



Robinson Sherston



RS

MONTHLY BUGLE

December 2022

Welcome to Robinson Sherstons monthly news Bugle, where we aim to share with you our latest news, properties, any upcoming properties as well as market insights, local companies and events.



About Us

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Autumn is now here and there is a crunch underfoot as trees shed their leaves. The mornings are darker and there is that noticeable difference in temperate as we try to hold off turning the heating on as long as possible giving the current uncertainty that surrounds us all, home and business owners alike.



The past couple of months have seen mixed reactions to rising living costs, uncertainty as mortgage rates surge and talk of products being withdrawn but there has been little sign of the housing market slipping. Whilst there is inevitably more caution in the market, and who can blame it given the last few months, and all are ensuring that any move is affordable, there is still a desire to move, up and down the property ladder.

We consider ourselves incredibly lucky to operate in such an amazing area, the attraction of Henley-on-Thames and its surrounding villages has a history of being very robust in a more challenging market, the area appreciated by those that live here and the constant demand for those that want to make their lives in the area.

Our contact and client list is constantly evolving, with a truly global reach and its our job is to match the person with the property, the area takes care of itself. Although it is useful that we all live locally with our families to help with those other details that are so important; schooling, clubs, walking, riding, the Thames, eateries, pubs, the right trade contacts. We pride ourselves that we really know what we are talking about to help you on your property journey.



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We were delighted to sponsor class 5 of the [Woodland Hunt Pony Club Open Show jumping Competition](#) on 29th October at the [Berkshire College of Agriculture](#). Well done to all the competitors, including Paul's daughter Maisie riding Drum.



December Events

If you are in Henley over the next few weeks, look out for:

- November 24th— 27th —Christmas Fair, Stonor Park
- November 25th—27th—Christmas Festival, Market Place
- December 1st—24th —Henley Living Advent Calendar
- December 1st—Candlelight Tours, Greys Court
- December 9th—Follow the star, Holy Trinity Church
- December 12th— Christmas Family Concert, St Mary's Church
- Henley Farmers Market every Thursday and Saturday



Properties

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Some lovely new properties have come to the market this month.

With a selection as shown below all around Henley-on-Thames, ranging from retirement properties, family homes and private country residences.



Henley-on-Thames £895,000



Henley-on-Thames £895,000



Henley-on-Thames £995,000



Fawley £1,700,000



Properties

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We are delighted to offer one of the River Thames landmark properties standing on a promontory of beautiful grounds in about 1.4 of an acre.

This beautiful property has flexible accommodation with a guest cottage and a self contained maisonette.

Guide Price £2,950,000





Properties

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Confidential marketing

As Autumn turns to winter and our portfolio adapts, people choose us for our knowledge and discretion. Crucially, we do not list all our clients properties online, so it is worth making contact, as your next home could be on our confidential marketing list. Across the year we have overseen a **third of our sales off market** with no public listing. Sometime it is about who you know, so do speak to us.





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The Henley Distillery

The Henley Distillery is a local company opened in 2021 and guided by one of the youngest Master Distillers in the country - Henley born Jacob Wilson.

Based south of Henley town centre, The Henley Distillery offers many experiences from Gin Tasting and Tour, Wedding packages and a Gin Experience which you learn about the process and create your own unique gin from 100 different botanicals to choose from. There are even some **wreath making workshops** this next month.

Robinson Sherston is delighted to be collaborating with Jacob and his team to create our own Robinson Sherston branded bottles.

www.thehenleydistillery.co.uk





Market News

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Sales Demand Rebounding

Buyer registrations “fell significantly” after the disastrous September mini-Budget but are now expected to recover since new Chancellor Jeremy Hunt’s Autumn Statement.

[Read more here](#)

Mortgage Rates Dip

Mortgage borrowers who paused home purchasing plans may be getting a respite from rising rates after new data shows average pricing is coming down from highs of 6% for the first time in seven weeks.

[Read more here](#)

Net Zero Concerns

The Office of Tax Simplification published a call for evidence to seek views about how the taxation of Property Income could be simplified. The report covers confusion and challenges raised about income allocation and complexity of rules.

[Read more here](#)

Online or Not

The market share of hybrid and online agents increased slightly during the third quarter of 2022 and homeowners access needs, but firms are still struggling to break into higher value price bands or establish a significant market share in the South East.

[Read more here](#)



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For further information, to discuss the market or
your requirements, contact us on 01491 411 911
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