

COUNTRY LETS

EXCEPTIONALLY
ENTERTAINING
Hosting in the Home Counties

THE INCREDIBLE
SHRINKING ENERGY BILLS
Eco-friendly living

OUT AND ABOUT
IN 2016
A round up of the best activities
in the area

THE WISHLIST
The Home Counties' most
sought after properties

WELCOME HOME

The Home Counties is an area that's always in demand because it's somewhere you can strike that elusive balance between town and country. Charming towns and villages, beautiful rolling countryside, fast links to London and great schools – it really does have everything.

As we look forward to a new year, the lettings market is proving as busy as ever, with people moving locally or out from London, and a good stock of high quality homes to choose from.

Knight Frank's Home Counties network has become the first port of call for those looking for quality property in the region, covering key locations in Berkshire, Buckinghamshire, Oxfordshire and Surrey.

With offices in Guildford, Cobham, Esher, Ascot, Henley and Beaconsfield, we cover a broad swathe of the Home Counties at its most exclusive and have a correspondingly diverse portfolio of properties on our books. As well as luxurious homes on private estates and grand country houses, we also market the quaint cottages, modern apartments and family homes that are a wonderful feature of the local towns and villages.

As with all things Knight Frank, ours is a joined-up service. So when you deal with one of our local teams you also benefit from the considerable resources and expertise of the wider business. That means highly professional marketing – both online and in print – exclusive PR opportunities, Corporate Services and a direct line to the firm's London and international network.

The following pages will give you a flavour of the properties we have to offer throughout the Home Counties. If you would like to know more about property or local life in general, our team will be delighted to help – just pick up the phone or drop into one of our offices.

We look forward to seeing you in 2016.

Ruth Barr, *Regional Partner*
Gordon Hood, *Partner, Department Head*
Jemma Scott, *Head of Business Development*



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Pickhurst Road, Chiddingfold, Surrey. Guide price: £5,850 PCM
Knight Frank Guildford, Lettings +44 1483 665723



*Minimalist modernism.
Wood panelled grandeur.
Seamless open plan.
However you like the look
and feel of your dining area,
it's a key box to tick when
choosing a new home.*

EXCEPTIONALLY ENTERTAINING

Esher Park Avenue, Esher, Surrey. Guide price: £6,950 PCM
Knight Frank Esher, Lettings +44 1372 434002



The Chase, Oxshott, Surrey. Guide price: £7,500 PCM
Knight Frank Cobham, Lettings +44 1932 964610



One of the advantages of living outside Central London, of course, is the extra square footage that tends to be on offer, and entertaining space is one of the key benefits. A generously sized dining room is almost always part of the package with grown-up properties to be found throughout the Home Counties – perfect for those who love hosting and also for large families who use them on a daily basis.

Seamless or separate?

Perhaps the biggest divider of opinion is whether to opt for a separate dining room or an open plan affair; where kitchen, dining and living space flow freely from one to the other.

For those hosts who don't like to be shut away from their guests, the open plan option gets the vote. It's also the most practical solution for families, shortening the trip from stove to table and allowing parents to keep a constant eye on the children wherever they are in the living space. At the same time, the separate dining room is enjoying something of a renaissance.

*The grandest examples have echoes of
the banqueting hall; a dedicated space
for hosting elaborate feasts and welcoming
a dozen guests or more while the caterers
work their magic in the kitchen.*

Inside out

Regardless of the style and scale of the dining area, an important feature is how well it interacts with the outside space. It might be the last thing on your mind in the dead of winter, but come the spring a dining room where you can throw the doors open and welcome the outside in can be a real boon. And even in the darkest months, the wall-to-wall, floor-to-ceiling glass at the rear of so many modern and renovated properties flood the space with light and allow you to enjoy the garden all year round.

A quick span of the prime property pages shows that, when it comes to entertaining space, you have the luxury of choice. So whatever your taste, you will be able to indulge it.

Monks Alley, Binfield, Berkshire. Guide price: £12,000 PCM
Knight Frank Ascot, Lettings +44 1344 527641



Beech Hill, Wadhurst, East Sussex. Guide price: £12,000 PCM
Knight Frank Guildford, Lettings +44 1483 665723





< Henley Royal Regatta

It doesn't get much more English than boaters, parasols and a picnic by the river. Henley Royal Regatta still retains that charm even though it's become an event of international renown.
29th June – 3rd July.



The Surrey County Show, Guildford

For one day a year the countryside comes to town in the shape of the Surrey County Show. Held at the beautiful Stoke Park on the outskirts of Guildford, it's a great family day-out with everything from show jumping to shopping, plus fabulous food and drink. *30th May.*

Beaconsfield Farmers Market

On the fourth Saturday of every month in Beaconsfield's Old Town, you can take your pick from a wonderful selection of local producers and artisan makers. The best advice is to turn up hungry. Upcoming dates for your diary: *23rd January, 27th February, 26th March and 23rd April.*



Polo at Guards Club, Smith's Lawn

England's polo season launches in high style in April and runs throughout the summer. The impressive Guards Polo Club on Smiths Lawn in Windsor Great Park is a must-visit event thanks to its royal connections and glamorous crowds.



Sandown Park Racecourse, Esher

Another of the region's great racecourses, Sandown hosts the Royal Artillery Gold Cup Day – *19th February* and Imperial Cup Day – *12th March.*

Racing at Royal Ascot

300-year old Royal Ascot is a national institution that's the centrepiece of the British social calendar and home to some of the best horseracing anywhere.

Key dates for the first quarter of 2016:

23rd January – Clarence House Chase Raceday
20th February – Ascot Chase Raceday
3rd April – The Prince's Countryside Fund Raceday
27th April – Discover Ascot Raceday

OUT AND ABOUT IN 2016



< Golfing near Cobham

When the local golf courses are of this quality, they merit an inclusion in our round-up of things to do in 2016. Some of the finest clubs to tee off at include Burnhill, St George's Hill, Wisley and Silvermere. You'll soon discover why so many golf pros call this area home. For the real golf enthusiasts, the PGA Championships are taking place at Wentworth Golf Club nearby in Virginia Water from *24th to 29th May.*

One of the joys of living in the Home Counties is the packed calendar of social and sporting events on offer. From the glamour of the polo to the rural delights of a county show, you're spoilt for choice throughout the year. We've rounded up a few of our favourites to give you some inspiration for early 2016.

Kingsland Court, Ascot, Berkshire. Guide price £3,250 PCM
Knight Frank Ascot, Lettings +44 1344 527641
EPC Rating B



If you're looking for somewhere new to park your hybrid car, an eco-efficient home could be just the ticket. Green construction materials and technologies are an increasingly common feature in UK homes, and they're as good for your bank account as they are for your conscience.

THE INCREDIBLE SHRINKING ENERGY BILLS

Drakes Close, Esher, Surrey. Guide price: £7,500 PCM
Knight Frank Esher Lettings +44 1372 434002
EPC Rating B



Grayswood Road, Haslemere, Surrey. Guide price: £3,950 PCM
Knight Frank Guildford, Lettings +44 1483 665723
EPC Rating B



High Drive, Oxshott, Surrey. Guide price: £9,500 PCM
Knight Frank Cobham, Lettings +44 1932 964610
EPC Rating B



What's the score?

Checking the Energy Performance Certificate, which every home being let must have, is a good place to start. It will tell you about the overall rating of the property, weighing up everything from levels of insulation to the type of boiler that's been fitted, and scoring the property accordingly. The closer to a coveted A rating, the better.

After that, it's a question of noting the individual eco-features. Solar panels on the roof. A ground source heat pump in the garden. A bio-mass boiler in the services room. LED instead of halogen lights. Whatever measures have been taken to make a home more energy efficient will have a knock-on effect on the bills. Good news in any season, but particularly welcome as the winter bites.

A sunny financial outlook

Solar panels can be a real asset. If the property is signed up to one of the early, generous 'Feed In Tariffs', you can find yourself not just with a zero electricity bill, but receiving regular cheques for the energy you generate and feed back to the grid. Consider it a rent rebate courtesy of the government.

Going to ground

Ground source heat pumps are another increasingly popular addition to eco-conscious homes. The relatively large upfront investment – major excavation is required to install pipes that draw heat from the earth – pays dividends long-term in the form of free energy. In a similar vein, water bore holes are also about letting nature do the legwork. These domestic wells pump water out of the ground, freeing homeowners up from dependency on the local network.

The nature of the industry means there are new innovations being developed all the time. So whether you are considering a contemporary home or a traditional property, there is a good chance that you will encounter at least some eco-friendly features. The question to ask is how big an impact they add up to when measuring your carbon footprint... and of course your energy bills.

Limetree Farm, Henley-On-Thames, Oxfordshire.
Guide price: £7,500 PCM
Knight Frank Henley, Lettings +44 1491 738850
EPC Rating B





Woodside Road, Cobham, Surrey. Guide price: £6,500 PCM
Cobham Lettings +44 1932 964610



Guildford Road, Alfold, Surrey. Guide price: £4,950 PCM
Guildford Lettings +44 1483 665723



Wrens Hill, Oxshott, Surrey. Guide price: £6,950 PCM
Cobham Lettings +44 1932 964610



Paddock View, Virginia Water, Surrey. Guide price: £5,250 PCM
Ascot Lettings +44 1344 527641

PROPERTY WISHLIST



Pound Lane, Sonning, Berkshire. Guide price: £3,500 PCM
Henley Lettings +44 1491 738850



Hitcham Lane, Taplow, Buckinghamshire. Guide price: £7,500 PCM
Beaconsfield Lettings +44 1494 912898



Princess Square, Esher, Surrey. Guide price: £7,500 PCM
Esher Lettings +44 1372 434002



Hollycombe, Liphook, Hampshire. Guide price: £4,750 PCM
Guildford Lettings +44 1483 665723



Drakes Close, Esher, Surrey. Guide price: £6,500 PCM
Esher Lettings +44 1372 434002



Quell Lane, Haslemere, Surrey. Guide price: £9,500 PCM
Guildford Lettings +44 1483 665723



Royal Mansions, Henley-On-Thames. Guide price: £4,950 PCM
Henley Lettings +44 1491 738850



Llanvair Drive, Ascot, Surrey. Guide price: £10,000 PCM
Ascot Lettings +44 1344 527641



Church Road, Penn, Buckinghamshire. Guide price: £4,000 PCM
Beaconsfield Lettings +44 1494 912898



Milton Ernest, Bedford, Bedfordshire. Guide price: £6,800 PCM
Beaconsfield Lettings +44 1494 912898



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