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Conveyancing Countrywide

# Moving in 2018?

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# Property **Directory**

taking property to people since 1990

## TOP TIPS

for Landlords this winter

## 2018

London Marathon. John Vickery is running for Parity

**21<sup>ST</sup>** birthday for our Fleet office



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[www.vickery.co.uk](http://www.vickery.co.uk)

# NEW HOMES



## Tongham Grange Tongham

Price on Application

- Launching in January
- Development of only nine houses
- Accommodation ranges from two, three and four bedrooms
- Luxury specification
- Help to Buy scheme available
- 10 Year build warranty
- PEA rating: B

Enquiries to **01252 629032**



## Church View Deepcut

Price on Application

- Launching in March
- Development of only three detached homes
- Accommodation includes three bedrooms and two bathrooms
- Luxury specification
- 10 year build warranty
- PEA rating: TBA

Enquiries to **01252 629032**

Email us on:  
[newhomes@vickery.co.uk](mailto:newhomes@vickery.co.uk)



## Palmerston House Fleet

Prices from **£210,000**

- One & two bedroom apartments
- Integrated 'Bosch' & 'Neff' kitchen appliances
- Allocated parking
- Help to Buy scheme available
- 10 year build warranty
- EPC rating: D

Enquiries to **01252 620255**



## Roxborough House Camberley

Prices from **£425,000**

- An exclusive development of six substantial two bedroom apartments
- Integrated 'Neff' kitchen appliances
- 'Sheraton' fitted kitchens
- Located within walking distance of Camberley town centre
- 10 year build warranty
- PEA rating: C

Enquiries to **01276 22088**



## Field Lane Frimley

Prices from **£499,950**

- A pair of three bedroom semi-detached houses and a four bedroom detached house
- En suite shower room to master
- White high gloss kitchen units
- Integrated 'Neff' appliances
- White sanitary ware with 'Grohe' taps
- BLP 10 year build warranty
- EPC rating: B

Enquiries to **01276 681682**

Find us on the web at:  
[www.vickery.co.uk/new-homes](http://www.vickery.co.uk/new-homes)

# Property Directory

ISSUE 107 | Circulation 40,000

## Contact your local office

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Yvonne Burgess - Secretary

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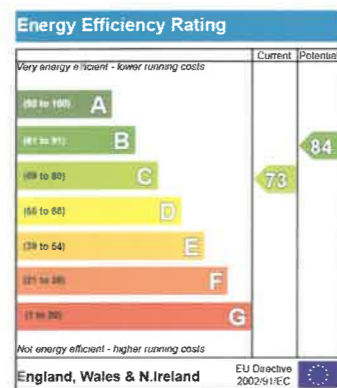
Karen Howard - Lettings Admin Manager

Bridget Hutt - Accounts

James Dickson - Lettings Administrator

Chris Mason - Lettings Admin Assistant

## Landlords - Minimum Energy Efficiency Standards (MEES) are coming in 2018... Is your property ready?



According to government figures, one in 10 rental properties, equating to more than 400,000 properties in England and Wales, could be unlettable if they fail to meet new energy performance standards by spring 2018.

From 1 April 2018, privately rented properties must have a minimum energy performance rating of E on an Energy Performance Certificate (EPC).

The regulations will come into force for new lets and renewals of tenancies with effect from 1st April 2018 and for all existing tenancies

on 1st April 2020. Landlords will be unable to let properties which breach the requirements for a minimum E rating, unless there is an applicable exemption.

Local authorities will be able to impose civil penalties of up to £4,000 for non-compliance. Although not confirmed, the government has also declared its desire to raise those standards further, such that the minimum standard is likely to rise to a D rating by 2025 and a C Rating in 2030.

Older properties are most likely to have the worst energy efficiency ratings of E, F or G (on the A to G scale) owing to the fact that many were built long before good insulation standards were a requirement. According to a recent survey by the energy company E.ON, one in four landlords do not know their property's energy rating, despite needing an EPC by law.

However, making improvements now could not only increase the property's value, but also avoid potential loss of rental income should it become legally unlettable for non-compliance.

Landlords should first review their property to check it has a valid and up-to-date EPC. If the property has an EPC rating of F or G (or is at risk of becoming so), steps should be taken to improve the energy efficiency of the property so that it meets minimum requirements. The EPC report itself may recommend steps that can be taken to help upgrade the rating. Landlords should take advantage of void periods and lease breaks to make improvements, or ensure these are included as part of on-going maintenance and planned renovations.

Improvements that could save the most energy are determined by the individual property, but typical examples include:

- Insulation, e.g. solid wall, cavity wall or loft insulation
- Heating
- Draught - proofing - window and door seals
- Double glazing
- Renewable energy generation, e.g. solar panels or heat pumps

Find out more about this unique service at: [www.vickery.co.uk](http://www.vickery.co.uk)

Sales | EPC | Conveyancing

## John Vickery set for the London Marathon in aid of Parity for Disability

John Vickery is getting ready to run this year's Virgin London Marathon, on Sunday 22nd April, to help raise vital funds for the company's chosen charity, Parity for Disability. Parity is a local charity that provides essential services for young people and adults with multiple disabilities in Hampshire, Surrey and Berkshire.

Taking up running ten years ago to get fit, John has accumulated plenty of medals for both 10k runs and half marathons, but this will be his first ever marathon.

Commenting on the upcoming event, John says: "I have been trying for some time to secure a place in the London Marathon, but hadn't been successful until now. I am looking forward to the challenge of running this year and in aid of such a worthy cause, Parity for Disability, who are dedicated to transforming the lives of people that really need it. I have been committed to my training programme throughout the Christmas period and am currently at half marathon distance. Over the coming months and in the lead up to the marathon I will be entering uncharted territory, so any support would be hugely appreciated."

Parity for Disability provides young people aged 18+ (called students) that have multiple disabilities with opportunities and support. Staff and facilities are equipped to meet the complex care and communication



Left to right: Rob, Sunil & John Vickery

needs of the students, who take part in tailored learning and social activities both indoors and out. Originally providing their first service in a scout hut in 1991, the charity now runs three day centres in Camberley, Farnborough and Mytchett.

After visiting one of the charity centres and meeting some of the students over a year ago, Vickery named Parity for Disability as their charity partner.

To find out more about Parity for Disability and the work they do, please go to their website: [www.parityfordisability.org.uk](http://www.parityfordisability.org.uk).

John set his fundraising target at £3,000, but is really hoping to exceed this amount. If you would like to help him raise money for this incredible charity, you can sponsor him by visiting: <https://uk.virginmoneygiving.com/JohnVickery1>.

## Vickery's Fleet office celebrates its 21st anniversary

We are delighted to announce that this year marks the 21st anniversary of our successful Fleet office which opened its doors on 2 January, 1997.

The Vickery name was established nearly 28 years ago with the launch of our Camberley office, followed by the opening of our original Fleet office at 204 Fleet Road, a few years later. As business grew we relocated to our current offices in 2010, at 161 Fleet Road, which now incorporates our Land and New Homes division.

The local housing market benefits from those moving within Fleet itself and for a number of years our statistics have shown that approximately two thirds of buyers have come from the local area, which is why we have continued to deliver our Property Directory to thousands of local homes, while other agents have cut their print marketing spend. We feel that 'taking property to people' is more effective than relying solely on buyers searching online and know that our clients benefit from having their properties featured on the cover and in the directory.

We attribute our performance, which has not waned during our 21 years, to our traditional and consistent marketing approach. For example, in 1998, the average time it took us to find a buyer was 36 days, today the average is 35.5 days.



Original office at 204 Fleet Road



The Fleet Team

Everyone at Vickery would like to say a big "Thank You" to all previous clients; sellers, buyers, landlords and tenants. As one of the most established independent estate agents in Fleet, we are looking forward to the next 21 years.

## Congratulations to one of Vickery's Directors, Jayne Brady

Huge congratulations to Jayne Brady, a Director at Vickery, for her fantastic recent rowing achievement. In November 2017, Jayne took part in the Veteran Fours



Head event, a race from the University Stone at Mortlake to Ranelagh Sailing Club on Putney Embankment, with her coxed four crew.

Jayne and her crew won first place in their category and came home with a winner's medal.

Commenting on her win, Jayne says: "I have competed in this event for the last three years now and won a medal each year together with my wonderful crew members. The next challenge is to win at the Vesta Vets Head of the River race in our Eight, which this year takes place the day after the University Boat Races in March."

Jayne started rowing recreationally about six years ago. She says: "I was inspired by my son who rowed at school and after attending a training camp in Virginia, USA, I progressed into competitive racing. I am now a member at Weybridge Rowing Club and part of a strong women's masters rowing squad, taking part in national and international events."

In July this year, Jayne will also be taking part in the Euro Masters Regatta in Munich.

Weybridge Rowing Club will be holding a Community Regatta in early August. If any companies are interested in entering a crew, please contact Jayne at [jaynebrady@vickery.co.uk](mailto:jaynebrady@vickery.co.uk) for more information. No experience is required as training is provided.

# RESIDENTIAL SALES



SALE AGREED

## Farnborough

- Two Double Bedrooms
- Potential to Extend STPP
- Walking Distance of Mainline Station
- Town Centre Nearby
- No Onward Chain
- EPC Rating: D

**£250,000**

Telephone: 01252 370008



## Camberley

- Three Bedrooms
- Refitted Shower Room
- Two Garages
- Cul-De-Sac Location
- Shops & Schools Nearby
- EPC Rating: E

**OIEO £300,000**

Telephone: 01276 22088



## Camberley

- Three Bedrooms
- Refitted Bathroom
- Lounge/Dining Room
- Refitted Kitchen/Breakfast Room
- No Onward Chain
- EPC Rating: D

**£345,000**

Telephone: 01276 22088



SALE AGREED

## Farnborough

- Southwood Development
- Three Bedrooms
- En Suite Shower Room
- Kitchen/Breakfast Room
- Conservatory
- EPC Rating: D

**OIEO £350,000**

Telephone: 01252 370008



## Camberley

- Two Double Bedrooms
- En Suite Shower Room
- Kitchen/Breakfast Room
- Allocated Parking
- Close to Town Centre
- EPC Rating: B

**£360,000**

Telephone: 01276 22088



## Camberley

- Three Bedrooms
- En Suite Shower Room
- Living/Dining Room
- Close to Town Centre
- No Onward Chain
- EPC Rating: B

**£400,000**

Telephone: 01276 22088



## Frimley

- Five Bedrooms
- Three Reception Rooms
- Kitchen/Breakfast Room
- Cul-De-Sac Location
- No Onward Chain
- EPC Rating: E

**Guide Price £450,000**

Telephone: 01276 681682



## Frimley

- Two Double Bedrooms
- Detached Garage
- Potential to Extend STPP
- Schools Nearby
- No Onward Chain
- EPC Rating: D

**£375,000**

Telephone: 01276 681682



## Frimley

- Semi-Detached Property
- Three Bedrooms
- Three Reception Rooms
- Refitted Kitchen & Bathroom
- Close to Frimley Park Hospital
- EPC Rating: D

**Guide Price £425,000**

Telephone: 01276 681682



## Fleet

- Four Bedrooms
- Bathroom & Shower Room
- Two Reception Rooms
- Conservatory
- Nature Reserve Nearby
- EPC Rating: C

**OIEO £475,000**

Telephone: 01252 620255



### Farnborough

- Four Bedrooms
- En Suite Shower Room
- Two Reception Rooms
- Cloakroom
- Cul-De-Sac Location
- EPC Rating: C

**£485,000**

Telephone: 01252 370008



### Camberley

- Three Bedrooms
- Conservatory
- Rear Garden in Excess 150'
- Potential to Extend STPP
- Close to Town Centre
- EPC Rating: C

**£499,950**

Telephone: 01276 22088



### Camberley

- Four Bedrooms
- Three Reception Rooms
- Cloakroom
- Double Glazing
- Close to Town Centre
- EPC Rating: D

**Guide Price £599,950**

Telephone: 01276 22088



### College Town

- Four Bedrooms
- En Suite Bathroom
- Refitted Kitchen
- South Easterly Facing Garden
- Cul-De-Sac Location
- EPC Rating: C

**£599,950**

Telephone: 01276 22088



### Church Crookham

- Development Opportunity STPP
- Four Bedrooms
- Garage
- Plot Approx. ¼ Acre
- No Onward Chain
- EPC Rating: F

**OIRO £500,000**

Telephone: 01252 620255



### Camberley

- Four Bedrooms
- Two Bathrooms
- Refitted Kitchen
- Cul-De-Sac Location
- Woodland Nearby
- EPC Rating: C

**£550,000**

Telephone: 01276 22088



### Windlesham

- Three Double Bedrooms
- En Suite Bathroom
- Potential to Extend STPP
- Cul-De-Sac Location
- No Onward Chain
- EPC Rating: C

**OIRO £599,950**

Telephone: 01276 452000



### Camberley

- Period Features
- Four Double Bedrooms
- Three Reception Rooms
- Potential to Extend STPP
- Town Centre Location
- EPC Rating: F

**£600,000**

Telephone: 01276 22088



### Church Crookham

- Three Bedrooms
- Three Reception Rooms
- Kitchen/Breakfast Room
- Utility/Boot Room
- Plot in Excess ¼ Acre
- EPC Rating: C

**£550,000**

Telephone: 01252 620255



### West End

- Four Bedrooms
- En Suite Shower Room
- Two Reception Rooms
- Gordon's School Nearby
- No Onward Chain
- EPC Rating: D

**Guide Price £575,000**

Telephone: 01483 797974



### Windlesham

- Snows Ride Development
- Four Bedrooms
- Three Reception Rooms
- Schools Nearby
- Cul-De-Sac Location
- EPC Rating: D

**£650,000**

Telephone: 01276 452000



### West End

- Semi-Rural Location
- Three Bedrooms
- Two Reception Rooms
- Overlooking Fields
- Potential to Extend STPP
- EPC Rating: D

**Guide Price £650,000**

Telephone: 01483 797974



### Camberley

- Four/Five Bedrooms
- Three Reception Rooms
- Plot Approx. ¼ Acre
- Non-Estate Location
- Schools Nearby
- EPC Rating: C

**Guide Price £650,000**

**Telephone: 01276 22088**



### Church Crookham

- Four/Five Bedrooms
- Refitted En Suite Shower Room
- Three/Four Reception Rooms
- Refitted Kitchen
- Schools Nearby
- EPC Rating: D

**Guide Price £650,000**

**Telephone: 01252 620255**



**SALE AGREED**

### Fleet

- Four Bedrooms
- En Suite Shower Room
- Three Reception Rooms
- Cul-De-Sac Location
- No Onward Chain
- EPC Rating: D

**OIEO £675,000**

**Telephone: 01252 620255**



**SALE AGREED**

### Camberley

- Exclusive Gated Development
- Four Bedrooms
- Three En Suite Facilities
- Conservatory
- Woodland Nearby
- EPC Rating: C

**£699,950**

**Telephone: 01276 22088**



### West End

- Five Bedrooms
- En Suite Shower Room
- Kitchen/Breakfast Room
- Close to Brentmoor Heath
- Views over Countryside
- EPC Rating: D

**Guide Price £724,950**

**Telephone: 01483 797974**



### Camberley

- Prestigious Location
- Four Bedrooms
- Refitted Kitchen & Bathroom
- Double Width Car Port
- Close to Town Centre
- EPC Rating: D

**Guide Price £750,000**

**Telephone: 01276 22088**



### Chobham

An extended detached family home, situated in a sought-after private road in Chobham. The property has undergone an extensive programme of improvements, including a refitted kitchen/breakfast room, refitted bathrooms and an external home office. The area offers good transport links to junction 3 of the M3 motorway as well as Woking and Brookwood mainline stations.

- Five Bedrooms
- Refitted Kitchen & Bathrooms
- Open Plan Accommodation
- Bi-Folding Doors onto Garden
- No Onward Chain
- EPC Rating: C

**OIEO £875,000**

**Telephone: 01483 797974**



### West End

An individually designed home with character, constructed in 1990 by local developers 'Knowles Bros' and situated in one of West End's most sought-after, non-estate locations. Particular features of the property include exposed oak beams, an inglenook fireplace and a games room/potential annexe. The property is conveniently situated for access to junction 3 of the M3 motorway and Brookwood mainline station.

- Semi-Rural Location
- Five/Six Bedrooms
- Four Reception Rooms
- Electric Entrance Gate
- Gordon's School Nearby
- EPC Rating: D

**OIEO £899 950**

**Telephone: 01483 797974**



### Upper Gordon Road, Camberley

A well-presented Victorian, double-fronted detached home, in a mature non-estate setting and conveniently located within walking distance of the town centre shops and amenities, as well as the railway station.

- Six Bedrooms
- Open Plan Kitchen/Diner
- Three Reception Rooms
- Plot of Approx. ¼ Acre
- Rear Garden Over 120'
- EPC Rating: E

**£950,000**

Telephone: 01276 22088



### Hagley Road, Blue Triangle

An exciting opportunity to acquire an imposing family home, located in the heart of the prestigious Blue Triangle area of Fleet. Built in the 1930's, 'Pine Hill' now provides an excellent opportunity to extend and improve this fine home, subject to the usual consents. The town centre shops, a wide range of restaurants and the mainline station are all within walking distance.

- Requires Renovation
- Seven Bedrooms
- Five Reception Rooms
- South Westerly Facing Garden
- Plot In Excess of 2/3 Acre
- EPC Rating: E

**OIEO £1,250,000**

Telephone: 01252 620255



### Tekels Park, Camberley

An impressive property, occupying an overall plot extending to over a third of an acre and situated close to Tekels Park, one of Camberley's most sought-after locations. The town centre shops, a wide range of restaurants, leisure centre and the Atrium complex, are all within walking distance. The area also provides convenient access to junction 4 of the M3 motorway.

- Bedroom with Dressing Room
- Three Bathrooms
- Refitted Kitchen/Breakfast Room
- Three Reception Rooms
- One Bedroom Annexe
- EPC Rating: TBC

**£1,150,000**

Telephone: 01276 22088



### Heath Rise, Camberley

A fine family home occupying park like grounds, extending to approximately one acre and situated in one of Camberley's most sought-after locations. The property offers significant potential to extend, subject to planning consent and affords extensive views over the surrounding area. The town centre shops, restaurants, leisure centre and the Atrium complex are all within walking distance.

- Five/Six Bedrooms
- Two En Suite Shower Rooms
- Refitted Kitchen
- Plot Approx. 1 Acre
- No Onward Chain
- EPC Rating: D

**OIEO £1,250,000**

Telephone: 01276 22088



# RESIDENTIAL

## LETTINGS



### Farnborough

- Two Bedrooms
- Close to Town Centre
- Unfurnished
- EPC Rating: B
- Admin Fees Apply
- Similar Properties Required

**£925pcm**

Telephone: 01252 370008



### Bagshot

- Two Double Bedrooms
- Refitted Kitchen
- Unfurnished
- Available: JANUARY
- EPC Rating: C
- Admin Fees Apply

**£1,100pcm**

Telephone: 01276 452000



### Camberley

- Double Bedroom
- Close to Town Centre
- Unfurnished
- Available: IMMEDIATELY
- EPC Rating: D
- Admin Fees Apply

**£650pcm**

Telephone: 01276 22088



### Fleet

- Double Bedroom
- Two Parking Spaces
- Unfurnished
- Available: IMMEDIATELY
- EPC Rating: D
- Admin Fees Apply

**£750pcm**

Telephone: 01252 620255



### Farnborough

- Three Bedrooms
- Mainline Station Nearby
- Unfurnished
- EPC Rating: C
- Admin Fees Apply
- Similar Properties Required

**£1,295pcm**

Telephone: 01252 370008



### Fleet

- Three Bedrooms
- Nature Reserve Nearby
- Unfurnished
- EPC Rating: E
- Admin Fees Apply
- Similar Properties Required

**£1,395pcm**

Telephone: 01252 620255



### Farnborough

- Two Bedrooms
- Off-Street Parking
- Part-Furnished
- Available: IMMEDIATELY
- EPC Rating: E
- Admin Fees Apply

**£825pcm**

Telephone: 01252 370008



### Fleet

- Two Double Bedrooms
- Allocated Parking
- Unfurnished
- Available: IMMEDIATELY
- EPC Rating: D
- Admin Fees Apply

**£895pcm**

Telephone: 01252 620255



### Odiham

- Three Bedrooms
- Two Bathrooms
- Unfurnished
- Available: IMMEDIATELY
- EPC Rating: TBC
- Admin Fees Apply

**£1,450pcm**

Telephone: 01252 620255



### Woking

- Four Bedrooms
- Close to Gordon's School
- Unfurnished
- Available: IMMEDIATELY
- EPC Rating: D
- Admin Fees Apply

**£1,600pcm**

Telephone: 01483 797974