

## EDITORIAL

The referendum divided the country almost equally, but with younger, and more affluent, voters preferring to remain Europeans. The fragile recovery that we had almost taken for granted has been replaced with political and economic shockwaves, with many potential consequences. The quick appointment of a new prime minister is reassuring and now we need a new vision of our relationship with Europe. These are uncertain and unwelcome times – time for circumspection whilst the dust settles.

People make a place, and in this issue we are focussing on the people that make our places such interesting and enjoyable ones to be part of.

Cognatum Property reported strong demand for properties in 2015. This year got off to a good start with sales interest well spread across the south of England.



There were many parties in June to celebrate the Queen's 90th birthday, including an afternoon tea at Lyefield Court, Emmer Green, enjoyed by Jan Davidson and Carol Green. In Charlbury, at the Playing Close, the celebrations were combined with unveiling the new sunken garden, a feature very much in vogue at Hampton Court Flower Show this year.

### NEWS IN BRIEF...

**Garden Plan Update** – Charles Gilchrist, *Garden Adviser*, reported that the concept of the 10-year rolling renewal plan has been well received at the spring forums and he has now done the outline programmes for most estates. The new planting plans will enable the plant list for beds due for renewal to be instantly available for pricing by nurseries and the costs budgeted for in advance.

**Autumn meetings** – The programme of annual meetings starts on 21st September and continues through to early November. A Cognatum director will chair these and there will be refreshments and an opportunity for sharing views before the meetings. It will also be an opportunity to discuss the longer term initiatives that MD John Lavin is considering.

**New development** – The long-awaited extension to Stuart Court in Minchinhampton of 5 three-bedroom cottages and 2 apartments is due to start with tree clearance work at the end of the bird-nesting season in August. Tony Dowse of Environ Communities says that construction should commence in September with completion of the project in late 2017. Further information about these high specification properties is available from Cognatum Property.



## Des res on the water

**B**earwater may sound a bizarre name to those who have not visited and seen that this private estate in Hungerford has not just a river running through it, but also a lake. Set in five acres of grounds on the banks of the River Dun the 35 properties arranged around two garden squares are a haven for nature lovers. The lakeside accommodation has just been added to with a fine new des res floating duck house, built by owners William Fisher and Ron Rowland. Some moorhens and their chicks quickly took up residence.

Estate manager Anne Maddison, pictured, enjoys the outdoors life and with so much water around has trained in coppicing and faggot making, traditional methods used to strengthen and repair riverbanks. She also has a licence to trap the American crayfish, which damage the banks and kill native species. Finding a bucket of crayfish on the doorstep is a regular event for gourmet owners at Bearwater. Not surprisingly Anne is a popular figure! Before coming to Bearwater she spent 10 years in Menorca where she ran her own business as a complementary therapist and launched a charity, called Rest and Recover Menorca, to provide holidays for injured British soldiers and their partners.

Bearwater has many enterprising owners drawn from different walks of life. There is a historian who is still busy writing books, and a photographer who produces an annual calendar, which includes shots of Bearwater. A couple who live in Alabama in the USA have a cottage on the estate that they use as a holiday home, enjoying the fishing; and another couple from Nairobi also use Bearwater as their UK base.

The gardens were an attraction for recent arrivals former GP, Dr David Cave and his wife Pat, who moved from East Kent to be nearer to their six children and 16 grandchildren. "The gardens were looking glorious, exactly like a National Trust property, and the people we met looking around seemed happy to see us."

Wendy Sherwood and her husband John, a retired BA pilot, also enjoy the grounds: "Sometimes if it is a lovely day we have a gathering on the west lawn. People ring round and we each take a bottle of wine and some crisps and a chair. Anne decided we should re-enter the Hungerford in Bloom competition so we all put on gardening gloves and did some group weeding and deadheading so the gardens looked super for the day."



In a triumph for the owners and gardener Andrew King, they won second place, which they topped with first place this year! Andrew took over the post from his father and together they have worked at Bearwater for its entire 30-year history.

Another talented owner is Major Mervyn Colenso-Jones, who has taken up painting as a new hobby and exhibits his work. During his military career the major and his wife Anne were posted to Jamaica, Germany, Malaya, Cyprus and America. Upon retirement he became a member of Her Majesty's Bodyguard of the Honourable Corps of Gentlemen at Arms, a group set up by Henry VIII in 1509 and also known as the Nearest Guard.

"Our estate manager Anne is very helpful. She doesn't mollycoddle us but she helps if something needs doing. She has experience in the ways of the world! The ducks on the pond have an AGM every morning and come into the conservatory. This is a very nice place to live."

## HAMPSHIRE GUIDE

Since downsizing from a substantial Edwardian house with a large garden, Gilbert Rowland now enjoys spending some of the summer guiding people around a large historic house dating back to the 17th century. Stratfield Saye, made famous as the gift in 1817 from a grateful nation to the victorious Arthur Wellesley, 1st Duke of Wellington, has a fine collection of paintings, furniture and mementoes and the grounds cover almost 8,000 acres.

Stratfield Saye is 12 miles north of the Rowlands' home at Seymour Place in the attractive Hampshire village of Odiham. His house looks out over a green with a spreading walnut tree, while a beautiful baby grand piano takes pride of place inside. Alongside music, walking, bird watching, membership of the Odiham Society and entertaining grandchildren, both he and his wife Maureen are studying with the University of the Third Age, taking courses in poetry and the history of philosophy respectively.



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**M**arkets do not like uncertainty and with Brexit a reality there will inevitably be much speculation about its effect on the housing market. We must expect some turbulence, and delays where there are complicated chains. However, prices should be underpinned by continuing low interest rates and lack of housing supply.

Last year was a record one for Cognatum Property as it achieved a 70% share of all resales, providing valuation advice, promoting the Cognatum brand and ensuring solid increases in property values. We have not noticed any unseasonal trends yet, and offers continue coming in.

The outlook is positive and with only a limited number of properties ever available, buyers need to register their interest early with Peter Walton and Anita Pemberton-Hall at Cognatum Property.



**For details of all properties for sale please email us at [property@cognatum.co.uk](mailto:property@cognatum.co.uk) or telephone 01491 821170.**



### 23 Berehurst, Alton, Hampshire

The 4-acre gardens at Berehurst include a swimming pavilion and tennis court, and they border the Watercress steam railway. This two-bedroom cottage has a conservatory and garage. Alton has an excellent range of shops and a regular train service into London Waterloo.

**£325,000**



### 9 Old Town Farm, Great Missenden, Buckinghamshire

A three-bedroom cottage in a lovely farm setting once frequented by Roald Dahl, with shops and station nearby and barn swimming pool.

**£595,000**



### 1 Fullands House, Taunton, Somerset

An immaculately presented two-bedroom ground floor apartment, with garden terrace, in a fine Grade II late Georgian building.

**£225,000**



### 3 Bearwater, Hungerford, Berkshire

A two-bedroom cottage with conservatory, overlooking a garden square, just a brief walk along a riverside path to the town centre.

**£375,000**



### 20 Thames Bank, Goring-on-Thames, Oxfordshire

In a stunning part of a most popular riverside village, an unusual two-bedroom cottage in a 19th-century coach yard.

**£425,000**



### 7 Sandbourne Court, Bournemouth, Dorset

A second floor two-bedroom apartment with a spectacular turreted sun room, lift access and secure underground garaging, in West Overcliff.

**£425,000**



### 3 Hayes End Manor, South Petherton, Somerset

This cottage is part of the 14th century manor house and includes many attractive original features, in a beautiful village.

**£275,000**



### 18 Barton Farm, Cerne Abbas, Dorset.

In a lovely village best known for its giant, a three bedroom cottage with conservatory. The 9 acres of grounds include a water meadow.

**£295,000**



### 9 St Luke's Court, Marlborough, Wiltshire

Once a Grade II workhouse but now converted into extraordinarily attractive homes. This two-bedroom cottage overlooks the herb garden.

**£525,000**



### 2 Hasells Courtyard, Long Melford, Suffolk

One of a small group of just 9 spacious two-bedroom cottages built in a traditional style and arranged around a garden, in a pretty Suffolk village.

**£225,000**