

Corporate Services

# Regional area and rental guide



savills

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## Sevenoaks

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£1,000 - £1,300	£1,000 - £2,500	£1,500 - £3,000	£2,500 - £5,000	£4,500+

average price per month

Sevenoaks offers both town and country living, in an exceptionally picturesque corner of Kent. It's a popular location for families with excellent local schools, including grammar schools, and fast train services into London.

### PROPERTY

In town, the houses are largely Edwardian and interwar, and in particular demand are the houses on the private, leafy roads close to the train station. The villages surrounding Sevenoaks offer a good choice of cottages and country houses.

### NEARBY

The town has a great range of amenities, but it is the glorious surrounding countryside that sets Sevenoaks apart. As well as endless walking, cycling and riding opportunities, the area is dotted with grand stately homes including Knole - one of the biggest houses in England - Chartwell, Ightham Mote and Old Soar Manor.

### TRANSPORT

Sevenoaks is next to the M25 with its connections throughout the south east, and Gatwick Airport is about 30 minutes away. Trains into Charing Cross, London Bridge or Cannon Street take about 30 minutes, making this one of the commuter belt's most convenient locations.



## Tunbridge Wells Town

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£1,000 - £1,200	£1,100 - £2,300	£1,750 - £3,000	£3,000 - £4,500	£4,500+

average price per month

Tunbridge Wells has the atmosphere of a fashionable central London 'village' with its stylish pavement cafés, independent shops and fine restaurants. Other advantages include excellent local grammar and private schools and fast connections to London.

### PROPERTY

Houses are predominantly Georgian and Victorian and as much of the town is a Conservation Area, new developments are generally built in a sympathetic style. The cottages and townhouses of the 'old village' area around the high street are popular for their proximity to the train station.

### NEARBY

Green spaces feature highly, both in town with a plethora of parks, and outside with the High Weald Area of Outstanding Natural Beauty. The coast is also nearby, with highlights including the medieval town of Rye and the wonderful beach at Camber Sands.

### TRANSPORT

Tunbridge Wells has direct train services into Charing Cross and Cannon Street in under an hour. The M25 is only 10 miles along the A21 and Gatwick Airport is 22 miles away.



# Tunbridge Wells Countryside & Surrounding Area

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£700 - £850	£1,000 - £1,400	£1,400 - £2,500	£2,500 - £3,500	£3,500+

average price per month

Dominated by the High Weald Area of Outstanding Natural Beauty, the area surrounding Tunbridge Wells is all about unspoilt vistas and picture-worthy villages. The most sought after communities include Wadhurst, Penshurst, Speldhurst, Groombridge, Frant, Matfield and Brenchley. The larger nearby towns and surrounding villages of Cranbrook and Haywards Heath are also very popular due to the choice of excellent schools in the area, including leading private, state and grammar schools.

## PROPERTY

The countryside around Tunbridge Wells offers a wide choice of properties that range from quaint village cottages to Oast house and barn conversions, eco homes to country estates.

## NEARBY

The Common and Dunorlan Park offer swathes of woodland and landscaped areas that extend right into the town centre. The Ashdown Forest and Bewl Water Reservoir are also nearby, as is the picturesque town of Rye and the beautiful beaches at Camber Sands.

## TRANSPORT

Tunbridge Wells has direct train services into Charing Cross and Cannon Street in under an hour. Ten minutes down the line, the stations of Frant, Wadhurst and Stonegate offer easier parking and less rush-hour congestion. The M25 is only 10 miles along the A21 and Gatwick Airport is 22 miles away.



# Reigate

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£1,000 - £1,200	£1,100 - £2,000	£2,000 - £4,000	£2,500 - £4,000	£3,500+

average price per month

Reigate offers a handsome Surrey setting with both family-friendly living and commuter convenience. Its charming high street is lined with great cafés, restaurants and independent shops, and the castle with its attractive grounds is a reminder of the town's historic roots.

## PROPERTY

Houses are mainly Edwardian and Victorian, with a good supply of well-maintained and generously proportioned family homes.

## NEARBY

Reigate's Priory Park is a wonderful place to while away a summer day, with its formal gardens and lake, and extensive sporting facilities. For walkers and cyclists, the town is surrounded by green belt land and the Surrey Hills Area of Outstanding Natural Beauty is on the doorstep.

## TRANSPORT

Train services from Reigate and Redhill run to London Victoria and London Bridge in under 40 minutes, with connections to Brighton. The M25 is to the north, Heathrow Airport an easy drive and Gatwick Airport is directly accessible via the A217.



## Guildford

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£1,000 - £1,600	£1,500 - £2,500	£1,850 - £5,000	£3,000 - £6,000	£5,000+

average price per month

Bustling and historic, Guildford is Surrey's cathedral town, boasting a vibrant centre, excellent shopping and restaurants, and a great choice of local schools. The surrounding countryside is dotted with quieter, but equally popular destinations, including Godalming, Haslemere and the nearby villages of Bramley, Shamley Green, East and West Clandon, Shere and Albury. This corner of Surrey is perfect for commuters, being under half an hour by train from Central London whilst, still offering a taste of country living.

### PROPERTY

Property stock in the town ranges from high-end executive apartments to substantial family homes, while the surrounding villages offer the classic English experience of a small community clustered around the village green. The most sought-after locations within Guildford are the Boxgrove Triangle and Guildown areas.

### NEARBY

There's plenty to do in the town, from theatre to music to exhibitions, while nearby Stoke Park hosts regular events including the Surrey County Show and Guilfest music festival. The neighbouring Surrey Hills area is great for walking and cycling, and there are beautiful stately homes to visit including Loseley House, Clandon Park and Hatchlands.

### TRANSPORT

Local mainline train stations connect to London Waterloo from just 34 minutes. Guildford is 3 miles from the A3 with its fast links into London and around the south east, and the M25 is also close by. For international connections, Heathrow Airport is 15 miles away and Gatwick 32 miles.



# Farnham

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£850 - £1,500	£1,200 - £2,000	£1,750 - £4,000	£2,500 - £6,000	£5,000+

average price per month

A charming market town, Farnham has a picture-postcard centre where long-established independent retailers share the cobbled streets with well-known brands. The town is overlooked by the medieval Farnham Castle, which has a 320-acre deer park featuring a delightful kilometre-long avenue of ancient oaks. Excellent local schools, both private and state, make the area popular with families.

## PROPERTY

Some of Farnham's most historic properties are found on the elegant Georgian terraces of Castle Street, and along the quaint streets of cottages that surround it. The handsome interwar houses within easy walking distance of the station, are much sought-after and in the local villages of Lower Bourne, Frensham, Churt and Rowledge, there is a good selection of family homes and cottages.

## NEARBY

In town there is a lively arts scene with a varied programme of music, comedy, theatre, dance and film. Farnham has some staggeringly beautiful countryside on the doorstep, including the National Trust-owned area called the Devil's Punch Bowl, and the famous Hog's Back Ridge with its sweeping views. There are also plenty of opportunities to indulge in rural pursuits and field sports throughout the Hampshire countryside.

## TRANSPORT

Trains from Farnham, Winchfield and Fleet reach London in under an hour, while the nearby A31 provides fast access to Guildford and London. The M3 is to the north linking with the M25 and bringing Heathrow, Gatwick and Southampton Airports within easy reach.





# Woking

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£700 - £1,200	£1,000 - £1,800	£1,200 - £5,000	£1,500 - £6,500	£2,500+

average price per month

Woking is an idyllic and convenient location, being surrounded by beautiful country villages yet within easy reach of London. Woking and its accompanying villages include a variety of housing types. Currently undergoing a major regeneration around improving local infrastructure and the public realm to create a vibrant town centre. Ensuring that Woking, far from being just a gateway to other areas, becomes a destination in its own right. The surrounding villages such as Knaphill, Horsell, Chobham, Pirbright and Pyrford provide a slightly more rural selection of larger detached houses and smaller, characterful cottages. The conservation areas and riverside locations make these areas charming and sought after.

## PROPERTY

A wide range of accommodation, including flats, houses and cottages, is available in both modern and period styles. This means there is a property to suit every taste and budget.

## NEARBY

Woking is a large town in West Surrey, well within the London commuter belt. It is 23 miles southwest of Charing Cross, just under 15 miles from Heathrow and approximately 25 minutes from London Waterloo. The M25 lies to the east and is easily accessible via junctions 10 and 11. Junction 3 of the M3 lies to the north. Bracknell and Guildford are also within easy driving distance.

## TRANSPORT

A train service runs directly from Woking to Waterloo, with approximately twelve trains per hour and a direct train through to London Waterloo stopping only at Clapham Junction and taking a total journey time of 25 minutes. Woking Station can be found in the town centre.



## West Byfleet & Pyrford

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£700 - £900	£900 - £1,400	£1,300 - £1,750	£2,300 - £6,000	£2,500+

average price per month

West Byfleet is a charming Surrey commuter town with a characterful high street that offers independent shops and high street names. Nearby, on the slopes of the Wey Valley and in an Area of Outstanding Natural Beauty, is the unspoilt village of Pyrford. Both communities attract those in search of green and pleasant surroundings within easy reach of London.

### PROPERTY

From riverside apartments to townhouses, quaint village cottages to large country houses, the area offers an exceptionally diverse mix of properties.

### NEARBY

Lovers of golf have a wealth of excellent courses to choose from in this corner of Surrey. As well as stunning countryside, the local area boasts two of the region's leading racecourses - Sandown Park and Kempton Park. The beautiful house and gardens of RHS Wisley are also close by.

### TRANSPORT

West Byfleet mainline train station has a service to London Waterloo in around 40 minutes, and Central London is 21 miles away via the A3. The M25 is also nearby, putting Heathrow and Gatwick Airports within easy reach.



## Weybridge & Walton-on-Thames

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£1,000 - £1,500	£1,500 - £2,750	£2,750 - £5,500	£2,800 - £18,000	£7,000+
<small>average price per month</small>				

Weybridge and Walton-on-Thames lie within the borough of Elmbridge, an area that's been called 'The Beverly Hills of Surrey'. Highly sought-after by families and young professionals alike, these attractive towns offer an excellent range of amenities - from shopping to eating out - within an easy commute of Central London.

### PROPERTY

Many desirable homes are found within the area's numerous private estates. St George's Hill spans 900 acres, includes a championship golf course and is surrounded by some of the UK's most expensive homes. Walton-on-Thames features the private estates of Burwood Park and Ashley Park, with their grand family homes in high demand from London and international buyers.

### NEARBY

Close to Weybridge is the world-famous Brooklands Racing Circuit - the museum has everything from classic racing cars to the first Concorde. Racing of a different kind is on offer close to Walton-on-Thames at both Sandown Park and Kempton Park. Golf is also in plentiful supply, with some fine courses dotted around the surrounding countryside.

### TRANSPORT

The area is extremely well-served by major roads, with the A3 and M25 offering quick and easy access to Central London, Heathrow and Gatwick Airports, and the wider south east. Direct trains to London Waterloo take under 30 minutes.



## Cobham & Oxshott

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£900 - £1,200	£1,300 - £2,500	£2,500 - £4,500	£5,000 - £8,000	£9,000+
<small>average price per month</small>				

Cobham and Oxshott are located in the popular and prestigious Elmbridge Borough. Cobham offers a fantastic array of shops amongst a busy village high street. This village oozes charm, character and a wealth of history. Oxshott is a smaller quaint village which houses your typical butcher, post office and public house. Oxshott is the home to some of the best prime locations such as Birds Hill Drive and Princes Drive. You can really achieve the best of both worlds of country and town living.

### PROPERTY

Alongside a superb range of period cottages and family homes there are is a great array of new build properties. The Cobham and Oxshott area has a wealth of prime property. The very best locations include the Crown Estate, Fairmile, Eaton Park and the Oxshott Way estate which are all private and gated developments.

### NEARBY

Within Cobham and Oxshott's semi-rural setting are some fantastic woodland walks including Oxshott heath, Ockham Common, The Tilt and Downside Common There is a number of wonderful parks and gardens including RHS Wisley, Painshill and Claremont. Located in Cobham High Street you will find some great restaurants and cafés. Amongst them you will find The Ivy Brasserie Cobham, Coppa Club and Grappelli Cobham.

### TRANSPORT

Trains from Cobham and Stoke D'abernon and Oxshott train stations reach London Waterloo in 40 minutes. Travelling from Leatherhead via train gives a choice of getting into London Waterloo and London Victoria. Easy access to the M25 offers a fast route to London Gatwick airport (34 minutes) and London Heathrow (42 minutes). The A3 offers a quick and direct route into the centre of London.



## Effingham & The Horsleys

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£875 - £1,000	£1,000 - £1,250	£1,950 - £3,500	£4,000 - £8,000	£10,000+

average price per month

Effingham and The Horsleys are villages located on the outskirts of Guildford. They offer a semi-rural environment with easy access to the surrounding villages. These villages offer a quiet and quaint area surrounded by a large amount of green space. This area is specifically renowned for good – outstanding ofstead rated schools such as St Teresa's, Cranmore, Manor House, The Howard Of Effingham and Eastwick.

### PROPERTY

Properties within this area are mainly 3-5 bedroom family homes. You will usually find a more characterful style in this area including a selection of thatched roofed homes. Some of the more prestigious roads in the area include Beech Close, Springfield and The Warren where you will find some of the most breathtaking viewings over the Surrey Hills.

### NEARBY

Effingham and Horsley have some fantastic golf courses such as The Drift and Effingham Golf Club. There are some excellent equestrian facilities and livery stables in the area. Nearby are some fantastic walks and National Trust trails including Polesden Lacey and Norbury Park. Neighboring villages include Ockham, Clandon and Guildford.

### TRANSPORT

Trains from Effingham Junction and Horsley reach London Waterloo in 45 minutes. An easy connection to the A3 links you to Ripley, Guildford, Cobham and the surrounding areas.



## Esher, East Molesey & Claygate

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£800 - £1,200	£1,750 - £3,000	£2,500 - £3,500	£3,500 - £8,000	£6,500+

average price per month

Esher is a small but perfectly formed town that offers nature, space and a wonderful quality of life. Neighbouring Claygate is as green as it is well connected and popular for its charming shopping, cosmopolitan restaurants and country pubs. East Molesey, sandwiched between the Thames and the River Mole, is characterised by quirky shops, antique stops and great eating and drinking. Thames Ditton combines many of the aspects of its neighbours, whilst sitting on the banks of the Thames across from the wonderful grounds of Hampton Court and its Palace. All four communities are close to excellent schools, state and fee-paying, and have fast links into Central London.

### PROPERTY

This part of Surrey has some of the county's most expensive properties – both old and new, with many on gated private estates – and also offers a good stock of charming cottages, townhouses and traditional family homes.

### NEARBY

The area's woods and commons provide a wonderfully green backdrop to each of these affluent towns and there are plenty of local heritage sites, including Hampton Court Palace and Claremont Landscape Garden – both wonderful family days out. There are also a great many sports and leisure clubs in the area, as well as major venues such as Esher Cricket Club and Sandown Park racecourse.

### TRANSPORT

Esher and Claygate both have train links into London, with Waterloo just 23 minutes from Esher. The M25 is nearby, connecting quickly to the M4 and M40, as well as Heathrow and Gatwick Airports.



# Sunningdale, Virginia Water & Ascot

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£1,100 - £1,300	£1,500 - £2,250	£2,000 - £7,500	£4,000 - £10,000	£5,000+
<small>average price per month</small>				

These affluent areas west of London are home to some of the most desirable real estate in the country. With its wonderfully green setting, world-renowned championship golf courses, ultra prime properties, exceptional schools and also being home Ascot Racecourse - this is an area popular with the international market and families moving from Central London, which is less than 30 miles way.

## PROPERTY

The most exclusive address locally is the Wentworth Estate, which is part of the championship golf course, while Sunningdale boasts a wide variety of ultra-prime homes, from period country houses to contemporary mansions. Ascot and Virginia Water are also characterised by grand family homes and the area as a whole offers a good choice of high quality townhouses, cottages and apartments.

## NEARBY

Beautiful open spaces abound, from the manicured perfection of Wentworth and The Berkshire and Sunningdale golf clubs, to the grandeur of Windsor Great Park and the wilds of Swinley Forest. Ascot Racecourse, the setting for Royal Ascot, is another local highlight and fixture on the social calendar, along with polo at Smith's Lawn and Guards Club. Virginia Water Lake is a fabulously scenic local attraction, popular with walkers and cyclists. Day-to-day, Sunningdale, Windsor and Ascot all offer excellent shopping and a great choice of cafes, restaurants and bars.

## TRANSPORT

Stations at Sunningdale, Ascot and Virginia Water provide fast, frequent trains into London Waterloo, with journeys taking around 45 minutes. The nearby M3 and M25 put Heathrow Airport within easy reach, as well as Central London and the wider south east.



# Windsor, Old Windsor & Eton

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£1,100 - £1,400	£1,400 - £2,500	£1,700 - £3,250	£2,500 - £5,000	£5,000+

average price per month

A royal castle, one of our oldest public schools and a particularly scenic stretch of the River Thames - it doesn't get much more quintessentially English than Windsor, Old Windsor and Eton. These historic and affluent towns are just a 30-minute train ride from Central London, making this area an exceptionally attractive proposition for commuters.

### PROPERTY

There's a wide variety of properties on offer: ancient cottages closer to the high streets, neat Victorian and Edwardian Terraces on the fringes of town, and a handful of modern riverside developments.

### NEARBY

Stylish cafes, shops and restaurants are in abundance in the communities of Old Windsor and Eton, and the river that separates them has lots of opportunities for boating, walking and cycling. Windsor Castle - the Royal Family's preferred residence in the south east - dominates the old town and borders the 5,000-acre deer park, which is hugely popular with runners and dog walkers.

### TRANSPORT

Two train stations - Windsor Central on Crossrail (via Slough) and Windsor Eton Riverside - offer direct journeys into Central London of around 30 minutes. The M4 and M25 are close by and Heathrow Airport is just a 15-minute drive.





# Reading

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£900 - £1,300	£1,200 - £2,000	£1,500 - £2,500	£1,700 - £3,000	£2,000+
<small>average price per month</small>				

As one of the south east's largest towns; Reading is a vibrant and convenient location for business and to live. Surrounded by the Berkshire and Oxfordshire countryside, yet with less than 30 minutes commuting time to London.

## PROPERTY

The Reading office covers the best parts of Reading and the surrounding areas; Wokingham, Arborfield, Swallowfield, Theale to name a few. There is a mixture of new build apartments and homes along with more traditional property in the surrounding villages.

## NEARBY

Reading is known for the famous Reading Festival which happens each year. But is also a city of the future, combining a strong economy and great career opportunities with an exciting lifestyle offer. In the town centre there are lots of shops and restaurants and for those with families there are good state and independent schools to look at. Additionally there is the University of Reading which was established in 1892.

## TRANSPORT

The town centre has excellent public transport infrastructure, connecting to the local towns of Maidenhead, Newbury and Wokingham. Reading train station provides direct access to the national rail network, with fast trains running to London Paddington from 26 minutes. With the arrival of Crossrail, Reading has never been more connected to London. Other communication links are excellent with the M4 motorway connecting Reading with London and the West Country. London Heathrow Airport is approximately 55 minutes by Rail-Air bus link, running up to every 20 minutes. A wide range of local amenities include; the Oracle shopping centre housing many well-known high street brands, Reading Football Club, Reading University and many bars and restaurants.



# Newbury

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£875 - £1,250	£950 - £1,600	£1,400 - £3,500	£1,800 - £4,500	£4,000+
<small>average price per month</small>				

Newbury is an affluent market town set along the banks of the River Kennet and the Kennet and Avon Canal. The town has a fresh, rural atmosphere combined with great shopping facilities and attractions. The retail offer is a good mix of well-known high street names, local independents and the Parkway, an open street development in the heart of the town. There are excellent schools in the area for all ages including many state and private, primary and secondary schools, just some of those are St. Bartholomew's and Park House Secondary Schools as well as Cheam, St.Gabriel's, Downe House, Elstree and Horris Hill.

## PROPERTY

Modern town centre apartments and houses, within walking distance of town centre amenities and the station. Beyond the town are rural cottages and larger estate houses available in smaller villages and remote rural spots.

## NEARBY

There are plenty of restaurants around the area to satisfy your palette so why not take to the town and explore the amount of food on offer. The Corn Exchange arts centre provides a wide variety of entertainment and Vue cinema is also close by. The countryside surrounding Newbury is part of the North Wessex Downs Area of Outstanding Natural Beauty. The Kennet and Avon Canal runs right through the district from the outskirts of Reading to Hungerford. Newbury is home to a top class racecourse as well as some of the country's finest racing stables. If you like to spend time on the golf course, coarse fishing or strolling along the banks of the Kennet and Avon Canal, cycling or cantering over the rolling Berkshire Downs, there is plenty to offer everyone.

## TRANSPORT

Offering great transport connections, trains from Newbury to London Paddington take from 42 minutes. The A34 links the town with the M3 to the south at Junction 9, M4 Junction 14 to the north, then Oxford and the M40 beyond.



# Winchester

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£850 - £950	£950 - £1,100	£1,200 - £1,450	£2,500 - £3,000	£3,000+

average price per month

Once the ancient heart of the United Kingdom, Winchester is a quintessentially English city. From its historic walls to the wooded valleys and patchwork of farmland that surrounds the town, it's a delightful setting. With a wide range of amenities and excellent choice of schools, Winchester offers one of the highest quality lifestyles to be found in the UK.

## PROPERTY

There is a wide variety of property on offer, with the most characterful within the town's walls including the Barracks area, Cathedral Close, Winchester College, Kingsgate, the Riverside and St Cross.

## NEARBY

Winchester has a wonderful mix of boutiques, restaurants and cafés, plus an excellent year-round cultural programme with highlights including top class literary festivals, exhibitions and theatre productions. There are splendid walks through the cobbled streets around the Cathedral, the water meadows and on to St Catherine's Hill.

## TRANSPORT

Winchester is approximately an hour by train to London Waterloo, while the M3 makes both London and Southampton readily accessible. Southampton International Airport is close by along the M27, as are the South Downs and the New Forest.



# Bristol

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£800 - £1,050	£1,100 - £1,600	£1,400 - £3,750	£2,000 - £4,500	£2,500+

average price per month

Nestled between Gloucestershire and Somerset, Bristol is the gateway to the South West and is winner of many an accolade including 'most liveable city in the UK' and more recently 'the best city in the UK to live in, thanks to its great shopping, great scenery and great social scene.' Low unemployment, highly varied housing, good schools, vibrant culture and having a strong sense of being independent, combined with being only ever 20 minutes from fantastic countryside, really does mean that living there ticks all the boxes.

## PROPERTY

The appeal of the property in the city is broad; the cosmopolitan 'village' feel of Clifton, the leafy neighbourhoods of Stoke Bishop, Sneyd Park, Henleaze and Westbury on Trym hold massive appeal. There is Victorian splendour in Redland or Cotham and contemporary living in the industrial floating harbour with trendy new build apartments or even converted warehouses. The beauty of Bristol lies in even the outlying villages which are never more than a short drive away.

## NEARBY

Bristol is renowned for its green spaces and Clifton is no exception with The Downs, quite literally on your doorstep. The city takes its cultural scene very seriously as well as providing a summer of events with various festivals from the internationally recognised, Bristol Balloon Fiesta to the Harbourside Festival. Nearby villages in the surrounding area such as Abbots Leigh or the Chew Valley offer the best of suburban life with rail and road communications on the doorstep.

## TRANSPORT

Train services to London Paddington take around 90 minutes, with the introduction of the hi speed-trains this is set to reduce in 2018. Bristol has enviable links to the rest of the UK being placed at the M4/M5 interchange and the airport is less than 30 minutes away with access to Europe and beyond via connecting flight, with new routes are being added continually.



# The Cotswolds

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£750 - £1,400	£900 - £2,500	£2,500 - £5,500	£3,500 - £10,000	£4,500+

average price per month

When Londoners are seeking a slice of rural bliss, they head for the Cotswolds. Highly fashionable and wonderfully green and pleasant, this area is characterised by its distinct yellow limestone buildings that has come to be known as ‘Cotswold Stone’. Designated as an Area of Outstanding Natural Beauty, the Cotswolds spans several counties and includes the unspoilt market towns of Chipping Norton, Stow-on-the-Wold, Ledbury and Winchcombe.



## PROPERTY

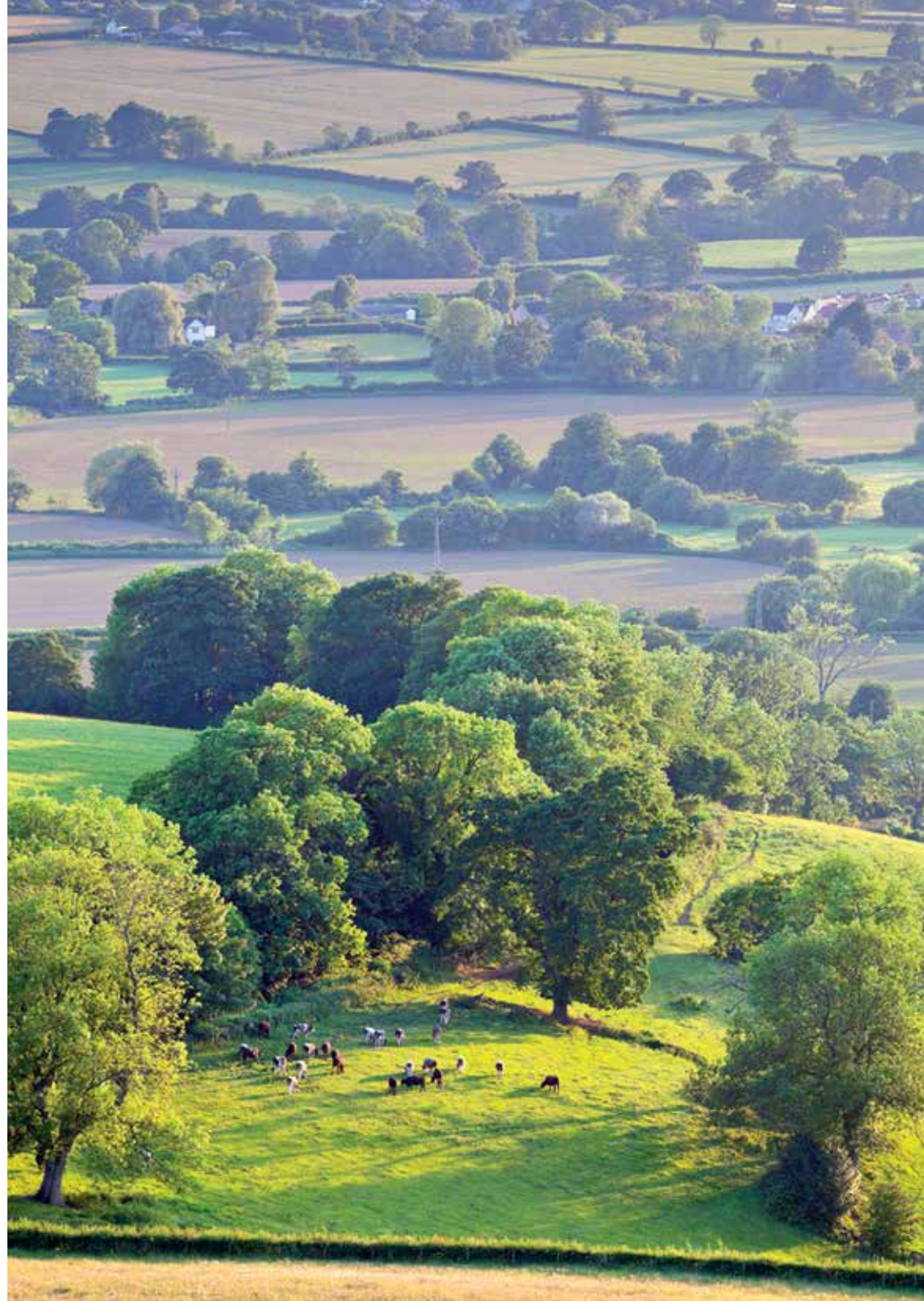
From pretty towns to unspoilt countryside, the Cotswolds has property that is almost universally charming. Cottages, village houses, rectories and manors with expansive grounds – there are options to suit every budget.

## NEARBY

This is an area that appeals to those who like plenty of countryside and culture with their property. As well as mile after mile of rolling countryside to walk, cycle or ride through, the Cotswolds has a thriving arts and cultural scene with numerous galleries, theatres and stately homes to explore.

## TRANSPORT

The Cotswolds are well served by mainline train services. Travel time to London Paddington is, on average, an hour and there is a direct link to Heathrow Airport.



# Oxford, North Oxford, Summertown & Jericho

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£1,000 - £1,800	£1,200 - £3,000	£1,500 - £3,500	£2,000 - £4,500	£4,500+

average price per month

Famous for its world-renowned university and the town's ornate, honey-coloured architecture, Oxford is a historic wonder that also manages to be a practical, modern city. It has great shopping, wonderful restaurants and a lively nightlife, as well as unique charms, such as punting on the River Isis and picnics on the college lawns in the summer. And, as befits a revered centre of learning, the local schools are excellent.

### PROPERTY

Oxford - particularly the area around North Oxford - has many large villas that make grand family homes. The city also has a wealth of townhouses and apartments - many in beautifully preserved listed terraces.

### NEARBY

With so much going on in Oxford, it can be easy to forget that the surrounding countryside is some of the most beautiful in the UK. Cultural highlights include the world-class collections at the Ashmolean and Natural History Museum, theatre and opera at the New Theatre and Oxford Playhouse, plus an ever-changing bill of concerts and events at venues around the town.

### TRANSPORT

Train services to London Paddington take approx. 60 minutes from both Oxford Station and Oxford Parkway Station and 45 minutes from Didcot Parkway. The M40 provides fast access to London and Birmingham, while Oxford Airport has flights to Belfast, the Isle of Man and Jersey.



# Henley-on-Thames

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£800 - £1,200	£1,200 - £1,900	£1,500 - £2,300	£2,000 - £3,000	£2,800+
<small>average price per month</small>				

Henley-on-Thames offers elegant, family-friendly living in a community that makes much of the riverside setting. It has the feel of a classic English country town with its market square and historic architecture, and is the scene each year of the world-famous Henley Royal Regatta. Local state and independent schools are highly regarded and include The Oratory and Wellington College.

## PROPERTY

Property in the town spans a wide range of eras, from Tudor cottages and Georgian townhouses to Victorian villas and Arts and Crafts houses. Properties with river views or river frontage are always highly sought-after.

## NEARBY

Henley-on-Thames has a great mix of independent shops - from produce to fashion, alongside high street names such as Waitrose. The town's culinary scene is excellent and just a little further afield are gems such as the Fat Duck at Bray and the Manoir Aux Quatre Saisons at Great Milton. For stately home lovers, the exquisite scenery that surrounds the town is dotted with estates including Stonor Park, Greys Court and Mapledurham House.

## TRANSPORT

Trains from Henley-on-Thames reach London in about 55 minutes, and the town is close to Junction 8/9 of the M4. Just to the north is the M40, linking to Birmingham and the Midlands.



# The Villages & Towns around Henley-on-Thames

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£1,000 - £1,500	£1,200 - £2,250	£1,400 - £3,500	£2,750 - £12,500	£4,500+

average price per month

Henley-on-Thames is surrounded by idyllic villages and small towns popular with those who want to be a little closer to nature, while still enjoying easy connections to Henley and London. To the north and west are the hamlets of the Hambleden and Stonor Valley with their ancient stone buildings and stunning open views. Along the Thames are the popular towns of Shiplake, Wargrave and Sonning-on-Thames. To the west are the villages of the South Oxfordshire countryside, featuring a great mix of properties - from grand to cosy - and some wonderful country pubs.

## PROPERTY

Across such a wide area, the property options are correspondingly broad. Examples include village properties from the Tudor era, centuries-old brick and flint buildings, Georgian townhouses and Victorian family homes. There are also grand family estates as you go further into the countryside.

## NEARBY

The Chilterns Area of Outstanding Natural Beauty offers a wealth of exploring, from rolling countryside and timeless villages, to lazy lunches in tucked-away gastro pubs. Country estates, including Stonor Park, Greys Court and Mapledurham House, are also a popular day out.

## TRANSPORT

Shiplake and Wargrave rail stations have services reaching London in around 40 minutes, while trains from Henley-on-Thames take around 55 minutes. The nearby M4 and M40 offer fast connections into town and to the wider motorway network.





# Marlow

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£1,000 - £1,300	£1,350 - £2,000	£1,700 - £3,000	£3,500 - £6,000	£3,500+

average price per month

Marlow is a charming town situated on the River Thames between London and Oxford, and offers a town centre that boasts a very attractive High Street with a wide range of boutiques, coffee shops, bars and restaurants. One of which is the Michelin star restaurant The Hand and Flowers.

### PROPERTY

Property in the town ranges from Victorian cottages, luxury apartments, family houses and riverside properties with stunning views.

### NEARBY

The schools in Marlow are of an excellent standard, both Primary schools and the very sought after Sir William Borlase Grammar School.

### TRANSPORT

The town enjoys excellent access to the national motorway network, due to its proximity to the A404, which connects the M40 & M4 motorways. Rail services run from London Paddington to Marlow via Maidenhead, with fast trains reaching London in 25 minutes.



# Beaconsfield

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£1,000 - £1,200	£1,350 - £2,000	£1,650 - £3,500	£3,500 - £5,500	£4,000+

average price per month

The picturesque town of Beaconsfield with its thirteenth century architecture, independent retailers and thriving antiques trade, has wonderful surrounding countryside to recommend it. Excellent local schools, including highly regarded private and grammar schools, make the town extremely popular with families.

### PROPERTY

The area's properties range from historic townhouses and terraces to new builds, and there is a good stock of family homes offering a balance of space and character.

### NEARBY

Beaconsfield has the best of both worlds – a bustling town and beautiful countryside. The shopping ranges from one-off boutiques to a Waitrose and Marks & Spencer, and there are regular farmers' markets in the town square. Sporting enthusiasts are particularly well-catered for with golf, tennis, riding, cricket and football, all nearby. The Chilterns Area of Outstanding Natural Beauty is a real haven for walkers, as is Beaconsfield's stunning Hall Barn Estate.

### TRANSPORT

Excellent transport links include a mainline train service to Marylebone (from 28 minutes) and Birmingham. The nearby M40 gives fast, easy access to London, Oxford, Birmingham and Heathrow Airport.



## Gerrards Cross

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£1,000 - £1,500	£1,200 - £2,750	£1,500 - £5,000	£3,750 - £5,500	£5,500+

average price per month

Gerrards Cross is highly sought-after, thanks to its proximity to London. It has an attractive and lively high street and beautiful open countryside that borders the town. Another key factor is the wealth of options in terms of education, with a long list of outstanding independent and grammar schools to choose from, including world-renowned Harrow and Eton Colleges.

### PROPERTY

Gerrards Cross is at the heart of the stockbroker belt, with tree-lined streets of grand Victorian and Edwardian homes, many of them set back from the road and in substantial grounds. The neighbouring villages offer a good mix of characterful cottages and large detached houses.

### NEARBY

From walking on the common to a round of golf on one of the excellent local courses, Gerrards Cross promises a relaxed pace of life with plenty of fresh air and beautiful scenery. A discerning local population means that the area is well-served in terms of shopping and eating out – the town has some excellent boutiques and restaurants that would be at home in the most fashionable postcodes of Central London.

### TRANSPORT

Popular with commuters, Gerrards Cross has a mainline train connection to London Marylebone that takes just 18 minutes. The nearby M40 and M25 offer easy access to the M4, Heathrow and Gatwick Airports and Central London.



# Amersham

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£825 - £1,200	£1,200 - £2,000	£1,500 - £4,000	£4,000 - £5,000	£5,000+

average price per month

Set in the rolling, open countryside of the Chiltern Hills and boasting a stunning medieval Old Town centre, Amersham is a wonderfully characterful place to call home. The town has a real sense of community and the area is renowned for its highly regarded schools, including high-performing preparatory and grammar schools.

## PROPERTY

Property ranges from the quaint 17th century cottages and Georgian townhouses in the heart of Amersham, to the detached family houses on the leafy streets of Amersham on the Hill. Further out are villages offering a semi-rural lifestyle that's still close to excellent amenities.

## NEARBY

With its beautifully preserved market square and rich mix of boutique shops, restaurants and pubs, Amersham is a perfect place to relax after a week working in London. Miles of open countryside on the doorstep make it a paradise for walkers and this corner of Buckinghamshire also has a wealth of golf courses, leisure clubs and riding stables.

## TRANSPORT

Amersham enjoys excellent train connections, with a fast and frequent service to London Marylebone taking 37 minutes. The town is also close to the M40 and M25 with their links to London, the South East, Oxford and the Midlands.



# Rickmansworth

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£1,000 - £1,200	£1,250 - £1,750	£1,600 - £2,250	£2,500 - £7,000	£3,500+

average price per month

A beautiful countryside setting, together with a vibrant town centre and great transport links into the capital – Rickmansworth’s location, on the cusp of Greater London, has made it a popular choice for families and young professionals. Many of those looking to move to the area arrive from North London in search of extra space and a more outdoorsy way of life.

### PROPERTY

Properties range from village cottages to contemporary mansions, and there are plenty of Victorian and Edwardian homes close to the town centre. The 1920s McNamara houses on the gated Loudwater estate are some of the most sought-after houses in the area.

### NEARBY

Rickmansworth town centre has everything you could need day-to-day, from plentiful shopping and cafes to quality restaurants, cinemas and theatres. There are excellent golf courses nearby – including Moor Park and Chorleywood – as well as a riding school in neighbouring Sarratt.

### TRANSPORT

The mainline train station has services reaching Marylebone in 30 minutes, while the Metropolitan line has journey times of around 35 minutes to Baker Street, and 50 minutes to Moorgate. The M25 is close by, giving fast access to the M40, M4 and all of London’s main airports.



# Northwood

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£1,000 - £1,150	£1,250 - £1,600	£1,750 - £4,000	£4,000 - £6,000	£5,000+

average price per month

Northwood is a leafy commuter town situated within the M25, so offers a countryside setting that's within striking distance of the centre of London. The vibrant town centre and excellent local schools – both state and private – make Northwood perennially popular with families.

### PROPERTY

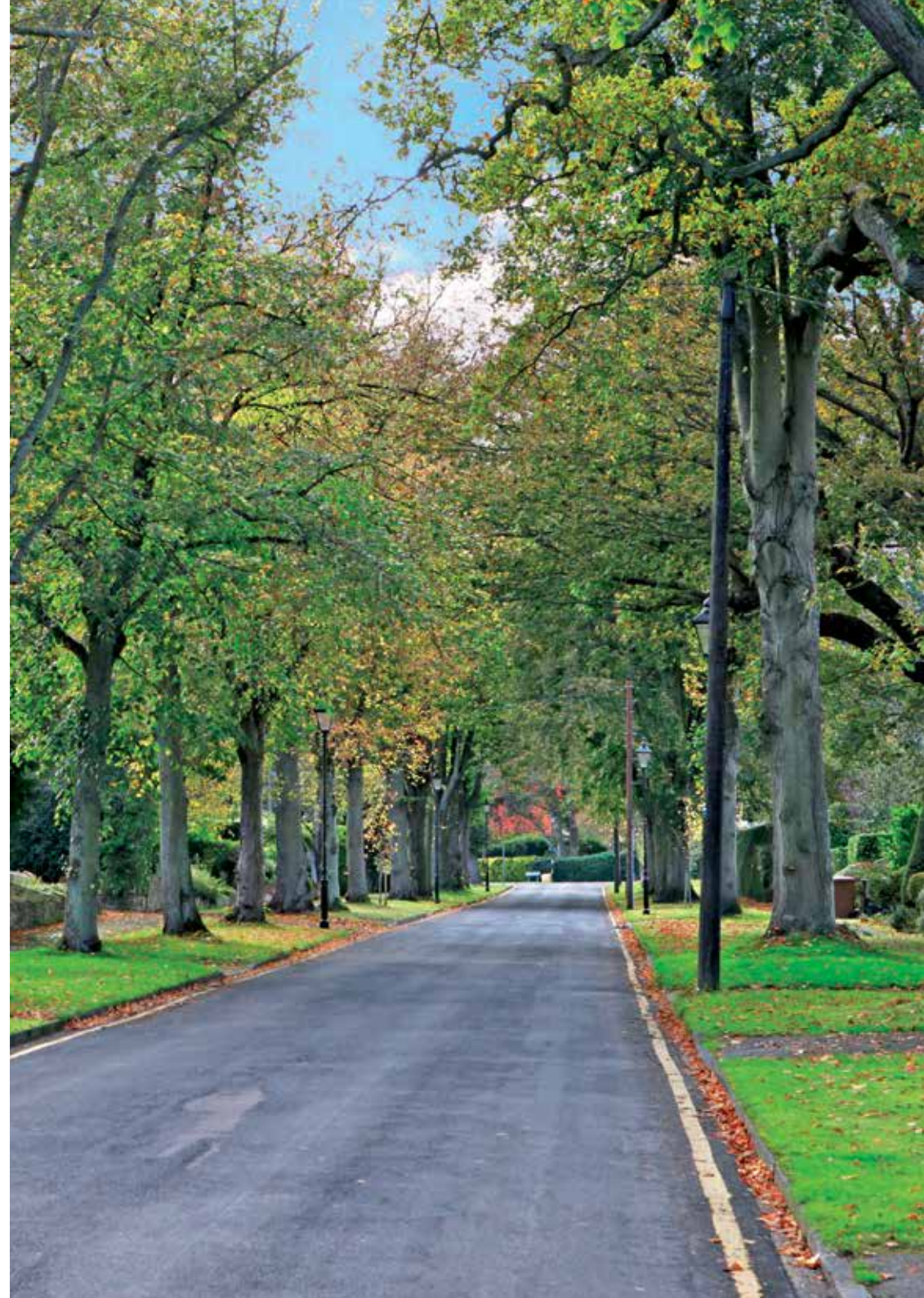
Neat terraces and detached houses with generous plots dominate the local housing stock, with most architecture from the Edwardian and interwar eras. Some of the larger and most sought-after properties are located on the town's elegant tree-lined avenues.

### NEARBY

The high street is well stocked with independent retailers and well-known names, and Northwood also has plenty to offer sports and fitness enthusiasts. Golf, tennis, football and cricket clubs are just some of the many options in and around the town.

### TRANSPORT

Northwood is 35 minutes to Baker Street on the Metropolitan line and 42 minutes to Moorgate in the City of London. The nearby M1 and M25 provide fast access to the rest of the motorway network and Heathrow, Gatwick, Luton and Stansted Airports.



# Harpenden

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£800 - £900	£950 - £1,250	£1,500 - £2,500	£2,500 - £3,000	£3,000+

average price per month

Known for its abundant parks, commons and bustling town centre, Harpenden has a pleasantly provincial feel. Centred on a number of scenic village greens, the town has a wealth of independent shops, cafes and restaurants, with few high street chains in evidence. At the same time, its fast links to London make it a favourite with commuters.

## PROPERTY

Harpenden is blessed with an excellent stock of prime family homes on leafy avenues, with styles ranging from Victorian, Edwardian and interwar to contemporary 'Grand Designs'. A little further out are generous detached houses set amidst tracts of woodland and common land.

## NEARBY

In addition to the excellent shopping, cafes and restaurants on offer in the town, Harpenden has lots of green space within its borders. Popular with walkers, Harpenden Common also has two cricket clubs and a golf club. The surrounding countryside is beautiful, and nearby Brocket Hall and Luton Hoo stately homes are elegant backdrops for golf and fine dining.

## TRANSPORT

Harpenden train station offers a fast link to Central London, reaching St Pancras International in around 23 minutes. It is also close to the M1, putting the M25, Birmingham, Luton and Stansted Airports within easy reach.



# Cambridge

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£1,200 - £1,600	£1,400 - £2,200	£1,650 - £3,000	£2,500 - £3,500	£3,500+

average price per month

As well as being an ancient seat of learning, Cambridge is home to a thriving community of 21st century research-based businesses. This has given the city a unique mix of historic splendour and contemporary buzz, and make it an extremely popular place to live and work. The excellent links to London and choice of high quality schools, mean that property here is in high demand with families.

## PROPERTY

In the heart of town, the housing is dominated by Georgian townhouses and Victorian and Edwardian terraces, while on the southern side of the city there are more spacious interwar and Arts and Crafts-style houses. In the 'city villages' of Grantchester and Trumpington, the cottages and period houses offer timeless charm with modern convenience.

## NEARBY

Cultural life is rich and varied in Cambridge - from exhibitions and gigs to theatre and opera - but it is the surroundings that will steal the show. Along the River Cam, the famous Backs offer some of the most celebrated views in the UK, while the various colleges make up a fascinating jumble of medieval, Jacobean, Victorian and contemporary architecture.

## TRANSPORT

Rail services from Cambridge take around 45 minutes into King's Cross. The M11 offers fast access to the M25 and to Greater London, while Cambridge Airport is scheduled to add new services to its current routes to Jersey, Nice and Naples.





# Birmingham

STUDIO	1 BED	2 BED	3-4 BED
£600 - £750	£800 - £1,050	£1,100 - £1,600	£1,500 - £2,400

average price per month

Birmingham, the UK's Second City, is rich in history, cultural diversity, youthful dynamism and ambitious spirit – embodying everything a modern city should. The youngest city in Europe, with almost half the of the population under 25 years old, Birmingham is going through a sustained period of growth and investment as it continues to reposition itself nationally and internationally as a major regional centre at the heart of the UK.

## PROPERTY

The area offers a rich mix of contemporary, high end developments and warehouse conversions within the City Centre area to the leafy suburbs of Solihull where you can find characteristic family homes. The architecture is as diverse as its people and provides a selection of properties to suit everyone.

## NEARBY

There are a number of popular venues, including the Arena Birmingham, Museum & Art Gallery, International Convention Centre, Symphony Hall, Birmingham Science Museum (Thinktank), Museum of The Jewellery Quarter and Aston Villa Football Club.

There are also lots of places to go shopping. Birmingham offers a world class network of higher education colleges and five universities. Founded in 1900 by Joseph Chamberlain, The University of Birmingham was awarded UK university of the year for 2013 and is one of 11 UK universities recognised in the top 100 globally.

## TRANSPORT

Birmingham Airport is one of the UK's fastest growing airports and is situated just six miles to the east of the city centre and can be reached in just ten minutes by train from Birmingham New Street Station to Birmingham International Station. The station benefits from an air-rail link providing direct access to the airport in only 2 minutes. The UK government has committed to delivering a new high-speed rail network, from London to Birmingham and to Manchester and Leeds known as High Speed Two (HS2). The first phase will provide a route between London and Birmingham. Once complete the new line promises to reduce journey times between Birmingham and London from 1 hour 24 minutes to just 49 minutes.



## East Cheshire

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£500 - £900	£750 - £1,500	£1,000 - £5,000	£1,500 - £10,000	£4,000+

average price per month

Set in idyllic countryside, with picturesque market towns, good schools and excellent transport to the neighbouring cities of Manchester and Liverpool, this county is home to much of the north west's most sought after property. The jewel in East Cheshire's crown is the "Golden triangle". Historically located between the points of Wilmslow, Alderley Edge and Prestbury, but extended in recent years to include Knutsford, Hale and Bowdon, it comprises an area of affluent, leafy towns and villages, famous for luxury homes, boutique shops, celebrity residents and easy access into Manchester and Manchester airport. Five of the ten most expensive streets in the North-West of England can be found in this area, and it is regarded as one the most sought-after places to live in the UK, outside of London.

### PROPERTY

Property ranges from the pretty cottages and stone build farmhouses of rural Cheshire and the Peak District, period townhouses and family homes in Knutsford and Macclesfield, and the contemporary statement houses associated with Wilmslow, Alderley Edge, Hale and Prestbury.

### NEARBY

The breath-taking landscape of the Peak District National Park is the perfect setting for walking and other outdoor pursuits, while the RHS Flower Show at Tatton Park, Knutsford, is a major annual event. There are also regular concerts at Jodrell Bank Observatory, as well as a host of quality golf courses.

### TRANSPORT

Direct trains from Wilmslow to Manchester take around 20 minutes, while a direct train from Wilmslow, Warrington or Macclesfield can have you in London within two hours. Manchester airport lies on the border of Cheshire, 4.4 miles from Wilmslow centre. The area is well serviced by the M6 (Birmingham to Scotland) and M56 (Chester to Manchester) motorways



## West Cheshire

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£400 - £1,250	£550 - £1,750	£750 - £3,000	£1,000 - £4,000	£3000+

average price per month

The heart of West Cheshire is the city of Chester. This stunning walled Cathedral city dates back to Roman times, and retains much of its historic character – along with its Roman walls. Now a modern city, with superb shopping and an array of bars and restaurants, along with excellent transport to nearby Liverpool and Manchester, plus a direct train to London.

### PROPERTY

Property varies greatly, with the area offering a range of options, including luxury city apartments, listed estate cottages, family homes and modern statement houses.

### NEARBY

Surrounding the city is an area of glorious scenery, from the gentle farmland and wooded hills of Peckforton and the coast of North Wales and Anglesey to the mini-lakeland around Ellesmere and the mountainous byways of the Vale of Clywd. Famous for its castles, stately homes and gardens, the area is also home to Chester Zoo - a major attraction in the region.

For more highbrow tastes, Liverpool and Manchester offer a splendid array of world-class galleries, theatre and music events, and are home to two of the country's most important orchestras, the Royal Liverpool Philharmonic and the Hallé. The countryside offers a huge choice of outdoor activities: Delamere Forest and the 34-mile Sandstone Trail are popular with walkers, there are golf courses at Eaton and Carden Park, and the area is prime equestrian country.

### TRANSPORT

Direct trains are available to Liverpool, Manchester, Crewe and Holyhead, while a direct train to London will take just over two hours. Manchester and Liverpool airports are easily accessible. The A55, the North Wales Expressway, is a fast link from Chester to the North Wales, and the area is well serviced by the M6 (Birmingham to Scotland) and M56 (Chester to Manchester) motorways.



# Manchester

## INNER MANCHESTER

STUDIO	1 BED	2 BED	3-4 BED	4-5 BED
£550 - £800	£700 - £1,200	£800 - £2,500	£1,200 - £3,000	£1,600 - £3,000

## OUTER MANCHESTER

STUDIO	1 BED	2 BED	3-4 BED
£550 - £675	£600 - £1,000	£650 - £1,500	£725 - £2,400

average price per month

Manchester is at the forefront of the Northern Powerhouse and is most famous for the industrial revolution, football, and music. Home to the well-loved ITV soap opera, Coronation Street and now more recently the BBC which moved from London to Media City, Salford Quays in 2011. There are a number of art, historical and sports museums and galleries in and around Manchester. Some popular ones include the Manchester United Museum & Stadium, Palace Theatre, Manchester Opera House and The Lowry Arts Centre.

### PROPERTY

There is a variety of property on offer from refurbished mills and mews houses, to new build tower developments. Two of the most sought-after locations are Spinningfields, due to the central location and links to the financial district, and the Northern Quarter which is one of the most vibrant neighbourhoods in the area with its exciting music scene, bars, clubs, and restaurants.

### NEARBY

If you like shopping, you'll love Manchester! Whether your style is more Selfridges or Manchester's markets, there is a huge variety on offer at Manchester's Arndale Centre, Market Street, eclectic Northern Quarter and the Trafford Centre in Trafford park, which is only 5 miles West of Manchester city centre.

### TRANSPORT

Manchester is one of the most accessible cities in England. There are three key train stations in the city, with HS2 due to open by 2032-33. The ever growing Manchester Metro link is a popular way to get around the city and out to residential areas. Manchester has great access links to the M6 and M62 meaning travel between London, Scotland, Liverpool and Yorkshire are all easily accessible. Manchester Airport is the 3rd largest and busiest airport in the UK and is located around 8 miles south of the city - accessible by via train, tram, bus and of course car.



# Edinburgh

1 BED	2 BED	3-4 BED	4-5 BED	6 BED
£1,000 - £1,650	£1,400 - £2,500	£1,750 - £4,500	£2,500 - £5,500	£5,500+

average price per month

Edinburgh or Dun Eideann (Gaelic) is the capital city of Scotland and is steeped with history and offers a fantastic quality of life. You have the option of such a diverse range of living from the medieval Old Town to the elegant New Town with gardens. One of the biggest attractions outside of the Festival is Edinburgh Castle that looms over the city with the famous one o'clock gun. With city living, it is easy to reach the green open spaces including Arthur's Seat an impressive hill in Holyrood Park, Princess Street Gardens, the Meadows and Carlton Hill to name a few.

## PROPERTY

Edinburgh has a vast range of property including classic tenement flats, terraced houses, detached family homes, unrivalled townhouses to new builds. There really is something for everyone and each suburb provides a different type of living, but with easy access to the whole of the city. Most of the structures in the Old Town have remained in their original form over the years. Charming medieval ruins are aplenty in this section of the city. In contrast, The New Town offers orderly Georgian terraced houses

## NEARBY

You will never be short of something to do, with an excellent shopping and restaurants on Princess Street, George Street and in St Andrews Square. You also have a village feel in Stockbridge with delightful coffee shops and a local farmers market at the weekends. There are a large selection of tourist attractions to see including Edinburgh Castle, Holyrood Palace and the Royal Botanic Gardens

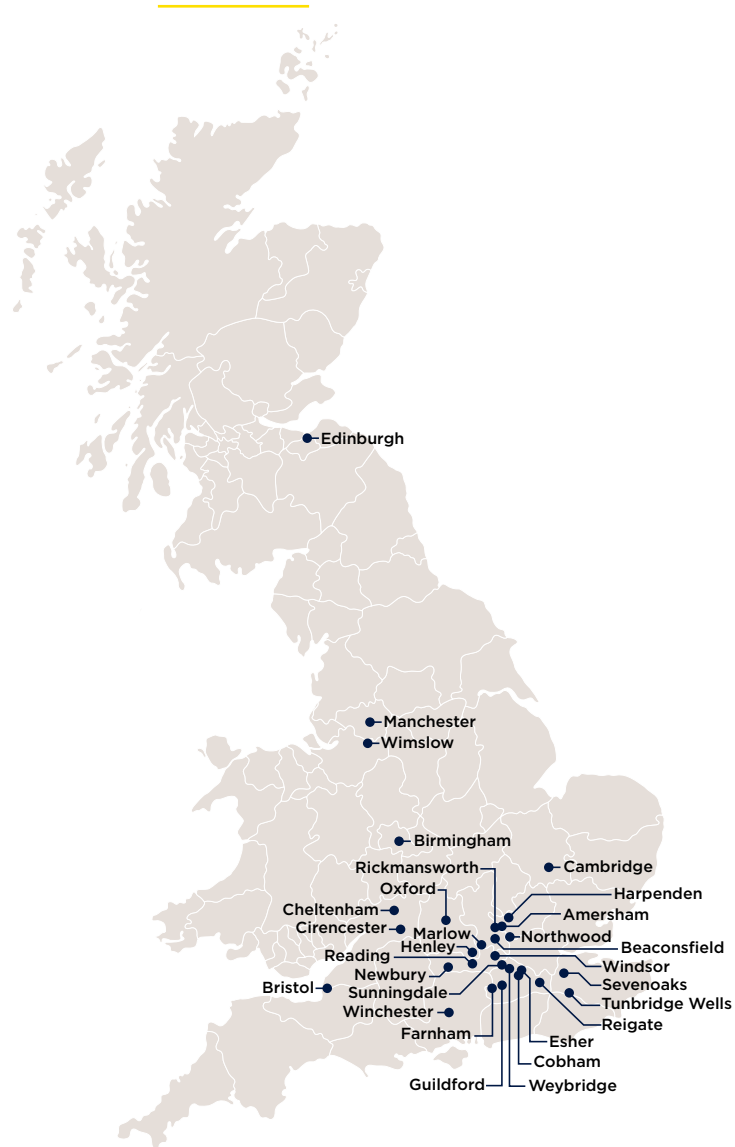
## TRANSPORT

Edinburgh has an excellent transport network which connects all over the city as well as further field with ease. Edinburgh Airport is located approximately 8 miles from the city centre. Edinburgh Trams have 15 stops that connects the airport to the city centre. Edinburgh Waverly and Haymarket train stations connect you with Glasgow in under an hour and only 4 hours 20 mins to London. The Edinburgh City Bypass (A702) which runs from east to west round the south of the city is a vital link for connections to the M8, the main route to Glasgow (circa 55minutes), the A1 & A702, the main routes south to England, and the M9 and M90 north to Stirling and Perth.



# Savills Country Lettings Office Network

- Amersham
- Beaconsfield
- Birmingham
- Bristol
- Cambridge
- Cheltenham
- Cirencester (Cotswolds)
- Cobham
- Edinburgh
- Esher
- Farnham
- Guildford
- Harpenden
- Henley
- Manchester
- Marlow
- Newbury
- Northwood
- Oxford
- Reading
- Reigate
- Rickmansworth
- Sevenoaks
- Sunningdale
- Turnbridge Wells
- Weybridge
- Wimslow
- Winchester
- Windsor



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