



OUR NEWS

AUTUMN 2019

Property Sales | Lettings | Management



SALES UPDATE

LETTINGS UPDATE

MANAGEMENT

The mellow season of autumn can be a fruitful time and for those with an eye for moving before Christmas there is likely to be a seasonal widening of choice and opportunity as more property naturally comes to the market. But, whilst we cannot expect a frenzy, we do hope the mists of Brexit will be finally lifted, which should mean that we are able to see where we are going for the first time in several years. Employing an property expert makes the most sense for those serious about moving. Take control of your move, explore your options. Call or email The Country House Company for immediate, impartial advice ...the experts you can trust!

Kate Porter – Sales
www.countryhousecompany.co.uk

With a glorious bank holiday behind us, the possibility of an Indian Summer ahead and the hope of Brexit being resolved in the autumn, we enter the next quarter with cautious optimism! We currently have more properties available for let than this time last year and a bank of applicants looking to rent. The Tenant Fee Ban has inevitably had an effect and it is widely reported that rents have increased. Any increase may appear detrimental to the tenant, but is more than compensated for by the reduction in fees. Where legislation is concerned landlords should pay attention to the final section of the EPC legislation which has a deadline in April 2020 – further details in this newsletter. The implementation of this EPC legislation can only be beneficial to all parties as property standards are forced up.

Claudia Hunt – Lettings
www.countryhousecompany.co.uk

We have mentioned before the benefits of having a property managed both for the landlord and the tenant. Much attention is paid to the start of a tenancy, the condition of the property and compliance with safety regulations. It is equally important to pay attention to the end of a tenancy, particularly as disputes can often arise over deposits. With professional management many of these disputes could be avoided. The Full Management Service offered by The Country House Company covers the detail of the check out process including liaising with the tenant a couple of months before the end of the tenancy and guiding them through to the end date. Should there be any dispute raised over the deposit then a member of the team here is professionally trained in the handling of end of tenancy disputes and will help the landlord and tenant through the process.

Marishelle Gibson – Management
www.countryhousecompany.co.uk

End of Tenancy Preparation

Attention paid to proper end of tenancy preparation can save costly disputes over deposits, below is a check list but **please also refer to your Tenancy Agreement for end of tenancy obligations.**

- Ensure the house has been cleaned to same standard as at Check-In. Furniture should be left in correct rooms and all personal possessions removed.
- Pay attention to paint work, including skirting boards, picture rails, curtains rails, door tops, and painted walls.
- Floors should be thoroughly, professionally cleaned as instructed. All pictures to be dusted on all sides.
- Curtains & bedding to be washed/cleaned as appropriate. Vacuum curtains to remove dust/debris. Ensure curtain rails, headers and pelmets are cleaned. Consult the landlord if unsure.
- Carpets to be professionally cleaned, if there has been a pet, fumigation will be required.
- Kitchen cupboards to be washed thoroughly inside, on the top and door fronts.
- Kitchen appliances to be cleaned thoroughly and moved to clean the floor behind. Fridges & freezers to be left defrosted.
- Agas/Cookers to be professionally cleaned. Extractor hood filters should be washed and/or replaced.
- Baths, basins & lavatories to be thoroughly cleaned, disinfected; limescale remover used a necessary.
- Light bulbs to be left in working order and ceiling light fittings should be thoroughly cleaned.
- All windows to be cleaned inside and outside (including conservatories) Any mildew to be removed.
- Chimneys/flues (including Aga/Rayburn flues) must be swept.
- Septic tank to be emptied (if applicable).
- Garden to be left seasonally tidy with grass cut, beds weeded and any garden rubbish removed.
- Patios to be swept and cleaned - this is to include front and back door steps and shaking out door mats.
- All instruction booklets which were supplied with the property should be left there for the next tenants' use.

Join us...



Want to keep up with our latest property finds? Our dedicated 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, local events, opinions and so much more...

Legislation updates...

- 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...

Home, Income, Lifestyle...

...Explore your options

If you are looking for a change of lifestyle, an exciting opportunity to explore different income potential or a combination of both then we have two properties new to the market in the South Downs National Park which could be ideal! West Meon is a sought after village situated on the South Down Way making it incredibly popular for ramblers, cyclists and riders creating a high demand for stop over accommodation for paying guests. Shafts Farm is a family home and an established B&B with DIY livery. Given the enviable location, stables and paddock (approx 8 acres overall) this unique property already offers the opportunity for a lifestyle/income purchase. The accommodation is very well presented, flexible and offers scope for further expansion.



The grounds are a particular feature of the property; approached via a private driveway which leads to the house and then continues onto the yard and stable block, which has power and water, and to the paddock land beyond. Hartsmeon, also in West Meon, is nestled within superb landscaped grounds and whilst not an established business its layout could easily accommodate this facility with 3 ideal guest suites and the perfect area for guests' breakfast and leisure, away from the family living space. The property has been thoughtfully designed and finished to a high specification throughout. Arranged over two floors, the principle rooms are on the first floor to maximise the views over the village and south Downs countryside. The gardens are fully enclosed and beautifully landscaped to include tranquil areas for dining, entertaining or relaxation. There is extensive outside lighting and attractive water features, architectural structures, mature planting and a pretty pond well stocked with waterlilies and bordered by decked area, lawn and summer house. **For full details on both properties please call Kate Porter on 02392 632 275**



NEW TO THE MARKET



FOR SALE

West Meon Guide price **£1,100,000**
A well-presented 5-bedroom detached property with in excess of 8 acres, stable block & established B&B facility. EPC E



FOR SALE

West Meon Guide price **£1,100,000**
This superb architect inspired home offers 2984 sq. ft of elegant accommodation set within private landscaped gardens. EPC D



FOR SALE

Hambledon Region of **£800,000**
This property offers 3,300 sq.ft of area with stunning views and approx 2 acres of paddock land. EPC G



FOR SALE

Hambledon Guide price **£475,000**
This detached bungalow is nestled away from the thoroughfare and set in sunny gardens with detached garage. EPC E



TO LET

West Meon **£2,300** pcm excl
An attractive farmhouse full of character with high ceilings, fireplaces, and spacious accommodation set in an enviable rural location. EPC E



TO LET

Kilmeston **£3,250** pcm excl
Situating in a wonderful rural setting, this detached farmhouse provides stylish and spacious accommodation, and unspoilt views. EPC E



TO LET

Hambledon **£2,500** pcm excl inc inclusive of gardening
An extremely attractive barn conversion, dating from the 16th Century, located in the most beautiful Hambledon countryside. EPC E



TO LET

East Tisted **£1,750** pcm excl
A charming detached 3-bedroom cottage with a large garden, garage and plenty of storage space.



TO LET

Warnford **£1,095** pcm excl
A delightful brick cottage with wonderful views set in the popular village of Warnford. EPC D

Please see our website for full details - countryhousecompany.co.uk



Our clients say...

"During this experience we re-named you wonderful ladies The Number 1 Ladies Estate Agency – Thank you!"

"We'd like to thank you (Pru) and all the team for your professional and friendly service; you certainly facilitated the rental process and it was a pleasure working with you."

"I found everyone at your company very friendly and helpful."



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

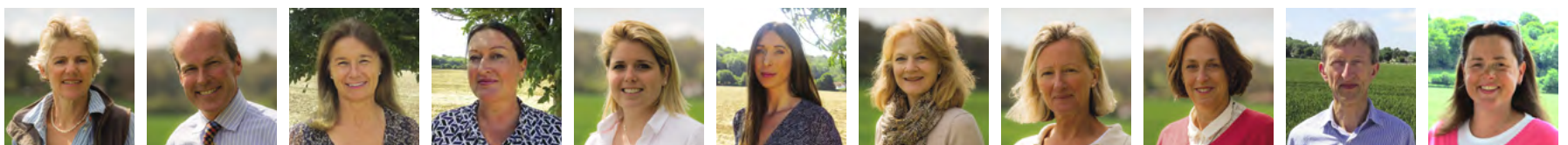
We provide a thorough, professional service for property owners considering letting their properties. We do this with attention to detail, letting and managing property for UK based landlords, overseas landlords and the landlords with portfolios.

**Please call Claudia Hunt on
02392 632 275**

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.

**Please call Marishelle Gibson on
02392 633 025**



Meet the team...

"The experts you can trust..."



02392 632 275