



# taking **Property** to **People**

a unique, proactive way to market your home - **since 1990**



A DEVELOPMENT OPPORTUNITY IN THE 'FARNBOROUGH PARK' AREA

THIS DETACHED EDWARDIAN HOME OCCUPIES AN OVERALL PLOT APPROACHING HALF AN ACRE AND OFFERS SCOPE TO EXTEND OR DEVELOP, SUBJECT TO PLANNING PERMISSION – SEE PAGE 13 FOR DETAILS

It's all about **service**



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## EVERYTHING'S EASIER

Our unique '**All-in-One**' service brings together all aspects of the sale of your home - all for a **single fixed fee** on a **no sale, no fee** basis\*.

- Estate Agents Fees
- Legal Fees on Your Sale
- Professional Photography
- Energy Performance Certificate

Book your **free market appraisal** via your local office **today!**



**all in one**

Sales & Conveyancing for a single fixed price

\*Terms & Conditions apply

**Sales | Lettings**  
**Commercial | Land**

Supporting **PARITY**  
For People With Multiple Disabilities

# Welcome to issue **118**

Regularly delivered to **62,500 homes**



## Market Comment by John Vickery



**The housing market over the last 6 years has been a roller coaster ride. Initially, the Referendum in 2016 leading to Brexit in 2020 caused a lack of confidence in the market. The pandemic and short-term stamp duty incentive then caused a sudden and unexpected**

**upturn. More recently, the war in Ukraine has led to record inflation levels and increasing interest rates, which have significantly changed market conditions.**

There has been the usual negativity in the media, and it is true that the market has become price sensitive. Looking online there is now a large stock of property stagnating on the market. These properties remain unsold in most cases because the appointed agent is unable to provide a positive, proactive solution as to what is required to get the job done.

At Vicky we have experienced these sudden changes in the market before, in the early 1990's and during the 2007/8 banking crash. On both occasions, we met the problem 'head

on' and delivered excellent results for serious sellers, and that is exactly what we are doing now.

So, is now the right time to buy? Buying a home is a long-term investment; during home ownership there will be upturns and downturns, however property has been proven to be a good long-term investment. Don't take my word for it, go to our website and look at our back catalogue of magazines going back to 1990, to get an idea of how house prices have moved on!

Over the last 4 months our sales rate has been impressive; finding firm purchasers, in most cases within 4 to 6 weeks of the property coming on to the market. In some instances, a price reduction has been required, however, the market is relative, with sellers focusing on the differential between sale and purchase price.

At Vicky, we enjoy the challenge of a 'roller coaster' market – we don't list homes for sale and 'hope for the best'. **If you are considering selling or trying to sell without success, please call your local office now - we are serious about selling!**

## Its a **Family Affair**



### Simon Vickery

Following a punishing training schedule, Simon successfully took on the 2022 London Marathon, held on 5th October, also Simon's birthday! Simon completed the distance, raising a fabulous £5,000 for Parity in the process.

"My target time was 4 hrs 30 mins, but I experienced severe cramp over the last 2 miles" commented Simon, "however, I was still very pleased with my eventual time of 4 hrs 45 mins," concluded Simon.



### Paddy Vickery (The Head of the Family!)

Age is no barrier to Paddy when it comes to fundraising. At the princely age of 92, Paddy has been beavering away in her bungalow in Camberley, making high quality tote bags and greeting cards. So far, Paddy has raised over £500 for Parity for Disability. "I'm an artist at heart and love being creative in my craft room" says Paddy, "It keeps me going and it's all for such a worthy cause", concluded Paddy.

If you are interested in purchasing a tote bag or some greeting cards, we have a small stock at our Camberley office. The tote bags cost from £12 and the cards are £3; for more information, please contact Sandra Bernstein on 01276 684803. To learn more about Parity, go to their website [www.parityfordisability.org.uk](http://www.parityfordisability.org.uk).



*"We took advantage of the offer of the "All in one" service from Vickery, and we were very pleased to do so. Vickery run a well organised system so all of the legal paperwork can be handled efficiently, this minimised the amount of work we had to do! All in all, a very smooth and easy process."*

*"We purchased our property through Vickery in Camberley in 2005. We have now sold our property through Vickery Camberley. The service was excellent from start to finish. Members of staff are polite and efficient. The whole process was super fast. Special mention to Joshua and Richard. They were very professional and kept me updated throughout the process. I would definitely recommend using Vickery."*

*"Vickery's level of service through our complicated sale has been exemplary. Highly professional but with a warm and friendly manner they are head and shoulders above most other estate agents. Would recommend them to anyone."*

## Contact your local sales & lettings office



### Camberley Office

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

**Email** [camberley@vickery.co.uk](mailto:camberley@vickery.co.uk)  
**Telephone** 01276 22088

### Fleet Office

190, Fleet Road, Fleet, Hampshire GU51 4DA

**Email** [fleet@vickery.co.uk](mailto:fleet@vickery.co.uk)  
**Telephone** 01252 620255

### Lightwater Office

37 Guildford Road, Lightwater, Surrey GU18 5SA

**Email** [lightwater@vickery.co.uk](mailto:lightwater@vickery.co.uk)  
**Telephone** 01276 452000

### Frimley Office

53 Frimley High Street, Frimley, Surrey GU16 7HJ

**Email** [frimley@vickery.co.uk](mailto:frimley@vickery.co.uk)  
**Telephone** 01276 681682

### Farnborough Office

44 Victoria Road, Farnborough, Hampshire GU14 7PG

**Email** [farnborough@vickery.co.uk](mailto: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](mailto:westend@vickery.co.uk)  
**Telephone** 01483 797974

### Lettings Management

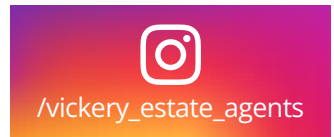
44 Victoria Road, Farnborough, Hampshire GU14 7PG

**Email** [maryhughes@lettings.vickery.co.uk](mailto:maryhughes@lettings.vickery.co.uk)  
**Telephone** 01252 519101

### Land, New Homes & Commercial Property

53 Frimley High Street, Frimley, Surrey GU16 7HJ

**Email** [scottmolloy@vickery.co.uk](mailto:scottmolloy@vickery.co.uk)  
**Telephone** 01252 629032



## Access our full back catalogue of magazines on the new Vickery website!



Scan this QR Code with your smart phone camera to access our website & our **entire back catalogue of magazines, dating back to 1990!**



## Free instant online valuation

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

## Trainee Estate Agents Required



Vickery are a busy Sales & Lettings agency, and we are recruiting!

We offer clients a unique 'all in one' approach to the marketing of their property for sale or let and we pride ourselves on the customer service we provide - we are looking for ambitious, highly motivated trainees wishing to pursue a career in estate agency.

**It is not essential to have experience in the property sector, as full training is provided.**

There are excellent prospects for career progression for the right candidates.

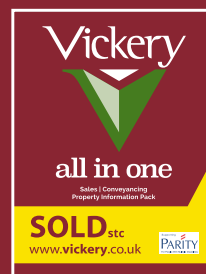
You will need to be a confident, enthusiastic individual with an engaging personality and someone looking for a career, not just a job.

A full driving licence is essential - own car required initially, but car allowance is provided once targets are achieved.

Contact: [steveconnolly@vickery.co.uk](mailto:steveconnolly@vickery.co.uk)

# Residential Sales

Check out our  
**Google**  
Reviews



## Camberley

- Retirement Apartment
- Two Double Bedrooms
- Communal Lounge
- On-Site House Manager
- Town Centre Location
- EPC Rating: C

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**£130,000**

Telephone: 01276 22088



## Briars, Lightwater

- First Floor Maisonette
- Double Bedroom
- Living Room
- Parking
- No Onward Chain
- EPC Rating: D

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**Guide £150,000**

Telephone: 01276 452000



## Camberley

- Retirement Apartment
- Two Double Bedrooms
- On-Site Manager
- Shops Close By
- No Onward Chain
- EPC Rating: C

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**£150,000**

Telephone: 01276 22088



## Camberley

- First Floor Apartment
- Double Bedroom
- Living Room
- Allocated Parking
- Close to Frimley Park Hospital
- EPC Rating: D

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**OIEO £160,000**

Telephone: 01276 22088



## SALE AGREED

Similar Properties Required

## Fleet

- First Floor Apartment
- Double Bedroom
- Living Room
- Kitchen/Dining Room
- Mainline Station Nearby
- EPC Rating: E

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**Guide £175,000**

Telephone: 01252 620255



## Camberley

- Apartment for Over 60's
- Two Double Bedrooms
- Lift Access
- Heart of Town Centre
- No Onward Chain
- EPC Rating: C

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**£195,000**

Telephone: 01276 22088



## Connaught Park, Bagshot

- Double Bedroom
- Open Plan Kitchen/Living Area
- Parking
- Convenient for M3 Motorway
- No Onward Chain
- EPC Rating: D

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**£195,000**

Telephone: 01276 452000



## Lightwater

- Two Double Bedrooms
- Living Room
- Kitchen
- Village Location
- No Onward Chain
- EPC Rating: C

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**Guide £210,000**

Telephone: 01276 452000



## Church Crookham

- Duplex Apartment
- Two Double Bedrooms
- Lounge
- Garage & Parking
- No Onward Chain
- EPC Rating: C

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**Guide £225,000**

Telephone: 01252 620255





### Zebon Copse, Church Crookham

- Ground Floor Apartment
- Two Double Bedrooms
- Lounge/Dining Room
- Communal Gardens
- Resident & Visitor Parking
- EPC Rating: C

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**Guide £235,000**

Telephone: 01252 620255



### Windmill Field, Windlesham

- Property for Over 55's
- Two Double Bedrooms
- Bathroom & Shower Room
- Close to Local Shops
- No Onward Chain
- EPC Rating: D

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**OIEO £250,000**

Telephone: 01276 452000



**SALE AGREED**

Similar Properties Required

### Fleet

- Top Floor Apartment
- Two Bedrooms
- En Suite Shower Room
- Resident & Visitor Parking
- Close to Mainline Station
- EPC Rating: B

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**OIEO £260,000**

Telephone: 01252 620255



### Paddock Hill, Frimley

- First Floor Maisonette
- Two Bedrooms
- Refitted Bathroom
- Garage In A Block
- Own Garden
- EPC Rating: C

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**OIEO £265,000**

Telephone: 01276 681682



**SALE AGREED**

Similar Properties Required

### Fleet

- Ground Floor Apartment
- Two Bedrooms
- Two Bath/Shower Rooms
- Parking
- Mainline Station Nearby
- EPC Rating: C

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**£285,000**

Telephone: 01252 620255



### Farnborough

- First Floor Maisonette
- Two Double Bedrooms
- En Suite Bathroom
- Kitchen/Breakfast Room
- Allocated Parking
- EPC Rating: C

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**£289,500**

Telephone: 01252 370008



### Frimley

- Two Double Bedrooms
- Refitted Bathroom
- Lounge/Dining Room
- Refitted Kitchen
- Walking Distance of Schools
- EPC Rating: D

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**£325,000**

Telephone: 01276 681682



### Briars, Lightwater

- End of Terrace
- Two Double Bedrooms
- Village Location
- Convenient for M3 Motorway
- No Onward Chain
- EPC Rating: D

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**£350,000**

Telephone: 01276 452000



**SALE AGREED**

Similar Properties Required

### Bagshot

- Ground Floor Apartment
- Two Bedrooms
- En Suite Shower Room
- Patio & Communal Gardens
- Resident & Visitor Parking
- EPC Rating: C

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**OIEO £350,000**

Telephone: 01276 452000



**SALE AGREED**

Similar Properties Required

### Farnborough

- Three Bedrooms
- Lounge/Dining Room
- Patio Doors to Rear Garden
- Easy Reach of Mainline Station
- No Onward Chain
- EPC Rating: C

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**OIEO £350,000**

Telephone: 01252 370008



### Farnborough

- Three Bedrooms
- Lounge
- Kitchen/Dining Room
- Enclosed Rear Garden
- No Onward Chain
- EPC Rating: C

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**£365,000**

Telephone: 01252 370008



### Zebon Copse, Church Crookham

- Two Bedrooms
- Newly Fitted Kitchen
- Enclosed Rear Garden
- Allocated Parking
- No Onward Chain
- EPC Rating: C

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**Guide £375,000**

Telephone: 01252 620255





### South Road, Bisley

- Two Double Bedrooms
- Lounge/Dining Room
- Rear Garden Approx. 100'
- Potential to Extend STPP
- Close to Local Amenities
- EPC Rating: D

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**Guide £399,950**

**Telephone:** 01483 797974



### Heatherside, Camberley

- Three Bedrooms
- Living/Dining Room
- Garage
- Schools Close By
- No Onward Chain
- EPC Rating: D

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**£400,000**

**Telephone:** 01276 22088



### Courtmoor, Fleet

- Two Bedrooms
- Living/Dining Room
- Refitted Kitchen
- Garage
- Easy Reach of Town Centre
- EPC Rating: D

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**Guide £425,000**

**Telephone:** 01252 620255



### South Road, Bisley

- Three Bedrooms
- Kitchen/Dining Room
- Utility Room
- Garage
- No Onward Chain
- EPC Rating: D

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**OIEO £445,000**

**Telephone:** 01483 797974



### Hanover Close, Frimley

- Three Double Bedrooms
- Four Piece Bathroom
- Living/Dining Room
- Re-fitted Cloakroom
- Cul-De-Sac Location
- EPC Rating: C

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**£450,000**

**Telephone:** 01276 681682



### Sun Park, Farnborough

- Three Bedrooms
- En Suite Shower Room
- Lounge
- Kitchen/Dining Room
- Garage
- EPC Rating: B

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**£525,000**

**Telephone:** 01252 370008





**SALE AGREED**  
Similar Properties Required

### Mount Pleasant Close, Lightwater

- Two Bedrooms
- Lounge
- Conservatory
- Garage
- Close to Local Shops
- EPC Rating: D

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**Guide £525,000**

**Telephone:** 01276 452000



### Burleigh Road, Frimley

- Three Bedrooms
- Living/Dining Room
- Self-Contained Annexe
- Potential to Extend STPP
- Schools & Shops Nearby
- EPC Rating: TBC

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**£550,000**

**Telephone:** 01276 681682



**SALE AGREED**  
Similar Properties Required

### Milden Gardens, Frimley Green

- Requires Modernisation
- Four Bedrooms
- Kitchen/Breakfast Room
- Conservatory
- Potential to Extend STPP
- EPC Rating: D

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**£550,000**

**Telephone:** 01276 681682



### Ancells Farm, Fleet

- Four Bedrooms
- En Suite Shower Room
- Kitchen/Breakfast Room
- Conservatory
- Easy Reach of Mainline Station
- EPC Rating: D

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**Guide £550,000**

**Telephone:** 01252 620255



### Malthouse Lane, West End

- Three Bedrooms
- Lounge/Dining Room
- Garage
- Potential to Extend STPP
- No Onward Chain
- EPC Rating: D

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**Guide £575,000**

**Telephone:** 01483 797974



**SALE AGREED**  
Similar Properties Required

### Warren Rise, Frimley

- Three Double Bedrooms
- En Suite Shower Room
- Two Reception Rooms
- Close to Schools
- No Onward Chain
- EPC Rating: C

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**£599,950**

**Telephone:** 01276 681682



# Residential Lettings

Check out our  
  
Reviews



## Thinking of moving in 2023 - Have you considered renting out your property?

**We are currently being approached by an increasing number of sellers across the region, who are also keen to explore the option of renting out their properties to facilitate their onward plans.**

There are a variety of reasons why renting out your home may offer the best solution to your moving objectives, and we have a friendly, dedicated team of experts ready to help you decide what's right for you and your family.

With unprecedented demand from tenants urgently seeking a wide range of properties, now is a great time to speak to Mary Hughes for comprehensive advice, and to discover how our range of service options can be tailored to suit your move!

**To discuss your options with Mary, contact her directly on 01252 519101 or email [maryhughes@lettings.vickery.co.uk](mailto:maryhughes@lettings.vickery.co.uk).**



**Mary Hughes** manages the Lettings Department along with her team and takes care of the day-to-day management of our landlords' portfolios. She has over 6 and a half years' experience in the industry and is a Member of the Association of Residential Letting Agents (MARLA). Mary also assists in bringing in new business to the portfolio and conducts Market Appraisals for potential new clients, as well as ensuring that the department are fully compliant in their everyday activities and roles.



**Bridget Hutt** manages the Accounts within the Lettings department and is responsible for all rent collection, rent chasing and invoicing. She has over 24 years' experience in Lettings/Accounts (21 yrs with Vickery) and during her career has gained a wealth of knowledge to assist in most other aspects of Lettings and day-to-day enquiries.



**Lisa Howson** assists the department by arranging all pre-tenancy checks and formalities to certify a smooth transition to move in, as well as carrying out the periodic property inspections for our landlords. Lisa has over 6 years' industry experience (with Vickery) and has an abundance of Lettings knowledge. She is on hand to help with any general Lettings queries our landlords or tenants may have.



**Chris Mason** has worked within the Lettings industry for 27 years (11 yrs with Vickery) and works in the department managing all repairs and maintenance, as well as keeping on top of all landlord safety checks. She is an expert when it comes to anything maintenance related and plays an important role in ensuring our tenants feel happy and comfortable in their homes whilst renting with us.



**Independent Estate Agent**



**Experienced Staff**



**Excellent Client Service**



**Established over 30 years**

**We'll take care of your home as if it were our own. If you are an existing landlord and are considering changing agents or are thinking of letting your home, we would be delighted to talk to you.**

**Contact us now on 01252 519101 or [maryhughes@lettings.vickery.co.uk](mailto:maryhughes@lettings.vickery.co.uk)**





### Connaught Park, Bagshot

- First Floor Maisonette
- Double Bedroom
- Parking
- Unfurnished
- Available: IMMEDIATELY
- EPC Rating: E

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**£900pcm**

**Telephone:** 01276 452000



### Farnborough

- Two Double Bedrooms
- Refitted Shower Room
- Newly Decorated
- Unfurnished
- Available: IMMEDIATELY
- EPC Rating: C

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**£1,000pcm**

**Telephone:** 01252 370008



### Farnborough

- Back-to-Back House
- Double Bedroom
- Parking
- Unfurnished
- Available: IMMEDIATELY
- EPC Rating: C

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**£1,000pcm**

**Telephone:** 01252 370008



### Mytchett

- Two Bedrooms
- Living/Dining Room
- Kitchen/Breakfast Room
- Unfurnished
- Available: IMMEDIATELY
- EPC Rating: D

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**£1,350pcm**

**Telephone:** 01276 22088



### Lightwater

- Three Bedrooms
- En Suite Shower Room
- Garage
- Unfurnished
- Available: MID-FEBRUARY
- EPC Rating: TBC

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**£1,500pcm**

**Telephone:** 01276 452000



### Wellesley, Aldershot

- Four Bedrooms
- En Suite Bathroom
- Cloakroom
- Unfurnished
- Available: IMMEDIATELY
- EPC Rating: B

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**£2,250pcm**

**Telephone:** 01252 370008



## Chobham Road, Frimley

- Three Bedrooms
- Living Room
- Kitchen/Dining Room
- Garage
- Walking Distance of Schools
- EPC Rating: D

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**£600,000**

Telephone: 01276 681682



## Chobham Road, Frimley

- Three Bedrooms
- Two Reception Rooms
- Utility Room
- Potential to Extend STPP
- No Onward Chain
- EPC Rating: E

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**OIEO £600,000**

Telephone: 01276 681682



## Dukes Mead, Fleet

- Four Bedrooms
- Three Reception Rooms
- Requires Modernisation
- Potential to Extend STPP
- Calthorpe Park School Nearby
- EPC Rating: TBC

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**Guide £625,000**

Telephone: 01252 620255



## Heath Park Drive, Windlesham

- Four Double Bedrooms
- Study
- Conservatory
- Scope To Extend STPP
- Walking Distance of Village Shops
- EPC Rating: TBC

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**Guide £750,000**

Telephone: 01276 452000



## Wilcot Close, Bisley

- Four Bedrooms
- Kitchen/Dining Room
- Plot Approx. ¼ Acre
- Easy Reach of Schools
- No Onward Chain
- EPC Rating: D

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**£750,000**

Telephone: 01483 797974



**SALE AGREED**  
Similar Properties Required

## Beaufront Close, Camberley

- Five Bedrooms
- Bathroom & Shower Room
- Refitted Kitchen
- Study
- Potential to Extend STPP
- EPC Rating: D

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**£775,000**

Telephone: 01276 22088





**SALE AGREED**

Similar Properties Required

### Ridgeway Close, Lightwater

- Four Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast/Family Room
- Garage
- Convenient for M3 Motorway
- EPC Rating: C

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**Guide £775,000**

**Telephone:** 01276 452000



### Hall Close, Camberley

- Five Bedrooms
- En Suite Bathroom
- Kitchen/Breakfast Room
- Annexe
- No Onward Chain
- EPC Rating: D

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**£795,000**

**Telephone:** 01276 22088



### Iberian Way, Camberley

- Four Double Bedrooms
- Four Reception Rooms
- Kitchen/Breakfast Room
- Double Length Garage
- No Onward Chain
- EPC Rating: C

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**Guide £800,000**

**Telephone:** 01276 22088



### Heatherside, Camberley

- Four/Five Bedrooms
- Refitted Kitchen/Utility Room
- Double Garage
- Potential to Extend STPP
- Close to Schools
- EPC Rating: C

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**OIEO £800,000**

**Telephone:** 01276 22088



### The Ridgeway, Lightwater

- Four Bedrooms
- En Suite Shower Room
- Lounge
- Kitchen/Breakfast Room
- Plot Approx. ¼ Acre
- EPC Rating: C

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**Guide £825,000**

**Telephone:** 01276 452000



**SALE AGREED**

Similar Properties Required

### Peninsular Close, Camberley

- Four Bedrooms
- Two Refitted Bathrooms
- Three Reception Rooms
- Refitted Kitchen/Breakfast Room
- Study
- EPC Rating: D

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**£850,000**

**Telephone:** 01276 22088





## Farnborough Park, Farnborough

- Four Bedrooms
- Shower Room
- Two Reception Rooms
- Conservatory
- Potential to Extend STPP
- EPC Rating: C

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**Guide £875,000**

**Telephone:** 01252 370008



## Bellever Hill, Camberley

- Four Bedrooms
- En Suite Shower Room
- Study
- Conservatory
- Town Centre Nearby
- EPC Rating: C

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**£950,000**

**Telephone:** 01276 22088



## Cornwall Close, Camberley

- Four Bedrooms
- Two Bathrooms (One En Suite)
- Four Reception Rooms
- Double Garage
- Cul-De-Sac Location
- EPC Rating: D

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**£950,000**

**Telephone:** 01276 22088



**SALE AGREED**  
Similar Properties Required

## Church Hill, Camberley

- Four Double Bedrooms
- Three Bath/Shower Rooms
- Refitted Kitchen/Breakfast Room
- Close to Town Centre
- No Onward Chain
- EPC Rating: F

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**OIEO £950,000**

**Telephone:** 01276 22088



**SALE AGREED**  
Similar Properties Required

## Church Hill, Camberley

- Four Bedrooms
- Kitchen/Breakfast/Dining Room
- Period Features
- Plot Approx. ¼ Acre
- Walking Distance of Schools
- EPC Rating: D

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**OIEO £950,000**

**Telephone:** 01276 22088



**SALE AGREED**  
Similar Properties Required

## Brackendale Road, Camberley

- Five Double Bedrooms
- Two Bathrooms (One En Suite)
- Refitted Kitchen/Breakfast Room
- Potential to Extend STPP
- Prestigious Location
- EPC Rating: C

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

**OIRO £975,000**

**Telephone:** 01276 22088





**Farnborough Park, Farnborough**  
**Guide £1,000,000**

**Telephone:** 01252 370008

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

An Edwardian property built around 1905, offering versatile accommodation and situated in the highly sought-after 'Farnborough Park' area. This home has many period features and offers scope to extend or develop, subject to planning permission

- Four Bedrooms
- Plot Approaching Half an Acre
- High Ceilings & Fireplaces
- Sash Windows
- Mainline Station Nearby
- EPC Rating: D



**Dettingen Park, Deepcut**  
**£1,000,000**

**Telephone:** 01276 681682

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

A beautifully presented double fronted luxury home, with gated access and situated on the southern fringes of Camberley and Frimley. The area has good access to woodland walks and local shops and schools.



- Five Bedrooms
- Three Bath/Shower Rooms
- Kitchen/Family Room
- Study
- Double Garage
- EPC Rating: C





**Robin Hill Drive, Camberley**  
**£1,150,000**

**Telephone:** 01276 22088

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

An impressive, detached property offering versatile accommodation extending to approximately 2,500 sq. ft and having undergone significant improvement by the current owners. The property is situated within a short walk of Tomlinscote and Ravenscote schools and occupies an overall plot of ¼ acre approx.

- Five Bedrooms
- Three Bath/Shower Rooms
- Kitchen/Breakfast/Family Room
- Games Room/Cinema Room
- Engineered Oak Flooring
- EPC Rating: D



**Edenbrook, Fleet**  
**Guide £1,200,000**

**Telephone:** 01252 620255

More photos & floorplan available at [www.vickery.co.uk](http://www.vickery.co.uk)

Built by Berkeley Homes, this family home occupies a cul-de-sac within easy reach of local schools, amenities and the town centre. The property is presented to a high standard and is located close to Edenbrook Country Park.

- Five Bedrooms
- Three Bath/Shower Rooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- NHBC 10yr Guarantee
- EPC Rating: B





## New Homes In Fleet

# Clarence Road

## £750,000

- Three individually designed four bedroom detached homes
- Situated in the town centre
- Bespoke kitchens with quartz work surfaces and integrated appliances
- Contemporary bathrooms and en suites
- All flooring included
- 10 year build warranty
- Completion expected summer 2023
- EPC Rating: TBC

**Telephone 01252 620255**

## New Homes In Ash

# The Willows

## £599,950

- Cul-de-sac of only three, four bedroom family homes
- Bespoke kitchens with Silestone work surfaces and integrated appliances
- Contemporary bathrooms and en suites
- All flooring included
- 10 year Build-Zone warranty
- Completion expected summer 2023
- EPC Rating: TBC

**Telephone 01252 370008**



**APARTMENTS  
AVAILABLE TO VIEW**

## New Homes In Fleet Town Centre

# Atherton Place

## £349,950

- A collection of contemporary two bedroom apartments
- Situated in the town centre
- Lift to all floors
- Bespoke kitchens with stone work surfaces, integrated appliances and additional utility space
- Balconies and terraces available
- Parking space and communal garden
- 10 year build warranty
- Ready for occupation
- EPC Rating: TBC

**Telephone 01252 620255**



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