



OXFORD VIEW

Property Market Focus - Winter/Spring 2012

Knight Frank



WELCOME

Welcome to our latest edition of Oxford View, which brings you fresh insight into the local and wider property markets and showcases some of our finest properties, both for sale and sold.

Before we consider activity in our local market, it is useful to first analyse that of the wider country property market, and how that compares with prime central London.

There is no denying that the country property market has struggled to compete with London. While average country house prices have fallen by 1.7% over the past 12 months, annual price growth in London of 11.4% has translated into daily price rises of £1,117 over the same period.

In normal times the country property market would follow the growth cycle set by the central London market, with a lag of around 18 months; London booms, the country house sector follows. But these are not normal times.

Though the old picture of market ripples flowing from London remains evident in parts, notably the South East, there is a significant difference between London and country - and this comes down to

international buyers and the domestic economy.

London has benefited enormously from international buyers seeking a 'safe-haven' investment. These buyers are a comparative rarity in the country property market. Where almost 50% of sales in London's £1m+ market go to international buyers, the figure is closer to 12% for country properties.

And despite the fact that buyers and sellers in the country market tend to be wealthier and far more equity rich than the average UK buyer, domestic concerns are key influences, where they are not in prime central London.

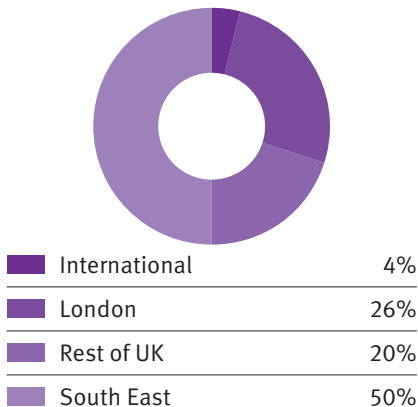
This gap presents an opportunity for those looking to sell their country house, as many London dwellers are choosing to capitalise on record prices in the Capital and spending their substantial budgets on country properties.



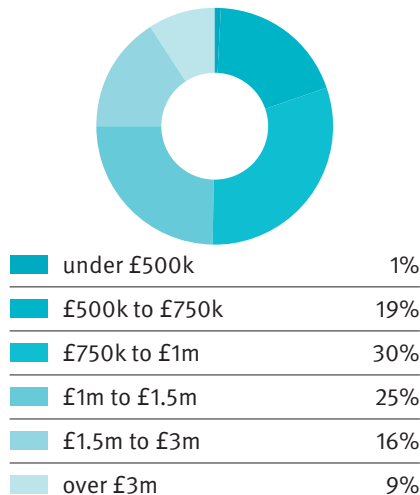
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INDEED, THE VOLUME OF COUNTRY PROPERTY GOING UNDER OFFER INCREASED BY 32% OVER THE PAST YEAR AND WE HAVE SEEN COMPETITIVE BIDDING IN SOME CASES, PROVIDING MORE THAN JUST A GLIMMER OF HOPE.

Where do our buyers come from?



Sales by price band



*Figures reflect activity up to and including Q3 2011.



PRIME CENTRAL LONDON

PRICE GROWTH IN PRIME CENTRAL LONDON BETWEEN MARCH 2009 AND SEPTEMBER 2011 TOTALLED 37%. THIS IS THE FASTEST RATE OF RECOVERY SEEN IN THE MARKET FOR 35 YEARS.

London's prime market has benefited from a weak pound and growth in global wealth portfolios, demand for international educational opportunities, as well as for 'safe haven' assets on the back of recent geo-political concerns.

The diversity of demand for prime London property has been a significant strength, and the only impact from recent global financial and economic market turmoil has been to push more buyers into the central London market.

Looking ahead, there is a strong likelihood that geo-political issues will continue to push overseas buyers into London, especially at the top end of the market. We therefore forecast positive

price growth for 2012, but at a slower pace than we have seen over the past two years. We expect a rise of 5% across the whole of next year, compared with the strong double-digit growth seen this year.

While country house prices have failed to keep pace with those in London, the flow of buyers coming out of London is helping liquidity in the country house market. This flow is helping to create competitive bidding on some properties, especially in the south east of England.



KNIGHT FRANK FINANCE

KNIGHT FRANK FINANCE IS A COMPLETELY INDEPENDENT MORTGAGE ADVISORY SERVICE FOR ALL, REGARDLESS OF WHICH ESTATE AGENT PEOPLE ARE BUYING THROUGH.

The main benefits of using Knight Frank Finance lie in the relationships they have built up with a wide variety of lenders. This allows them access to deals not available to other brokers and also enables them to get decisions very quickly, even where the circumstances are complex. By knowing the heads of credit at many of the lending organisations they can often go straight to the decision makers when helping clients.

Knight Frank Finance takes pride in helping clients and their families with all their mortgage requirements - there is no minimum deal size for new or remortgages. The organisation often arranges funding, for example, when a

child is studying in the UK and needs a flat near their college or university. It does however specialise in ultra-flexible mortgages from over £1m to in excess of £50m.

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COUNTRY PROPERTY



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The housing market has seen extraordinary swings in fortune this year however yet again Oxfordshire is bucking the trend with some premium sales taking place throughout the county.

Whilst darker clouds are predicted, we hope that the lure of some of the best schooling in the country, beautiful countryside and accessibility to London will still be irresistible for many.

PROPERTIES FOR SALE

EVENLEY

A stunning Georgian house in 275 acres



Guide Price £8,000,000

ASTON ABBOTTS

An elegant house in 43 acres



Guide Price £5,250,000

MAUGERSBURY

A substantial Cotswold house close to Stow on the Wold



Guide Price £4,400,000

BEACHAMPTON

An historic house within a sought-after village



Guide Price £2,600,000

ODDINGTON

A village house within a desirable location



Guide Price £2,250,000

LECHALDE

An impressive house, with river frontage, in the Cotswolds



Guide Price £2,950,000

SOLD PROPERTIES

MINSTER LOVELL

A beautiful house in the Windrush Valley



SOLD Guide Price £2,950,000

NR BUCKINGHAM

An elegant regency former vicarage



SOLD Guide Price £1,750,000

SUMMERTOWN, OXFORD

An extraordinary house in Oxford



SOLD Guide Price £8,000,000

“Damian and his team have been excellent through a very difficult sale – thank you for your hard work, commitment & patience.”

Mr P



CHADLINGTON

A wonderful opportunity to create a dramatic house set in over 300 acres



Guide Price £4,250,000

CHARLBURY

An impressive house in a spectacular location



Guide Price £3,250,000

BURFORD

Set in the Cotswolds, within minutes of Burford



Guide Price £2,600,000

CHOLSEY

A country house with land, in a rural setting



Guide Price £2,250,000

MIDDLE BARTON

A substantial Victorian house in the Cotswolds



Guide Price £1,700,000

NR WALLINGFORD

A beautifully situated Country House with land



Guide Price £4,900,000

NORTH MORETON

A country house with cottage and land



SOLD Guide Price £2,000,000

WOODSTOCK

An historic house close to Blenheim Palace and Park



SOLD Guide Price £1,400,000

NR WANTAGE

A residential estate with restored historic Manor House



SOLD Guide Price £4,750,000

NW OXFORDSHIRE & THE COTSWOLDS



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Outstanding schooling, beautiful countryside and easy access to London continue to ensure that North Oxfordshire and the Cotswolds are considered to be one of the very best locations in which to invest and live.

PROPERTIES FOR SALE

LECHLADE

Queen Anne style family house with land



Guide Price £1,800,000

LONG COMPTON

Beautifully finished village house with ancillary accommodation



Guide Price £695,000

ODDINGTON

14th century mill with stunning Cotswold views



Guide Price £1,950,000

LITTLE TEW

House and cottage in a magical setting



Guide Price £1,300,000

CLANFIELD

Elegant village house with excellent access to Oxfordshire's schools



Guide Price £1,300,000

HOOK NORTON

Village house requiring updating with outstanding views



Guide Price £585,000

SOLD PROPERTIES

SHILTON

Classic village house requiring renovation



SOLD Guide Price £1,000,000

ICOMB

Prime village location near Stow on the Wold



SOLD Guide Price £895,000

SHILTON

Family house with land near Burford



SOLD Guide Price £1,595,000

"I chose Harry Gladwin to market my house having been impressed by his professional, open and trustworthy manner. He and his team were extremely efficient and I was constantly updated with developments. Harry negotiated a quick and very successful sale and I was delighted with every aspect of the service both he and his colleagues in the Summertown Office provided."

Mrs B

LIDSTONE

Cotswold farm in approximately 43 acres with excellent economy potential



Guide Price £2,250,000

CHURCH ENSTONE

Family house with excellent access to Oxford schools



Guide Price £795,000

CHASTLETON

North Cotswold house with comprehensive equestrian facilities



Guide Price £1,500,000

GREAT ROLLRIGHT

Pretty Oxfordshire village house near Chipping Norton



Guide Price £550,000

NETHER KIDDINGTON

An unusual opportunity on the edge of the Kiddington Estate



Guide Price £1,000,000

BLADINGTON

Village house with potential near Stow on the Wold



Guide Price £595,000

SWERFORD

Rare opportunity in Swerford



SOLD Guide Price £1,200,000

GREAT ROLLRIGHT

Substantial house near the village church



SOLD Guide Price £1,100,000

COMBE

Prime location within striking distance of Oxford



SOLD Guide Price £1,650,000

OXFORDSHIRE/BUCKS BORDERS



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Regardless of the economic doom and gloom, people still need to upsize, downsize and relocate for better schools and transport links. The state of the economy has affected vendor confidence, thus restricting the flow of new property. However, this lack of property combined with continued demand, has helped to maintain prices and in some cases achieved some outstanding premiums.

PROPERTIES FOR SALE

RADCLIVE

Beautiful family house with impressive gardens & grounds



Guide Price £1,750,000

NETHER WINCHENDON

Handsome family house with outstanding views near a mainline station



Guide Price £1,100,000

NORTH MORETON

A fine village house and gardens in an excellent location



Guide Price £945,000

KINGSTON BAGPUIZE

A large village house with land and useful secondary accommodation



Guide Price £1,750,000

BERRICK SALOME

Charming village house with secondary barn and paddock



Guide Price £995,000

CHESTERTON

Idyllic cottage and charming garden



Guide Price £350,000

SOLD PROPERTIES

WALLINGFORD

A large town house with pretty garden in the heart of Wallingford



SOLD Guide Price £725,000

BRIGHTWELL CUM SOTWELL

Substantial village house and gardens with a detached barn and pool



SOLD Guide Price £1,900,000

LONG WITTENHAM

Beautifully renovated family house and gardens



SOLD Guide Price £825,000



“We appreciated the efficiency of Tom & the team and their empathy and concern. We would choose Knight Frank again.”

Mr H

SUTTON COURTENAY

An large family house and gardens, with easy access to a mainline station



Guide Price £1,400,000

OAKLEY

A beautiful family house, with land and an annexe



Guide Price £1,495,000

NORTH MORETON

House and annexe with land and stabling in a private setting



Guide Price £1,495,000

BRIGHTWELL CUM SOTWELL

An attractive wing of a former manor house, in a beautiful village



Guide Price £695,000

CHARNEY BASSETT

Charming thatched cottage surrounded by its own gardens



Guide Price £695,000

EAST HENDRED

An impressive manor house steeped in history



Guide Price £1,650,000

CROUGHTON

A large country house with indoor pool and land in a rural setting



SOLD Guide Price £1,795,000

CHARNEY BASSETT

An equestrian property with land



SOLD Guide Price £750,000

GREAT HORWOOD

Elegant family living with land



SOLD Guide Price £995,000

OXFORD CITY



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With the Eurozone in turmoil we believe the next 6 months will be the strongest period over the next 12 months. Oxford is now becoming one of the most desirable locations in the country to purchase a property, due to its fantastic schools and transport links to London.

PROPERTIES FOR SALE

CUMNOR

A wonderful period house with views close to Oxford



Guide Price £1,850,000

FENCOTT

A large detached family home with a large garden and paddock



Guide Price £865,000

CENTRAL NORTH OXFORD

An extraordinary penthouse apartment in Central North Oxford



Guide Price £950,000

BOARS HILL

An impressive house with countryside views



Guide Price £1,000,000

BOARS HILL

An immaculate house in an outstanding location



Guide Price £735,000

CENTRAL NORTH OXFORD

A family house within a generous plot with further planning permission



Guide Price £950,000

SOLD PROPERTIES

BOARS HILL

An exceptional home in an outstanding location



SOLD Guide Price £1,495,000

CENTRAL NORTH OXFORD

A private and historical family home in the heart of Central North Oxford



SOLD Guide Price £3,000,000

CENTRAL NORTH OXFORD

A detached family home within walking distance of Oxford schools



SOLD Guide Price £1,300,000

“Harriet thank you so much for all your hard work and patience, you were tough when needed and kind and caring when I lost my way....you have made this move such an experience and I’ve laughed and cried....thank you again.”

Miss W

WOODEATON

A farmhouse with easy reach of the north Oxford schools



Guide Price £975,000

HEADINGTON

A period house in a tranquil location, perfect for Oxford schools



Guide Price £1,375,000

BOARS HILL

An exceptional home in an outstanding location



Guide Price £3,950,000

HEADINGTON

A former vicarage set in delightful grounds



Guide Price £2,500,000

BOARS HILL

A secluded family home set in exceptional south facing grounds



Guide Price £1,600,000

CENTRAL NORTH OXFORD

A stunning house in the heart of Walton manor with a garage



Guide Price £1,350,000

NORTH OXFORD

Contemporary family home with gardens running down to a shared lake



SOLD Guide Price £895,000

FENCOTT

An immaculately presented Grade II Listed barn conversion



SOLD Guide Price £950,000

BECKLEY

Grade II Listed farmhouse in just under 3 acres



SOLD Guide Price £2,750,000

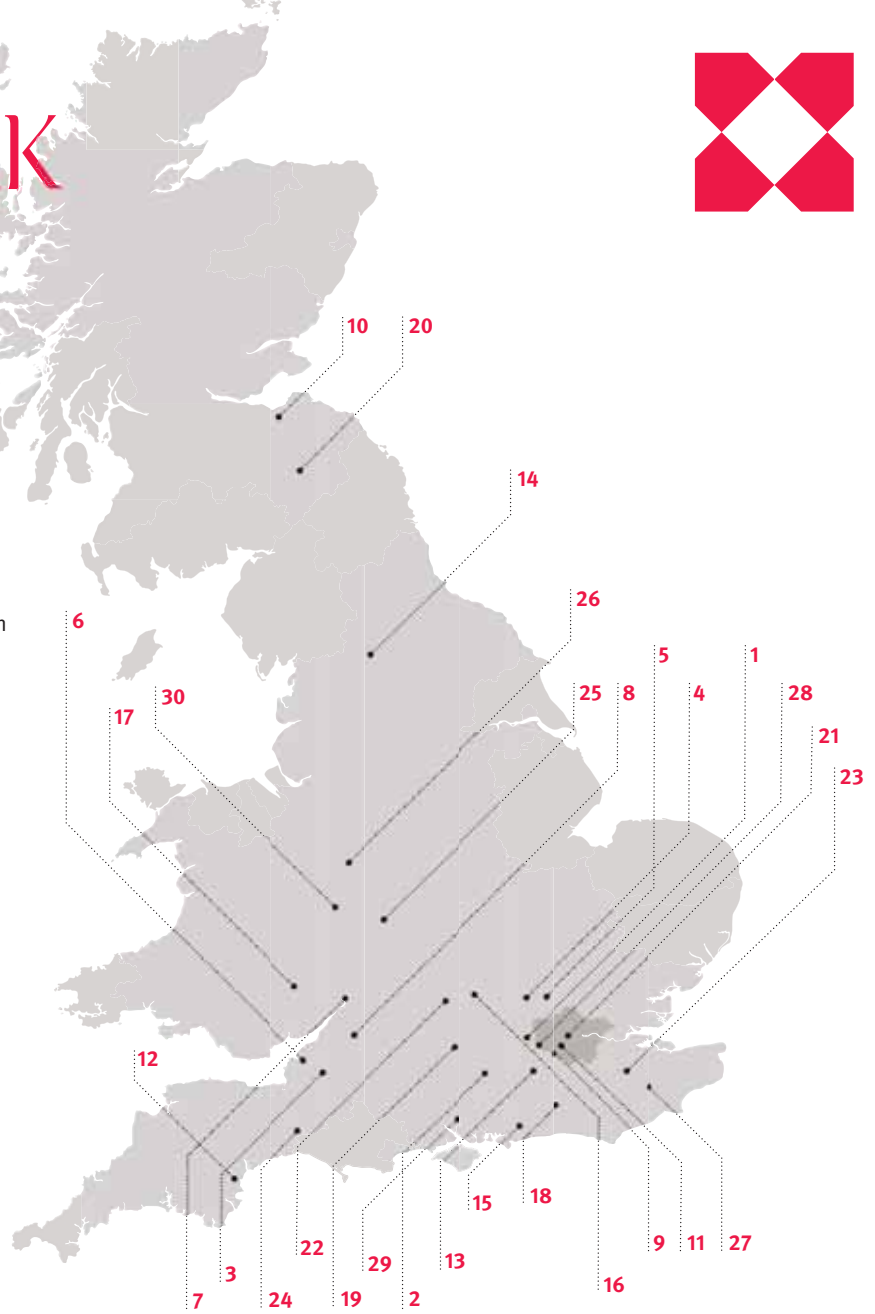
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* Lettings Service



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ENGLISH RUSSIAN CHINESE FRENCH GERMAN ITALIAN PORTUGUESE SPANISH

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