

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

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



THIS SPLENDID FAMILY HOME OCCUPIES SECLUDED GROUNDS IN ONE OF CAMBERLEY'S MOST PRESTIGIOUS SETTINGS – TURN TO PAGE 10 FOR DETAILS

SPRING INTO ACTION

We're busy
selling!

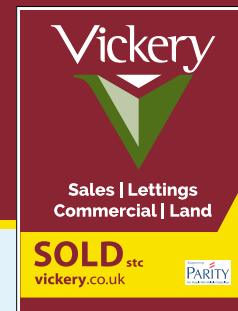


Sales | Lettings
Commercial | Land

Supporting
PARITY
For People With Multiple Disabilities

Specialising in the sale & letting of homes like yours

Do house sales HAVE to take forever?



In the mid-1980's the average time for a house sale to reach completion was around 12 weeks.

The property industry press is now saying 24 weeks or more – now, that's what I call progress!

Back in the mid-1980's the only technology to speed things along were fax machines, and not everyone had one of those! Nothing or very little was done electronically, with the legal world having to rely primarily on the postal system and a thing called the DX (Document Exchange).

So, on the face of it the process should be faster, not significantly slower, but it isn't. The legal process itself hasn't changed for decades, so the problem must lie within the parties (Estate Agent, Lawyer, Seller and Buyer) involved in the transaction.

Sometimes, people's circumstances change mid-transaction, so some sales will flounder for that reason, however, that has always been the case.

There are three main facets that contribute towards the length of time a given transaction could take. Firstly, the chain of transactions (if there is one). Longer chains mean the involvement of more parties. Secondly, the professionals involved and how efficiently they operate. Thirdly, if there is a mortgage required, the lender.

Let's 'drill down' a little. There have always been chains of sales, so nothing new there. The legal process can move far quicker now – communication via email is available instantly, as are legal documents – but there is a human factor, and it's a shame that these advances don't always seem to have impacted on transaction times.

Nothing has really changed on the mortgage front although if transactions become protracted mortgage offers can expire, but that has always been the case.

At Vickery, we understand the frustration that can be caused by difficult and time-consuming transactions.

We have been working in association with Specialist Property Lawyers (SPL) for the last twelve years, and during that time have been able to mitigate problems that can occur simply by working efficiently with open lines of communication. Our association has worked so well that for over ten years we have been able to offer our unique sale/conveyancing package on a no sale, no fee basis, and this has helped us significantly lessen transaction times.

At Vickery, our Market Appraisal of your home won't simply be about 'how much' – we will also talk about how to prepare for the sale from a marketing and legal viewpoint, and how we will find and properly qualify a purchaser most likely to complete a transaction.

For an indication of past client's views, please go to [Trustpilot.com](https://www.trustpilot.com) reviews for both Vickery and Specialist Property Lawyers.



YOUR SALE & CONVEYANCING



FOR A SINGLE FIXED FEE*

Check out our reviews ★ Trustpilot ★★★★★



Specialist Property Lawyers
Conveyancing Countrywide

We'll get you moving!

IT'S ALL ABOUT SERVICE
Check out our reviews



Call us now for a no obligation
estimate on 01276 62641 or visit:
specialistpropertylawyers.co.uk
for an online estimate



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

53 Frimley High Street, Frimley,
Surrey GU16 7HJ

Email frimley@vickery.co.uk
Telephone 01276 681682

Farnborough Office

44 Victoria Road, Farnborough,
Hampshire GU14 7PG

Email farnborough@vickery.co.uk
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West End Office

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

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Lettings Management

44 Victoria Road, Farnborough, Hampshire GU14 7PG

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Land, New Homes & Commercial Property

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

Email scottmolloy@vickery.co.uk
Telephone 01252 629032



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[/vickery_estate_agents](https://www.instagram.com/vickery_estate_agents)

Commercial Sales

Are you looking to sell a commercial property?

For many years, we have successfully sold all types of commercial premises. Transactions have involved everything from retail and high street units to hotels and pubs which have been redeveloped following closure. We have also sold light industrial/warehouse units, as well as offices which have been converted to residential accommodation.

We would be delighted to meet you and ascertain any potential that your commercial premises may have.

For further information contact Scott Molloy:
01252 629032 or scottmolloy@vickery.co.uk



We're busy **selling!**

Properties **SOLD** subject to contract in our office areas*

73%

Vickery stock SSTC 👍👍👍👍👍👍

60%

Area average – All agents stock SSTC 👎👎👎👎👎👎

Properties **EXCHANGED** in our office areas*

65%

Vickery stock Exchanged 👍👍👍👍👍👍

51%

Area average – All agents stock Exchanged 👎



* Data provided by TwentyEA between the dates 24/11/21 – 28/01/25



MacDonald Road, Lightwater

- Three/Four Bedrooms
- Conservatory
- Two Bath/Shower Rooms
- No Onward Chain
- Living/Dining Room
- EPC Rating: D

More photos & floorplan available at vickery.co.uk

OIEO £625,000

Telephone: 01276 452000



all in one
Sales & Conveyancing
for a single fixed price



High Street, West End

- Former Post Office
- Requires Modernisation
- Four Bedrooms
- Easy Reach of Gordon's School
- Two Reception Rooms
- EPC Rating: D

More photos & floorplan available at vickery.co.uk

Guide £699,950

Telephone: 01483 797974



all in one
Sales & Conveyancing
for a single fixed price



Robin Lane, Sandhurst

- Four Double Bedrooms
- Plot Approaching ¼ Acre
- Two Reception Rooms
- Convenient for M3 Motorway
- Kitchen/Breakfast Room
- EPC Rating: D

More photos & floorplan available at vickery.co.uk

OIEO £700,000

Telephone: 01276 22088



all in one
Sales & Conveyancing
for a single fixed price



Farnborough Park, Farnborough

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

More photos & floorplan available at vickery.co.uk

OIEO £700,000

Telephone: 01252 370008



all in one
Sales & Conveyancing
for a single fixed price



High View Road, Lightwater

- Four Bedrooms
- Plot in Excess ¼ Acre
- Three Bath/Shower Rooms
- Walking Distance of Country Park
- Refitted Kitchen
- EPC Rating: D

More photos & floorplan available at vickery.co.uk

£775,000

Telephone: 01276 452000



all in one
Sales & Conveyancing
for a single fixed price



Brick Hill, Chobham

- Five Bedrooms
- Plot in Excess ¼ acre
- Two Bath/Shower Rooms
- Detached Double Garage & Workshop
- Two Reception Rooms
- EPC Rating: D

More photos & floorplan available at vickery.co.uk

£800,000

Telephone: 01483 797974



all in one
Sales & Conveyancing
for a single fixed price



SALE AGREED
Similar Properties Required

Lime Avenue, Camberley

- Three Double Bedrooms
- Two Reception Rooms
- Conservatory
- Refitted Kitchen/Breakfast Room
- Schools Close By
- EPC Rating: D

More photos & floorplan available at vickery.co.uk

GUIDE £800,000

Telephone: 01276 22088



SOLD
Similar Properties Required

Parkway, Camberley

- Four Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Plot Approx. 1/3 Acre
- No Onward Chain
- EPC Rating: D

More photos & floorplan available at vickery.co.uk

£800,000

Telephone: 01276 22088



Edward Road, Windlesham

- Four Bedrooms
- Two Bathrooms (One En Suite)
- Two Reception Rooms
- Potential to Extend STPP
- Close to Village Centre
- EPC Rating: D

More photos & floorplan available at vickery.co.uk

£800,000

Telephone: 01276 452000



SOLD
Similar Properties Required

Portsmouth Road, Camberley

- Five Bedrooms
- Refitted Bathroom
- Three Reception Rooms
- Cul-De-Sac Location
- Schools Nearby
- EPC Rating: C

More photos & floorplan available at vickery.co.uk

OIEO £800,000

Telephone: 01276 22088



Ambleside Road, Lightwater

- Four Bedrooms
- Two Refitted Shower Rooms
- Refitted Kitchen/Breakfast Room
- Close to Village Centre
- No Onward Chain
- EPC Rating: D

More photos & floorplan available at vickery.co.uk

OIEO £800,000

Telephone: 01276 452000



Farnborough Park, Farnborough

- Four Bedrooms
- En Suite Shower Room
- Lounge & Study
- Kitchen/Breakfast/Dining Room
- Close to Mainline Station
- EPC Rating: E

More photos & floorplan available at vickery.co.uk

OIEO £800,000

Telephone: 01252 370008





The Willows, Fleet

- Four Bedrooms
- Two Bathrooms (One En Suite)
- Lounge
- Kitchen/Dining Room
- Edenbrook Country Park Nearby
- EPC Rating: B

More photos & floorplan available at vickery.co.uk

OIEO £800,000

Telephone: 01252 620255



SALE AGREED
Similar Properties Required

Moorlands, Lightwater

- Four Bedrooms
- Two Refitted Bath/Shower Rooms
- Three Reception Rooms
- Refitted Kitchen/Breakfast Room
- Potential to Extend STPP
- EPC Rating: C

More photos & floorplan available at vickery.co.uk

£825,000

Telephone: 01276 452000



Golf Drive, Camberley

- Four Bedrooms
- Two Shower Rooms
- Three Reception Rooms
- Plot Approaching ½ Acre
- No Onward Chain
- EPC Rating: D

More photos & floorplan available at vickery.co.uk

£850,000

Telephone: 01276 22088



SALE AGREED
Similar Properties Required

London Road, Bagshot

- Development Opportunity STPP
- Four Double Bedrooms
- Four Reception Rooms
- Plot Approaching 0.3 Acre
- Close to Village Centre
- EPC Rating: D

More photos & floorplan available at vickery.co.uk

OIEO £865,000

Telephone: 01483 797974



Springfield, Lightwater

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

More photos & floorplan available at vickery.co.uk

£875,000

Telephone: 01276 452000



Portesbery Road, Camberley

- Four Double Bedrooms
- Three Bath/Shower Rooms
- Three Reception Rooms
- Plot Approaching ¼ Acre
- Town Centre Nearby
- EPC Rating: C

More photos & floorplan available at vickery.co.uk

£900,000

Telephone: 01276 22088





Bowenhurst Gardens, Church Crookham

- Five Bedrooms
- Two Bathrooms (One En Suite)
- Three Reception Rooms
- Kitchen/Breakfast Room
- Schools Close By
- EPC Rating: D

More photos & floorplan available at vickery.co.uk

GUIDE £900,000

Telephone: 01252 620255



SALE AGREED
Similar Properties Required

Windermere Road, Lightwater

- Property One with Three Bedrooms
- Property Two with Two/Three Bedrooms
- Five Bath/Shower Rooms
- Split Level Annexe
- Plot Excess 1/3 Acre
- EPC Rating: D

More photos & floorplan available at vickery.co.uk

OIEO £900,000

Telephone: 01276 452000



SALE AGREED
Similar Properties Required

Aldershot Road, Church Crookham

- Five Bedrooms
- Three Bath/Shower Rooms
- Three Reception Rooms
- Plot Approx. 1/3 Acre
- Vendor is Staff Member
- EPC Rating: D

More photos & floorplan available at vickery.co.uk

Guide £985,000

Telephone: 01252 620255



SALE AGREED
Similar Properties Required

Claremont Avenue, Camberley

- Five Bedrooms
- Three Bathrooms (Two En Suite)
- Four Reception Rooms
- Refitted Kitchen/Breakfast Room
- Town Centre Nearby
- EPC Rating: C

More photos & floorplan available at vickery.co.uk

£1,000,000

Telephone: 01276 22088



Waverley Drive, Camberley

- Five Bedrooms
- Two Refitted Bathrooms (One En Suite)
- Four Reception Rooms
- Kitchen/Dining Room
- Plot approx. 1/4 acre
- EPC Rating: E

More photos & floorplan available at vickery.co.uk

£1,000,000

Telephone: 01276 22088



Tekels Avenue, Camberley

- Four Double Bedrooms
- Two Bath/Shower Rooms
- Kitchen/Breakfast Room
- Study/Family Room
- No Onward Chain
- EPC Rating: C

More photos & floorplan available at vickery.co.uk

OIEO £1,000,000

Telephone: 01276 22088



Residential Lettings



A Landlord's Guide to the Renters' Rights Bill: **What You Need to Know**

As the Renters' Rights Bill makes its way through the House of Lords, it promises to usher in the most significant reforms to the private rental sector in over four decades. These changes are set to transform how landlords operate, and it's vital to stay ahead of the curve.

It's never been more important to instruct an experienced agent who is knowledgeable and can ensure landlords are fully compliant with these upcoming changes.

If you're not already working with a property agent or your current agent is not providing you with a 5* service, now's the perfect time to get in touch.

Expected Key Changes Include:

- Abolition of Section 21 – No Fault Evictions & Fixed Term Tenancies
- Ban On Rental Bidding & Rent in Advance
- The Right to Allow Pets
- Ending Discrimination Against Families and Tenants on Benefits
- Private Rented Sector Database Registration
- Decent Homes Standard and Awaab's Law

As these changes are set to reshape the rental landscape, it's crucial to be proactive and informed. The Vickery Lettings Management Team are here to guide you through the new regulations as they evolve with each parliamentary reading and eventually become law.

Contact us today on 01252 519101 to discuss how we can assist you, and the new products and services we are introducing to keep you in control and give you peace of mind.

Meet the Lettings Team



Stuart Wright
Director



Lisa Howson
Lettings Admin Manager



Bridget Hutt
Accounts



Konstantinos Lekas
Lettings Accounts Administrator



Donna Burbidge
Lettings Administrator



Chris Mason
Property Maintenance



Kenmore Close, Frimley

- Four Bedrooms
- Conservatory
- Enclosed Rear Garden
- Garage
- Unfurnished
- EPC Rating: D

More photos & floorplan available at vickery.co.uk

£1,975pcm

Telephone: 01276 681682



Great Barn Crescent, West End

- Three Double Bedrooms
- En Suite Shower Room
- Kitchen/Dining Room
- Unfurnished
- Available: IMMEDIATELY
- EPC Rating: B

More photos & floorplan available at vickery.co.uk

£2,250pcm

Telephone: 01483 797974



LET BY
Similar Properties Required

Youlden Close, Camberley

- Four Bedrooms
- En Suite Shower Room
- Three Reception Rooms
- Backs onto Golf Course
- Unfurnished
- EPC Rating: D

More photos & floorplan available at vickery.co.uk

£2,250pcm

Telephone: 01276 22088



LET BY
Similar Properties Required

Iberian Way, Camberley

- Four Double Bedrooms
- Three Reception Rooms
- Kitchen/Breakfast Room
- Cul-De-Sac Location
- Unfurnished
- EPC Rating: D

More photos & floorplan available at vickery.co.uk

£2,400pcm

Telephone: 01276 22088



Elvetham Heath, Fleet

- Four Double Bedrooms
- En Suite Shower Room
- Refitted Kitchen/Dining Room
- Unfurnished
- Available: IMMEDIATELY
- EPC Rating: D

More photos & floorplan available at vickery.co.uk

£2,500pcm

Telephone: 01252 620255



LET BY
Similar Properties Required

Tenby Road, Frimley

- Five Bedrooms
- En Suite Shower Room
- Conservatory
- Close to Schools
- Unfurnished
- EPC Rating: D

More photos & floorplan available at vickery.co.uk

£3,000pcm

Telephone: 01276 681682



COVER PROPERTY



Walkers Ridge, Camberley

OIEO £1,000,000

Telephone: 01276 22088

More photos & floorplan available
at vickery.co.uk

An opportunity to acquire Grove Lodge, situated in one of Camberley's most prestigious non-estate locations and offered for sale for the first time in over 50 years. This family home retains many period features, including high ceilings and fireplaces, and occupies a mature overall plot approaching 0.4 of an acre and, although requiring refurbishment, the property offers significant scope to extend subject to planning permission.

- Five Bedrooms
- Two Reception Rooms & Study
- Two Bonus Rooms in Loft Space
- Close to Schools & Town Centre
- No Onward Chain
- EPC Rating: D





Basingbourne Road, Fleet

£1,250,000

Telephone: 01252 620255

More photos & floorplan available at vickery.co.uk

This newly built family home provides accommodation approaching 3,000sq.ft., and would be perfect for modern family living, with four bedrooms, en suite shower rooms to both the master and guest bedrooms, and a further family bathroom. Bi-fold doors lead out to the southerly facing garden and Indian Sandstone patio. To the front of the property, brick pillars include wiring for gates, parking for many cars on the gravel/block paved driveway with space for a garage, subject to planning consent.

- Under Floor Heating To Ground Floor
- Utility Room
- Quartz Worktops
- Filtered & Boiling Hot Tap
- En Suite To Master & Guest Bedrooms
- Southerly Facing Garden
- EPC Rating: B





Crawley Ridge, Camberley

OIEO £1,250,000

Telephone: 01276 22088

More photos & floorplan available
at vickery.co.uk

A unique opportunity to acquire this beautifully presented period property, approached via electric gates, situated in one of Camberley's most prestigious non-estate locations, occupying a substantial southerly facing plot of approximately a third of an acre. The property has many period features including high ceilings and skirting boards as well as ornate architraves and has undergone significant improvement works to include a stunning refitted open kitchen/dining room with a partially vaulted ceiling and bi-fold doors leading to the rear gardens.

- Six Bedrooms
- Two Bath/Shower Rooms
- Three Reception Rooms
- Basement & Garage
- Rear Garden Approx. 150'
- EPC Rating: E





Lake Road, Deepcut

£1,300,000

Telephone: 01276 681682

More photos & floorplan available
at vickery.co.uk

An extended detached family home, with accommodation measuring over 2,300 sq. ft., and offered for sale for the first time in over 60 years, since originally constructed. Externally the property has a detached garage, tennis court facilities, swimming pool, and is positioned on an enclosed plot measuring approximately four acres, with access to woodland.

- Four Bedrooms
- Two Bathrooms (One En Suite)
- Three Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- EPC Rating: D





Blue Triangle, Fleet

£1,850,000

Telephone: 01252 620255

More photos & floorplan available at vickery.co.uk

A beautiful new home, situated in the heart of the Blue Triangle area of Fleet, with easy access to the town centre and mainline station. The property provides accommodation approaching 3,600 sq.ft. arranged over three floors, to include a feature bespoke kitchen/living room overlooking the rear of the property with bi-fold doors to the garden, and occupies a plot measuring approximately 0.45 of an acre.

- Five Bedrooms
- Five Bath/Shower Rooms
- Roof Terrace to Master
- Kitchen/Dining Room
- Ten Year Build Zone Warranty
- EPC Rating: B



LAND WANTED

Cutting your pension again?

No matter how large or small, if you own land, it may have potential for re-development. To discuss this further and in confidence, contact our land department, we will be delighted to meet you and ascertain any potential your land may have.

Contact: **Scott Molloy**

Telephone: **01252 629032**

scottmolloy@vickery.co.uk



LAND SOLD



**Land in Frimley with
Planning Permission**
Similar Required



**Land in Camberley with
Planning Permission**
Similar Required

A small, stylized yellow bird with an orange beak and feet, perched on the letter 'S' of the word "SPRING".

SPRING INTO ACTION

Let Vickery take care of your sale or let.



Get a **free market appraisal** of your home **today!**

Simply **call our experts** or **scan our QR code**

