

At Home

Autumn/Winter Collection 2024



PerryBishop

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Town & Country

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welcome...

Sitting down to pen this introduction, I looked back at my thoughts in our Spring Summer edition of At Home, in which I wrote 'it is usual to see normal levels of activity resume very soon after a majority win' referring to the then pending General Election. Well, the new government were certainly elected with a majority and are busy reviewing all aspects of the housing market for both sales, rentals and development and I am pleased to say that we did see 'normal levels of activity' within the autumn market. In fact, there has been a considerable increase in the number of homeowners bringing their property to the market compared to previous years giving buyers more choice, and we are excited to be able to offer you a broad selection of homes across three counties, Gloucestershire, Oxfordshire, and Wiltshire both for sale and to let.

We are also excited to be able to offer you our own inhouse mortgage advice and financial services. We understand that buying a home or arranging a remortgage can be a complex and sometimes overwhelming process. Our advisors have access to the whole of the market, and we are here to help you navigate the mortgage landscape and find the best deals tailored to your specific needs. Whether you are a first-time buyer, looking to remortgage or investing in property, our experts will guide you through the options available and secure a mortgage that suits your financial situation. Additionally, our mortgage services are available even if you are not moving with Perry Bishop.

We take our role within the property profession very seriously and are delighted to have been asked to join a working committee with Estate Agents, Government, Banks and Building Societies and the Legal Profession to work together to find a solution to the now archaic method of conveyancing - the time it takes for a sale to move from agreeing the offer and instructing solicitors, to contracts being exchanged and completed and all parties moving onto their next home.

Rome wasn't built in a day but in our modern world there are plenty of opportunities for shared information and documents within a digital platform to enable much more efficient processes and timescales. I very much hope this much needed change will be enabled as soon as practically possible.

And don't forget our own solution to the long conveyance times - our Move Ready service has helped several clients achieve a sale time averaging c 68 days from agreeing the offer to exchanging contracts which is over 50% quicker than the national average which is 145 days. Please don't hesitate to get in touch if you would like more information or visit our website (www.perrybishop.co.uk) and we look forward to helping you move.



Sarah Benson

Consultant

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we've got you *covered*

Looking to sell in Gloucestershire, Oxfordshire or Wiltshire?

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Gloucestershire GL53 7NG

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LECKHAMPTON

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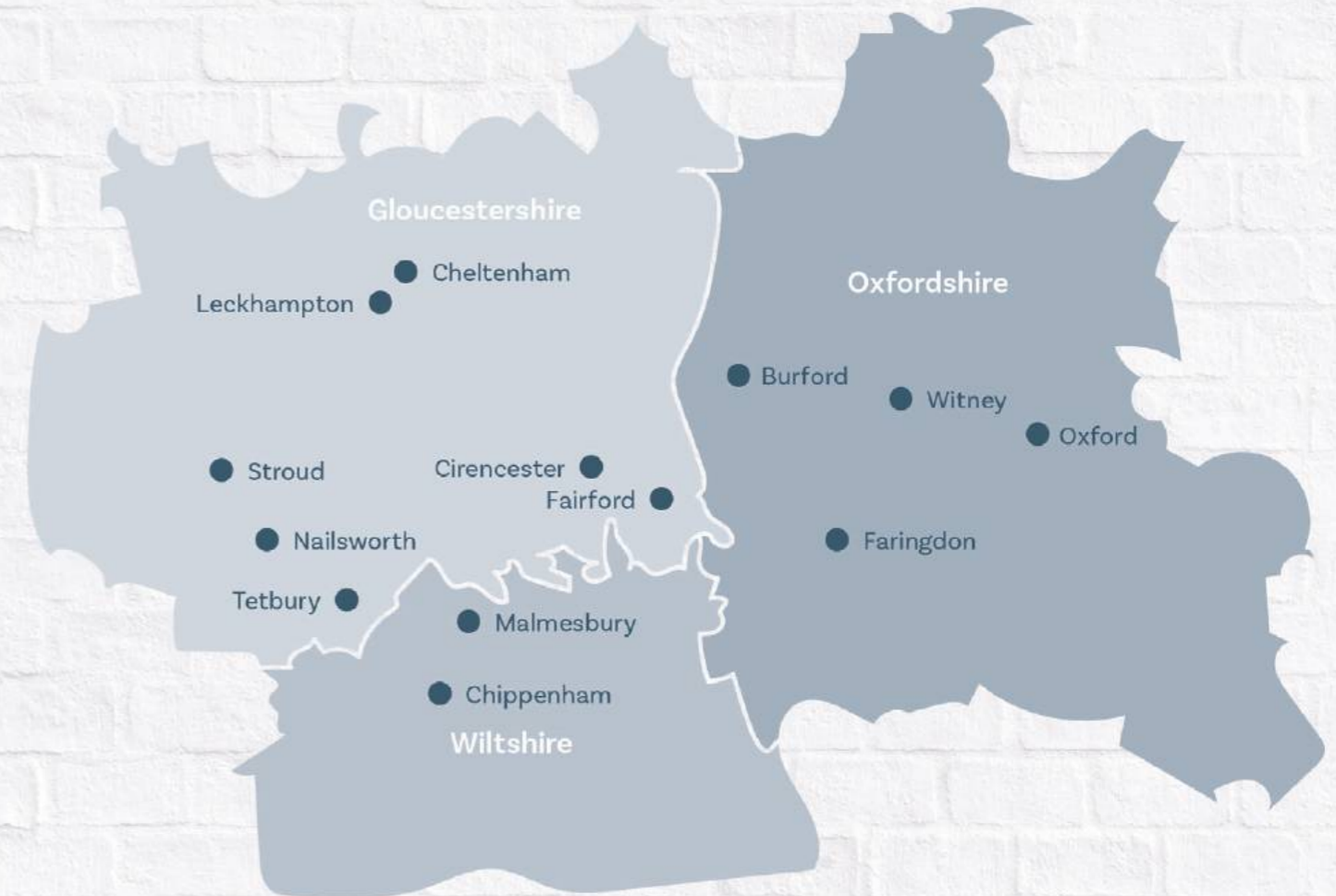
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we love it here





cheltenham & leckhampton

With its rich cultural heritage, stunning architecture, and excellent location near the Cotswolds, Cheltenham continues to be one of the UK's most desirable places to live, offering a mix of historical charm and modern convenience in the property market.

Fun Facts About Cheltenham:

1. The Home of Horse Racing:

Cheltenham is internationally renowned for its Cheltenham Festival, one of the most prestigious horse racing events in the world. The Gold Cup attracts thousands of visitors every March, bringing excitement and energy to the town.

2. Regency Architecture:

Cheltenham is famous for its stunning Regency architecture. The town boasts the most complete examples of Regency buildings in the UK, with elegant terraces and grand townhouses lending Cheltenham its sophisticated air.

3. Cheltenham Spa:

The town became a popular health resort after mineral springs were discovered in 1716, earning it the name Cheltenham Spa. People flocked to the town for the supposed healing properties of the waters, boosting its reputation as a fashionable retreat.

4. Festivals Galore:

Known as the "Festival Town", Cheltenham hosts several high-profile cultural events throughout the year, including the Cheltenham Literature Festival, Jazz Festival, and Music Festival, attracting artists, writers, and performers from around the world.

5. GCHQ Headquarters:

Cheltenham is home to GCHQ, the UK's intelligence and security organization. The building, often called "The Doughnut" due to its shape, plays a crucial role in global cybersecurity.



140 Bath Road,
Cheltenham, GL53 7NG

For Cheltenham properties:

01242 246980

For Leckhampton properties:

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COTSWOLDS SEARCH AND ACQUISITION SPECIALISTS

Finding the perfect property in a highly competitive market can be quite challenging. However, having the most 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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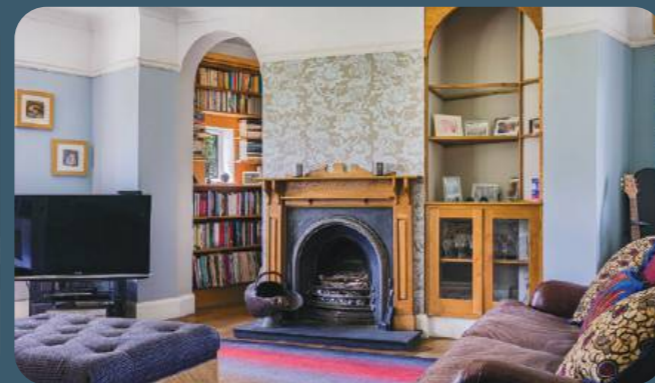


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We're experiencing a strong demand for quality homes in the Leckhampton area. If you're considering selling, now is a great time to explore your options



An exceptional "Arts & Crafts" style property within outstanding gardens measuring 0.434 acres

Leckhampton
Sold STC

Leckhampton: 01242 246982
Beautiful home situated discreetly off a residential road in this ever desirable location.

- Gardens of approx. 0.434 acres
- 5 bedrooms
- Versatile accommodation
- Various outbuildings
- EPC - D



Charlton Kings
Sold STC

Beautifully presented terraced cottage close to a range of amenities and nearby stunning countryside.

- Two bedrooms
- Two receptions & cellar
- Fitted kitchen
- Attractive & private courtyard gardens
- EPC - D

Cheltenham: 01242 246980



Staverton
Asking Price £535,000

Beautifully presented terraced cottage close to a range of amenities and nearby stunning countryside.

- Two bedrooms
- Two receptions & cellar
- Fitted kitchen
- Attractive & private courtyard gardens
- EPC - D

Cheltenham: 01242 246980



Leckhampton Guide Price £750,000

Leckhampton: 01242 246982

An impressive semi detached house enjoying fabulous views of Leckhampton Hill conveniently located for excellent schools & amenities.

Three bedrooms • Three receptions • Located along private tree-lined no-through road • Garage & driveway parking • EPC - D



Montpellier Sold STC

Cheltenham: 01242 246980

A Grade II listed stunning period apartment arranged over three floors with permit parking & communal gardens.

Chain free • Three bedrooms • Two receptions • Newly decorated EPC - Exempt



Move Ready a seamless and stress-free move

Move Ready Legal Packs *explained*



PerryBishop
PROPERTY MADE PERSONAL

'Move Ready' is designed to streamline your buying and selling experience and allows the sale process to be completed significantly quicker than a 'normal sale'.

This is because the legal work, usually carried out in the first 4 to 8 weeks after the sale is agreed, has already been completed upfront.

Our Move Ready initiative has been a game-changer, with several clients achieving a sale time averaging c.68 days from agreeing the offer to exchanging contracts which is over 50% quicker than the national average which is 145 days.



Scan the QR code or call us today to learn more about how 'Move Ready' can assist you with a seamless and stress-free move.



cirencester & fairford

With its deep Roman history, charming market town atmosphere, and proximity to the Cotswolds, Cirencester is a highly sought-after location. The town offers a blend of historical significance and contemporary living, making it an ideal place for those seeking a mix of culture, community, and convenience in the property market.

Fun Facts About Cirencester & Fairford

1. Roman Roots:

Cirencester, known as Corinium in Roman times, was once the second-largest town in Roman Britain, only behind London.

2. Historic Market Town:

Cirencester has been a market town for over 1,000 years, and its vibrant markets continue to be a key feature, offering everything from fresh produce to antiques.

3. Cirencester Park:

The beautiful Cirencester Park is part of the Bathurst Estate and is known as one of the best examples of an 18th-century landscaped park in the country. It's free and open to the public.

4. Home to The Royal Agricultural University:

Cirencester is home to the Royal Agricultural University, the oldest agricultural college in the English-speaking world, founded in 1845.

5. Wool Wealth:

The town prospered in medieval times due to the wool trade, with wealthier families building stunning townhouses, some of which still stand today.



2 Silver Street,
Cirencester,
GL7 2BL

01285 655355

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Ashton Keynes

Asking Price £2,200,000

Cirencester: 01285 655355

Beautifully appointed four bedroom barn conversion offering a wealth of charm and character set in grounds of approx. six acres.

Self-contained two bedroom Airbnb • Further converted former stable
Well fitted kitchen • Off road parking • EPC - C



Kempsford

Asking Price £975,000

Cirencester: 01285 655355

A beautifully appointed five bedroom detached residence nestling in a select private setting, offering light & airy accommodation.

Stunning family home • Refitted kitchen/family room
Generous secluded gardens • Double garage with room over • EPC - D



Down Ampney Asking Price £780,000

Most attractive and extended period four bedroom home backing on to countryside in this ever popular village.
**Many character features • Kitchen/family room
Generous gardens • Garage & home office • EPC - C**

Cirencester: 01285 655355



Cirencester Asking Price £425,000

A significantly extended & refurbished three bedroom end of terraced bungalow.
**Modern fitted kitchen • Private landscaped gardens • En-bloc garage
Off street parking • EPC - C**

Cirencester: 01285 655355



Cirencester Asking Price £550,000

Four bedroom family home built to a high specification situated approx. 1/2 mile walk from Cirencester town centre.
**No onward chain • Stunning kitchen/dining room
Southerly facing rear garden • Allocated off street parking
EPC - B**

Cirencester: 01285 655355



Woodmancote Asking Price £400,000

Cirencester: 01285 655355



Two bedroom Grade II listed semi detached cottage believed to date back to mid 17th Century situated within this popular village.
**No onward chain • Sitting room with Inglenook fireplace
Double aspect kitchen/breakfast room
South facing gardens with studio • EPC - Exempt**



Mortgage Services

We understand that buying a home or arranging a remortgage can be a complex and sometimes overwhelming process, that's why we offer an in-house Mortgage and Financial Services Department to support you every step of the way.

Every client's financial situation is unique and we will work closely with you to understand your goals and tailor our services to meet your specific needs, ensuring you receive the best possible advice and support.

Our advisors have access to the whole of the market, we are here to help you navigate the mortgage landscape and find the best deals tailored to your specific needs.

With thousands of mortgage products available, we will ensure we find the one that's right for you whether you are a first-time-buyer, looking to remortgage, purchasing a buy-to-let property, refinancing your mortgage or moving to a larger family home and needing to increase your mortgage, we are here to help.

Additionally, our mortgage services are available even if you're not moving with Perry Bishop.

Meet Sarah Elliott

Sarah has been working in financial services since 2008, first working in the banking sector and then moving on to become a mortgage broker. Sarah prides herself on her knowledge of the mortgage market and strives to provide an excellent service, whether her clients are first time buyers or experienced property investors.

Sarah lives in Wotton-under-Edge and loves to spend time with her 3 children and 2 dogs, visiting new places and trying out new restaurants.



Sarah Elliott
Telephone: 07484 424910
Email: mortgages@perrybishop.co.uk



There may be a fee for arranging a mortgage and the precise amount will depend on your circumstances. This will typically be £350 on mortgage offer. Your home may be repossessed if you do not keep up repayments on your mortgage. Perry Bishop Financial Services Ltd is an Appointed Representative of Stonebridge Mortgage Solutions Ltd, which is authorised and regulated by the Financial Conduct Authority.

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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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faringdon

Nestled in the scenic Vale of White Horse, Faringdon is a picturesque market town that offers a perfect balance of rural charm and modern living. With its rich history, close-knit community, and easy access to Oxford and the Cotswolds, Faringdon is a desirable location for those looking for a peaceful yet well-connected place to call home.

Fun Facts About Faringdon:

1. Faringdon Folly:

The town is home to the Faringdon Folly Tower, the last major folly built in England. It stands 140 feet tall and offers spectacular views of five counties on a clear day. The surrounding woodland is popular for walks, and the tower itself is a local landmark.

2. Historic Market Town:

Faringdon was granted its market charter in 1218, making it a town with deep historical roots.

3. Faringdon's Quirky Personality:

The eccentric Lord Berners, who lived in Faringdon House, was known for his unusual antics, such as dyeing pigeons bright colours and inviting famous artists and writers like Salvador Dalí and Gertrude Stein to visit.

4. Strategic Location in the Civil War:

During the English Civil War, Faringdon was strategically important and saw its fair share of battles. Faringdon House was fortified by Royalists and was a key position for the defence of the region.

5. Gateway to the Cotswolds:

Faringdon sits on the edge of the Cotswolds, giving residents access to the beauty and charm of this famous area while maintaining a more relaxed, village-like atmosphere.



16 Market Place,
Faringdon,
SN7 7HP

01367 240356

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“ 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



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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.



Shrivenham Asking Price £800,000

Properties of this calibre rarely come to market and this stunning home has been in the same ownership since new.
**Spacious bungalow • Well fitted kitchen • Four bedrooms
Double garage with long driveway • EPC - C**

Faringdon: 01367 240356



Alvescot Asking Price £650,000

Situated within desirable village, beautiful three bedroom character cottage set in approx. third of an acre gardens.
**Sitting room with wood burner • Large kitchen/dining room
Two further receptions • Detached double garage • EPC - F**

Faringdon: 01367 240356



Bishopstone Offers in Excess of £450,000

An exceptional home in a tranquil and private location, combining all the character of a Grade II listed cottage with the convenience of modern day living.
**Grade II listed • Two bedrooms • Work from home office
Beautiful gardens • EPC - Exempt**

Faringdon: 01367 240356



Faringdon Offers in Excess of £625,000

A well-presented modern detached home with five bedrooms, beautifully decorated throughout.
**Impressive kitchen/dining/family room • Enclosed gardens
Garden office • Double garage & parking • EPC - B**

Faringdon: 01367 240356



Faringdon
Guide Price £350,000

A mature three bedroom home situated close to the town centre overlooking green space and close to the town centre.
End of chain • Refitted kitchen • Wonderful & established gardens
Driveway parking • EPC - E

Faringdon: 01367 240356



Faringdon
Asking Price £1,200,000

An individual detached family home, which is beautifully presented throughout and situated towards the edge of Faringdon.
Stunning kitchen • Seven bedrooms • Six receptions
Double garage & car port • EPC - C

Faringdon: 01367 240356



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Located in the heart of the Five Valleys, Stroud & Nailsworth is known for its vibrant arts scene, beautiful countryside, and strong sense of community. With a mix of historic homes and contemporary developments, Stroud offers a unique blend of rural beauty and modern living, making it a sought-after destination for those who value creativity and connection to nature.

Fun Facts About Stroud:

1. Birthplace of the Organic Movement

Stroud is often considered the birthplace of the UK's organic food movement. The town is home to one of the country's first organic farmers' markets, which still thrives today.

2. Artistic Hub:

Stroud has a vibrant arts scene, known for its creative community of artists, writers, and musicians. The town hosts the Stroud Fringe Festival, celebrating local art, music, and culture.

3. Home to the Stroudwater Canal:

The Stroudwater Canal runs through the town and is currently being restored. It was originally built to transport goods in the 18th century and is now a picturesque area for walks and boat trips.

4. Famous Residents:

Stroud has been home to several famous people, including author Laurie Lee, known for his book *Cider with Rosie*, which describes life in the nearby Slad Valley.

5. Five Valleys:

Stroud & Nailsworth are surrounded by the scenic Five Valleys—Golden Valley, Slad Valley, Painswick Valley, Toadsmoor Valley, and Nailsworth Valley—making it a haven for nature lovers and hikers.



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Stroud,
GL5 2AG

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4, The Old George,
Fountain Street,
Nailsworth,
GL6 0BL

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Stroud

Asking Price **£850,000**

Nestled in a peaceful rural setting, this stylish property boasts spacious rooms and a well maintained interior.

Far reaching views • Four bedrooms • Ample parking
Generous sized gardens • EPC - D

Stroud Valleys: 01453 836736



Nailsworth

Guide Price **£1,200,000**

A charming and spacious five bedroom detached house set in a peaceful and scenic location.

Far reaching countryside views • Home office/studio • Cellar
Generous sized gardens • EPC - F

Stroud Valleys: 01453 836736



Nailsworth Guide Price £1,100,000

Stroud Valleys: 01453 836736

Well maintained and stylish five bedroom detached house situated in this convenient location.
Remainder of NHBC Warranty • Wood burner • Well maintained garden
Double garage & parking • EPC – B



Eastcombe Guide Price £895,000

Stroud Valleys: 01453 836736

A charming and well maintained four bedroom semi detached house situated in this well placed village.
Walking distance to Primary & Secondary schools
Home office/studio • Carport & parking • Good sized gardens • EPC – E

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Standish
Guide Price £685,000

A charming three bedroom terraced town house offering luxurious and stylish accommodation.
Sought after location • Balcony • Off street parking
Beautifully landscaped gardens • EPC - C

Stroud Valleys: 01453 836736



Horsley
Guide Price £470,000

A charming three bedroom detached house situated within this scenic village setting.
Chain free • Many character features • Good views
Gardens • EPC - D

Stroud Valleys: 01453 836736

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Should I list my property for sale if I haven't found a new property to move to?

We are often asked whether sellers should find a property to buy before listing their home for sale on the property market. In our experience, you should list your property for sale before you find a new home. Why? Read on to find out more.

Having a stronger negotiating position is more likely when you discover the ideal property to purchase. Homeowners in the current climate are unlikely to accept offers from buyers with a property to sell that isn't yet on the market.

If you list your home for sale, it proves that you are serious about moving. If you already have a purchaser for your home, you're in an even better position. You'll be able to make an offer on your chosen property and will be able to confidently proceed with the knowledge that your moving foundations have been firmly established.

Even if you don't find a property you love straight away, that isn't a problem. If your home is listed for sale, you have a head start. You don't need to rush into selling, particularly if you haven't found another home yet. You also have more time to play with. You have a chance to research new prospective areas and plan what you're going to do next.

You'll be contributing to maintaining activity in the local property market - If everyone who ever wanted to move chose to wait until they'd found another property to purchase before listing their property for sale, there would be no homes available for purchase at all! That would lead to an enormous local property market gridlock which would, in turn, impact property prices and delay the process of moving.

What should I do before listing my home For Sale? Getting a valuation for your existing home is the first thing to do if you're ready to move as this will give you a chance to arrange your budget and finances for the move.

Once you've done this, talk to a mortgage advisor who will be able to help you find the right deal to suit your needs. Once you have all this information, it's time to list your property for sale.

Call us today to book your FREE, no-obligation valuation and kick-start your move!

Our team are highly skilled experts in the property market and can help you find the perfect buyer for your property.



EASTABROOK ARCHITECTS

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RIBA



Tetbury

Tetbury, a picturesque market town in the Cotswolds, is renowned for its historic charm, elegant architecture, and royal connections. With its blend of quaint cottages, period townhouses, and stylish new builds, Tetbury offers a tranquil yet vibrant lifestyle, making it an attractive location for those seeking a mix of tradition and modern comforts.

Fun Facts About Tetbury:

1. Royal Connections:

Tetbury is located just a few miles from Highgrove House, the private residence of King Charles III, making it a town with strong royal connections.

2. Medieval Wool Town:

Like many Cotswold towns, Tetbury thrived in the Middle Ages as a major player in the wool trade, earning it the nickname "Wool Town."

3. Tetbury Woolsack Races:

Every year, Tetbury hosts the quirky Woolsack Races, a historic event where competitors run up and down a steep hill carrying a sack of wool. This fun tradition dates back centuries and attracts crowds from all over.

4. Tetbury Market House:

The iconic Tetbury Market House, built in the 17th century, stands proudly in the town centre and is still used today for local markets and events.

5. The Westonbirt Arboretum:

Located just outside Tetbury, this stunning arboretum is home to over 15,000 trees and is considered one of the most important botanical collections in the UK, offering year-round natural beauty.



3 Church Street,
Tetbury, Gloucestershire,
GL8 8JG

01666 504418

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Brinkworth

Asking Price £1,250,000

Tetbury: 01666 504418

A simply stunning Grade II listed Georgian house, with a triple garage and surrounded by attractive grounds.
Contemporary Kitchen • Five bedrooms
Many character features • Double garage with sweeping driveway
EPC - Exempt



Long Newton

Asking Price £1,350,000

Tetbury: 01666 504418

Nestled in this pretty village, beautifully crafted barn conversion within this fabulous setting.
Stunning kitchen with limestone flooring • Four bedrooms all with storage • Large two storey agricultural store/garage
Paddock • EPC - E



Christian Malford

Asking Price £925,000

Tetbury: 01666 504418

Grade II listed former chapel, with stunning views and a large garden, cleverly crafted to create an elegant home.
Flagstone floors, beams & wood burning stove
Set in approx. 1/3 acre gardens • Annexe (currently used as Airbnb)
Ample driveway parking • EPC - Exempt



Tetbury

Guide Price £725,000

Tetbury: 01666 504418

A cottage on the outside but certainly a really good-size house on the inside situated in the heart of Tetbury, this is a very special place to live.
Grade II listed • Three double bedrooms
Stunning open plan kitchen/dining/family room • No onward chain
EPC - Exempt



Avening
Asking Price £420,000

Tetbury: 01666 504418

Attractive period stone cottage with many features located within the heart of this well placed village.
Well fitted kitchen • Three bedrooms
Sitting room with wood burner • Enclosed rear garden
EPC - Exempt



Tetbury
Asking Price £320,000

Tetbury: 01666 504418

Attractive period stone cottage situated close to the town centre currently used as business premises.
Beams, fireplaces & window seats • Two bedrooms
Potential to extend subject to planning permission
No onward chain • EPC - D

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Sales progression

Meet our Sales Progression Team

Our dedicated Sales Progression department is here to streamline your property sale, ensuring that everything runs as smoothly and efficiently as possible.

Once an offer has been accepted, the real work begins, and our team is with you every step of the way to handle the complexities that arise between the offer and completion.

With years of experience, our specialists take the stress out of the process, dealing with legal professionals, surveyors, and buyers, so you can focus on preparing for your next move.

Communication is key to a successful property transaction, and our Sales Progression team excels in keeping all parties informed and up to date. Whether it's chasing paperwork, responding to queries, or resolving any potential issues, we provide clear and consistent updates, so you're never left in the dark. This attention to detail reduces delays and helps to keep the process on track for a timely exchange and completion.

One of the biggest benefits of having a dedicated Sales Progression department is that we are proactive in identifying potential obstacles before they become problems. From managing buyer expectations to ensuring that all legal requirements are met, we aim to avoid the common pitfalls that can cause deals to fall through. Our hands-on approach allows us to address challenges quickly, minimising the risk of sales collapsing and giving you peace of mind throughout the process.

Ultimately, our Sales Progression team ensures that your sale progresses as efficiently as possible, saving you time, reducing stress, and increasing the likelihood of a successful outcome.

With our expert support, you can trust that your sale is in capable hands, allowing you to move on to the next chapter with confidence.



Michelle Murphy
Senior Associate Director



Jade Allen
Sales Progressor



VERITY & BEVERLEY
ARCHITECTS DESIGNERS



Scan the QR code to download your free copy of your "Guide for Landlords".

Welcome to Perry Bishop's Lettings & Management Service

At Perry Bishop, we offer a comprehensive letting service designed to make renting your property as smooth and hassle-free as possible.

Whether you're a first-time landlord or have an established portfolio, our expert team is here to provide personalised support every step of the way.

From marketing your property to finding reliable tenants, conducting thorough background checks, and managing the tenancy, we take care of everything with professionalism and care.

Our extensive local knowledge and market expertise allow us to secure competitive rental yields and match the right tenants to your property quickly.

We also offer a fully managed service, handling day-to-day tasks such as maintenance and compliance, so you can have peace of mind knowing your investment is in safe hands.

At Perry Bishop, we're committed to delivering a high-quality service that works for both landlords and tenants.



Cheltenham To Let £1,250 pcm

Telephone: 01242 246980 - Option 2

A beautifully presented one bedroom apartment in sought after location.

**Tastefully decorated throughout • Well fitted & equipped kitchen
Spacious living/dining room • Off road parking • EPC - D**



South Cerney £1,650 pcm

Telephone: 01285 655355 - Option 3

A stylish three bedroom family home on the Saxon Meadows Development finished to a high standard.

**Well fitted kitchen • Master bedroom with en-suite
Garage & Parking • Pets considered • EPC - B**



Tetbury To Let £2,350 pcm

Telephone 01666 504418 - Option 2

An impressively renovated three bedroom family home with much retained character, nestled near the heart of Tetbury.
**Well fitted kitchen • Living room with wood burner
Garage & driveway parking • Low maintenance gardens • EPC - D**



Faringdon To Let £2,400 pcm

Telephone 01367 240356 - Option 2

A beautiful five bedroom family home within walking distance of the town centre.
**Kitchen with built-in appliances • Large living room
Gardens to front & rear • Garage & parking • EPC - C**

Alysa Cottage

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Office in Stow-on-the-Wold



Cirencester
To Let £1,000 pcm

Telephone: 01285 655355 - Option 3

A charming three storey Cotswold stone home situated on one of the oldest streets in Cirencester.
Living room with open fire • Fitted & equipped kitchen
Courtyard gardens • Pets considered • EPC - E



Stroud
To Let £1,000 pcm

Telephone: 01453 762306 - Option 2

A recently renovated two bedroom home located on the outskirts of Stroud.
Modern kitchen • Living room • Good sized garden
Two off road parking spaces • EPC - C



Land & New Homes

Meet the team...

Meet our Land & New Homes Team who have the experience to provide a comprehensive marketing service to landowners and developers across Gloucestershire, Oxfordshire & Wiltshire.

Our dedicated and much respected team have negotiated the sale of land for new housing developments, have sold over 100 redundant churches for conversion and numerous plots with or without planning permission having a good understanding of the local planning process.



Nicola Williams
Land & New Homes
Associate Director



Peter Chambers
Consultant
Chartered Surveyor



Karren Brown
Land & New Homes
Co-ordinator



Emma Nash
Land & New Homes
Co-ordinator



Down Ampney Prices from £600,000

Telephone 01285 646770

Built to a high specification, detached & link detached bungalows with PV panels & Air Source heat pumps.
Magnificent kitchen/family & dining room
Built-in Smeg appliances • Two Bedrooms • Garage & Gardens
EPC - To be confirmed



Down Ampney Prices from £680,000

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Outstanding collection of just 6 high quality detached homes by Cotswold Homes.
Well fitted & equipped kitchen/family/dining room
Granite work tops & SMEG appliances
PV panels & Air source heat pump • Garage & gardens
EPC - To be confirmed



Cirencester Prices from £399,995

Telephone 01285 646770

Whether upsizing, downsizing, or seeking a new eco-friendly home in Cirencester, The Steadings offers the perfect place in the heart of the Cotswolds.
Innovative homes by Harper Crewe • Waste water heat recovery
Air Source heat pumps • Electric vehicle charging point
EPC - To be confirmed



Minchinhampton Asking Price £1,300,000

Telephone 01453 837321

Nestled in charming village setting offering perfect blend of modern luxury, sophistication and eco friendly living.
Built to a high specification • Four double bedrooms
Air source heating • South facing gardens • EPC - To be confirmed



Thrupp
Guide Price £1,800,000

Telephone 01453 837321

A Gothic Revival mansion house, offering over 11,100 sq.ft having been split into 11 tenanted apartments.
Elevated views over countryside • Set within 2.5 acres of garden
In need of a programme of refurbishment • Outbuildings & parking
EPC - Exempt



Minety
Guide Price £1,100,000

Telephone 01285 646770

An impressive development site with planning permission for six new builds and conversion of the main building into seven residential apartments.
Site spans 1.4 acres • Many attractive features
Unique investment opportunity • Breathtaking views over surrounding countryside

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Introducing Perry Bishop's 11 Step Plan



Learn the secrets of our structured plan and marketing strategy for achieving the best price every time. Our **11 Step Plan** is implemented on every property we sell and it really does work.

Achieve the best price for your property in the shortest amount of time with the help of our free guide.

At Perry Bishop, our **11 Step Marketing Plan** is designed to give your property the best possible chance of success in today's competitive market.

We've carefully developed each step to ensure maximum exposure, professional presentation, and targeted outreach to potential buyers.

From the moment you list with us, we work strategically to market your home in a way that sets it apart and attracts the right audience.

One of the standout benefits of our **11 Step Plan** is the comprehensive marketing strategy we implement. We don't just list your property online—we ensure its professionally

photographed, beautifully staged, and presented across the top property portals along with our own website. By showcasing your home with high-quality imagery and detailed descriptions, we ensure it captures the attention of serious buyers from the very start.

Another key aspect of the plan is our focus on accurate pricing and tailored negotiation tactics. We take the time to assess the market conditions and set a price that will draw in interest while securing the best possible return for you.

Once the offers come in, our skilled negotiators step in to maximise your sale price, utilising their market knowledge and experience to achieve an outcome that exceeds expectations. This means more money in your pocket and a quicker sale.

Finally, our **11 Step Plan** goes beyond marketing by providing full support throughout the transaction. From handling enquiries to managing viewings, our team is with you every step of the way.

We keep you updated, provide expert advice, and take proactive steps to ensure your sale progresses smoothly. With our proven process, you can trust that your property is in safe hands, giving you peace of mind and a stress-free experience



Ready to sell your home with confidence? Scan the QR code to download your copy of our **11 Step Marketing Plan** and see how we can help you achieve the best results. Let's get started today!

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- Trusted by multiple global real estate brands



PROPERTY CASE STUDY

Client from the USA, purchasing in London, United Kingdom

Purchase Price	£1,850,000.00
Bank exchange rate	1.2498
Cost Using Bank	\$2,312,130.00
Fibre Exchange Rate	1.2366
Cost using Fibre	\$2,287,710.00
Savings using Fibre	\$24,420.00*

Contact us

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Beaconsfield
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United Kingdom



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Expert accountancy and tax advice for property owners, developers, investors and property professionals.

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.

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Nick Haines

Partner

nick.haines@hazlewoods.co.uk

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