

PropertyDirectory

taking property to people since 1990



THIS PROPERTY IS FOR SALE
– SEE PAGE 12 FOR DETAILS



Cutting your pension again?

No matter how large or small, if you own land or commercial premises which you think may have development potential, contact our Land Department for a free market appraisal.

Telephone: **01276 681682**
Ask for: **Scott Molloy**



LAND WANTED



www.vickery.co.uk

Contact your **local** sales & lettings office



Camberley & Frimley Offices

Camberley Office

75/79 Park Street, Camberley, Surrey GU15 3PE

Email camberley@vickery.co.uk

Telephone 01276 22088

Frimley Office

66 High Street, Frimley, Surrey GU16 7JE

Email frimley@vickery.co.uk

Telephone 01276 681682

Back Row (L-R): Ieuan Denman – Client Manager, Scott Molloy – Director, Richard Orme – Associate Director, Yvonne Burgess – Secretary
Front Row (L-R): Isaac Winn – Negotiator, Claire Miles – Customer Service Agent, Lizzie Singler – Negotiator



Fleet & Farnborough/Lettings Offices

Fleet Office

161 Fleet Road, Fleet, Hampshire GU51 3PD

Email fleet@vickery.co.uk | Telephone 01252 620255

Farnborough/Lettings Office

44 Victoria Road, Farnborough, Hampshire GU14 7PG

Email farnborough@vickery.co.uk | Telephone 01252 370008

Lettings Email jamesdickson@lettings.vickery.co.uk

Lettings Telephone 01252 519101

Back Row (L-R): Jamie Collins – Client Manager, James Fisher – Negotiator, Lisa Howson – Lettings Administrator,
James Dickson – Lettings Department Manager, Sarah Morris – Customer Service Agent, Matt Sherwood – Negotiator, Stuart Wright – Area Director
Front Row (L-R): Christine Mason – Admin. Assistant, Carol Franklin – Secretary, Bridget Hutt – Accounts Administrator, Nicki Wilson – Customer Service Agent



Lightwater & West End Offices

Lightwater Office

37 Guildford Road, Lightwater, Surrey GU18 5SA

Email lightwater@vickery.co.uk

Telephone 01276 452000

West End Office

1 The Parade, Gosden Road, West End, Surrey GU24 9LH

Email westend@vickery.co.uk

Telephone 01483 797974

(L-R): Marianne Haddad – Negotiator, Evie Barwick – Customer Service Manager, Richard Lake – Director, Nicole Lawrence – Negotiator

MARKET COMMENT

The Future Of House Sales

During my career in estate agency...43 years and counting...I have seen many attempts by new entrants into the industry to try and reinvent the estate agency business model.



During the 1980s and 90s it became common for institutions such as Lloyds Bank, Prudential and Abbey National to form national networks of agents through the acquisition of successful independent firms, only to find that in this industry size does matter but in the case of estate agency bigger is not better. Small, local and adaptable agencies work much better - after all whatever is happening to house prices and housing demand at the national level has little bearing in the local context. Before very long the institutions withdrew from the market - leaving just a handful of national networks who despite considerable financial backing continue to struggle. It seems national networks haven't improved the process so perhaps in this age of technology and the internet online agents will fend better, or will they?

Online agents offer estate agency on the cheap, but despite being in the marketplace for some time now and millions of pounds of investment being made these companies have failed to gain traction. Leading brands have gone to the wall having failed to secure continued investment to offset their huge losses. Even Purplebricks who some may see as the online market leader, account for only a tiny percentage of the overall market and as a business continue to make eye

watering losses - £52m in their most recent trading period. As yet neither national agency networks nor online agencies have succeeded because none have been based on a serious desire to improve the selling process for the consumer - ours is a people business, a local business, a customer service business. So, it may not be the end for competent high street agents, after all. It's not enough, however, for high street agents to simply keep doing what they've always done without innovating and improving what can be an unfamiliar process for many.

At Vickery we've developed a different approach - a joined up service with Specialist Property Lawyers (SPL) to offer combined sales and conveyancing under one roof. While operating successfully as a standalone conveyancing business offering a wide range of associated services, SPL was set up and continues to provide the conveyancing arm for the well-known Vickery 'All in One', service.



all in one
Sales | EPC | Conveyancing
Find out more about this service at:
www.vickery.co.uk

The purpose of this joined up service is to simplify the moving process, making things easier and more convenient for our customers, an 'All in One' service specifically focused on customer service incorporating estate agency fees, legal fees and EPC.

This service has proved to be very popular over the last 10 years with the majority of clients now instructing us on this basis. We understand that while selling your property is a major undertaking our role as an estate agent in finding a buyer is just one part of the story. Achieving the best price is more of a challenge, requiring local knowledge and good negotiation skills, and then... the buyers' financial position will need to be verified as well as establishing relevant information for parties in the connected chain. Then, there is the legal process - communication between agents and lawyers is important and will ensure the transaction progresses as smoothly as possible. While 'bumps in the road' occur in many transactions it is important that while the lawyers seek to resolve these the agent keeps all parties in the chain updated - ultimately all parties want the same successful outcome and communication throughout the process will help to achieve this.

Our success in offering the 'All in One' service has not gone unnoticed and has now started to be replicated by a few other agents - but beware of copy-cats... some agents say they include conveyancing but huge referral payments from lawyer to agent can mean that legal work is carried out 'on the cheap'. Going cheap on conveyancing whether you are selling or buying is never a good idea, just ask those who have been unfortunate enough to buy new leasehold houses using lawyers recommended by the developer who now find themselves in a position where their properties are almost unsaleable.

We believe that this 'All in One' inclusive sales and conveyancing service makes a difference to our customers and is a positive development in the service we provide as agents.

John Vickery

Run Frimley 2019

This was the fourteenth year the Run Frimley 10k road race has been staged, and the ninth year it has been supported by Vickery, providing the runners numbers and medals.

Once again it was a massive success. The local community and runners from far and wide came out to support their local hospital. Runner numbers were up on the previous year and the event attracted entrants from over 30 different running clubs.

This was partly due to the event now being a UK Athletics certified event which enables runners to record their times especially if it was a personal best (PB).

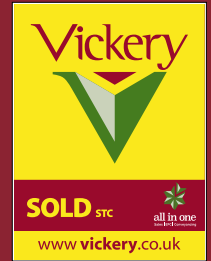
The Fun Run continues to be a very family friendly fun event that allows anyone and everyone to take part. This year's youngest runner was 3 and completed the course without being carried! Fancy dress as always added a wonderful splash of colour to the day.

Whilst the event is put on to raise funds for the hospital, this year it was to raise funds for our Stroke Appeal. Thanks to the generosity of the runners, their families and friends the event raised £30,000.



STOP PRESS

Supporting



Church Crookham

- Three Bedrooms
- En Suite Shower Room
- Open Plan Kitchen/Diner
- Conservatory
- Cul-De-Sac Location
- EPC Rating: D

OIEO £400,000

Telephone: 01252 620255



Farnborough

- Four Bedrooms
- En Suite Shower Room
- Kitchen/Diner/Conservatory
- Close to Mainline Station
- Queen Elizabeth Park Nearby
- EPC Rating: TBC

£585,000

Telephone: 01252 370008



Blue Triangle, Fleet

- Single Building Plot
- Prime Location
- Half Acre Approx.
- Planning Consent for 4,000 sq. ft. of Living Accommodation & Triple Garage

£699,950

Telephone: 01252 620255



Frimley

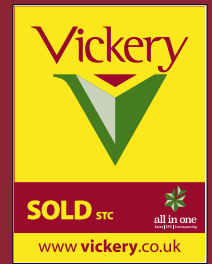
- Five Double Bedrooms
- Two Bathrooms (One En Suite)
- Living/Dining Room & Family Room
- Double Length Garage
- Overlooking Tomlins Pond
- EPC Rating: C

£699,950

Telephone: 01276 681682

RESIDENTIAL SALES

Supporting



Lightwater

- Two Double Bedrooms
- Lounge/Diner
- Cloakroom
- Enclosed Rear Garden
- Non-Estate Location
- EPC Rating: C

OIEO £290,000

Telephone: 01276 452000



Church Crookham

- Zebon Copse Development
- Two Double Bedrooms
- Rear Garden
- Allocated Parking Space
- No Onward Chain
- EPC Rating: C

£310,000

Telephone: 01252 620255



Farnborough

- Three Bedrooms
- Garden With Patio Area
- Garage
- Schools Nearby
- No Onward Chain
- EPC Rating: D

£325,000

Telephone: 01252 370008



Lightwater

- Three Double Bedrooms
- Refitted Bathroom
- Rear Garden Approx. 50'
- Garage
- Country Park Nearby
- EPC Rating: D

OIEO £375,000

Telephone: 01276 452000



Fleet

- Period Features
- Two Bedrooms
- Two Reception Rooms
- Refitted Kitchen
- Nature Reserve Nearby
- EPC Rating: D

£399,950

Telephone: 01252 620255



Camberley

- Two Double Bedrooms
- Refitted Shower Room
- Two Reception Rooms
- Southerly Facing Courtyard
- Walking Distance of Town Centre
- EPC Rating: D

Guide Price £399,950

Telephone: 01276 22088



Camberley

- Many Period Features
- Three Double Bedrooms
- Refitted Bathroom
- Refitted Kitchen
- Rear Garden Approx. 70'
- EPC Rating: E

OIEO £400,000

Telephone: 01276 22088



Farnborough

- Three Bedrooms
- Cloakroom
- Utility Room
- Enclosed Rear Garden
- Schools & Local Shops Nearby
- EPC Rating: E

£425,000

Telephone: 01252 370008



Bisley

- Three Bedrooms
- En Suite Shower Room
- Conservatory
- Cul-De-Sac Location
- Brookwood Station Nearby
- EPC Rating: D

Guide Price £425,000

Telephone: 01483 797974



Fleet

- Four Bedrooms
- En Suite Shower Room
- Three Reception Rooms
- Backs onto Basingstoke Canal
- Schools Nearby
- EPC Rating: D

£475,000

Telephone: 01252 620255



Farnborough

- Four Bedrooms
- En Suite Shower Room
- Living Room
- Dining Room
- Cloakroom
- Rating: D

£499,950

Telephone: 01252 370008



Chobham

- Two Bedrooms
- Two Reception Rooms
- Conservatory
- Carport
- No Onward Chain
- EPC Rating: D

OIEO £500,000

Telephone: 01483 797974



Camberley

- Three Double Bedrooms
- En Suite Shower Room
- Dressing Area
- Refitted Kitchen & Bathroom
- Garage & Driveway Parking
- EPC Rating: E

£525,000

Telephone: 01276 22088



Fleet

- Four Bedrooms
- Refitted Kitchen & Bathroom
- Southerly Facing Rear Garden
- Triple Glazed Windows
- Walking Distance of Town Centre
- EPC Rating: D

£599,950

Telephone: 01252 620255



Camberley

- Four Double Bedrooms
- En Suite Shower Room
- Southerly Facing Garden
- Plot Approx. ¼ Acre
- Near Schools & Local Shops
- EPC Rating: C

OIEO £600,000

Telephone: 01276 22088



West End

- Four Bedrooms
- En Suite Shower Room
- Three Reception Areas
- Extended Kitchen/Breakfast Room
- Gordon's School Nearby
- EPC Rating: C

OIEO £600,000

Telephone: 01483 797974



Farnborough

- Barningley Park Development
- Five Bedrooms
- Two Bathrooms
- Refitted Kitchen/Dining Room
- Utility Room
- EPC Rating: C

OIEO £600,000

Telephone: 01252 370008



West End

- Three/Four Bedrooms
- Two Reception Rooms
- Rear Garden Approx. 85'
- Potential to Extend STPP
- Semi-Rural Location
- EPC Rating: E

£625,000

Telephone: 01483 797974



Farnborough

- Empress Park Area
- Five Bedrooms
- Southerly Facing Garden
- Corner Plot
- Potential to Extend STPP
- EPC Rating: E

£625,000

Telephone: 01252 370008



Frimley

- Five/Six Double Bedrooms
- Three Reception Rooms
- Plot Approx. ½ Acre
- Potential to Extend STPP
- No Onward Chain
- EPC Rating: E

Guide Price £650,000

Telephone: 01276 681682



West End

- Four/Five Bedrooms
- Conservatory
- Self-Contained Annexe
- Gordon's School Nearby
- No Onward Chain
- EPC Rating: D

OIRO £650,000

Telephone: 01483 797974



Frimley

- Paddock Hill Development
- Four Double Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Cul-De-Sac Location
- EPC Rating: D

Guide Price £650,000

Telephone: 01276 681682



Church Crookham

- Crookham Park Development
- Four Bedrooms
- Two En Suite Shower Rooms
- Study
- Schools Nearby
- EPC Rating: B

£675,000

Telephone: 01252 620255



Camberley

- Eastern Fringe of Camberley
- Five Bedrooms
- Two Bathrooms
- Plot Approx. 1/3 Acre
- Potential to Extend STPP
- EPC Rating: D

£675,000

Telephone: 01276 22088



Fleet

- Dinorben Area
- Four Double Bedrooms
- Kitchen/Dining Room
- Study & Utility Room
- Backs onto Basingstoke Canal
- EPC Rating: B

£699,950

Telephone: 01252 620255



Camberley

- Four Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Cul-De-Sac Location
- Town Centre Nearby
- EPC Rating: D

£699,950

Telephone: 01276 22088



Farnborough

- Farnborough Park Area
- Period Features
- Four Bedrooms
- Southerly Facing Rear Garden
- No Onward Chain
- EPC Rating: E

£750,000

Telephone: 01252 370008



Frimley

- Five Bedrooms
- Three Reception Rooms
- Conservatory
- Opposite Woodland
- Non-Estate Location
- EPC Rating: D

£750,000

Telephone: 01276 681682



Church Crookham

- Five Bedrooms
- Three Reception Rooms
- Southerly Facing Rear Garden
- Double Garage
- Cul-De-Sac Location
- EPC Rating: D

£780,000

Telephone: 01252 620255



Camberley

- Tree Lined Avenue
- En Suite Shower Room
- Three Reception Rooms
- Plot Approx. 1/3 Acre
- Town Centre Nearby
- EPC Rating: D

£799,950

Telephone: 01276 22088



West End

- Four Bedrooms
- En Suite Shower Room
- Dressing Area
- Open Plan Kitchen/Diner
- Gordon's School Nearby
- EPC Rating: D

Guide Price £799,950

Telephone: 01483 797974



Camberley

- Many Period Features
- Four/Five Bedrooms
- Cellar & Utility
- Plot Approx. 1/4 Acre
- Approached via Electric Gates
- EPC Rating: E

OIEO £900,000

Telephone: 01276 22088



Lightwater

- Prestigious Non-Estate Location
- Four Bedrooms
- Refitted En Suite Bathroom
- Plot Approx. 1/3 Acre
- Country Park Nearby
- EPC Rating: D

OIRO £950,000

Telephone: 01276 452000



Camberley

- Many Period Features
- Four Bedrooms
- Two En Suite Bathrooms
- Kitchen/Family Room
- Plot Approx. 1/2 Acre
- EPC Rating: E

OIEO £950,000

Telephone: 01276 22088

COVER PROPERTY



Cedar Road, Farnborough Park

A striking family home, dating from the 1920's, situated within the prestigious Farnborough Park area. The property occupies a corner plot and is beautifully appointed, having undergone extensive renovation. The town centre is a pleasant walk away, as is the mainline railway station with regular services to London Waterloo.

- Period Features
- Six Bedrooms
- Refitted Bathrooms
- Four Reception Rooms
- Refitted Kitchen
- EPC Rating: D

£975,000

Telephone: 01252 370008



SALE AGREED



Broomrigg Road, Blue Triangle

A spacious family home, with a self-contained annexe, situated in the heart of the exclusive Blue Triangle area of Fleet. The property occupies an overall plot of approximately three quarters of an acre. Fleet town centre shops, restaurants and the mainline railway station are all within walking distance.

- Four Double Bedrooms
- Three Reception Rooms
- Decked Balcony
- Detached Double Garage
- Scope to Extend STPP
- EPC Rating: E

£995,000

Telephone: 01252 620255



SALE AGREED



Park Avenue, Camberley

A substantial property set on a plot of approximately 0.4 of an acre, in one of Camberley's most sought-after tree lined avenues. Features include a heated swimming pool enclosed by a southerly facing rear garden extending to approximately 130ft. Camberley town centre and Atrium complex are within short walking distance.

- Five/Six Bedrooms
- Four Reception Rooms
- Refitted Kitchen
- Carriage Driveway & Electric Gates
- EPC Rating: D

OIEO £1,200,000

Telephone: 01276 22088



Chaucer Grove, Camberley

A unique opportunity to acquire an impressive new build home, constructed in the fashionable 'Arts and Crafts' style, close to the town centre. The property provides accommodation approaching 6,000 Sq.ft. within grounds of approximately half an acre. Viewing is highly recommended.

- Six/Seven Bedrooms
- Four/Five Reception Rooms
- Cinema Room
- Gated Entrance
- Cul-De-Sac Location
- EPC Rating: B

£2,000,000

Telephone: 01276 22088



RESIDENTIAL LETTINGS

Supporting



Fleet

- Two Double Bedrooms
- En Suite Shower Room
- Off-Street Parking
- Unfurnished
- Available: IMMEDIATELY
- EPC Rating: D

£950pcm

Telephone: 01252 620255



Camberley

- Two Bedrooms
- Refitted Bathroom
- Refitted Kitchen
- Unfurnished
- Available: IMMEDIATELY
- EPC Rating: C

£950pcm

Telephone: 01276 22088



Frimley

- Cheylesmore Park Development
- Two Bedrooms
- Rear Garden
- Unfurnished
- Available: IMMEDIATELY
- EPC Rating: D

£1,200pcm

Telephone: 01276 681682



Bagshot

- Connaught Park Development
- Three Bedrooms
- En Suite Shower Room
- Unfurnished
- Available: IMMEDIATELY
- EPC Rating: E

£1,300pcm

Telephone: 01276 452000



Bagshot

- Three Bedrooms
- Schools Nearby
- Good Links to M3
- Unfurnished
- Available: IMMEDIATELY
- EPC Rating: C

£1,300pcm

Telephone: 01276 452000



Frimley

- Paddock Hill Development
- Three Bedrooms
- Garage
- Unfurnished
- Available: IMMEDIATELY
- EPC Rating: C

£1,395pcm

Telephone: 01276 681682



Frimley Green

- Five Bedrooms
- Three Reception Rooms
- Conservatory
- Unfurnished
- Available: IMMEDIATELY
- EPC Rating: C

£1,650pcm

Telephone: 01276 681682



LET BY

West End

- Nursery Green Development
- Four Bedrooms
- Cul-De-Sac Location
- Unfurnished
- EPC Rating: D
- Similar Properties Required

£1,650pcm

Telephone: 01483 797974



LET BY

Frimley

- Paddock Hill Development
- Four Bedrooms
- Three Reception Rooms
- Unfurnished
- EPC Rating: E
- Similar Properties Required

£1,795pcm

Telephone: 01276 681682



LET BY

Camberley

- Five Bedrooms
- Five Reception Rooms
- Refitted Bathroom & Shower Rooms
- Unfurnished
- EPC Rating: D
- Similar Properties Required

£2,995pcm

Telephone: 01276 22088

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- ✓ No Sale No Fee



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