

CHEFFINS

# PROPERTY INSIGHT

SUMMER 2019

HOMES TO BUY & LET, LIFESTYLE FEATURES & MORE



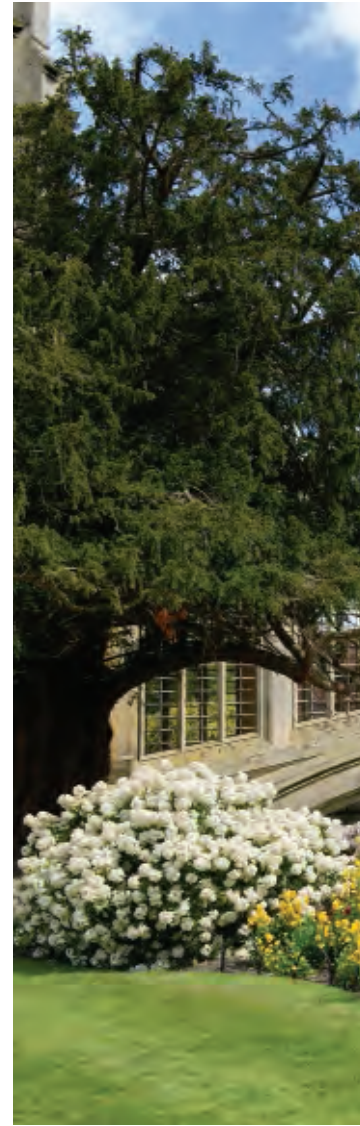


Cheffins Fine Art department hosts monthly 'Interiors' auctions at our salerooms in the heart of Cambridge. We also offer specialist sales of Fine Art, Modern Design, Silver, Jewellery and Watches, Antiquarian Books and Asian Art as well as complimentary valuations every week.

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Visit [cheffins.co.uk](http://cheffins.co.uk) to view our calendar of sales or call the Fine Art team on 01223 213343





# Welcome

Welcome to the spring/summer issue of Property Insight magazine, our bi-annual look at homes for sale and to let, alongside property news and views on the market. Our previous three issues have been hugely popular with local residents and also those from further afield, so I hope that you take the time to have a look through this most recent magazine and enjoy what you find inside. Away from the property updates, this issue includes a roundup of beach hotels to try this summer plus a look at Women First – a photographic celebration and exhibition of leading women which was recently held at Palace House Newmarket, and is now touring the country. For nature lovers, we have a feature on the rare butterflies which can be found on the



Icknield Way, the ancient path which crosses the region, and also a review of a beautiful garden at Ousden, between Newmarket and Haverhill. Elsewhere we have interviews with Cambridge educated actor Tom Hiddleston and bestselling author Victoria Hislop. For those looking to move house, we have listed some of the best homes on the market as well as providing a market update and focus on Newmarket and I talk about who really is buying in our region at the moment. There is also a look at buying furniture through auction when furnishing a property, and top tips on how to bid on the day.

Mark Peck  
Head of Cheffins  
Residential Department





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## Contents

Property overview	page 7	Property	pages 29-65
Our rebrand explained	page 9	Bill's self-build diary	page 67
Old versus new	page 10	Deathwatch beetle alert	page 68
Bag a bargain	page 13	Best beach hotels	pages 69-71
Picture power	page 14	Pioneers pictorial	pages 72-75
Newmarket focus	pages 16-17	The glory of Ousden	pages 76-77
Tom Hiddleston	pages 18-19	Invitation to View	pages 78-79
Rare butterflies	pages 20-21	Garden Wonders	pages 80-81
Victoria Hislop	pages 22-23	The last word	page 82
Racing fashion	pages 26-27		



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# Answering the big property question

Bored of Brexit and ready to move? Mark Peck, Head of Residential, Cheffins, looks at who really is buying property in our region

**E**ver wondered who bought that house three doors down? Or why the estate agency boards were whisked away so quickly outside that property you had your eye on? The reality is that despite the negativity in parts of the media regarding the housing market, our region still sees a good number of buyers for every property which becomes available. However, there has been a clear shift in these purchaser profiles.

Previously, many of the more affordable parts of the region saw a market buoyed by investment buyers, looking to pick up buy-to-let properties with guaranteed healthy yields at low prices, however, the majority of these purchasers left the market in 2016 following stamp duty hikes. Whilst the void left by these has, partly, been filled with first time buyers, there are fewer buyers for clear investment options, which has led to a softening of prices within the lower price brackets. In contrast, the numbers of first-time buyers in the local markets has seen a marked increase. For example, our Newmarket office has seen that 38 per cent of buyers over the past 12 months have been first timers, and there has been a similar picture painted in Ely and Haverhill, both reporting an uptick in these types of purchasers as they take advantage of cheap mortgage deals and Help to Buy

schemes. This has helped to maintain a healthy demand for new build properties and houses at affordable levels both in the town and city centres in the region and surrounding villages.

The majority of the East Anglian market is dependent on local people, either upsizing or downsizing. For example, the Ely office has seen that 39 per cent of buyers have moved only a few miles, whilst the Cambridge and Saffron Walden offices have reported 30 per cent and 35 per cent market splits respectively. Many of these purchasers have held off from buying over the past couple of years due to concerns over Brexit, and whilst there are still some levels of uncertainty out there, the belief that the market will go into freefall once we leave the EU appears to have dissipated. Peoples' reasons for moving are still as relevant now as they ever were and buyers in the market still need to upsize, downsize, move locations, move into school catchments and so on and we are seeing that they are now returning to the marketplace as they realise that they can't keep putting life on hold. Families in particular have been most active over the past few months with house moves driven by schools, job relocations or upsizing.

London commuters also form a strong contingent of purchaser in our region. Typically they have moved out of London

for a life in the countryside but still commute into the capital daily; these purchasers make up around 30 per cent of the market in Cambridge currently with a similar picture being painted in Saffron Walden. On a local level, many purchasers in the necklace towns and villages around Cambridge work in Cambridge itself or the surrounding science and business parks and they've often had to relocate to the area for work. In Haverhill, around 65 per cent of buyers work in Cambridge. These buyers have helped to maintain prices for good quality and well-presented properties throughout the region and we have seen that many have been drawn to Newmarket, Ely or Haverhill as they discover the relative value for money in comparison with living in Cambridge itself.

Whilst prices may have readjusted in certain parts of the region, activity and the numbers of houses actually being sold is certainly on the increase. Our Cambridge office has reported sales of 90 houses in 90 days since the start of the year and our offices continue to be the market-leaders in the towns in which we operate. The summer months look set to be busier than the same time period in 2018 and we look forward to again helping first time buyers, job movers and up and downsizers, London commuters and Cambridge workers find the perfect house for their next move.

## Meet the directors



Bruce King  
Director  
MNAEA, MARLA  
Saffron Walden  
Residential Sales



Richard Freshwater  
Director FNAEA  
Cambridge  
Residential Sales



Martin Walshe  
Director FNAEA  
Cambridge  
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Sarah Bush  
Director MARLA  
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Residential Lettings



Neil Harris Director  
FRICS, FNAEA,  
MARLA  
Newmarket  
Residential Sales



Mark Peck Director  
Head of  
Residential  
Ely Residential  
Sales



Ryan Bourgaise  
Associate MNAEA  
Haverhill  
Residential Sales



*Henry Joshua Cheffins*

## Cheffins is changing

Things have changed a bit since our founder's day.  
He never had to launch a new logo. Let alone a website.

Something Henry Joshua Cheffins would recognise is the way we do business.  
We remain privately owned and proudly independent. We care about our  
clients, our colleagues and the communities we live and work in.

We like to think Mr Cheffins would like what we've done with his business - if not his bowtie.

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# CHEFFINS

## news and views

# Major rebrand and new website for Cheffins

Simon Gooderham, Joint Managing Partner, Cheffins, explains the firm's new look

**A**s you may have noticed over the past couple of months, Cheffins is now sporting a brand-new logo. This is an exciting time for the business and it is not just the logo which has changed.

We have also created a new, more fit-for-purpose website, different corporate colours and updated our messaging, whilst hopefully some of you may have spotted our 'Cheffins is Changing' corporate advertising campaign which hit a number of publications in the region. We started this journey because we felt our 194-year-old business needed an update.

We needed to communicate the



Cheffins message and story with renewed impact, whilst capturing the essence and personality of the firm.

Our new brand will help to ensure Cheffins' long-term, sustainable success, as we head towards our 200-year anniversary in 2025. Cheffins is a special firm – we have always been privately owned and we are proudly independent, and we needed modern, up-to-date tools in order

to keep up with the competition whilst not losing our identity.

This is why we opted to entirely overhaul our website to make it more user friendly and to update our typeface and corporate colours to ensure that our bold, confident new logo is easily recognisable.

## Cheffins expands Residential Development department with key new recruit



Maxwell Fahie

Cheffins has demonstrated its commitment to the residential and development land industry across the East Anglian region with the key appointment of Maxwell Fahie as Residential Development Surveyor. Max joins the Cheffins team from Long Harbour where for the past two years he specialised in Build to Rent and PRS acquisitions across the UK. Prior to Long Harbour, Max worked at Allsop LLP in both the Receivership and the Residential Investment and Development teams; Henderson Global Investors in Paris and London and initially at Knight Frank as a graduate commercial surveyor.

The Cheffins' Residential Development department has been instrumental in a number of major land deals in the region; advising on the sale of significant development sites and working with some of the most active land promoters and housebuilders within the marketplace.

## Did you know?

In 2018, Cheffins sold 1000 properties across the five offices in Cambridge, Ely, Haverhill, Newmarket and Saffron Walden. The commercial agency team is retained on over 1.5 million square foot of newbuild space across the region, with over 150 commercial properties under management. Meanwhile the rural professional team advises on

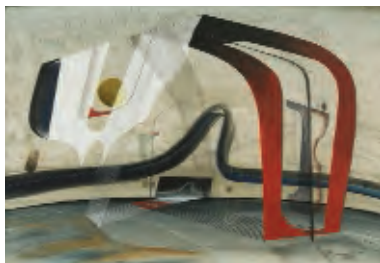
over 30,000 acres of land whilst the strategic development team is working on sites with the potential to deliver over 10,000 new homes. In 2018, the Fine Art department continued to be the go-to furniture, art and antiques auction in the region, selling over £98 million-worth of items, whilst the Cheffins Machinery team continues to be the leader in its field in Europe, selling over £50 million worth of machinery across 41 auctions last year.



# 20th century artwork achieves high prices at auction



Anne Redpath's Blue Plate and right, John Tunnard's Brandis .44



**1** 52 artworks in ownership of Hertfordshire County Council were offered for sale to the public at Cheffins Fine Art Auctioneers in Cambridge earlier this year generating a total of over £444,000.

The pictures available at Cheffins featured works from some of the most renowned British artists of the 20th century including the likes of John Tunnard, Joan Eardley and Anne Redpath. The pictures sold are only a part of the Council's 1,828-strong collection, many of which are being retained for public enjoyment.

The highlight of the sale was a surrealist work by John Tunnard, titled 'Brandis .44' which sold for £37,000, well over its estimate of £10,000 - £15,000. This was closely followed by a pastel work by much-loved Scottish artist, Joan Eardley, which sold for £31,000. Also from Scotland and the Edinburgh School, Anne Redpath's 'Blue Plate' also sold for £31,000, tripling its lower estimate of £10,000. Other highlights include Keith Vaughan's 'Grey Shore Seascape' dating back from 1950 which was sold for £27,000, Robert MacBryde's 'Still life with an oil lamp' from the late 1950s which sold for £22,000 and Julian Trevelyan's picture, 'Oxen,' from 1955 which sold for £19,000. Closer to home, works by the artists from the renowned Great Bardfield Group, based in Essex, also sold for prices well into the thousands. These include three lino-cuts by Edward Bawden which saw two sell for £8,500 and one for £6,000; a picture by Kenneth Rowntree which made

£1,900 and various pictures by Michael Rothenstein and George Chapman which sold for well over estimates.

Brett Tryner, Associate at Cheffins who is handling the sale comments: "This sale generated mass attention from collectors, dealers and the media, particularly as the selection on offer included some of the most well-known names in British 20th century art. Many of these artworks were offered to the public for the first time and this auction has really set the bar for the values for these important mid-century painters, such as Keith Vaughan, John Tunnard and Adrian Heath. The burgeoning popularity and emerging market for these artists has been clearly demonstrated by the solid prices paid for many of the lots on offer and the sheer volume of bids which were received on the day. Buyers included collectors from the UK and overseas, institutions, the trade and also purchasers from Hertfordshire."

The County Council's compilation was started in 1949 as part of the School Loan Collection, a post-war initiative by Sir John Newsom, the Hertfordshire Chief Education Officer at the time. The initiative involved obtaining artworks from contemporary British artists for schools to borrow from the council, therefore improving the educational experience of schoolchildren in Hertfordshire schools by exposure to real, contemporary art.

For more information, contact the Fine Art team on [fine.art@cheffins.co.uk](mailto:fine.art@cheffins.co.uk), or t: 01223 213343



## Home studios - a breath of fresh air



From humble shed to the smartest of summer houses – working from home has changed, says Bruce King, Director at Cheffins





"We would recommend that anyone considering building a garden room keeps it separate from the house, ideally overlooking a lovely view or across the grounds."

Bright outlook: An example of a home studio

Smart garden rooms or studios are very much in favour in regional towns and villages. Often a really smart studio at the end of the garden can add another bedroom, maybe for a teenager or for guests and we've seen some examples with bathrooms fitted and even a small kitchenette in some cases.

However, the main use for these at the moment is for home offices. As more and more employees negotiate flexible working contracts we are seeing less pressure being placed on commuting times, or accessibility to London, and increased focus on broadband speeds and home offices.

Hot desking has become the norm in many UK offices and now that often companies do not provide desks for every employee, the levels of people working from home for two or three days a week is increasing. Buyers are now investing in installing high speed broadband or putting in home offices in gardens rather than summerhouses or entertaining spaces.

For many, they like the home office to be separate to the house, so they can effectively 'go to work.'

Garden rooms can offer a relatively inexpensive way to increase value on a home, not only because they make a property infinitely more desirable to a business owner or someone who works from home but they can also present a solution for those buying a smaller house who need an additional bedroom. In my experience, off-the-peg garden rooms could add



Extra appeal: The Wheel House in Clavering has a separate barn used as a home office. It is on the market with Cheffins for £1.175m

about five per cent additional value to a property, however the smart, bespoke examples could add around 10 per cent. Outside of London we haven't really seen the basement conversions or excavations which have been all the rage for years now, generally due to strict planning laws and properties being listed.

As a result, people tend to build outwards rather than downwards and a studio, which can be made pretty with creepers grown up the walls and large windows, can be a great alternative. Similarly for town and city centre homes loft conversions to bedrooms are not always possible so smart garden rooms tend to be a good alternative for when a second child might move into a third

bedroom in a house, leaving no room for guests.

We would recommend that anyone considering building a garden room keeps it separate from the house, ideally overlooking a lovely view or across the grounds.

The light and bright examples with bi-fold doors and wood panelling are often the most cost-effective, however there are other more elaborate options on the market for those with deeper pockets. Including a loo and a kitchenette is a good idea if the plan is to use it as a home office or even a playroom for children. Adding a woodburner is also a good touch, making it an attractive space to use all year round, not just in the summer months.





Interiors styling by Carlos Garcia Interiors, photography by Christopher Horwood, cushions and lampshades on loan from Susan Deliss

**T**his March the Cheffins Fine Art department collaborated with interior designer, Carlos Garcia, ahead of the first Fine Sale of 2019. The project was based around curating antiques at Carlos Garcia's home near Holt, Norfolk, proving how furniture from auctions are accessible for a multitude of interiors whilst also providing the best in quality.

Having played second fiddle to new furniture for some years now, antiques are definitely back in fashion. However, many buyers are still unsure on how to make them work in their own homes and can often find the auction process daunting. This is where Carlos Garcia comes in. A sought-after designer, working throughout the UK and based between London and Norfolk, he is known for his creation of English Country House schemes. In this project Carlos brought his sensational design skills to dress two rooms of his Norfolk farmhouse completely with antiques which were set to be sold at Cheffins. The curated images, shot by renowned interiors photographer Christopher Horwood, create inspirational ideas on how to furnish a room with antiques bought at auction and how to use these pieces in everyday settings. Carlos

# When old can triumph new

Cheffins collaborates with Norfolk-based interior designer, Carlos Garcia, in a project to make auctions accessible

handpicked his favourite items from the upcoming sale and compiled two room sets using furniture, paintings, rugs and ceramics exclusively from Cheffins.

Luke Macdonald, Director, Cheffins says: "Carlos has worked tirelessly to create a classic, English Country House look but with modern touches, and his use of colour and pattern has been second-to-none in really bringing these antiques to life. The aim of this project was to prove that antiques from auctions can create the homeliest of interior design schemes, whilst being able to be bought at a fraction of the price of much of the new furniture on the market. We have seen a definite uplift in the number of purchasers at auction who are looking for furniture to fill their homes, bidding

alongside dealers and collectors. At Cheffins we want our auctions to be as accessible as possible for all budgets and for diverse buyers, from those looking for 20th century artworks for a retro flat right through to the most traditional of mahogany furniture for country homes."

Carlos Garcia says: "I was approached to curate a room with items from their Fine Art and 20th Century Art sale. The objective was not only to produce a beautiful room set, but also for it to look approachable, accessible and to encourage and inspire people to use auction houses to buy antiques."

■ The cushions and lampshades for the project were kindly loaned by Susan Deliss [www.susandeliss.com](http://www.susandeliss.com)



**1** The first tip I would give anyone coming to an auction for the first time is don't be intimidated. Auctions are for everyone and we like to encourage as many people to come down to the sale as possible. Many people imagine that auctions are full of oil paintings with enormous reserves and solely the mainstay of serious collectors or dealers – this is definitely not the case. At our monthly interiors auctions we offer everything from rugs, wardrobes, chests of drawers, farmhouse tables, console tables, sofas, porcelain, silver and paintings, usually selling up to the £1,000-mark but with many selling for far below that figure. These sit alongside our more expensive sales throughout the year and are a great entry point for anyone who has not been to an auction before.

**2** Don't forget that as auctioneers we are looking for your bidding number and someone who is really bidding, not someone who is scratching their nose! Don't panic, you won't end up bidding for something you don't want.

**3** We often recommend that first timers come along to a sale to see how the procedure works before actually getting ready to bid.

**4** Catalogues usually appear online two weeks prior to the sale, so buyers should have a look and see if there's anything they are interested in.

**5** We would always recommend coming and seeing the item in the flesh if you have time before actually bidding. Whilst we try and include plenty of photographs and condition reports, it's worth coming and seeing anything you are after in real life before placing a bid.

**6** Similarly, if you are planning on buying furniture, we would recommend measuring up the space it is intended for and checking you can get it through the front door before bidding! Once the hammer comes down you are committed to a contract to buy, so it's definitely best to be sure ahead of time.

**7** When it comes to the actual day of the sale, buyers should try and turn up half an hour before the item they are after goes under the hammer as you need to register and buy a bidding number before taking part. Don't forget that auctions move fast, often with around 80 lots being sold per hour, so leave plenty of time to get organised before your chosen lot comes up.

**8** Another good piece of advice was to set yourself a top limit for each item. A combination of competitive nature kicking in and the buzz of the saleroom can often lead to people bidding far north of the figure expected.

**9** All auction houses charge a buyers' premium and VAT on top of the hammer price, so you need to factor that in when bidding.



## Bag a bargain

**12**  
tips on how to furnish your home via auction.



**Luke Macdonald, from Cheffins Fine Art department, gives his advice for rookie buyers**

**10** Enjoy yourself! Auctions are great fun and offer so many hidden gems which could never be found on the high street. Many auction houses have a café or at least offer somewhere for tea and coffee so make a day of it. Our 'Art and Design from 1860' sale often attracts younger purchasers, looking for one really special painting or piece of furniture which will finish off a room. Mid century chairs and sideboards, or vintage Liberty's and Heal's pieces are selling well at the moment as are 20th century paintings and prints.

**11** If you can't make the actual sale, don't forget that most auction houses offer online bidding, phone bidding or the opportunity to leave a commission bid, however, these methods are definitely not as exciting as being in the room itself!

**12** In terms of making it easy to buy at auction, once you've been successful on your bids, most auction houses allow you to pay by card and can also help to arrange transport so there is no need to worry about hiring a van on the day.

Interiors styling by Carlos Garcia Interiors, photography by Christopher Horwood, cushions and lampshades on loan from Susan Deiliss





# PICTURE POWER

Instagram and its influence on the property market

**I**nstagram – the fastest growing social media platform in the world – is having a discernible effect on the UK property market. Whilst around five years ago we talked about kerb appeal, window displays and website portals, nowadays selling property via social media is also becoming a part of the marketing mix.

Whilst we are some way behind the curve of the US market, (which sees developers house social media influencers in new schemes, prepared Instagram-ready backdrops for open house events which come with instagrammable gift bags, canapes and so on) the tangible effect of the platform is starting to be felt across the UK.

Social media has changed attitudes amongst the estate agency world – photographs are now paramount – and this has helped to ensure that property pictures have improved at a pace since the advent of Instagram and other mobile photo-sharing apps. On Instagram, fabulous property photographs can be the tipping point which bring a buyer to come and view and gives estate agents the opportunity to promote houses for



**by Sophie Richardson,  
PR Manager  
at Cheffins**

sale to potential purchasers far beyond their typical local audience. There are now over 4.8 million pictures being shared on the app with the hashtag #property.

For cash-rich and time-poor buyers, the option to find that dream home whilst scrolling through Instagram in the evening has now become a reality. And this brings with it opportunities for both estate agents and sellers. Ahead of launching a property to the market, the photoshoot with the property photographer gives a seller a chance to really make a difference on the potential successful sale of their property. Whilst this doesn't mean filling every room with heaps of flowers, it does mean making the bed, hiding the TV remote, finishing the washing up and having a general tidy. Don't be afraid to bring that Jo Malone candle to the front of the shelf, artfully leave a box of Ladurée macaroons on the

kitchen island and get those beautiful photography and art books on the coffee table. This is all about portraying a lifestyle which is appreciated by the majority of good photographers in the market. Appearance can be everything, however, that doesn't mean that a 'doer-upper' or renovation project can't attract a huge amount of interest online. But with this in mind, if a simple tidy up can be what brings that buyer in from many miles away, make the most of the situation and give your property a hand to look as pretty as a picture.

At Cheffins, we have placed greater emphasis on photography than ever before. As in any competitive market, mediocre results are not going to cut the mustard and as proof of this, some of our best pictures shared on Instagram have resulted in direct viewing requests, offers and eventually sales. So our advice would be present your property at its absolute best, show off its real potential and sit back and wait for the interest to come flooding in.

■ Follow Cheffins on Instagram  
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## PROPERTY INSIGHT

# Newmarket



**Neil Harris, Director, Cheffins in Newmarket gives his overview**



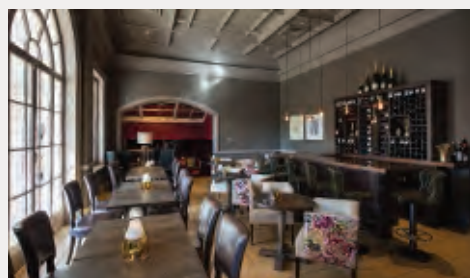
**N**ewmarket, the Home of Horseracing, is about to come into its own in the next few months as some of the most important race meetings get underway throughout the summer. The Suffolk market town really comes to life at this time of year and benefits from a bustling atmosphere throughout the season. Similarly, the property market in Newmarket and the surrounding villages is now hotting up with new houses becoming available following a quieter period in autumn and winter.

There has been much talk of uncertainty in the market, particularly in light of the fun and games in Westminster over the past few months. However, weary of hearing about Brexit, many property owners are now looking to take the bull by the horns and sell up, rather than putting plans on hold and waiting to see what happens with Europe. We may see a shift in the market as increases in stock will help to solidify the buyers' market which has been prevalent for the last year or so.

Image: Mark Staples



### Fine dining and places of interest



**L**ifestyle is another draw for people to come and live in Newmarket. New restaurants, bars and shop openings are helping to rejuvenate the town, whilst the Newmarket National Heritage Centre for Horseracing and Sporting Art opened in 2016, helping to bring a real buzz to the area. The iconic Bedford Lodge Hotel offers a first rate spa, a popular bar and restaurant, (pictured left) whilst some of the villages offer the best in country pubs



## Town properties worth considering

For those looking for a bit more hustle and bustle, Newmarket town centre itself is a fantastic option and is completely unique. Nestled between the world famous Rowley Mile racecourse and 2,500 acres of green open space which is used for galloping racehorses every morning, it has incredibly strict planning rules which have protected the town from the vast levels of development which have been seen elsewhere across the region. Despite the relative lack of stock when it comes to town centre homes, prices in Newmarket itself continue to be far more affordable than other areas locally. The average house price currently stands at just under £350,000, which is a whole £100,000 less than Cambridge. In general, a two-bedroom Victorian house typically costs around £210,000, whilst a larger, three or four bedroom house on the outskirts of the town would set you back between £350,000 - £400,000. The most popular roads in Newmarket include Hamilton Road, which backs on to the Rowley Mile racecourse and offers large, individual, detached homes with spacious gardens and unrivalled views; these properties usually sell for in excess of £600,000. There is also The Avenue, opposite famous racehorse auctioneering firm Tattersalls, which is home to some of the most imposing and attractive homes in Newmarket with prices anywhere up to £1,000,000.

## Lettings

Teresa Tate, Lettings Manager, Cheffins says: The past 12 months has seen a high level of demand for all property types from one bedroom flats through to spacious family homes, however, stock levels are now starting to increase which has led to a softening of prices across the board. There is an increased number of large, family homes, over the £2,000 per month mark currently available which provide good options for job movers or those who are new to the area and are looking to rent before they decide on where to buy, and these have been particularly popular in the villages around Newmarket. Average prices are still significantly more affordable than other areas of the region. A two-bedroom Victorian house in the town centre will cost on average around £795 per month; a three-bedroom house in a village is approximately £1,000 per month and the very top level of the market sees houses let for over £2,500 per month. Most in demand currently are two-bedroom Victorian terraces in the town centre, or three bedroom, more modern properties.

for miles, such as The Packhorse at Moulton (far left) and The King's Head in Dullingham. For commuters, Cambridge is only 20 minutes away by train, which offers services directly to Kings Cross and Liverpool Street, whilst the A11, A14 and M11 are all also within easy reach.



Newmarket is somewhat of an anomaly when it comes to property prices as the town centre and the surrounding villages have two very different markets which almost behave in isolation of one another. The villages to the south and west, within commuting distance of Cambridge and the M11, have seen prices holding firm with reliable demand from both the racing industry and those moving out of Cambridge. Village properties such as Cheveley, Ashley, Kirtling, Stetchworth, Woodditton, Burwell, Fordham and Dullingham have all seen stable prices throughout the year, whereas the rest of the market has seen price drops of around five to ten per cent, dependent on location and property type.

## The Cambridge effect

Cambridge prices continue to be unaffordable for many and, as a result, demand has strengthened in the Newmarket villages as buyers look to cash in on money made on Cambridge



properties or come to Newmarket and the surrounding area in the hunt for a larger house for their money. In general, prices for the smarter Newmarket villages have also held firm thanks to the number of buyers coming to the area who are employed by the multinational bio-tech and pharma corporations. Employees in the offices and labs on Chesterford Research Park, Granta Park and Babraham Research Campus have been seduced by the beautiful Suffolk countryside around Newmarket with its rolling hills and protected landscapes. There is also the massive draw of the horseracing industry and the surrounding area is host to many picturesque studs set within acres of parkland with beautiful country homes.





# Caught in the act

Tom Hiddleston on Cambridge,

Classics, and an ability to observe everyday characters

It was somewhat peculiar to read that the lofty, spotless, imperious Cambridge University became woven into the spider's web of one of 2016's most acrimonious relationship break-ups, but when Tom Hiddleston and Taylor Swift went their separate ways, alumni on both sides of the Atlantic were casting an eye towards the 13th century institution.

On one hand you had Swift, the American singer-songwriter, raised on the rugged, rustic country melodies of Pennsylvania then, later, Tennessee; on the other, Hiddleston, a Shakespeare-driven actor who went to Eton and scored a double-first in Classics.

From the outside looking in, it was clear it was never going to work, though to lay the blame at the door of actor Hiddleston's education is perhaps a little unfair. And yet in what became a rather drawn-out spat, it materialises that the *Avengers* actor would occasionally draw on time spent in higher education as a means of justifying his approach, actions and mannerisms. And in fairness, there's no reason why the 38-year-old should step back from the experiences gained in his formative years.

"I think at the end of the day I am intensely proud of my time at Cambridge," he begins. "I'm not the person who uses education as a crutch for justifying something that isn't relevant to it, but I do sincerely believe that how we learn, where we learn and what we learn all adds up to being able to shape us.

"It's much more than saying, 'these are the texts I studied, he was my teacher' – it's much more about looking at a place and realising it's the surroundings that develop and mature people just as much as the academic elements."

The actor's time at Cambridge saw him excel in dramatic art, both in his studies and as a regular performer in the Pembroke Players, an amateur theatrical society that celebrated its 50th birthday during his tenure.

Upon leaving, the opportunities came thick and fast, and Hiddleston sees them as reward for effort invested not just on stage, but in the way he views the world as a whole.

"I think what really helped me develop into the actor I am is an ability to observe," says the star of such diverse drama as *The Night Manager*, *Kong: Skull*

took inspiration from and who I believe really helped me become the actor I am."

As for returning to Cambridge, Hiddleston rarely gets the opportunity despite his north London base. "Of course I do come back to Cambridge but it's often work and normally I'm in and out quite quickly," he says. "I am something of a sentimentalist and would love to walk around some of my old haunts – that's something I'd like to do with a few places in my past, and that's always there."

Yet when invited to specifically retrace those steps, Hiddleston is hesitant. "On occasions I think memories are best left in the past, particularly those happy ones... and Cambridge was certainly an intensely happy time and place for me."

In the career that has developed, Hiddleston has become one of our finest exports – recognised and revered globally, at every point he continues to embody humility, conservatism and humour.

"The fame thing is very flattering but it's still just a byproduct to who I am," he says.

"It's such a nebulous, ephemeral concept that to even attempt to analyse and carve up is almost impossible. And there's a large level to it that doesn't feel real or have any bearing on my reality so I don't have much of an opinion one way or the other.

"Put another way, I didn't first get up on stage with the Pembroke Players because I wanted to be famous – I don't think anyone did. I did that because I wanted the thrill of performing – I wanted to look at faces in the audience and see enchanted, laughter, fear... all of that.

"Those things provided the incentive back then, just as they do now, and I



Above: Tom Hiddleston and Thor co-star Chris Hemsworth, and left with Taylor Swift

*Island* and *Crimson Peak*. "When you are being asked to slot into the character from a script, you need to be someone other than yourself, and Cambridge always provided me with a great ability to look around and draw in the mystery of what it was to be other people.

"That became easy because Cambridge, as a city, takes on so many different guises. Obviously there are a band of very specific student types who, apart from in Oxford, can't be found anywhere else in the country, but they were never the people who fascinated me anyway. For me, it was the man in the street, the woman in the shop, the group drinking by the river – these were the people I





Tom Hiddleston pictured in Los Angeles at a film premiere, a far cry from his younger days at Cambridge University

hope they always will going forward.”

As for future projects, Hiddleston is currently still basking in the success of *Avengers: Endgame*. To that end then, it has made sense for his Loki character to progress to his own TV series, currently in post-production and expected to emerge on Disney+’s streaming service early next year. Other projects

Hiddleston approaches with coyness – suffice to say he doesn’t rush into new roles, and whatever emerges next will take on the same measure as much that has gone before.

“Being at Cambridge taught me intellectual discipline and I’ve definitely taken that into my life, right the way down to deciding if a film or TV script is

right for me. My teachers expected a high level of rigour when it came to arguing a point or writing a paper. I was taught to think for myself and not simply follow whatever passes for accepted wisdom.

In that sense I’ve learnt the value of thinking critically about the world... but it’s also won me a few decent roles!”



# Fancy another kind of flutter at Newmarket?

**Jan Wade discovers that the Devil's Dyke, as well as being a favourite spot for dog walkers, is a haven for butterflies**

**T**he Devil's Dyke in Newmarket is a favourite spot for local dog walkers and all those who appreciate panoramic views and big skies. It is also home to an immense variety of fauna and flora as well as some colourful summer visitors.

The Dyke comprises seven miles of Anglo Saxon earthworks, stretching in an almost straight line from Woodditton to Reach, skirting the town's racecourses. And from mid-May through to late September each year, local amateur photographer Richard Jones, takes his dog and his camera at least once a week on the hunt for butterflies. He maintains that it isn't difficult to spot a wide range of species, but a bit more patience is required in order to obtain the kind of photographs shown here.

Of the 59 species of butterfly thought to be present in Great Britain, Richard has spotted over 20 on just one short stretch of the Dyke – roughly a mile between Dullingham Road and the July course. The peak time for viewing, in his opinion, is mid-July; and although butterflies can be seen throughout the day, he considers that the most stunning photos can be obtained during the early evening, just as the sun is starting to set.

Richard's collection of hundreds of



**"Of the 59 species of butterfly thought to be present in Great Britain, Richard has spotted over 20 on just one short stretch of the Dyke."**

amazing photographs gives the impression that this must be a longstanding hobby, maybe started in boyhood. However, he confesses that, until five years ago, he was describing most of the butterflies in his garden as 'red ones' and 'white ones'.

Then, as a birthday present, his brother gave him a copy of *The Butterfly Isles* by Patrick Barkham. Once he started to flick through the pages, it sparked a real interest and he very soon began to take photographs when he and his dog were out on their walks, returning home to identify the many species he'd seen.

He attributes the abundance of species to be found along Devil's Dyke to the

fact that it is a relatively untouched, natural environment that is not sprayed with pesticides. The variety of grasses is particularly important and that is why he tends to choose still evenings for most of his photography. Having spotted a butterfly, he waits patiently (much to the annoyance of his dog) in the hope that it will settle on the grass within view of his camera. However, this is far less likely to happen in windy conditions.

Unsurprisingly perhaps, given that much of Newmarket is chalk heathland, one of the most commonly sighted butterflies on the Dyke is the relatively small Chalk-Hill Blue, despite the fact that the population has declined in some areas during recent decades. Richard notes that, in the five years that he has been recording his sightings, the numbers and species have remained fairly consistent. When asked if he had yet managed to photograph all of the species present, he admitted that he would love to take a picture of the Green Hairstreak. This is one of the species that appears at the beginning of the season, with the first adults often appearing as early as April.

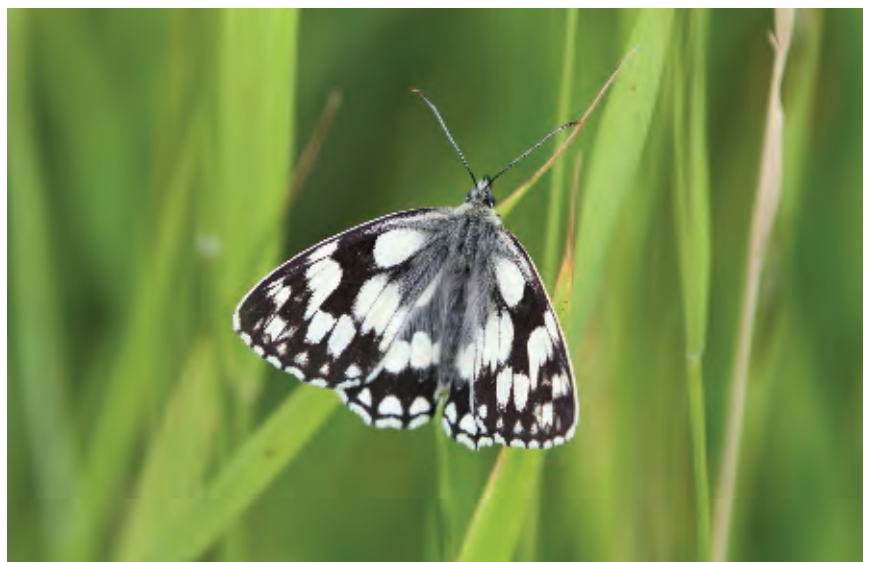
Although Richard has occasionally seen them – so far they have eluded his camera. And as frustrating as that might be, it does give him the perfect reason to return again this year.





Clockwise from above right: Gatekeeper; Common Blue; (to the left of it) Essex Skipper; Marbled White; Speckled Wood; Small Skipper; Chalk Hill Blue; Common Blue.

**Images: Richard Jones**





# Greece is the word

The country's relics of a recent past fascinate bestselling author Victoria Hislop who is due to visit Ely this summer to talk about her books

**G**reece may be known for its temples and amphitheatres, but the derelict buildings, relics of a more recent past, have held a greater fascination for Victoria Hislop, prompting the themes for her bestselling novels.

"They are monuments to modern, living history," she says. "They have so much relevance to us today. I never had any connection with the stately homes

and castles which I had to visit when I was a child."

Her latest book, then, has taken a former prison camp for communists on the island of Makronisos as the inspiration for its theme.

"There's usually a place that is a particular starting point for my books," says Victoria of the germination for this novel. "It was probably ten years ago. I was on the mainland at the Temple of Poseidon on Cape Sounion looking at

the sea, and I could see some rocks there."

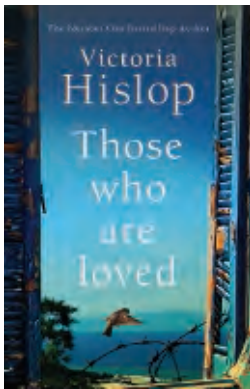
She was told that the island was used as a detention centre for political prisoners from the 1940s to the 1970s but was now uninhabited and difficult to visit. Intrigued, she eventually managed to make the journey.

"Seeing Makronisos from a distance was the keyhole that I looked through," she says. "I knew I wanted to get inside that room."





Great escape:  
Greece is the beautiful backdrop to several of Victoria Hislop's novel



Left: The author and, above, her latest book that centres around an ex-prison camp for communists on the island of Makronisos

"The island, of course, is part of a much bigger story that affects the whole country. Like many civil wars, there's a lot of fear and stigma and secrets. It doesn't have a clean resolution."

*Those Who Are Loved*, published this month, explores the German occupation of Greece, the subsequent civil war and the military dictatorship through the lives of one family, and particularly one woman, called Themis who is driven to fight for the communists as a result of her fury at Nazi collaborators.

Researching this recent history proved difficult. "People were very sensitive," says Victoria. "They thought 'why do we want to remember terrible things from the past?' But people are

beginning to think differently now."

Victoria was able to speak to two former prisoners from Makronisos. She read memoirs, diaries and repentance statements in the archive held in Athens, and she pored over some of the historical accounts. She was also able to work with the founder of an organisation seeking to preserve the memory of Makronisos through the application for UNESCO World Heritage site status.

"It was lots of very interesting, but very sombre research," she says.

While Victoria has now written six novels, exploring the darker lessons of history of Greece, Crete, Spain and Turkey through her engaging and compassionate stories, it was when she was on holiday in Greece in 2001 that she first realized her passion for the country and its past.

She stumbled across Spinalonga, a former leper colony and felt compelled to write its story. *The Island* became an instant hit, selling five million copies worldwide and which topped the *Sunday Times* bestseller list for eight consecutive weeks.

"It wasn't something I aspired to," she says of writing the novel. "I hadn't written fiction since school. I liked reading other people's books, and didn't want to write my own.

"But I wanted to communicate about this little island," she says, "to describe how I felt about the people who lived there. I couldn't do it factually. It wasn't an intellectual experience, it was too emotional."

Life changed with that book. Previously she had been working in PR, publishing and as a journalist while bringing up two children with her husband, Ian Hislop,

the editor of *Private Eye* and star of television's *Have I Got News For You*.

Readers all over the world have identified with Victoria's characters and stories – her books are translated into 35 languages. She is still taken aback by how deeply people respond to the novels. In China a lot of the women readers identified with the loneliness and isolation in *The Island*, she says.

"I meet a lot of readers in France and, because I speak French, we talk quite deeply. They react very emotionally to

what I have written. It's a strange privilege to stir people in this way, I think. The books allow me to have an emotional connection with people I've never met before, and they talk to me as if they know me."

Victoria also speaks Greek fluently. She has a home in Crete and continues to take language lessons in the summer months.

"I had to do a presentation for *The Island* when it came out in Greece, and it was my first experience of having somebody next to me translating everything," she says of her motivation to learn the language. "I was boiling up inside as I waited for them to explain what I had said. I felt out of control. It was like having an enormous wall in front of me stopping me from communicating with the audience."

Earlier this summer Victoria embarked on her latest tour to meet readers, and was in the region to talk about this new book.

"I have family in Woodbridge and friends in Aldeburgh, and I'm looking forward to being in Ely," she says. "I think it's a beautiful, beautiful county so I'm glad to be in Suffolk."

interview by Catherine Larnier

"I was boiling up inside as I waited for them to explain what I had said. I felt out of control."



# Ground rents in residential leases

**M**edia attention over the past 18 months regarding ground rents has seen subsequent consultation by the Government on changes to the law relating to leasehold property.

Whilst this consultation is on-going, it has put the issue firmly on the radar of lenders who routinely consider whether or not they are willing to lend on leases with high ground rents. As a result, lenders have become more stringent in what they will and will not accept. In reaching a conclusion, lenders consider various elements.

How much is the ground rent? Leases with annual ground rents of £250+ a year (or £1,000+ inside London) can, depending on other factors, be deemed 'assured tenancies'. This means that if the ground rent is in arrears and the landlord makes an application to court then provided those arrears remain outstanding at the date of the hearing, the court must forfeit the lease – there is no discretion on this point.

What percentage of the current value of the property is the ground rent? Most lenders require the ground rent to be 0.1% or less of the value of the property.

Does the lease allow for the ground rent to be increased? If so, how often and how will the new rent be calculated. Many lenders do not accept rent reviews as frequently as every 5, 10 or 15 years, particularly on the grant of a new lease. Doubling ground rents at regular intervals are likely to be rejected by the majority of lenders. Staircased increases are generally accepted, as are increases calculated in accordance with the Retail Price Index (RPI) – provided reviews are not too frequent and the mechanism for review is ascertainable from the lease. The intention with RPI reviews is usually that at the time of review, the current RPI and RPI at the time of the last review are compared and a percentage obtained, which is then multiplied by the current ground rent. The danger is that some leases

"Doubling ground rents at regular intervals are likely to be rejected by the majority of lenders."

include the review so that the current RPI is inadvertently compared against the RPI immediately prior to the start of the lease so that the rent increases more steeply at each review. This is not acceptable to most lenders.

What are your options if you have a lease with unacceptable ground rent? Your landlord may agree to reduce your ground rent, although most landlords will want a lump sum as compensation. You may also be entitled to a statutory lease extension which removes the ground rent altogether.

Residential property transactions of all shapes and sizes are dealt with at each of the Birketts offices. The Cambridge team, like its counterparts in the other Birketts' offices in Chelmsford Ipswich and Norwich, is always available for initial informal approaches from existing and potential clients and their advisers to consider their particular residential property needs. If you wish to discuss the options available to you please contact Colin Pace.



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# TAPPITY TAP!

## Deathwatch beetles are back

**Pewter Partnership Surveyors are period property specialists, covering central London, Essex, Cambridgeshire, Suffolk and parts of Hertfordshire.**

**William Pewter is the Senior Partner and here he discusses *Xestobium rufivillosum*, more commonly known as deathwatch beetle, often found in older, period properties prone to damp**

**D**eathwatch beetle infestation manifests itself in old oak and other hardwood timbers that have been affected by damp or fungal decay. Structural oak, used in many historic period properties, when felled, was green meaning that the moisture content of the oak was very high, which is what makes the timber so palatable for the beetles.

Whilst the adult only lives for a few weeks, it is the larvae that causes significant damage, burrowing through the timber, whose lifespan can be some twelve years. The spring emerging adult will mate and the hatched larvae will then burrow back into the wood, thus renewing the cycle. It is also thought that the adult does not need to emerge to mate. The mating process can take place within cavities within the wood and some have documented that fact that when female adults emerge and mate, they will often re-enter old flight holes and lay eggs deep into the timber.

This could be due to surface spraying of the affected timbers, which not only kills spiders and clerid beetles, which are the natural predators of the deathwatch beetle, but has no effect on the deathwatch larvae and could be assumed to drive them further into the timbers.

This beetle gets its name from the loud ticking noise it makes during the mating season, around April/May. It is often associated with death as during the silent vigil kept at a close one's near death, the rather loud ticking noise could be heard. This ticking is likened to the ticking of a clock, ticking away the last moments of a loved one's life. Indeed, the Victorians, who were a superstitious lot, thought that the ticking sound, when heard, heralded an imminent death.

Henry David Thoreau observed in an article in 1838 that the sound was similar to that of a heartbeat, which Edgar Allan Poe's grim short story, 'Tell Tale Heart', published in 1843, also refers to.



**The moisture found in some oak buildings is highly palatable to deathwatch beetles**

The key to controlling this type of infestation is to ensure timbers are completely dry. Without providing a habitat for the beetle they will not survive.

If dampness is an issue, then ensuring that the property is quickly dried out by means of heating, ventilation and remedying any sources of moisture ingress is advised. Alternatively the most effective treatment is catch the adults emerging in spring with an ultra-violet Insect-O-Cutor.



Multicolour print dress and jacket (not pictured) by Frank Lyman, £426. Available from Martha V, 9-11 High St, Newmarket CB8 8LX Tel: 01638 666320



**Left:** Fitted dress with chiffon cape and cap sleeves by Veromia, £297. Martha V



Dress and cropped jacket with all over floral print by Michaela Louisa, £351, Martha V

# Racing colours

Off to Newmarket, or another outdoor summer event, and need a new outfit? Odds on you will find something that's just the ticket at Martha V, Newmarket, and other local fashion stores



Blue and white floral dress with cropped jacket by Michaela Louisa, £291. Martha V





Betty Barclay jacket £50. Top, £25. skirt, £35



Pink chiffon empire line dress with dipped hem and back detail by Veromia, £237. Martha V

**Below:** Hobbs Anthea jacket £189, Anthea trouser £110, Paula sweater £65, Woodley bag, £159







# Why Title Deeds are so important

**I**t is estimated that Land Registry hold more than 25 million registered titles evidencing house and land ownership, that's more than 86% of the total property ownership in England and Wales. Hannah Lindsey Smith, a solicitor in the Residential Property team at Greene & Greene, talks about Title Deeds and what happens if they go astray.



Compulsory registration dates back to 1925 and was introduced to local government areas in stages. In Suffolk (excluding Ipswich and Waveney) any sale or re-mortgage of property which completed after 1 December 1990 triggered something known as first registration. This is where the Land Registry would review the deeds, and in their place upload a Title Information Document to a central database, allocating a Title Number specific to the property. Upon any change of ownership, mortgage or lease, the Title is updated and a copy can be obtained for a small fee. This still leaves approximately 14% of land and property in England and Wales unregistered, which means Land Registry have not had sight of the deeds and therefore have no record of ownership. The bundle of deeds and documents that are obtained when a property is purchased is the only evidence proving ownership. So if the deeds should go missing, significant difficulties will then arise if the owner wishes to sell or re-mortgage the property.

## What to do if you cannot locate the Deeds

The first step is to exhaust all enquiries which can include (but are not limited to) the following:-

- Searching the property including the loft and any outhouses. If you are not sure if you have found what you are looking for, make an appointment with your solicitor to review the documentation and discuss the next steps;
- If you still have or you previously had a mortgage on the property, approach the mortgage lender to check whether they may be holding the deeds. Follow up any telephone conversations in writing, as this will be used as evidence of your search;



- Contact the solicitors who acted for you when you purchased the property, as they may hold the deeds in their office strong room; and
- Consider placing an advert in the Law Gazette confirming the name of the owner and property address. A solicitor who has previously had a connection with the property purchase may contact you with information as a result.

If you are still unable to locate your title deeds then an application should be made to Land Registry for First Registration.

## What happens next?

Reconstructing a title involves piecing together the history of your ownership - the quality of the evidence you provide will determine if registration is possible. Ideally, evidence of a chain of ownership going back at least 15 years will be available, but if not, secondary evidence will be considered such as historic letters, statements from neighbours, electoral roll records and copies of insurance policies in order to connect the owner to the property as far back as possible.

If the owner no longer resides at the property, evidence of receipt of rents and profits is essential.

This evidence will be compiled and a 'Statement of Truth' entered into by the owner, or if the owner does not have capacity, their attorney or executor. The Statement must identify the property, establish how the deeds were lost and detail what steps have been taken to recover them.

Land Registry will consider each application on its merits and facts to ensure they are satisfied that the rightful owner is registered as the proprietor and that there is no possibility that fraud has taken place. For these reasons the application process can take months to complete and only once Land Registry are satisfied will they proceed with the registration.

Please contact residential property lawyer, Hannah Lindsey Smith on 01284 717407 or [hannahlindseysmith@greene-greene.com](mailto:hannahlindseysmith@greene-greene.com) if you have any questions relating to Title Deeds.

- For more information on the services offered by Greene & Greene Solicitors please visit [www.greene-greene.com](http://www.greene-greene.com) and follow on Twitter @GreeneGreeneLaw.



# CHEFFINS



A selection of homes to buy and let in  
Cambridgeshire, West Suffolk  
and North Essex



## Farriers Yard, Balsham

**NEW**

Farriers Yard is a beautiful new collection of spacious three, four and five bedroom homes located in the highly desirable village of Balsham. The homes at Farriers Yard have been constructed and finished to the highest specification including contemporary and stylish bespoke kitchens with sleek Bosch and Zanussi integrated appliances, elegant bathrooms and en suites which are fully tiled and high quality flooring throughout all properties. All properties benefit from cart lodge or integral garage as well as enclosed rear garden. Balsham benefits from a delightful range of local amenities including a local coffee shop and delicatessen, post office and village store and two pubs. There is also a primary school in the village located just opposite Farriers Yard.



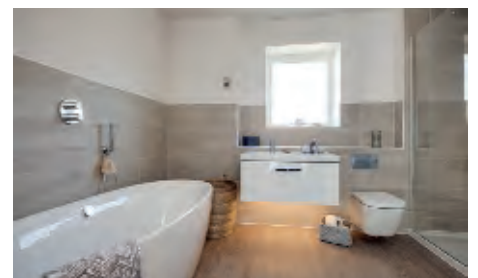




## The Kilns, Reed

The Kilns is a brand new and most attractive scheme of just 12 homes in the picturesque and highly sought-after village of Reed overlooking acres (sts) of rolling countryside. There are a selection of 3, 4 and 5 bedroom homes on the scheme, all set out over 3 floors which provide spacious and versatile accommodation. The homes have been designed with modern living in mind and incorporate a high specification including underfloor heating, open-plan living areas and beautiful contemporary handle-less kitchens with fully integrated appliances, as well as generous bedrooms, luxurious bathrooms and all with cart lodge parking. Reed is a delightful village with excellent transport links including the A10 and Royston train station.

NEW







## Vincent Court, Cambridge

**NEW**

Vincent Court is a development of 9 luxury apartments ranging from light airy studios to 2 bedroom duplex apartments. Located in the conservation area of Mill Road the development sympathetically reflects the Victorian heritage of the area with brick and stone facades and elegant sliding sash windows. The properties feature large contemporary windows and patio doors overlooking a shared courtyard garden. All the apartments are finished to the highest standard and feature contemporary kitchens with integrated Bosch appliances, luxurious bath and shower rooms with underfloor heating, tiled floors and walls, downlights and heated towel rail, oak floors to kitchens and living areas and private outside areas to selected units. The apartments also have private bike storage. The properties benefit from a 10 Year NHBC Warranty. .







## The Limes, Radwinter

A wonderful mixed scheme of 2, 3, 4 and 5 bedroom properties offering idyllic village living and a delightful backdrop of rolling countryside with the amenities of the nearby and charming market town of Saffron Walden. Generously proportioned and occupying two or three storeys, these fabulous homes offer a range of internal layouts. All are built to a high-quality specification with stylish, elegant finishes for the best in luxury modern living. The village of Radwinter is well-positioned with Audley End station just 7 miles away and the M11 motorway access at Stump Cross approximately 9 miles away.

**NEW**

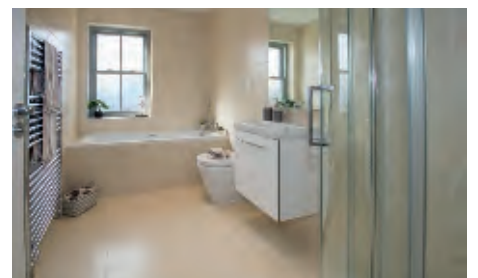




## Woodland Rise, Great Chesterford

NEW

Woodland Rise is a superb new development that will appeal to those who demand the convenience and comfort of contemporary living in a prestigious village location surrounded by undulating countryside. There is a diverse mix of accommodation from 2 bedroom apartments to 2 and 3 bedroom houses in a variety of designs and finishes and all include premium kitchens, bathrooms and careful attention to detail. Great Chesterford is an ideal location for those looking for a highly regarded picturesque village with excellent commuter links including a mainline station and the M11 motorway just a short drive from the village.







## Hill House, Saffron Walden

A unique opportunity to purchase a property in one of Saffron Walden's most iconic buildings. Hill House is available for sale to the public for the first time in almost 100 years and this historic building has been beautifully restored to create an outstanding collection of one and two bedroom apartments. Each apartment has been finished to a high specification including individually designed kitchens, video entry and many original features including four metre ceilings, feature bay and full-length windows, ornate staircases and external period detailing. Saffron Walden boasts a wealth of amenities and excellent transport links with Audley End station just 3 miles away and for the international commuter Stansted airport is just 14 miles.

**NEW**





## Highworth Avenue £1,100,000

A most impressive and substantial semi-detached residence, finished to an exceptional standard with versatile accommodation arranged over three floors and extending to around 2,600 sq. ft., with a stunning open plan kitchen/dining/living room, driveway and enclosed gardens with useful detached studio, in this appealing setting at the end of this cul-de-sac in this convenient location north of the city centre. Accommodation comprising: Entrance hall, reception hallway, kitchen/dining/living room, utility/boot room, cloakroom, living room. First floor: 3 bedrooms (1 with en suite shower room and dressing room), family bathroom. Second floor: 2 bedrooms, shower room. Outside: driveway parking, enclosed rear garden, detached studio.



## Panton Street £1,250,000

A most impressive four storey Regency townhouse within this prestigious central city location close to a good range of local schools as well as riverside walks and Lammas Land. This fine home has a wealth of desirable period features as well as an impressive open plan kitchen/living/dining room on the lower ground floor. Accommodation comprising: Entrance hallway, shower room, sitting room, bedroom. Lower ground floor: Kitchen/dining/living room, utility room. First floor: 2 bedrooms (1 en suite), family bathroom. Second floor: Bedroom. Outside: front and rear gardens.





## Maids Causeway £2,100,000

A unique opportunity to purchase this Grade II listed classic regency townhouse in this prestigious central city location with views over Midsummer Common and the River Cam. This fine home benefits from its own enclosed front and rear gardens as well as versatile accommodation over 4 floors extending to about 2,850 sq. ft., offering scope for sympathetic improvement and updating. Accommodation comprising: Entrance and reception halls, drawing room, living room, garden room, cloakroom. Lower ground floor: Lobby, dining room, kitchen/breakfast room. First floor: 2 bedrooms, shower room with separate toilet. Second floor: 2 bedrooms, bathroom. Outside: front and rear gardens.



## Grantchester £1,750,000

A substantial and imposing detached residence with generous accommodation extending to about 2025 sq. ft. with scope for further expansion subject to the necessary consents, standing comfortably within its own established grounds of approximately 1.04 acres (sts). The property is situated at the end of a no-through road in the heart of one of Cambridgeshire's most eagerly sought after picturesque villages. Not only is it steeped in history, surrounded by the beautiful Grantchester Meadows running alongside the River Cam, there are also three brilliant pubs and pretty tearooms, whilst still being within only 10 minutes from the very centre of Cambridge. Grantchester has also managed to earn itself national fame through the popular ITV drama about the village.





## Balsham £975,000

This impressive and exceptional detached farmhouse style country house replaced an original farm cottage which was located on the site. The property is set in grounds of around 1.75 acres (sts) and is delightfully located in a rather special and tranquil rural location. The house has been traditionally designed and constructed to an exceptionally high specification with more recent additions added in sympathy to the original building. The property is located off a no-through lane which leads down to a farm known as Dungate Farm and enjoys breathtaking views particularly from the first floor over adjacent farmland. Accommodation comprising: Reception hall, cloakroom, sitting room, kitchen, dining room, study/family room, utility/boot room, office/study. First floor: 5 bedrooms (1 with en suite), family bathroom. Outside: driveway and courtyard style parking, gardens to side and rear, additional outbuilding. .



## Great Shelford £1,300,000

A substantial single storey detached residence of about 250m sq. (2700 sq. ft.), offering beautifully presented and atmospheric versatile accommodation with an updated high quality kitchen. Wonderfully located at the end of this private road, it stands within its own landscaped gardens, convenient for access to the city, in this thriving well-served south Cambridgeshire village with railway station and cycle path to the Addenbrookes campus. Accommodation comprising: Reception hallway, cloakroom, living room, dining room, garden room, kitchen/breakfast room, utility room, family room/study, 5 bedrooms (2 with en suites), family bathroom. Outside: driveway parking, double garage, front and enclosed rear garden. .





## Harston £900,000

A substantial single storey detached residence with versatile and well-proportioned accommodation extending to about 2,600 sq. ft. with a number of fine architectural features including vaulted ceilings. The property sits comfortably within its own established grounds extending to around 0.34 acres (sts), in this rather special and secluded position at the end of this private drive within this popular and well served south Cambridgeshire village. Accommodation comprising: Reception hall, cloakroom, living room, dining room, kitchen/breakfast room, utility room, family room, sitting room, 5 bedrooms (2 with en suites), family bathroom. Outside: driveway parking, generous rear garden. .



## Thriplow £1,350,000

A beautifully presented and substantial modern detached family home in a most desirable location forming part of the picturesque and eagerly sought after village of Thriplow, situated about 6 miles south west of the city and famous for its annual daffodil weekend. The property extends to about 3,125 sq. ft., offering versatile accommodation across two floors. This fine home sits in its own generous grounds of about 0.25 acres (sts) with detached double garage with studio above. Accommodation comprising: Reception hallway, cloakroom, living room, sitting room, open plan kitchen/dining/family room, utility/boot room, study, snug. First floor: 5 bedrooms (2 with en suites), family bathroom. Outside: double garage with studio, front garden with large gravelled driveway, rear garden.





## Bradburys, Radwinter **£1,250,000**

An exceptionally pretty Grade II Listed former hall house of 16th Century origin which has been sympathetically extended and finished to a particularly high standard creating a most comfortable home with all modern facilities whilst retaining great period character. The property is set in approximately 2.04 acres (sts).







## Three Horseshoes Cottage, Debden Green £950,000

A delightful detached Grade II Listed residence set in a semi-rural location within its own grounds of approximately 3.1 acres (sts), incorporating stable block and paddocks. The property retains many character features and offers well-proportioned and versatile accommodation.







## Ash Tree House, Duddenhoe End **£900,000**

A substantial and beautifully presented detached family home set in a picturesque village. The property provides versatile and well-proportioned accommodation throughout, together with beautiful landscaped gardens and large integral garage.



## White Cottage, Elmdon **£725,000**

A beautiful Grade II Listed residence located in the heart of this sought-after and picturesque village. The property has been extended and renovated to a high standard to provide versatile accommodation, retaining a wealth of period features. Ideally located within easy access of commuter links.





## 30 Bell College Court, Saffron Walden £630,000

A substantial townhouse forming one of the largest properties within this highly sought-after, private gated development, conveniently located within walking distance of the town centre and local schools.



## The Haylocks, Great Chesterford £675,000

A stunning, bespoke-built, detached house constructed to the owner's high standards and specification, completed approximately 12 months ago. The property offers beautifully presented and versatile accommodation and is conveniently located within walking distance of the mainline railway station.





## Field Farm House, Isleham £775,000

A substantial detached period farm house standing in an outstanding rural setting with far reaching views over open countryside. The property has been cleverly extended and improved to provide generous accommodation including; 3/4 reception rooms, a large entrance hall with a magnificent vaulted ceiling, a superb kitchen/breakfast/family room, 4/5 bedrooms and 4 bath/shower rooms. The attractive grounds extend to about 0.86 acres (sts) (subject to survey) and include an orchard, large paved terrace, extensive parking area and a range of outbuildings.



## The Barn, Burwell £850,000

A stunning newly converted detached barn standing in a sought after location with attractive views over open fields. The property offers superb accommodation including a magnificent reception hall with galleried landing, a fully fitted top quality kitchen/breakfast room, 3 reception rooms, cloakroom and 4 bedrooms, 2 with en suite bath and dressing rooms. Outside there is an enclosed garden with paved terrace and double cart lodge style garage and driveway to the front.





## Longshot, Newmarket £599,950

An individual 4 bedroom detached house standing in sought after Hamilton Road ideally situated for access to the Rowley Mile Racecourse and the High Street. The property offers excellent family accommodation including 3 reception rooms, a superb orangery, a Winchmore fitted kitchen and utility room and 3 bath / shower rooms. Outside there is an enclosed garden, double garage and large driveway and parking area. Rarely available - No Chain.



## Plot 4, Ashfield Gardens, off Church Lane, Isleham £575,000

A superb development of just 4 individual detached houses situated at the head of a small cul-de-sac on the edge of this well regarded village. The properties are built to a high specification and include top quality kitchens with built in appliances and granite work surfaces, oak staircases, bi-fold doors, wood burning stoves and underfloor heating. Plots 1 and 4 include a large reception hall, open plan sitting/dining room, kitchen/breakfast room, study/family room, utility room, 4 bedrooms and 3 bath/shower rooms. Outside includes a double garage and enclosed gardens.







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## 21b Cannon Street, Little Downham £735,000

Situated within a most highly regarded location with stunning views across countryside of Ely Cathedral, this immaculately maintained detached dwelling offers extensive and versatile accommodation, together with a number of individual design features. Ground floor split level accommodation comprises entrance lobby opening to generous reception hall, stunning open plan kitchen/dining area/living area, utility room, lounge, spacious study, 2 double bedrooms and shower room/cloakroom facilities. The first floor offers a galleried landing overlooking the lounge, a library area, impressive master bedroom suite with en suite bathroom, dressing room and Juliet balcony offering far reaching views of Ely Cathedral, further bedroom and bathroom. Outside the property sits on a plot of approximately 1/3rd of an acre (sts) with landscaped garden backing onto open countryside. .







## Dove Cottage, Wentworth £675,000

A highly individual detached family home having a superb ground floor extension, occupying a generous plot, situated in a quiet country lane in the popular village of Wentworth. The property has a southerly aspect to the rear with views across the surrounding countryside from the first floor. Accommodation briefly comprises entrance hallway, kitchen/breakfast room, utility room, family room and dining room, sitting room, study/gym, bedroom 4 with en suite and cloakroom. There are four first floor bedrooms, family bathroom, extensive driveway parking, front and southerly facing rear garden.







## Thistlecroft, Pymoor £699,950

An extended and comprehensively renovated equestrian property consisting of a substantial 5 double bedroom (2 en suite) bungalow situated in a plot of approximately 2.5 acres (sts) of paddocks with silica sand and rubber surfaced lunge arena and stable block. The property is offered for sale with no upward chain and is situated in a semi-rural location offering easy access to Ely and its mainline rail station.



## 14 Back Lane, Wicken £625,000

A substantial detached family home situated in a non-estate no-through road location with the advantage of a superb south facing garden backing onto farmland and National Trust Wicken Fen beyond. Spacious accommodation comprises entrance hall, ground floor shower room, ground floor bedroom 4, kitchen, utility room, dining room, study, family room, lounge with feature vaulted ceiling, 3 double bedrooms (en suite to master) and family bathroom, together with extensive off road vehicular parking, car port, garage (converted into 2 workshops).





## 100a Main Street, Little Downham £525,000

A stunning sympathetically converted former Methodist Chapel dating back to the early 1900's, offering substantial accommodation with a perfect blend of character features and modern facilities. The property is beautifully presented and comprises entrance lobby, front, inner and rear hallways, refitted bathroom, 4 ground floor double bedrooms with the master being 17'10" x 10'1" with refitted en suite, lounge with wood burning stove, open plan first floor living accommodation measuring 32' x 24'8" with modern well maintained kitchen, sitting and dining areas benefitting from vaulted and beamed ceiling, together with a magnificent large stained glass window to the front aspect. Also on the first floor there is a play room and cloakroom. To the rear there is a fully enclosed and private garden.



## 35 Back Hill, Ely £400,000

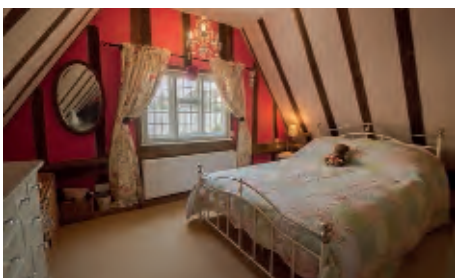
A beautifully presented and extended City home, superbly modernised by the current owners and situated close to the mainline railway station and backing onto Cherry Hill Park with stunning views of Ely Cathedral. Comprises front sitting room/study, refitted cloakroom, rear sitting room opening into contemporary open plan kitchen/dining room with bi-fold door to rear garden, 3 first floor bedrooms and refitted bathroom. Outside there is an attractive well maintained landscaped garden with gate into the park.



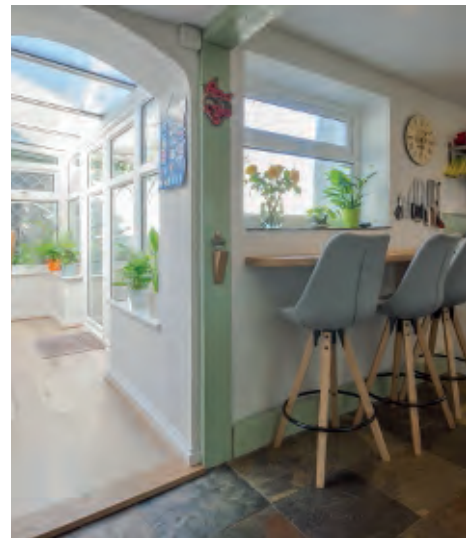


## The Old Forge, Kedington £538,000

A truly stunning Grade II listed cottage occupying a wonderful position in the heart of this well served village. The property boasts a wealth of period features including two inglenook fireplaces, a beautiful open plan kitchen / dining room, refitted bathroom suite, additional WC, lovely rear garden, double garage and driveway.







## Byways, Kedington £299,950

A charming 19th Century three bedroom semi-detached cottage located off a country lane in the well regarded village of Kedington. The property retains a wealth of character including exposed beams and comprises, mater bedroom with en suite, living room with feature flint wall and fireplace, conservatory, courtyard and private front garden. (EPC Rating D).



## Goodwoods Cottage, Castle Camps £460,000

An absolutely charming detached Grade II Listed period cottage in a picturesque setting, comfortably set within its own mature grounds with views to rolling countryside. The cottage enjoys a wealth of period features and offers scope for updating to provide a beautiful family home. No upward chain.





## 11 Holly Bush, Linton **£339,995** GUIDE PRICE

Three bedroom family home situated in the village of Linton, the property has undergone extensive works by the current owner in the last two years, with refitted kitchen, bathroom & downstairs WC. There has also been engineered wood flooring installed, alongside new double glazed windows and landscaped gardens. (EPC Rating D)



## 4 St Pauls Drive, Kedington **£349,995** OIE

A stylish four-bedroom home situated on a small development in the popular village of Kedington. The property is beautifully presented offering a wonderful contemporary kitchen/dining room, leading onto superb landscaped gardens. Other benefits include spacious reception room, en suite, family bathroom, and bloc paved driveway. (EPC Rating B)





## 69 Fleming Way, Withersfield £295,000 GUIDE PRICE

A rather generous and well presented modern townhouse situated on the Arboretum development which is ideally situated within easy access to the A1307 and commuting distance to the city of Cambridge. The property benefits from many fine features, most notably a wonderful master bedroom with en suite facilities. (EPC Rating B).



## 4 Lowry Close, Haverhill £289,950 GUIDE PRICE

A rather generous and well presented three bedroom detached property occupying a lovely position at the head of this popular cul de sac overlooking a greensward. The property benefits from many fine features including a refitted kitchen, utility area, separate dining area, master bedroom with en suite facilities, good size rear garden, single garage and driveway. (EPC Rating C).





## 15 School Road, Kedington **£395,000** GUIDE PRICE

A beautifully presented and deceptively spacious four bedroom detached bungalow benefiting from many fine features most notably a truly stunning and private rear garden. The property is conveniently situated in the heart of this well served village and offers generous living accommodation, conservatory, utility room, single garage and driveway. (EPC Rating D).



## The Old Bake House, Withersfield **£450,000** GUIDE PRICE

Charming sympathetically improved and extended detached cottage together with delightful and generous mature gardens and off-street parking, occupying a slightly elevated and most desirable village setting with views towards the parish church. (EPC Rating F).





## 22 Apple Acre Road, Haverhill £299,995 GUIDE PRICE

Spacious four bedroom townhouse on the Cambridge side of town, the property has well presented accommodation with four good sized bedrooms, kitchen/breakfast room, dining room, downstairs WC, integral garage to the rear, lounge, en suite and family bathroom. (EPC Rating C)



## 11 Deans Close, Haverhill £325,000

Well presented spacious family home situated on a quiet cul de sac location close to the town within walking distance to local schools. The property has been improved by the current owner and has generous sized bedrooms. EPC RATING: D.





## Tye Barn, Brinkley £3,950pcm\*

A substantial 5 bedroom detached property set within a generous plot enjoying a rural setting with far reaching views located on the edge of this attractive village approximately 5 miles from Newmarket and 10 miles from Cambridge. The spacious accommodation comprises reception hall, open plan sitting/dining room, garden room, study, kitchen/breakfast room, utility room, WC, 5 double bedrooms, 4 bathrooms and dressing room. Further benefits detached leisure suite, large enclosed garden, large carport and ample off street parking. EPC: C. Unfurnished. Available now.



## 9 Collier Road, Cambridge £2,000pcm\*

A desirable 4 bedroom Edwardian house situated in a convenient city location off Mill Road within easy access to the historic city centre and mainline railway station. The well proportioned accommodation comprises entrance hall, sitting room, dining room, kitchen/breakfast room, master bedroom with en suite bathroom, 3 further bedrooms and shower room. Walled garden. Sorry no sharers. EPC: D. Unfurnished. Available now.



## 39 Marque House, Cambridge £1,550pcm\*

A spacious 2 bedroom first floor apartment within this prestigious South City development with easy access to Addenbrooke's, railway station and the historic city centre. The accommodation comprises open plan kitchen/living room, master bedroom with en suite shower room, further double bedroom and bathroom. The property further benefits from an allocated parking space within secure underground car park and use of residents gym and communal gardens. EPC: B. Unfurnished. Available mid May.



## 24 Alice Bell Close, Cambridge £1,400pcm\*

A well presented 3 bedroom townhouse located off Milton Road offering easy access to the Science Park, Cambridge North Station, city centre and A14/A10. The accommodation comprises entrance hall, garden room, utility room, cloakroom, kitchen/breakfast room, generous living room, 3 bedrooms and 2 bathrooms (1 en suite). Further benefits include enclosed rear garden, single garage and parking. EPC: B. Unfurnished. Available now.





## Flat 3 Fulbourn Manor, Manor Walk, Fulbourn £1,250pcm\*

A well presented 3 bedroom ground floor apartment within the grounds of Fulbourn Manor Estate close to the heart of this popular and well served village within easy reach of Cambridge. The accommodation comprises; entrance hall, open plan kitchen/living room, 2 double bedrooms, study/bedroom 3, bathroom and shower/utility room. Further benefits include views out over the Manor's garden and parkland, outside storage shed and off street parking. EPC: D. Unfurnished.



## 34 Cow Lane, Fulbourn £1,850pcm\*

A 4 bedroom Grade II listed period thatched cottage of unquestionable charm and character located in this popular and well served village with easy access to Cambridge. The accommodation comprises 3 reception rooms, kitchen/breakfast room, 4 bedrooms and 2 bathrooms. Further benefits include gardens, double garage, off street parking. EPC: E. Unfurnished.



## 8 Sturton Street, Cambridge £1,350pcm\*

An exceptional and newly refurbished 2 bedroom Victorian mid terraced house located in this sought after residential area close to local amenities and within easy access to the train station and historic city centre. The accommodation comprises entrance hall, sitting room, dining room, kitchen, utility area, 2 double bedrooms and bathroom. Generous enclosed rear garden with shed. EPC: TBC. Unfurnished.



## 73 Hertford Street, Cambridge £1,700pcm\*

A spacious and newly refurbished 3 bedroom mid terrace house located in this sought after residential area close to Jesus Green within easy reach of the city centre and local amenities. The accommodation comprises entrance hall, sitting/dining room, kitchen/breakfast room, cloakroom, 3 double bedrooms and 2 shower rooms. Enclosed rear courtyard garden. EPC: D. Unfurnished.



## 34 Yeoman Drive, Cambridge £1,450pcm\*

A modern 3 bedroom end of terrace town house forming part of this select development off Huntington Road with easy access to the city centre and A14/M11. The accommodation comprises kitchen with integrated appliances, open plan living room, 3 double bedrooms, 2 bathrooms (1 en suite shower room) and study. Further benefits include generous roof terrace and allocated parking. EPC: B. Unfurnished.



## The Ark, Little Abington £1,250pcm\*

An award winning, bespoke 1/2 bedroom studio/house located on a private lane off the high street of this south Cambridge village with easy access to Granta Park, Addenbrooke's, Cambridge and all major routes. Comprising of spacious open plan living/dining room, kitchen, shower room, 1 double bedroom and mezzanine gallery/bedroom 2 accessed via a glass walkway. Further benefits include floor to ceiling double glazed windows, tri-fold doors to rear courtyard garden and oil-fired underfloor heating. EPC: D. Unfurnished.



## 15 Warren Road, Cambridge £1,300pcm\*

A newly refurbished 3 bedroom semi detached house located off Milton Road with easy access to the Science Park, Cambridge North Station, city centre and A14/A10/M11. The accommodation comprises entrance hall, sitting room, dining room, kitchen, 2 double bedrooms, study/bedroom 3, bathroom and WC. Further benefits include off street parking, garage and enclosed rear garden. Sorry, no sharers. EPC: TBC. Unfurnished.



## 115 Clay Farm Drive, Trumpington £1,850pcm\*

A new 3 bedroom townhouse within the select HALO development off Long Road with easy access to Addenbrooke's, city centre and M11/A10. The accommodation comprises entrance hall, kitchen/dining room, utility room, cloakroom, living room, 3 double bedrooms and 3 bathrooms (2 en suite). The property further benefits with internal courtyard, generous terrace and double garage. EPC: B. Unfurnished.





### 3 Florian House, Severn Place, Cambridge **£1,275pcm\***

A spacious and modern 1 bedroom first floor apartment within this small and select scheme of just 8 apartments located in a convenient central location. The accommodation comprises entrance hall, open plan living room with fitted kitchen and balcony, 1 double bedroom and shower room. No parking. EPC: C. Furnished.



### 28 Springhill Road, Saffron Walden **£1,900pcm\***

This detached 3/4 bedroom property is situated in a highly desirable location within the town with enclosed garden, detached garage and off street parking. EPC Rating: C.



### 7a Abbey Lane, Saffron Walden **£950pcm\***

This beautiful character property is located in the centre of town providing two bedrooms, refitted kitchen/breakfast room, sitting room and courtyard garden. One off-street parking space. EPC Rating: D.



### 15-17 Freshwell Street, Saffron Walden **£1,250pcm\***

An extremely rare opportunity to rent this detached Grade II Listed period cottage which has undergone an extensive and high quality refurbishment boasting a wealth of character. Set in one of the town's most sought after and picturesque locations. EPC Rating: E.



## Corner Cottage, Newport £895pcm\*

A delightful two bedroom character property perfectly set in the centre of the well served village. Available now. EPC Rating: D.



## Park Wood, Chevington £2,500pcm\*

A charming detached 5 bedroom period house standing in an idyllic setting with attractive views over open farm land and delightful gardens of about one acre. The beautifully presented accommodation includes 5 reception rooms, 3 bath/shower rooms, utility room and 2 cloakrooms. The property also benefits from a double garage and oil fired central heating. EPC rating E.



## Granary Barn, Lower Green, Higham, £1,195pcm\*

A 3 bedroom semi-detached barn conversion standing in an attractive rural setting. The property includes a ground floor shower room, sitting room, kitchen/dining room, study, utility room, 3 bedrooms and a first floor bathroom. Outside includes a small enclosed garden and car port. EPC E.



## 2 Railway Close, Burwell £1,045pcm\*

A beautifully presented 3 bedroom link detached house standing in a highly regarded location within this sought after village. The property features a living/dining room, a modern fitted kitchen and master bedroom with en suite shower room. The property also benefits from a landscaped rear garden, a garage and off street parking.





## 1 Sycamore House, Newmarket £795pcm\*

A well presented modern 2 bedroom terraced property situated on the favourite southeast side of the town. The property is well presented and benefits from a double aspect sitting room, a fitted kitchen/breakfast room and a ground floor cloakroom. Additional features include sealed unit double glazing, 2 bedrooms and a bathroom on the first floor and parking to the rear.



## 1 Kings Row, Ely £1,900pcm\*

A brand new end of terrace town house built to a high specification, situated in a central city location which is conveniently located for easy access to the King's School, mainline rail station and many city amenities. Versatile accommodation comprises entrance hall, living room and open plan kitchen/dining room with three bedrooms to the first floor and family bathroom and to the second floor is the master bedroom and en suite shower room. To the bottom of the garden you will find a double garage with a studio and shower room above.



## Long Acre, Wentworth £2,800pcm\*

Dating back to the 18th century this detached family home is situated in a quiet country lane completely modernised and improved by the current owner to a high specification. Beautifully presented, this stylish home offers versatile family living accommodation. Set in grounds of approximately one acre which includes garden, paddock, equestrian facilities and including all weather manège. Double cart lodge and extensive parking.



## Brick Kiln Farm, Chettisham £2,200pcm\*

A stunning detached four double bedroom farm house set in approximately two and a half acres (sts) within a semi-rural location. Having been lovingly restored and renovated this property benefits from a bespoke fitted kitchen, three reception rooms, a large garden laid to lawn with horseshoe shaped pond, extensive driveway with electric gated access and double garage.



## 258 Columbine Road, Ely £1,550pcm\*

An impressive detached five-bedroom property situated on this popular development, perfectly located between the city centre and the newly established Ely Leisure Village. Extensive accommodation comprises entrance hall, cloakroom, kitchen, utility room, dining room/study, living room, five bedrooms (two with en suite shower rooms), bathroom and a shower room. Enclosed landscaped garden, double garage and driveway.



## 1a Eagles Lane, Little Downham £1,000pcm\*

A delightful three bedroom detached property situated in a non-estate location a short walk from the village main street with primary school, church, garage and day to day shopping facilities on hand. This versatile accommodation has been updated by the landlord and comprises entrance hall, cloakroom, an open plan kitchen/dining/family room with bi-folding doors leading out to the garden, living room with open fireplace, three bedrooms and a family bathroom. The property also benefits from a double garage and parking.



## 41 Williams Close, Ely £1,200pcm\*

A modern and well-presented detached family home in a highly regarded location with nearby access to the A10. Accommodation comprises entrance hall, cloakroom, kitchen, utility room, dining room, living room, conservatory, master bedroom with en suite, 3 further bedrooms and a family bathroom. Together with a garden, garage and driveway.



## 24 Stretham Road, Wilburton £1,250pcm\*

A brand new four-bedroom spacious detached property built to a high quality, located in the centre of Wilburton with easy access to the A10. The property comprises entrance hall, cloakroom, kitchen/dining room with French doors to the rear garden, utility room, study, living room with log burner, master bedroom with a Juliet balcony and en suite, three further bedrooms and family bathroom. The property benefits from a large enclosed rear garden and driveway.





## 7 Hoof Close, Littleport £900pcm\*

A modernised semi-detached property in a central location within the busy village. Accommodation comprises entrance hall, cloakroom, kitchen/dining room, utility room, study, living room, three bedrooms and family bathroom with shower over the bath. The property benefits from double glazing, gas central heating, garden and driveway.



## 9 Palmers Close, Linton £750pcm\*

A beautifully presented one bedroom bungalow located in a cul-de-sac in the popular village of Linton. The bungalow benefits from driveway to front and rear garden. EPC Rating C.



## 6 Aragon Road, Haverhill £900pcm\*

A beautifully presented three bedroom semi detached house on the popular Cambridge side of town. The property benefits from kitchen diner, downstairs wc, master bedroom with en suite, driveway and garage. EPC Rating C.



## Grangegreen, The Street, Wrattling £1,500pcm\*

A spacious detached bungalow in the rural village of Great Wrattling. The property comprises three good sized bedrooms, lounge, dining room and family bathroom. There is the benefit of large gardens with gardening service included, double garage and ample off road parking. EPC Rating D.

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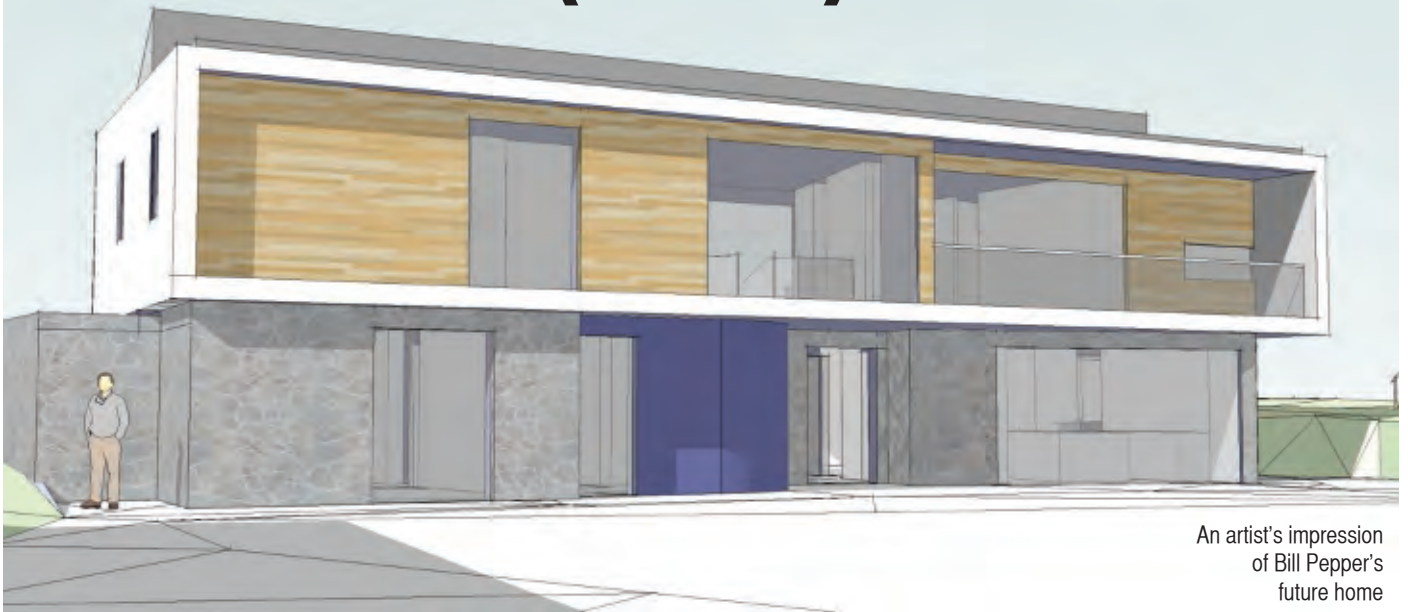
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# Bill's grand designs (Part II)



An artist's impression  
of Bill Pepper's  
future home

... in which Bill Pepper, Director and Head of the Machinery Auction Division at Cheffins, continues his quest to create his dream home

**I**knew it was a big mistake and tempted fate when I wrote the last sentence of my previous article: "This self-build is a piece of cake, what could possibly go wrong?"

I knew the "Gods of Self-Build" would pour their collective fire and brimstone on me, a mere infidel who dared to make fun and light of the hallowed building process and was deserving of severe divine retribution! To be honest though, nothing really has gone wrong, as basically there has been very little construction work done over the last few months, admittedly, much to my frustration.

Although there hasn't been a huge amount of work done, that's doesn't mean we've been languishing about, watching Kevin McCloud and enjoying Portacabin life. We've had a gazillion and one decisions to make and have been slowly trawling through the choices of many things including: brick type, windows, exterior cladding, flooring, lighting design, air or ground source heat pump, kitchen and bathroom designs to name but a very very few. Brick choice was quite daunting, and it was only when we were



Watch this space: The site for Bill's home

strolling through Stratford, London on our way to watch Beyoncé at the Olympic Stadium (she's up there with Dolly Parton in my book!) that we came across an office block built from a dark ashen coloured brick which caught our eye. Similar have been purchased at an eye watering £1 per brick which sees our house building fund diminish at an ever-alarming rate.

In connection with money, a consequence of me buying such building materials and ordering other products for the house has been the self-diagnosis of what can only be described as a "how much?" flinch or tick. Every time I order something, despite my best efforts for a good old fashion deal, the final price always results in me recoiling back as though I've just been struck by a bolt of lightning and bleating out "How much?", all of which leaves me

increasingly concerned that our budget plus generous contingency fund won't be enough to see the whole build through. Perhaps we should have used the services of a quantity surveyor after all?

Speaking of professionals, our architects Freeman Brear have been quite marvellous keeping us up to date through the whole design process and leading us by the hand, firmly but fairly sometimes, when we ask stupid questions time and time again. Their attention to detail and "this has to be done absolutely right" attitude leaves us feeling 100% confident in their service and ability and provides a large helping of "peace of mind" for us "newbies".

Although little construction work has been done, we have been moving earth. The site for the house has been levelled ready for "setting out" and digging of the foundations, and the garage foundations have all been completed ready for the brickies to come in and build the walls which should be happening "in due course".

In the next article, hopefully I'll be reporting something more constructive, quite literally, providing there hasn't been some divine intervention.



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William is a passionate surveyor specialising in older period properties in which he holds a great interest.

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# SHORE THINGS

Fancy a carefree beach hotel break this summer? From the secluded and romantic to the height of luxury, West Suffolk based travel expert Lulu Townsend picks out four of the best

## **Hotel Le Toiny, St Barths**

This is one of the most secluded and romantic luxury hotels on the island of St Barths. Having recently undergone an extensive refurbishment, adding additional suites to the room count, it now has 22 luxury villa suites (each with their own heated pool) dotted around 5 acres of palm groves bordered by Toiny beach and the Caribbean Sea. Private and utterly romantic, Hotel Le Toiny with its Serenity Spa Cottage and award-winning restaurant is one of the best luxury boutique hotel experiences on St Barthelemy. It's not surprising it's a firm favourite with A-listers.

*Rates from £673 per room per night*





## D-Resort Göcek, Turkey

Sitting on a stretch of unspoiled Turkish-Mediterranean coastline D-Resort Göcek is a sophisticated boutique hotel with outdoor pool, spa, private pier and beach and two restaurants in south-west Turkey. The marina and bay are on the doorstep, perfect if you love being right on the water. The 10 three-storey chalets are home to the smart, chic rooms which are dotted around the 350-acre grounds. Breakfast is served on the terrace of the Olive Tree Restaurant and the waterfront Breeze Restaurant which overlooks the hotel's private beach is open for lunch and dinner. The new D-Spa, with a hammam and Jacuzzi has a large Technogym, regular Pilates and yoga classes, and three types of wellness packages.

*Rates from: £123 per room per night*

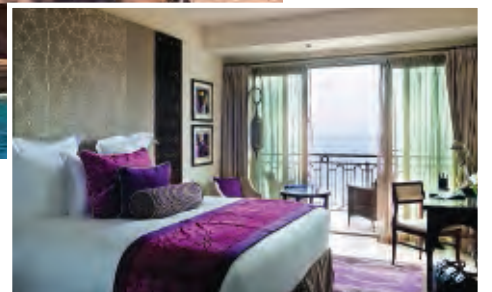


## Almyra, Cyprus

Families of all ages will love this contemporary gem, which boasts four swimming pools and an elegant, adults-only rooftop spa. If you're in need of a spot of pampering, you can enjoy organic treatments at the Almyra spa, overlooking the sun-dappled waters of the Mediterranean. Travelling with little ones? You can order essentials online in advance and once you arrive, they'll be fully taken care of at the crèche or kids' club. There's also an indoor playroom as well as an outdoor adventure space. The restaurants have a comprehensive children's menu.

*Rates from £118 per room per night*





## Tiara Miramar Beach Hotel & Spa, South of France

Perched up on the hillside above its own private beach in Theoule-sur-Mer, this luxury beach hotel is in an enviable seaside location on the Cote d'Azur. Just 6 miles from Cannes even the most discerning traveller will be seduced by the stunning views and attention to detail throughout this family-friendly boutique hotel. The pool is heated, perched right next to the sea and surrounded by single and double daybeds (the latter you can book in advance for a fee). It's difficult to choose between the hotel restaurants but if you want to be on the beach then head to Moya which is accessible by boat and is open for lunch and dinner.

*Rates from £146 per room per night*

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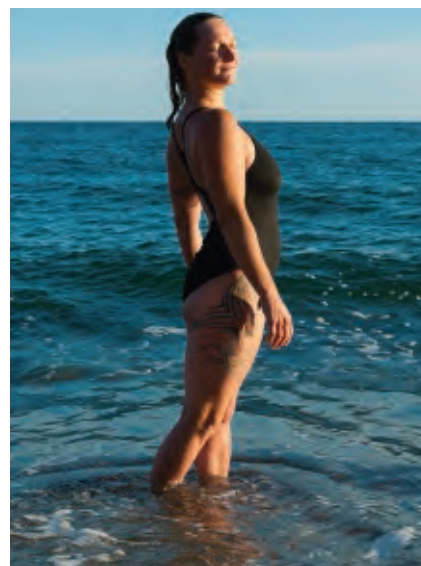




**Clio Gould the first woman to lead the Royal Philharmonic Orchestra**



**Alison de Burgh, the UK's first female fight director and below, Beth French, ocean swimmer, inspirational speaker**



# First Women: A celebration

Newmarket's Palace House hosts centenary feast of portraits

**A decade-long project to capture the portraits of 100 pioneering women of the 21st century culminated in a striking exhibition on display at Palace House in Newmarket this spring and early summer. Appropriately titled 100 First Women Portraits, it has been created to mark the centenary of the Representation of the People Act by photographer Anita Corbin. The exhibition runs until June 10.**

**F**eaturing celebrities and famous personalities from across the decades, including explorer Felicity Aston, First Minister of Scotland Nicola Sturgeon, boxer Nicola Adams, singer-songwriter Suzi Quatro and jockey Hayley Turner, Anita Corbin's decade-long project is a remarkable body of work.

Corbin first sprang to prominence in

the early eighties with her series of informal portraits of young women, 'Visible Girls' and went on to become a highly-regarded reportage and portrait photographer.

She then began to train her lens on 'ordinary women achieving extraordinary things' in a variety of disciplines, including sport, media, the military, faith, business, arts, music and politics.

The resultant 100 First Women Portraits is a visually arresting and immersive exhibition, featuring portraits from celebrities and famous personalities from across the decades.

From women as diverse as The Rt Hon. the Baroness Boothroyd OM (The Order of Merit), First Woman Speaker of the House of Commons and TV quiz show host, Victoria Coren-Mitchell, to newscaster and Morecambe and Wise star-turn, Angela Rippon to writer and comedienne, Jenny Éclair, Corbin has documented a broad swathe of Britain's foremost women.

As befits the exhibition's location, there are plenty of sportswomen featured – from jockeys Charlotte Budd (first

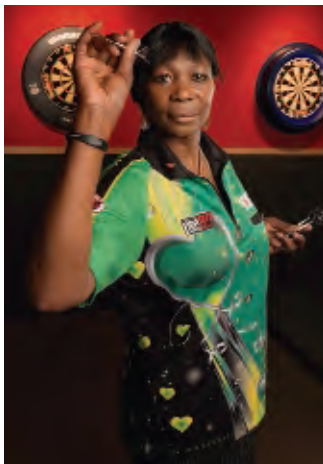




**First female speaker of the House of Commons, Baroness Betty Boothroyd**



**Dany Cotton first woman to become Commissioner of the London Fire Brigade and below, Deta Hedman, Jamaican-born English darts player**



**Royal Navy Commanding Officer Karen Dalton-Fyfe. Below: Newsreader and presenter Angela Rippon**



# of female pioneers

woman to ride in the Grand National) and Hayley Turner (first woman to ride 100 UK flat race winners during a calendar year, when she was first past the post with Mullitovermaurice at Wolverhampton in 2008) to Ann Packer (first UK woman to win a track gold medal at the Olympics), Deta Hedman (first woman to defeat a man in a televised UK open darts championship), Nicola Adams OBE (first woman to win British Olympic and European Games boxing gold), Jade Jones (first woman to win a gold medal at the inaugural Youth Olympic games in Singapore) and Louise Goodman (first woman to be part of a Formula One pitstop team).

“From ages 18 to 102-years old and in



**The venue: Palace House in Newmarket**

fields of expertise covering everything from beatboxing to bomb detection, I wanted to create an impressive visual story of female potential, fantastic role models that will hopefully inspire other

women and men, of all generations, now and in the future” Anita explains.

She adds: “In a long history dominated by notable males, 100 First Women Portraits asks ‘What is it about women that can inspire you?’”

First Women’s patron, Baroness Betty Boothroyd is a great supporter of the First Women project, which aims to develop the awareness of the possibilities available to women, not just in business – but to inspire and encourage the viewer to define what their own path is and what personal achievement really means.

Anita reveals her inspiration for 100 First Women Portraits: “With more images being made now than ever before, I wanted to provide an alternative to the →





Charlotte Budd the first woman to ride in the Grand National



Olympic boxer Nicola Adams



Louise Goodman, first woman to be part of a F1 pitstop team



Essex based rock star Suzi Quatro



→ mainstream, to create images of women that demand people look beyond the exterior and find the inner truth. I wanted to celebrate the impact women have had on society over the last 100 years. I hope that the First Women series will inspire future generations and help them see that it is possible to break down barriers whether they are gender, social, economic, cultural or political. I have created these powerful images to offer emotional support to women who seek to be the best they can be; those women who want to aim high will look at my pictures and see they are not alone."

Chris Garibaldi, outgoing Director of Palace House, The National Heritage Centre for Horseracing and Sporting Art said: "As part of our raison d'être here at Palace House, we like to give the public fresh glimpses into our sporting and cultural past, present and indeed, future. From a personal point of view Baroness Boothroyd is one of my own particular heroes so I couldn't be prouder that we are hosting such an inspirational exhibition as 100 First Women Portraits here at Newmarket."

■ The Representation of the People Act granted the vote to women over 30 years old and paved the way for universal suffrage.

■ After its Newmarket showing, The 100 First Women Portraits exhibition is due to move to St George's Hall, Liverpool from June 18-August 27, and then on to the New Walk Museum and Art Gallery, Leicester, from September to November 10.

■ **Palace House, The National Heritage Centre for Horseracing and Sporting Art brings together the National Horseracing Museum and the British Sporting Art Trust, which opened in Newmarket, Suffolk in November 2016 with much greater display and exhibition spaces than its previous site. It aims to display the finest examples of British sporting art, defined in a broad sense together with the social history and science of British horseracing in a new venue.**

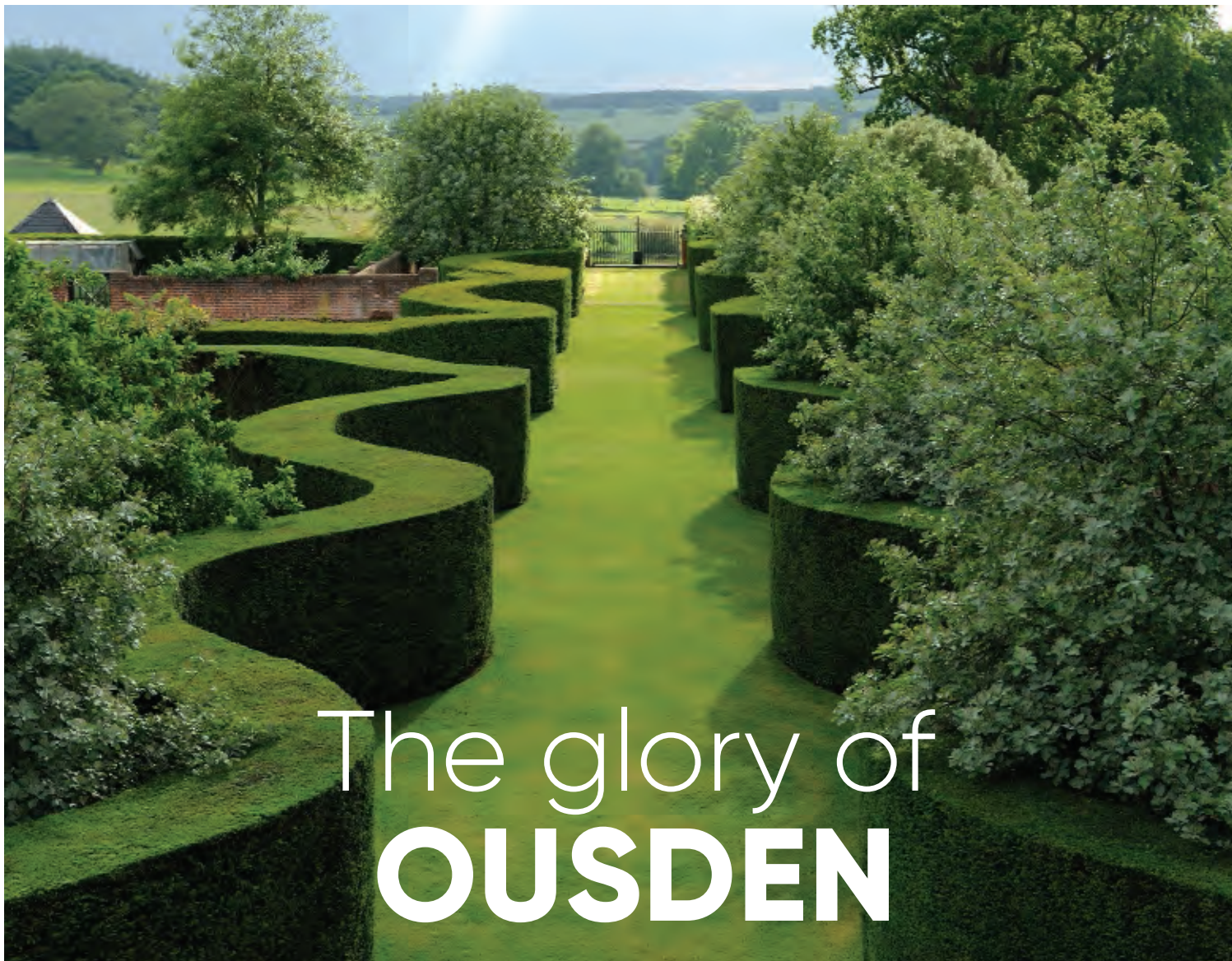


**Dame Clare Marx, first woman President of the Royal College of Surgeons of England**



**Anita Corbin, above left and right, Health Secretary and MP for West Suffolk, Matt Hancock; Baroness Boothroyd; Director of Palace House, Chris Garibaldi and photographer Anita Corbin at the Palace House exhibition earlier this year**





# The glory of **OUSDEN**

The Robinsons are rightly proud of their multifaceted garden at Ousden House, near Newmarket. It opens for charity in June. Images by Val Corbett

**I**s the garden all yours or did you inherit it? A mix of both possibly? The garden really could be said to be all ours except that there had been a house on the site for several hundred years. Ousden Hall was demolished in 1955, having been requisitioned at the beginning of the war and thus there has been virtually no garden here since 1940. From what I gather I don't think the garden here had ever been an important feature, other than the flowers and vegetables once grown in the walled garden for the hall. When we found the house it was entirely surrounded by grass paddocks and overgrown copse.

**What are its finest parts/sections – favourite trees, plants, etc?**

I suppose its main virtue is the varied levels of the garden with differing views over the surrounding landscape.



The clock tower and, top, the crinkle-crinkle yew hedge and view of the lake

Having originally bought just our house, which was formerly the stable block of the hall, together with the surrounding five acres, we were later able to acquire more of the land which had originally

adjoined the hall. This has given us the opportunity to create the Spring Wood and the Moat Garden, and to restore the small lake in the beech wood so it is now a garden of considerable variety and unexpected vistas.

**Are you inspired by other gardens and other gardeners? If so where and who?**

In fact, I would say we are not influenced by other gardens, partly because we tend to feel too busy and contented here to be very willing to go visiting other gardens. However, when staying away, or travelling, we do often visit gardens, but with an objective appreciation rather than with any idea that what we see could apply to our own territory. The garden has just expanded exponentially, according to the ideas that come up, and it's entirely for our own satisfaction. We never thought it might appeal to groups of visitors.





**When is the garden at its best?**

We might not agree over this. I would say that the general views in spring with early bulbs and bright green leaves and long views gives me the most pleasure. But Alastair, who is a real plantsman, probably takes more pleasure in high summer when his herbaceous borders are at their best and slightly later when his large collection of salvias start to flower.

**How difficult is it to maintain?**

There is a great deal to do. Michael Heslop, who is our gardener, has been with us from the very start in 1994. We had a marvellous character called Perry Dazey

who built all the paths, steps, bridges, gates and laid cables. He also contrived to find all sorts of second hand tractors, water tanks, diggers and other bits of kit needed to get the garden going in the first place. Now of course there is less heavy work and we are much better equipped, which is just as well as we are both getting older and have much less stamina. All the same it is a very large garden to cope with, and there is always plenty that needs to be done.

**Do you have to deal with/keep out pests such as rabbits, deer, moles, etc?**

Funny you mention this as the moles are making a mess of the front drive and we

don't seem to have mole-catching magic. The rabbit menace comes and goes, with some years almost rabbit-free and others very destructive, though we do our best to keep them out. We have a badger sett just outside the garden and there are plenty of deer around though so far they have kept to the lake where they regularly drink at nights.

**Any plans to add to the garden, either by extending the plot, or bringing in more trees, shrubs, etc?**

We always have plans (which lead to a lively debate better described as an argument) so that in the end only the better ideas actually materialise! But these are on a smaller scale now, as we really could not expand the garden any further. Famous last words . . .



“We have a badger sett just outside the garden and there are plenty of deer around though so far they have kept to the lake where they regularly drink at nights.”

■ As part of the National Garden Scheme, Ousden House gardens near Newmarket, open for charity on 9th June from 2.00.p.m. – 5.30.p.m. Admission £6 children free. Homemade teas.





Crow's Hall, a moated manor house near Stowmarket





View of the garden and house from the island at Island Hall

## Treats galore with Invitation to View

**A**s gardens spring into life, Invitation to View house owners are preparing to open their doors to this year's crop of visitors. There are 52 properties to see in East Anglia this summer – most are privately owned historic houses that rarely open and those that open regularly offer something extra to Invitation to View guests.

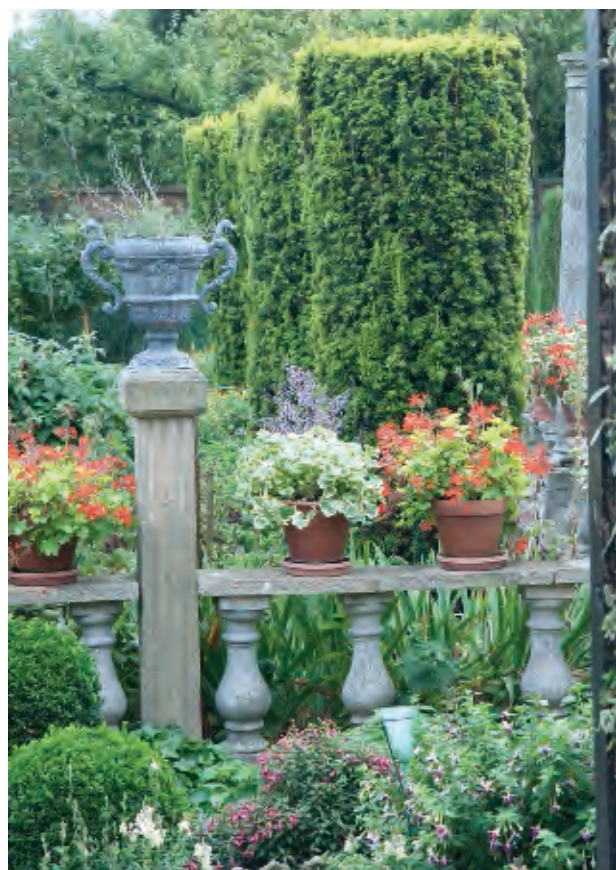
While the house is usually the star of the show, these unique properties often form the backdrop for glorious gardens. Island Hall's riverside setting beside the Great Ouse gives the garden an air of tranquillity despite its location in the centre of Godmanchester, while at Crow's Hall and Columbine Hall in Suffolk, the formal gardens are contained within wide moats with far-reaching views across open countryside.

At Netherhall Manor, Soham, history lies not just in the 19th century building, but also in the plants. Owner Timothy Clark specialises in rare, old-fashioned varieties, including old-English tulips, unusual pelargoniums and a rainbow of pompom dahlias. The owners of Ousden House, near Newmarket, describe their tour as principally a garden visit, although visitors insist that the house is just as appealing, not to mention the delicious afternoon tea (a popular feature of most ITV tours).



Water feature and ivy-leaved pelargonium at Netherhall Manor, Soham

Invitation to View, which started in Suffolk with just 15 properties, reached its 20th anniversary last year and marked the occasion by joining forces with Historic Houses. The



Part of Netherhall Manor's garden festooned with plants

tours now have a new online home at [historichouses.org/tours](http://historichouses.org/tours) where you can request a brochure – or ring 01284 827087 for a copy.





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Creatures great and small: Large Peacocks (they can be sold singularly) and left, an Elk on Stone



Below: Walking Horse, Foal Laying and Foal Standing

# Fantastic beasts (and where to find them)

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Splashing out: Above, Elephant Water Fountain and left, Hummingbird





**B**ack in the heady days when there really was such a thing as Anglia Television it enjoyed good relations with the region's racing fraternity, especially at Newmarket. In the season, Anglia people and their kit would cluster close to the Rowley Mile and the July Course. Remember, a horse famously figured as part of Anglia's own emblem.

But the company didn't confine itself merely to broadcasting the races. At certain meetings the company entertained guests on a suitably lavish scale. VIPs were given lunch and drinks in a huge marquee which even had a facility for easy betting, the tote in a tent. The occasional celeb might turn up, though oddly enough the only ones that people seem to recall seeing were Tim Rice and Elaine Paige, then in the early stages of their eleven-year affair. Sharing the same table as these two was Katie Glass who remembers them "flirting like crazy." There must have been other celebs about but they've evidently faded from most memories.

Anglia's senior management were among those playing host. The then chairman, Sir Peter Gibbings, a devoted racing man, wouldn't have missed these dos for the world. "There are two things to avoid in life," he's alleged to have said, "and they are fast women and slow horses."

Some of us regional names and faces would turn up to tilt glasses and break bread, making small talk. Helen McDermott once persuaded the wardrobe department to lend her a hat worn by Joan Collins in one of the *Tales of the Unexpected*, a small black item with a veil. She admits, "It clearly must have suited La Collins on top of her enormous hair-do; on me it looked a bit like a squashed spider with legs hanging down the sides." One guest became fixated on the hat. Having tilted a glass too many, he believed he was the soul of wit and was unrelentingly, drearily offensive until Helen whispered softly that he should go and \*\*\*\* himself, and then he fell face down into the soup. Some days later he sent a grovelling apology.

You had to wonder sometimes if the right people showed up. Patrick Anthony brings to mind an evening meeting when a scantily-clad girl yelled out to her mates, "Hey, they've got horses here!"

Old hands at the racing business set great store by "the going", the state of the ground that the horses must cover. Hardness or softness can affect the nags' performance. Just like the horses, humans could be affected by "the going". Katie



## The last word

Flirting, squashed spiders, thunder flies and a reporter at the gallop. Former Anglia TV reporter Paul Barnes looks back on heady days by the track

remembers her high heels sinking into the soft, grassy ground of the Newmarket car park. Flat-shod men, stable in brogues, gallantly supported the ladies as they tottered on treacherous heels and giggled in their fancy frocks.

One day the thrips invaded; the sky grew dark as clouds of thunder-flies, each of them barely a millimetre long, rose from Newmarket's fields. Millions of the little

**We looked like manic trainee tic-tac men, slapping and dancing, trying to beat the microscopic marauders . . .**

sods got everywhere, into and under all those pretty dresses and careful coiffures, linen jackets and lightweight slacks.

We looked like manic trainee tic-tac men, slapping and dancing, trying to beat the microscopic marauders off though the odds were against us. But we bonded as victims, and we all lived to tell the tale.

There was one Anglia chum who never joined in the "browsing and sluicing" as P. G. Wodehouse would have described it. She went one better, actually riding in one of the races. Newsreader-cum-reporter Rebecca Atherstone (*pictured above*) was already a partly paid-up member of the daring-do society having wing-walked atop a low flying biplane.

Now she was up for riding a low-flying

thoroughbred, a three-year-old called Surprise Attack, trained by Eric Eldin. She was entered in the Town Plate, a race launched in the 17th century by Charles II.

The horse was a handful. On race day Eric told her "Tuck in behind, and then make the break at the right moment." The horse had ideas of his own; he wanted to be at the front. Now the course was crossed by a tarmac road, covered in earth for the race. "My horse thought this was a jump and he took off, leaping a four-foot fence that wasn't there. I can just remember thinking 'Oh, no!' as I shot off, and then I don't remember anything else until I was put in the ambulance."

The result? "Concussion," she says, "nothing was broken, but the nerves and muscles in my right arm were really mangled. It still gives me a problem to this day." Ever the trouper, she took a bit of time off and, with her arm strapped up, returned to read the news.

Years later, Eric phoned; he was giving up training and asked if she'd like the old boy, still a young horse. "How much do you want for him?" she asked. Eric said "Nothing. I know you'll give him a very good home." So Surprise Attack came home. She renamed him Polo because he was white and he loved the mints, and he never threw her again.

Thus Rebecca lost a race but won a horse. As for the rest of us, as far as I know, not one backed a winner.





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