

LOCAL VIEW

STRATFORD-UPON-AVON • 2014

WELCOME TO LOCAL VIEW

Welcome to the latest edition of Local View, our seasonal update on the property markets that matter to you. Along with a brief review of activity in Stratford-upon-Avon, we have also included a preview of just some of the beautiful properties we currently have available. Please contact your local team for more information and to find out what other opportunities we can offer.

"The property market is slowly coming back to life and we are achieving an increasing level of successful sales. The proposed HS2 continued to blight part of the country over the past three years. Now finally, we are starting to see buyers looking to move up the market into larger properties."

James Way
Office Head

The Stratford-upon-Avon office is a regional office covering Warwickshire, West Northamptonshire and East Worcestershire with a long track record of selling quality property in the area. Located in a high profile office in Stratford-upon-Avon with parking and a Residential Sales Team with an unparalleled depth of knowledge of the regional market with 55 years combined experience. The area is well placed for access to the road and rail networks providing excellent access to main routes. The area is surrounded by beautiful rolling countryside and sought after towns, including Stratford, the region's

cultural centre and home of the Royal Shakespeare Company, Leamington Spa, Warwick, Kenilworth, Rugby, Chipping Campden and Broadway. The region offers a diverse range of shopping and recreational facilities and excellent schooling.

In normal times the country property market would follow the growth cycle set by the London market, but over the last 12 months there has been a significant difference between London and our region. However, towards the end of 2013, we started to feel the first ripples of positive influence from the London market with London dwellers choosing to capitalise on the record prices and to spend their substantial budgets on country properties.

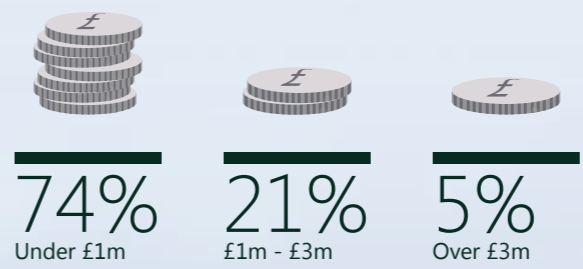
Property trends over 2013 and forecasts for 2014 show a strong demand for town properties in Leamington Spa and Stratford-upon-Avon, and Warwick has been particularly strong with competitive bidding on some properties.

The upturn in activity that we are experiencing in lower priced properties is continuing to move up strongly through the price bands and should lead to greater activity across the whole market in 2014.

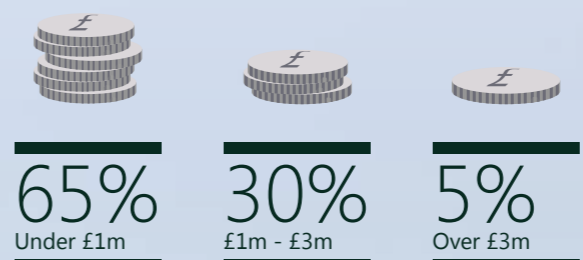
WHERE DO OUR BUYERS COME FROM?



SALES BY PRICE BAND



WHAT ARE OUR BUYERS LOOKING TO SPEND?



MEET THE TEAM



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Years at Knight Frank: 29



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Years at Knight Frank: 6



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LUDDINGTON
WARWICKSHIRE

GUIDE PRICE
£999,950



LITTLE SHREWLEY
WARWICKSHIRE

GUIDE PRICE
£1,295,000



CHIPPING CAMPDEN
GLOUCESTERSHIRE

GUIDE PRICE
£1,800,000

Making the move from city to country

The diverging fortunes of the prime London property market when compared with the country house market is helping to fuel a steady exodus from the capital to the countryside. For many, the meteoric rise in the value of their London home in recent years is providing the perfect springboard to greener pastures.

From Hampshire to Worcestershire, Sussex to Scotland, buyers are seeing the proceeds of their London sale go further than ever before, with grand country houses proving an irresistible draw. They are being joined by international buyers too, who are discovering the UK's rural charm and have been leading the bidding on some of the country's biggest estate sales recently.

The lifestyle benefits are one of the key attractions – the opportunity to swap the constant hum of traffic and a coffee shop on every corner for the sound of cockerels and an orchard in the garden. As well as the idyllic country property and grounds, there's also the landscape on your doorstep.

Add to this a plethora of good schools, an enviable work-life balance and great food (85 of the UK's 158 Michelin-starred restaurants are located outside of London), and it's easy to see why so many purchasers are actively looking for their next home beyond the capital.

Technology improvements including fast, reliable internet means working from home is a viable option. This means that those leaving London can choose to retain their work links with the capital while cutting down on their commuting time and costs. Pick the right location, and you can even find that your train to the office is quicker than commuting from Fulham or Chelsea.

The move to the country can also create new forms of income. Larger properties and more land open up the possibility to do anything from renting out holiday cottages to growing your own vegetables.

Whether you are looking for a country property or are considering selling, good local advice is vital. Here in Stratford-upon-Avon, we find that a great many deals are concluded off market, or depend on buyers being able to move fast to secure the most desirable properties. If this is of interest, our team would be delighted to tell you more.



PROPERTIES FOR SALE IN STRATFORD-UPON-AVON

Below we highlight just a small selection of properties currently for sale in Stratford-upon-Avon with Knight Frank. Please call to find out about other properties we have available which suit your requirements.

1. STRATFORD-UPON-AVON
WARWICKSHIRE



1 A fine Georgian townhouse situated in highly regarded Old Town, Stratford-upon-Avon.

- ◆ 4 reception rooms
- ◆ 4 bedrooms
- ◆ 4 bathrooms
- ◆ Kitchen/utility
- ◆ Garden
- ◆ Private parking

Approximately 2,939 sq ft

GUIDE PRICE £600,000

2. ALCESTER
WARWICKSHIRE



2 A beautifully presented Grade II listed character property, situated in a peaceful village setting. EPC rating E.

- ◆ 3 reception rooms
- ◆ 4 bedrooms
- ◆ 2 bathrooms
- ◆ Kitchen/breakfast room
- ◆ Garage with office above
- ◆ Gardens and parking

Approximately 1,819 sq ft

GUIDE PRICE £650,000

3. LEAMINGTON SPA
WARWICKSHIRE



3 A handsome Grade II Regency townhouse with the benefit of a detached coach house.

- ◆ 2 reception rooms
- ◆ 4 bedrooms
- ◆ 2 bathrooms
- ◆ Kitchen/breakfast room
- ◆ Coach house comprising workshop/potential with home office/annexe above
- ◆ Garden

Approximately 2,820 sq ft

GUIDE PRICE £725,000

4. SOUTH LITTLETON
WORCESTERSHIRE



4 A fine Victorian village house with grand proportions and views to the Cotswolds. EPC rating E.

- ◆ 3 reception rooms
- ◆ 5 bedrooms
- ◆ 4 bathrooms
- ◆ Kitchen/breakfast room
- ◆ Double garage
- ◆ Garden

In all about 1 acre

GUIDE PRICE £975,000

6. WOLVERTON
WARWICKSHIRE



5 A newly constructed contemporary family property with generous accommodation and outstanding views. EPC rating C.

- ◆ 3 reception rooms
- ◆ 5 bedrooms
- ◆ 3 bathrooms
- ◆ Kitchen/breakfast/dining room
- ◆ Double garage
- ◆ Garden

In all about 0.5 acre

GUIDE PRICE £999,950

6 A fascinating period house with far-reaching views over the Warwickshire countryside. Further land available.

- ◆ 5 reception rooms
- ◆ 7 bedrooms
- ◆ 3 bathrooms
- ◆ Kitchen/breakfast room
- ◆ Paddocks
- ◆ Gardens and grounds

In all about 2.7 acres

GUIDE PRICE £1,150,000

A SELECTION OF PROPERTIES FOR SALE

7. LITTLE SHREWLEY
WARWICKSHIRE



8. HUNCOTE
LEICESTERSHIRE



11. LEAMINGTON SPA
WARWICKSHIRE



12. CLIFFORD CHAMBERS
WARWICKSHIRE



9. CHIPPING CAMPDEN
GLOUCESTERSHIRE



10. ALCESTER
WARWICKSHIRE



13. BROAD MARSTON
WORCESTERSHIRE



14. BEAUSALE
WARWICKSHIRE



7 A beautifully presented family house with annexe in mature, private grounds. EPC rating C. Further land available.

- ◆ 5 reception rooms
- ◆ 4/6 bedrooms
- ◆ 4 bathrooms
- ◆ Kitchen/breakfast room
- ◆ Annexe/studio/gym with shower room and planning permission to connect house with a glazed link
- ◆ Double garage

In all about 1.67 acres

GUIDE PRICE £1,295,000

8 A lovely picturesque house converted from a mill.

- ◆ 4 reception rooms
- ◆ 5 bedrooms
- ◆ 5 bathrooms
- ◆ Kitchen/breakfast room
- ◆ Garage
- ◆ Stables

OFFERS IN EXCESS OF £800,000

9 A unique former mill house with beautiful gardens, situated on the edge of this highly sought after village.

- ◆ 3 reception rooms
- ◆ 5 bedrooms
- ◆ 2 bathrooms
- ◆ Kitchen/breakfast room
- ◆ Gardens
- ◆ Garage with office above

Approximately 4,263 sq ft

GUIDE PRICE £1,800,000

10 An historic priory sitting surrounded by beautiful gardens and grounds with distant views.

- ◆ 4 reception rooms
- ◆ 6 bedrooms
- ◆ 5 bathrooms
- ◆ Kitchen/breakfast room
- ◆ Grounds
- ◆ Outbuildings

In all about 15.6 acres

GUIDE PRICE £1,950,000

11 Impressive stone gate house/ folly situated on the edge of Stoneleigh Abbey.

- ◆ 3 reception rooms
- ◆ 3/4 bedrooms
- ◆ 3 bathrooms
- ◆ Kitchen/breakfast room
- ◆ Garden
- ◆ Triple garage

In all about 0.89 acre

GUIDE PRICE £1,250,000

12 A spacious country residence in a peaceful, rural setting location close to amenities and networks. EPC rating E.

- ◆ 4 reception rooms
- ◆ 7 bedrooms
- ◆ 4 bathrooms
- ◆ Kitchen/breakfast room
- ◆ Garage
- ◆ Gardens

In all about 5.75 acres

GUIDE PRICE £1,650,000

13 A substantial Grade II listed country house.

- ◆ 4 reception rooms
- ◆ 6 bedrooms
- ◆ 7 bathrooms
- ◆ Kitchen/breakfast room
- ◆ 4 bedroom coach house
- ◆ Tythe Barn

In all about 5 acres

GUIDE PRICE £1,500,000

14 A beautiful house with many fine traditional features and views. EPC rating G.

- ◆ 3 reception rooms
- ◆ 6 bedrooms
- ◆ 4 bathrooms
- ◆ Kitchen/breakfast room
- ◆ Double garage with workshop and games room over
- ◆ Gardens, paddocks and 2 stables/field shelters

In all about 6.5 acres

GUIDE PRICE £1,400,000

PROPERTIES SOLD IN STRATFORD-UPON-AVON

Our track record has always set us apart from our competitors and illustrated below is an impressive selection of properties we have recently sold in Stratford-upon-Avon.

5. WARWICK
WARWICKSHIRE

SOLD
GUIDE PRICE
£1,050,000



6. BINTON
WARWICKSHIRE

SOLD
GUIDE PRICE
£560,000



1. STRATFORD-UPON-AVON
WARWICKSHIRE

SOLD
GUIDE PRICE
£545,000



2. WARWICK
WARWICKSHIRE

SOLD
GUIDE PRICE
£795,000



7. KENILWORTH
WARWICKSHIRE

SOLD
GUIDE PRICE
£1,150,000



8. STRATFORD-UPON-AVON
WARWICKSHIRE

SOLD
GUIDE PRICE
£600,000



3. WELFORD-ON-AVON
WARWICKSHIRE

SOLD
GUIDE PRICE
£925,000



4. TANWORTH-IN-ARDEN
WARWICKSHIRE

SOLD
GUIDE PRICE
£795,000



9. SHIPSTON-ON-STOUR
WARWICKSHIRE

SOLD
GUIDE PRICE
£2,000,000



10. NR BANBURY
WARWICKSHIRE

SOLD
GUIDE PRICE
£3,000,000



A SELECTION OF RECENTLY SOLD PROPERTIES

11. WESTON-SUBEDGE
GLOUCESTERSHIRE

SOLD
GUIDE PRICE
£1,950,000



12. LEAMINGTON SPA
WARWICKSHIRE

SOLD
GUIDE PRICE
£825,000



17. CHIPPING CAMPDEN
GLOUCESTERSHIRE

SOLD
GUIDE PRICE
£1,800,000



18. CHURCH LENCH
WORCESTERSHIRE

SOLD
GUIDE PRICE
£850,000



13. KENILWORTH
WARWICKSHIRE

SOLD
GUIDE PRICE
£990,000



14. HAMPTON LUCY
WARWICKSHIRE

SOLD
GUIDE PRICE
£620,000



19. BUCKLEY GREEN
WARWICKSHIRE

SOLD
GUIDE PRICE
£1,250,000



20. ILMINGTON
WARWICKSHIRE

SOLD
GUIDE PRICE
£2,250,000



15. PRIORS HARDWICK
WARWICKSHIRE

SOLD
GUIDE PRICE
£600,000



16. COMBROKE
WARWICKSHIRE

SOLD
GUIDE PRICE
£650,000



21. LEAMINGTON HASTINGS
WARWICKSHIRE

SOLD
GUIDE PRICE
£1,625,000



22. LITTLE KINETON
WARWICKSHIRE

SOLD
GUIDE PRICE
£960,000



SELLING, LETTING, CONSULTING AND RESEARCH
KNIGHT FRANK SERVICES

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LOCAL REACH

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- | | |
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 Aberdeen†
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 Newcastle upon Tyne†</p> <p>NORTHERN ENGLAND
 Harrogate
 Leeds†
 Manchester†
 Sheffield†</p> <p>CENTRAL
 Cirencester
 Cheltenham
 Oxford
 Worcester
 Hereford
 Stratford-upon-Avon
 Stow-on-the-Wold
 Birmingham†
 Cardiff†</p> | <p>HOME COUNTIES
 Ascot*
 Esher*
 Cobham*
 Virginia Water
 Haslemere
 Horsham
 Guildford*
 Tunbridge Wells
 Sevenoaks
 Berkhamsted
 Beaconsfield*
 Henley*
 Milton Keynes†</p> <p>SOUTH WEST
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 Basingstoke
 Winchester
 Exeter
 Bath
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 Sherborne</p> |
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* Indicates offices with both sales and lettings teams
 † Commercial offices



Whether you are buying a beautiful house for personal enjoyment or want to invest in a portfolio of rental properties, we can help.

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- Finding a property to buy
- Financing your purchase
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- Investing in property portfolio
- Valuations

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Rupert Sweeting on +44 20 7861 1078

UK farms and estates please contact
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Knight Frank's property search service contact
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For more information about financing and mortgage options with Knight Frank Finance, please contact
Simon Gammon on +44 20 7268 2581

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- Arranging a tenancy
- Rental property for corporates
- Relocation services
- Valuations
- Services for landlords
- Letting your property
- Property management
- Lettings management

For more information on renting, letting and property management with Knight Frank please contact
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To find out more about Knight Frank's commercial property services contact
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- Rural consultancy
- Country house consultancy
- Renewables and sustainability
- Leasehold reform
- Property research

To find out more about Knight Frank's consultancy services contact
James Thompson on +44 20 7861 1075

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UNDERSTANDING THE FINEST INVESTMENTS



SEEING THE BEST DEALS



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WE KNOW FARMS AND ESTATES

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