

SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



Market Report Q1 & Q2 2019

Reflecting on a busy first half of the year in The
Cotswolds' property market...

2019 kicked off with a bang for us!

We have had some great successes having sold a variety of
gorgeous homes, ranging from old rectories to barn
conversions, beautiful cottages, and country homes.

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The market has ebbed and flowed throughout the year with the first quarter always being quieter months.

It is fair to say that prices have dropped a little compared to last year. Cautious buyers are negotiating harder and vendors very aware of the importance of pricing correctly in order to sell. They are prepared to accept slightly higher discounts to the asking price in order to achieve a sale.

Regardless of this uncertainty and caution, there is still plenty of activity and deals to be done!



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We were first invited out to advise the vendors of The Old Rectory, in Dauntsey, some eighteen months ago following our successful sale of The Beeches in Great Somerford the previous year. Photographs were taken last summer of this sensational country home, and our recommended solicitors were instructed at the same time to ensure a seamlessly planned and executed sale.

From the moment we launched The Old Rectory to the market we were inundated with enquiries and viewings and a sale was agreed within a week and contracts were exchanged within twenty-one days of the sale being agreed.

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As ever, some of our sales have happened off-market, such as The Summer House in Chedworth for which we found the perfect buyer from our little black book of contacts.

This gorgeous Cotswold home is fabulously position overlooking the valley, with breathtaking views, an acre of gardens and planning permission to extend.



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The Cotswolds is a highly sought-after destination and this year buyers have come from far and wide, national and international, all wishing to settle in this beautiful part of the country.

There has been continued demand from London buyers, either looking to move out of the city, or wishing to buy a second home in the countryside.

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Where we have seen a shift is in how an increasing number of buyers are funding their purchase.

Where the London market has slowed, we've seen an increase in buyers retaining their London homes and releasing capital to fund their purchase in the Cotswolds.

We've also seen an increase in the number of buyers looking for period properties to invest in as short-term holiday lets, which is a booming market.



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The transport links make the Cotswolds such an accessible location for commuting to the capital and other major hubs. The region remains a prime location for those looking to settle into the Cotswold lifestyle. We have some of the most beautiful countryside and villages, great shopping and cultural destinations within easy access, and lifestyle attractions such as Daylesford Farm and Soho Farmhouse - to name but a few.

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As we approach the Autumn market we have a healthy book of new instructions including manor houses, village houses with land, cottages and contemporary homes which we will be bringing to the market in early September.

Q3 and Q4 are looking to be very exciting!
Despite the political uncertainty there seems to be a genuine appetite to move amongst buyers and sellers.

A handwritten signature in black ink that reads "Peter & Francesca". The script is elegant and cursive, with the first letters of "Peter" and "Francesca" being capitalized and prominent.

If you are looking to make a move in The Cotswolds
please do get in touch:

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