



# LOCALITY matters

## Welcome

A very warm welcome to our first newsletter in which we aim to bring you up to date with news about the local property market and events within our community - Cranleigh and the surrounding villages.

We're pleased to report that in May the new government abolished Home Information Packs. This means that we can begin doing what we do best - marketing our customer's properties to attract the best buyers- straight away rather than waiting for packs to be completed. It also reduces the cost of moving for sellers. Great news for all!

## We've launched our blog!

We're delighted to announce that our property blog is now launched and live! We want to share our news, views and expertise with our customers, potential buyers and anyone with a keen interest in property in this area.

We pride ourselves on offering invaluable advice and will be continuing this online by providing regular commentary on a huge range of topical issues. You can join in the conversation by posting your thoughts and feedback on what you read.

Visit the blog from the homepage of our website [www.rogercoupe.com](http://www.rogercoupe.com)

## Property event proves a hit with homeowners

In April, residents of Cranleigh and the surrounding villages joined us at Wildwood Golf and Country Club near Alfold for our 'Property in Focus' event. Over a glass of wine and canapés, our experienced team spent the evening discussing the local property market with those considering buying, selling or simply looking for advice about moving home.

As part of our dedication to service excellence, local companies that we believe offer the best in associated services were also invited to share their expertise so that our guests could benefit from advice ranging from mortgages to home staging.

Mrs Harold, local resident and attendee said, "We are about to put our home on the market and the advice we received was very helpful. We have employed the services of a number of the experts as a result of this event."

Karen Tennant from Karen Tennant Interiors of Cranleigh commented. "It was a really good event that made it very convenient for homeowners looking to sell and needing advice on every aspect of the process, from presenting their homes for maximum appeal, to legal

advice and HIPs, through to getting their new home surveyed. Everyone was there under one roof to offer advice.

I spoke to a couple who had their house on the market last year without any success and I explained the benefits of 'home staging', preparing a property for sale in order to sell quickly and for the best possible price. They were impressed by how much small changes could make such a big difference to the look and feel of a property and decided to give it a go. So we are in the process of making some cosmetic changes to their home before Roger Coupe estate agent puts it on the market in a few weeks time."

Our thanks also go to David Palmer of Cleaner Vision, Simon Cooke of Hi-Line, Lynn Murray of Lynn Murray & Co Solicitors and Martin Stiles of Stiles & Co Chartered Surveyors.



FEATURED  
**property**



**LOXWOOD: Offers in region of £450,000**

A distinctive detached Grade II listed three bedroom cottage situated on a large garden plot in the heart of the village. For more details call us on **01483 268555**

**Dates for  
your Diary:**

**Loxwood Village School Summer Fair**  
**18th June**

[www.loxwoodschool.com](http://www.loxwoodschool.com)

**Peaslake School Summer Rock 'n' Roll Ball**  
**18th June**

Wildwood Golf & Country Club, Alfold  
[www.peaslake-events.org](http://www.peaslake-events.org)

**Rudgwick Flower Festival**  
**18th - 20th June**

Holy Trinity Church, Rudgwick  
<http://rudgwick.churchinsight.com>

**Cranleigh Lions Carnival and Fun Day**  
**26th June**

[www.cranleighlions.org/cranleigh-carnival.php](http://www.cranleighlions.org/cranleigh-carnival.php)

**Bramley Golf Club Captain's Charity Golf Day**

7th July  
[www.bramleygolfclub.co.uk](http://www.bramleygolfclub.co.uk)

**Loxwood Beer & Music Festival**

3rd July  
[www.loxwoodbeerfestival.com/](http://www.loxwoodbeerfestival.com/)

**Cranleigh Music Festival**  
**3rd- 4th September**

Cranleigh Show Ground  
[www.cranleighmusicfestival.co.uk](http://www.cranleighmusicfestival.co.uk)

**In the  
community**

As a local business we like to give something back to the community we work in. What makes us different from the other estate agents in this area is that every member of our team lives here too. Because we live and breathe the community we always try to lend our support to a range of events that benefit local projects and causes.

This year is no exception. Over the summer, we're proud to be a sponsor of seven local events. These include Cranleigh Music Festival, an event held in aid of 'Local Youth Matters,' a charity that provides funding for numerous local youth organisations.



**Focus on Loxwood**

Loxwood is a thriving village close to the Surrey border about six miles from Cranleigh. Homeowners here are attracted by the community spirit and a good range of facilities that include a butcher and delicatessen, hairdressers and village store with post office, a pub, village hall, parish church, medical practice, pre-school and a well respected primary school.

**Did you know?**

- The name 'Loxwood' is thought by some to originate from the Saxon god Lokka although 'Lox' is also described as a 'stream' - perhaps a more likely derivative!
- A number of shops in the village were once known as the Combination Stores. They were run by a religious group called the Cokelers, named because they quenched their thirst with cocoa rather than alcohol.
- The Wey and Arun canal runs through parts of the village. It once formed a vital link between the river Thames and the English Channel. Commercial trade carried along the canal peaked at 23,000 tons in 1839.

For more interesting facts about the village, visit [www.loxwood.org](http://www.loxwood.org)



## Roger N. Coupe receives Trading Standards approval

At the end of May we were the first estate agent in Surrey to be awarded membership of the prestigious 'Buy With Confidence' scheme run by Surrey County Council Trading Standards. The scheme ([www.buywithconfidence.gov.uk](http://www.buywithconfidence.gov.uk)) provides consumers with a database of reputable and trustworthy local businesses.

Prior to being accepted onto the scheme, we underwent a stringent vetting and approval process that included comprehensive checks on customer references, compliance with consumer protection legislation and a demonstration of professional service standards.

Our application to join the scheme is part of our continuous dedication to provide exceptional customer service.

Edward Norman, Managing Partner at Roger N. Coupe commented, "We always aim to go the extra mile for our customers. By being awarded membership of the 'Buy With Confidence' scheme, we are giving them additional peace of mind that we are a trusted and reliable agent. It's this approach that has enabled us to build up an enviable track record for selling houses in the local area."

Steve Ruddy, Assistant County Trading Standards Officer at Surrey County Council Trading Standards added, "Roger N. Coupe is leading the way in demonstrating high standards of trading within the local estate agent industry. This kind of commitment from local business is integral to the success of the scheme so we can provide consumers with the confidence to know that they are choosing a reputable trader."

We hold a number of other accreditations that highlight our dedication to service excellence. These include:

- The exclusively appointed representative of the Guild of Professional Estate Agents in Cranleigh and the surrounding villages
- Member, National Association of Estate Agents
- Member, West Surrey Association of Surveyors, Auctioneers and Estate Agents
- Member, Ombudsman for Estate Agents

