

Property **Directory**

taking property to people since 1990



THIS BEAUTIFUL HOME IS LOCATED IN FLEET'S EXCLUSIVE BLUE TRIANGLE – SEE PAGE 11 FOR DETAILS

EVERYTHING'S **EASIER**



all in one

Sales | Conveyancing
Property Information Pack

Read more about our unique, 'All in One' service on page 2

Sales | Lettings
Commercial | Land



all in one

Sales | Conveyancing
Property Information Pack

“If you keep on doing what you’ve always done you’ll keep on getting what you’ve always got”

- Anonymous

We think that this saying perfectly sums up the current house buying and selling process and is why we have developed this unique service.

Found a Buyer - What Happens Next?

It is well known that the house buying and selling process in England & Wales can be troublesome, stressful and long-winded. Apart from the ill-fated introduction of Home Information Packs there has been no impetus by Government or the industry to improve the system.

Fundamentally, our view is that the process can, and sometimes does work very well, however problems can occur as a result of poor communication, misinformation and the inability of professionals to work together.

At Vickery we are seeking to change this by offering our clients the option of our ‘All in One’ service, bringing together two key service elements needed when selling your home - sales and conveyancing. Together with Specialist Property Lawyers, we aim to provide a personal, professional and efficient service to sell your home, including legal fees. By offering this joined up service, with no referral fees being paid, you receive an uncompromised service that focuses entirely on you and your sale.

Q. How does this work?

When you instruct Vickery on an ‘All in One’ basis, the legal fees for your sale will be included in our agency fee, only disbursements will be payable to Specialist Property Lawyers (SPL). As soon as you have instructed Vickery you will receive confirmation from SPL of the expected disbursements payable, together with all the forms that, once completed and returned, are required to open your property file. It’s seamless.

Q. What are the benefits?

Timesaving

The ‘All in One’ service means that once a buyer has been found for your home the sale can proceed without delay - you will have already received and completed the legal forms needed to open your file, so SPL are able to send a draft contract to your purchasers’ lawyer immediately.

You won’t need to waste time contacting legal firms, waiting for quotes, choosing the lawyer who you hope will do a good job and then stressing over the legal forms when they eventually arrive - at this point, time is of the essence and you’ll be under pressure and feeling the stress already. Not having a lawyer in place before a buyer is found can cause a delay of up to two weeks!

Confidence & Communication

You’ll have direct communication with the Vickery staff selling your property and the lawyer and support staff acting on your behalf - we have effective and open communication channels between us to ensure we work together, efficiently, to progress your sale and provide you with regular updates.

One of the frustrations often felt by customers relates to the wider chain of transactions linked to their own sale - by establishing our ‘All in One’ service we ensure that your SPL lawyer keeps you and Vickery apprised of your sale and potential onward purchase, while Vickery identify and communicate with other parties in the chain of transactions to ensure sales are moving ahead as efficiently as possible. Regular updates from both Vickery and SPL give you peace of mind that your transaction and your chain are progressing.

Cost

Our ‘All in One’ service is based on a single fee which covers the cost of your property sale, legal fees connected to the sale and your Energy Performance Certificate (EPC), only disbursements are payable. All of our ‘All in One’ fees are offered on a no sale, no fee basis*.

Specialist Property Lawyers are also able to provide a competitive estimate should you have an onward purchase, so you will know in advance what the overall cost of your move will be.

For more details about our ‘All in One’ service or to arrange your **free market appraisal** contact your local office today:

Camberley - **01276 22088**

Frimley - **01276 681682**

Fleet - **01252 620255**

Farnborough - **01252 370008**

Lightwater - **01276 452000**

West End - **01483 797974**

www.vickery.co.uk

*Conditions Apply



"An excellent service provided by the team selling our property in Lightwater. Always responsive, professional, proactive and honest in their approach, and we were also delighted with the All In One service and our dealings with Specialist Property Lawyers. We highly recommend using Vickery vs. other agents in the village based on our experience."

"I would highly recommend Stuart and his team who have been superb - a great experience from start to finish with the Vickery team in Fleet. Can highly recommend the "All in one" service which includes conveyancing too."

"House just sold in Camberley. Excellent service from all involved. Knowledgeable, professional and fast. Kept us informed all the way. Many thanks to the team. If you are buying or selling just go to Vickery."

Contact your **local** sales & lettings office



Camberley Office

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

Email camberley@vickery.co.uk
Telephone 01276 22088

Fleet Office

190, Fleet Road, Fleet, Hampshire GU51 4DA

Email fleet@vickery.co.uk
Telephone 01252 620255

Lightwater Office

37 Guildford Road, Lightwater, Surrey GU18 5SA

Email lightwater@vickery.co.uk
Telephone 01276 452000

Frimley Office

66 High Street, Frimley, Surrey GU16 7JE

Email frimley@vickery.co.uk
Telephone 01276 681682

Farnborough Office

44 Victoria Road, Farnborough, Hampshire GU14 7PG

Email farnborough@vickery.co.uk
Telephone 01252 370008

West End Office

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

Email westend@vickery.co.uk
Telephone 01483 797974

Land, New Homes & Commercial Property


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

Email scottmolloy@vickery.co.uk
Telephone 01252 629032

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/VickeryEstateAgents



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Free instant online valuation

Scan this QR Code with your smart phone camera to find out how much your home is worth!

RUN FRIMLEY

Sunday 26 September at Frimley Park Hospital



Sign up today for our annual 10k or 2.5k fun run



Thanks to our sponsors



frimleyhealthcharity.org
Registered Charity number 1049600



LOCAL EXPERIENCE MATTERS

SERVING HOMEOWNERS IN **CAMBERLEY** FOR

31 YEARS



For a **free market appraisal** contact your local office

Residential Sales

Check out our
Google
Reviews



Farnborough

- Three Bedrooms
- Refitted Bathroom & Kitchen
- Open Plan Living Area
- Shower Room/Cloakroom
- Close to Motorway Links
- EPC Rating: C

More photos & floorplan available at www.vickery.co.uk

£375,000

Telephone: 01252 370008



Camberley

- Period Features
- Two Bedrooms
- Lounge/Dining Room
- Potential to Extend STPP
- Nature Reserve Nearby
- EPC Rating: E

More photos & floorplan available at www.vickery.co.uk

£375,000

Telephone: 01276 22088



Farnborough

- Two Double Bedrooms
- Shower Room
- Lounge & Conservatory
- Enclosed Rear Garden
- Allocated Parking
- EPC Rating: B

More photos & floorplan available at www.vickery.co.uk

£387,000

Telephone: 01252 370008



Paddock Hill, Frimley

- Three Bedrooms
- Cloakroom
- Garage
- Local Shops & Schools Nearby
- No Onward Chain
- EPC Rating: C

More photos & floorplan available at www.vickery.co.uk

£389,950

Telephone: 01276 681682



Paddock Hill, Frimley

- Three Bedrooms
- Refitted Bathroom & Kitchen
- Downstairs Shower Room
- Convenient for M3 Motorway
- No Onward Chain
- EPC Rating: D

More photos & floorplan available at www.vickery.co.uk

£400,000

Telephone: 01276 681682





SALE AGREED

Church Crookham

- Three Bedrooms
- En Suite Cloakroom
- Downstairs Bathroom
- Conservatory
- Enclosed Rear Garden
- EPC Rating: D

More photos & floorplan available at www.vickery.co.uk

£400,000

Telephone: 01252 620255



Dettingen Park, Deepcut

- Four Bedrooms
- En Suite Shower Room
- Cloakroom
- Garage
- Close to Shops & Woodland
- EPC Rating: C

More photos & floorplan available at www.vickery.co.uk

OIEO £400,000

Telephone: 01276 681682



Heathside Park, Camberley

- Gated Development
- Three Bedrooms
- En Suite Shower Room
- Garage
- Good Links to M3 Motorway
- EPC Rating: D

More photos & floorplan available at www.vickery.co.uk

£420,000

Telephone: 01276 22088



Lightwater

- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Potential to Extend STPP
- Rear Garden Approx. 100'
- EPC Rating: E

More photos & floorplan available at www.vickery.co.uk

OIEO £450,000

Telephone: 01276 452000



Frimley

- Two Double Bedrooms
- Two Reception Rooms
- Plot Approaching ¼ Acre
- Walking Distance of Schools
- No Onward Chain
- EPC Rating: D

More photos & floorplan available at www.vickery.co.uk

£450,000

Telephone: 01276 681682



LOCAL EXPERIENCE MATTERS

SERVING HOMEOWNERS IN LIGHTWATER FOR

29 YEARS

★ Trustpilot ★★★★★

For a **free market appraisal** contact your local office



Lightwater

- Newly Built
- Three Bedrooms
- Bathroom & En Suite Shower Room
- 10 Year BLP Build Warranty
- Village Centre Location
- EPC Rating: TBC

More photos & floorplan available at www.vickery.co.uk

Guide Price £500,000

Telephone: 01276 452000



Lightwater

- Five Bedrooms
- Refitted Shower Room
- Lounge/Dining Room
- Utility Room
- Close to Village Centre
- EPC Rating: C

More photos & floorplan available at www.vickery.co.uk

OIEO £535,000

Telephone: 01276 452000



Frimley Green

- Four Double Bedrooms
- Three Reception Rooms
- Conservatory
- Summer House
- Potential to Extend STPP
- EPC Rating: D

More photos & floorplan available at www.vickery.co.uk

OIEO £550,000

Telephone: 01276 681682



Camberley

- Three/Four Double Bedrooms
- Open Plan Living/Dining Room
- Kitchen/Breakfast Room
- Self-Contained Annexe
- Rear Garden Approx. 100'
- EPC Rating: TBC

More photos & floorplan available at www.vickery.co.uk

£650,000

Telephone: 01276 22088



Fleet

- Four Bedrooms
- En Suite Bathroom
- Two Reception Rooms
- Cloakroom
- Garage
- EPC Rating: D

More photos & floorplan available at www.vickery.co.uk

£650,000

Telephone: 01252 620255



Nursery Green, West End

- Four Bedrooms
- En Suite Shower Room
- Utility Room
- Enclosed Rear Garden
- Gordon's School Nearby
- EPC Rating: D

More photos & floorplan available at www.vickery.co.uk

£650,000

Telephone: 01483 797974





Lightwater

- Four Bedrooms
- Kitchen/Breakfast Room
- Two Reception Rooms
- Cloakroom
- Close to Local Amenities
- EPC Rating: D

More photos & floorplan available at www.vickery.co.uk

£650,000

Telephone: 01276 452000



SALE AGREED



Cheylesmore Park, Frimley

- Four Bedrooms
- Refitted Bathroom & En Suite
- Bi-Fold Doors to Garden
- Refitted Kitchen
- Woodland Nearby
- EPC Rating: C

More photos & floorplan available at www.vickery.co.uk

OIEO £650,000

Telephone: 01276 681682



Chobham

- Three Bedrooms
- Kitchen/Breakfast Room
- Rear Garden Approx. 100'
- Summer House
- Views over Fields
- EPC Rating: C

More photos & floorplan available at www.vickery.co.uk

Guide Price £675,000

Telephone: 01483 797974



Lightwater

- Four Bedrooms
- En Suite Shower Room
- Conservatory
- Near Lightwater Country Park
- Good Access to M3 Motorway
- EPC Rating: C

More photos & floorplan available at www.vickery.co.uk

£675,000

Telephone: 01276 452000



SALE AGREED

Courtmoor, Fleet

- Four Bedrooms
- Kitchen/Breakfast Room
- Two Reception Rooms
- Corner Plot
- Close to Local Amenities
- EPC Rating: E

More photos & floorplan available at www.vickery.co.uk

£675,000

Telephone: 01252 620255



LOCAL EXPERIENCE MATTERS

SERVING HOMEOWNERS IN FLEET FOR

25 YEARS

★ Trustpilot ★★★★★

For a **free market appraisal** contact your local office



SALE AGREED

Lightwater

- Three Double Bedrooms
- Three Bathroom/Shower Rooms
- Wrap Around Garden
- Lightwater Country Park Nearby
- Premier Road
- EPC Rating: E

More photos & floorplan available at www.vickery.co.uk

£675,000

Telephone: 01276 452000



SALE AGREED

West End

- Three Double Bedrooms
- Family Room/Bedroom Four
- Two Bathrooms (One En Suite)
- Summer House
- Close to Gordon's School
- EPC Rating: D

More photos & floorplan available at www.vickery.co.uk

OIEO £700,000

Telephone: 01483 797974



SALE AGREED

Lightwater

- Four Bedrooms
- En Suite Shower Room
- Conservatory
- Sought-After Location
- No Onward Chain
- EPC Rating: D

More photos & floorplan available at www.vickery.co.uk

£700,000

Telephone: 01276 452000



SALE AGREED

West End

- Four Bedrooms
- Family Bathroom
- Two Reception Rooms
- Southerly Facing Rear Garden
- Gordon's School Nearby
- EPC Rating: D

More photos & floorplan available at www.vickery.co.uk

OIEO £725,000

Telephone: 01483 797974



West End

- Three Bedrooms
- Downstairs Shower Room
- Conservatory
- Double Length Garage
- Close to Gordon's School
- EPC Rating: C

More photos & floorplan available at www.vickery.co.uk

£750,000

Telephone: 01483 797974



Farnborough Park, Farnborough

- Four Bedrooms
- Two Bathrooms (One En Suite)
- Three Reception Rooms
- Utility Room
- Close to Mainline Station
- EPC Rating: D

More photos & floorplan available at www.vickery.co.uk

£750,000

Telephone: 01252 370008





Zebon Copse, Church Crookham

- Four Double Bedrooms
- Refitted Bathroom & En Suite
- Two Reception Rooms
- Nature Reserve Nearby
- No Onward Chain
- EPC Rating: D

More photos & floorplan available at www.vickery.co.uk

£750,000

Telephone: 01252 620255



SALE AGREED



Farnborough Park, Farnborough

- Four Bedrooms
- En Suite Bathroom
- Three Reception Rooms
- Refitted Kitchen/Breakfast Room
- Walking Distance of Town Centre
- EPC Rating: D

More photos & floorplan available at www.vickery.co.uk

£775,000

Telephone: 01252 370008



Camberley

- Charles Church 'Elizabethan'
- Four Double Bedrooms
- Two En Suite Shower Rooms
- Refitted Kitchen/Breakfast Room
- Eastern Fringe of Camberley
- EPC Rating: C

More photos & floorplan available at www.vickery.co.uk

£850,000

Telephone: 01276 22088



SALE AGREED



Lightwater

- Four Bedrooms
- Three Reception Rooms
- Kitchen/Dining Room
- Summer House
- Good Links to M3 Motorway
- EPC Rating: D

More photos & floorplan available at www.vickery.co.uk

£875,000

Telephone: 01276 452000



Farnborough Park, Farnborough

- Six Bedrooms
- Four Bath/Shower Rooms
- Country Style Kitchen/Breakfast Room
- Detached Single Storey Annexe
- Mainline Station Nearby
- EPC Rating: C

More photos & floorplan available at www.vickery.co.uk

OIEO £925,000

Telephone: 01252 370008



LOCAL EXPERIENCE MATTERS

SERVING HOMEOWNERS IN FARNBOROUGH FOR

22 YEARS

★ Trustpilot ★★★★★



SALE AGREED

Dettingen Park, Deepcut

- Five Double Bedrooms
- Dressing Room
- Cinema Room
- Bi-Fold Doors to Landscaped Garden
- Local Shops & Amenities Nearby
- EPC Rating: C

More photos & floorplan available at www.vickery.co.uk

£975,000

Telephone: 01276 681682



SALE AGREED

The Mallards, Frimley

- Five Bedrooms
- Walk-In Dressing Room
- Orangery
- Rear Garden Approx. 100'
- Cul-De-Sac Location
- EPC Rating: C

More photos & floorplan available at www.vickery.co.uk

OIEO £1,000,000

Telephone: 01276 681682



Parkway, Camberley

- Six Bedrooms
- Annexe
- South-Westerly Facing Garden
- In & Out Driveway
- Tree Lined Avenue
- EPC Rating: D

More photos & floorplan available at www.vickery.co.uk

£1,050,000

Telephone: 01276 22088



Windlesham Road, West End

- Five Bedrooms
- En Suite Bathroom
- Enclosed Gardens
- Plot Approx. ¼ Acre
- Close to Gordon's School
- EPC Rating: C

More photos & floorplan available at www.vickery.co.uk

Guide Price £1,100,000

Telephone: 01483 797974



Tekels Avenue, Camberley

- Development Opportunity STPP
- Four Bedrooms
- Plot Approx. 1/3 Acre
- Prestigious Location
- Town Centre Nearby
- EPC Rating: D

More photos & floorplan available at www.vickery.co.uk

Guide Price £1,100,000

Telephone: 01276 22088



SALE AGREED

Pinemount Road, Camberley

- Five Bedrooms
- Dressing Room to Master Suite
- Balcony
- Five Reception Rooms
- Driveway Parking & Garage
- EPC Rating: F

More photos & floorplan available at www.vickery.co.uk

Guide Price £1,250,000

Telephone: 01276 22088





SALE AGREED

Walkers Ridge, Camberley

- Seven Bedrooms
- Open Plan Kitchen & Conservatory
- Utility Room
- Prestigious Location
- Close to Crawley Ridge Schools
- EPC Rating: C

More photos & floorplan available at www.vickery.co.uk

£1,250,000

Telephone: 01276 22088



Chestnut Grove, Fleet

- Five Bedrooms
- Two En Suite Shower Rooms
- Bi-Fold Doors to Garden
- Backs onto Fleet Pond
- Highly Desirable Location
- EPC Rating: C

More photos & floorplan available at www.vickery.co.uk

£1,250,000

Telephone: 01252 620255



Old Green Lane, Camberley

- Five Bedrooms
- Three Reception Rooms
- Plot Approx. ½ Acre
- Premier Location
- No Onward Chain
- EPC Rating: TBC

More photos & floorplan available at www.vickery.co.uk

OIEO £1,250,000

Telephone: 01276 22088



Parkway, Camberley

- Five Bedrooms
- Juliet Balcony
- Kitchen/Family Room
- Secluded Rear Garden
- Tree Lined Avenue
- EPC Rating: C

More photos & floorplan available at www.vickery.co.uk

Guide Price £1,400,000

Telephone: 01276 22088



SALE AGREED

Blue Triangle, Fleet

- Period Features
- Six Bedrooms
- Refitted En Suite Bathroom
- Potential for Annexe STPP
- Mature Plot Approx. 1 Acre
- EPC Rating: D

More photos & floorplan available at www.vickery.co.uk

£1,850,000

Telephone: 01252 620255



LOCAL EXPERIENCE MATTERS

SERVING HOMEOWNERS IN WEST END FOR

21 YEARS



For a **free market appraisal** contact your local office

Residential Lettings

Check out our
Google
Reviews



Camberley

- Ground Floor Apartment
- Double Bedroom
- Allocated Parking
- Unfurnished
- Available: SEPTEMBER
- EPC Rating: C

More photos & floorplan available at www.vickery.co.uk

£750pcm

Telephone: 01276 22088



Fleet

- First Floor Apartment
- Double Bedroom
- Mainline Station Nearby
- Unfurnished
- Available: IMMEDIATELY
- EPC Rating: D

More photos & floorplan available at www.vickery.co.uk

£895pcm

Telephone: 01252 620255



Paddock Hill, Frimley

- Two Double Bedrooms
- Bathroom
- Two Reception Rooms
- Unfurnished
- Available: IMMEDIATELY
- EPC Rating: TBC

More photos & floorplan available at www.vickery.co.uk

£1,295pcm

Telephone: 01276 681682



Fleet

- Four Bedrooms
- Bi-Fold Doors to Garden
- Off-Street Parking
- Unfurnished
- EPC Rating: B
- Similar Properties Required

More photos & floorplan available at www.vickery.co.uk

£1,500pcm

Telephone: 01252 620255



Connaught Park, Bagshot

- Four Bedrooms
- Two Reception Rooms
- Good Links to M3 Motorway
- Unfurnished
- EPC Rating: C
- Similar Properties Required

More photos & floorplan available at www.vickery.co.uk

£1,600pcm

Telephone: 01276 452000



LET BY

Briars, Lightwater

- Four Bedrooms
- En Suite Shower Room
- Double Garage
- Unfurnished
- EPC Rating: D
- Similar Properties Required

More photos & floorplan available at www.vickery.co.uk

£1,650pcm

Telephone: 01276 452000



LET BY

Church Crookham

- Four Bedrooms
- Car Port & Driveway Parking
- Local Shops Nearby
- Unfurnished
- EPC Rating: C
- Similar Properties Required

More photos & floorplan available at www.vickery.co.uk

£1,700pcm

Telephone: 01252 620255



LET BY

Nursery Green, West End

- Four Bedrooms
- Kitchen/Breakfast Room
- Close to Gordon's School
- Unfurnished
- EPC Rating: D
- Similar Properties Required

More photos & floorplan available at www.vickery.co.uk

£2,000pcm

Telephone: 01483 797974



Frimley

- Four/Five Bedrooms
- Three/Four Reception Rooms
- Conservatory
- Unfurnished
- Available: IMMEDIATELY
- EPC Rating: TBC

More photos & floorplan available at www.vickery.co.uk

£2,000pcm

Telephone: 01276 681682



Crawley Ridge, Camberley

- Three Bedrooms
- En Suite Bathroom
- Close to Town Centre
- Unfurnished
- Available: IMMEDIATELY
- EPC Rating: E

More photos & floorplan available at www.vickery.co.uk

£2,750pcm

Telephone: 01276 22088

LOCAL EXPERIENCE
MATTERS

SERVING HOMEOWNERS
IN FRIMLEY FOR

19 YEARS



For a **free market appraisal** contact your local office

Commercial Sales

Check out our
Google
Reviews



SALE AGREED



Fleet Road, Fleet

- Ground Floor Retail Shop
- Kitchenette & Toilet
- 999 Year Lease
- Busy Town Centre Location
- Currently Vacant

More photos & floorplan available at www.vickery.co.uk

Guide Price £160,000

Telephone: 01252 629032



Victoria Road, Fleet

- Town Centre
- Ground & Upper Floor
- Permission to Convert to Residential
- Car Park to Rear
- Currently Vacant

More photos & floorplan available at www.vickery.co.uk

SOLD

Telephone: 01252 629032



Reading Road, Farnborough

- Investment Opportunity
- 24 Furnished Apartments
- Currently Serviced Accommodation
- Let until March 2023
- Good Commuter Links
- Close to Farnborough Airport

More photos & floorplan available at www.vickery.co.uk

Guide Price £4,750,000

Telephone: 01252 629032



Fleet Road, Fleet

- Investment Opportunity
- Prominent Location
- Ground Floor Retail Shop
- Currently Occupied by One Tech
- Loading Access & Parking to Rear
- First Floor Apartment Included

More photos & floorplan available at www.vickery.co.uk

Guide Price £325,000

Telephone: 01252 629032



Upper Street, Fleet

- Town Centre Location
- Office Space & Warehousing
- Generous Car Park
- Vacant Possession
- Development Potential

More photos & floorplan available at www.vickery.co.uk

SOLD

Telephone: 01252 629032



**JUST
LAUNCHED**



Backed by
HM Government

New Homes

Duchess Court

Fleet

Prices from **£325,000**

- Bespoke two bedroom apartments.
- Located minutes from town centre.
- Open plan living.
- Integrated kitchen appliances.
- Modern bathrooms.
- Communal garden and parking space.
- 10 year build warranty.

Telephone 01252 620255

New Homes

Georges Yard

Tongham

Prices on Application

- A selection of two and three bedroom homes.
- Cul-de-sac location.
- Contemporary specification.
- Integrated kitchen appliances.
- Gardens and parking spaces.
- 10 year build warranty.

Telephone 01252 629032



**COMING
SOON**



Backed by
HM Government



**LAST
REMAINING
PLOTS**

Land

The Brackens

Frimley

Prices from **£430,000**

- An opportunity to build your own home.
- Exclusive gated community set in twelve acres.
- Thirteen self-build plots with outline planning.
- Living accommodation up to 3,200 sq.ft.
- Choice of construction materials.
- Site tour now available.

Telephone 01276 681682



WIN £500

For your chosen charity, with six chances to win!

To enter, instruct Vickery to act for your property sale or let before 31st October 2021.

You will be entered into the prize draw. Six clients will be randomly drawn on the 3rd November 2021. Each winner will be asked to choose a UK registered charity to which Vickery will donate £500 on their behalf.

