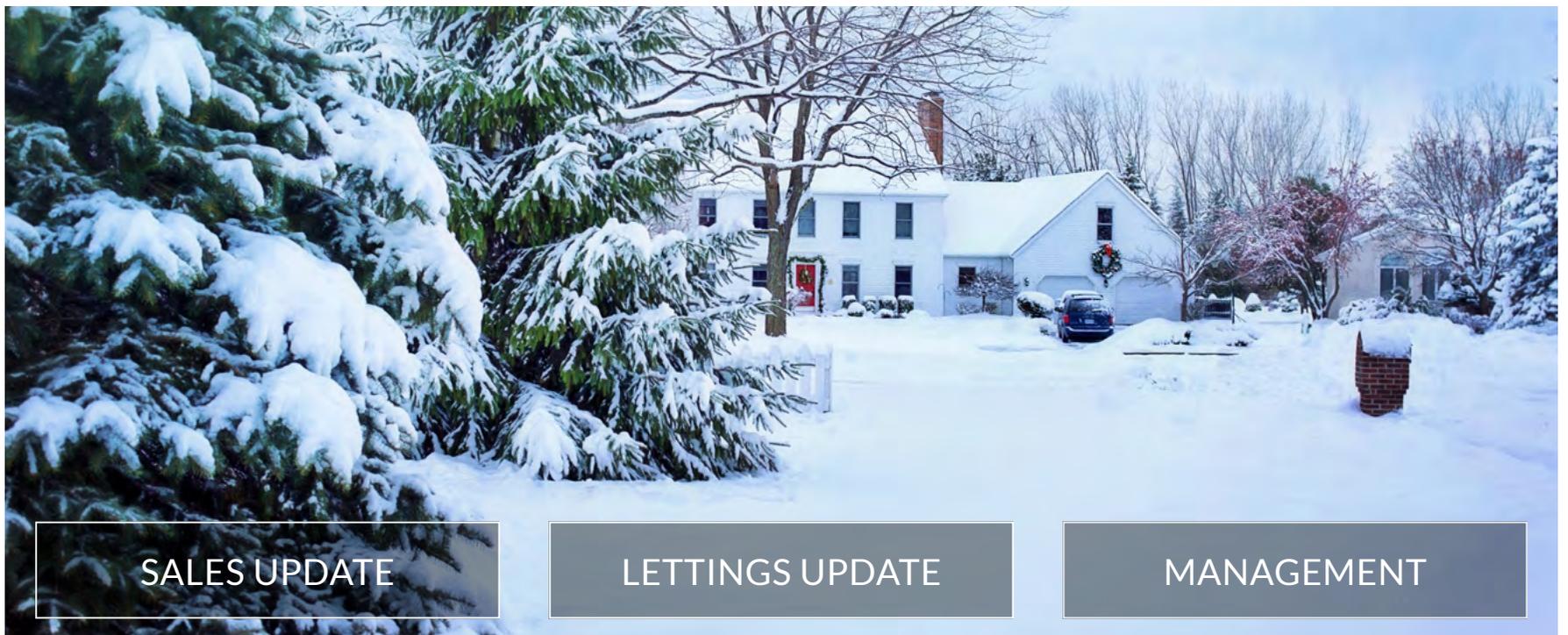




# OUR NEWS

JANUARY 2019

## Property Sales | Lettings | Management



SALES UPDATE

LETTINGS UPDATE

MANAGEMENT

### Focus on what you can control

The first quarter of 2019 is likely to be dominated by the rumblings of Brexit. We can express our opinions, but the outcome and consequences of Brexit are largely out of our control. Decisions you make regarding your property are within your control and whilst politics can affect the market we can actively influence the reaction to it. At the Country House Company our team are able to offer a specialist service which enables us to actively promote our clients properties to the widest most effective audience whatever the state of the market. So if you want to make the move in 2019, ignore the uncertainty about the economy and let us focus on your property with you, to take control and influence the outcome.

**Kate Porter Head of Sales**

For full article please see  
[www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)

### The importance of a professional letting agent

In the past 5 years there have been over 150 new regulations affecting landlords and there are more in the pipeline for 2019. Whilst it is good that the industry is being more tightly regulated and there is a greater focus on safety measures, it does highlight the importance of using a professional letting agent. A key target for the government for 2019 is to rid the industry of rogue agents and landlords, and a new government working group has already been set up to look at ways to improve standards for home buyers, vendors, tenants, landlords and leaseholders. We are members of ARLA Propertymark and we all attend training courses and follow industry updates. We regularly inform landlords on changes in legislation, however if you have any specific queries please contact us.

**Kate Morton Head of Lettings**

For full article please see  
[www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)

### A flexible service

Winter can be demanding and challenging for both tenants and landlords. Whilst your tenants may be very competent, it could be reassuring during these months to have the professional team at The Country House Company on hand to filter calls, react to urgent situations and recommend contractors. Our Management Services allow landlords and tenants access to our dedicated management phone which is monitored by a member of the management team during out of work hours. Our management services can be adapted to suit your requirements. From Full Management through to Response Management or even an annual property management visit and access to our legal expertise throughout the year, we are able to tailor the service to match your requirements. So, to reduce the stress this winter call us now to find the level of service best suited to your budget and property.

**Marishelle Gibson Head of Property Management**

For full article please see  
[www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)

## Winter warnings...

During the winter months contractors in general, and particularly boiler engineers, plumbers and electricians, are very booked up and may not be available. Therefore, landlords and tenants, please take the time to read the following to ensure the chances of a breakdown, water leak or other problems are minimised.

- 01 Ensure that there is plenty of oil, gas and/or other fuels needed.
- 02 Check that boilers have been serviced and are in good working order.
- 03 Chimneys/flues **including Aga and Rayburn flues** should be swept annually.
- 04 Ensure that septic tanks have been emptied.
- 05 Check that white goods are in good working order.
- 06 Check that pipes are insulated with lagging where sensible.
- 07 Pay particular attention to outside taps and it may be worth turning off the water supply altogether to outside taps or at least ensuring they are insulated.
- 08 Check that you are aware of the location of the stopcock and that it works.
- 09 Check the guttering to ensure it is free from blockages and leaves as this reduces the risks of leaks and blockages.
- 10 If there is a persistent cold spell it is advisable to keep the heating on low constantly to prevent pipes freezing.
- 11 Bleed radiators; keeping the heating system healthy is important as low pressure can cause a problem.
- 12 Maintain good ventilation in the property otherwise damp and mould will develop.
- 13 If you are going away remember to leave the heating on to prevent pipes freezing.
- 14 If you are going away it is wise to inform somebody who could check on the property for you. Also, please do remember to tell us or your landlord if you are leaving the property for a long period of time.
- 15 Immediately report or attend to any leaks you may have detected however small, it may seem insignificant but a small drip will often lead to a larger problem.
- 16 Ensure you have torches with full batteries to hand.

**If you smell gas** - Call the Gas Emergency Services on **0800 111 999**

**Water leak** - Turn off water at the mains. Switch off electrics if the water leak is near lights or power outlets.

**Electrical fault** - Check fuses have not blown, circuit breakers are in the 'on' position and that there has not been a power cut in the area.

**The Country House Company  
Emergency Management phone  
07824 467 518**

We have a dedicated out-of-hours phone, manned by the Management Team at The Country House Company, for our landlords and tenants of **managed properties** wishing to contact us in an emergency.

This phone will be checked regularly but not necessarily answered at all hours so where there is a risk to life or damage to the fabric of the property and where applicable please call the emergency services on 999.

## Follow us...

Our dedicated digital marketing team is focused on targeting the right audience for each property, nationally or internationally, alongside proven traditional marketing methods. Follow The Country House Company on Facebook, Twitter, Linked In and Instagram for regular postings on properties, competitions, offers, interesting updates, local events, opinions and much more...



## Here to help...

### Sponsorship 2018/9

Local charity events, gift fairs, school fundraising, The Petersfield Youth Theatre and Hampshire Food Fare are some of the many causes we have supported over the year. Being part of the regional business community providing sponsorship and support for events and charities across the South is very important to The Country House Company. It is one of the aspects of being an essential part of the community that we thoroughly enjoy and often even take part in.

If you have an idea or event that you would like some assistance with then please do call us. We can discuss with you the possible level of support and involvement and even if we are unable to commit to financial support, we can help raise awareness of your event through our social media outlets. So however big or small your plans we are excited to hear about them and happy to help.

**Please call Marishelle Gibson, Head of Marketing on 023 92 633025  
email [marishelle@countryhousecompany.co.uk](mailto:marishelle@countryhousecompany.co.uk)**



## Legislation updates...

We frequently mention the importance of being aware of changes in legislation. It is hard to keep abreast of the changes; many may seem insignificant and yet not adhering to a change in legislation can lead to huge fines, criminal records or in some cases prison sentences. Ignorance is not a defence of the law! So please do call any of the team here if you need advice.

- EPC's
- Tenant Fees
- Electrical tests
- Gas Safety regulations

- Right to Rent
- Issuing Section 21's
- How to Rent Guide

- Legionella
- Data Protection
- And many more...



## NEW TO THE MARKET

FOR SALE



### New Road, Meonstoke

Guide price £1,400,000

**A substantial detached 5 bedroom property with annexe/home office and approximately 3.3 acres of grounds situated in village location within the South Downs National Park.**

This attractive home has been sympathetically extended and refurbished over time by the current owners, blending both traditional and contemporary styling to provide a comfortable arrangement of accommodation over three floors with superb garden or countryside outlook to all aspects.

For full details  
[www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)

FOR SALE



### Crableck Lane, Southampton

Guide price £1,950,000

**A unique and stylish residence positioned within approx. 4.5 acres of grounds around a magnificent lake and within walking distance of the River Hamble.**

This stunning detached residence has been significantly refurbished by the current owners. The property was previously run as a commercial enterprise and is currently configured as three luxurious units. With its residential status it could, in our opinion, be easily arranged to provide an elegant principal residence with ancillary accommodation.

For full details  
[www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)

TO RENT



### Clanfield, Nr Hambledon / Meon Valley, Hampshire

Guide price £895 pcm inclusive of utilities

**A stylish, one-bedroom, detached Annexe on the grounds of a country house, in a popular, South Downs village location.**

Open plan kitchen/living area, separate double bedroom and en suite shower room. Small sitting out area available. Private off-road parking. The Annexe, which is located in a popular village location, on the grounds of a country house, is detached and has been converted to an extremely high standard. Available furnished. An ideal weekend retreat or suited to an individual with local work commitments during the week.

For full details  
[www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)

TO RENT



### Purbrook, Nr Southwick / Hambledon, Hampshire

Guide price £2,750 pcm excl

**A handsome & well proportioned 5 double bedroom family home, enjoying an excellent rural position with easy access to motorway & rail links.**

There is a good selection of reception rooms to the ground floor with an entrance hallway leading to two separate reception rooms, a dining room, eat in kitchen, utility, ground floor W.C and 'dog room' and study. Externally there is approximately 1.5 acres of land mainly lawn with mature trees, a south facing patio and beautiful rural views, plus ample, gated driveway parking and double car port with adjoining lock store.

For full details  
[www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)



# Our clients say...

"Philip and I would like to say a big thank you to your team, but especially to you for the friendly and professional service you have provided. When we embarked on the task of selling our property in Hambledon we did not have high expectations of what we could expect from any estate agent. Based on previous experience with estate agents who have not returned calls, not preceded in a timely manner etc. you have been one hundred per cent on the ball at all times. We have been very impressed by the dedicated work you have put in to see the sale of our property go forward with no glitches, going over and above your remit to fill in the gaps from Solicitors and other parties who have not been so dedicated. We would highly recommend The Country House Company to anyone seeking an Estate Agent. You have a personal and friendly approach which is further complimented by your local knowledge of the area and market trends. Again Thank you, we really appreciate all that you have done."



## SALES

Good estate agency isn't about economics or politics, it's not even all about property; it's all about people. Our team of experts will work closely with you, identifying your ultimate goals and creating a bespoke service just for you using all effective methods to attract a different and diverse audience for your property.

**Please call Kate Porter on  
02392 633 026**

## LETTINGS

We provide a thorough, professional service for property owners considering letting their properties. We do this with attention to detail, letting and managing property for UK based landlords, overseas landlords and the landlords with portfolio's.

**Please call Kate Morton on  
02392 633 020**

## MANAGEMENT

We offer a full management service regulated by ARLA PropertyMark and RICS, managing each property as if it were our own, ensuring that they are safety compliant, regularly checked and that the tenants are able to contact a member of the team at any time.

**For full details please contact  
Marishelle Gibson on  
02392 633 025**



Meet the team...

*"Our area of expertise*



*is in our name..."*