rooms  
Double garage | Outbuildings  
Private parking | Entertaining terrace | Woodland gardens | EPC C | Freehold | Council Tax band H

hamish.humfrey@knightfrank.com  
+44 20 7861 1717

mark.proctor@knightfrank.com  
+44 1392 848842

FOR SALE  
Guide price £3,000,000





A beautifully situated private residence in a prestigious beachfront location.

Thorns Beach, Thorns Lane, Beaulieu, Hampshire

8 bedrooms | 5 bathrooms | 4 reception rooms | Boot room | Swimming pool with pool house  
Tennis court | Staff annexe | 128m beach frontage | Freehold | Council Tax band H

FOR SALE  
Guide price £12,500,000

james.crawford@knightfrank.com +44 20 7861 1065  
jack.newland@knightfrank.com +44 1590 630 591



The unique Domaine de la Valette Estate enjoys absolute privacy and extends to some 38 vergées (16.8 acres).

St John, Jersey

10 bedrooms | 6 bathrooms | 7 reception rooms | Gym | Sauna | Steam room  
Swimming pool | 2 cottages | Freehold

FOR SALE  
Guide price £10,950,000

oliver.rodbourne@knightfrank.com +44 20 7861 1093  
aimee@wilsons.je +44 15 3487 7977



One of the most prestigious properties on the South Coast with direct beach access and sea views.



East Preston, Littlehampton,  
West Sussex

6 bedrooms | 6 bathrooms  
4 reception rooms | Gym | Swimming pool  
EPC E | Freehold | Council Tax band H

[oliver.rodbourne@knightfrank.com](mailto:oliver.rodbourne@knightfrank.com)  
+44 20 7861 1093

FOR SALE  
Guide price £5,250,000

An exquisitely considered Grade II listed period property situated on the estuary at Bosham.



Bosham, Chichester, West  
Sussex

7 bedrooms | 4 bathrooms | 4 reception rooms  
Separate studio / home office | EPC TBC  
Freehold | Council Tax band H

[oliver.rodbourne@knightfrank.com](mailto:oliver.rodbourne@knightfrank.com)  
+44 20 7861 1093

[russell.grieve@knightfrank.com](mailto:russell.grieve@knightfrank.com)  
+44 1428 770562

FOR SALE  
Guide price £4,250,000



Nestled on the picturesque Devon coastline, this house  
effortlessly blends historic charm with modern luxury.

Axmouth, Devon

5 bedrooms | 4 bathrooms | 5 reception rooms | Cottage | Garaging | Stabling | Swimming pool | Woodland  
Pasture | Approximately 9.6 acres | EPC F | Council Tax band H

FOR SALE  
Guide price £3,750,000

[hamish.humfrey@knightfrank.com](mailto:hamish.humfrey@knightfrank.com) +44 20 7861 1717  
[florence.biss@knightfrank.com](mailto:florence.biss@knightfrank.com) +44 1392 848846





————— This unique waterside residence stands picturesquely overlooking the full extent of St Brelade’s Bay. —————

St Brelade, Jersey

6 bedrooms | 4 bathrooms | 2 reception rooms | Sea views  
Swimming pool | Sun terrace | Freehold

FOR SALE  
Guide price £9,900,000

oliver.rodbourne@knightfrank.com +44 20 7861 1093  
aimee@wilsons.je +44 15 3487 7977



————— A stunning Huf Haus finished to an impeccable standard in a sought-after position with direct beach access. —————

Quarrhurst, Quarr, Isle of Wight

5 bedrooms | 5 bathrooms | 3 reception rooms | Beach house | Heated swimming pool | Enclosed garage  
Car port with 2 spaces | Approximately 5.5 acres | EPC B | Freehold | Council Tax band H

FOR SALE  
Guide price £3,980,000

hattie.young@knightfrank.com +44 20 7861 5497  
george.clarendon@knightfrank.com +44 1962 677234





Overton, Hampshire

# Riverside

The scarcity of riverside homes ensures they remain consistently in high demand, with inland riverside properties experiencing an average 24% price uplift – yet their true value lies in the lifestyle they offer. The rise of remote working has enabled families to pursue a more active way of life in the countryside, where proximity to the river provides endless opportunities for outdoor recreation and wellbeing. East Devon, with its outstanding schools and excellent connectivity, has become a sought-after location for

buyers, with favourites including the Kingsbridge Estuary and along the River Fowey and the River Dart. Spacious properties with abundant natural light are highly desirable, with growing interest in homes that are low-maintenance, environmentally conscious and designed to support modern, sustainable living.

**Louise Glanville**  
Partner, Head of Exeter Office



A well-proportioned home with beautifully landscaped gardens on the banks of the River Test.



Wherwell, Hampshire

5 bedrooms | 3 bathrooms | 4 reception rooms  
South east-facing garden | Outbuildings | Private parking | Freehold | EPC E | Council Tax band G

edward.hunt@knightfrank.com  
+44 1962 677236

lottie.lambert@knightfrank.com  
+44 1962 677246

SOLD  
Guide price £2,150,000

A fine Grade II listed period property tucked away in a peaceful location set in 1.94 acres.



Ripley, Surrey

5 bedrooms | 5 bathrooms | 4 reception rooms  
Fishing | Outbuildings | Gym | Freehold | EPC F  
Council Tax band H

charles.davenport@knightfrank.com  
+44 1932 591 602

SOLD  
Guide price £3,000,000

A delightful period house with 230ft of direct River Thames frontage.



Moulsford, Wallingford, Oxfordshire

5 bedrooms | 2-3 bathrooms | 5 reception rooms  
Fishing | Mooring | Studio flat  
Freehold | EPC D | Council Tax band G

edward.welton@knightfrank.com  
+44 20 3925 1425

nick.warner@knightfrank.com  
+44 1491 844901

SOLD  
Guide price £3,650,000

On the water and set in an outstanding private position in the Surrey Hills.



Westcott, Dorking, Surrey

4 bedrooms | 3 bathrooms | 2 reception rooms  
16 acre lake | Woodland | Freehold | EPC C  
Council Tax band H

julia.meadowcroft@knightfrank.com  
+44 20 7861 5390

morten.boardman@knightfrank.com  
+44 1483 617 930

SOLD  
Guide price £3,000,000





A turn-key Grade II listed townhouse in a frontline waterfront position with superb views over the River Dart.

Dartmouth, Devon

4 bedrooms | 2 bathrooms | 3 reception rooms | 2 bedroom cottage | Terrace | Balcony  
Double garage with storage over | Freehold | Council Tax band G

FOR SALE  
Guide price £3,250,000

sarah.ka.brown@knightfrank.com +44 20 7590 2451  
mark.proctor@knightfrank.com +44 1392 848 842

An exceptional Grade II listed Georgian Dower House with extensive lawns leading to the riverbanks.



Watford, Hertfordshire

6-7 bedrooms | 6 bathrooms | 4 reception rooms  
Gym | Annexe | Riverside | Freehold | EPC E  
Council Tax band H

edward.welton@knightfrank.com  
+44 20 3925 1426

william.furniss@knightfrank.com  
+44 1494 689 261

FOR SALE  
Guide price £5,000,000

An impressive contemporary home on the sought-after Loddon Drive with frontage to the River Loddon.



Wargrave, Berkshire

5 bedrooms | 3 bathrooms | 3 reception rooms  
Mooring | Private parking | Freehold | EPC C  
Council Tax band H

edward.welton@knightfrank.com  
+44 20 3925 1426

nick.warner@knightfrank.com  
+44 1491 844900

FOR SALE  
Guide price £3,750,000





An outstanding new-build family home in one of the country's most sought-after waterfront locations.

Dartmouth, Devon

5 bedrooms | 4 bathrooms | 3 reception rooms | Hot tub | Outdoor kitchen | Private gardens and terraces  
Garage | Private parking for two vehicles | EPC B | Freehold | Council Tax band G

FOR SALE  
Guide price £2,950,000

hamish.humfrey@knightfrank.com +44 20 7861 1717  
louise.glanville@knightfrank.com +44 1392 848839



A quintessential country estate of the highest calibre - an exceptional Grade II\* listed house of architectural beauty.

Overton, Hampshire

9 bedrooms | 9 bathrooms | 7 reception rooms | About 1,835 acres | Grade II listed parkland | Portfolio of 17 estate houses and cottages | Two farmsteads with extensive buildings | Freehold | Council Tax band H

FOR SALE  
Guide price £35,000,000 (Lot 1)

will.matthews@knightfrank.com +44 20 7861 1440  
mark.potter@knightfrank.com +44 1488 688530





An exceptional Grade II listed riverside home, with a private mooring and award-winning gardens.

Shepperton, Surrey

3 bedrooms | 3 bathrooms | 3 reception rooms | Mooring | Riverside terrace | Parking for several vehicles  
EPC C | Freehold | Council Tax band H

FOR SALE  
Guide price £2,450,000

tom.barham@knightfrank.com +44 1932 548019



A modernist property, designed and built by award winning architect Royston Summers, set beside an ornamental lake.

Esher, Surrey

4 bedrooms | 4 bathrooms | 3 reception rooms | Lakeside setting | Swimming pool  
EPC D | Freehold | Council Tax band G

FOR SALE  
Guide price £2,950,000

adam.burlison@knightfrank.com +44 1372 239984





A riverside residence with an approximate 84ft private mooring and set within glorious private gardens.

Maidenhead, Berkshire

10 bedrooms | 7 bathrooms | 5 reception rooms | Mooring | Sun terrace | Carport  
EPC E | Freehold | Council Tax band H

FOR SALE  
Guide price £4,950,000

edward.shaw@knightfrank.com +44 1344 293140  
george.pratt@knightfrank.com +44 20 7861 1166



An exceptional waterfront family house with spectacular views across the River Dart and out to sea.

Kingswear, Dartmouth, Devon

7 bedrooms | 6 bathrooms | 5 reception rooms | Landscaped garden | Lawn | Terraces | Double garage  
Boat house | Private jetty | Running mooring | EPC C | Freehold | Council Tax band H

FOR SALE  
Guide price £6,500,000

sarah.ka.brown@knightfrank.com +44 20 7590 2451  
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An exceptional country estate overlooking the stunning River Crouch and valley beyond, set in about 327 acres.

Burnham-on-Crouch, Essex

9 bedrooms | 10 bathrooms | 4 reception rooms | Viticulture potential | Planning granted for development  
Swimming pool | 7 additional properties | EPC C | Freehold | Council Tax band H | Lot 1 Asking price, £9,900,000

FOR SALE  
Asking price £19,900,000

georgie.veale@knightfrank.com +44 20 3995 0779  
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A beautifully restored Grade II\* listed home of significant architectural and historical importance.

St. Just in Roseland, Truro, Cornwall

6-11 bedrooms | 5-9 bathrooms | 5-8 reception rooms | Ancillary accommodation | Outbuildings  
Gardens and grounds | In all extending to about 1.09 acres | EPC F | Freehold | Council Tax band G

FOR SALE  
Guide price £5,600,000

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Ratcliffe Wharf, London

# London Riverside

London's riverside properties attract buyers and tenants from across the globe, drawn in by the breathtaking views and excellent connectivity to the capital's cultural landmarks, with a 14% average price uplift for homes by the water. As we increasingly prioritise our health and wellbeing, the river offers a calming retreat amidst the city's energy, from peaceful morning runs to rowing on the Thames. These homes often feature premium amenities too, with luxury

gyms, spas and saunas in high demand. From the village-like charm of Richmond to the vibrant buzz of Battersea, these picturesque pockets blend a rich café and restaurant culture with easy access to the best London has to offer.

**Ivanka Modesteva-Gyurova**  
Associate, Head of Richmond and Chiswick Lettings





————— This exceptional apartment is set on the third floor of a picturesque warehouse conversion. —————

Keepier Wharf, London E14

2 bedrooms | 2 bathrooms | 1 reception room | Porter | Parking | EPC D | Council Tax band G  
Share of freehold plus leasehold: approximately 991 years remaining | Service charge: £8,586 per annum

FOR SALE  
Guide price £1,250,000

mark.lee@knightfrank.com +44 20 3597 7687  
simon.boulton@knightfrank.com +44 20 3823 9944



————— A unique houseboat with fabulous entertaining space, situated on private mooring next to Wandsworth Park. —————

Parkgate, London SW18

3 bedrooms | 3 bathrooms | 2 reception rooms | 2 terraces | Roof sundeck | Automatic boat launcher  
Freehold | Service charge: £6,000 per annum | Council Tax band E

FOR SALE  
Guide price £1,650,000

sarah.gerrett@knightfrank.com +44 20 3866 2924





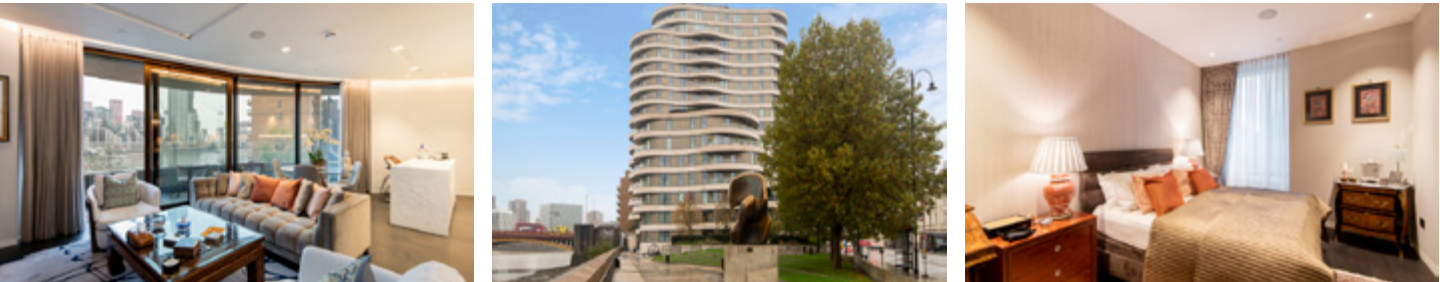
An impressive riverside penthouse designed with both  
grandeur and comfort in mind.

Ratcliffe Wharf, London E14

4 bedrooms | 3 bathrooms | 1 reception room | 3 terraces | EPC D | Council Tax band G  
Share of freehold plus leasehold: approximately 969 years remaining | Service charge £6,400 per annum

FOR SALE  
Guide price £3,250,000

[simon.boulton@knightfrank.com](mailto:simon.boulton@knightfrank.com) +44 20 3823 9944



A stylish and cleverly designed apartment in the highly  
sought-after Riverwalk Apartments development.

Riverwalk, London SW1P

2 bedrooms | 2 bathrooms | 1 reception room | Balcony | Concierge | EPC B | Council Tax band H  
Leasehold: 986 years remaining | Service charge: £20,000 per annum | Ground rent: £1,200 per annum

FOR SALE  
Guide price £2,250,000

[sarah.gerrett@knightfrank.com](mailto:sarah.gerrett@knightfrank.com) +44 20 3866 2924





Kamalame Cay, Bahamas

# International

Waterfront living holds an enduring appeal. Be it the serenity or allure a waterfront home brings, or the compelling investment argument, it is clear that demand remains unabated as the success of Monaco’s new Mareterra neighbourhood attests. Like other sought-after locations such as Lake Geneva, it offers an exceptional lifestyle in a beautiful setting, combining privacy, security and distinct fiscal advantages. The limited availability of homes on the water only adds to this desirability, driving strong rental yields and long-term investment potential. Around the world, demand remains robust in hotspots like Florida, Lake Como,

St Barts and the Bahamas. In Portugal, the growing allure of regions such as Lisbon, Comporta and Cascais reflects a broader desire for a slower, more fulfilling lifestyle, one made increasingly attainable in our digitally connected era. Be it a trophy home on the Grand Canal in Venice or a fairytale beach estate in the Hamptons, waterfront truly rules.

**Mark Harvey**  
Partner, Head of International Residential



Little Whale Cay, a spectacular, fully developed 40-acre private island just north of Nassau.



Berry Islands, Bahamas, Caribbean

7 bedrooms | 6 bathrooms | Main house  
Two guest houses | Staff accommodation | Gym  
Swimming pool | Tennis court | 2 harbours  
2,230 ft runway | Extensive services & facilities

james.davies@knightfrank.com  
+44 20 7591 2646

SOLD  
Guide price US \$29,000,000

A spectacular villa on a secluded island with 300 ft of private beachfront and panoramic sea views.



Kamalame Cay, Bahamas, Caribbean

3 bedrooms | 3 bathrooms | 2 reception rooms  
3,477 sq ft of living areas | 2,710 sq ft of verandas  
2.3 acre plot | 360 degree views  
Access to excellent resort facilities

james.davies@knightfrank.com  
+44 20 7591 2646

SOLD  
Guide price US \$3,800,000



An impressive beachfront penthouse with a private peninsula, 100 ft berth and two additional moorings.

Port St Charles, St Peter, Barbados

5 bedrooms | Approximately 653 sq m of living space | Approximately 790 sq m private peninsula  
Wrap-around terrace | Rooftop plunge pool | Swimming pool | Outdoor kitchen

FOR SALE  
Guide price US \$12,000,000

andrew.bn@knightfrank.com +44 20 3640 7048





— An impressive, contemporary estate within the prestigious —  
Royal Palm Yacht and Country Club.

Boca Raton, Florida, USA

6 bedrooms | 10 bathrooms | Open plan reception rooms | Study | Approximately 8,862 sq ft | Canal side  
Terracing | Swimming pool | Private mooring | Garaging

FOR SALE  
Guide price US \$17,999,999

jason.mansfield@knightfrank.com +44 20 7861 11199



— An impressive seafront apartment within the exclusive —  
Cala Romantica, with swimming pool and private jetty.

Porto Cervo, Sardinia

3 bedrooms | 3 bathrooms | Coastal | Terrace | Swimming pool  
Sea view | Private jetty

FOR SALE  
Guide price €2,150,000

isabella.foster@knightfrank.com +44 20 3906 6126





Prestigious residence with luxury, elegance and breathtaking views in the heart of the Vaud Riviera.

Swiss Riviera, Vaud

6 bedrooms | 8 bathrooms | Private parking | Swimming pool  
Pool house | Wine cellar | Lake view

FOR SALE  
Offers in excess of CHF 27,000,000

alex.kdeg@knightfrank.com +44 20 7861 1109

An immaculate frontline villa in a prime beachfront location.



San Jose, Ibiza, Illes Balears, Spain

7 bedrooms | 4 bathrooms | Rooftop terrace |  
Sea access | Gym | Open and covered terraces  
Two additional apartments available

jack.harris@knightfrank.com  
+44 20 7861 1139

FOR SALE  
Guide price €7,750,000

A rare seafront villa on Saint-Jean-Cap-Ferrat offering panoramic views and direct access to the sea.



Saint-Jean-Cap-Ferrat, Côte d'Azur, France

6 bedroom suites | Open-plan lateral living space  
Floor to ceiling sliding doors | Incredible light and views | 1.7 acres of land | Swimming pool | Staff accommodation

knightfrank.snc@fr.knightfrank.com  
+33 1 43 87 09 27

FOR SALE  
Guide price €60,000,000





————— An incredible, newly built villa promoting indoor-outdoor  
living and featuring breathtaking sea views. —————

Toiny, Saint Barthelemy

4 bedrooms | 4-5 bathrooms | Approximately 1.24 acres | Tropical gardens | Infinity swimming pool  
Presented by Knight Frank SNC

FOR SALE  
Guide price €15,000,000

james.davies@knightfrank.com +44 20 7591 2646  
knightfrank.snc@fr.knightfrank.com +33 1 43 87 09 27



————— An outstanding home set in the most incredible position  
with exceptional views. —————

Lefkada, Ionian Islands, Greece

4 bedrooms | 5 bathrooms | 1 reception room | Jacuzzi | Infinity swimming pool | Outdoor kitchen  
Pool house | Yoga platform | Olive grove | Approximately 6.6 acres of land

FOR SALE  
Guide price €2,500,000

mark.harvey@knightfrank.com +44 20 7861 5034



# Contacts

Meet the locally expert, globally connected offices around the UK, who'll guide you in tracking down your perfect property

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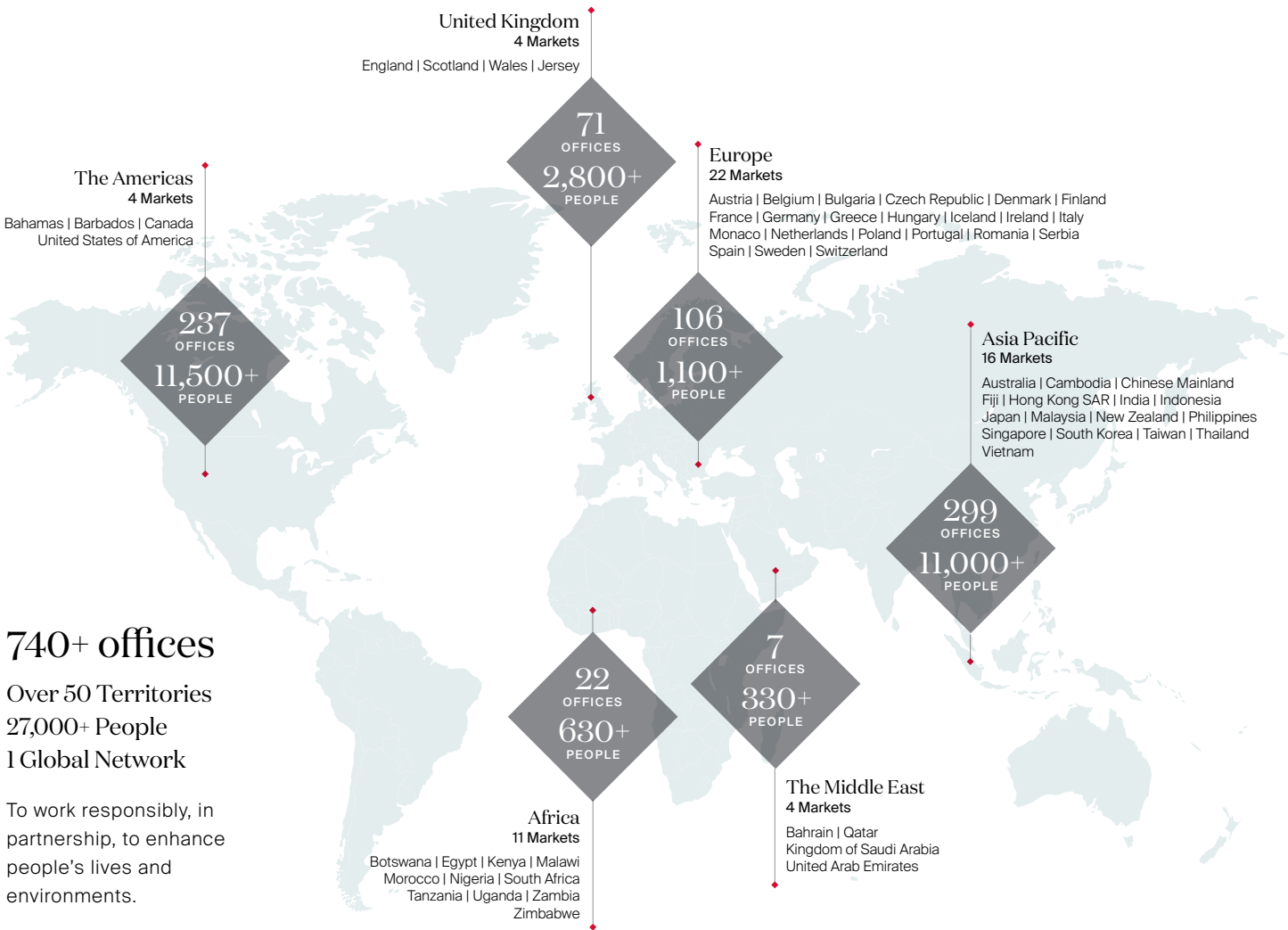
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