

At Home

Autumn/Winter Collection



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welcome...

Autumn is one of my favourite seasons in nature – particularly when we get lovely blue skies, crisp 'chill in the air' days and the beautiful reds, yellows and oranges as the leaves turn with the onset of the first frosts. Just lovely!

It can also be my favourite time of the year in the property market too. In most years we sell more houses in October and November than any other time of the year. Certainly in the second six months of the year we experience quality enquiries and quality applicants searching for their next home. They are motivated to make a decision as soon as they have identified the right property and we don't have to spend so much time on applicants who are just starting their search and 'testing the water' in a process of deciding whether they really want to move. Our sellers are also serious and motivated during these months giving us plenty of opportunities to negotiate deals that work for both parties and get them moving on to the next chapter of their lives.

Interest rates seem to have stabilised with some mortgage rates even reducing and we are seeing renewed confidence amongst buyers to make their plans happen, providing the price of their chosen property is right.. Prices are starting to settle to a new normal after the spike during the Stamp Duty Holiday with more sellers being realistic with their asking price and expectations.

Can we help you move onto the next chapter of your life?



Sarah Benson

Director

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we've got you
covered

Looking to sell in Gloucestershire, Oxfordshire or Wiltshire?

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your local property experts covering
Gloucestershire, Oxfordshire and Wiltshire
we love it here





*cheltenham
& leckhampton*

Things to do & see in Cheltenham & Leckhampton

- Cheltenham Races
- Pittville Park & Pump Rooms
- Imperial Gardens
- Cheltenham Festivals
- Leckhampton Hill & Devils Chimney
- Everyman Theatre
- The Wilson Art Gallery
- Cotswold Farm Park
- The Brewery Quarter
- Gloucestershire Steam Railway



Gavin Wallace CPEA FNAEA MARLA
Director



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Situated in this glorious position with views over Leckhampton Hill

Leckhampton
Guide Price £850,000

Leckhampton 01242 246982

An individual detached bungalow with lovely private gardens and within a few moments of Leckhampton Hill where glorious walks can be enjoyed.

- Five bedrooms
- Two bathrooms
- Garage, workshop & utility room
- Large mature southerly gardens
- EPC - D



Situated within walking distance of the fashionable Montpellier area with Hatherley Park & Court Gardens nearby

Cheltenham
Offers in Excess of £1,000,000

Cheltenham: 01242 246980



A four bedroom contemporary style detached family home situated within this much sought after cul-de-sac.

- Four bedrooms
- Two bathrooms
- Spacious accommodation
- Double garage
- EPC - D





Leckhampton SOLD

Leckhampton: 01242 246982

An impressive three bedroom bay fronted detached house extended and presented to a high standard.

**Fabulous views • Close to excellent local schools
Large southerly garden • Delightful kitchen/family room
EPC - D**



Gotherington SSTC

Cheltenham: 01242 246980

Situated in popular village location close to excellent local amenities, this individual detached family home can be found tucked away at the end of a long private driveway.

**Exceptional open plan kitchen/dining/sitting room
Second sitting room • Ground floor bedroom/formal dining room
Gardens • EPC - C**

Located on a popular tree lined road close to local amenities

**Leckhampton
Guide Price £650,000**

Leckhampton: 01242 246982



An attractive substantial and beautifully presented Edwardian semi-detached house set in private mature gardens.

- Three bedrooms
- Many character features
- Two separate receptions
- Useful two room cellar
- EPC - E





Located in a central, yet peaceful part of Fairford, just behind the historic Market Place

Fairford
Offers in Excess of £800,000

Fairford 01285 711444



This deceptively spacious period property offers bright and versatile accommodation along with a recently fitted Parlour Farm kitchen/dining room with two garages and off street parking.

- Spacious and versatile period property
- Four/five bedrooms
- Four bathrooms
- Southerly facing rear garden
- EPC - E



Things to do & see in Cirencester & Fairford

- Corinium Museum
- Beautiful Parish Church of St John the Baptist
- Cotswold Sculpture Park
- Cirencester Park & Abbey Grounds
- Cirencester Markets
- The Barn Theatre
- Cotswold Reindeer Herd
- Cotswold Water Park
- Speciality Gift Shops & Art galleries
- Roman Ampitheatre



Jim Chamberlayne
Senior Associate Director



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GL7 2BL

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Down Ampney

Asking Price £735,000

Cirencester: 01285 655355

A beautifully refurbished three bedroom house in the heart of this popular village with gardens and parking for three/four vehicles.
Contemporary kitchen/dining/breakfast room
Large sitting room with doors onto garden Wood burner
Ensuite to master bedroom • EPC – E



Cirencester

Asking Price £875,000

Cirencester: 01285 655355

Situated in one of Cirencester's most sought after locations in need of updating and scope to further extend subject to necessary permissions
Four bedrooms • **Three receptions** • **Generous single garage**
Westerly rear garden • **No onward chain** • EPC – D



Cirencester

Offers Over £500,000

Cirencester: 01285 655355

A charming Victorian three bedroom mid-terrace family home situated on the outskirts of Cirencester Town Centre
Extended kitchen/dining room • **Large family bathroom**
Private rear garden with pedestrian access
Additional lifestyle garden • EPC - E



Cirencester

Asking Price £530,000

Cirencester: 01285 655355

Striking period home in one of Cirencester's most popular roads overlooking and backing onto St Michaels Park and close to the town centre.
Three bedrooms • **Sitting room** • **Open plan dining/family and kitchen**
Basement with two rooms • **Garden** EPC – E





farington

Faringdon Tower Folly

Things to do & see in Faringdon

- Folly Tower
- Museum
- Kelmscott Manor
- Cotswold Wildlife Park
- Uffington White Horse
- Great Coxwell Barn
- Pink Plaque & Fun Trail walks
- Buscot House & Park
- Farmer Gow's
- Waylands Smithy



Lucy Hill
Associate Director



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Situated within this tranquil hamlet with exceptional views up to the Ridgeway

**Fawler
Offers Over £850,000**

Faringdon: 01367 240356

Set in south facing cottage gardens, this meticulously renovated four double bedroom property boasts spacious open plan accommodation.

- Bespoke hand-made kitchen
- Underfloor heating throughout
- New triple glazing
- No onward chain
- EPC – C



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**The Autumn market
is moving, are you?**



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Having the most experienced buying agency representing your property interests can make all the difference when searching for your perfect property in a highly competitive market.

In most circumstances, we ensure that our clients have access to properties before they reach the open market and that they are making a sound investment that ticks all the right boxes for location, neighbourhood and value for money.



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Buckland

Offers in Excess of £450,000

Faringdon: 01367 240356

A charming Grade II listed cottage situated within this popular village offering huge potential and set in phenomenal gardens.
Three bedrooms • Spacious sitting/dining room • Fitted kitchen
Fireplace and exposed beams • End of chain • EPC - Exempt..



Hatford

Guide Price £550,000

Faringdon: 01367 240356

First time on the market with far reaching views over open countryside and benefiting from an enviable south facing garden.
Flexible living accommodation • Requiring modernisation
End of chain • Garage & off road parking • EPC - F



Bourton

Offers Over £620,000

Faringdon: 01367 240356

A stunning and imposing Grade II Georgian home in the heart of this idyllic downland village with flexible and spacious accommodation..
Four double bedrooms • Three receptions • John Lewis of Hungerford fitted kitchen • Landscaped gardens
Ample off road parking • EPC - Exempt



Faringdon

Asking Price £700,000

Faringdon: 01367 240356

A truly individual and unique family home in a very popular area of the town, offered to the market with no onward chain.
Contemporary kitchen • Four bedrooms
Mature private gardens • Garage & off street parking • EPC - D



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- Farmers & Artisan Market
- Museum in the Park
- Stroud Brewery
- Stroudwater Canal
- Subscription Rooms
- Stratford Park & Arboretum
- Rodborough Common
- Giffords Circus
- Woodchester Mansion



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

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"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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Located in sought after position with far reaching views

Stroud
Guide Price £925,000

Stroud Valleys: 01453 836736



Beautifully presented Grade II listed residence situated close to local amenities with many character features.

- Six/seven bedrooms
- Generous living accommodation
- Garage
- Garden
- EPC – Grade II listed



Eastcombe
Guide Price £775,000

Stroud Valleys: 01453 836736

Located in this much sought after village close to local amenities offering flexible living accommodation with far reaching countryside views.

Three/four bedrooms • Three/four receptions • Three bathrooms
Double garage • EPC – D



Berkeley
Guide Price £725,000

Stroud Valleys: 01453 836736

Impressive detached residence offering immaculately presented accommodation set in generous sized gardens and far reaching views.

Four bedrooms • Two receptions • Three bathrooms • Ample parking
EPC – E



Minchinhampton Guide Price £675,000

Stroud Valleys: 01453 836736

Elegance, style and quality best describe this Grade II listed converted Dye House in the prestigious Longfords Mill Development
Contemporary style • Spectacular views • Two/Three bedrooms
Two receptions • Parking • EPC - Exempt



Randwick Guide Price £650,000

Stroud Valleys: 01453 836736



Immaculately presented detached four bedroom residence in sought after location with views over surrounding commons.
Four bedrooms all with fitted wardrobes • Solar panels
Immaculately presented • Double garage & gardens • EPC - B

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Solicitors

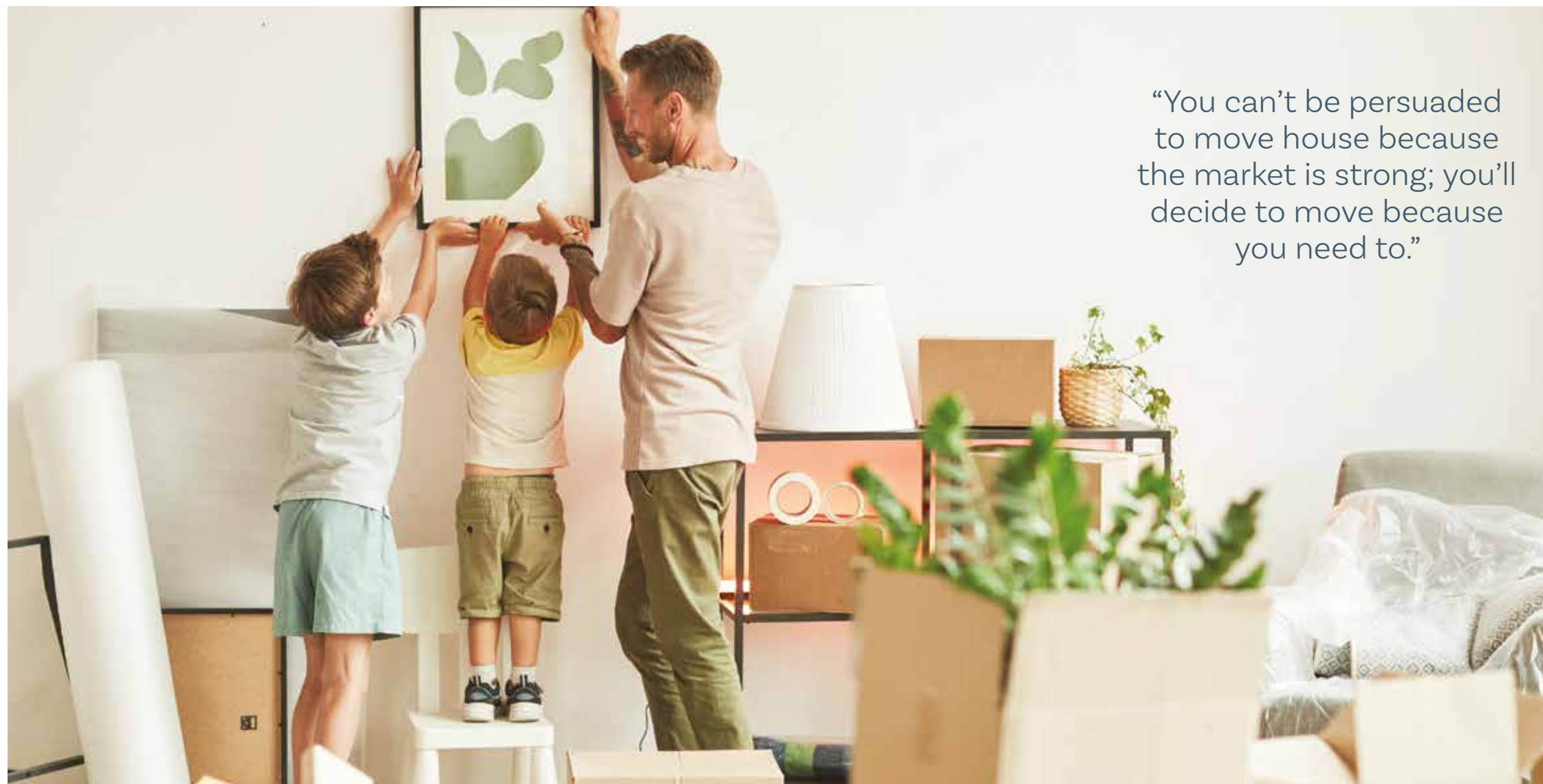
“ Thank you for your brilliant work, professionalism and patience in supporting this transaction. It wasn't always easy and the pressure was really on, we literally couldn't have done it without you. We've been 'moved in' for a week now and couldn't be happier in the new house. **”**
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“You can’t be persuaded to move house because the market is strong; you’ll decide to move because you need to.”

But, for whatever reason, you’re considering moving house NOW, not in a year. And, of course, the value may drop in the next year - would you then wait even longer?

Would you put up with whatever is not quite right about your home for another year, two years, or five years just so the price you sell for is higher?

Moving house is an emotional process, not necessarily a logical one. Of course, if there was no emotional attachment, you would buy and sell properties like you do shares in the stock market, gambling on the price increase to make the most profit. This is not to say there’s nothing you can do to improve the relative value of your home in the market as it stands, simply that you shouldn’t wait to sell your property until the market conditions feel right to you. Sell when you need to, not when you think the market might be good.

If you’re considering selling your property now, there are things that can be done to help you achieve the very highest price in the market as it stands today. Even in the darkest depths of a property recession, people move, and houses are bought and sold. Work with the market you’re in; don’t wait around hoping that things will change.

These tips will help you to sell for the highest possible price in whatever market you choose to sell your home in. Waiting for a boom or trying to avoid a bust in the housing market is impossible, and you could find yourself waiting for years whilst you get slowly more frustrated with your current property, and your desire to leave grows by the day.

Take control at home

Take control of the things you can control so you can sell your home when you want to, not when the market says that you should

The property market is unpredictable, with no crystal ball to tell us what will happen and when. If you can’t control the value of your home, what can you control? What can you do to make a difference and take back the power regarding the value of your property?

We can never truly know what’s going to happen. The housing market is affected by so many factors there’s no way to know how those variants will react together to impact the psychology of property buyers and the availability of finances to allow people to buy a new home.

Faced with a cost of living crisis, rising inflation and increasing interest rates, you would be forgiven for feeling deflated. Surely it’s better to just wait? But what are you actually waiting for? A market crash? A recession? And then what? Will you wait for the market to rebuild and for values to increase again? You could be waiting years.

Most sellers don’t make the huge decision to move house because of the housing market conditions. People move for reasons that affect them personally. In truth, most homeowners only take notice of the housing market when they’re considering selling or buying a property; otherwise, they turn a blind eye. You can’t be persuaded to move house because the market is strong; you’ll decide to move because you need to.

So, should we be considering the state of the housing market at all, really? Why do we even care if we don’t use this factor to decide when to sell our house? And if we’re selling a property and buying another one simultaneously, you and the sellers of the property you buy are moving within the same market conditions. So, does it even matter?

In truth, no, it doesn’t. Your property has a value in today’s market, but it will likely be different in a year. No one can say how it will change with any degree of certainty, just that it will.

So, take control of the controllable and maximise the value that is available to you today by following these tips:

1. Presentation

A well-presented home will undoubtedly attract more interest from buyers than a cluttered, messy one. Allow your home to shine and attract that perfect buyer by removing unnecessary clutter and ensuring every inch is presented just right.

2. Decor

Garish wallpapers and intense colour schemes are an acquired taste and can sometimes look absolutely fabulous. But the aim of the game when trying to sell your home for the most money possible is to appeal to the broadest audience. This means your interior design choices should be inclusive, not polarising. If 50% of your friends and family love your interior style, but 50% think it’s a little too much, the same could be said of potential buyers. Tone it down if needed, or style things up if it’s a little dated to appeal to as many buyers as possible.

3. Set the scene

Staging your home enables viewers to envisage themselves living in your property, showing off the kind of lifestyle your home could give them. It doesn’t have to be over the top or

cost a fortune; it can be as simple as preparing a tray with a coffee pot and two mugs in the bedroom. Of course, neither the coffee pot nor the mugs are included in the sale, but this image will tell the story of enjoying a lazy Sunday morning coffee in bed with your loved one.

4. Inviting scents

The famous TV advert coined the term ‘nose-blind’ to describe when, after time, you become so used to a smell in your home that you no longer smell it. With that in mind, try to make your home smell inviting, welcoming, homely even. During Autumn, consider pumpkin spice or vanilla, warm, cosy smells. In the summer, floral scents work wonders. You don’t have to turn into the next Jo Malone, but think about your home’s first impression on viewers and how you can ensure it’s positive. Smells evoke strong emotions, and it’s possible to ensure that your viewers like your home by pulling on these emotions with glorious scents.

By following these 4 tips and working with your estate agent to assemble compelling marketing and a robust marketing strategy, you’ll surely get your home sold for the maximum possible price, whatever the market conditions.

Don’t wait for the market to change. Get in touch with us today to get your home sold!



Things to do & see in Tetbury

- Highgrove Gardens
- Chavenage House
- Westonbirt House, Gardens & Arboretum
- Tetbury Goods Shed Arts Centre
- Calcot Spa
- Malmesbury Abbey
- Police Museum & Courthouse
- Chipping Steps
- Weekly Market beneath the historical Market House
- Long Street Art Galleries



Helen Pugh
Associate Director



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**Malmesbury
SSTC**

Tetbury: 01666 504418



A stunning barn conversion set in six acres of fields and woodlands offering flexible and versatile accommodation.

- Annexe
- Five bedrooms
- Four bathrooms
- South facing
- Triple garaging
- EPC – A

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Crudwell

Asking Price £1,600,000

Tetbury: 01666 504418

Majestically placed within the village, this stunning town house has been refurbished to a sympathetically high standard.
Six bedrooms • Three receptions • Three bathrooms
Manicured gardens with Party Barn • EPC – E



Tetbury

Guide Price £500,000

Tetbury: 01666 504418

A project to be completed – A handsome Grade II listed town house situated within the centre of town.
Planning permission gained for the project • Many original features
Four/five bedrooms • EPC – Exempt



Tetbury

Asking Price £525,000

Tetbury: 01666 504418



A detached bungalow hidden within the heart of Tetbury set in good sized gardens.
Two bedrooms • Large sitting room • Modern kitchen
Separate boot room • EPC – D



Wesbonbirt

Guide Price £475,000

Tetbury: 01666 504418



An attractive Grade II listed period cottage, with lots of surprises, character features and a surprisingly large garden.
Stylishly renovated • Versatile accommodation
Popular village location • EPC – Exempt



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Sian Harris
Lettings Director



Conveniently located in a much sought after location within walking distance to the town centre

**Cirencester
To Let £1,985 pcm**

Telephone: 01285 655355 – Option 3



Newly refurbished and beautifully presented five bedroom family home with good sized rear garden and parking for up to four cars.

- Five bedrooms
- Two bathrooms
- Available immediately
- No pets
- Council Tax Band – E
- EPC – D



**Chalford
To Let £1,750 pcm**

Telephone: 01453 762306

New to the lettings market, this lovely family home available now on a long term basis, pets maybe considered at the landlords discretion.

**Four bedrooms • Enclosed gardens • Off road parking
Council Tax Band – C • EPC – D**



**Cheltenham
To Let £1,300 pcm**

Telephone: 01242 246980 – Option 2

A well presented two bedroom home available now for a long term let close to local amenities and schools.

**Modern kitchen • Low maintenance gardens
Parking • Council Tax Band – C • EPC – C**



Cirencester To Let £1,985 pcm

Telephone: 01285 655355 – Option 3

Newly refurbished and beautifully presented five bedroom family home with good sized rear garden and parking for up to four cars.

Five bedrooms • Two bathrooms • Available immediately
No pets • Council Tax Band – E • EPC – D



Stanford-in-the-Vale To Let £2,400 pcm

Telephone: 01367 240356 – Option 2



Beautifully presented spacious four bedroom family home in the sought after Stanford in the Vale location. Available January 2024.

Open plan kitchen/diner • Spacious lounge
Separate study/home office • Garage and off-road parking
Great location • Council Tax F • EPC B.

Introducing Perry Bishop's 11 Step Plan to Sell for the Best Price

Finding a buyer is relatively easy, but finding the best buyer - someone who is willing to offer the best price - isn't.

Our structured plan and marketing strategy is implemented for every property we sell and it really does work, achieving on average a sale price of approximately 2% more for our clients.

Developed and honed after years of successfully selling thousands of properties across the Cotswolds, our **11 Step Plan** covers everything including; agreeing the marketing price, ensuring the best first impression, the perfect launch, attracting passive buyers, the best viewing strategy, our golden rules of negotiation when offers come in, and a whole lot more besides.



To read our **11 Step Plan** in full, simply visit our website and download your very own copy or pop into your nearest Perry Bishop branch to pick up a physical copy.

*we care about property,
we care about you.*

Visit perrybishop.co.uk to get your **FREE** copy





Helping land owners and developers across the south west as well as bringing to market a choice of great properties for home hunters looking to buy brand new

Our services for land owners and developers:

- Valuation
- Viability and consultation service for both residential and commercial use
- Comprehensive marketing strategy comprising:
- Sales Brochure with professional photography
- Professional video tour
- Promotion on major property portals
- Marketing to our extensive database of developers
- Viewings service
- Sales progression service through to completion of sale



Nicola Williams
Land & New Homes Associate Director

Refer a Friend

We have had an amazing few months selling land and are launching a campaign similar to our “Refer a Friend”, but we are asking you to refer a friend who may have a piece of land with some value to it.

We have sold a variety of land over the last few months, from one garage to a big site of garages, sheds on waste-land, stables, paddock land along with infill plots whereby the house has a long garden or a large side garden that potentially can be built on.

Refer a friend or family member, who then goes onto sell with us, and we will give you £150 to spend at John Lewis* as a great big “Thankyou”.

Better still The person you refer to us will also receive £150 John Lewis vouchers upon completion.

Its a win-win situation.

For anyone looking to buy a brand new home:

Perry Bishop’s specialist department is entrusted by developers with the sale of a wide range of beautiful new build homes across Gloucestershire, Oxfordshire and Wiltshire.



Cheltenham
Guide Price £700,000

Telephone: 01242 246983

An exciting opportunity to acquire a development site in an established residential area in Cheltenham with full planning permission for two - 5 bedroom 3 storey homes with attractive views across Pittville Park and close by to Cheltenham Racecourse.



Tetbury
SSTC

Telephone: 01666 333149

Two beautiful buildings situated in the heart of Tetbury. Comprising 11 apartments, guest room, large office space and extensive beautifully maintained landscaped gardens and parking for eight vehicles



Sutton Benger

Asking Price £975,000

Telephone: 01666 333149

One of just four houses built by Calibre Homes, this delightful house has been given a bespoke finish, with far reaching views across the fields which surround.

Four bedrooms • Three receptions • Double Garage • Gardens
EPC – B



Horfield

Guide Price £1,500,000

Telephone: 01285 646770

Former Methodist Church together with school rooms and 4 bedroom Manse House set in approx. 1,047 acres
Potential development opportunity • Ample Parking
Located in established residential area



The Colleys, High Street, Lechlade, GL7 3AE

The Colleys are situated within the heart of this historic Cotswold Market Town on the River Thames on the borders of Gloucestershire, Oxfordshire and Wiltshire

New Homes: 01242 246980

Prices from £250,000

Jamie Smith is a small builder and property developer with 15 years experience delivering a wide variety of building projects. He seeks to deliver renovations and refurbishments finished to the highest of standards for local people to enjoy for years to come.

The town boasts several independent shops, a Church off the Market Square, two award winning coffee shops, several pubs and restaurants, a butchers/delicatessen along with a doctors surgery, primary school and library. Lechlade also provides access to the Cotswold Water Park which offers various activities including sailing, canoeing, swimming along with many beautiful countryside walks.

For commuters, there are mainline stations at Oxford and Swindon and good road connections to the M5, Cheltenham, Swindon and Oxford.

The Colleys consists of just four Mews style properties located in the heart of Lechlade, this Grade II listed home has been converted to the highest of standards.

The properties are nestled off the High Street and offers spacious and contemporary living with many character features throughout.

All finished to the highest of standards with Neff integrated appliances fitted to the high quality solid wood kitchens along with quartz work surfaces. The properties have the further benefit of hardwood flooring and carpets throughout.

To fully appreciate the quality of these properties a viewing is strongly recommended. Contact us to arrange an appointment



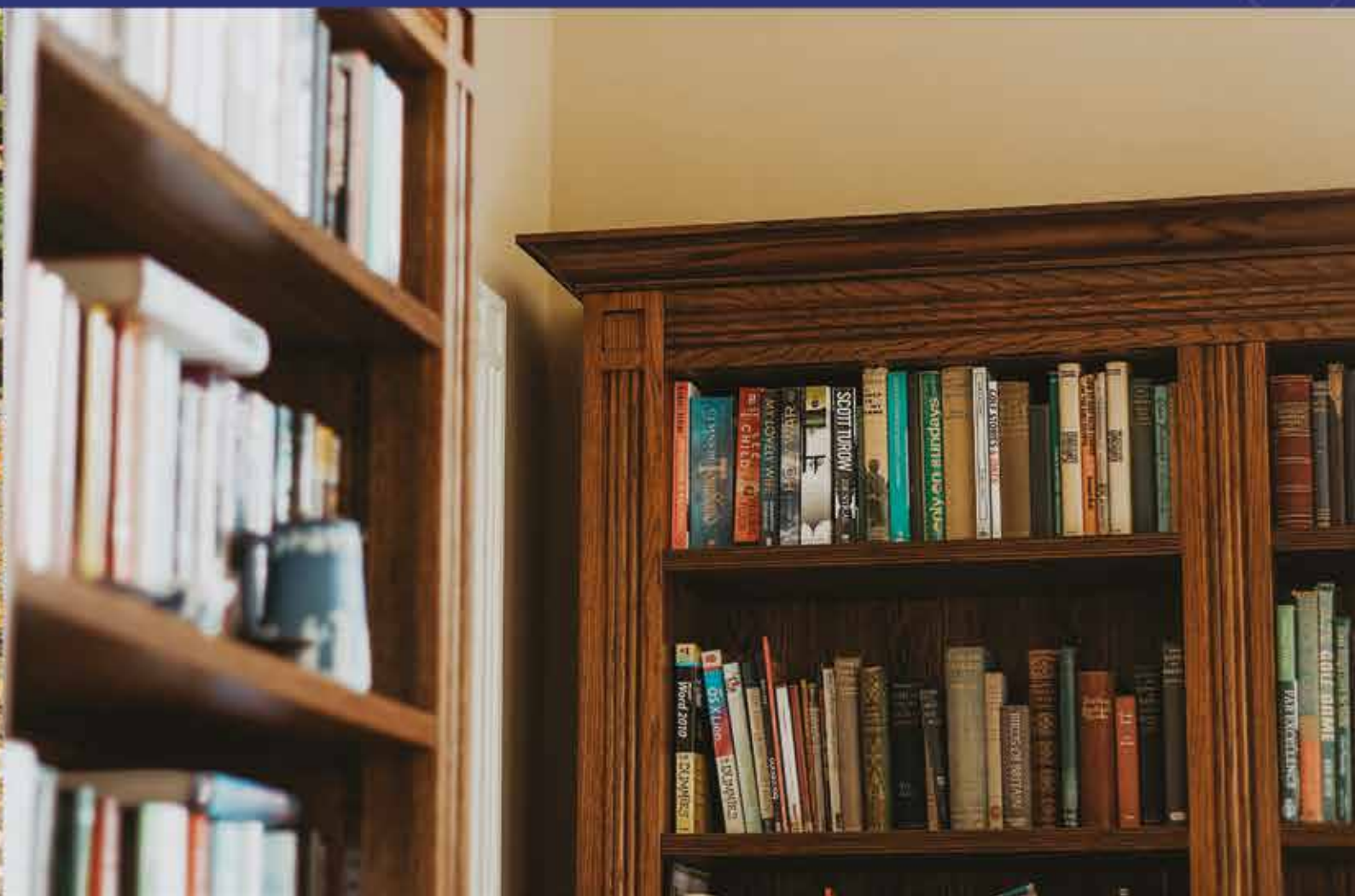


SPECIALISTS IN BESPOKE CONSTRUCTION

Award winning high end residential building company based in the heart of the Cotswolds with over 30 years of experience within the construction industry.

Our management team offers full project management services, enabling us to coordinate all specialist trades required to deliver projects on time and within budget whilst achieving the highest standards of quality and finish that our reputation has been built on.

All of our projects are bespoke and to this end, we tailor our approach to suit each individual client and their needs. We pride ourselves on attention to detail, utilising traditional construction skills whilst embracing new technologies.



MASTER JOINERS & CABINET MAKERS

Our dedicated team of master craftsmen specialise in bespoke handmade joinery and cabinetry, supplying the high-end residential market. Everything we produce is hand made at our workshop in the Cotswolds by our highly skilled and experienced team.

Quality is at the forefront of everything we produce with the fine details being what sets true handmade joinery apart. We use the finest materials and utilise traditional joinery and polishing techniques in all of our bespoke pieces of cabinetry and furniture to create something truly unique and provide a real statement and focal point for your home.

Why use auctions?

Selling through auction is not just for properties needing renovation. It can be a quick, efficient and a profitable way to sell property and suits a number of situations including:

- Where there is a high demand for a particular type of property
- Where the value of a property is difficult to gauge
- When you need a quick and certain sale

Property auctions are an opportunity to sell or buy in a quicker defined time frame, growing in popularity. We offer traditional and subject to contract online auction sales. Our local property experts can guide you through the process.

Recent Sale



**GUIDE PRICE £350,000
SOLD AT £420,000
£70,000 OVER THE GUIDE**

We recently commenced marketing this property on the 11th September with an auction date set for the 28th September.

We had multiple buyers wanting the property which led to frantic bidding creating over 70 bids in total and the closing time having to be extended as two buyers bid against each other.

We care about property. We care about you.



Scan the QR code to find out more about our auction service

City expertise in the heart of the Cotswolds



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Wills, Trusts
& Probate



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Law



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Property



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Tanners is an established law firm based in Cirencester, the capital of the Cotswolds. Offering practical and proactive legal advice with a personal touch, we help to ensure you can achieve your goals smoothly and on schedule.

Our team consists of friendly legal experts who have worked all over the UK and internationally, and our exceptional experience and strong links with the local community make us the ideal choice when you need advice you can rely on.

www.tanners.co.uk

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PerryBishop

PROPERTY MADE PERSONAL

Do you know someone
locally looking to sell or
rent out their property?

refer a friend

Refer a friend or family member, who then goes on to sell/let with us, and we will give you £150 to spend at John Lewis* as a great big 'thank you'.

Better still... The person you refer to us will also receive £150 John Lewis vouchers upon completion/let. It's a win-win situation!



call in for details 

we care about property *we care about you*

*Vouchers will only be delivered to both you and your friend upon completion of the Perry Bishop sale or let of your referee's property.

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BESPOKE CABINETWORK SINCE 1986





Mid-century sheepskin chair edit by @hairbaby2020

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Strong foundations

Property businesses are characterised by high risks and great rewards, so it is important that you are getting the right advice, tailored to your needs.

Whatever your role or business size, you will want to stay well-informed as you look to steer a profitable path through the complexities of the property sector.

From accounting and finance, to tax and business structure, you will receive professional advice from our long-standing, specialist property team, helping you to plan and remain resilient.



NICK HAINES

Partner

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DRIVING LIFELONG PROSPERITY

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