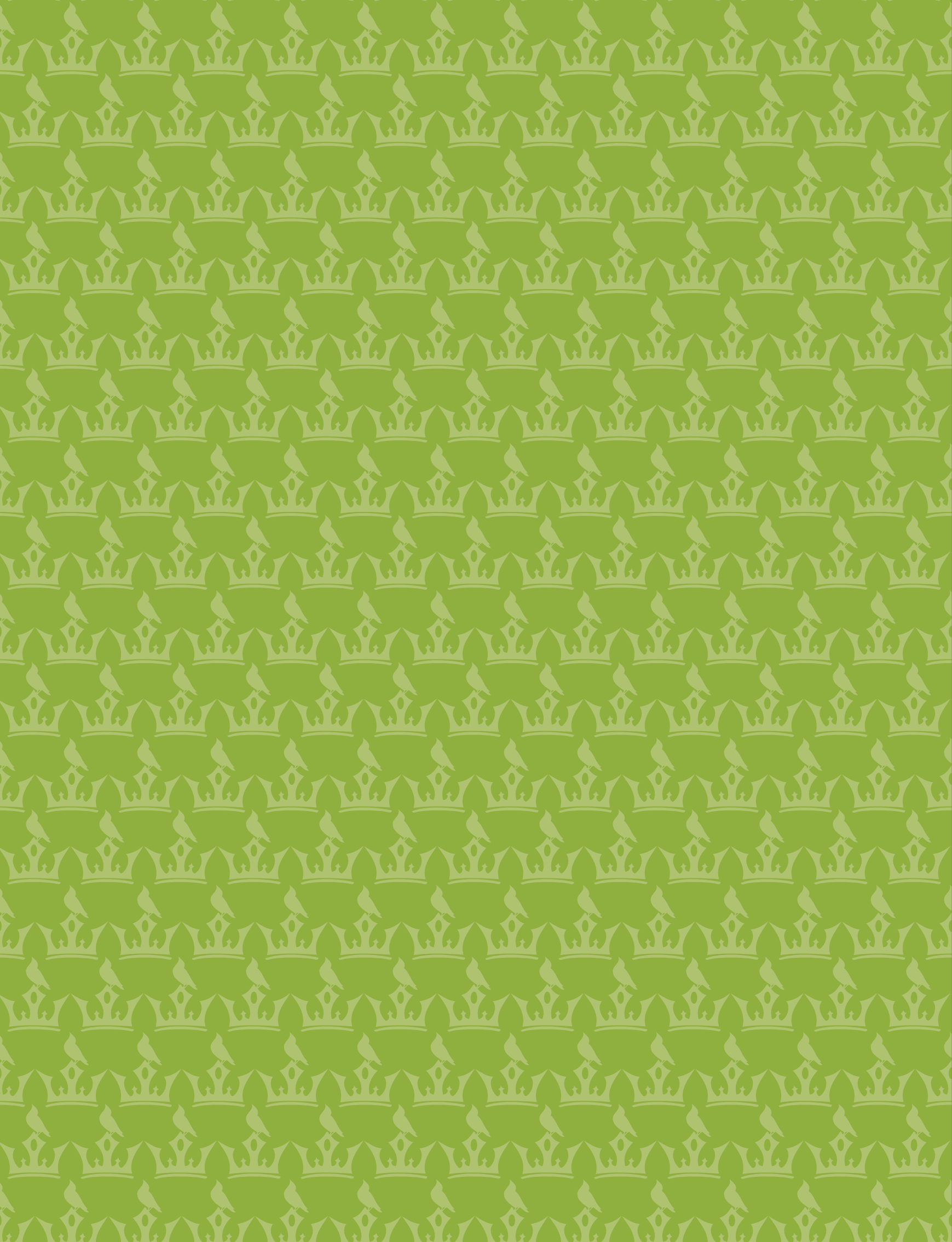


COUNTRY  
HOUSE  
COLLECTION

STRUTT  
& PARKER





Front cover image: Morden Hall, Cambridgeshire – £2,500,000. Sold in June 2013

COUNTRY HOUSE COLLECTION



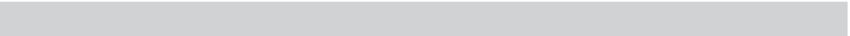
James Mackenzie

Head of Country Department  
020 7318 5190  
james.mackenzie@struttandparker.com

*Welcome to the Strutt & Parker Country House Collection.* We hope you will be impressed by and interested in our selection of prime country houses for sale across England and Scotland. We are so proud to be able to offer such outstanding properties and, I am pleased to say, it seems that the top-end country house market is again beginning to move. Last year’s increase in stamp duty and the continued threat of mansion tax has now become less of an obstacle, and country houses are now seen as excellent value in comparison to the house prices in central London.

We now also have a very international market in the country with buyers coming from all over the world, which has been enhanced by our affiliation with Christie’s International Real Estate. We have recently sold a large number of high-profile properties and our increase in market share at this end of the price ladder has come from a surge in recommendations we have received from delighted clients. We have every intention of continuing this way and would love to discuss this with you should you be considering selling or needing more help in finding your perfect property.

Our reputation for maintaining a constant dialogue with our clients, for being trustworthy and professional, and for always giving an honest opinion is why our clients come back to Strutt & Parker time and time again. We firmly believe in building long-term relationships built on this honesty, trust and understanding.



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# WHY STRUTT & PARKER?

Holcombe House, an elegant, early-17th-century Cotswold country house, has only been sold four times in its 350-year history. Its last owner bought it in 1960 and her son, Alastair Martin, oversaw the sale on behalf of his elderly mother, an American who lives in New York. It was a bittersweet decision. ‘As much as we love the house, the time has come for a new generation to take over, and be as committed to it as we were,’ he says.

Its new owners join a distinguished line of residents. Built by a clothier, the house was lived in by wealthy local mill owners in the 19th century. They in turn sold it to the noted Cotswold architect Detmar Blow, who added impressive extensions and alterations in the early 20th century.

When Alastair’s parents – his father English, his mother from Savannah, Georgia – bought it, they were part of a post-war influx of young couples to the Cotswolds, seduced by the beautiful countryside and keen to let off steam. ‘There were plenty of parties!’ he recalls. ‘I remember it being full of people. For us children, there was always somewhere good to hide from the grown-ups.’

The heart of the eight-bedroom house, though, was the wood-panelled dining room. ‘It felt old, but alive – the sort of room you could relax in,’ says Alastair. ‘The whole house, in fact, always felt very informal, not at all stuffy.’

Holcombe House has changed little in the intervening 53 years. Alastair’s mother visited increasingly rarely over recent years, but kept two full-time staff and a gardener to look after it while it wasn’t hosting family or visitors.

Alastair shortlisted three agents for the sale, but there was really no contest. ‘Strutt & Parker understood the house from the start, and had a feeling for what was exceptional about it,’ he says. ‘Our agent, Sam Trounson, really knew his architectural history.’ He quickly spotted that, unusually for a Cotswold house of this period, it has large proportions allowing an abundance of natural light. ‘He also had a feel for how people live in these houses today. He was head and shoulders above the rest.’

The property went on the market at the beginning of May and was sold within a week. It fetched an excellent price. ‘It was all we could have hoped for,’ says Alastair. ‘Although it’s large, there is a modesty to the house that draws you in. It’s quietly distinguished and has risen above being just a lovely old house. Strutt & Parker understood this about Holcombe.’



‘Strutt & Parker understood the house from the start, and had a feeling for what was exceptional about it’

6.8% the Country House Department achieved on average 6.8% over the guide price in 2013

92% increase in instruction numbers during the summer of 2013 compared with 2012

9.65 when asked how likely they would be to recommend us out of 10, our customers gave us an average score of 9.65





*‘We want to take this opportunity to thank you for all your hard work and bright ideas’*

## THE RIGHT CHOICE

When Sir David and Lady Carina Frost first saw Michelmersh Court in Hampshire in 1987, they fell in love with it immediately. It was a foggy day, but as they stood there in the garden looking at the house through the haze, Sir David and his wife knew at once that they had found their future country home.

Twenty-five years later, the house has seen cricket matches between politicians, lunches with world leaders and highly competitive games of football between father and sons, and their guests.

Strutt & Parker was privileged to work with the Frosts, helping to organise the sale of Michelmersh Court in August 2012, via its affiliation with Christie’s International Real Estate. In a note to James Mackenzie and his colleague Edward Lucas, Sir David and Lady Carina said: ‘We want to take this opportunity to thank you for all your hard work and bright ideas.’

By early June 2013, the property had equally enthusiastic new owners who had responded to the same magic felt by the Frosts 25 years earlier.





# HOME COUNTIES

*The Home Counties are often the first step for the migrating Londoner* attracted by their ease of access to London, first-class schools and spectacular countryside. To the north of London, St Albans offers a leafy suburb, with a direct line to St Pancras International taking from 19 minutes. To the south, Guildford enjoys the stunning backdrop of the Surrey Hills and connects with London Waterloo within 34 minutes. Whether it is Hertfordshire or Surrey, Hampshire, South Oxfordshire or Berkshire, the Home Counties offer a country lifestyle within striking distance of the capital. *Mark Jamieson, Strutt & Parker, Guildford*



## KINGSTONE LISLE PARK Wantage, Oxfordshire

At the heart of a magical estate, this Grade II\* Listed Georgian house boasts a fine entrance hall and floating staircase. Outside, a swimming pool, tennis court, gardens and lakes with Ridgeway views; 1,021 acres in all with arable land and woodland hosting an impressive shoot.

Offers in excess of £35,000,000







THE OLD VICARAGE  
Godalming, Surrey

An elegant Grade II Listed vicarage in the heart of Godalming. The property dates back to the 16th century, with a classic Georgian facade.

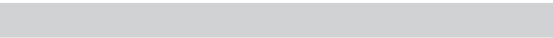
Guide: £2,500,000



STROUDS  
Ashampstead, Berkshire

A magnificent Victorian house, with grounds covering four acres, designed by Natural History Museum architect Alfred Waterhouse.

Guide: £2,350,000



OLD CALLOW DOWN FARM  
High Wycombe, Buckinghamshire

A beautiful period farmhouse with separate cottage and flat set in 36 acres in the Chiltern Hills.

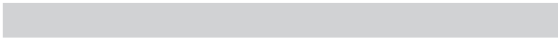
Guide: £2,000,000 **UNDER OFFER**



FRENSHAM HALL FARM  
Haslemere, Surrey

A Georgian property with an immaculate coach house courtyard with incredible gardens and grounds including private lakes.

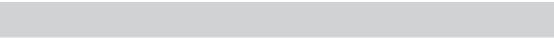
Guide: £3,450,000



THE OLD FARM  
East Sheen, Richmond

This is the most prominent property on the exclusive Fife Road, believed to date back to 1725. It is set in a picturesque conservation area, next to Sheen Common and Richmond Park and has been owned by numerous artistic notables, including Rudolf Nureyev.

Price on application



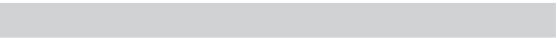




ALBURY PARK MANSION  
*Albury, Surrey*

One of Surrey’s most historically important buildings, Albury Park Mansion predates the Domesday Book and was used as the location for King George III’s coronation banquet in 1761. Today, the Grade II Listed mansion is being restored into 12 luxury apartments.

Apartments from £1,000,000



FIELD HOUSE FARM  
*Essendon, Hertfordshire*

Field House Farm stands in a commanding position on raised ground with a magnificent wooded backdrop.

Guide: £4,000,000



UNICORNS  
*Farnham, Surrey*

An exceptional and immaculate six-bedroom house in a private and established 1.75-acre setting.

Guide: £2,995,000



NALDER HILL HOUSE  
*Wickham Heath, West Berkshire*

A substantial Victorian house with a wealth of natural light and far-reaching views over the Kennet Valley.

Guide: £3,750,000



LIME HOUSE  
*Harpenden, Hertfordshire*

This stunning residence was built three years ago by the present owners with a meticulous eye for style and energy efficiency.

Price on application



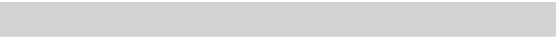




THE DANES  
Little Berkhamsted, Hertfordshire

A private and well-proportioned country house on the edge of a picturesque Hertfordshire village.

Guide: £3,750,000 **UNDER OFFER**



LOWER BOWDEN MANOR  
Pangbourne, Berkshire

An attractive country house and coach house with around 60 acres of gardens and grounds, including a swimming pool and tennis court.

Guide: £3,750,000



BRACKENDENE  
Leatherhead, Surrey

A handsome country house set in stunning grounds on a quiet and private drive. The gardens are a particular feature.

Guide: £3,250,000



HATCHFORD END  
Cobham, Surrey

A magnificent 18th-century country house set in eight acres of land within 27 miles of London.

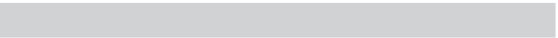
Price on application



BARTLETTS FARM  
Mattingley, Hampshire

An outstanding Grade II Listed timber-framed Tudor farmhouse of 16th-century origins, and a lodge, set in 93 acres, running down to a stream. The property has original features such as exposed beams and inglenook fireplaces. A 17th-century barn sits across the courtyard.

Price on application



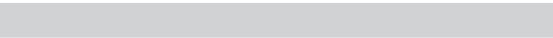




COPSE STILE HOUSE  
Aston Tirrold, Oxfordshire

An immaculately presented Grade II\* Listed Queen Anne country estate, set in magnificent gardens and grounds of 63.8 acres. The house has been extensively modernised and altered by the current owners yet retains its glorious sense of heritage, symmetry and style.

Guide: £4,500,000 (for the whole)



CARFIELD CASTLE  
Bishop's Stortford, Hertfordshire

An exceptional family home with superb flexible accommodation and beautiful landscaped gardens.

Guide: £2,500,000



MORLEY HALL  
Ware, Hertfordshire

A supremely elegant country property. The grounds have a moated island, swimming pool, treehouse and tennis courts.

Guide: £8,800,000



CODICOTE MILL  
Codicote, Hertfordshire

A most attractive and well-presented mill house situated in superb gardens and grounds with fishing on the River Mimram.

Guide: £2,999,000



WHEATLANDS HOUSE  
Finchampstead, Berkshire

A stunning contemporary family home with equestrian facilities, enjoying wonderful views across paddocks and grounds of about 26 acres.

Guide: £2,350,000





COTSWOLDS &  
THE MIDLANDS

*This area mines a rich seam of rolling countryside* running through middle England, enveloping the traditional hunting and farming regions of Rutland, Leicestershire and Northamptonshire in the east through to the Cotswolds and Shropshire in the west. It offers unparalleled road access in all directions, as well as an easily commutable train journey to London and some of the best schools in the country. The best news is that prices have not begun the upward trend that we have seen in the Home Counties – yet!

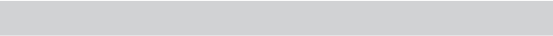
Mark Wiggin, Strutt & Parker, Cotswolds & The Midlands



DIXTON MANOR  
Gotherington, Gloucestershire

A beautiful Grade II\* Listed manor house with commanding views over the Gloucestershire countryside. Also including two cottages, a coach house with accommodation above stables, outbuildings and garden and grounds extending to 95 acres.

Offers in excess of £7,000,000



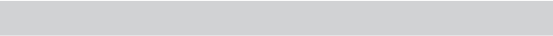




ELKSTONE MANOR  
Elkstone, Gloucestershire

An exceptional manor house in a wonderful edge-of-village setting, with unspoilt countryside views and an indoor swimming pool complex.

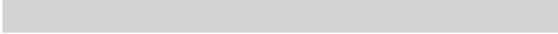
Price on application



LULLINGWORTH  
Stroud, Gloucestershire

An elegant and substantial Listed family house with glorious Cotswold views, situated on the edge of the popular village of Painswick.

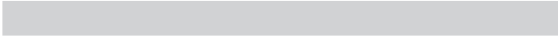
Guide: £2,750,000



WHITTON COURT  
Whitton, Shropshire

An outstanding Grade I Listed estate in the heart of rural Shropshire, set within 74 acres and with a residential portfolio of 16 cottages.

Guide: £2,950,000



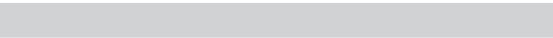




IVY FARM  
West Yatton, Wiltshire

A beautiful property set in its own land on the North Wiltshire/South Gloucestershire border. This immaculate Queen Anne house has excellent ancillary accommodation and beautiful grounds, which include a tennis court, paddocks and pasture.

Guide: £2,500,000



NORTH LUFFENHAM HALL  
Oakham, Rutland

A beautiful Grade I Listed house with fine views over the Rutland countryside. The property has six stables and enjoys a self-contained apartment.

Guide: £3,250,000



MEYSEY HAMPTON MANOR  
Meysey Hampton, Gloucestershire

An elegant Georgian manor house in walled gardens and grounds, with a heated pool, an orchard and a coach house.

Guide: £2,950,000



SHIRENEWTON HALL  
Shirenewton, Gwent

A beautifully presented Listed country house with ancillary accommodation set in parkland with views over the Bristol Channel.

Guide: £3,950,000



OATRIDGE FARM  
Eastcourt, Wiltshire

A quintessential Cotswold farmhouse with consent to refurbish and restore to create a wonderful family house set in 1.5 acres.

Offers in excess of £2,000,000







CAVERSWALL CASTLE  
Stoke-on-Trent, Staffordshire

This historic Grade I Listed moated castle stands on 20 acres of land and boasts a library, billiard room and old dungeon.

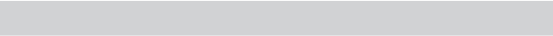
Guide: £3,000,000



HAMPTON FIELDS  
Cirencester, Gloucestershire

A spacious period barn conversion in a wonderfully private rural setting. About 43 acres in all.

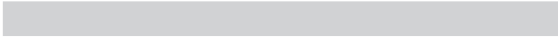
Guide: £2,250,000



CHARINGWORTH GRANGE  
Chipping Campden, Gloucestershire

An exceptional house with outstanding views and early-20th-century extensions situated within the Cotswolds Area of Outstanding Natural Beauty.

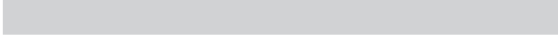
Guide: £4,500,000



COLDICOTE FARM  
Nr Moreton-in-Marsh, Gloucestershire

Set in 42 acres, this 18th-century farmhouse is charming and comfortable with scope for improvement.

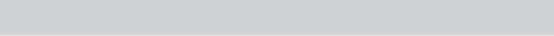
Guide: £2,350,000



COTSWOLDS RESIDENCE  
Cranham, Gloucestershire

An incredible award-winning contemporary home hidden away in a small valley of its own in the heart of the Cotswolds with beautiful private grounds including a lake.

Price on application







### BRADLEY COURT

Wotton-under-Edge, Gloucestershire

An important and historic country house with enormous charm. A blend of Elizabethan and Georgian design and incredible private gardens.

Guide: £2,750,000



### DUNSTALL HALL

Burton upon Trent, Staffordshire

A Grade II\* Listed imposing mansion with gardens, lake, a cricket pitch and parkland covering approximately 85.7 acres.

Offers in excess of £5,000,000







FYFIELD MANOR  
Lechlade, Gloucestershire

Dating from around 1720 and Grade II Listed, this elegant house has a south-facing main facade, a separate two-bedroom cottage and a three-bedroom cottage. The wonderful gardens and grounds include a tennis court, swimming pool and paddock.

Guide: £3,400,000 (for the whole) **UNDER OFFER**



E A S T   &   S O U T H   E A S T

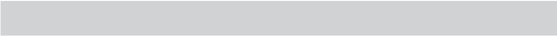
*Buyers are becoming increasingly attracted by the diverse countryside*, good commuter services, established schools and access to the coast this region offers. In Sussex, the South Downs National Park has enticed buyers not only with pretty villages, but also with the knowledge that the surrounding countryside will not be developed. Steady demand for good properties – especially for those between £500,000 and £1,500,000 – has resulted in more competitive interest. This year has also heralded a resurgence of buyers moving from London. Many are seeing country houses within striking distance of the capital as being exceptional value. With a brighter outlook for the UK economy, there is now stronger activity in the country market, and this is resulting in some outstanding sales. *Tim Page-Ratcliff, Strutt & Parker, Lewes*



WOODMANCOTE PLACE  
*Woodmancote, West Sussex*

Documented in the Domesday Book, this is an exceptional Grade II Listed country estate, which has been meticulously restored by the current owners. The manor sits within 149 acres of immaculate gardens and parkland grounds, including a lake and deer park.

Price on application



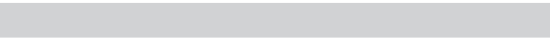




**BRIDGE PLACE**  
Canterbury, Kent

A magnificent Grade II\* Listed Jacobean house of 11,500 sq ft, set in extensive gardens and grounds, with open views towards the Downs. Currently used as a private country club and suitable for a boutique hotel, the house offers great potential.

Price on application



**STUMBLEWOOD**  
Maresfield Park, East Sussex

Designed by Conran & Partners, this is arguably one of the most outstanding contemporary homes in Sussex.

Guide: £3,500,000



**THE MANOR HOUSE**  
Farningham, Kent

A beautifully restored Georgian manor house bordered by the River Darent. Three separate cottages, outbuildings and swimming pool.

Price on application



**STONDON MASSEY HOUSE**  
Stondon Massey, Essex

A fine Georgian family home, which has been sympathetically restored. The 19.5-acre grounds offer substantial outbuildings and a pool.

Guide: £2,150,000



**THAKEHAM MANOR**  
Thakeham, West Sussex

A newly built stone manor house, with panoramic views and a long private drive, set in grounds of approximately 16 acres.

Guide: £6,000,000



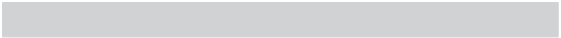




WOOLVERSTONE HOUSE  
Woolverstone, Suffolk

A Lutyens masterpiece in outstanding gardens close to the Orwell Estuary, with an all-weather tennis court and a swimming pool. The house is located on the exclusive Shotley Peninsula, which is bordered by the River Orwell, and London Liverpool Street is an hour away by train.

Price on application





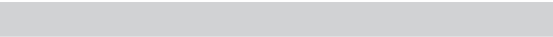


APPLETREE HOUSE

Brancaster, Norfolk

A delightful family home in one of the finest locations in the county, with some of the most stunning views over the north Norfolk coast.

Offers in the region of £4,500,000



POPLAR HALL

Romney Marsh, Kent

The quintessential country estate within an hour of London, providing a stunning rural location with wonderful views over the countryside.

Guide: £2,850,000

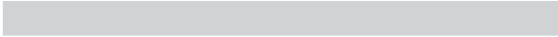


BROOK HOUSE

Treyford, West Sussex

A charming Grade II Listed house in an idyllic location nestled at the foot of the South Downs on the edge of the hamlet of Treyford.

Guide: £2,250,000



HANLYE HOUSE

Cuckfield, West Sussex

A beautiful period family home in an edge-of-village location with countryside views, converted stables, tennis court and swimming pool.

Guide: £2,750,000

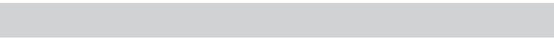


ROOKWOOD HOUSE

West Wittering, West Sussex

Probably the most beautiful house on Chichester Harbour, with a sweeping driveway and landscaped gardens leading to the waterfront. Rookwood Lane connects to the Salterns Way, a wonderful 18km cycle route from the centre of Chichester to the sand dunes of East Head.

Offers in excess of £3,250,000 **UNDER OFFER**



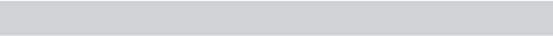




CLIFF HOUSE  
St Margaret's Bay, Kent

A most outstanding small private estate situated on the iconic White Cliffs of Dover with unrivalled views over the Channel.

Price on application



BOYS HALL  
Nr Ashford, Kent

An exceptional Jacobean mansion with superb reception rooms. From Ashford International Station you can reach London in 37 minutes.

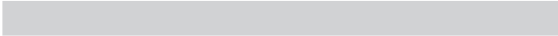
Guide: £2,400,000



ULCOMBE PLACE  
Ulcombe, Kent

A Grade II Listed predominantly Queen Anne house and cottage situated in an elevated position adjoining the parish church.

Guide: £2,250,000





S O U T H   &   S O U T H   W E S T

*For many buyers, the south and south west of England are the perfect areas to enjoy real country life, with beautiful countryside and numerous excellent schools. We also have the traditional pull of outstanding coastlines, fine cathedral cities, historic market towns and villages, as well as independent shops offering great local produce. London is a relatively short distance by train, and the A303 and M3 provide links to the west and east. Prices in the west look increasingly attractive compared to London, and last year in the south west, the average sale price for our properties was 98.4% of the guide price.*  
*Andrew Grice, Strutt & Parker, Salisbury*



THE GLEBE HOUSE  
Bramshott, Hampshire

A classic country house with exceptional proportions, set in 31-acre grounds with outbuildings and views of the South Downs. Offering complete privacy and character, the property boasts notable period features dating back to the Georgian era.

Price on application







NETHERAVON HOUSE

Salisbury, Wiltshire

A handsome and beautifully restored Grade II\* Listed Georgian country house with views over the River Avon.

Price on application

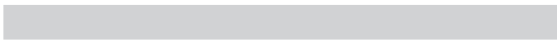


ROWAN HOUSE

Chute Forest, Hampshire

A substantial Regency-style house in the most charming and peaceful countryside in an Area of Outstanding Natural Beauty.

Guide: £3,000,000



OAKLEY FARMHOUSE

Mottisfont, Hampshire

A stunning six-bedroom Listed farmhouse in a beautiful setting alongside the River Test. The property comes with a barn and a workshop.

Guide: £2,500,000



STOCKTON HOUSE

Warminster, Wiltshire

A Grade I Listed Elizabethan country house in a parkland setting on the edge of the delightful small village of Stockton.

Guide: £5,950,000

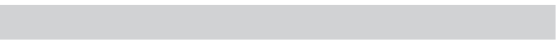


BLISSFORD POOL

Fordingbridge, Hampshire

A beautifully designed family home in the most peaceful and secluded setting, bordering the New Forest National Park. The property has paddocks, woodland and water features, as well as a separate three-bedroom cottage and a stable block, tack room and barns.

Guide: £2,950,000



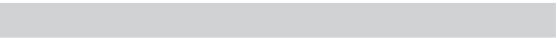




MAMHEAD HOUSE  
Exeter, Devon

A magnificent Grade I Listed late-Georgian house with commanding views along the East Devon coastline. Mamhead House has a fascinating history and there has been a house on this site for many centuries. The ownership has passed through several distinguished families.

Offers in excess of £8,000,000



ST PATRICKS  
Winchester, Hampshire

An exceptional Grade II Listed early-Georgian former rectory. Considered to be one of the finest Georgian homes close to Winchester.

Guide: £3,500,000



WELHAM FARM  
Castle Cary, Somerset

A charming farmhouse, situated in a rural valley with a party barn, separate cottage, stables, swimming pool and tennis court.

Guide: £2,400,000 **UNDER OFFER**



HARES FARM  
Hook, Hampshire

Hares Farm is a classic Grade II Listed Queen Anne farmhouse, totally restored but very carefully retaining all its inherent character.

Offers in excess of £2,500,000



FORTON HOUSE  
Longparish, Hampshire

This country house dates from the late 19th century and has been extensively refurbished and extended.

Guide: £2,750,000







## COMPTON BASSETT HOUSE

Calne, Wiltshire

A substantial house converted from an 18th-century stable block. Highlights include an inner atrium, a Zen garden, steam room and gym. Compton Bassett House also has its own helicopter hangar and is one of Wiltshire's grandest privately owned properties.

Guide: £5,500,000



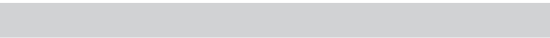


COMMODORES HOUSE

Cowes, Isle of Wight

Arguably the most prominent house in Cowes, situated in the centre of the town on the water’s edge with private mooring and excellent boat shed.

Price on application



BURTON GRANGE

Burton, Wiltshire

This well-presented house enjoys glorious views over its own land on the edge of a charming hamlet.

Guide: £2,000,000

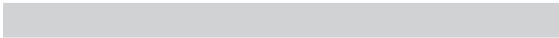


THE MANOR HOUSE

Long Sutton, Hampshire

A Grade II\* Listed manor house originally constructed around 1450, with 1550 and 1874 additions, including medieval beamed rooms.

Offers in excess of £2,000,000



CHURTON HOUSE

Bramshott, Hampshire

A handsome seven-bedroom Georgian-style country house in the tranquil hamlet of Bramshott.

Guide: £3,000,000

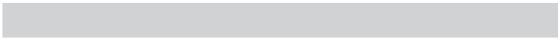


DASSELS

Dulverton, Somerset

Situated on the outskirts of the hamlet of East Anstey, in one of the most attractive, peaceful and unspoiled parts of the country.

Price on application



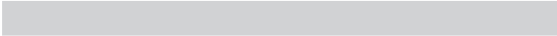




PLAISANCE  
Sark, Channel Islands

An outstanding, open-market, freehold estate on the beautiful and virtually tax-free island of Sark, just off the French coast. Sark has just 600 inhabitants and no cars, and from Guernsey and Jersey airports, London is an hour’s flight away. The property has expansive views over the coast.

Guide: £3,950,000 (for the whole)





N O R T H

*The varied counties of the north offer rugged coastlines, lush farmland with stunning river valleys and barren heather moorland over the upland areas. There are three National Parks on your doorstep, and the region is steeped in history: the ancient cathedral city of York, the Victorian spa town of Harrogate and the architectural treasures of stately homes and castles. The area is served by three airports, while the direct train from York to London Kings Cross takes about two hours. More than half of the houses we have sold in the north over the last 12 months were bought by people from outside the area – a trend that is likely to continue throughout 2013/14. Toby Milbank, Strutt & Parker, Harrogate*



THE BIRCHES  
Tranwell Woods, Northumberland

For space, seclusion and luxury, this 16,500 sq ft house set in about two acres of wooded grounds is unrivalled. Features include a pillared entrance with marbled staircase, swimming pool with a bar, sauna and steam room, a cinema room and a self-contained apartment.

Guide: £4,500,000



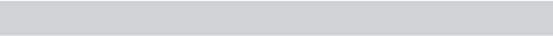




THE HERMITAGE  
Hexham, Northumberland

This is a striking, welcoming and private country house with River Tyne frontage and spectacular outbuildings.

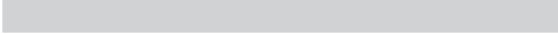
Guide: £2,250,000



BIRLING NORTHFIELD  
Warworth, Northumberland

A Grade II Listed farmhouse and cluster of seven lettable holiday units, located only 400 yards from the stunning Killiecrankie Beach.

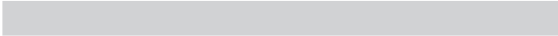
Guide: £2,000,000



LANGDALE HALL  
Melsonby, North Yorkshire

A country house close to the North Yorkshire border with countryside views. The 70-acre grounds include paddocks, lakes and arable land.

Guide: £2,500,000





SCOTLAND

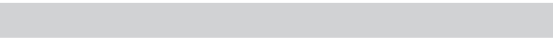
*With superb beaches, spectacular mountains and internationally* acclaimed golf courses, Scotland offers a high quality of life. While you have privacy and seclusion, you also benefit from accessibility, with the most popular properties falling within an hour of an airport. Scotland also has an excellent choice of private schools and high-quality state schools. And with an enormous coastline with wonderful sailing, and numerous whisky distilleries, it's no wonder that over the past 12 months we have seen an upsurge in the number of buyers registering with our offices in Scotland. My tip – buyers should move now and acquire the property of their choice while there is a selection. When the pendulum starts to move in the other direction, it will do so quickly. *Andrew Rettie, Strutt & Parker, Edinburgh*



BLERVIE HOUSE  
Rafford, Forres, Morayshire

An extremely attractive country house estate hidden in the heart of Morayshire. Beyond the principal 16-bedroom house are extensive gardens, including a maze and an attractive loch. Land includes 69 acres of pasture and 116 acres of woodland.

Offers in excess of £2,500,000



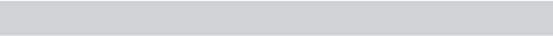




INVEREIL HOUSE  
Dirleton, East Lothian

A superb mansion with stunning coastal views across the West Links Golf Course. The house is approached by a private, tree-lined drive.

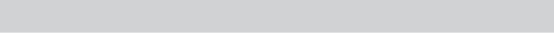
Offers over £2,250,000



HOSCOTE ESTATE  
Roberton, Hawick

An agricultural, sporting and residential estate of 475 acres in the Scottish Borders, with a 10-bedroom house and five cottages.

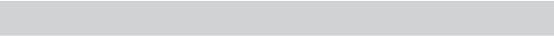
Offers in excess of £2,950,000



MEDDAT FARM  
Kildary, Invergordon, Ross-shire

A commercial farm in the heart of Easter Ross, with 700 acres of productive arable land and an attractive seven- or eight-bedroom farmhouse.

Offers in excess of £4,500,000 (for the whole) **UNDER OFFER**





INTERNATIONAL

*Strutt & Parker is the sole UK affiliate of Christie's International Real Estate, which puts it at the heart of the world's leading network of luxury residential real estate specialists. It's an affiliation that brings together Strutt & Parker's service ethos, expertise and coverage of the UK property market with a global connection to international buyers and markets. Christie's International is an invitation-only network of 127 affiliated estate agents in 42 countries, all of which specialise in high-value properties (\$1 million+). Our affiliation with prime brokerages across Europe, Asia-Pacific, the Americas, the Caribbean and Africa gives Strutt & Parker the power to bring UK properties to the attention of buyers worldwide while giving UK clients expert advice on buying and selling internationally. This relationship goes beyond bricks and mortar. Joining forces with a wholly owned subsidiary of Christie's gives Strutt & Parker a unique relationship with the world's leading art business – an invaluable advantage when it comes to receiving the best advice on any fine art and antiques you may have, alongside your property interests.* *Lulu Egerton, Partner, Strutt & Parker*



CASA DE CAMPO, DOMINICAN REPUBLIC  
*Casa Palapa*

Designed by renowned architect Marco Aldaco, this house has two private beaches and its own dock, as well as a swimming pool, orchards and a private heliport.

Guide: \$16,500,000



NICE, FRANCE  
*Mont Boron*

This property, formerly owned by a famous James Bond, is located in the prestigious Mont Boron area and offers a heated indoor pool and an incredible view of the Bay of Angels.

Guide: €30,000,000



PALM BEACH, FLORIDA, USA  
*La Casa Sin Nombre*

Comprising two residences, this park-like retreat with 150ft of oceanfront and a private beach is set within four acres and is surrounded by verdant tropical gardens.

Guide: \$59,000,000



BORDEAUX, FRANCE  
*Gironde*

Set in eight hectares of parkland, this chateau has striking views over the surrounding countryside and includes a swimming pool, tennis court and ornamental pond.

Guide: €5,500,000

NEW YORK, USA  
*East 93rd Street*

One of Manhattan's most prestigious residential areas, known for quiet, tree-lined blocks and a blend of original mansions and restored 19th-century townhouses.

Guide: \$21,000,000





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