



Winchester: "good communications, good schools and good amenities"

motorway and transport links via the M3 and the A303. Areas of the country that are regarded as good holiday or weekend destinations also tend to hold their value well, even if demand for second homes generally seems to be slowing. "Often the most expensive properties that we get involved in are used just for weekends and holidays," Aher says. "In places like the Cotswolds, if a really good house comes up, you won't see it sell for any less than it would have done last year. People have often been looking for properties for months, or even years, and they are usually keen to get off work."

Further west, City types continue to snap up holiday homes in the most desirable villages. "Dorset, in south Devon, is great for sailing and has good train links: there are plenty of successful City people looking for holiday and weekend places out there," Aher says. "In Wales in Cornwall it's also very popular."

Another indicator that an area will hold its value is a link to the supply of homes coming on to the market. This comes with a strong local history — and at least stringent conservation protection — are two indicators in a downmarket.

"Properties in national parks such as Dartmoor and Exmoor are fairly stable too," says Peter Thomas, of Strutt & Parker Exeter. "There are very few properties, and planning policy to allow new buildings is extremely tight, allowing only limited additional housing on the edge of villages and towns within the parks," Thomas says, pages 22-23.

MARKETS
CHECKS

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This five-bedroom family house, left, in Grafton, near Guildford, Surrey, has three bathrooms, two reception rooms, an open-plan kitchen/family room, garage and garden. It is £2,000/kg. 6, Price: £180,000 through estate agent, 01483 309950, stuart@baker.co.uk

FORSALE



This 19th-century five-bedroom house in Chiswick, near Greenford, West London, has two reception rooms, two bathrooms, swimming pool and 1.4 acres in total. Price: £1.6 million, Marchand Patis, 01843 859300, marion@bpt.co.uk

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