



COUNTRY VIEW

THE FINEST PROPERTIES FROM AROUND THE UNITED KINGDOM

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KNIGHTFRANK.CO.UK/COUNTRY

an INTRODUCTION

By RUPERT SWEETING



A VERY WARM WELCOME

Since the Prime Minister set a date for the European Union referendum vote back in February, there has been an inordinate amount of crystal ball-gazing and speculation as to the outcome.

In the face of all this uncertainty, transaction volumes were reduced as buyers waited for the result. Now we have it. The vote to leave throws up a number of questions. Whilst it is unlikely we will see a sudden surge in activity throughout the market, we will see an increase in activity from people who have been sitting on the fence. Some buyers may put plans on hold but the majority will move forward as vital deadlines such as schooling beginning, the onset of empty nesting and the desire to move to a larger house become more urgent.

Nevertheless, we hope that this definite referendum result will help to boost confidence and stability. It's possible that the pound will weaken but this may mean that more international buyers will come to the UK. Britain is still a safe haven for property buyers; it is politically stable and a great place to live.

In delivering a 'leave' vote, we hope at least that this resolution will alleviate the jitters experienced in the UK prime property markets in the run-up to the referendum. After the Government revealed the June date for the referendum, the impact of the four-month hiatus became clear. There was an evident sense of

caution, similar to the sentiment in the run-up to the last General Election in 2015.

Changes to Stamp Duty have also had an effect. From April 1, a 3 per cent Stamp Duty surcharge has been imposed on buy-to-let investments and second home purchases. Needless to say, this has spooked a number of buyers, many of whom sought to complete transactions before the deadline. But the market will adjust to this over time.

A place in the country has an enduring appeal. In this issue, we look at, among other things, the benefits of living near a top-performing school, the merits of upsizing and downsizing and the added value of having a beautiful garden.

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 2,000 country properties for sale and to let in any one of 19 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 EU REFERENDUM

WORDS by OLIVER KNIGHT
Knight Frank Research
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There is no doubt that the vote in favour of a Brexit has generated a period of renewed uncertainty across prime residential property markets. However, it is important not to overstate its impact.

The latest figures from Knight Frank show that, across the prime country house market, annual price growth has slowed to 1.3% over the year to the end of June 2016, down from a recent high of 5.2% in 2014, but is still in positive territory.

While it is fair to speculate that at least part of the slowdown in more recent months has been related to market uncertainty, caused by the EU referendum, it has not been the only factor at play.

In fact, the easing of price growth since 2014 reflects a greater sensitivity to pricing from buyers in the prime market following successive increases in Stamp Duty Land Tax that culminated in the changes introduced in December 2014.

This was followed by an announcement in November 2015 that buy-to-let investors and those purchasing second homes would be subject to an extra three percentage points on the rate of Stamp Duty from April 2016.

Demand for prime property rests on a wide range of drivers – most of which are unaffected by the referendum decision. Our experience is that, in spite of the vote and other headwinds, demand for prime country property remains fairly robust.

The number of new applicants registering their interest in purchasing a property with Knight Frank increased by more than 10% over the three months to June versus last year, while the number of property viewings conducted was up by 24% over that same time. Both early indicators of gathering

activity and demand.

However, it is worth noting that any slowdown in UK economic growth – and the possibility of rising unemployment – will also be felt in the housing market, as these factors affect household incomes as well as sentiment.

It seems a reasonable assumption to make that interest rates will be lower for longer, despite the risk of inflation from a weaker pound. In the short-term this could help underpin demand especially for equity rich buyers with access to the best funding rates.

Meanwhile, any significant and sustained drop in the value of the pound relative to other currencies will provide a boost to international demand in the prime country market.

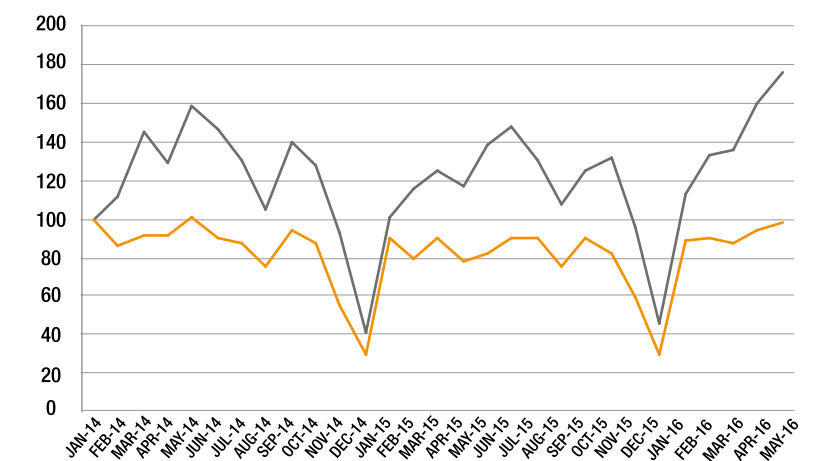
Ultimately, while the prime country market has performed relatively well over recent years, following a slow recovery immediately after the global financial crisis, prices have not tracked London to date and as such there is scope for some outperformance in the short to medium term. Overall, prices are still 14% below their previous market peak on average across the country – while London is 60% above the previous peak. This is the widest gap in living memory making country property highly attractive compared to the London suburban equivalent.

The primary drivers of the prime country market will remain unchanged and the fundamental demand and supply dynamics in prime town hubs are unlikely to change. This will continue to drive turnover, especially in prime town and city locations in the south of England with excellent transport links back to the capital which have been among the first to benefit from the ripple effect of demand out of London.



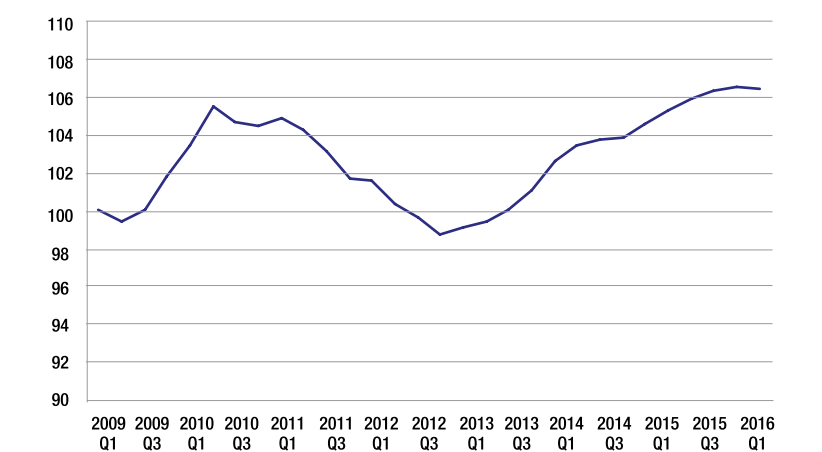
PRIME COUNTRY DEMAND PICKS UP


Increase in applicants and viewings (index 100 = Jan 2014)
Source: Knight Frank Research



PRIME COUNTRY PRICE GROWTH SLOWS

index 100 = Q1 2009
Source: Knight Frank Research





THE ADDED
VALUE *of*
HAVING AN
**AMAZING
GARDEN**

Celebrating the anniversary of Capability Brown

WORDS by HELEN NUGENT

When you think of Britain's most beautiful gardens, what springs to mind? Chatsworth in Derbyshire? Alnwick Castle in Northumberland? Oxfordshire's Blenheim Palace? These are some of the most magnificent landscapes in the country and they were all designed by one person: Lancelot 'Capability' Brown.

This year marks the 300th anniversary of his birth in August 1716. It may be three centuries since this visionary walked the earth but his legacy lives on. During his lifetime, Brown created some 170 parks across the UK, many of which can still be enjoyed today. Many people credit him with transforming the English landscape garden. When you cast your eye over the grounds of Gloucestershire's Badminton House and Belvoir Castle in Leicestershire, it's hard to disagree. His designs also live on at Highclere Castle, the setting for TV's *Downton Abbey*.

Brown – whose nickname derived from his habit of describing landscapes as having 'great capabilities' – knew everything there was to know about the benefits of a stunning garden, although his artistic tendencies leant towards the grand vista rather than the intimate setting. In many ways, he was way ahead of his time. From his use of the ha-ha (a ditch used to separate the house's garden from the estate) to 'lakes' (Brown combined large expanses of water to create so-called 'rivers' running across his landscapes), there are plenty of reasons why Brown is referred to as the "Shakespeare of English garden design".

In 2016, the appeal of an amazing garden is more important than ever, and we 21st century gardeners and homeowners continue to use devices employed by Brown so long ago. Think for a moment of today's wonderful country houses replete with lakes, water features, trees and bridges.

Atty Beor-Roberts at Knight Frank says that gardening is one of the fastest growing leisure industries in the UK, partly because people want to leave a living legacy for their children and others.

He adds: "Capability Brown created large landscapes but more modern garden designers are more likely to design smaller, more intimate gardens. I'm thinking of people like Tom Stuart-Smith, Bunny Guinness and even Prince Charles. But then some

people prefer a lot of mature trees, water and follies. It just depends on the person.

"For a lot of people, gardening is a great relaxant. If they are working in the City, flying around the world, sitting in boardrooms, to be in their garden means they are able to relax quite quickly."

It may also reduce the heart rate to discover that a fabulous garden can significantly add to the value of a property. Beor-Roberts estimates that a great outside space can add between 10 and 20 per cent to the price of a house.

"But it could be much more," he says. "It very much depends on the setting, if the garden runs down to a river. Water adds value to a property because people love it. And if there isn't any, quite a lot of people add water features because they find them soothing."

Back in Capability Brown's day, a water feature was practical as well as beautiful. Historically, great houses were built near lakes and rivers in order to provide a source of water in case of fire. Meanwhile, the ha-ha ensured that deer could not wander around the carefully-landscaped gardens.

Beor-Roberts says that "aged" gardens are much in demand; those country house landscapes which include mature trees, old walled gardens and follies. But there are also homebuyers who want to make their own stamp.

"There are properties out there for people who want a blank canvas," he explains. "But the gardens that have aged over time are very popular because you can't create them in a short period of time."

For some buyers, the design of the garden and the amount of land is more important than the house itself.

"However beautiful and lovely a house is, as the homeowner you are looking from the inside out – and therefore having a fantastic garden or a vista is a great pleasure."

If you're keen to find out more about the 18th century designer, there's a Capability Brown 2016 festival this year, a nationwide celebration of Brown. More information is available at www.capabilitybrown.org – the website details a huge range of events, openings and exhibitions.

LIVING NEAR top-performing SCHOOLS

WORDS by HELEN NUGENT

Some housing experts describe them as “copper-bottomed investments”, others say they are “the best way to make money”. Whatever the case, it’s certainly true that homes near top-performing schools are hugely desirable.

Whether it’s a highly sought-after prep school, public school or grammar school, you can guarantee that house prices within walking distance of the school gates will be above the national average.

Consider the most recent data available from Knight Frank. The biggest uplift in property prices among the 50 top-performing schools – defined as those secondary schools that achieved the best A-level scores per student – has, in the past, been 221 per cent higher than in the local authority. As for the average value of a home within a mile of one of the top 50 schools in England, that’s 16.6 per cent higher.

Depending on where you want to buy, the differential could equate to hundreds of thousands of pounds.

Damian Gray, partner at Knight Frank, says there is a “definite desire” by parents to send their children to the best schools. “There’s also a desire to live as near to the best schools as possible, but there are a limited number of homes. In Oxford particularly, house prices on such roads can be the equivalent to the best pockets of London.”

The limited supply of houses near desirable schools is also driven by other factors. Gray explains: “There is a cycle. If the child is at prep school and is going to remain at the school until they are 13, you are unlikely to see that house return to the market again for at least five years. And there’s an added problem in the sought after villages and streets close to the best schools. Because of the shortage of stock, if you own a

property [near a good school], you can keep the house after your child has left school and then rent it out for quite a premium. That shortens the stock even further.”

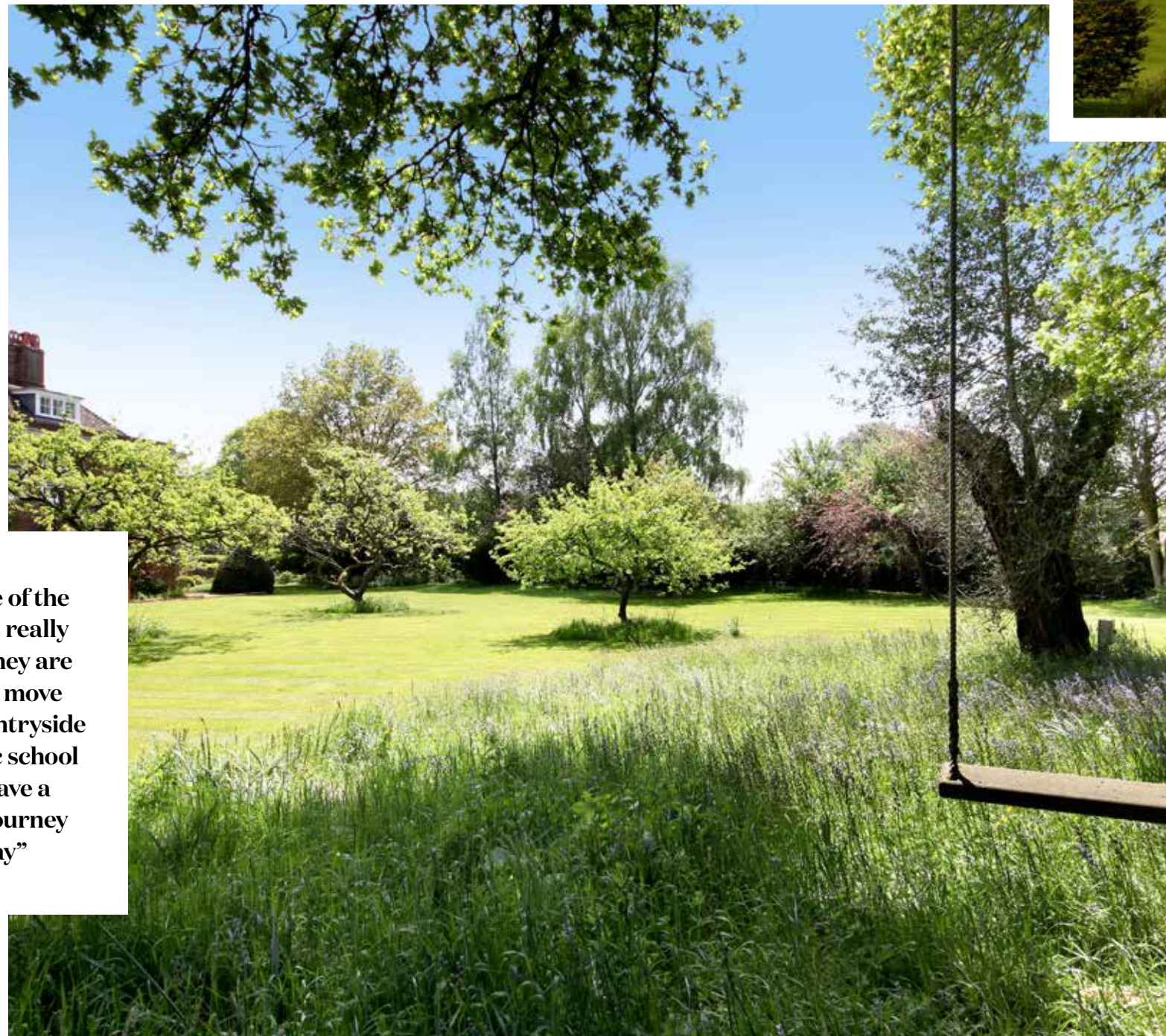
It’s hardly surprising, then, that so many people choose to move out of London and other highly populated urban areas when they start a family – there have been noticeable spikes in property prices in Winchester, Hungerford and Oxford for this reason. In Oxford, people moving out of London to be in the catchment area of the best schools is the single biggest price driver of housing prices. Anyone who has owned a property adjacent to a popular school in the capital for some years can sell up, potentially make a considerable profit, and move out to the countryside into perhaps the ultimate dream, a stone house with a few acres, a kitchen garden and a brook at the end of a field.

Gray says: “You can be confident that when you come to sell a house near a good school that you should make a good return. And it’s an extremely popular investment because any profit from the sale is tax free if the house is your principal residence.”

Of course, if your son or daughter is at boarding school, living nearby may not be a priority.

But with the rising costs of boarding, it’s interesting to see that house prices in villages around day schools have gone up distinctly in value. There’s also been an uplift in prices near respected grammar schools in areas like Kent, Buckinghamshire and Middlesex.

“The ease of the school run is really important, they are not going to move out to the countryside for a fantastic school and then have a 40-minute journey either way”



For some parents, buying the perfect house comes second to choosing the perfect school.

Richard Northey, managing director of The Education Consultancy, a bespoke education consultancy, says: “Ideally you would find a great school and then buy a property.”

Of course, many parents and would-be parents plan their children’s education many years in advance – and regard a house near a top-notch school as an investment. If they choose a property near two outstanding schools, that will result in an even steeper climb in house prices.

While London and other major cities have plenty of excellent schools to choose from, few can compete with schools in a more rural setting when it comes to location, grounds, and the grind of the daily morning school run. No more parking tickets for hovering outside the gates and no more worries about children negotiating congested roads and packed public transport systems.

Northey says: “People want good local facilities and a good school but they also want to join the community of the school. The ease of the school run is really important, they are not going to move out to the countryside for a fantastic school and then have a 40-minute journey either way. They want that community, things like local play dates and after school activities. They want their children to be able to see their friends easily. But as I’ve said, there’s an adult aspect to it too. People need a work/life balance.”

UPSIZING OR downsizing

WORDS by HELEN NUGENT

If you're tired of overcrowded trains, smog-filled commutes, a cramped house and a garden the size of a postage stamp, you're not alone – and you're not without options.

The appeal of upsizing (and downsizing) in order to secure a better quality of life is as popular as ever. People tired of London are moving out in search of bigger homes and gardens. For some the move is driven by a need to be close to a top-performing school; for others it's a desire to reclaim their life, to slow things down and to rediscover a sense of community. What they all have in common is this: they want more bang for their buck.

And that's usually what they get. Even a quick sum on the back of an envelope shows that selling a property in a prime London street will give a potential country house buyer plenty of choice. But it's worth remembering that upsizing has its own inherent costs.

Knight Frank's researchers weighed average prices against house sizes in England and Wales to determine the average cost of an extra bedroom. Nationwide, that's £51,939. But trading up one room in Surrey is another matter entirely.

Elmbridge council, which encompasses Esher, Weybridge and Walton-on-Thames, tops the UK list – an extra bedroom here will set you back £173,774. It is closely followed by Runnymede (between Windsor and Egham), Waverley (Godalming and Farnham), Guildford and Mole Valley (Dorking and Leatherhead). And if you want to upsize in St Albans, Hertfordshire, the average price of an extra bedroom is £153,001.

And what about homebuyers wanting another two rooms? According to Knight Frank, moving from a three-bedroom terrace to a five-bedroom house can require additional funds of £263,000 in the South East.



“Some might have previously bought a small second home and then decided to move full time to the country and upsize in an area they already know”

Naturally, this doesn't put people off. And why would it when a better quality of life is on the cards?

Jonathan Bramwell is head of the country team at The Buying Solution, the independent buying consultancy of Knight Frank. He says that although changes to stamp duty have affected people wanting to upsize and downsize, the market is still buoyant.

“Upsizers are usually people selling up in London and moving out to the country to get more square footage and space for their money. Their children might be growing up and they can probably get better value in the country, such as a property which has a garden or even a few acres for a pony. Parents are cashing in their London properties and moving to areas close to decent schools too. Some might have previously bought a small second home and then decided to move full time to the country and upsize in an area they already know.”

As a general rule of thumb, homeowners wishing to upsize tend to be in their 40s and 50s. It is this group who have been cautious about upsizing due to an increase in stamp duty for some properties in April. Although the changes only apply to buy-to-let properties and second homes, they have unsettled buyers.

The price increases are significant – a 3 per cent surcharge has been applied to these kinds of purchases and a lower initial threshold of £40,000 has been introduced. And the protracted run-up to the European Union referendum vote has not helped confidence. But Bramwell is positive that the market will adjust.

He says: “There are motivated buyers in the market. Understandably they have become more cautious and before committing to a purchase they want to know everything about the property, location and be given confidence that the price is right. As far as stamp duty is concerned, people will adapt and get used to it and the market will move on.”

Meanwhile, there are urban areas where a combination of upsizers and downsizers chasing the same kind of properties has boosted prices and increased competition. Towns and cities like Oxford, Bath and Cheltenham are particularly popular with their gluts of gorgeous buildings, top-notch schools and high quality amenities. Bramwell says that a mixture of younger families looking to leave London are competing with older couples whose children have fled the nest and also investment buyers seeking better value for money outside the capital.

Then there are the homebuyers who want to retain a pied-à-terre in London and buy a house in the country.

Bramwell says: “Wealthy buyers have also become far more international and rather than just have a home in London and the country they may now also want a villa or chalet in Europe. Therefore the budget is split over multiple assets, not just two.”

THE HOME COUNTIES

Made up of counties surrounding London, the Home Counties is often referred to as the "Commuter Belt", due to the fantastic transport links available to residents commuting to London. With high quality schools, fabulous towns and villages plus stunning countryside, the Home Counties and East Anglia are popular choices with both national and international buyers and tenants alike.

HOME COUNTIES SALES



Little Orchard

SUNNINGDALE, BERKSHIRE

Little Orchard is an impressive six bedroom detached family house with very comfortable living accommodation situated in one of the most desirable roads in Sunningdale.

laurie.kavanagh@knightfrank.com
+44 1344 527003

edward.shaw@knightfrank.com
+44 20 8022 3083

KnightFrank.co.uk/Ascot

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 6 bedrooms
- 5 bathrooms
- Approx 5,265 sq ft

GUIDE PRICE EPC: B
£2,500,000



Mount House

WINDLESHAM, SURREY

Mount House presents a rare opportunity to acquire a country home of wonderful proportions which is finished to the highest standard, situated in a privileged location with far reaching views over Sunningdale Old Golf Course.

laurie.kavanagh@knightfrank.com
+44 1344 527003

edward.shaw@knightfrank.com
+44 20 8022 3083

KnightFrank.co.uk/Ascot

ACCOMMODATION INCLUDES:

- 7 reception rooms
- 6 bedrooms
- 5 bathrooms
- Swimming pool and terrace
- Approx 5,597 sq ft plus 0.96 acre

GUIDE PRICE EPC: E
£4,950,000





Finlay Lodge

COLESHILL, BUCKINGHAMSHIRE

A stunning family home, sitting in an enviable position high in the Chiltern Hills, with outstanding views.

GUIDE PRICE EPC: C
£2,750,000

ACCOMMODATION INCLUDES:

- 4/5 reception rooms
- 4/5 bedrooms
- 4 bathrooms
- Planning permission for an annex
- 2 stables
- Approx 4,275 sq ft plus 5.08 acres

william.furniss@knightfrank.com
+44 1494 217002

oliver.smith@knightfrank.com
+44 20 8022 4579

KnightFrank.co.uk/Beaconsfield



Mount House

BEACONSFIELD, BUCKINGHAMSHIRE

A completely refurbished detached residence, located in an elevated position in Beaconsfield New Town.

GUIDE PRICE EPC: D
£3,195,000

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 6 bedrooms
- 5 bathrooms
- Approx 5,664 sq ft plus 0.6 acre

william.furniss@knightfrank.com
+44 1494 217002

oliver.smith@knightfrank.com
+44 20 8022 4579

KnightFrank.co.uk/Beaconsfield



The Manor House

MIDDLE GREEN, BERKSHIRE

A beautiful Grade II listed Queen Anne Manor House dating back to 1710, set in private and mature grounds of almost 3 acres.

GUIDE PRICE
£3,000,000

ACCOMMODATION INCLUDES:

- 4/5 reception rooms
- 7 bedrooms
- 5 bathrooms
- One bedroom cottage
- Covered outdoor heated swimming pool
- Approx 8,773 sq ft plus 2.94 acres

william.furniss@knightfrank.com
+44 1494 217002

oliver.smith@knightfrank.com
+44 20 8022 4579

KnightFrank.co.uk/Beaconsfield



Kinnaird

BEACONSFIELD, BUCKINGHAMSHIRE

A recently constructed Georgian style family home in an elevated position, set on a mature and private plot.

GUIDE PRICE EPC: C
£4,800,000

ACCOMMODATION INCLUDES:

- 6 reception rooms
- 7 bedrooms
- 7 bathrooms
- Detached double garage
- Approx 7,831 sq ft plus 0.6 acre

william.furniss@knightfrank.com
+44 1494 217002

oliver.smith@knightfrank.com
+44 20 8022 4579

KnightFrank.co.uk/Beaconsfield



Corner Farm

GADDESSEN ROW, HERTFORDSHIRE

Exceptional Grade II listed equestrian home in an idyllic elevated position overlooking rolling countryside.

GUIDE PRICE
£3,250,000

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 6 bedrooms
- 4 bathrooms
- Swimming pool
- Tennis court
- Approx 9,591 sq ft plus 13 acres

oliver.beales@knightfrank.com
+44 1442 493002

bruce.tolmie-thomson@knightfrank.com
+44 20 8022 4637

KnightFrank.co.uk/Berkhamsted



Netherby Grange

BERKHAMSTED, HERTFORDSHIRE

A handsome Victorian property with superb interior over three floors, situated on the edge of Berkhamsted.

GUIDE PRICE EPC: D
£2,000,000

ACCOMMODATION INCLUDES:

- 6 reception rooms
- 6 bedrooms
- 3 bathrooms
- Kitchen with butler's pantry
- Approx 5,457 sq ft plus 1.5 acres

oliver.beales@knightfrank.com
+44 1442 493002

KnightFrank.co.uk/Berkhamsted



Whitehouse

CHANDLERS CROSS, HERTFORDSHIRE

An important period house in a private position with 20 acres, separate lodge and excellent transport links to London.

oliver.beales@knightfrank.com
+44 1442 493002

bruce.tolmie-thomson@knightfrank.com
+44 20 8022 4637

KnightFrank.co.uk/Berkhamsted

ACCOMMODATION INCLUDES:

- 6 reception rooms
- 12 bedrooms
- 7 bathrooms
- 3 bedroom lodge
- Lot 2: further 151 acres available
- Approx 13,000 sq ft plus 20 acres

GUIDE PRICE EPC: E
£4,000,000





Thrimley House

FARNHAM,
HERTFORDSHIRE/ESSEX BORDER

Fine Grade II listed former rectory with beautifully proportioned rooms and delightful views over the formal gardens and beyond.

paddy.pritchard-gordon@knightfrank.com
+44 1279 246003

bruce.tolmie-thomson@knightfrank.com
+44 20 8022 4637

KnightFrank.co.uk/BishopsStortford

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 6 bedrooms
- 1 bedroom annex
- Tennis court
- Extensive garaging and paddock
- Approx 5,896 sq ft plus 5.72 acres

GUIDE PRICE
£2,500,000



Rivenhall Place

RIVENHALL, ESSEX

An immaculate and restored Grade II listed idyllic country house set in Humphrey Repton parkland.

paddy.pritchard-gordon@knightfrank.com
+44 1279 246003

bruce.tolmie-thomson@knightfrank.com
+44 20 8022 4637

KnightFrank.co.uk/BishopsStortford

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 8 bedrooms
- 3 bedroom cottage
- Swimming pool
- Tennis court
- Lot 1: Approx 12,460 sq ft plus 11.54 acres

GUIDE PRICE
Lot 1 - £3,250,000



Great Oaks

COBHAM, SURREY

An immaculately presented family home built by renowned developers Avicam with exquisite interior design throughout and a professionally landscaped garden.

charles.davenport@knightfrank.com
+44 1932 379054

KnightFrank.co.uk/Cobham

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 6 bedrooms
- 6 bathrooms
- Spacious kitchen/breakfast/family room
- Media room with kitchenette
- Approx 6,709 sq ft plus 0.5 acre

GUIDE PRICE EPC: B
£3,550,000



Millstream House

RIPLEY, SURREY

An impressive Grade II listed period property meticulously refurbished throughout, nestled in a breath-taking location with views over the adjoining fields and streams.

charles.davenport@knightfrank.com
+44 1932 379054

KnightFrank.co.uk/Cobham

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 4 bedrooms
- 4 bathrooms
- Separate barn conversion comprising:
1 bedroom, 1 bathroom, kitchen/living room
- Main house approx 3,533 sq ft plus 1.9 acres

GUIDE PRICE
£2,500,000



Cluny Lodge

ESHER, SURREY

This attractive detached period home located on a private gated road in Esher offers generous living and entertaining accommodation, high ceilings throughout and a beautiful south facing garden.

alex.herman@knightfrank.com
+44 1372 434002

KnightFrank.co.uk/Esher

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 6 bedrooms
- 5 bathrooms
- Indoor swimming pool
- Approx 5,905 sq ft plus 0.6 acre

GUIDE PRICE EPC: E
£3,950,000



Dragonstone

ESHER, SURREY

Refurbished to the highest standards yet retaining the late Victorian character, this six bedroom detached home is one of Esher's landmark period properties.

alex.herman@knightfrank.com
+44 1372 434002

stuart.cole@knightfrank.com
+44 20 8022 3180

KnightFrank.co.uk/Esher

ACCOMMODATION INCLUDES:

- 6 reception rooms
- 6 bedrooms
- 6 bathrooms
- Large mature garden
- Gymnasium
- Approx 7,503 sq ft

GUIDE PRICE EPC: E
£5,750,000





South Hall

GUILDFORD, SURREY

Regarded as the finest and most historically important private house in Guildford, centrally located and just 350 metres from the High Street.

james.ackerley@knightfrank.com
+44 1483 491000

oliver.rodbourne@knightfrank.com
+44 20 8022 4466

KnightFrank.co.uk/Guildford

ACCOMMODATION INCLUDES:

- 6 reception rooms
- 6 bedrooms
- 3 bathrooms
- Gated entrance and ample parking
- Swimming pool
- Approx 5,848 to 6,174 sq ft plus 0.58 acre

GUIDE PRICE EPC: F
£4,500,000



Saracens

NR. WOKING, SURREY

Sublime Arts and Crafts property of remarkable quality very rarely seen, sitting in a superb location and enjoying the best of both worlds within a private setting yet with ideal commuter links.

tim.harriss@knightfrank.com
+44 1483 491000

james.cleland@knightfrank.com
+44 20 8022 4465

KnightFrank.co.uk/Guildford

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 7 bedrooms
- 5 bathrooms
- Swimming pool
- Staff flat 11,711 sq ft plus 2.26 acres
- Approx 9,698 sq ft plus 2.5 acres (further land available)

GUIDE PRICE EPC: E
£4,750,000 (for lot 1)



For sale - Haslemere office



Curtis Farm

HEADLEY, HAMPSHIRE

A superb Grade II listed country house with magnificent barn in a wonderful setting.

GUIDE PRICE
£2,495,000

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 6 bedrooms
- 4 bathrooms
- Swimming pool
- Tennis court
- Approx 6,468 sq ft plus 15.3 acres

russell.grieve@knightfrank.com
+44 1428 734007

james.cleland@knightfrank.com
+44 20 8022 4465

KnightFrank.co.uk/Haslemere

For sale - Haslemere office



Snow Hill House

UPPERTON, WEST SUSSEX

An exceptional country home with spectacular views over the South Downs located in a highly sought-after location.

GUIDE PRICE EPC: F
£2,750,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 5 bedrooms
- 5 bathrooms
- Swimming pool
- Secondary accommodation
- Approx 5,678 sq ft plus 4.73 acres

russell.grieve@knightfrank.com
+44 1428 734007

oliver.rodbourne@knightfrank.com
+44 20 8022 4466

KnightFrank.co.uk/Haslemere



Heytotts Farm

RIVER, NR LODSWORTH, WEST SUSSEX

Heytotts Farm enjoys stunning far-reaching views and has been renovated to an extremely high standard.

GUIDE PRICE
£2,500,000

ACCOMMODATION INCLUDES:

- 4-5 reception rooms
- 5-6 bedrooms
- Grade II listed
- Extensive outbuildings/barns
- Approx 5,367 sq ft plus 1.48 acres

sam.turner@knightfrank.com
+44 1428 734007

oliver.rodbourne@knightfrank.com
+44 20 8022 4466

KnightFrank.co.uk/Haslemere



Woodland Court

HASLEMERE, SURREY

Impressive country house with wonderful gardens and commanding views across the countryside.

GUIDE PRICE EPC: F
£3,500,000

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 7 bedrooms
- 5 bathrooms
- Equestrian
- Guest cottage
- Approx 8,146 sq ft plus 8.9 acres

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+44 1428 734007

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+44 20 8022 4466

KnightFrank.co.uk/Haslemere



Bearwood House

HENLEY-ON-THAMES, OXFORDSHIRE

A stunning country house surrounded by some of southern England's most beautiful countryside.

matthew.mannall@knightfrank.com
+44 1491 738001

bruce.tolmie-thomson@knightfrank.com
+44 20 8022 4637

KnightFrank.co.uk/Henley

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 7-9 bedrooms
- 6 bathrooms
- Secondary accommodation
- Landscaped gardens
- Approx 6,471 sq ft plus 1.36 acres

GUIDE PRICE EPC: C
£2,950,000



Brawns

HENLEY-ON-THAMES, OXFORDSHIRE

Immaculate quintessential classic, wonderfully proportioned Grade II listed Queen Anne house believed to have been built in the early 1700s and completely renovated in the last decade.

matthew.mannall@knightfrank.com
+44 1491 738001

bruce.tolmie-thomson@knightfrank.com
+44 20 8022 4637

KnightFrank.co.uk/Henley

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 4 reception rooms
- 4 bathrooms
- Mature landscaped gardens
- Tennis court with pavilion/studio
- Approx 5,396 sq ft plus 8.2 acres





Myrtlegrove House

PATCHING, WEST SUSSEX

A stunning Grade II listed country house surrounded by 33 acres situated in a peaceful position within The South Downs National Park.

james.machell@knightfrank.com
+44 1403 289124

oliver.rodbourne@knightfrank.com
+44 20 8022 4466

KnightFrank.co.uk/Horsham

ACCOMMODATION INCLUDES:

- 7 reception rooms
- 6-8 bedrooms
- Swimming pool with pool house
- Helicopter landing pad
- Approx 11,050 sq ft plus 33.69 acres

GUIDE PRICE
£3,250,000



Nash Manor

NUTBOURNE, WEST SUSSEX

An exceptional newly built country house with excellent secondary accommodation, equestrian facilities and panoramic views of The South Downs.

james.machell@knightfrank.com
+44 1403 289124

oliver.rodbourne@knightfrank.com
+44 20 8022 4466

KnightFrank.co.uk/Horsham

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 6 bedrooms
- 4 bathrooms
- Paddocks
- Available as a whole or in lots
- Approx 9,277 sq ft plus 20.5 acres

GUIDE PRICE EPC: E
£3,200,000





Woodlands

IVY HATCH, KENT

A versatile family house with leisure facilities, outbuildings and excellent grounds.

GUIDE PRICE EPC: D
£2,250,000

ACCOMMODATION INCLUDES:

- 6 reception rooms
- 7 bedrooms
- 4 bathrooms
- Tennis court
- Swimming pool
- Approx 4,812 sq ft plus 8.13 acres

george.berry@knightfrank.com
+44 1732 658002

KnightFrank.co.uk/Sevenoaks



Cox's Fields

IDE HILL, KENT

An attractive country house on Ide Hill with stunning views and planning consent to extend.

GUIDE PRICE EPC: G
£2,750,000

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 5 bedrooms
- 2 bathrooms
- 3 bedroom cottage
- Stabling and further outbuildings
- Approx 2,782 sq ft plus 9.63 acres

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+44 1732 658002

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+44 20 8022 4466

KnightFrank.co.uk/Sevenoaks



Spring Place

HADLOW, KENT

An historic and impressive Grade II* listed country house with stunning gardens in a lovely rural setting.

GUIDE PRICE
£2,395,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 5 bedrooms
- 3 bathrooms
- Swimming pool
- Tennis court
- Approx 3,772 sq ft plus 5.3 acres

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KnightFrank.co.uk/Sevenoaks



Highlands House

MEREWORTH, KENT

An imposing Grade II listed Georgian country house.

GUIDE PRICE
£2,850,000

ACCOMMODATION INCLUDES:

- 8 reception rooms
- 6 bedrooms
- 3 bathrooms
- 2 bedroom cottage
- Main house approx 10,427 sq ft plus 2.54 acres

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+44 1732 658002

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+44 20 8022 4466

KnightFrank.co.uk/Sevenoaks



Lomond House

VIRGINIA WATER, SURREY

Elegant detached modern home situated within easy reach of the local shops and mainline station.

GUIDE PRICE EPC: C
£2,850,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 6 bedrooms
- 5 bathrooms
- Orangery
- Approx 5,166 sq ft plus 0.45 acre

paul.cockerham@knightfrank.com
+44 1344 527009

KnightFrank.co.uk/Virginia-Water



Oaklands

VIRGINIA WATER, SURREY

A classic contemporary home situated on a large corner plot on the Wentworth Estate.

GUIDE PRICE EPC: C
£3,250,000

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 5 bedrooms
- 4 bathrooms
- Detached orangery
- Swimming pool
- Approx 6,302 sq ft plus 0.5 acre

paul.cockerham@knightfrank.com
+44 1344 527009

KnightFrank.co.uk/Virginia-Water



Socknersh Manor

BURWASH, EAST SUSSEX

A beautifully presented Grade II listed manor house with excellent leisure facilities, occupying an idyllic setting.

rupert.connell@knightfrank.com
+44 1892 310006

james.crawford@knightfrank.com
+44 20 8022 4811

KnightFrank.co.uk/Tunbridge-Wells

ACCOMMODATION INCLUDES:

- 6 reception rooms
- 6 bedrooms
- 5 bathrooms
- Floodlit hard surfaced tennis court
- 4 bedroom cottage available by separate negotiation
- Approx 8,263 sq ft plus 56.31 acres (as a whole or in 2 lots)

GUIDE PRICE
£4,750,000





Shamwari

VIRGINIA WATER, SURREY

A beautifully renovated family home of real quality with south facing gardens on the Wentworth Estate.

GUIDE PRICE EPC: B
£4,250,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 6 bedrooms
- 6 bathrooms
- Triple garage
- Approx 7,843 sq ft plus 0.5 acre

paul.cockerham@knightfrank.com
+44 1344 527009

edward.shaw@knightfrank.com
+44 20 8022 3083

KnightFrank.co.uk/Virginia-Water



St Andrews

VIRGINIA WATER, SURREY

A beautifully appointed home built by Runnymede Homes, set within south facing gardens.

GUIDE PRICE EPC: B
£3,350,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 5 bedrooms, au pair suite
- 6 bathrooms
- Double garage and carriage driveway
- Approx 6,500 sq ft plus 0.5 acre

paul.cockerham@knightfrank.com
+44 1344 527009

stuart.cole@knightfrank.com
+44 20 8022 3180

KnightFrank.co.uk/Virginia-Water



The Manor House

SPELDHURST, KENT

A Georgian Grade II listed village house just 3.5 miles from Tunbridge Wells, with separate lodge and far reaching views.

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+44 1892 310006

oliver.rodbourne@knightfrank.com
+44 20 8022 4466

KnightFrank.co.uk/Tunbridge-Wells

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 6 bedrooms
- 5 bathrooms
- Separate 3 bedroom lodge
- Swimming pool
- Approx 9,084 sq ft plus 1.6 acres

GUIDE PRICE
£3,500,000





Green Timbers

ASCOT, BERKSHIRE

This unique new home was carefully planned with family living in mind, combining a traditional layout with modern features and open spaces.

laurie.kavanagh@knightfrank.com
+44 1344 527003

edward.shaw@knightfrank.com
+44 20 8022 3083

KnightFrank.co.uk/Ascot

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 6 bedrooms
- 6 bathrooms
- Approx 9,941 sq ft plus 0.51 acre

GUIDE PRICE - **SOLD**
£3,950,000



Headley Grange

BEACONSFIELD, BUCKINGHAMSHIRE

Located in a prime location and set within approximately 0.4 acres of south-facing grounds lies this opulent new 'Manor House', constructed to an extravagant specification with award-winning luxurious interior design.

william.furniss@knightfrank.com
+44 1494 217002

KnightFrank.co.uk/Beaconsfield

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 6 bedrooms
- 5 bathrooms
- South-facing gardens
- Walking distance to mainline station
- Approx 4,250 sq ft plus 0.4 acre

GUIDE PRICE - **SOLD**
£2,950,000



SOLD - Berkhamsted office



The Old Rectory

ALDBURY, HERTFORDSHIRE

Wonderful Arts & Crafts former rectory occupying a prominent village position on the edge of the Ashridge Estate.

GUIDE PRICE - **SOLD**
£3,950,000

ACCOMMODATION INCLUDES:

- 8 reception rooms
- 8 bedrooms
- 6 bathrooms
- Leisure annex
- Roof terrace
- Approx 12,006 sq ft

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+44 1442 493002

bruce.tolmie-thomson@knightfrank.com
+44 20 8022 4637

KnightFrank.co.uk/Berkhamsted



Norcott Hall

NORTHCHURCH, HERTFORDSHIRE

An historic local house with exceptional views and 5 acres of grounds adjacent to National Trust land.

GUIDE PRICE - **SOLD**
£4,300,000

ACCOMMODATION INCLUDES:

- 6 reception rooms
- 10 bedrooms
- 8 bathrooms
- Tennis court
- Landscaped gardens
- Approx 13,110 sq ft plus 5 acres

oliver.beales@knightfrank.com
+44 1442 493002

james.crawford@knightfrank.com
+44 20 8022 4811

KnightFrank.co.uk/Berkhamsted

SOLD - Bishop's Stortford office



Morley Hall

NR. WARE, HERTFORDSHIRE

Supremely elegant Grade II listed Palladian style Georgian country house of considerable importance, in a secluded hilltop position.

paddy.pritchard-gordon@knightfrank.com
+44 1279 246003

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+44 20 8022 4637

KnightFrank.co.uk/BishopsStortford

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 8 bedrooms
- 3 bathrooms
- Stables
- Swimming pool
- Approx 10,442 sq ft plus 24.41 acres

GUIDE PRICE - **SOLD**
£6,950,000



SOLD - Cobham office



High Drive

OXSHOTT, SURREY

An exceptional house with many bespoke features, completed to the highest standard and specification.

GUIDE PRICE - **SOLD**
£2,999,500

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 6 bedrooms
- 5 bathrooms
- Indoor pool with wet room
- Approx 7,457 sq ft plus 0.25 acre

charles.davenport@knightfrank.com
+44 1932 379054

KnightFrank.co.uk/Cobham

SOLD - Esher office



High Warren

ASHTEAD, SURREY

A newly built luxury house on one of Ashtead's best private roads.

GUIDE PRICE - **SOLD**
£4,250,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 5 bedrooms
- 5 bathrooms
- Outdoor swimming pool
- Approx 7,613 sq ft plus 1.22 acres

alex.herman@knightfrank.com
+44 1372 434002

KnightFrank.co.uk/Esher



Golden Oaks

OXSHOTT, SURREY

An elegant and substantial residence, built by Royalton and located on the exclusive Crown Estate.

GUIDE PRICE - **SOLD**
£4,250,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 6 bedrooms
- 6 bathrooms
- Secluded landscaped garden
- Triple garage
- Approx 7,935 sq ft plus 0.8 acre

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+44 1932 379054

edward.shaw@knightfrank.com
+44 20 8022 3083

KnightFrank.co.uk/Cobham



Ilex Wood

ESHER, SURREY

A beautifully presented family house situated in Clare Hill, a highly regarded private gated estate.

GUIDE PRICE - **SOLD**
£3,550,000

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 6 bedrooms
- 5 bathrooms
- Secluded landscaped garden
- Approx 7,455 sq ft plus 0.6 acre

alex.herman@knightfrank.com
+44 1372 434002

KnightFrank.co.uk/Esher

SOLD - Guildford office



Dalton Hill

ALBURY, SURREY

An outstanding Victorian country house, occupying a private and peaceful setting, close to Guildford, and enjoying stunning views to the south over its own land and the Tillingbourne Valley beyond.

nigel.mitchell@knightfrank.com
+44 1483 491000

james.cleland@knightfrank.com
+44 20 8022 4465

KnightFrank.co.uk/Guildford

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 9 bedrooms
- 3 bathrooms
- 3 bedroom apartment
- Tennis court
- Approx 8,988 sq ft plus 5.57 acres

GUIDE PRICE - **SOLD**
£3,000,000

SOLD - Haslemere office



The Old House

LODSWORTH, WEST SUSSEX

Grade II* listed village house in West Sussex.

GUIDE PRICE - **SOLD**
£3,850,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 8 bedrooms
- 5 bathrooms
- Swimming pool
- Barn and guest cottage
- Approx 7,538 sq ft plus 0.86 acre

russell.grieve@knightfrank.com
+44 1428 734007

james.cleland@knightfrank.com
+44 20 8022 4465

KnightFrank.co.uk/Haslemere



Upperfold House

LICKFOLD, WEST SUSSEX

An immaculately presented country house enjoying distant southerly views.

GUIDE PRICE - **SOLD**
£4,950,000

ACCOMMODATION INCLUDES:

- 6 reception rooms
- 8 bedrooms
- 6 bathrooms
- Extensive outbuildings
- Approx 6,997 sq ft plus 21.7 acres

russell.grieve@knightfrank.com
+44 1428 734007

james.cleland@knightfrank.com
+44 20 8022 4465

KnightFrank.co.uk/Haslemere



Lane End House

HENLEY-ON-THAMES, OXFORDSHIRE

An impressive country house situated on the edge of this beautiful Oxfordshire village.

matthew.mannall@knightfrank.com
+44 1491 738001

bruce.tolmie-thomson@knightfrank.com
+44 20 8022 4637

KnightFrank.co.uk/Henley

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 6 bedrooms
- 4 bathrooms
- Swimming pool
- Outbuilding
- Approx 5,503 sq ft plus 1.43 acres

GUIDE PRICE - **SOLD**
£2,800,000



Blonks Farm

SHIPLEY, WEST SUSSEX

A beautifully presented Georgian farmhouse in a quiet and picturesque setting with wonderful uninterrupted rural views.

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+44 1403 289124

james.cleland@knightfrank.com
+44 20 8022 4465

KnightFrank.co.uk/Horsham

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 6 bedrooms
- 3 bathrooms
- Secondary accommodation
- Paddocks
- Approx 6,449 sq ft plus 25 acres

GUIDE PRICE - **SOLD**
£2,950,000



SOLD - Sevenoaks office



Glendale

SEVENOAKS, KENT

A superb and substantial new house in one of Sevenoaks' premier private addresses, sold before launch.

GUIDE PRICE - **SOLD**
£3,250,000

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 7 bedrooms
- 6 bathrooms
- Gardens and grounds
- Approx 5,505 sq ft plus 0.54 acre

george.berry@knightfrank.com
+44 1732 658002

KnightFrank.co.uk/Sevenoaks

SOLD - Tunbridge Wells



Highwell House

CROWBOROUGH, EAST SUSSEX

A superbly renovated country house with views over the East Sussex countryside.

GUIDE PRICE - **SOLD**
£3,250,000

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 7 bedrooms
- 7 bathrooms
- Staff accommodation
- Stables
- Approx 9,028 sq ft plus 13 acres

rupert.connell@knightfrank.com
+44 1892 310006

oliver.rodbourne@knightfrank.com
+44 20 8022 4466

KnightFrank.co.uk/Tunbridge-Wells



Maple House

SEVENOAKS, KENT

A spacious detached family house on the sought-after Wildernesse Estate.

GUIDE PRICE - **SOLD**
£2,450,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 5 bedrooms
- 4 bathrooms
- Gardens and grounds
- Approx 4,531 sq ft plus 1 acre

george.berry@knightfrank.com
+44 1732 658002

KnightFrank.co.uk/Sevenoaks



Inchbroom

FRANT, EAST SUSSEX

A striking village property in a sought after location, with extensive panoramic views.

GUIDE PRICE - **SOLD**
£3,750,000

ACCOMMODATION INCLUDES:

- 6 reception rooms
- 7 bedrooms
- 7 bathrooms
- Indoor swimming pool
- Paddocks
- Approx 11,393 sq ft plus 11.4 acres

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+44 1892 310006

oliver.rodbourne@knightfrank.com
+44 20 8022 4466

KnightFrank.co.uk/Tunbridge-Wells

SOLD - Virginia Water office



The Dower House

OLD WINDSOR, BERKSHIRE

Grade II listed family house set within wonderful gardens with views towards Windsor Castle.

GUIDE PRICE - **SOLD**
£4,975,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 5 bedrooms
- 5 bathrooms
- Detached cottage
- Detached staff flat
- Approx 5,027 sq ft plus 5.59 acres

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+44 1344 527009

edward.shaw@knightfrank.com
+44 20 8022 3083

KnightFrank.co.uk/Virginia-Water



Avalon

VIRGINIA WATER, SURREY

Recently renovated Tudor style family home, situated in private south facing grounds.

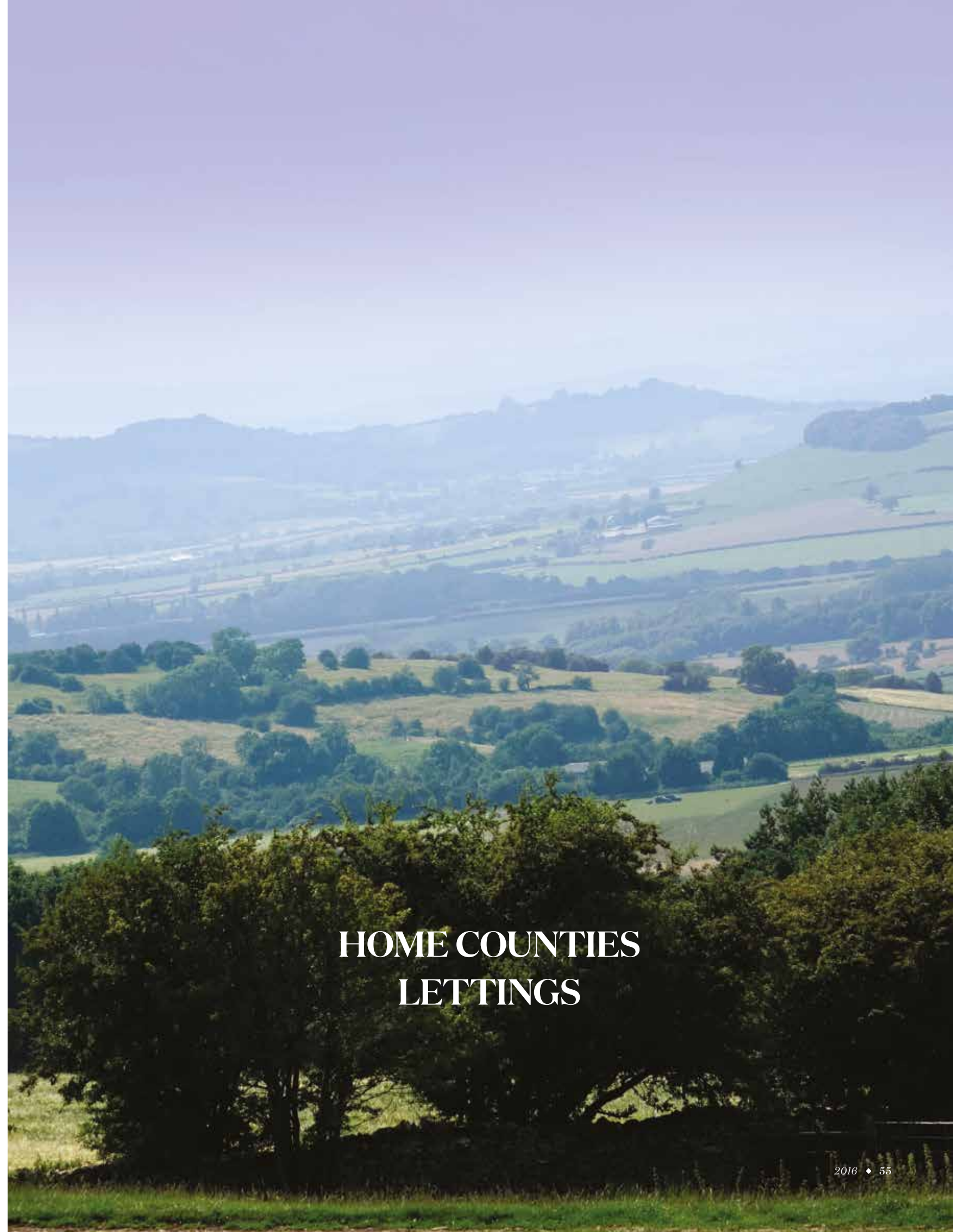
GUIDE PRICE - **SOLD**
£2,950,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 5 bedrooms
- 5 bathrooms
- Double garage/workshop
- Approx 5,226 sq ft plus 0.6 acre

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+44 1344 527009

KnightFrank.co.uk/Virginia-Water



HOME COUNTIES LETTINGS



Trumps House

VIRGINIA WATER, SURREY

Situated in a semi rural location is this five bedroom detached home to rent with well planned and spacious accommodation, positioned on a large plot.

GUIDE PRICE EPC: C
£7,950 PCM

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 5 bedrooms
- 5 bathrooms
- Unfurnished
- Less than 1 mile from station
- Approx 4,994 sq ft

gordon.hood@knightfrank.com
+44 1344 527641

KnightFrank.co.uk/Ascot



Moore House

SUNNINGDALE, BERKSHIRE

A recently built property with well proportioned accommodation and beautifully landscaped gardens.

GUIDE PRICE EPC: B
£14,500 PCM

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 6 bedrooms
- 6 bathrooms
- Unfurnished
- Triple garage
- Approx 8,109 sq ft

gordon.hood@knightfrank.com
+44 1344 527641

KnightFrank.co.uk/Ascot



The Acorns

VIRGINIA WATER, SURREY

An attractive detached property with oak beams and vaulted ceilings, close to local amenities and station.

GUIDE PRICE EPC: C
£5,950 PCM

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 5 bedrooms
- 4 bathrooms
- Unfurnished
- South facing garden
- Approx 3,316 sq ft

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+44 1344 527641

KnightFrank.co.uk/Ascot



Culpepper

VIRGINIA WATER, SURREY

Situated on the main island of the Wentworth Estate and set in secluded south facing gardens.

GUIDE PRICE EPC: D
£13,750 PCM

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 6 bedrooms
- 6 bathrooms
- Detached staff annex
- Unfurnished
- Approx 7,162 sq ft

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+44 1344 527641

KnightFrank.co.uk/Ascot



Long Grove

SEER GREEN, BUCKINGHAMSHIRE

Built in the 1980's and significantly improved by the current owners, this wonderful family home is situated on a private road in the popular village of Seer Green.

suzy.garrett@knightfrank.com
+44 1494 912898

KnightFrank.co.uk/Beaconsfield

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 5 bedrooms
- 3 bathrooms
- New fitted kitchen and bathrooms
- 0.5 miles to Seer Green Station
- Approx 4,728 sq ft

GUIDE PRICE EPC: D
£6,500 PCM



Beeches Park

BEACONSFIELD, BUCKINGHAMSHIRE

A very well presented five bedroom family house in a quiet close within walking distance of the town and train station.

suzy.garrett@knightfrank.com
+44 1494 912898

KnightFrank.co.uk/Beaconsfield

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 5 bedrooms
- 3 bathrooms
- Double garage
- Driveway parking for several cars
- Approx 2,666 sq ft

GUIDE PRICE EPC: D
£5,200 PCM





Fairfield Park

COBHAM, SURREY

Substantial property conveniently located off Leigh Hill Road in a private gated development.

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+44 1932 964610

KnightFrank.co.uk/Cobham

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 7 bedrooms
- 6 bathrooms
- Kitchen/breakfast room
- Garden, swimming pool with pool house
- Approx 5,334 sq ft

GUIDE PRICE EPC: D
£7,800 PCM



Brook House

COBHAM, SURREY

Beautifully maintained family home set behind electric gates and located minutes away from central Cobham & the ACS International School.

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+44 1932 964610

KnightFrank.co.uk/Cobham

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 5 bedrooms
- 5 bathrooms
- Kitchen/breakfast room
- Landscaped garden & double garage
- Approx 5,616 sq ft

GUIDE PRICE EPC: C
£11,000 PCM



Weybridge Park

WEYBRIDGE, SURREY

This beautiful character family home has been the subject of refurbishment, with wood flooring throughout the ground floor and provides excellent family living space whilst being perfect for entertaining.

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+44 1372 434732

KnightFrank.co.uk/Esher

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 6 bedrooms
- 3 bathrooms
- Heated outdoor swimming pool
- Garden & carriage driveway
- Approx 4,109 sq ft

GUIDE PRICE EPC: E
£6,750 PCM



Park House

HAMPTON COURT, SURREY

Elegant Grade II listed Georgian house which overlooks the Royal Paddocks and Bushy Parks which has been sympathetically upgraded to offer the best of Georgian architecture and features, combined with modern facilities.

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+44 1372 434732

KnightFrank.co.uk/Esher

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 6 bedrooms
- 5 bathrooms
- Kitchen & wine cellar
- Garden with summer house
- Approx 5,414 sq ft including outbuildings

GUIDE PRICE EPC: D
£9,950 PCM



Yew Tree House

RIPLEY, SURREY

Ideally situated for commuters is this substantial family home full of character.

GUIDE PRICE EPC: D
£5,000 PCM

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 5 bedrooms
- 4 bathrooms
- Garage/coach house
- Off street parking
- Approx 2,954 sq ft

guildfordlettings@knightfrank.com
+44 1483 665723

KnightFrank.co.uk/Guildford



The Lodge

HASLEMERE, SURREY

A delightful country home in the idyllic location of Roundhurst, near Haslemere.

GUIDE PRICE EPC: G
£4,250 PCM

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 4 bedrooms
- 4 bathrooms
- Garage/coach house
- Off street parking
- Approx 2,582 sq ft

guildfordlettings@knightfrank.com
+44 1483 665723

KnightFrank.co.uk/Guildford



Fermesham House

HASLEMERE, SURREY

A beautiful Georgian style five bedroom house set in 11 acres of land providing a relaxing yet conveniently located, detached family home just over a mile from Haslemere station.

guildfordlettings@knightfrank.com
+44 1483 665723

KnightFrank.co.uk/Guildford

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 5 bedrooms
- 3 bathrooms
- Swimming pool
- Approx 4,749 sq ft plus 11 acres

GUIDE PRICE EPC: E
£7,500 PCM



Coombe Farm House

GORING HEATH, READING

A stunning Grade II listed, detached 11 bedroom house situated in a rural location. Two lots.

GUIDE PRICE EPC: F
£6,000pcm PCM

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 11 bedrooms
- 6 bathrooms
- Enclosed garden
- 1 bedroom detached annex
- Approx 7,948 sq ft

charlotte.knight@knightfrank.com
+44 1491 738850

KnightFrank.co.uk/Henley



Ferreby

GORING-ON-THAMES, READING

A handsome detached family home situated on the edge of Goring on Thames.

GUIDE PRICE EPC: D
£6,500PCM

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 7 bedrooms
- 3 bathrooms
- Tennis court
- Parking
- Approx 4,310 sq ft plus 2 acres

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+44 1491 738850

KnightFrank.co.uk/Henley



Barnfield

HENLEY-ON-THAMES, OXFORDSHIRE

An architecturally designed modernist property within walking distance of the town centre.

GUIDE PRICE EPC: D
£4,500 PCM

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 5 bedrooms
- 3 bathrooms
- Swimming pool
- Garaging for 4 cars
- Approx 3,256 sq ft

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KnightFrank.co.uk/Henley



The Penthouse

HENLEY-ON-THAMES, OXFORDSHIRE

A luxury Grade II listed penthouse apartment with far reaching views over Henley town and the River Thames.

GUIDE PRICE
£5,000 PCM

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 4 bedrooms
- 3 bathrooms
- 3 parking spaces
- Approx 2,986 sq ft

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+44 1491 738850

KnightFrank.co.uk/Henley



Old Whitelocks

WARFIELD, BERKSHIRE

Dating back to the 17th century, this period property benefits from a leisure complex and equestrian facilities.

GUIDE PRICE - **LET**
£8,500 PCM

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 5 bedrooms
- Separate 2 bedroom cottage
- Unfurnished
- Approx 6,011 sq ft plus 5.8 acres

gordon.hood@knightfrank.com
+44 1344 527641

KnightFrank.co.uk/Ascot



Ellwood Road

BEACONSFIELD, BUCKINGHAMSHIRE

A recently renovated detached family house, less than 1 mile from the town.

GUIDE PRICE - **LET**
£7,000 PCM

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 5 bedrooms
- 4 bathrooms
- New kitchen and bathrooms
- Approx 3,698 sq ft

suzy.garrett@knightfrank.com
+44 1494 912898

KnightFrank.co.uk/Beaconsfield



The Court

ASCOT, BERKSHIRE

A ground floor apartment in the exclusive Charters development in Sunningdale with concierge and use of the residents leisure facilities.

GUIDE PRICE - **LET**
£6,000 PCM

ACCOMMODATION INCLUDES:

- Reception room
- 3 bedrooms
- Large wrap around terrace
- Underground parking
- Unfurnished
- Approx 1,666 sq ft plus 20 acres of communal grounds

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+44 1344 527641

KnightFrank.co.uk/Ascot



Ledborough Gate

BEACONSFIELD, BUCKINGHAMSHIRE

A detached family house with enclosed rear garden, set within this gated private development with 24-hour concierge.

GUIDE PRICE - **LET**
£6,700 PCM

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 5 bedrooms
- 5 bathrooms
- Easy access to town and station
- Approx 3,770 sq ft

suzy.garrett@knightfrank.com
+44 1494 912898

KnightFrank.co.uk/Beaconsfield



Water Lane

COBHAM, SURREY

This beautifully presented house, set across two floors, has been sympathetically modernised and extended.

amanda.driver@knightfrank.com
+44 1932 964610

KnightFrank.co.uk/Cobham

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 6 bedrooms
- 4 bathrooms
- Kitchen/breakfast room
- Landscaped garden
- Approx 4,546 sq ft

GUIDE PRICE - **LET**
£7,995 PCM



Ruxley Ridge

CLAYGATE, SURREY

Beautiful family home which has been the subject of an extensive renovation and offers an abundance of living accommodation, accessed via a long driveway with lawned areas to either side.

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+44 1372 434732

KnightFrank.co.uk/Esher

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 5 bedrooms
- 3 bathrooms
- Kitchen/breakfast room
- Landscaped garden
- Approx 3,350 sq ft

GUIDE PRICE - **LET**
£6,750 PCM



Fishers Cottage

CHIDDINGFOLD, SURREY

An attractive country house with 17th century origins, situated in a tranquil rural setting.

GUIDE PRICE - **LET**
£11,995 PCM

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 5 bedrooms
- 4 bathrooms
- 3 bedroom cottage
- Approx 6,360 sq ft plus 70 acres

guildfordlettings@knightfrank.com
+44 1483 665723

KnightFrank.co.uk/Guildford



Westholme Farm House

HENLEY-ON-THAMES, OXFORDSHIRE

An attractive detached country house with stunning rural views, a paddock and stabling.

GUIDE PRICE - **LET**
£5,000 PCM

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 5 bedrooms
- 4 bathrooms
- Separate studio accommodation
- Approx 4,325 sq ft plus 2.5 acres

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+44 1491 738850

KnightFrank.co.uk/Henley



Collingwood House

CHIDDINGFOLD, SURREY

A substantial and well-proportioned family home with a high quality finish throughout.

GUIDE PRICE - **LET**
£5,850 PCM

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 7 bedrooms
- 6 bathrooms
- Swimming pool
- Detached garage
- Approx 4,498 sq ft

guildfordlettings@knightfrank.com
+44 1483 665723

KnightFrank.co.uk/Guildford



Limetree Farm

HENLEY-ON-THAMES, OXFORDSHIRE

A stunning detached house set in its own grounds with lovely views over open countryside.

GUIDE PRICE - **LET**
£7,500 PCM

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 5 bedrooms
- 5 bathrooms
- Detached games room
- Separate 1 bedroom cottage
- Approx 5,688 sq ft

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KnightFrank.co.uk/Henley

SOUTH CENTRAL

Since the election of 2015 our central Southern region has continued to remain strong, with buyers favouring the area for both an easy commute to London and the excellent schooling on offer. The rolling countryside in the North and the South Downs National Park and New Forest in the South, all add to the ambience of this region.

For sale - Basingstoke office



The Priory

ODIHAM, HAMPSHIRE

A beautiful Grade II* listed manor house of Tudor origins and with formal gardens set on the edge of Odiham.

mark.potter@knightfrank.com
+44 1256 228010

edward.cunningham@knightfrank.com
+44 20 8022 2974

KnightFrank.co.uk/Basingstoke

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 6 bedrooms
- 4 bathrooms
- Swimming pool
- Barn
- Approx 8,303 sq ft plus 4.7 acres

GUIDE PRICE
£4,000,000





Little Park

ROYAL WOTTON BASSETT,
NORTH WILTSHIRE

A beautifully presented Grade II* listed Jacobean house surrounded by a delightful residential estate.

rob.wightman@knightfrank.com
+44 1488 498004

will.matthews@knightfrank.com
+44 20 8022 4812

KnightFrank.co.uk/Hungerford

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 5 bedrooms
- 3 bathrooms
- Stable yard
- Orchard
- Approx 27,781 sq ft plus 212 acres

GUIDE PRICE
£4,300,000



The Manor

STEEPLE ASHTON, WILTSHIRE

Handsome Grade II* listed Jacobean manor house, set in beautiful gardens.

GUIDE PRICE
£2,300,000

ACCOMMODATION INCLUDES:

- 5-6 reception rooms
- 5-6 bedrooms
- 5-6 bathrooms
- Orchard
- Formal landscaped garden
- Approx 7,115 sq ft plus 2.02 acres

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+44 1488 498004

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+44 20 8022 2974

KnightFrank.co.uk/Hungerford



Cantorist

CHILDREY, WANTAGE, OXFORDSHIRE

A historic Grade II listed house of great distinction with exceptional views over its own land.

GUIDE PRICE
£3,850,000

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 8 bedrooms
- 5 bathrooms
- Agricultural buildings
- Landscaped gardens, grounds and paddocks
- Approx 3,810 sq ft plus 75 acres

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+44 1488 498004

edward.cunningham@knightfrank.com
+44 20 8022 2974

KnightFrank.co.uk/Hungerford



St Pauls House

UPPER FROYLE, HAMPSHIRE

A fine Grade II listed Georgian house with beautiful gardens.

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+44 1256 228010

clare.guy@knightfrank.com
+44 20 8022 4634

KnightFrank.co.uk/Basingstoke

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 7 bedrooms
- 5 bathrooms
- Coach house with guest accommodation
- Tennis lawn
- Approx 4,776 sq ft plus 2.84 acres

GUIDE PRICE
£3,950,000



Exton Farm

EXTON, HAMPSHIRE

Stunning manor house in the Meon Valley.

george.clarendon@knightfrank.com
+44 1962 278004

edward.cunningham@knightfrank.com
+44 20 8022 2974

KnightFrank.co.uk/Winchester

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 7 bedrooms
- 4 bathrooms
- Swimming pool and tennis court
- Barn and stables
- Approx 6,232 sq ft plus 11 acres

GUIDE PRICE EPC: E
£3,000,000



For sale - Winchester office



The Old Vicarage

BARTON STACEY, HAMPSHIRE

ACCOMMODATION INCLUDES:

george.clarendon@knightfrank.com
+44 1962 278004

Grade II listed Georgian house in pretty rural village north of Winchester.

- 4 reception rooms
- 6 bedrooms
- 4 bathrooms
- Studio
- Landscaped gardens and paddock
- Approx 5,371 sq ft plus 2 acres

edward.cunningham@knightfrank.com
+44 20 8022 2974

GUIDE PRICE
£2,250,000

KnightFrank.co.uk/Winchester

SOLD - Winchester office



Black Farm

AVINGTON, HAMPSHIRE

ACCOMMODATION INCLUDES:

george.clarendon@knightfrank.com
+44 1962 278004

An elegant Grade II listed country house within the heart of the unspoilt Itchen Valley.

- 3 reception rooms
- 4 bedrooms
- 3 bathrooms
- Large barn
- Paddocks
- Approx 4,247 sq ft plus 19 acres

edward.cunningham@knightfrank.com
+44 20 8022 2974

GUIDE PRICE - **SOLD**
£3,250,000

KnightFrank.co.uk/Winchester



North End Farm House

CHERITON, HAMPSHIRE

ACCOMMODATION INCLUDES:

george.clarendon@knightfrank.com
+44 1962 278004

Grade II listed Georgian farmhouse in one of Hampshire's prettiest villages.

- 4 reception rooms
- 7 bedrooms
- 3 bathrooms
- Planning permission for further accommodation
- Outbuildings
- Approx 5,245 sq ft plus 1.395 acres

edward.cunningham@knightfrank.com
+44 20 8022 2974

GUIDE PRICE
£2,200,000

KnightFrank.co.uk/Winchester



West Hall

UPHAM, HAMPSHIRE

ACCOMMODATION INCLUDES:

george.clarendon@knightfrank.com
+44 1962 278004

Grade II listed family home in a popular village within spectacular countryside.

- 5 reception rooms
- 6 bedrooms
- 3 bathrooms
- Swimming pool and tennis court
- Cottage and outbuildings
- Approx 6,005 sq ft plus 31.24 acres

edward.cunningham@knightfrank.com
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GUIDE PRICE - **SOLD**
£3,900,000

KnightFrank.co.uk/Winchester

SOLD - Hungerford office



Ambley Manor

TANGLEY, HAMPSHIRE

Set in the rolling downs of North West Hampshire, with great attention to period detailing.

GUIDE PRICE - **SOLD**
£5,250,000

ACCOMMODATION INCLUDES:

- 6 reception rooms
- 8 bedrooms
- 5 bathrooms
- Tennis court
- Stable block
- Approx 9,288 sq ft plus 16.55 acres

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+44 20 8022 2974

KnightFrank.co.uk/Hungerford

SOLD - Basingstoke office



Hazeldene Manor

NORTH OAKLEY, HAMPSHIRE

Attractive Grade II listed manor house set in wonderful rolling Hampshire countryside.

GUIDE PRICE - **SOLD**
£2,750,000

ACCOMMODATION INCLUDES:

- 3/4 reception rooms
- 6 bedrooms
- 4 bathrooms
- Barn and outbuildings
- Mature gardens and paddock
- Approx 4,905 sq ft plus 2.82 acres

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KnightFrank.co.uk/Basingstoke



Parkwood

MARLBOROUGH, WILTSHIRE

Dating back to 1912 and well appointed to take full advantage of the fine landscaped gardens.

GUIDE PRICE - **SOLD**
£3,250,000

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 7 bedrooms
- 5 bathrooms
- Swimming pool with pool house
- Tennis court
- Approx 9,123 sq ft plus 4 acres

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+44 1488 498004

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KnightFrank.co.uk/Hungerford



The White House

ODIHAM, HAMPSHIRE

A splendid Grade II* listed Georgian town house with cottage in the heart of Odiham.

GUIDE PRICE - **SOLD**
£2,200,000

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 5/6 bedrooms
- 2 bathrooms
- Extensive wine cellar
- Connecting 2 bedroom cottage
- Approx 4,467 sq ft plus 0.65 acre

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KnightFrank.co.uk/Basingstoke

TBS

THE BUYING SOLUTION

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Our buying agents live in the areas they represent. So we know the best villages to live in (and the ones to avoid), what is best in class (and what is not) and the farms and estates that will suit you (and the ones that won't). We offer total market coverage, so why not let us share our knowledge with you.

TBS provides property search and acquisition in London and the country.

Head Office: +44 (0)208 166 2757
Country: Jonathan Bramwell
London: Philip Eastwood
TheBuyingSolution.co.uk

 @TBSBuyingAgents

The independent
buying consultancy of



SOUTH WEST

With diverse landscapes ranging from the beautiful beaches of Cornwall, Devon and Dorset to the dramatic landscape of Dartmoor National Park – there are endless opportunities for outdoor pursuits in the South West. Across the region you can enjoy the very best of British – including cream teas, cider and the infamous Glastonbury Festival. The following pages offer a glimpse of the many wonderful properties we have to offer, some of which are only privately available.

For sale - Bath office



Cold Ashton Manor

COLD ASHTON, GLOUCESTERSHIRE

A historic Grade I listed Cotswold manor house with unparalleled views and excellent communication links. Further land available.

GUIDE PRICE
£3,250,000

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 7 bedrooms
- 4 bathrooms
- Detached farmhouse
- Stables and outbuildings
- Approx 8,993 sq ft plus 3.3 acres

charlie.taylor@knightfrank.com
+44 1225 288012

james.mckillop@knightfrank.com
+44 20 8022 4635

KnightFrank.co.uk/Bath

For sale - Bath office



Corston House

CORSTON, SOMERSET

A newly refurbished country house lying in a secluded location, close to the heart of Bath.

GUIDE PRICE EPC: D
£3,950,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 5 bedrooms
- 5 bathrooms
- Detached cottage
- Secure 12 berth garage
- Approx 5,370 sq ft plus 14.66 acres

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+44 20 8022 4635

KnightFrank.co.uk/Bath



Rookery Farm

ASHWICK, SOMERSET

A wonderful family home in a private setting, offering extensive gardens and grounds, swimming pool and tennis court.

OFFERS IN EXCESS OF EPC: E
£2,750,000

ACCOMMODATION INCLUDES:

- 7 reception rooms
- 6 bedrooms
- 6 bathrooms
- Large modern barn/helicopter hangar
- Approx 8,065 sq ft plus 18.37 acres

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KnightFrank.co.uk/Bath



West Lawn House

RODE, SOMERSET

A beautifully presented Georgian style house in landscaped gardens, near a popular village approximately 9 miles from Bath.

GUIDE PRICE EPC: C
£2,950,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 6 bedrooms
- 5 bathrooms
- Secondary accommodation
- Garaging
- Approx 7,214 sq ft plus 9.7 acres

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+44 1225 288012

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+44 20 8022 4635

KnightFrank.co.uk/Bath



Worcester Terrace

CLIFTON, BRISTOL

Beautiful Grade II* listed Clifton town house close to the village facilities and a number of the Bristol schools.

GUIDE PRICE
£2,250,000

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 5 bedrooms
- 3 bathrooms
- Self contained 2 bedroom apartment
- Off street parking
- Approx 5,200 sq ft

james.toogood@knightfrank.com
+44 117 295 0018

KnightFrank.co.uk/Bristol



Burcott Manor

NR. WELLS, SOMERSET

A beautifully appointed Grade II listed family home with spacious, well laid out accommodation and an architect-designed indoor swimming pool.

GUIDE PRICE
£2,750,000

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 6 bedrooms
- 5 bathrooms
- Tennis court
- Stables
- Approx 10,071 sq ft plus 5.92 acres

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KnightFrank.co.uk/Bristol



Sloblock Hall

CLAPTON-IN-GORDANO,
NORTH SOMERSET

A contemporary detached house complemented by beautiful landscaped gardens.

GUIDE PRICE EPC: D
£2,600,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 5 bedrooms
- 3 bathrooms
- Swimming pool and pool house
- Landscaped gardens
- Approx 4,205 sq ft plus 3.8 acres

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Sherborne Farm

LITTON, SOMERSET

An unlisted former farmhouse, refurbished to an exceptional standard to create a wonderful family home with magnificent period features.

GUIDE PRICE EPC: F
£2,250,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 5 bedrooms
- 3 bathrooms
- Swimming pool
- Stabling and outbuildings
- Approx 7,569 sq ft plus 10.28 acres

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+44 20 8022 4633

KnightFrank.co.uk/Bristol



Longpark House

TEIGNMOUTH, DEVON

A superbly designed modern home in an outstanding position with far reaching views of the Teign Estuary.

GUIDE PRICE EPC: B
£2,000,000

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 6 bedrooms
- 3 bathrooms
- Indoor pool complex
- Stable area, paddocks and pasture
- Approx 8,773 sq ft plus 8.26 acres

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+44 20 8022 4635

KnightFrank.co.uk/Exeter



Tremeer

ST TUDY, CORNWALL

A fine Grade II listed family house and lodge in a peaceful setting, with award winning mature gardens.

GUIDE PRICE
£2,350,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 9 bedrooms
- 5 bathrooms
- 2 bedroom detached lodge
- Tennis court and swimming pool
- Approx 8,414 sq ft plus 13.3 acres

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+44 20 8022 4635

KnightFrank.co.uk/Exeter



Puggiestone

CHAGFORD, DEVON

A beautifully presented non-listed Edwardian house in a stunning setting on the eastern edge of Dartmoor National Park.

GUIDE PRICE EPC: E
£2,500,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 6 bedrooms
- 4 bathrooms
- Indoor pool, gym and sauna
- Fishing on the River Teign
- Approx 5,750 sq ft plus 7 acres

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+44 20 8022 4635

KnightFrank.co.uk/Exeter



Wonham House

BAMPTON, DEVON

A Victorian country house with spectacular views over the Exe Valley. The coach house currently houses a thriving home business.

GUIDE PRICE EPC: F
£2,250,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 6 bedrooms
- 4/5 bathrooms
- 1 bedroom self-contained flat
- Parkland, woodland and stores
- Approx 9,313 sq ft plus 36.5 acres

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KnightFrank.co.uk/Exeter



Ashton House

CHAFFCOMBE, SOMERSET

Magnificent Edwardian country house with fine views and stunning gardens.

GUIDE PRICE EPC: F
£2,500,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 8 bedrooms
- 5 bathrooms
- Swimming pool
- Tennis court
- Approx 7,535 sq ft plus 8.79 acres

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East Stoke House

STOKE-SUB-HAMDON, SOMERSET

Grade II listed country house with substantial ancillary buildings and far reaching views over the surrounding countryside.

GUIDE PRICE
£2,250,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 7 bedrooms
- 3 bathrooms
- Squash court and tennis court
- 2 flats
- Approx 8,590 sq ft plus 23 acres

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KnightFrank.co.uk/Sherborne



Brewham House

NORTH BREWHAM, SOMERSET

Grade II listed family house with Tudor origins standing in beautiful countryside, with equestrian facilities.

GUIDE PRICE
£2,600,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 5 bedrooms
- 4 bathrooms
- 1 bedroom annexe
- 2 bedroom cottage
- Approx 4,805 sq ft plus 22.9 acres

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KnightFrank.co.uk/Sherborne



Westbrook House

WEYMOUTH, DORSET

Grade II* listed manor house of architectural merit, complemented by a cottage, coach house and outbuildings.

OFFERS IN EXCESS OF
£3,000,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 6 bedrooms
- 5/6 bathrooms
- 3 bedroom cottage
- Hard tennis court
- Approx 10,861 sq ft plus 4.1 acres

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KnightFrank.co.uk/Sherborne

SOLD - Sherborne office



Frome House

FROME ST QUINTIN, DORSET

An elegant and distinguished Grade II* listed country house with beautiful grounds and views over the Dorset countryside.

GUIDE PRICE - **SOLD**
£2,850,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 8 bedrooms
- 7 bathrooms
- Two 2 bedroom cottages
- All-weather tennis court
- Approx 8,540 sq ft plus 11.64 acres

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KnightFrank.co.uk/Sherborne

SOLD - Exeter office



Chapel Point House

PORTMELLON, CORNWALL

An exceptionally special waterfront property occupying a coastal location on the end of the promontory with panoramic views.

GUIDE PRICE - **SOLD**
£2,950,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 5 bedrooms
- 3 bathrooms
- Private beach, 2 boathouses and slipway
- 9 acres of permanent pasture
- Approx 4,000 sq ft plus 11.9 acres

christopher.bailey@knightfrank.com
+44 1392 248038

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+44 20 8022 4635

KnightFrank.co.uk/Exeter



Hilton House

HILTON, DORSET

Beautiful country house situated on the edge of the pretty village of Hilton.

OFFERS IN EXCESS OF - **SOLD**
£2,000,000

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 6 bedrooms
- 3 bathrooms
- 2 bedroom cottage
- All-weather tennis court
- Approx 4,015 sq ft plus 2.98 acres

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+44 1935 388001

james.mckillop@knightfrank.com
+44 20 8022 4635

KnightFrank.co.uk/Sherborne



Gurrington House

ASHBURTON, DEVON

Magnificent late Georgian Grade II listed country home mentioned by Pevsner with fabulous south west facing views.

GUIDE PRICE - **SOLD**
£1,975,000

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 8 bedrooms
- 4 bathrooms
- Stables & barn
- Tennis court
- Approx 7,079 sq ft plus 24.7 acres

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+44 20 8022 4635

KnightFrank.co.uk/Exeter

SOLD - Bristol office



Windrush

ABBOTS LEIGH, NORTH SOMERSET

A unique family home in a peaceful valley setting close to Bristol with highly efficient eco-systems.

GUIDE PRICE - **SOLD**
£3,250,000

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 6 bedrooms
- 6 bathrooms
- Renewable energy systems
- Outbuilding
- Approx 8,193 sq ft plus 4.8 acres

james.toogood@knightfrank.com
+44 117 295 0018

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+44 20 8022 4635

KnightFrank.co.uk/Bristol

SOLD - Bath office



The Chantry

BRADFORD-ON-AVON, WILTSHIRE

An immaculately restored Grade II* listed former Chantry set in landscaped gardens.

GUIDE PRICE - **SOLD**
£2,350,000

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 7 bedrooms
- 3 bathrooms
- Formal gardens
- Approx 5,840 sq ft plus 0.82 acre

charlie.taylor@knightfrank.com
+44 1225 288012

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+44 20 8022 4635

KnightFrank.co.uk/Bath



Failand Farm

FAILAND, NORTH SOMERSET

A secluded 18th century Grade II listed farmhouse at the end of a no through lane, surrounded by its own land.

GUIDE PRICE - **SOLD**
£2,800,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 4 bedrooms
- 4 bathrooms
- Detached 2 bedroom cottage
- Agricultural barns and stables
- Approx 5,085 sq ft plus 84.7 acres

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KnightFrank.co.uk/Bristol



Standerwick Court

FROME, SOMERSET

An elegant Grade II* listed Queen Anne country house with extensive secondary and ancillary accommodation.

GUIDE PRICE - **SOLD**
£4,750,000

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 10 bedrooms
- 7 bathrooms
- Swimming pool
- Approx 12,618 sq ft plus 76.46 acres

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KnightFrank.co.uk/Bath



THE *Cotswolds*

This area of central southern England is dominated by the Cotswold Hills, an Area of Outstanding Natural Beauty. Famed for its picturesque architecture, rolling countryside, historic towns and villages, schools and accessibility to London, its reputation as one of the finest places to live in the UK is well deserved.



Grafton Road

CHEL TENHAM, GLOUCESTERSHIRE

A rarely available detached Grade II listed villa within The Park, located on a quiet tree-lined road.

nick.chivers@knightfrank.com
+44 1242 279081

peter.edwards@knightfrank.com
+44 20 8022 4394

KnightFrank.co.uk/Cheltenham

ACCOMMODATION INCLUDES:

- 7 reception rooms
- 8 bedrooms
- 7 bathrooms
- Walled garden
- Heated swimming pool
- Approx 7,717 sq ft plus 0.35 acre

GUIDE PRICE
£3,500,000



Mulberry

CHEL TENHAM, GLOUCESTERSHIRE

An exceptional traditionally built Cotswold stone home with stunning views over Cheltenham and the Cotswold Hills.

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+44 1242 279081

peter.edwards@knightfrank.com
+44 20 8022 4394

KnightFrank.co.uk/Cheltenham

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 7 bedrooms
- 7 bathrooms
- Garaging
- Gardens and pasture
- Approx 8,215 sq ft plus 15.38 acres

GUIDE PRICE EPC: B
£4,250,000





Morley Farm

NR MALMESBURY, NORTH WILTSHIRE

An outstanding small Cotswold farm in a quiet secluded position with extensive outbuildings.

GUIDE PRICE EPC: F
£3,250,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 5 bedrooms
- 3 bathrooms
- Equestrian facilities
- Secondary accommodation and outbuildings
- Approx 4,187 sq ft plus 89 acres

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+44 1285 367008

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+44 20 8022 4394

KnightFrank.co.uk/Cirencester



Hampnett Manor

NR NORTHLEACH, GLOUCESTERSHIRE

A beautifully appointed village house delightfully and privately situated within an unspoilt Cotswold village.

GUIDE PRICE EPC: D
£2,750,000

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 6 bedrooms
- 5 bathrooms
- Formal and informal gardens
- Orangery
- Approx 6,342 sq ft plus 1.3 acres

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+44 20 8022 4394

KnightFrank.co.uk/Cirencester



Westrip Farmhouse

NR TETBURY, GLOUCESTERSHIRE

Grade II listed farmhouse with extensive Cotswold views in a quiet rural location close to the village of Cherington.

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+44 20 8022 4394

KnightFrank.co.uk/Cirencester

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 8 bedrooms
- 5 bathrooms
- 2 bedroom secondary house
- Outbuildings and stables
- Approx 6,512 sq ft plus 45 acres

GUIDE PRICE
£4,250,000





North Aston Mill

NORTH ASTON, OXFORDSHIRE

A beautiful Grade II listed mill house in a picturesque setting within 15 miles of Oxford.

GUIDE PRICE
£2,250,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 6 bedrooms
- 4 bathrooms
- Gardens and grounds
- Secondary accommodation
- Approx 4,480 sq ft plus 30 acres

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+44 20 8022 4394

KnightFrank.co.uk/Oxford



Ockwell House

FARINGDON, OXFORDSHIRE

A well equipped estate within striking distance of Oxford.

GUIDE PRICE EPC: E
£2,950,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 6 bedrooms
- 3 bathrooms
- Extensive outbuildings
- Guest/staff cottages
- Approx 6,401 sq ft plus 28 acres

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+44 1865 360060

peter.edwards@knightfrank.com
+44 20 8022 4394

KnightFrank.co.uk/Oxford



The Grange

LITTLE TEW, NR CHIPPING NORTON

Exceptional Grade II listed opportunity in a prime Oxfordshire village.

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+44 1865 360060

peter.edwards@knightfrank.com
+44 20 8022 4394

KnightFrank.co.uk/Oxford

ACCOMMODATION INCLUDES:

- 6 reception rooms
- 9 bedrooms
- 4 bathrooms
- Outbuildings
- Mature gardens
- Approx 9,128 sq ft plus 5.3 acres

GUIDE PRICE
£2,750,000





Luggers Hall

BROADWAY, WORCESTERSHIRE

One of the finest houses in Broadway, Grade II listed.

rupert.wakley@knightfrank.com
+44 1451 518002

peter.edwards@knightfrank.com
+44 20 8022 4394

KnightFrank.co.uk/Stow

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 8 bedrooms
- 6 bathrooms
- Integral 2 bedroom apartment
- Stables and outbuilding
- Approx 7,515 sq ft plus 2 acres

OFFERS IN EXCESS OF
£3,000,000



Old Pound House

KINGHAM, OXFORDSHIRE

Charming Grade II listed period family home overlooking the village green in Kingham.

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+44 1451 518002

peter.edwards@knightfrank.com
+44 20 8022 4394

KnightFrank.co.uk/Stow

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 6 bedrooms
- 3 bathrooms
- Ancillary barn
- Cottage by separate negotiation
- Approx 4,623 sq ft plus 0.6 acre

GUIDE PRICE
£2,250,000





Arlescote House

NR BANBURY, WARWICKSHIRE

A beautiful Grade II* James I house situated at the foot of Edgehill. The embodiment of the quintessential country house in a wonderful edge of village setting.

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+44 1789 229000

rupert.sweeting@knightfrank.com
+44 20 8022 4636

KnightFrank.co.uk/Stratford

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 8 bedrooms
- 7 bathrooms
- 2 bedroom coach house
- Garages and outbuildings
- Approx 11,541 sq ft plus 18.78 acres

GUIDE PRICE
£2,850,000



Braggington Grange

WELFORD ON AVON, WARWICKSHIRE

An extensive Cotswold stone country house set in wonderful rolling countryside, characterised by spacious and light rooms.

OFFERS IN EXCESS OF EPC: C
£2,950,000

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 6 bedrooms
- 6 bathrooms
- Garaging with secondary accommodation
- Planning permission for swimming pool
- Approx 11,690 sq ft plus 11 acres

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lucinda.eaton@knightfrank.com
+44 20 3463 0469

KnightFrank.co.uk/Stratford



West Hillborough Farm

BIDFORD ON AVON, WARWICKSHIRE

A superbly presented farmhouse sitting in its own land with exceptional views over the River Avon.

GUIDE PRICE EPC: E
£4,000,000

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 7 bedrooms
- 6 bathrooms
- 2 bedroom cottage and extensive outbuildings
- Paddocks, grassland and fishing rights
- Approx 10,787 sq ft plus 49 acres

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KnightFrank.co.uk/Stratford

SOLD - Stratford office



Harrow House

LANGLEY, WARWICKSHIRE

An outstanding contemporary house with wonderful views offering light and spacious accommodation.

GUIDE PRICE - **SOLD**
£2,250,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 7 bedrooms
- 6 bathrooms
- Swimming pool
- Stables
- Approx 7,108 sq ft plus 16.67 acres

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KnightFrank.co.uk/Stratford



The Manor House

CLAVERDON, WARWICKSHIRE

An exceptional country house with far reaching views.

GUIDE PRICE - **SOLD**
£2,975,000

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 5 bedrooms
- 5 bathrooms
- Formal gardens and paddocks
- Stable block and outbuildings
- Approx 6,000 sq ft plus 12 acres

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+44 20 3463 0469

KnightFrank.co.uk/Stratford

SOLD - Stow office



Chimneys

STRETTON-ON-FOSSE,
WARWICKSHIRE

An exceptional and well equipped Cotswolds country house set in a commanding and elevated position with distant views.

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+44 1451 518002

peter.edwards@knightfrank.com
+44 20 8022 4394

KnightFrank.co.uk/Stow

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 6 bedrooms
- 5 bathrooms
- Indoor swimming pool complex
- Stable block
- Approx 7,310 sq ft plus 47 acres

GUIDE PRICE - **SOLD**
£2,850,000

SOLD - Oxford office



Hawk Hill House

CHIPPING NORTON, OXFORDSHIRE

A fine family home with cottages in a magical setting.

GUIDE PRICE - **SOLD**
£3,500,000

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 6 bedrooms
- 6 bathrooms
- Pair of semi-detached cottages
- Equestrian facilities
- Approx 5,761 sq ft plus 12.27 acres

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KnightFrank.co.uk/Oxford

SOLD - Cirencester office



Monks Cottage

EASTLEACH, GLOUCESTERSHIRE

A beautifully presented refurbished house in an enchanting parkland setting with traditional outbuildings with studio and river frontage.

GUIDE PRICE - **SOLD**
£4,000,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 4 bedrooms
- 3 bathrooms
- 1 bedroom annexe
- Approx 5,587 sq ft plus 16.5 acres

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+44 20 8022 4394

KnightFrank.co.uk/Cirencester



Whitehouse Farm

BRIGHTWELL BALDWIN, OXFORDSHIRE

Outstanding country house in glorious Oxfordshire countryside.

GUIDE PRICE - **SOLD**
£3,800,000

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 7 bedrooms
- 4 bathrooms
- Secondary accommodation
- Swimming pool and tennis court
- Approx 6,201 sq ft plus 7.86 acres

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KnightFrank.co.uk/Oxford



Withington Court

WITHINGTON, GLOUCESTERSHIRE

A classical listed Georgian house on the edge of the village with delightful views over the gardens and beyond.

GUIDE PRICE - **SOLD**
£2,950,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 6 bedrooms
- 4 bathrooms
- Coach House including a 2 bedroom cottage
- Gardens fronting the River Coln
- Approx 6,244 sq ft plus 3.6 acres

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KnightFrank.co.uk/Cirencester



The Lawn

CHEL TENHAM, GLOUCESTERSHIRE

The perfect blend of contemporary design and traditional materials.

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+44 1242 279081

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+44 20 8022 4394

KnightFrank.co.uk/Cheltenham

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 6 bedrooms
- 6 bathrooms
- Landscaped gardens
- Cinema room
- Approx 6,000 sq ft plus 0.75 acre

GUIDE PRICE - **SOLD**
£2,500,000



THE THREE Counties

The counties of Gloucestershire, Herefordshire and Worcestershire are regarded as some of the finest the English countryside has to offer. Providing access to two of the UK's largest cities, Birmingham and Bristol, as well as an array of beautiful market towns and villages that populate this rural English landscape. The region has a strong agricultural pedigree, sporting opportunities at every turn and provides a general quality of life in the extreme.



Bryngwyn Manor

RAGLAN, MONMOUTHSHIRE

One of Monmouthshire's best family houses.

GUIDE PRICE EPC: E
£1,750,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 8 bedrooms
- 5 bathrooms
- 3 bedroom cottage
- Stable block
- Approx 7,140 sq ft plus 21 acres

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+44 20 8022 4394

KnightFrank.co.uk/Hereford



Rhea Court

LEDBURY, HEREFORDSHIRE

A classic Herefordshire Grade II listed period country house positioned close to the popular market town of Ledbury.

GUIDE PRICE
£1,250,000

ACCOMMODATION INCLUDES:

- 6 reception rooms
- 8 bedrooms
- 6 bathrooms
- Gymnasium and office
- Triple garage and tennis court
- Approx 6,052 sq ft plus 4 acres (with a further 25 acres by separate negotiation)

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+44 20 8022 4394

KnightFrank.co.uk/Hereford



Gaer Hill Farm

CHEPSTOW, MONMOUTHSHIRE

Period Georgian residence with exceptional views, agricultural and equestrian facilities.

GUIDE PRICE EPC: E
£3,500,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 5 bedrooms
- 4 bathrooms
- 3 bedroom cottage
- Stabling and manege
- Approx 8,175 sq ft plus 200 acres

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james.prewett@knightfrank.com
+44 1285 367119

KnightFrank.co.uk/Hereford



Spital Meend

CHEPSTOW, MONMOUTHSHIRE

An exceptional country house in spacious grounds.

GUIDE PRICE EPC: F
£1,700,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 6 bedrooms
- 3 bathrooms
- 2 bedroom cottage
- Paddocks and tennis court
- Approx 6,673 sq ft plus 22 acres

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+44 1432 367064

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+44 20 8022 4394

KnightFrank.co.uk/Hereford



Retreat Farm

GRIMLEY, WORCESTERSHIRE

A fine equestrian farm with a Grade II listed farmhouse, paddocks and river frontage. For sale as a whole or in two lots.

GUIDE PRICE
£1,750,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 5 bedrooms
- 1 bathroom
- 3 bedroom cottage
- Planning for marina
- Current total 3,186 sq ft plus 60 acres

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+44 1285 367119

KnightFrank.co.uk/Worcester



Hoe Court

COLWALL, WORCESTERSHIRE/
HEREFORDSHIRE BORDERS

An impressive Grade II listed Victorian country house sitting at the head of a long drive on the edge of the Malvern Hills.

GUIDE PRICE
£3,000,000

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 9 bedrooms
- 7 bathrooms
- Walled garden
- Outbuildings and stables
- Approx 8,700 sq ft plus 21 acres

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+44 1905 417772

peter.edwards@knightfrank.com
+44 20 8022 4394

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Brockhampton House

TEME VALLEY, WORCESTERSHIRE
/HEREFORDSHIRE BORDERS

A fine Grade II listed Georgian country mansion surrounded by 1,700 acres of National Trust land. National Trust leasehold.

GUIDE PRICE
£1,950,000

ACCOMMODATION INCLUDES:

- 6 reception rooms
- 11 bedrooms
- 7 bathrooms
- 2 bedroom lodge
- Outbuildings and stabling
- Approx 21,948 sq ft plus 8 acres

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Baston Hall

NEAR ALFRICK, TEME VALLEY,
WORCESTERSHIRE

A compact Grade II listed sporting estate in the heart of The Three Counties, within its own valley with lakes, woodland and pasture.

GUIDE PRICE
£3,500,000

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 7 bedrooms
- 5 bathrooms
- 2 bedroom cottage
- Family shoot
- Main house 8,375 sq ft plus 138 acres

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KnightFrank.co.uk/Worcester

SOLD - Worcester office



Tedstone Court Estate

TEDSTONE DELAMERE,
TEME VALLEY, WORCESTERSHIRE/
HEREFORDSHIRE BORDERS

An imposing country estate with sensational views across the Teme Valley to the Malvern Hills.

GUIDE PRICE - **SOLD**
£4,450,000

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 7 bedrooms
- 4 bathrooms
- Annexe, lodge and gardeners cottage
- Extensive outbuildings and stabling
- Approx 13,036 sq ft plus 191 acres

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KnightFrank.co.uk/Worcester

SOLD - Hereford office



Staunton Park

NR LEOMINSTER, HEREFORDSHIRE

An impressive country house sitting at the head of a long drive in beautiful mature gardens and grounds.

GUIDE PRICE - **SOLD**
£1,550,000

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 8 bedrooms
- 4 bathrooms
- 5 bay car port and workshop
- Coach house and stable block
- Approx 8,817 sq ft plus 13.5 acres (with a further 61.5 acres available)

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KnightFrank.co.uk/Hereford



Cookhill Priory

NEAR ALCESTER, WORCESTERSHIRE/
WARWICKSHIRE BORDERS

A beautiful Grade II* Priory and small country estate with all the hallmarks of an important rural country property.

GUIDE PRICE - **SOLD**
£2,950,000

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 6 bedrooms
- 5 bathrooms
- Cottage and studio flat
- Gardens, lakes and parkland
- Approx 7,567 sq ft plus 22 acres

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+44 20 8022 4394

KnightFrank.co.uk/Worcester



Cagebrook House

EATON BISHOP, HEREFORDSHIRE

The archetypal Herefordshire country house.

GUIDE PRICE - **SOLD**
£1,250,000

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 9 bedrooms
- 5 bathrooms
- 3 bedroom annexe
- Coach house with 2 bedroom flat
- Approx 10,892 sq ft plus 34 acres

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+44 20 8022 4394

KnightFrank.co.uk/Hereford

NORTHERN ENGLAND *and* SCOTLAND



With increased accessibility from London, trains now take only 1 hour 50 minutes from London King's Cross to York, both regional and national buyers are finding increased value in Yorkshire and other parts of the north of England. Scotland lays claim to some of the most beautiful scenery in the UK. Edinburgh, the capital city, boasts the largest Georgian area in the UK and with such a central office, Knight Frank can offer access to a number of the most sought after townhouses in the city.

Between our Edinburgh and Harrogate offices, we offer a wide selection of idyllic estates, country houses, farms and townhouses throughout Northumberland, Yorkshire, Cumbria and Scotland.



Waterside Farm

NEWTON MEARNS, GLASGOW

A substantial country house in a magnificent rural location with stunning views.

michael.jones@knightfrank.com
+44 131 268 9054

KnightFrank.co.uk/Edinburgh-resi

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 4 bedrooms
- 4 bathrooms
- Swimming pool and gym
- 6 car garage
- Approx 12,874 sq ft plus 18 acres

OFFERS IN EXCESS OF EPC: C
£2,500,000





Brandsby Hall

NEAR YORK, NORTH YORKSHIRE

An exquisitely restored Grade II* listed Georgian house on the edge of the Howardian Hills with far reaching views.

edward.welton@knightfrank.com
+44 1423 578002

KnightFrank.co.uk/Harrogate

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 10 bedrooms
- 8 bathrooms
- Squash court, outbuildings and garaging
- Detached 4 bedroom cottage
- Approx 10,000 sq ft plus 43 acres

GUIDE PRICE
£4,250,000





Tottergill Farm

CASTLE CARROCK, CUMBRIA

An award winning holiday cottage business with a substantial income stream and a large family home in a spectacular position.

james.denne@knightfrank.com
+44 1578 416991

clive.hopkins@knightfrank.com
+44 20 8022 3332

KnightFrank.co.uk/Lauder

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 4 bedrooms
- Adjoining annexe with 3 bedrooms
- 9 self-contained 4 & 5 star holiday cottages
- Ancillary accommodation
- Approx 3,100 sq ft plus 47.87 acres

GUIDE PRICE EPC: D
£2,250,000



Guyzance Hall Estate

ALNWICK, NORTHUMBERLAND

A spectacular rural estate with exciting commercial prospects and fantastic salmon fishing.

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+44 20 8022 3332

KnightFrank.co.uk/Lauder

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 15 bedrooms
- 15 bathrooms
- 2 holiday and 4 let cottages
- Salmon fishing on River Coquet
- Approx 12,100 sq ft plus 323.04 acres

GUIDE PRICE EPC: G
£6,000,000



For sale - Edinburgh office



Wemyss Place

NEW TOWN, EDINBURGH

Arguably the best penthouse in Edinburgh.

GUIDE PRICE EPC: D
£1,700,000

ACCOMMODATION INCLUDES:

- 1 reception room
- 3 bedrooms
- 3 bath/shower rooms
- 4 roof terraces
- Private parking
- Approx 2,367 sq ft

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+44 131 268 9054

KnightFrank.co.uk/Edinburgh-resi

SOLD - Edinburgh office



Regent Terrace

NEW TOWN, EDINBURGH

An elegant Georgian townhouse in immaculate condition.

OFFERS IN EXCESS OF - **SOLD**

£1,700,000

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 5 bedrooms
- 3 bathrooms
- Wine cellar/tasting room
- Rear garden
- Approx 3,946 sq ft

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+44 131 268 9054

KnightFrank.co.uk/Edinburgh-resi



Northumberland Street

NEW TOWN, EDINBURGH

An exquisite townhouse in New Town's most sought after address.

OFFERS IN EXCESS OF EPC: D
£1,800,000

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 6 bedrooms
- 4 bath/shower rooms
- Private rear garden
- Off street parking for 3 cars
- Approx 3,988 sq ft

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+44 131 268 9054

KnightFrank.co.uk/Edinburgh-resi



Trewhitt Estate

THROPTON, NORTHUMBERLAND

A highly prized country estate positioned above the finest Northumberland countryside.

GUIDE PRICE - **SOLD**
£3,000,000

ACCOMMODATION INCLUDES:

- Grade II listed Trewhitt Hall
- 2 cottages
- Stables, stores and workshops
- 290 acres of productive farmland
- High bird pheasant shoot
- Approx 9,099 sq ft plus 327.41 acres

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clive.hopkins@knightfrank.com
+44 20 8022 3332

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Teviot Bank & Knowetownhead

DENHOLM, ROXBURGHSHIRE

Attractive residential estate in spectacular Borders countryside with trout fishing on the River Teviot.

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+44 1578 416991

clive.hopkins@knightfrank.com
+44 20 8022 3332

KnightFrank.co.uk/Lauder

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 8 bedrooms
- 4 bathrooms
- 3 cottages and stables
- Farm steading with planning permission
- Approx 8,500 sq ft plus 266.34 acres

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**ANDREW HAY**

Global Head of Residential
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Andrew joined Knight Frank over 30 years ago and is Global Head of Residential, an Equity Partner and member of the Executive Board. Before becoming Global Head, Andrew was Head of the Country Division.

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Atty is undoubtedly one of the most experienced country house agents in the Cotswolds; he joined Knight Frank in 1984 and clients return to him again and again for his discretion, wealth of experience, trustworthiness and approachability.

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Noel is Head of the London Residential business. He heads a 30 strong London office network with over 500 staff.

**RUPERT DAWES**

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James has been Head of Rural Consultancy since 2009 and in practice for 25 years. He is a board member of the RICS Rural Professional Group, a RICS APC chairman assessor and mentor, and a Fellow of the Institution.

**RUTH BARR**

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Ruth has worked in the lettings property industry for 30 years and would be delighted to discuss any aspect of lettings and management and the legislation involved.

**JONATHAN BRAMWELL**

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Lucy works with the interior services team to deliver exquisitely finished homes for private clients, developers and landlords.

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