

— THE COUNTRY HOUSE —  
**COLLECTION**

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Front cover: Cold Ashton Manor. Back cover: Southill House, Wyfield Manor, Church Farm House, Inwood Manor. Section illustrations: Studio Posti.

— THE COUNTRY HOUSE —  
**COLLECTION**



**WELCOME** to the Strutt & Parker Country House Collection. I am thrilled to say that this edition comes with a number of added extras! We have slightly changed the format and included what we hope will be a very helpful handbook. This provides ideas on presenting and managing country houses and estates, and includes advice from some of our specialists in the field.

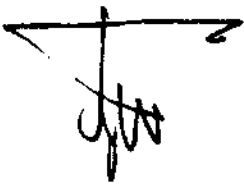
We are also showcasing a larger collection of beautiful properties than ever before. We have grown significantly in terms of the number of high-profile country houses and estates we are dealing with and, to do this well, have added to our team.

Although the amount of properties on offer is growing, our team still believes strongly in providing a superb one-to-one service. We take the time to discuss between us each and every property we are selling and believe in keeping constantly in touch with our clients. Last year 36% of the properties that sold over £2 million through Strutt & Parker had previously been on the market with another international prime country house agent and had not sold.

These are still testing times in the prime country house market, which is why plenty of effort, imagination and teamwork are required to create an outstanding marketing strategy.

Our affiliation with Christie's International Real Estate is going from strength to strength. The country house market has become even more of an international business, although we are starting to see London-based British nationals migrating out of the capital and making the most of the price differentials. Now is without doubt the very best time to be buying a country house, farm or estate.

Please do ask us for further details on any property that might be of interest. Alternatively, just sit back and enjoy every page.



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Key members of the Strutt & Parker team, from left to right: Mark Rimell; James Mackenzie; Nicola Craddock; Sarah-Jane Petherick; Edward Lucas; Olivia McGhee and Luke Morgan

# AT HOME IN THE COUNTRY

**Expert advice is essential in a rapidly changing country house market, as *Claire Coleman* discovered when she met the Strutt & Parker team**

**T**he country house market is changing. New buyers, both UK-based and international, are becoming active, and key locations are now attracting unprecedented levels of attention. But the market has also become less predictable, which makes it more important than ever to seek out the best expert advice.

‘There is not one, single country house market,’ says James Mackenzie, who heads up the Country Department at Strutt & Parker. ‘There are several different markets that are acting independently. If you read the headlines, you’d imagine that property prices are going through the roof across the board, but that’s not really the whole story. London is, of course, on the up and we’re seeing a similar trend in cities such as Oxford, Cambridge, Bristol and Bath. But the country house market is a little bit different. Below the £2 million mark, the market is as strong as ever, but when you’re talking about properties between £2 million and £5 million the market is more challenging. It’s important that sellers have the right strategy in place to appeal to the maximum number of potential buyers.’

## THE KEY PLAYERS

Traditionally, London buyers have played a key role at the top end of the market. However, in the past few years they have been hesitant because of the widening gap in property prices between the capital and the country. ‘Some Londoners were seeing the value of their house increase by £200,000 a year,’

says Luke Morgan, Partner in the Country Department. ‘They were reluctant to miss out on future price growth. But with price increases now beginning to slow for prime properties in the capital, more Londoners are looking to unlock the equity in their homes and move to the country, where they can buy much more for their money.’

However, Londoners are only part of the picture as international buyers are also becoming more active. But it has not always been easy for UK sellers to reach overseas buyers who are genuinely interested in purchasing a country home. Which is where Strutt & Parker can help.

## GLOBAL REACH

‘The good news for our clients is that we have exclusive access to some of the wealthiest overseas buyers through our relationship with Christie’s International Real Estate,’ says James Mackenzie. ‘This prestigious network, which specialises in luxury property, has more than a thousand offices around the globe. As the sole UK affiliate, we can showcase our clients’ properties to a truly international clientele. In two and a half years we have quadrupled sales to international buyers and undoubtedly our association with Christie’s has played a key part in that growth.’

Strutt & Parker has also benefited from the art auction side of the Christie’s connection. ‘We always knew that giving our properties an international presence on Christie’s websites and publications would be valuable, but we hadn’t anticipated how



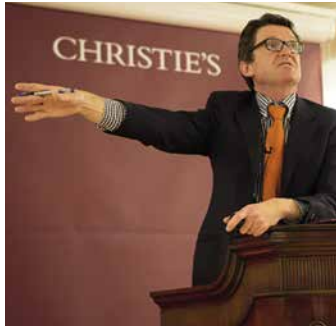
a fine art auction could open up our portfolio to an entirely new group of incredibly good contacts,’ says Mackenzie. ‘Some of the high-net-worth individuals attending these auctions will pick up a £5 million painting for fun and, while they’re there, might well flick through a Christie’s magazine that features our property and be tempted by a very different type of masterpiece – a beautiful country home. These are savvy investors who see prime country houses as a real opportunity.’

LOCAL KNOWLEDGE

Of course, marketing homes of this stature requires an expert, energetic team. ‘Our success is based on the very close working relationship between our office in London and our 33 local offices around the country,’ says Mackenzie. ‘The importance of the local knowledge we have cannot be overestimated. It’s been built up over years of experience and means that we can offer the very best advice to our clients.’

It looks like that expertise will be in demand over the next 12 months as the growth in sales and values picks up speed.

‘I genuinely think that Strutt & Parker is the future of country houses,’ says Mackenzie. ‘This is a company that has always been highly regarded, with a reputation for being trustworthy and hard working. There are many examples of our team giving an honest opinion that initially didn’t win the business, only for the client to come back further down the line and get the sale they wanted. That kind of integrity is absolutely critical when you’re selling some of the country’s most valuable and prestigious properties.’ ●



Above: Christie’s gives unique access to international buyers  
Below: The Strutt & Parker Country Department

What makes us different

NOT ALL ESTATE AGENTS ARE THE SAME.  
HERE ARE SIX THINGS THAT MAKE US UNIQUE

WE GIVE 100% HONEST ADVICE

We put integrity at the heart of everything we do as a business and build relationships based on trust.

WE PUT YOU FIRST

Our team focuses on a smaller number of country houses, taking the time to understand our buyers and the properties that we sell.

WE GET NOTICED

We have one of the best Marketing and PR teams in the country house sector, producing bespoke promotions that get houses noticed and appreciated.

WE TALK TO EACH OTHER

The whole Country Department meets every week, so every colleague can contribute to the marketing of each property. We share buyers and work from one database across all offices.

WE ARE SPECIALISTS

We’re not new kids on the block. As part of Strutt & Parker’s Country Department, we have over 172 years’ combined experience, giving us a unique understanding of the country market.

WE ARE WELL CONNECTED

Our association with Christie’s International Real Estate gives us access to buyers in 45 countries.



Photography: Nick Bailon, Gareth Hacker and Lydia Evans



SIMPLY  
UNIQUE

Everybody’s idea of the perfect country house is unique. For some, it’s an elegant Georgian manor on the edge of a thriving village; for others, an idyllic cottage with a sea view. In the following pages, we take an in-depth look at three outstanding houses – two in the UK and one overseas – that we believe are simply unique. Although they are different in age, design and location, each one has a fascinating story to tell and offers an inspiring lifestyle in beautiful surroundings. So whether it’s a historic Cotswolds house, an eye-catching estate in the heart of Kent or a home in one of Australia’s most magnificent locations, this is your chance to open the door on three truly memorable properties.

‘Each one offers an inspiring lifestyle  
in beautiful surroundings’

James Mackenzie, Head of Country Department



# A place in time

**Nether Worton House began life as a medieval hall and grew to become one of the Cotswolds' most charming houses. *Chris Partridge* pays a visit**

Everywhere you look at Nether Worton House, history has left its mark. From the medieval core of the building to the wings added in the 20th century, it is a fascinating house that has been shaped by colourful characters and national events.

The building has evolved to suit the tastes and the needs of generations of owners. Originally a medieval hall, it wasn't until the 17th century that the house really started to take shape – thanks to the Civil War. William Draper, from a prominent local family, declared for Parliament. He became a colonel in the parliamentary army, fighting against the Royalists, and his fortunes flourished with victory. He was appointed governor of Oxford and elected MP for the county.

He celebrated his success by upgrading the relatively humble medieval structure of Nether Worton House into something far more imposing. It is likely that the works were completed in 1653 as there is a stone inscribed with that date at the front of the house.

The work was extensive. The new building was constructed using local marlstone and cross-wings were added at either end, each decorated with crow-stepped gables. Large, regularly spaced windows were installed, while the roof was stripped off, raised and rebuilt on a single level.

The finished result was a lovely example of the kind of house that was still being built in the countryside at the time that Renaissance architecture was arriving in London. Its mullion-and-transom windows, topped by square drip moulds, battlements and crow-stepped gables, would have been completely familiar to Queen Elizabeth I.

'The original 17th century detailing adds enormous character to the house and has been extremely well preserved,' says Luke Morgan of Strutt & Parker's Country Department.

The work was so successful that the house stayed relatively unchanged for the next 250 years. An 18th-century owner may have been responsible for digging a fashionable ornamental canal at the back of the house, now known as the moat. Legend has it that this is part of a moat that originally defended the entire local village. ►

The enclosed courtyard, with its distinctive stone arch gateway, gives the house additional privacy



Surprisingly, given how unified the house looks, it was extensively reworked in the 20th century by Sir George and Lady Schuster. Sir George, who was a colonial administrator and served as an MP, loved Nether Worton House, lavishing time and money on it. He transformed it into a modern home while taking great care to preserve its historic character.

As well as a porch at the centre of the main facade, Sir George added a corridor running to the wings. This was designed to make it easier to move around the house – one of the less-publicised features of many large period homes is that the rooms open one into another, rather than having corridors, so privacy can be an issue.

‘Life was rather grander when my grandparents lived here,’ says current owner Joanna Clarke, granddaughter of Sir George and Lady Schuster. ‘There were lots of servants, but it is an easily maintained house that can be managed without a lot of staff.’

Extra wings were also added at either end of the house, stretching forwards to help create the forecourt. This is enclosed by a wall and gateway, also dating from the interwar period.

However, a visitor passing through the gateway could be forgiven for thinking that the whole house had been untouched since the 17th century. The same stone has been used, the design echoes the old work and the entire effect is timeless and welcoming.

Inside, the Schuster family continued to update. Period features, such as panelling and plasterwork, were retained, while modern amenities, including bathrooms and dressing rooms, were added. The current decorative scheme is modern and elegant, allowing the architecture to speak for itself.

This is the whole philosophy of a remarkable house – a place that respects the past while being totally compatible with modern living. ●



The architectural and design details, including the front door grille and pepper-pot gazebos, have created a home with great character, while the elegant interior has been sensitively updated for modern family living



*Design classics*  
THREE KEY ARCHITECTURAL DETAILS THAT ADD CHARACTER TO A HERITAGE BUILDING

**CROW-STEPPED GABLES**  
You can just imagine crows leaping up the steps on these gables. They were common throughout northern Europe from the 15th century until the Renaissance.

**FOUR-CENTRED ARCHES**  
Arches over doorways in Tudor times were flattened so the arch could be made wide enough without protruding into the upper storey. The Tudor-style arches at Nether Worton House actually date from the 1920s and 1930s and were put in to suit the existing look of the building.

**MULLIONED WINDOWS**  
Mullions are the uprights and transoms are the cross-pieces in the most widely used type of window from medieval times to the arrival of the Classical style. Mullioned windows are often capped by a square drip mould to carry rainwater round to the side.



From top right: the house has four principal reception rooms; the oak-pannelled dining room; a view from the moated garden



# IN THE MODERN MANOR

**The Denne Manor Estate, in the heart of Kent, combines heritage buildings with a distinctive 21st-century feel, as Ruth Corbett discovers**

**T**he ideal country house estate conjures up a picture of elegance and heritage: a historic building, with impressive furniture and artworks, set in extensive grounds with gardens, paddocks and meadows. On first viewing, The Denne Manor Estate ticks all of these boxes. The manor house itself is Grade II Listed, with a handsome Georgian facade and Dutch gabling, and nestles in 9.3 acres of lush, secluded Kent countryside.

But this estate has an unexpected side. Just a stone's throw from the manor house is Denne Manor Barn,

a timber-framed structure that has undergone an extraordinary conversion. Open the door and you step into a modern space that wouldn't be out of place in super-fashionable Shoreditch. Glass and steel gleam under designer lighting to create a breathtaking interior.

It's only when you meet the owner, Gareth Neame, that the reason for this unique combination of manor house and modern barn becomes clear. He is one of the UK's most successful television producers, responsible for the global phenomenon *Downton Abbey*. So it's hardly surprising that he has an eye for head-turning design.

'I fell in love with the place the instant I turned into the drive,' he says. 'It's the quintessential English house. But I have also always loved a good barn conversion. After trawling half the country looking for the perfect home, I knew I'd found it.'

Neame had a clear vision when it came to creating his ultimate small country estate. He wanted the

manor and barn to work together as an extensive living and entertaining environment that could also be used as separate homes when required.

The trick has been to maximise the appeal and character of both spaces. The manor is full of historic charm – the house is thought to date back to the mid-17th century at least.

Neame recruited interior designer Sarah Allchorn of Style Infusion, having met her on his original house-hunt. 'Sarah was selling her house and I was viewing it. The house wasn't quite what I wanted, but I loved her style and asked if she'd like to come and do my house, when I finally found one!'

The result is a lesson in effortless modern country living. The original oak floorboards and numerous timber beams provide a wonderful backdrop to the new interior scheme. There are antiques, but these are balanced by sumptuous, contemporary pieces; and there are family portraits, but also modern landscapes.

The barn is equally spectacular. Its innovative design makes great use of the open spaces, while

ensuring there are plenty of private living areas. The old cart-bay entrances have been replaced with glazed double doors, which lead into the main reception. This is an almost ecclesiastical space, with beamed ceilings and a pair of matching circular staircases at either end, leading to the bedrooms above.

Designed to provide beautiful accommodation alongside state-of-the-art entertainment systems, the barn has a very different quality to the manor, but the two buildings feel harmonious. Neame gives ►



This picture and left: the converted barn is perfect for living and entertaining





This picture and below: the manor house is surrounded by peaceful gardens and meadows



*In the mix* HOW TO COMBINE DIFFERENT DESIGN STYLES IN ONE PROPERTY

STRIKE A BALANCE

Adhere to the 80/20 rule: 80% of your interior is unified by the same style or concept, while 20% can be used for a little unorthodoxy. A signature piece of modern furniture, for example, can work really well in a rural property.

KEEP IT SIMPLE

Keep your interior design palette neutral, including furniture, to ensure there is a consistent look and feel. You can then use accent colours to highlight any special architectural features, such as beams and alcoves.

GO WITH THE FLOW

Create a sense of continuity by taking one room's wall colour and carrying it into the adjacent rooms with fabrics and furnishings. This provides a seamless visual flow and will help to connect disparate architectural styles.

credit to the previous owners for this fusion of styles, particularly when it comes to the redesign of the barn.

‘They were very sympathetic to the fact that this is a 16th- or 17th-century building,’ he says. ‘I was impressed by it enormously and it remains the best entertaining room that I have ever had.’

It’s clear that a lot of time and effort has gone into the refurbishment of both the house and the barn, as well as the extensive gardens, which were created by award-winning designer Jane Brockbank.

Peaceful outside space is an important part of the appeal of Denne Manor. It is surrounded by 54 acres of farmland (available by separate negotiation),



offering a wonderful opportunity to enhance the privacy and seclusion of the estate.

Nicola Cradock of Strutt & Parker describes the property as delivering the perfect mix of period charm and contemporary living in an idyllic setting. ‘The house is cosy but with a sense of grandeur about it, while the barn is a spectacular, modern entertaining space,’ she says.

Neame has sought to blend the traditional with the new, but insists he is merely completing the work that had already been started before he bought the property. So why, after pouring so much love and affection into the estate, is it now on the market?

‘When I bought it I vowed never to sell, I loved it so much,’ he explains. ‘We were making the first series of Downton Abbey, I had sold my production company the year before and thought I would be able to take more time off to enjoy it all. But with Downton, the workload increased dramatically and the idea of spending more time here, in this stunning house with its idyllic gardens, has simply not been allowed to happen.’

The future might have panned out a little differently to Neame’s expectations, but now a lucky new owner has the opportunity to enjoy the unique charms of The Denne Manor Estate. ●



This picture: the barn blends a heritage exterior with a modern interior  
Left: the charming kitchen in the manor house





# A global view

This historic estate, right on the edge of Sydney Harbour, is one of the world's most desirable homes. *Christopher Middleton* reports

The waterside house has direct access to the beach and views towards Sydney Harbour Bridge

It's the most expensive house ever to find its way on to Australia's property market. The asking price for Elaine, a 1.7-acre waterside estate, is estimated to be set at between \$80 million and \$100 million. It may be a record-breaking figure, but this is a truly unique property. Not only does the grand, Victorian-built residence come with its own ballroom, but its gardens lead down directly to a 143ft stretch of sand – the beautiful Seven Shillings Beach, nestling in Double Bay, on the edge of Sydney Harbour. It's just two miles, as the seagull flies, to the Opera House.

As if that wasn't enough, the historic home, built in 1863, has for 120 years been in the ownership of Australia's most celebrated newspaper-owning family, the Fairfaxs. The Murdoch dynasty may be more high-profile these days, but it was the Fairfaxs who, over the course of four generations, built up a homegrown Australian media empire from nothing – quite literally. John Fairfax had just £5 when he arrived in Sydney from England. But within three years, he and a fellow-investor had saved up enough to buy the Sydney Morning Herald for £10,000.

From that point on, newspaper ink has flowed through Fairfax veins. When John died in 1877, his son James took control of the printing presses and the family fortunes went from strength to strength.

It was the fashion at the time for wealthy Sydney families to buy estates around the harbour. In the 1890s, Geoffrey Fairfax joined them when he bought Elaine for just £2,100.

During the time it has been in the Fairfax family, Elaine became renowned for the tennis parties and ballet performances that took place on its lawns. The actress Joyce Grenfell was a regular visitor, as was Lady Susan Hussey, lady-in-waiting to Queen Elizabeth II (who is also said to have been a guest). No question about it: the house, and its gorgeous grounds, left a mark on everyone who went there.

'I have never seen anything so nice,' commented Lady Wakehurst, wife of the governor-general, as she walked down an aisle of cheering, flag-waving children during a visit to Elaine in 1937.

This was living in the grand style. 'It was just another world,' recalls Anthony Marano, who used ►





to play at the house with the Fairfax children and is now a city councillor. ‘They were serving fairy bread on silver platters.’

The house remains almost unchanged from how it was in the 19th century. Even the trees are more than 100 years old. ‘There’s an advertisement for the house in the Sydney Morning Herald for 1878, and pretty much everything in that ad still applies today,’ says Ken Jacobs of Christie’s International Real Estate, who is handling the sale. ‘Fact is, though, that while it’s a lovely home, the value is in the land as the estate comes with the opportunity to build up to six new homes. Basically, this sale is

unrepeatable. If someone tried to buy up six blocks of land along the beachfront here, they’d never do it because they’d be dealing with six different owners.’

It’s not just the availability of the land that is attracting potential buyers – it’s the view you get from the estate.

‘There’s no doubt that this property is one of the landmarks of Sydney Harbour,’ says architect Howard Tanner. ‘People who go past in their boats, or walk along the beach, look up to the house and see something that evokes an older, rather special Sydney that still survives. These sorts of properties are extremely rare – and Elaine is one of the very rarest.’ ●

Pictures on this page: the house, set in 1.7 acres, was built in the 19th century and has become one of Sydney’s most prestigious homes



## HOME COUNTIES

A circle surrounding the beating heart of London, the Home Counties are renowned for their commutability into the capital. Widely seen as the perfect alternative to urban living, they are a great combination of rural village communities, bustling market towns and satellite cities, such as St Albans. House prices in the region remain buoyant, with demand continuing to outstrip supply. While prices can appear high compared to some other parts of the country, it is not without good reason. With excellent schools, shopping and entertainment, as well as being home to the majority of English airports, it is easy to see why the region is at the top of many people’s wish list.

*‘The perfect alternative to urban living’*

Rozanne Edwards, Associate Partner, St Albans





*Great Nast Hyde House*  
NASTE HYDE, HERTFORDSHIRE

A Grade II Listed 17th-century house in immaculate condition with landscaped grounds. In all, about 10.42 acres.

Guide: £6,750,000



*Ruscombe Down*  
RUSCOMBE, BERKSHIRE

A fine country house with superb commuting links. Extensively modernised to provide an exceptionally comfortable home.

Guide: £2,950,000

*Swait's Farm*  
ECCHINSWELL, BERKSHIRE

A fine country house, with a cottage and equestrian facilities, set in around 15.5 acres of gardens and grounds.

Guide: £3,800,000



*Bamville Farm*  
HARPENDEN, HERTFORDSHIRE

A beautifully presented five-bedroom country house in attractive gardens and grounds, with cottage, situated on the edge of East Common.

Guide: £4,500,000

*Tangley Way*  
BLACKHEATH, SURREY

An exceptional 10-bedroom Arts & Crafts house in a secluded rural location, with gardens designed by Gertrude Jekyll.

Offers in excess of £4,000,000





*Barford Court*

FARNHAM, SURREY

A rare gem in Surrey with five impressive reception rooms, 10 bedrooms and an exceptional rural outlook.

Offers in excess of £3,000,000

*Gairnshiel*

FARNHAM, SURREY

A rare opportunity to acquire an award-winning Huf Haus in excess of 5,000 sq ft on a mature 2.7-acre south-facing site in the Surrey Hills.

Guide: £2,700,000

*Oakenhurst*

THURSLEY, SURREY

A private country house in an exceptional parkland and waterside setting, featuring an indoor swimming pool complex and 23 acres.

Guide: £3,250,000

*The Bury House*

ODIHAM, HAMPSHIRE

A Grade II Listed village house that is set in half an acre in the heart of Odiham, with a self-contained stable flat.

Guide: £2,650,000



*Inwood Manor*

NEAR GUILDFORD, SURREY

A classic eight-bedroom Georgian-style country house, complete with outbuildings, paddocks, woodland and superb elevated views.

Guide: £4,250,000





*Porters End House*  
KIMPTON, HERTFORDSHIRE

An impressive period country house, with seven bedrooms, in a prime rural location 27 miles from Central London.

Guide: £6,500,000



*Rabley Park House*  
POTTERS BAR, HERTFORDSHIRE

A beautifully modernised and extended six-bedroom detached house set in mature parkland with a tennis court, lodge and stream.

Guide: £3,950,000

*Pibworth House*  
ALDWORTH, WEST BERKSHIRE

A prominent, Grade II Listed Georgian farmhouse, with cottage and stables. Set in 15 acres of exquisite gardens and grounds.

Guide: £3,750,000



*Poynders End*  
PRESTON, HERTFORDSHIRE

An imposing Grade II Listed Arts and Crafts home with impressive accommodation in excess of 7,500 sq ft and far-reaching countryside views.

Guide: £2,500,000

*Corble Farm*  
BRILL, BUCKINGHAMSHIRE

Wonderfully located in its own peaceful valley, yet with excellent transport links via the M40 and the Chiltern railway line.

Guide: £2,950,000.





*Churton House*  
BRAMSHOTT, HAMPSHIRE

An imposing seven-bedroom Georgian-style country house in a peaceful location. Includes paddocks, pool and outbuildings with potential.

Guide: £2,750,000

*Wyfield Manor*  
BOXFORD, BERKSHIRE

A magnificent Grade II Listed country house. Set in over 60 acres within an Area of Outstanding Natural Beauty.

Guide: £2,750,000



*Binton Hall*  
SEALE, SURREY

A luxurious modern house in a secluded and elevated position, bordering the Hampton Estate and Surrey Hills.

Guide: £3,750,000

*Linsted Hill*  
NR FRENHAM, HAMPSHIRE

Linsted Hill is a charming family home situated in an elevated position that offers far-reaching views over the surrounding countryside.

Offers in excess of £2,250,000



## COTSWOLDS & MIDLANDS

From the rolling hills of the Cotswolds, through the sweeping farmland of Leicestershire and Northamptonshire, to the dramatic Shropshire Hills, this region is all about unspoilt countryside. Large parts of the region have been classed as Areas of Outstanding Natural Beauty. The local building materials, in particular Cotswold stone, have ensured there is a wealth of beautiful houses and cottages to choose from. Other great advantages are good transport – London is easily commutable from most of our region – and excellent schools. Our buyers are local, regional, London-based and international. The market has strengthened over the past 18 months and there is increased activity at all price levels.

*‘There is a wealth of beautiful houses and cottages to choose from’*

Sam Trounson, Partner, Cirencester





*Cold Ashton Manor*  
COLD ASHTON, WILTSHIRE

An historic Grade I Listed Cotswold manor house with unparalleled views, extensive ancillary accommodation and excellent communication links.

Offers in excess of £4,000,000







*Baxters Farm*  
FYFIELD, GLOUCESTERSHIRE

An enchanting Cotswolds farmhouse with a large barn conversion and magnificent garden with 12 acres.

Guide: £3,500,000

*Warrens Gorse House*  
DAGLINGWORTH, GLOUCESTERSHIRE

A handsome Grade II Listed Cotswold country house that comes complete with two cottages and approximately 20 acres of land.

Guide: £3,250,000

*South Farm*  
CASTLE EATON, WILTSHIRE

A substantial country house in an excellent setting, approached down a long drive, sitting in the middle of its own land.

Guide: £3,250,000

*Briarwood House*  
WINCHCOMBE, GLOUCESTERSHIRE

A beautiful house in a private and tranquil setting that cleverly blends the modern and the traditional to create an outstanding home.

Guide: £2,000,000



*Kingswood House*  
WOODSTOCK, OXFORDSHIRE

A truly exceptional new house extending to over 10,000 sq ft with wonderful, far-reaching views across the Blenheim Estate.

Guide: £4,500,000





### *Pipewell Hall*

PIPEWELL, NORTHAMPTONSHIRE

An elegant, eight-bedroom Grade II Listed hall that has been recently refurbished, with three cottages and 17 acres of gardens and pastures.

Guide: £2,900,000





*Bibury Court*  
BIBURY, GLOUCESTERSHIRE

A beautiful Grade I Listed manor house, dating as far back as 1633, set on the edge of one the Cotswolds’ most attractive villages.

Price on application

*Friars Well*  
BANBURY, OXFORDSHIRE

A delightful Grade II Listed gem, with a cottage and stable flat, situated in wonderful gardens with parkland.

£2,250,000

*Great Brampton House*  
MADLEY, HEREFORDSHIRE

An inspirational and truly exceptional country house that has been completely refurbished since the current vendor’s purchase in 2008.

Guide: £2,100,000

*Woolstaston Hall*  
WOOLSTASTON, SHROPSHIRE

An elegant, Grade II\* Listed house that has wonderful views. Together with a separate black and white manor house, cottages, barns and land.

Guide: £3,900,000



*Field House*  
ABLINGTON, GLOUCESTERSHIRE

An exceptional Cotswold family house in a very private setting, with six bedrooms, an indoor pool and a tennis court.

Guide: £4,000,000





*Kingstone Lisle Park*  
WANTAGE, OXFORDSHIRE

A spectacular estate of over 1,000 acres with one of the most beautiful houses in Oxford at its heart, surrounded by wonderful parkland and gardens.

Offers in excess of £30,000,000



EAST &  
SOUTH EAST

The contrast between residential property prices in London and those in East Anglia, Kent and Sussex has never been as great as it is now. As a result, buyers from the capital are seeing unprecedented value in country properties. After a sustained period of relatively little activity, demand is growing and viewing numbers are increasing right across this diverse region. When we look back on the property market in a few years' time, we will see that 2012 was the trough of the recession. The market has now been improving steadily for 18 months, with larger country houses, farms and estates all becoming more saleable, and some fantastic results being achieved.

*‘Buyers are seeing unprecedented  
value in country properties’*

Tim Page-Ratcliff, Partner, Lewes





*Lock House*  
PARTRIDGE GREEN, WEST SUSSEX

A substantial Grade II Listed country house providing superbly appointed accommodation, set within beautiful mature grounds.

Guide: £6,000,000



*The Salutation*  
SANDWICH, KENT

Edwin Lutyens' Grade I Listed masterpiece is set centre stage in superb gardens in one of England's finest medieval towns.

Guide: £3,500,000

*Dunmore*  
EDENBRIDGE, KENT

A wonderfully proportioned home with extensive equestrian facilities, swimming pool, tennis court and 27 acres, just 30 miles from Central London.

Guide: £4,500,000



*Hill Barn*  
EAST MARDEN, WEST SUSSEX

An impressive and beautifully presented country house set in an exceptionally peaceful location, with seven acres of gardens and paddocks.

Guide: £2,850,000

*Starborough Manor*  
EDENBRIDGE, SURREY

An 18th-century house, set in around 14.8 acres, with extensive accommodation, boasting many period features and excellent commuter links.

Guide: £2,950,000





*Thwaite House*

ALBY, NORFOLK

A truly wonderful old rectory, meticulously refurbished and situated centrally in delightful gardens and grounds in rural North Norfolk.

Guide: £2,350,000

*Sole Street House*

SELLING, KENT

An exceptional country house of magnificent proportions set among beautiful countryside on the edge of a sought-after village.

Guide: £2,400,000 for the whole



*The Old Rectory*

WICKHAMBREAUX, KENT

An outstanding, beautifully presented Queen Anne house with eight bedrooms and a cottage. Located on the edge of the village green.

Offers in excess of £2,000,000

*The Glen*

OLD HEATHFIELD, EAST SUSSEX

A handsome period house with additional accommodation, lying in a peaceful, secluded position, surrounded by its own land.

Guide: £2,450,000



*Eastlands Park Estate*

NR WARNINGLID, WEST SUSSEX

A six-bedroom house and country estate, set in 588 acres, complete with let houses and cottages, within 40 miles of Central London.

Offers in excess of £11,000,000





*Isfield Place*

ISFIELD, EAST SUSSEX

An historic house in beautiful unspoilt countryside with grounds and farmland extending to 312 acres, cottages and buildings.

Offers in excess of £8,950,000 for the whole

*Woodmancote Place*

WOODMANCOTE, WEST SUSSEX

An exceptional and historic country estate with 10 bedrooms and seven reception rooms in a glorious lakeside and parkland setting.

Guide: £7,950,000





*The Manor House*  
FARNINGHAM, KENT

An elegant six-bedroom Georgian manor house, with three cottages and outbuildings, less than 20 minutes from the city.

Guide: £3,950,000

*Hatfield Place*  
HATFIELD PEVEREL, ESSEX

An impressive, Grade II\* Listed Georgian country house set in delightful gardens of approximately 15.8 acres.

Guide: £2,650,000



*Blonks Farm*  
SHIPLEY, WEST SUSSEX

A beautifully restored six-bedroom Georgian farmhouse with exceptional outbuildings, situated in an idyllic, rural setting.

Guide: £3,500,000

*Yaldham Manor*  
KEMSING, KENT

A truly magnificent Grade II Listed manor house of great architectural importance, superbly restored to create 12,000 sq ft of accommodation.

Guide: £3,950,000



## SOUTH & SOUTH WEST

Some fantastic properties have already been launched in our region this year and a number of these were purchased almost immediately. Compared with this time last year, viewing numbers are considerably higher. Offers are also starting to come in, even after first viewings, showing an increasing confidence level. London buyers are once again starting to relocate to the South & South West, as they were before the financial downturn. We are also seeing an increased demand from second- and third-home buyers, who are very much focused on the South West. Coastal properties in Cornwall, Devon, Somerset and Dorset are particularly sought after.

*‘London buyers are once again starting to relocate to the South and South West’*

James Baker, Partner, Exeter





*Southill House*  
CRANMORE, SOMERSET

This Grade I Listed Georgian manor house, reached by a sweeping driveway, is a Somerset gem and includes two cottages and stables.

Guide: £10,000,000





*Church Farm House*  
TWYFORD, HAMPSHIRE

A handsome Grade II Listed village house of 16th-century origin with grounds running down to the River Itchen.

Guide: £3,500,000

*Rookley Manor*  
UP SOMBORNE, HAMPSHIRE

This classic Queen Anne family house has six bedrooms, three reception rooms and ancillary accommodation.

Offers in excess of £2,950,000



*Lyme Bay House*  
BEER, DEVON

A four-bedroom contemporary home with balconies, roof terrace and outstanding views across the Jurassic Coast.

Guide: £2,350,000

*Freelands*  
WINCHESTER, HAMPSHIRE

An elegant Grade II Listed detached Queen Anne residence with seven bedrooms and plenty of history, close to all the amenities of the city.

Guide: £2,700,000



*Rolle House*  
EAST TYTHERLEY, HAMPSHIRE

A seven-bedroom Grade II Listed house, set in 27 acres, with stable block, barn, gardens, paddocks and woodland.

Guide: £3,000,000





*The Bantham Estate*  
BANTHAM, DEVON

A coastal estate with thatched cottages, cobbled streets and a picturesque beach, situated in a totally unspoilt and romantic location.

Offers in excess of £11,500,000



*Garston House*  
SPARSHOLT, HAMPSHIRE

A superb Victorian country house, peacefully situated on the outskirts of a lovely village, with 6.5 acres of gardens and grounds.

Guide: £2,950,000

*Rood Ashton Hall*  
WEST ASHTON, WILTSHIRE

A beautifully presented Grade II Listed family home with eight bedrooms, an indoor swimming pool and orangery, set in about 3.7 acres.

Guide: £2,600,000



*Quarley Down Farm*  
CHOLDERTON, WILTSHIRE

A Grade II Listed farmhouse in classic Wiltshire countryside, set in about 10.5 acres, with six bedrooms and indoor swimming pool.

Guide: £2,500,000

*Atners Tower*  
LECKFORD, HAMPSHIRE

An Edwardian country house with seven bedrooms, commanding an elevated position over the Test Valley with impressive views.

Guide: £4,300,000





*Holt Manor*

HOLT, WILTSHIRE

A charming mini estate with a beautifully restored Georgian manor house that is located in the centre of its own land.

Guide: £6,500,000

*Eaglehurst*

FAWLEY, HAMPSHIRE

This truly unique property on the south coast has one of the finest views in Hampshire and direct access to the water's edge.

Guide: £6,500,000





*The Manor House*  
DITCHEAT, SOMERSET

A Grade II\* Listed manor house set in the heart of a popular Somerset village, three miles from Castle Carey with its mainline train service to London.

Guide: £3,950,000



*Thornhill Park*  
STALBRIDGE, DORSET

A glorious, Grade II\* Listed country house set in an elevated position within its own deer park and with stunning panoramic views.

Guide: £7,500,000



# NORTH

As a region that enjoys beautiful scenery and deceptively good transport links to London and the rest of the UK, the north of England is increasingly sought after by those looking to purchase a property that would cost many times more in the south. With numerous sporting and cultural amenities on our doorstep, the region ticks all the right boxes when it comes to looking for the perfect place to live. With its diverse range of properties – from beautiful coastal cottages with views over secluded beaches, to large country houses that enjoy ultimate privacy but are only two and a half hours from London – the north of England is a highly desirable place to live, work and play.

*‘The north of England is a highly desirable place to live, work and play’*

Claire Whitfield, Partner, Morpeth





### *Grantley Hall*

RIPON, NORTH YORKSHIRE

A Grade II\* Listed house, set in breathtaking parkland, that can be used as a residential house or with potential to be turned into a hotel.

Guide: £5,950,000





*Lawrence House*  
RIPON, NORTH YORKSHIRE

A Grade II Listed six-bedroom family house with formal gardens and outbuildings, situated on the edge of Studley Park.

Price on application

*Langdale Hall*  
MELSONBY, NORTH YORKSHIRE

An impressive country house with far-reaching views, farmland, woodland and extensive equestrian facilities.

Guide: £2,500,000

*Quarry Hill*  
BRANCEPETH, DURHAM

A Grade II Listed Elizabethan manor house with nine bedrooms set in a beautiful, private location near the charming village of Brancepeth.

Price on application

*Firby Hall*  
FIRBY, NORTH YORKSHIRE

One of North Yorkshire's finest country houses. In a superb setting surrounded by gardens, parkland, woods and farmland.

Guide: £4,600,000



# SCOTLAND

While the independence referendum is creating a degree of uncertainty, the prime country house market in Scotland is very much open for business. There has been a significant improvement over the past 12 months. The number of prime sales was up 22% in 2013, while the properties that sold best were in the £350,000 to £700,000 bracket. Scotland boasts magnificent scenery, world-class golf courses, exceptional field sports and a depth of history and culture. As the value gap between the south of England and Scotland continues to grow, we are expecting more buyers from south of the border and further afield to seek out this quality of life and invest in a Scottish country house.

*‘The prime country house market in Scotland is very much open for business’*

Malcolm Leslie, Partner, Edinburgh





### *Arndilly House*

CRAIGELLACHIE, MORAY

A Grade A Listed mansion house that has 10 bedrooms and two cottages, surrounded by sweeping lawns overlooking the River Spey.

Price on application

### *Dornoch Castle Hotel*

DORNOCH, SUTHERLAND

An outstanding opportunity to purchase this B Listed Scottish castle hotel located within the popular town of Dornoch.

Offers in excess of £2,250,000





*The Edge*  
SANDYHILLS, DUMFRIES & GALLOWAY

A stylish, multi-award-winning property that epitomises luxury and state-of-the-art eco living. Cliff-top location with panoramic sea views.

Price on application



INTERNATIONAL

Strutt & Parker is the sole UK affiliate of Christie’s International Real Estate.

This prestigious, invitation-only network spans 45 countries and gives us a unique opportunity to bring British properties to the attention of international buyers, as well as advise our UK clients on buying and selling property abroad.

The European market, in particular, is now showing strong signs of recovery, with the number of transactions rising threefold compared with 2007. Most of this growth is being driven by Asian buyers, who are focused on purchasing homes in Europe. The ‘golden visa’ programmes, granting residency for overseas investors, will further benefit the reviving markets in Greece, Spain and Portugal.

*‘The European market is now showing strong signs of recovery’*

Lulu Egerton, Partner, Chelsea





*USA*  
CHATEAU DE LA LUNE, FLORIDA

A magnificent oceanfront estate on Jupiter Island, with a French-inspired main house and five-bedroom guest cottage.

Guide: \$11,500,000



*Spain*  
CASCADA DE CAMOJAN, MARBELLA

An eight-bedroom villa with guest apartment and a magnificent terrace overlooking a private swimming pool with views of the Mediterranean.

Guide: €8,700,000

*France*  
LANGORIAN, BORDEAUX

A recently renovated chateau set in six hectares of parkland with formal gardens, a guest cottage and breathtaking views towards Langorian.

Guide: €3,200,000



*St Barths*  
VILLA RKK, PETIT SALINE

A uniquely private villa with over three acres of tropical garden, an infinity pool and panoramic views across the bay of Lorient out to the ocean.

Guide: \$25,000,0000

*South Africa*  
FRESNAYE, CAPE TOWN

A contemporary house with two infinity pools and spectacular views across the city and out towards the South Atlantic ocean.

Guide: \$3,800,000



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