



# OUR NEWS

WINTER 2020

## Property Sales | Lettings | Management



### SALES UPDATE

Economists can only forecast on the basis of past behaviour so the message to the market for 2020 is predictably mixed. The right time to buy and sell a property is when it's the right time for you. Whilst politics and economics continuously effect the market in one way or another, there will be winners and losers in both a soaring and sluggish market. If you plan ahead and look to make a commitment over the long term then the market will inevitably correct itself.

Much time can be lost through delays that could be avoided by an experienced agent who is aware of the finer details of the whole process. At The Country House Company we can advise you on how best to undertake the process and how to help mitigate any risk.

**Kate Porter - Sales**  
katep@countryhousecompany.co.uk

### LETTINGS UPDATE

The start of a new year can bring a rush of applicants and it is at this stage that the years of experience in successfully letting properties ensures that we match the right applicants with the right property. It is not simply a matter of 'first come first serve' or the applicant who offers the most money. We spend considerable time making sure we understand the circumstances of the applicants, their requirements and priorities, not only to enable us to give the landlord a true picture but also for us to know which property will suit the applicant best.

The advantages of securing a reliable, happy, long term tenant are numerous for both tenant and landlord. So, time spent finding the right match is certainly time well spent for all parties concerned.

**Claudia Hunt - Lettings**  
claudia@countryhousecompany.co.uk

### MANAGEMENT

It is particularly at this time of the year that the advantages of having a property Fully Managed by The Country House Company, become most apparent. We send out a list of Winter Warnings to all tenants and landlords in an attempt to reduce risks such as frozen pipes, leaking guttering, and running out of fuel. However, inevitably many of the problems reported to us are unavoidable. Regardless of the circumstances or timing of a problem being reported, we have loyal and dedicated contractors who we use on a regular basis and who generally find the time to make, at least, a hasty repair to prevent further damage pending a full repair. We also have a dedicated management phone, which is answered during out of office hours, to ensure we offer prompt assistance in a crisis!

**Marishelle Gibson - Management**  
marishelle@countryhousecompany.co.uk



# Relax this Winter knowing your property is in safe hands

## Response Management

Winter weather and the Christmas holiday period can give rise to many problems in properties and although we send landlords and tenants winter warnings some problems are unavoidable. To have a property fully managed by the professional team at The Country House Company is the ideal way to reduce the stress of maintenance. An alternative, is to use our Response Management Service during this winter period. Our Response Management Service is intended for landlords who wish to instruct and oversee any maintenance issues themselves. The Country House Company collects the rent and remains the first point of contact for the reporting of any problems, faults etc and then passes relevant details to the landlord who takes over and makes the required arrangements. Both the landlord and tenant have access to our management phone which is answered by a member of The Country House Company management team during out of work hours. We can give help and advice and act as an intermediary between the tenant and landlord.



**Our management services are flexible and can be tailored to suit the property and landlord, so please do call Claudia, Marishelle or Katie on 02392 632275 to discuss further.**

# We will find you the house and help to make it a home

See the new lifestyle section on our website with top tips on designing your home, ideas for the garden, delicious food and even ways to keep fit and healthy.



## Owl Lighting

Experts in lighting design for fine homes and gardens, have shared some secrets with us about how to get the perfect light for your home.  
"When designing a lighting scheme one of the first factors we consider is 'who lives in this house'" - Owl Lighting

## Madeline's Kitchens

The wonderful deli in Petersfield has partnered up with us to share some tips on warming winter food and delicious dinners for all.

## Garden tips

Our very own Pru Bell-Davies demonstrates her horticultural capability and gives us a whole host of tips for how to look after your garden all year round.

## Rebalance Pilates

Rebalance Pilates have given us amazing advice on how to beat the winter blues and stop the urge to hibernate.  
"New Years Intentions can be simple, bite size objectives that will allow you to feel a sense of accomplishment and control"  
Rebalance Pilates

## Celadon Designs

Keeping you updated with seasonal designs tips.



# 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

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**West Meon** Guide price **£830,000**  
A stunning detached, 4-bedroom Grade II listed property with 3 reception rooms and an office/studio.

FOR SALE



**East Meon** Guide price **£500,000**  
A surprisingly spacious property which offers a comfortable arrangement of light and well-presented accommodation. EPC D

SOLD



**Hambledon** Guide price **£500,000**  
This pretty semi-detached 3-bedroom cottage with private parking and south facing gardens EPC D

TO LET



**Milland** **£2,950** pcm excl  
Extremely spacious and versatile detached family house in an idyllic, rural location with lovely views over the surrounding countryside. EPC E

TO LET



**East Meon** **£2,600** pcm excl  
Grade II listed 4-bedroom family home prominently positioned in the centre of the village with plenty of character, stylish interior and enclosed front and rear garden. EPC E

TO LET



**Colemore** **£2,500** pcm excl. inclusive of gardening  
A newly refurbished 4-bedroom detached property with flexible accommodation set in a stunning location with large garden. Now installed with super-fibre broadband. EPC D

TO LET



**Warnford** **£1,290** pcm excl  
Perfectly positioned 4-bedroom village property offering a comfortable arrangement of light and well-presented accommodation. EPC D

TO LET



**Bishops Sutton** **£1,200** pcm excl inc  
A charming 3-bedroom semi-detached cottage with a well-appointed kitchen, wood burners in both reception rooms and enclosed rear garden. EPC E

TO LET



**Cheriton** **£1,100** pcm excl  
Refurbished, semi-detached 2-bedroom farm cottage with a stunning outlook over the South Downs. EPC E





# *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

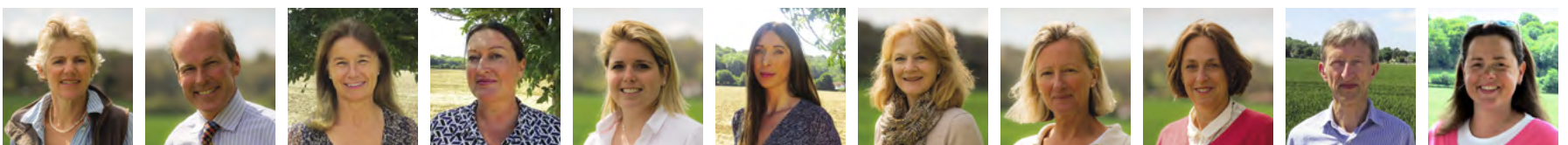
We provide a thorough, professional service for property owners considering letting their properties. We do this with attention to detail, letting and managing property for UK based landlords, overseas landlords and the landlords with portfolios.

**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