

# Water water everywhere....



The health benefits of blue spaces such as rivers, lakes and the sea are well documented, but they became increasingly sought after during the pandemic. So it's no surprise that Cognatum's retirement estates that are located close to water have been in demand this summer.

Richard Williams of Cognatum says, *"Our estates in Bournemouth, Aldeburgh and Torquay, all with easy access to the sea, continue to be highly sought after, but retirees are also seeking out properties close to rivers, lakes and canals to bring beneficial blue space into their lives."*

*"Access to water leads to higher levels of physical activity, increased feelings of well-being and has a positive effect on mental health generally."*

*"While many retirees are looking for water to enable them to enjoy pastimes such as boating, fishing, canoeing swimming and walking, others are simply recognising the appeal of a blue landscape - a place to watch the watery world go by."*

*"Homes near the water are undoubtedly an attractive proposition from a lifestyle point of view, but there are many other benefits, not least that property near water tends to hold its value extremely well and sell quickly."*

Cognatum's estate, Remenham Row, in Henley, was built 21 years ago. One property was sold at £515,000 as a new build and remained in the same ownership till earlier this summer when Cognatum was instructed to sell it. It sold within a week at £1.25m showing a capital gain of 100%, significantly in excess of the national average.

Another property at Remenham Row is due to come to the market later this summer.

Richard Williams says, *"Another huge benefit of living near the water is that there are numerous opportunities for social interaction and making new friendships with like-minded people. Sailing and other water sport clubs, paddle boarding groups and wild swimming groups, all have memberships that embrace all generations and allow the retired to meet a broad demographic."*

Of Cognatum's 60 retirement estates, ten have lakes and rivers within their grounds, two have their own exclusive moorings, three are in coastal resorts, and very many others are within easy reach of the sea, river or a lake.

Cognatum currently has several properties on the market suitable for blue space lovers:

**Petersfinger Farm**, near Salisbury is a development of four immaculately renovated 18th and 19th Century barns that sit peacefully in 37 acres of water and wildflower meadows and orchards leading down to the River Avon.

Prices for the barns start at £699,950.

**Bemerton Farm** near Salisbury is adjacent to the lovely River Nadder that offers fishing, beautiful walks with perfect picnic spots and a plethora of wild life. The estate has a private walled riverside garden for residents to enjoy. (Need the nice pic from the website)

Bemerton Farm, two bedroom conversion with tower room, £399,995.

Bemerton Farm, three bedroom cottage, £375,000.

**St Peters Close** in the village of Goodworth Clatford near Andover in Hampshire is a short walk to the River Anton, that flows through the valley en route to the famous River Test which provides some of the best fly fishing in the world. There is plenty of fishing on the River Anton itself, and beautiful walks along the riverbank.

St Peters Close, spacious three bedroom brick and flint cottage with patio garden and garage. £450,000

**Church Leat**, Downton, Wiltshire is built on the site of the old village tannery, surrounded by the River Avon and water meadows. Water is integral to the estate with some properties built over the mill stream, a carrier of the river Avon. There's a watery bonus with both Poole and Bournemouth less than an hour's drive to the south.

Church Leat, three bedroom first floor apartment with three balconies and garage. £365,000.

**Herringcote** in Dorchester on Thames is a collection of two bedroom cottages and apartments around a lovely courtyard garden. The village, at the confluence of The Thames and the River Thame, with its towpath walks, river festival and sailing club is a few minutes' walk away.

Herringcote, two bedroom ground floor apartment with garage. £310,000.

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*Cognatum, a not-for-profit company, has 60 retirement estates in 21 counties across central and southern England, a total of 928 retirement homes. All are in prime locations within vibrant market towns or villages, within walking distance of shops and restaurants. Each estate benefits from thoughtful architecture, landscaped grounds, and a dedicated estate manager.*

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**www.cognatum.co.uk**  
**property@cognatum.co.uk**  
**01491 821170**

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*For press information contact  
Amanda MacCaw, 07977 238175 /  
amanda@wildmaccaw.co.uk*