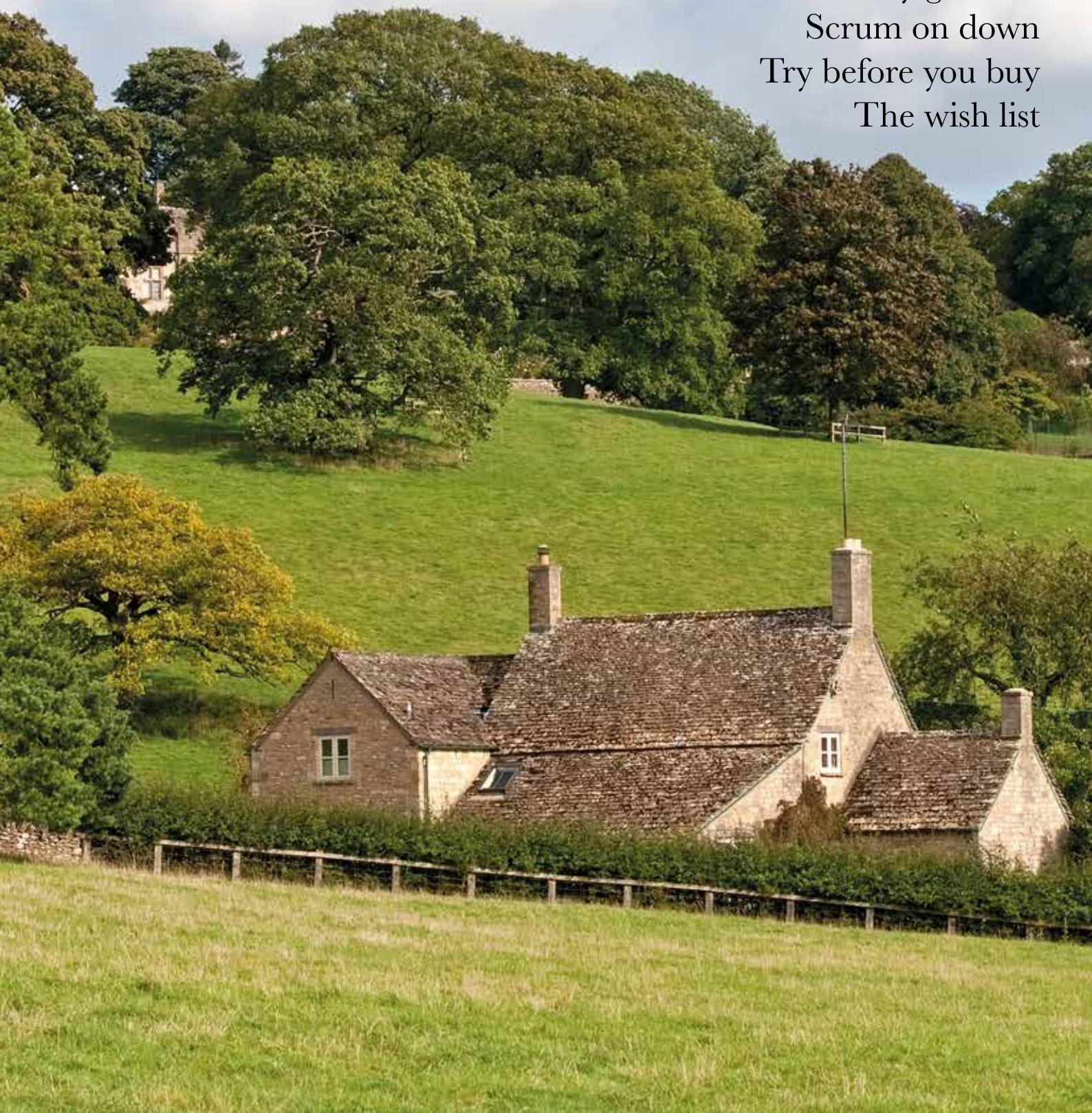


Country View

By Knight Frank

The hot list
Country gardens
Scrum on down
Try before you buy
The wish list



Welcome

*Welcome to this latest Knight Frank edition of Country View,
our look at the property goings on around the country.*

It's been an interesting few months, with the main event being the surprise election result. The nation as a whole seems to be getting used to the idea of a period of stability and we are already seeing the calming effects on what has been a somewhat turbulent property market in recent times.

In our country offices, we are recording an increase in the proportion of buyers cashing in on prime London price rises and moving out to the commuter belt and beyond. Exactly where they choose to buy obviously dictates how far their budget will stretch. Around £1m, for example, will secure you a former estate with seven acres in West Gloucestershire or a detached family home on the outskirts of Guildford. With part-and full-time home working on the increase, it's an exodus that only looks set to grow.

On the lettings side, the post-election effect has coincided with the market's busiest time of the year, so our offices have been in full swing. Again, the influx from London renters is driving a significant proportion of activity, with families

looking to move and settle in before the start of another school year. The quality of life, excellent schools and relatively fast commuting times all continue to be big draws, particularly in the Home Counties, and for some renting is an opportunity to try out an area before buying (see more on this later).

Feeling tempted? Read on to see some of our featured properties currently available through our network of offices – for a complete list, please contact your local Knight Frank team.

In what's going to be a huge year for UK rugby fans, we've done a tour of the country to pick the top spots that will put you within a drop goal of some top-class rugby. We've also looked at the increasingly popular strategy of renting before buying – a chance to check-out a new location before committing to a move.

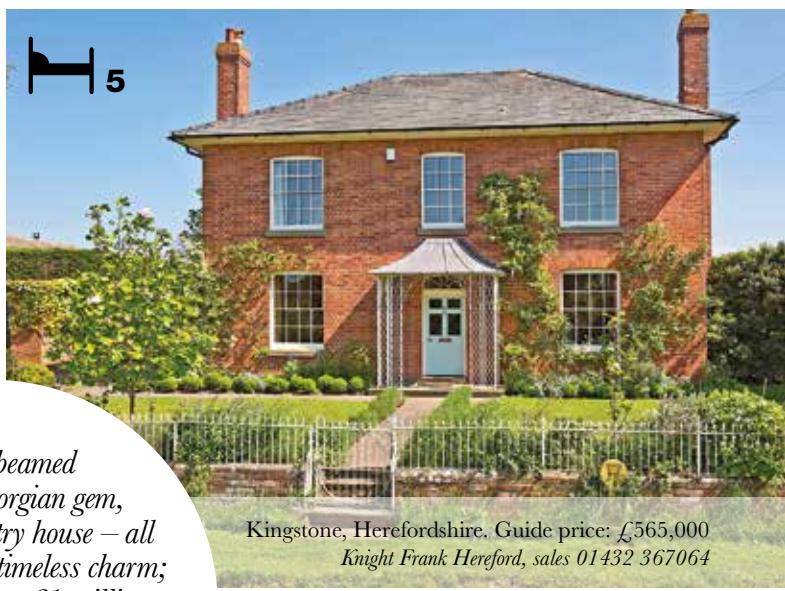
We hope you enjoy this latest instalment of Country View and look forward to catching up with you again in our next edition.

Christopher Dewe
Country Sales

Gordon Hood
Country Lettings

The hot list

3 properties under £1 million



An oak-beamed cottage, a Georgian gem, an elegant country house – all of them exuding timeless charm; all of them under £1 million.

Three shining examples of our selection of beautiful and surprisingly affordable out-of-town homes.



An crum, Roxburghshire. Guide price: £575,000
Knight Frank Lauder, sales 01578 416991

Advertisement Feature

Wildly attractive

It's one of the joys of owning a country home – beautiful gardens with mature trees, hidden corners and local wildlife. The trick is knowing how to enjoy all that green space without being a slave to it. For some, the answer is a wild flower garden.

country gardens

A movement that's taking root...

A quick glance at the property pages shows that it's a growing trend. Increasing numbers of covetable country homes are coming to market with a touch of wilderness in their grounds.

In previous years where the Georgian rectory might have been bracketed by formal lawns and pea shingle pathways, now there's a good chance that it will feel a lot more organic in its horticultural approach, with hip-high grasses, wild flowers and meandering mown paths cutting through them.

Of course, you can do both. Larger properties will often feature formal gardens surrounding the house, with mixed planting as you move further out and a wild flower meadow extending to the boundary of the land and encircling features such as lakes and woods.



Bourne End, Buckinghamshire

A 17th century, Grade II listed thatched home in secluded gardens, once home to children's author, Enid Blyton. Guide price: £1,750,000
Knight Frank Beaconsfield, sales 01494 217002



Winstone, Near Cirencester

A beautifully presented detached period Cotswold stone cottage on the edge of a small village with a pretty, landscaped garden. Guide price: £575,000
Knight Frank Cirencester, sales 01285 367008

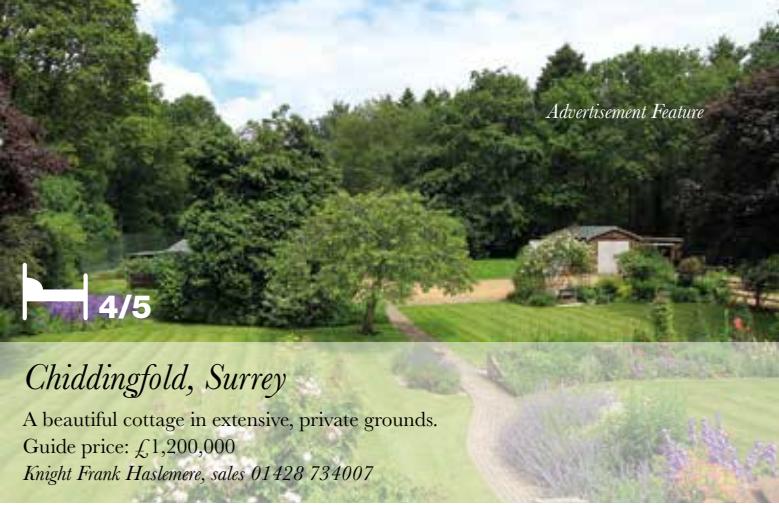


H 4

Littledown, Hampshire

Attractive listed cottage with wonderful gardens and views, and detailed planning to extend. Guide price: £1,395,000

Knight Frank Hungerford, sales 01488 498004



4/5

Chiddingfold, Surrey

A beautiful cottage in extensive, private grounds.

Guide price: £1,200,000

Knight Frank Haslemere, sales 01428 734007



4

Near Leyburn, North Yorkshire

A spectacularly situated Dales farmhouse in 7 acres.

Offers in excess of: £495,000

Knight Frank Harrogate, sales 01423 578002



H 4

Littledown, Hampshire

Attractive listed cottage with wonderful gardens and views, and detailed planning to extend. Guide price: £1,395,000

Knight Frank Hungerford, sales 01488 498004



5

Near Meopham, Kent

A picturesque thatched house in delightful gardens.

Guide price: £1,325,000

Knight Frank Sevenoaks, sales 01732 658002



H 4

Swanmore, Hampshire

Overlooking the rolling Hampshire countryside.

Guide price: £750,000

Knight Frank Winchester, sales 01962 278004

Freedom of expression

The very nature of wild flower planting means that the designer has a great deal of freedom to express themselves – there are few hard and fast rules. And the wild garden's designer credentials were confirmed last year when renowned landscape artist Piet Oudolf created Oudolf Field for the uber-cool Hauser & Wirth Gallery in Somerset. This perennial meadow with its varied planting and swathes of winding pathway celebrates the informal approach on a grand scale.

However big or small the plot, that creative free rein is one of the inspiring things about wild flower planting. After all, with so many prime country homes being listed buildings or in conservation areas, the garden is the owner's sole chance to put their stamp on the outside of the property.

Maybe it is a sign of the times as formality falls out of fashion in every part of our lives, or perhaps it is a response to busy schedules. Whatever the reason for the growing popularity of wild flower planting, up and down the land it is bringing a taste of the true countryside even closer to home.

Scrum on Doreen

The eyes of the rugby world will be on the UK this autumn, so we thought we'd have a look at some of the best-loved clubs dotted around the country. If you're lucky enough to live close to any of them, we recommend heading along to catch a match. Or if spectating doesn't cut it, how about pulling on a shirt and running on yourself - most clubs also run a full complement of amateur sides from youngsters on up.



Bath Bath Rugby Club is one of the UK's oldest clubs, with a long history of amateur and professional success. It's also surely the most picturesque – The Rec is in the heart of Bath right on the riverside.



Farleigh Hungerford, Bath, Somerset

A beautiful thatched home with secondary accommodation. Located on the opposite side of the road to Farleigh House which is where Bath Rugby train. Guide price: £945,000

Knight Frank Bath, sales 01225 288012

London Irish Based in Sunbury on Thames, London Irish play all their home games at Reading's Madejski Stadium. The Avenue is 'The Exiles' impressive new training facility in Sunbury and where the club's amateur teams play their matches.



Eversley, Hampshire

A charming period house incorporating a self-contained annexe set in gardens and grounds of about 2.33 acres. Approximately 9.9 miles from the Madejski Stadium. Guide price: £1,500,000

Knight Frank Basingstoke, sales 01256 228010

Bishop's Stortford This National League 2 side has a loyal following in the Hertfordshire town, earning promotion in 2013. As well as senior teams, it also runs popular women's and junior team rugby.



Bishop's Stortford, Herts

Located in sought after St Michaels Mead estate, with well proportioned and light interiors and delightful views over the garden. Approximately 2.3 miles from the Bishop's Stortford Rugby Club. Guide price: £595,000

Knight Frank Bishop's Stortford, sales 01279 246003

Bristol Bristol's top rugby club shares a ground with Bristol City Football Club – the 21,000 capacity Ashton Gate Stadium. This RFU Championship side fields several former international players.



H 5

Dundry, Bristol, Somerset

A detached contemporary home in an elevated position enjoying far reaching views over open countryside and the city of Bristol, including Ashton Gate Stadium; home to Bristol Rugby. Guide price: £1,300,000

Knight Frank Bristol, sales 0117 295 0018

Gloucester The 'Cherry & Whites' are an Aviva Premiership side based at the 16,500 capacity Kingsholm Stadium. The club has enjoyed great success recently in Europe and in Sevens rugby.



South Newington, Oxfordshire

A stunning Oxfordshire farmhouse within easy reach of London, Oxford and excellent schooling. This property is approximately a one hour drive from Kingsholm Stadium. Guide price: £900,000

Knight Frank Oxford, sales 01865 360060

Worcester Warriors Now back in the Aviva Premiership after beating Bristol by 1 point last season, the Sixways Stadium hosts a calendar of well-attended British and European matches.



Near Droitwich Spa, Worcestershire

A charming Georgian three storey farmhouse with ancillary detached traditional red brick period cottage. Within 10 miles of Worcester Warriors Sixways rugby ground. Guide price: £875,000

Knight Frank Worcester, sales 01905 417772

Exeter Chiefs The Exeter Chiefs are an Aviva Premiership side based at Sandy Park on the outskirts of the city. Plans are afoot to extend the stadium to accommodate the crowds watching their European Challenge Cup matches.



H 6

St Leonards, Exeter, Devon

A spacious detached non-listed house on one of Exeter's most exclusive and historic crescents. Approximately 3.5 miles from Exeter Chiefs rugby ground. Guide price: £1,350,000

Knight Frank Exeter, sales 01392 248038

Wasps The Wasps name has been a rugby fixture for more than 100 years. Today, this Aviva Premiership side plays its home games to packed houses at the newly-acquired Ricoh Arena in Coventry.



Kenilworth, Warwickshire

A handsome period townhouse with light and spacious accommodation and landscaped garden. Facing Abbey Fields with views across parkland. Approximately 10 miles from Wasps rugby ground. Guide price: £675,000

Knight Frank Stratford upon Avon, sales 01789 229000





Few of us would buy a suit without trying it on or a car without a test drive, but every year thousands of us up-sticks and relocate to a new area in the hope that it's the right move for us and our families. Considering the costs and upheaval of getting it wrong and re-tracing our steps, it's quite a leap of faith. Which is why many choose to rent first and 'try before they buy'.



Ascot, Berkshire

Located within walking distance of Ascot racecourse is this stunning recently completed, first floor, two bedroom executive apartment to rent.

Guide price: £3,000 per calendar month

Knight Frank Ascol, lettings 01344 527641

Try before you Buy



Langley, Berkshire

This immaculately presented barn conversion sits in an idyllic location, with gated access and long driveway but still within easy reach of all local amenities and commuter links. Guide price: £3,999 per calendar month

Knight Frank Beaconsfield, lettings 01494 912898



Cobham, Surrey

Stunning refurbished coach house set in the exclusive Cobham Park. Nearby proximity to Stoke d'Abernon train station with services to London Waterloo in 40 minutes. Guide price: £3,500 per calendar month

Knight Frank Cobham, lettings 01932 964610



H 4

Weybridge, Surrey

Modern family home in a sought after location, offering ideal proximity to Walton Station, Oatlands Parade and a good selection of schools; both private and state.

Guide price: £3,325 per calendar month

Knight Frank Esher, lettings 01372 434732



H 4

Haslemere, West Sussex

A beautiful family home finished to a very high standard, within the South Downs National Park with exceptional views and a southerly aspect. 56 mins to London Waterloo. Guide price: £4,500 per calendar month

Knight Frank Guildford, lettings 01483 665723

Renting before you buy is a sensible way to get a true feel for an area, the quality of life and how it will fit with your family's lifestyle. Here at Knight Frank it's a tactic that we most commonly associate with those moving out of Central London wanting to see how they'll cope without a Starbucks on every corner or with having to take a train to work rather than a tube.

Of course there are degrees of relocation. Moving to one of Surrey's commuter towns will not be as big a culture shock as cashing in and buying up that Gloucestershire country estate you've always dreamt about. And if you pick your spot, you can find yourself in proper countryside yet close to many of the comforts that you thought you would have to leave behind – like Michelin-starred restaurants, funky galleries and arthouse cinemas.

However extreme the proposed move may be, a rental property can offer a stress-free way to dip your toe in the water before taking the plunge. It also

comes with the added bonus that someone else is responsible for the roof, boiler and ongoing maintenance for a change.

That said, in many cases when people are moving out of London, they choose to hold on to their city property while they make up their minds on the move. This means of course that they are not stepping off the London property ladder and missing out on any future gains the market could offer, a factor that can make it difficult to return even relatively soon after leaving London for pastures new.

More often than not, the experiment is a successful one and the move goes ahead. And in those cases where the chemistry doesn't happen, it's simply a case of handing back the keys and booking the movers. Either way, you'll know that your next move is definitely the right one.



H 5

Henley-on-Thames, Oxfordshire

An attractive Colonial style detached 4 bedroom house to rent with a self-contained 1 bedroom apartment set in beautiful gardens and grounds which overlook the National Trust's Tudor Mansion, Greys Court. Guide price: £4,000 per calendar month

Knight Frank Henley, lettings 01491 738850



H 4

Virginia Water, Surrey

A superbly presented townhouse within the ever popular Virginia Park development with 'residents only' access to the leisure facilities and gated entrance with 24 hour security. Guide price: £3,950 per calendar month

Knight Frank Ascot, lettings 01344 527641

The property wishes list



Binfield, Berkshire. Guide price: £1,000,000
Knight Frank Ascot, sales 01344 527003



Berkhamsted, Hertfordshire. Guide price: £1,750,000
Knight Frank Berkhamsted, sales 01442 493002



Cheltenham, Gloucestershire. Guide price: £850,000
Knight Frank Cheltenham, sales 01242 279081



Ockham, Surrey. Guide price: £650,000
Knight Frank Cobham, sales 01932 379054



Inveresk, Near Edinburgh. Offers in excess of: £1,950,000
Knight Frank Edinburgh, sales 0131 268 0027



Leatherhead, Surrey. Guide price: £1,650,000
Knight Frank Esher, sales 01372 434002



H 4

Sandhills, Godalming, Surrey. Guide price: £985,000
Knight Frank Guildford, sales 01483 491000



H 6

Billingshurst, West Sussex. Guide price: £995,000
Knight Frank Horsham, sales 01403 289124



H 5

Cerne Abbas, Dorset. Guide price: £895,000
Knight Frank Sherborne, sales 01935 388001



H 4

Churchill, Oxfordshire. Guide price: £875,000
Knight Frank Stow, sales 01451 518002



H 4

Vines Cross, East Sussex. Guide price: £925,000
Knight Frank Tunbridge Wells, sales 01892 310006



H 5

Thorpe, Surrey. Guide price: £1,150,000
Knight Frank Virginia Water, sales 01344 527009

A budget of up to £2 million might only get you a one bedroom apartment in certain areas of London, which goes a long way to explaining why we're seeing more and more people swapping their London lives for the kind of lifestyle offered by out of town properties like these.

The rewards of country living stretch to a very long list, but topping it has to be space. Relocating out of London is a Tardis-like experience that can net you a home with as many as eight bedrooms, complemented by private outdoor space – whether that's a blissfully secluded walled garden or several landscaped acres. Then there's the fresh air, the tranquility, the ease of accessing open countryside and all the leisure pursuits to be found there.

Since the election, buyers and sellers alike have swung into action, and with interest rates at record lows, demand is soaring. Thanks to our network of 29 London offices, we're able to capture the widest possible range of people looking to enhance their quality of life and reap the rewards of relocating to the country. And from Exeter to Edinburgh, our network of regional offices has the country covered.

Chic townhouses, magnificent period residences, idyllic country cottages, grand new statement homes...from traditional splendour to the best in contemporary living, there's a treasure trove of stunning homes out there. And the properties shown here are just the tip of the iceberg – you'll find many, many more on our website **KnightFrank.co.uk**



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