

ORCHARDS



THE
MAGAZINE

MAY 2019



Insights

Market Update
&
How to Beat Hay Fever!



**Property For Sale &
To Let**

Thinking of Moving?



Recipe

Using your BBQ as a Pizza
Oven? Make your own dough!



DIY & Style

6 Spring Decorating Trends
To Try,



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DUNSTABLE STREET, AMPHILL - FOR SALE

The Cedars

Prices start at £275,000

Built in 1837 this former Victorian workhouse is hidden behind a tree lined frontage with gated entrance was converted in to 32 outstanding apartments in 1998.

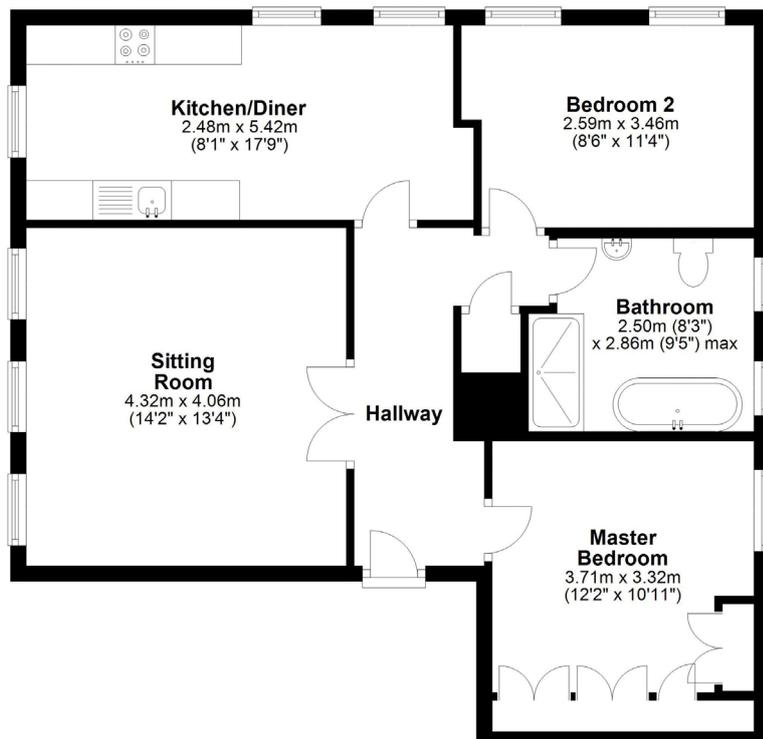
For sale with no onward chain are two, two bedroom apartments both of which are well presented and provide well thought out accommodation throughout with outstanding original features.





First Floor

Approx. 70.6 sq. metres (759.8 sq. feet)



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IT'S TIME TO FIRE UP THE BBQ

But how about turning it in to a pizza oven? Experience your very own on demand al fresco dining.

Turning Your BBQ into a Pizza Oven!

This honestly, couldn't be easier and it works for both gas and coal BBQ's. Here we go.....

- 1) Buy a Pizza Stone.
- 2) Put the Pizza stone on the bbq rack
- 3) Close the lid to ensure the circulation of air
- 4) You have a pizza oven (well enough of one to make outstanding pizzas at home!)

Dough Recipe

Now that you have your very own pizza oven! Its time to start making your pizzas.

A key ingredient for any pizza is the base. Too many people overlook this and whilst shop brought is absolutely fine, there is nothing quite like fresh dough to make it all the better.

Method

- o Make the dough: mix the flour, yeast and salt together in a large mixing bowl and stir in the olive oil and milk. Gradually add the water, mixing well to form a soft dough.
- o Turn the dough out on to a floured work surface and knead for about five minutes, until smooth and elastic. Transfer to a clean bowl, cover with a damp tea towel and leave to rise for about 1½ hours, until doubled in size.
- o When the dough has risen, knock it back, then knead again until smooth, roll into a ball and set aside for 30 minutes to 1 hour until risen again.
- o Preheat the BBQ - You want most of the flames to have died down by the time you are loading in your pizzas, but you want it nice a hot!
- o Divide the dough into four balls and roll each out onto a lightly floured work surface until 24cm/10in in diameter.
- o Now its time for the fun part! Add your favourite toppings and bake for around 8 to 10 minutes or until golden brown. Allow a little longer for Calzones!

INGREDIENTS - 4 x 10" Pizza Bases

- o 650g of 00 Flour (or Strong White)
- o 7g of Easy Bake or Easy Blend Yeast (sold in 7g packets)
- o 25ml Olive Oil
- o 50ml Warm Milk (soy milk for Dairy Free Alternative)
- o 325ml Warm Water

Pizza Topped with torn mozzarella, salami and rocket.



**TOO MUCH HARDWORK?
LUCKILY FOR YOU WE HAVE A £20 OFF VOUCHER
FOR DONATELLOS ON THE BACK PAGE!**



COLSTON RISE, AMPHILL - FOR SALE

A rarely available three bedroom semi detached house with garage close to the town centre which is just three years old and offered in impeccable order.



TANQUERAY AVENUE, CLOPHILL - FOR SALE

A larger than average three bedroom detached family home. Located within walking distance to the highly regarded lower school, the shop and pubs.



NEWBURY LANE, SILSOE - SOLD

A beautiful and idyllic village two bedroom cottage set within a generous plot, well presented throughout and offering a large workshop to the rear.



ARTHUR STREET, AMPHILL - FOR SALE

A beautiful example of a sympathetically modernised four bedroom Victorian cottage set in the heart of Ampthill, with garage, basement and private courtyard garden



LITTLE LANE, CLOPHILL - FOR SALE

Welcome to Broom Cottage, a stunning three bedroom detached property located in the popular village of Clophill, with private rear garden, garage and quiet county lane location.



THE RIDGEWAY, FLITWICK - SOLD

An immaculately presented three bedroom detached bungalow set on a large plot, offering a large amount of potential subject to planning.

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HAY FEVER SEASON!

Tricks and Tips to keep Hay Fever at bay!

You have just got over your cold - Finally you are no longer sneezing, you're able to breathe whilst cleaning your teeth and you can put the pot of Vapor rub away for another year.

But what's this?? You can't stop sneezing! Your nose now isn't blocked instead it just wont stop running. Somehow the inside of your throat is itchy?! And your eyes feel like someone has just rubbed chilli in them.

Its hay fever of course, because life is cruel. But not to worry, here are a few tricks to help!



A SPOONFUL OR TWO OF LOCAL HONEY EVERY DAY

As crazy as it sounds, it also makes sense; a little of what ails you as they say.

Use it as a sugar alternative in your tea, top your cornflakes with it or just straight from the spoon, we aren't here to judge!

This isn't an instant cure however if kept up for a few months it's reported to have outstanding results.

EAT A COLOURFUL LUNCH

Omega 3 fatty acids are an anti-inflammatory which is believed to help ease symptoms. Fish like Salmon, Herring and Mackerel are all good sources. Increasing your Vitamin A and C is also understood to help. So get more carrots, pumpkin and green leafy veg in to your diet, and snack on high vitamin C fruit like Kiwis.



CHANGE YOUR LAUNDRY HABITS

Doing more laundry is the last thing you want to do, but it is important to get clothes that have been worn outside in the wash as quickly as possible as pollen loves to stick on to your outfits. Clothes then should really be dried inside, however if you do need to dry them outside, just make sure you give them a big shake out before bringing them back inside, to minimise the amount of pollen brought in.

USE TECHNOLOGY TO HELP YOU!

Of course - There's always an app! At time of writing this My Pollen Forecast UK has the highest ratings on the Apple Store. Providing you with pollen maps and forecasts for up to 5 days. It even has a little diary for you to keep track of your symptoms! Plan your days around the pollen count, for example maybe move your morning runs to early evening.



IF ALL ELSE FAILS - ANTIHISTAMINE BEFORE BED

Most people want to avoid adding medication to their daily routine, but if none of the above have helped you out then maybe it's time to consider antihistamine.

For once a day tablets it's being recommended to take them at night as they are most active 12 hours after, which is likely to be the window of the highest pollen count - between 6am and 10am.



SANDHILL CLOSE, MILLBROOK - NOW LET

Welcome to Woody Nook, a beautiful and charming two bedroom character cottage with large annex to rear. Finished to a high standard throughout and available to let long term.



NEWBURY LANE, SILSOE - TO LET

A two/three bedroom semi detached chalet style bungalow with private rear garden, garage and driveway in a popular location and offering a large amount of accommodation,



DUNSTABLE STREET, AMPHILL - TO LET

Available Mid May is this great two bedroom apartment set in the heart of Ampthill with parking.



CHILTERN CLOSE, AMPHILL - TO LET

Available for the end of July is this truly excellent three bedroom character property with a generous garden and off road parking.



PARMITER WAY, AMPHILL - TO LET

Available for the start of July is this detached three bedroom house which offers a great modern living space, ample parking and private garden.



OXLET HOUSE, AMPHILL- NOW LET

Available to let now is this newly painted two bedroom apartment with ensuite to master and gated parking in a popular town centre location.

MARKET UPDATE

Has Spring Sprung?

It's not all doom and gloom! House hunters are back, regardless of Brexit, but they won't overpay!

People have a bad habit of generalising a market to being either a "Buyers Market" or a "Sellers Market". Well its safe to say that at the moment, its not particularly one or the other.

Instead you have a market full of well studied buyers, who are ready and willing to buy a house, and do to so at a fair price, and slowly but surely vendors are getting on board with this and being more realistic with their pricing.

There are some agents that don't particularly help with this where for fear of losing an instruction they pretend that there hasn't been a shift in the market. But, as an agent still selling (at the time of writing this we are 1st for Sales agreed on Rightmove for MK45 2 for April) a well presented, well marketed house, at the right price will sell, and to a great buyer.

The continued delay to Brexit actually did a lot to help the March & April market. The moment Brexit was moved from the end of March. The very next day we sold a house that had been on the market for around 3 months with out any offers. Overnight the market had picked up again.

Buyers not overpaying is just another way of saying prices have fallen right?

Well, yes and no. Prices certainly haven't increased this year and some properties in some areas are going to be worth less than this time last year, but does that mean that you should put off moving? Not at all! In the 17 years we have been running there has always been peaks and troughs in property prices but in reality any home owner has still seen a decent increase. The average house price in MK45 when we opened our doors in 2002 was £180,000, after the market crashed in 2008 the average house price was then £260,000 and reached its lowest in 2011 at £235,000 Fast forward 8 years and it is now £410,000. Thats an increase of £175,000, or better yet just under £22,000 per year, equal to another full time income!

Brexit has been a catalyst for a market that was already raising an unsustainable rate, surveyors became unable to justify valuations on properties, We experienced it ourselves on a few sales, where buyers had to pay more than the bank would lend on it, covering the difference out of their own pocket.

So the market is good, Brexit was a catalyst for a hold on increasing prices and there has been a slight reduction in prices across the board, why should I be considering moving now?

Here is a situation unique to investment markets, including property. The market is influenced by opinion and action equally.

If everyone's plan is to wait until after "Brexit" or until prices start to rise to put your property on the market then unfortunately the opposite will happen. A market flooded with properties drives prices down.

Buyer's aren't waiting anymore, but they equally know that the market isn't flying, so wont be dictated to when it comes to paying more than a property is worth.

So its simple. Thinking of moving?

- 1) Make sure you have an agent who will market the property pro-actively, not just sitting back and waiting for the phone to ring, but instead actively getting buyers through doors.
- 2) Be on the market for a reasonable price - Don't factor in £10,000 - £20,000 + to the guide price for "Negotiation" Buyers are keen to buy and will be straight forward to deal with, tell them what you want and if its a fair price they will pay it. By being on the market over value, you're only left negotiating your price with your agent, and not your buyer.
- 3) Remember that accepting slightly less then anticipated for your property means that the vendor of any property you are interested in is likely going to have to do the same.
- 4) 10% of all UK homes are sold in May so you're in good company!
- 5) Call us on **01525 40 22 66** to arrange your free market appraisal.

*Written By
Adam Barker*



*Director
Orchards*





6 SPRING DECOR TRENDS!

As featured in House Beautiful

Spring is finally in the air from the scents of fresh blooms to birds chirping, it's so nice to finally look forward to some sunshine and warmth. And yes, while spring cleaning might be a bit of a drag, just think of all the new items you can bring into your home once you clear out anything that doesn't spark joy! A change of season is always the perfect excuse to infuse a little newness into your home, courtesy of the hottest trends. And if you're not sure where to start? Well, that's where we come in. We tapped several design experts, from bloggers to designers, to disclose the trends they're most looking forward to bringing home this spring. *Prepare to be inspired!*

CLUSTERS OF PENDANT LIGHTS

Want to up your lighting situation? Go for multi-pendant fixtures, says designer Emily Henderson. "By multi, I mean at least five pendants," she says. "Especially ones that are made of natural materials, because what says, 'Hey, summer is on its way' than beautiful, woven pendants? It's pretty spectacular when done right." Worried it might look over the top? Go for natural materials to keep it minimalist.



FLORAL WALLPAPER, FRESHENED UP

If you love plants but just end up killing all of them, maybe you should take a page from interior designer Brooke Giannetti. "This spring, we're seeing a lot of floral wallpaper and not just the small prints or murals that were previously popular," says the Patina Living author. "Instead, these are large-scaled prints that surround us with nature's beauty."

BIRDS ARE IN!

Designer Alison Kandler says. "Honestly, birds are really big this season: They're on light fixtures, wallpapers, and fabrics," she elaborates, "I like them because they're always whimsical, and they bring a touch of the outdoors in." You can always play with just a small fixture or piece of wallpaper, and then go a bit bigger when you're more comfortable.



NEUTRAL BACKDROPS

"I'm in love with tonal interiors this season," says interior designer Sheena Murphy of Nune Design Studio. "Soft white walls, as well as warm and neutral stones and pale woods. They're the perfect backdrop for spring flowers!" You can also easily transition them to autumn by adding in some velvets and other warmer colors as the temps cool down.

RATTAN - BUT MAKE IT MODERN

"This spring, it's set to take the interior world by storm!" says Niki Brantmark of popular design blog My Scandinavian Home. "Forget the more simple '70s look rattan has been given a seriously modern update. Think peacock-inspired bedheads, wicker storage units, and rattan and chrome chairs: There's something out there for every room and budget!"



MIXING METALS

"I've been a brass evangelist for years, but there are cracks in my faith and through those cracks, chrome is peeking through," says designer Jonathan Adler. "Silver tones are looking fresh and luminous, but that doesn't mean brass is dead: It just means that 2019 is the year of mixing metals with wild abandon."

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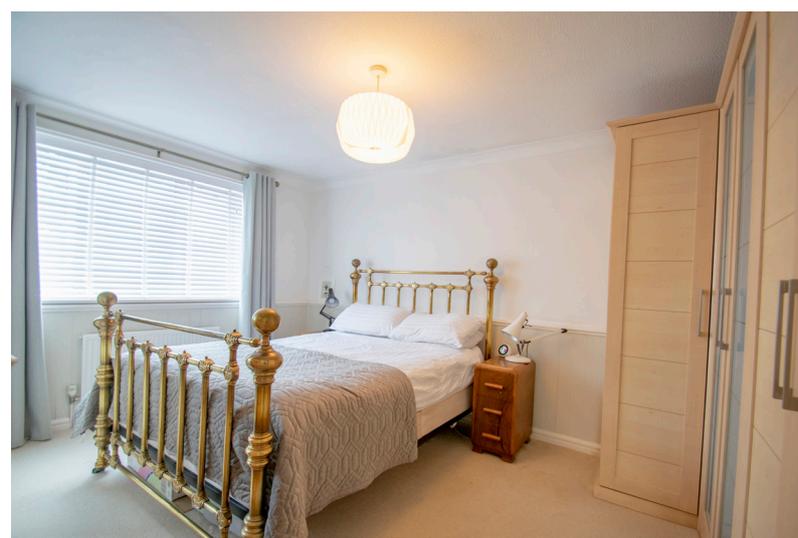
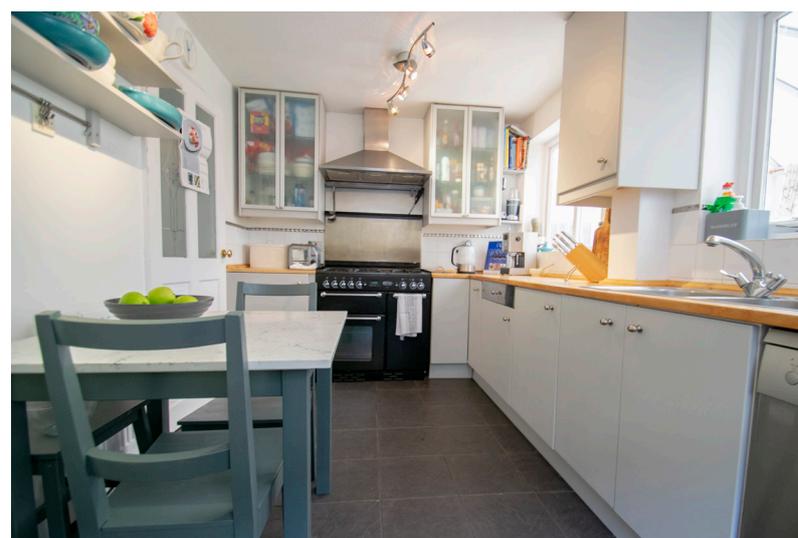
GRANGE ROAD, AMPHILL - FOR SALE

The Old Orchard



An absolutely wonderful and rarely available four bedroom detached house with double garage, generous plot and spacious accommodation all very well presented and set within a very popular location.

The bathroom and en-suite benefit from recently being refitted, and the short walking distance from the town centre and local schools make this a very sought after family home.





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A MESSAGE FROM YOUR LOCAL COMMUNITY



£20 OFF VOUCHER

To be used (Minimum 4 people) when a starter & Main is ordered per person. Not to be used with other discount or offers.

When booking mention the voucher and present when bill is ordered. Thank you for your booking.

www.donatellospizzeria.co.uk

ANNUAL AMPHILL THREE LEGGED RACE SATURDAY 25TH MAY 2019

Over the 19 years of its existence, in excess of £70,000 has been raised for projects supporting good causes in Gambia and within the local community in and around Amptill.

Please support us by participating, or sponsoring those taking part in the race. A poster and sponsor forms are available from all the pubs in Amptill.

Also, please take time to look below at the great achievements made by this event over the years.

REGISTRATION STARTS AT 11:30AM

START: ENGINE & TENDER

9-11 DUNSTABLE STREET, AMPHILL

FINISH: AMPHILL RUGBY CLUB

DILLINGHAM PARK, WOBURN STREET, AMPHILL

Collect your Sponsor Forms from any participating Pub or download from
www.amptillthreeleggedrace.com
Min Sponsorship - £25-00 per Person

*Raising Money for Educational, Self-Sustaining and Building Projects in The Gambia.
Also assisting charities local to Amptill.*

GOT AN EVENT YOU FEEL SHOULD BE COVERED NEXT MONTH? - EMAIL US MAGAZINE@ORCHARDS.CO.UK
BUDDING PHOTOGRAPHER? SUBMIT AN IMAGE FOR THE FRONT COVER - EMAIL: MAGAZINE@ORCHARDS.CO.UK