

At Home

Autumn/Winter 25 Collection



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welcome...

What a wonderful summer we've enjoyed across the South Cotswolds and West Oxfordshire. Despite our parks and gardens looking a little sun-scorched, we've basked in some of the most glorious spring and summer months in years.

It may surprise some that October and November are traditionally our busiest months for sales. While some put their plans on hold until the new year, many become more motivated to move and are willing to be flexible in order to secure their next home.

2025 has been unusual, with property supply at its highest in a decade. Buyers have taken longer to commit, but with accurate pricing and excellent presentation, we've achieved strong results—helping more clients move this year than ever before.

On the lettings side, the Renters' Rights Bill is driving significant change. While much debated, it will raise standards, clamp down on rogue landlords, and provide tenants with greater security. We expect some measures to come into force this autumn, with others following in 2026.

This edition showcases our latest new homes developments. Buying new brings real advantages: no onward chain, modern specifications, and often a more straightforward move.

Our Perry Bishop gazebo has once again been a fixture at local events—loaned out free of charge to community groups, whether for shelter from rain or shade from the sun.

Last year we launched Perry Bishop Financial Services, our in-house mortgage business. This has been a great success, ensuring the same high standards of advice and support our clients expect across the company, whether moving, remortgaging, or simply seeking guidance.

Despite wider economic challenges, our local markets have remained resilient, with demand strong and prices still showing growth. We recently compared our results to the area average and were proud to confirm that we consistently sell faster, achieve better prices, and see sales through more smoothly—thanks to the skill and dedication of our brilliant team.

If you're local and thinking about a move—whether now or in the future—let us know the type of home you're looking for. Through our VIP programme, we'll keep you informed of suitable properties before they reach the wider market.



Phillip Bishop
Managing Director

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New Homes, Land & Development

we've got you *covered*

Looking to sell in Gloucestershire, Oxfordshire or Wiltshire?

CHELTENHAM

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Gloucestershire, Oxfordshire and Wiltshire
we love it here





cheltenham & leckhampton

Your Local Property Market Update from Summer 2025

Keeping you informed with the latest prices, trends, and insights across Cheltenham

Cheltenham's property market is showing real strength, with steady prices and strong demand keeping things moving. Buyers remain motivated, while a shortage of quality homes means well-presented properties are attracting plenty of attention.

■ **Average Property Price: £324,000**

■ **Annual Price Growth: +0.6% (year-on-year)**

■ **Most in-demand:**

3-bed homes, period terraces & family houses near good schools

■ **Lettings Market:**

Rents up 5.7% year-on-year, with demand outpacing supply

■ **Time to Sell:**

On average 35-40 days to secure a buyer - quicker than many surrounding areas

Cheltenham continues to be a highly desirable place to live. Realistic pricing and great presentation are key to securing the best result.



Thinking about selling or letting?

Now could be the right time to act. Contact our expert Cheltenham team today for a free valuation and tailored advice

140 Bath Road,
Cheltenham, GL53 7NG

For Cheltenham properties: 01242 246980

For Leckhampton properties: 01242 246982

E: cheltenham@perrybishop.co.uk

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ABOUT CENTRAL SURVEYING

Central Surveying provides professional surveying and property consultancy services for residential and commercial clients in the South West and London.

With offices in Cirencester, Gloucestershire and Knightsbridge, central London, we work across all aspects of the sector, including providing specialist surveys for stone-built period properties typical throughout the Cotswolds, as well as high value houses and leasehold flats in central London.

"There is hardly anything in the world that some man cannot make a little worse and sell a little cheaper. Quality is never an accident. It is always the result of intelligent effort"

*John Ruskin
(1819-1900)*

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Cheltenham

Asking Price £725,000

Cheltenham: 01242 246980

A versatile five bedroom Edwardian townhouse with much retained character located on this popular road.

Flexible living accommodation • Functional basement

Off road parking • Private rear garden • EPC - D



Bredons Norton

Asking Price £745,000

Cheltenham: 01242 246980

A stunning period cottage presented in beautiful order throughout and located within this well placed village with open countryside views.

Four bedrooms • Garden room with bi-fold doors • Garage

Mature gardens • EPC - E



Leckampton Asking Price £700,000

Leckampton: 01242 246982

Impressive and deceptively spacious period town house situated close to the town centre and Montpellier Park.

Four bedrooms • Flexible accommodation

**Self-contained lower ground floor • Much retained character
EPC – D**



Leckhampton Asking Price £550,000

Leckhampton: 01242 246982

A well presented three bedroom semi detached family home within walking distance of local schools.

**Period charm throughout • Bright & spacious • Converted loft
Enclosed gardens • EPC – D**



Leckhampton

Guide Price £675,000

Cheltenham: 01242 246982

An individual detached house enjoying lovely views of Leckhampton Hill with potential to extend subject to planning.

Three bedrooms • Four receptions

Double garage & large driveway • Southerly facing garden
EPC – D



Tivoli

Asking Price £625,000

Cheltenham: 01242 246980

A beautifully extended family home within this highly desirable area offering generously proportioned accommodation.

Four bedrooms • Well fitted kitchen • South facing garden
Driveway • EPC – C



“ Thank you for your brilliant work, professionalism and patience in supporting this transaction. It wasn't always easy and the pressure was really on, we literally couldn't have done it without you. We've been 'moved in' for a week now and couldn't be happier in the new house. ”

CONVEYANCING CLIENT



EXPERT LEGAL ADVICE FOR YOU OR YOUR BUSINESS WITH A TRULY PERSONAL SERVICE

At Hughes Paddison we understand how important your property purchase is to you. That is why we have a dedicated team of conveyancing professionals at our Cheltenham office, who will handle your transaction for you, keeping you informed every step of the way.

We see you as a person and not just a transaction, so the person you meet will be the person that will look after you right through to a successful completion. It is this personal approach, backed up by expert, local knowledge that keeps our clients coming back time and again.

Your Personal Agent

A premium, bespoke service tailored to your unique needs



At Perry Bishop, we're proud to deliver exceptional service to everyone of our clients, and we're always looking for ways to go even further.

For those seeking a fully personalised experience in and around Cheltenham, we're delighted to offer an additional bespoke service for a carefully selected portfolio of our most prestigious homes. Led by Abigail, this one-to-one service provides clear, consistent communication, expert advice, and a trusted relationship from the very start.

With Abigail managing every detail of your move - without handovers or delays - you'll enjoy a truly seamless and stress-free journey from valuation to completion.

It's this one-to-one relationship, built on understanding and trust, that sets our service apart and delivers the results you deserve.

With Abigail managing every detail of your move, you can relax and enjoy a streamlined, stress-free experience - from the first meeting to moving day.

Discover the difference a truly personal service can make

Get in touch with Abigail today to arrange a free, no-obligation valuation and discover the difference a truly personal service can make.

Telephone: 07814 731168 • Email: abigailsutcliffe@perrybishop.co.uk



Climperwell
Asking Price £1,100,000

Personal Agent: 07814 731168

This beautifully presented four bedroom cottage is set in serene woodland off a quiet country lane set in approximately half acre gardens and benefiting from four bedrooms, three receptions and double garage.



Norton

Asking Price £825,000

Personal Agent: 07814 731168

Situated on the edge of this desirable village, one of only five bespoke barn-style homes in an exclusive development. Finished to an exceptional standard, with uninterrupted westerly views over open countryside.



Leckhampton

Asking Price £875,000

Stunning four bedroom Edwardian home located along this picturesque popular road with attractive gardens and parking.

Personal Agent: 07814 731168



Leckhampton

SSTC
Offers in Excess of £1,000,000

A rare opportunity to acquire a fully renovated home in one of Cheltenham's most desirable locations, combining modern comforts, versatile living, and outstanding views.

Personal Agent: 07814 731168



Your Local Property Market Update from Summer 2025

Keeping you informed with the latest prices, trends, and insights across Cirencester

Cirencester's housing market continues to attract strong buyer interest, with its prime Cotswolds location making it one of the most desirable towns in the region. Despite wider economic pressures, the market here remains resilient.

■ **Average Property Price: £354,000**

■ **Annual Price Growth: +3.14% (year-on-year)**

■ **Most in-demand:**

Character period terraces and 3-4 bed family homes close to schools and town amenities

■ **Lettings Market:**

Rents remain strong, with family homes and well-located cottages in particularly high demand

■ **Time to Sell:**

Properties in Cirencester are averaging around 40-45 days to go SSTC, showing steady buyer activity

Cirencester continues to offer fantastic value for money compared to neighbouring towns, while still providing the lifestyle benefits of living in the Cotswolds. Well-presented homes remain highly sought-after, priced and presented right.



Thinking about selling or letting?

Now could be the right time to act. Contact our expert Cirencester team today for a free valuation and tailored advice

2 Silver Street,
Cirencester,
GL7 2BL

01285 655355

E: cirencester@perrybishop.co.uk



Cirencester & Fairford

Barnsley

SSTC

Offers in Excess of £1,500,000

Cirencester: 01285 655355

Stylish detached home sitting on a secluded and immaculately tended plot of approx. 3 acres.

Four bedrooms • Double garage

Stabling, workshop, field shelter & sheds

Private gardens and paddock • EPC - D



Ashton Keynes

Offers in Excess of £1,250,000

Cirencester: 01285 655355

Beautifully reconfigured and extended to provide an impressive detached period home.

Six bedrooms • Impressive 64 ft open kitchen/breakfast/family room

Gated driveway • Large gardens of approx. 0.63 acres • EPC - D



Cirencester
SSTC
Asking Price £950,000
Cirencester: 01285 655355

Substantial detached family home situated within one of Cirencester's most sought after residential roads.
Six bedrooms • Two receptions • Westerly rear garden
Garage & carport • EPC - E



Fairford
SSTC
Guide Price £1,100,000
Cirencester: 01285 711444

A truly striking property extended to provide stunning and contemporary accommodation within easy access of local amenities.
NO ONWARD CHAIN • Four double bedrooms
Gym, study, playroom & garage (used as a games room)
Generous landscaped gardens • EPC - C



Upper Minety Offers in Excess of £1,000,000

Cirencester: 01285 655355

A substantial detached family home set on a secluded plot of around an acre within this popular well placed village.

**Five bedrooms • Mature private gardens • Large double garage
Stables & tack room • EPC - D**



Cirencester Guide Price £985,000

Cirencester: 01285 655355

A 1930's detached home having been extended, reconfigured and modernised within half a mile's walk of the Town Centre.

**Three bedrooms • Kitchen/dining room • Garage • Landscaped garden
EPC - D**



Don't let insurance get in the way of purchasing your dream property

In our experience, buyers often leave insurance to the last minute when purchasing a new home, as they assume arranging it will be easy. And often, they aren't aware that risk typically passes at the exchange of contracts, and this is when insurance should be in place. There are also all sorts of things that can trip you up and leave you without the right level of cover that you need, when you need it.

Cover at point of exchange

There are lots of potential insurance complications that can derail what seems like a straightforward sale, from a non-standard property to a property with an adverse prior history of subsidence or flooding, to an indemnity issue causing problems. And if you can't find cover, it may adversely affect the property purchase.

By speaking to a specialist insurance broker like Howden as early as possible in the buying process, you can make sure that insurance is not a barrier to purchase and that you're all set to go on the date of exchange.

Contents insurance

One thing that is easy to overlook is your contents insurance during the move. Most policies will provide some level of cover but there could be limits, such as restricting the total value of items covered or what is covered – for example jewellery might be excluded. There may also be a time limit or complete exclusion for contents being kept in storage.

Alternatively, if you're using a removals company you may be tempted to rely on their cover. However, check the small print as it may be limited, and should you wish to top up, it could prove expensive.

Planned building works

If you're planning to renovate, convert or extend your new property, remember to let your insurance company know. Insurance policies have a building works condition written into the wording, and if you break this condition, you could find yourself without any cover. Larger scale works, especially if you're not living at the property, may require an additional specialist policy.

Building works insurance can be a minefield and it's easy to find yourself lost in a myriad of terms and conditions. That's why you should speak to a specialist broker like Howden. We'll translate policy

wordings, explain any detail you might be unsure of and, most importantly, make sure that you have the right level of cover in place.

Remember that once you've finished the works, you'll need to review your sums insured. Failure to increase them upon completion of the building work could result in your home being significantly underinsured.

Insurance with Howden

Providing advice is at the heart of everything we do, so we always offer clear, sensible and independent advice about what our clients should insure and how, so you can be confident in the event of a claim.

To that end, we'll always check the small print and offer guidance on any limits and exclusions. And we'll offer transparency and clear communication throughout the claims process.

To speak to Howden about your insurance call 020 8256 4901 or visit www.howdeninsurance.co.uk/private-client

Private Client Insurance

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The Howden logo is displayed in a bold, white, sans-serif font. It is positioned centrally over the lower half of the image, which features a large, arched stone doorway of a brick building. The doorway has a dark frame and glass panels that reflect the surrounding greenery. The building is heavily covered in ivy, and there are potted plants and outdoor furniture visible in the foreground.

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Your Local Property Market Update from Summer 2025

Keeping you informed with the latest prices, trends, and insights across Faringdon

Faringdon's property market remains steady this summer, with continued buyer demand for homes in this historic market town. Its excellent commuter links and community feel make it a popular choice for families and professionals alike.

■ **Average Property Price: £362,000**

■ **Annual Price Change: +2.4% (year-on-year)**

■ **Most in-demand:**

3-bed family homes and modern new-builds close to schools and local amenities

■ **Lettings Market:**

Rents remain competitive, with demand from young professionals and families looking for well-located properties near transport links

■ **Time to Sell:**

Homes in Faringdon are averaging 38-42 days to reach SSTC, reflecting steady buyer activity

Faringdon continues to attract strong interest thanks to its mix of character homes, new developments, and great location for commuting. Well-presented homes, priced realistically, are moving quickly.



Thinking about selling or letting?

Now could be the right time to act. Contact our expert Faringdon team today for a free valuation and tailored advice

16 Market Place,
Faringdon,
SN7 7HP

01367 240356

E: faringdon@perrybishop.co.uk

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Shrivenham

Asking Price £700,00

Faringdon: 01367 240356

Superb detached family home extended and modernised to provide stylish and flexible accommodation with fabulous external entertaining space and gardens.

**Four/five bedrooms • Outside kitchen with summer-house/bar
Garden office with workshop • EPC D**



Faringdon

Offers in Excess of £625,000

Faringdon: 01367 240356

Situated in the heart of Faringdon town centre, this stunning Grade II listed, Georgian townhouse blends timeless period charm with a warm and welcoming atmosphere.

**Five bedrooms • Driveway parking at rear for two cars
Flexible accommodation • South facing private garden
EPC - Exempt**



Uffington

Guide Price £525,000

Faringdon: 01367 240356

A wonderful family home situated in a small, quiet, cul-de-sac of similar houses in the heart of this popular village.

Four bedrooms • Fantastic entertaining space
Enclosed private garden • Detached garage • EPC - D

Faringdon



Sevenhampton

SSTC

Guide Price £750,000

Faringdon: 01367 240356

A wonderful family home with exceptional views over countryside to both front and rear situated within this popular village location.

Four double bedrooms • Integral double garage
Driveway parking for several vehicles
Private garden backing onto paddocks • EPC - C



Weald Offers in Excess of £500,000

Faringdon: 01367 240356

A charming cottage dating back to the 1750's within this well located village with much retained character.

**Three double bedrooms • Immaculately presented throughout
Onward chain already secured • Enclosed low maintenance gardens
EPC - D**



Faringdon SSTC Guide Price £300,000

Faringdon: 01367 240356

A truly wonderful two-bedroom home bursting with charm and character, situated in the heart of Faringdon.

**END OF CHAIN • Beautifully presented with original features
Large sitting room with fireplace • Off road parking • EPC - E**

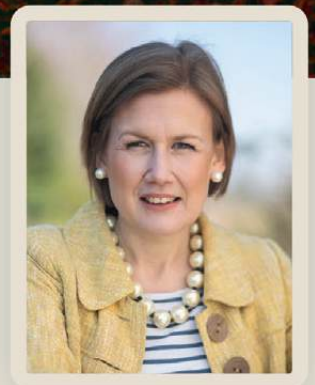
Giving your property search the competitive edge

We are residential buying agents sourcing properties for our clients across The Cotswolds and surrounds.

Whether you are looking for a second home, village or town property, country house, farm or equestrian property, we are able to assist with your search and get you one step ahead of the competition.

We act purely for the buyer and are truly independent Buying Agents, acting with integrity at all times. We are able to introduce you to off-market opportunities, those soon to be launched to the market and openly marketed properties.

If you are considering a move to The Cotswolds and surrounds, we will be delighted to help open the right doors for you and make the buying process as efficient, enjoyable and stress-free as possible.



Hannah Edge MRICS

07833 431117 | info@cotswoldpropertyfinder.co.uk
www.cotswoldpropertyfinder.co.uk

Cotswold
— PROPERTY FINDER —



Your Local Property Market Update from Summer 2025

Keeping you informed with the latest prices, trends, and insights across Nailsworth

Nailsworth continues to attract buyers this summer, thanks to its vibrant community, independent shops, and stunning Cotswold setting. Demand remains strong, particularly from families and buyers relocating for lifestyle reasons.

- **Average Property Price: £387,000**
- **Annual Price Growth: +2.0% (year-on-year)**
- **Most in-demand:**

Character cottages and 3-bed family homes within walking distance of the town centre

■ Lettings Market:

Rental demand is high, with well-located homes averaging £1,000 per month and often letting quickly

■ Time to Sell:

Time to Sell: Properties are moving from listing to SSTC in around 33-38 days

Nailsworth's blend of charm, community, and accessibility continues to make it a hugely attractive choice for buyers and renters alike.



Thinking about selling or letting?

Now could be the right time to act. Contact our expert Nailsworth team today for a free valuation and tailored advice

4 Fountain Street,
Nailsworth,
GL6 0BL

01453 836736

E: stroudvalleys@perrybishop.co.uk



Rodborough Common

Guide Price £725,000

Nailsworth: 01453 836736

A spacious detached house with bright and airy accommodation situated within this peaceful, sought after location.

**Four bedrooms • Beautiful landscaped garden • Double garage
Ample parking • EPC - D**



Stancombe

Guide Price £1,200,000

Nailsworth: 01453 836736

A charming five bedroom detached house within this rural setting with a well maintained garden and paddock.

**Sought after location • Flexible living accommodation
Commercial use of outbuildings potential • Ample parking
EPC - E**



South Woodchester

Guide Price £800,000

Nailsworth: 01453 836736

Occupying a private, elevated position within a peaceful no-through road with stunning views across the valley to an award winning vineyard.

Individually designed • Four bedrooms

Landscaped gardens with outbuilding • Off street parking • EPC - B



Rodborough

Guide Price £600,000

Nailsworth: 01453 836736

A charming two bedroom detached house situated within an area of Outstanding Natural Beauty surrounded by Commons.

Currently rented as an Airbnb • Beautifully presented

Decked seating area • Parking • EPC - D



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www.kinghamhill.org.uk



Nailsworth Guide Price £850,000

Nailsworth: 01453 836736

A beautiful five bedroom detached home within this desirable location offering spacious accommodation.

**Far reaching views • Much retained character • Well presented throughout
Good sized gardens • EPC – D**



Brimscombe SSTC Offers in Excess of £600,000

Nailsworth: 01453 836736

A four bedroom detached house within this sought after location offering a perfect blend of comfort and convenience.

**Far reaching views • Immaculately presented • Good size garage
Parking for three cars • EPC – C**



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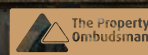
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Finding the perfect property in a highly competitive market can be quite challenging. However, having an experienced buying agency representing your property interests can make all the difference. We ensure that our clients have access to properties before they reach the open market, and we help them make sound investments that match their preferences for location, neighbourhood, and value for money.



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Your Local Property Market Update from Summer 2025

Keeping you informed with the latest prices, trends, and insights across Stroud

Stroud's property market remains steady and attractive this summer, with its mix of character homes, thriving arts scene, and easy access to the Cotswolds continuing to draw buyers.

- **Average Property Price: £347,000**
- **Annual Price Growth: +1.5% (year-on-year)**
- **Most in-demand:**

Character terraces and family homes in central Stroud and surrounding villages

■ **Lettings Market:**

Rents remain strong, averaging £981 per month, with demand from young professionals and families

■ **Time to Sell:**

Homes are selling in good time, with strong interest in well-presented properties

Stroud blends lifestyle, community and value, buyers remain highly motivated when homes are priced and presented right.



Thinking about selling or letting?

Now could be the right time to act. Contact our expert Stroud team today for a free valuation and tailored advice

Get in touch | Book your valuation online

5 London Road, Stroud,
GL5 2AG

01453 762306

E: stroudvalleys@perrybishop.co.uk



Stroud

Asking Price £650,000

Stroud: 01453 762306

A rare chance to own a piece of local history, this Cotswold Stone home beautifully blends period elegance with modern comfort.

Historic Coach House conversion • Four bedrooms
Garden with valley views • Large garage/workshop • EPC – E



Cranham

Guide Price £600,000

Stroud: 01453 762306

Extended family home offering flexible living space tucked away in a peaceful cul- de-sac with delightful views.

Four bedrooms • Three receptions • Gardens
Ample parking • EPC – E



Stroud Offers Over £900,000

Stroud: 01453 762306

A most attractive detached house with an abundance of character features tucked away in this idyllic rural setting.

**Four double bedrooms • Third of an acre gardens
6.6 acre paddock • Garage • EPC - F**



Painswick Asking Price £570,000

Stroud: 01453 762306

Converted former Mill to provide versatile and spacious accommodation over three floors retaining many period character features.

**NO ONWARD CHAIN • Four bedrooms • Fantastic location
Two parking spaces • EPC - D**



Mortgage Services

Expert Guidance for Every Step

Buying a home or remortgaging can feel daunting, but with Perry Bishop Mortgage Services, you're in safe hands. Our team of experienced mortgage advisors is dedicated to making the process straightforward, clear, and tailored to your individual needs.

Why Choose Perry Bishop Mortgage Services?

- **Personalised Advice** – Every client has unique circumstances. We take the time to understand your goals and financial situation to find the mortgage that suits you best.
- **Comprehensive Solutions** – Whether it's a first-time purchase, remortgage, buy-to-let, or complex case, our advisors cover all scenarios.
- **Access to Multiple Lenders** – We work with a wide range of lenders to ensure you get competitive rates and terms.
- **Stress-Free Process** – From initial consultation to completion, we guide you step by step, making the journey smooth and hassle-free.

Our Approach

- 1. Initial Consultation** – Understanding your goals and financial position
- 2. Tailored Recommendations** – Presenting mortgage options that fit your needs.
- 3. Application Support** – Guiding you through paperwork and lender requirements.
- 4. Completion & Beyond** – Ensuring everything is finalised and offering ongoing advice if your circumstances change.

Who We Help

- First-time buyers looking for clear, expert guidance
- Home movers seeking the best deals and smooth transitions
- Property investors and buy-to-let landlords
- Those remortgaging to release equity or secure better rates

Our mission is to make mortgages simple, transparent, and stress-free. We're here to help you every step of the way.

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Get in touch today to book your free consultation and find the mortgage solution that works for you.

Telephone: 01285 646797

Email: mortgages@perrybishop.co.uk



Your Local Property Market Update from Summer 2025

Keeping you informed with the latest prices, trends, and insights across Tetbury

Tetbury's housing market remains highly desirable this summer, driven by its Cotswold charm, excellent amenities, and popularity with both local and out-of-area buyers.

- **Average Property Price: £456,000**
- **Annual Price Growth: +2.3% (year-on-year)**
- **Most in-demand:**

Most in-demand: Cotswold stone cottages and larger family houses in Tetbury and surrounding villages

■ **Lettings Market:**

Limited rental stock continues to drive demand, with average rents around £1,120 per month

■ **Time to Sell:**

Homes are moving quickly, with average sale times of 30-35 days

Tetbury remains one of the most sought-after Cotswold towns - quality homes here attract strong interest and competitive offers.



Thinking about selling or letting?

Now could be the right time to act. Contact our expert Tetbury team today for a free valuation and tailored advice

3 Church Street,
Tetbury, Gloucestershire,
GL8 8JG

01666 504418

E: tetbury@perrybishop.co.uk

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Tetbury

SSTC

Asking Price £850,000

Tetbury: 01666 504418

An imposing Grade II listed Georgian building, in the centre of Tetbury with mixed flexible use (currently a gallery), a short stroll from boutiques and restaurants.

**Roof terrace with stunning views • Many original features
Three bedrooms • Contemporary bathrooms & bespoke kitchen
EPC - E**



Shipton Moyne

Asking Price £1,350,000

Tetbury: 01666 504418

Set in the heart of this Cotswold village, this attractive and spacious detached home is perfectly designed for family life.

**Extended & upgraded • Five bedrooms
Double garage with annexe over • Beautiful gardens • EPC - E**



Tetbury

Asking Price £1,250,000

Tetbury: 01666 504418

An impressive five bedroom natural stone house set within a leafy cul-de-sac close to the town centre

NO ONWARD CHAIN • Double garage and ample parking

Good sized gardens • Three receptions • EPC - B



Upton

Asking Price £735,000

Tetbury: 01666 504418

Nestled in this desirable hamlet, this beautifully presented semi-detached period cottage seamlessly blends character features with elegance.

NO ONWARD CHAIN • Extended & upgraded

Open fire to sitting room • Stunning gardens • EPC - D



Tetbury

Guide Price £520,000

Tetbury: 01666 504418

Grade II listed period Cotswold stone end terraced house situated within a short distance of the town centre.

**Exudes character & charm • Sitting room with feature fireplace
Four Bedrooms • Pretty courtyard gardens • EPC – D**



Tetbury

Guide Price £250,000

Tetbury: 01666 504418

A versatile one bedroom commercial property offering an opportunity for investors, developers or those seeking a unique live-work space.

**Planning permission granted for change of use
Shop front overlooking Hampton Street
Storeroom located to the rear • Commercial EPC – D**



Beat the crowd, access homes before they go public!

Are you thinking about moving, whether in the near future or just exploring your options? Finding the perfect home can be competitive, but what if you could get ahead of the crowd? At Perry Bishop, we believe in offering more than just listings - we provide an exclusive service designed to give our buyers the ultimate advantage.

What is the VIP Buyers Club?

Our VIP Buyers Club gives you access to properties before they appear on major portals like Rightmove and Zoopla. Many of these homes are marketed on a 'low-key' basis, meaning they won't be listed publicly on our website or other platforms. By joining, you gain early insight into potential dream homes before they hit the open market.

Why Join the VIP Buyers Club?

- Exclusive Early Access - Be among the first to view properties, giving you a head start on securing your ideal home.
- Off-Market Opportunities - Gain access to a 'hidden market' of sellers who may be open to moving if the right buyer comes along.
- Local Expertise & Connections - With our deep local knowledge and vast network, we can introduce you to homes before they are widely advertised.
- Tailored Support - Whether you're ready to move now or planning for the future, our team is here to guide you every step of the way.

Who Can Join?

The VIP Buyers Club is perfect for anyone thinking about moving - whether you're actively searching or just beginning to explore the market. No matter your time-frame, our team will provide the support and guidance you need to make confident decisions.

Why Choose Perry Bishop?

At Perry Bishop, we do more than help you find a house—we help you find a home. Our commitment to personalised service ensures that every step of your journey is smooth, stress-free, and tailored to your needs. Whether you're upsizing, downsizing, or relocating, we're here to help.



How to Join

Be one of the first to know about exclusive homes and get ahead in your property search. Give us a call today or scan the QR code and join our VIP Buyers Club today and let us help you find the perfect place to call home.

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Lettings & Management Service

Cotswolds & Vale of White Horse Lettings Market Update from Summer 2025

Summer 2025 is proving to be a lively period for the lettings market across the Cotswolds and Vale of White Horse.

With countryside living increasingly sought after, and good commuter links drawing professionals and families alike, demand for quality rental properties remain high. From charming character homes to modern energy-efficient developments, well-presented properties in desirable locations are letting quickly and attracting competitive rents.

The lettings market across the Cotswolds and Vale of White Horse remain strong this summer, with high demand for well-located, quality homes. Both areas continue to attract professionals and families seeking countryside living with good commuter links

Both the Cotswolds and Vale of White Horse continue to attract strong tenant interest due to their combination of character homes, modern developments, and excellent local amenities. Well-presented properties in desirable locations are letting quickly.

Thinking about letting?

Now could be the ideal time to act. Contact our expert team today for a free valuation and tailored advice.

- **Average Rent: £1,321 per month**
- **Annual Rent Change: +7.1% (year-on-year)**
- **Most in-demand:**
2-4 bed homes, energy-efficient properties, and short-term holiday lets
- **Tenant Profile:**
Young professionals, families, and international tenants seeking lifestyle and connectivity
- **Short-term Rentals:**
Average annual revenue around £22,000-£44,000 with high occupancy rates



Scan the QR code to find your local office



Leckhampton

LET AGREED

Beautifully presented terraced home tucked away on a no-through road within the heart of Leckhampton.

Fully managed • Three bedrooms

Spacious modern kitchen/dining room • Walled rear garden
EPC - D

Telephone: 01242 246982 - Option 2



Faringdon

£1,100 pcm

An immaculate ground floor apartment close to the town centre with own private access and patio doors onto the communal gardens.

Spacious accommodation • One double bedroom

Fitted & equipped kitchen • Off road parking for one car
EPC - B

Telephone: 01367 240367 - Option 2



Tetbury

LET AGREED

A charming end terraced house nestled within this desirable neighbourhood and offering bright and airy accommodation.

Available for six month tenancy • Double bedroom

Allocated parking space • Well maintained enclosed garden
EPC - E

Telephone: 01666 504418 - Option 2



Bishops Cleeve

LET AGREED

Well presented two bedroom mid terraced home well located in sought after cul-de-sac within this thriving and sought after village.

Modern kitchen/dining room • Enclosed rear garden
Garage • Parking • EPC - D

Telephone: 01242 246980 - Option 2



Poole Keynes LET AGREED

Telephone: 01285 655355 - Option 3

Delightful first floor annexe home located within this charming rural location with fantastic views.

Rent inclusive of heating, electric, water & single occupancy council tax • Part furnished • Courtyard garden • Off street parking EPC - C



Painswick £1,500 pcm

Telephone: 01453 762306 - Option 2

Charming Period conversion in excellent condition situated close to local amenities

**Fully managed • Two double bedrooms • Small patio terrace
Allocated off street parking space • EPC - D**

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From Gloucestershire and Oxfordshire to Wiltshire and beyond, our Land team – led by **Nicola Williams** – combines trusted developer relationships with expert local planning knowledge. If you think your land has potential, we'd love to explore the possibilities with you.

Ready to find your perfect new home – or explore the potential of your land? Contact our Land & New Homes team today and let's make it happen.

Tel: **01285 646770**
or email

landandnewhomes@perrybishop.co.uk



Land recently sold



Fairford

An exceptional opportunity to acquire a residential development site with full planning permission for the creation of five dwellings.

Telephone: 01285 646770

Woodmancote

A potential small-scale residential development site with a positive planning outlook.

Telephone: 01285 646770



Cirencester

Interesting development opportunity has detailed planning consent for a new block of three apartments.

Telephone: 01285 646770

Nailsworth

Exciting opportunity to acquire a development site with potential for 3 to 4 houses subject to planning.

Telephone: 01453 837321



New Home opportunities

Cerney Wick

Asking Price
£875,000

Telephone: 01285 646770

Presenting a beautifully finished four-bedroom detached family home with an exceptional sized south-facing garden.



Lower Bourton

Offers in Excess of
£890,000

Telephone: 01367 245437

A spacious barn conversion with the ability to infuse your own unique style to create your own dream home.



Driffield

Guide Price £925,000

Telephone: 01285 646770

A beautifully designed four-bedroom detached family home, offering spacious and stylish living, nestled in this sought-after village.

Avening

Guide Price
£1,100,000

Telephone: 01453 837321

Your chance to own a beautifully crafted, energy-efficient property featuring solar panels, triple glazing, and underfloor heating.



Down Ampney

Offers in the Region of
£850,000

Telephone: 01285 646770

Ready to move into, this outstanding family home boasting space and charm offered with stamp duty contribution.



Avening

Guide Price £985,000

Telephone: 01453 837321

Tucked away amidst the serene, rolling hills of the Cotswolds an exclusive collection of 11 exquisite homes adjacent to Princess Anne's Gatcombe Park estate.

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The collection is also home to four charming Cotswold gems, The Slaughters Manor House, The Slaughters Country Inn, Buckland Manor, and Old Swan & Minster Mill, together with the elegant London hideaway, Sydney House Chelsea, and the vibrant city-centre ABode Hotels.

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Partner

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SCAN ME



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