

# Vickery

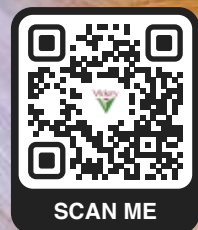
taking **Property** to **People** - since 1990



This Beautiful Edwardian Property Is For Sale

**See Page 12 For Details**

**Request your free market appraisal**



SCAN ME

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## 'All-In-One' Service

Everything you need to sell –  
One simple package!

**See page 2**

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## Probate Sales Service

Looking for support & advice

**See page 14**

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## Inheritance Tax

Leave a thoughtful legacy

**See page 14**



# 36 NOT OUT!

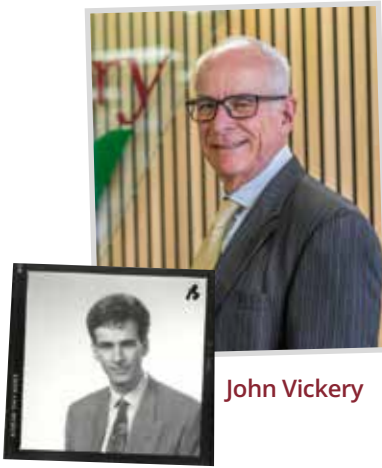
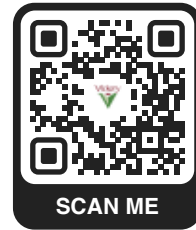
March the saw the advent of our 36th anniversary – 36 years is a long time in the property market. In 1990, we dealt with Residential Property Sales only – since then we have introduced Residential Lettings, Commercial Property Sales, Land & New Homes and 15 years ago our association with Specialist Property Lawyers began, enabling us to offer our **unique 'All-In-One' service.**

However, just as important, we have gained a wealth of experience of working through 36 years of changing market conditions. 1990 followed the late '80s property price crash, which saw values drop by as much as 30% - 2008/9 saw the short sharp shock created by the banking crisis, the Brexit years followed and then more

recently Covid. We worked through these difficult times by maintaining a positive approach, providing our clients with sound advice, whilst continuing to achieve successful sales.

At present we are once again experiencing uncertain times, so if you are considering moving, we have the track record, expertise and experience to help with your plans – we're sure you'll be bowled over!

**Scan** for your **free** Sales or Lettings **market appraisal.**



John Vickery



Steve Connolly

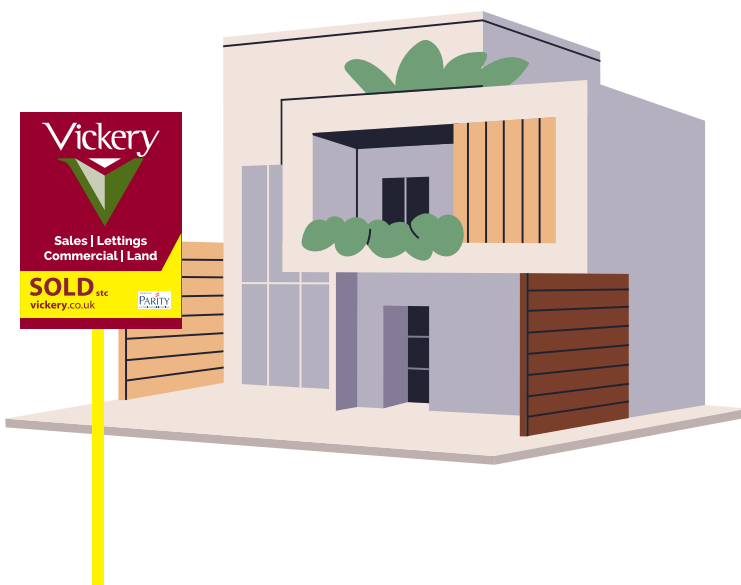
## Your sale & conveyancing for a single fixed fee\*

What's included in our All-In-One package:

- ✓ ESTATE AGENT FEES
- ✓ LEGAL FEES FOR YOUR SALE
- ✓ PROFESSIONAL PHOTOGRAPHY
- ✓ FLOORPLAN
- ✓ AND YOUR EPC



**Scan to watch our video**



\*T&C's apply - Disbursements not included - see our website

# LAND WANTED

Does your **land** have  
development **potential**?

**Contact: Scott Molloy**  
**t: 01252 629032**  
**scottmolloy@vickery.co.uk**



Scott Molloy - Director

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  
**Telephone** 01252 370008

#### **West End Office**

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

**Email** westend@vickery.co.uk  
**Telephone** 01483 797974

#### **Lettings Management**

44 Victoria Road, Farnborough, Hampshire GU14 7PG

**Email** lisahowson@lettings.vickery.co.uk  
**Telephone** 01252 519101

#### **Land, New Homes & Commercial Property**

53 Frimley High Street, Frimley, Surrey GU16 7HJH

**Email** scottmolloy@vickery.co.uk  
**Telephone** 01252 629032



/VickeryEstateAgents



/vickery\_estate\_agents

# COMMERCIAL SALES

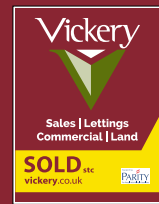
Are you looking  
to sell a commercial  
property?

**Contact: Scott Molloy**  
**t: 01252 629032**  
**scottmolloy@vickery.co.uk**

# We're busy selling!



**SOLD** stc  
vickery.co.uk



**SOLD** stc  
vickery.co.uk



## Mytchett

- Two Bedrooms
- Living Room
- Kitchen
- Study/Utility
- No Onward Chain
- EPC Rating: N/A

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

**OIEO £75,000**

Telephone: 01276 681682



## Farnborough

- First Floor
- Balcony
- Town Centre Location
- Near Mainline Station
- No Onward Chain
- EPC Rating: C

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

**£150,000**

Telephone: 01252 370008



**SALE AGREED**  
Similar Properties Required

## Windlesham

- First Floor Flat
- Double Bedroom
- Juliet Balcony
- Access to Loft Space
- Allocated & Visitor Parking
- EPC Rating: D

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

**OIEO £180,000**

Telephone: 01276 452000



## Camberley

- One Double Bedroom
- Ground Floor Apartment
- Living/Dining Room
- Kitchen
- Allocated Parking
- EPC Rating: D

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

**£184,999**

Telephone: 01276 22088



## Frimley

- Two Double Bedrooms
- Lounge/Diner
- Communal Outside Space
- Allocated Parking
- Close to Hospital
- EPC Rating: C

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

**OIEO £200,000**

Telephone: 01276 681682



## Camberley

- Ground Floor
- Double Bedroom
- Living/Dining Room
- Residents Parking
- Near Town Centre
- EPC Rating: C

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

**£200,000**

Telephone: 01276 22088



**SALE AGREED**  
Similar Properties Required

## Farnborough

- Ground Floor Apartment
- Two Double Bedrooms
- Resident Parking & Garage
- Close To Mainline Station
- No Onward Chain
- EPC Rating: C

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

**Guide £215,000**

Telephone: 01252 370008



## Church Crookham, Fleet

- Double Bedroom
- En Suite Shower Room
- Lounge with Balcony
- On-site Manager
- Manicured Gardens
- EPC Rating: B

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

**Guide £224,963**

Telephone: 01252 620255



**SALE AGREED**  
Similar Properties Required

## Farnborough

- Two Double Bedrooms
- Lounge/Diner
- Garden & Driveway
- Outside Storage Space
- No Onward Chain
- EPC Rating: C

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

**Guide £255,000**

Telephone: 01252 370008



### Windmill Field, Windlesham

- Over 55's
- Two Double Bedrooms
- Bathroom & Shower Room
- Garage & Parking
- Non-Resident Warden
- EPC Rating: C

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

**£265,000**

Telephone: 01276 452000



**SALE AGREED**  
Similar Properties Required

### Frimley

- Two Bedrooms
- Bathroom & Shower Room
- Two Reception Rooms
- Refitted Kitchen
- Near Shops
- EPC Rating: C

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

**£325,000**

Telephone: 01276 681682



### Cheylesmore Park, Frimley

- Two Bedrooms
- Built-In Wardrobes
- Two Receptions
- Parking
- Woodland Walks Nearby
- EPC Rating: E

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

**£350,000**

Telephone: 01276 681682



### Farnborough

- Three Bedrooms
- Potential to Extend STPP
- Popular Location
- Garage & Workshop
- No Onward Chain
- EPC Rating: D

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

**OIEO £425,000**

Telephone: 01252 370008



### Bagshot

- Three Bedrooms
- Living Room & Conservatory
- Kitchen/Breakfast Room
- Potential to Extend (STPP)
- Close to Station
- EPC Rating: C

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

**OIEO £425,000**

Telephone: 01276 452000



**SALE AGREED**  
Similar Properties Required

### Lightwater

- Three Double Bedrooms
- Two Reception Rooms
- Driveway
- West Facing Garden
- Sought After Location
- EPC Rating: E

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

**OIEO £425,000**

Telephone: 01276 452000



### Paddock Hill, Frimley

- Three Bedrooms
- Re-fitted Kitchen
- Utility Room & Study
- Enclosed Rear Garden
- Schools & Amenities Nearby
- EPC Rating: D

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

**£450,000**

Telephone: 01276 681682



### Frimley Green

- Two Double Bedrooms
- Two Reception Rooms
- Home Office & WC
- Conservatory
- Southerly Rear Garden
- EPC Rating: D

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

**£450,000**

Telephone: 01276 681682



**SALE AGREED**  
Similar Properties Required

### Church Crookham

- Three Bedrooms
- Potential to Extend STPP
- Southerly Rear Garden
- Non-Estate Location
- No Onward Chain
- EPC Rating: C

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

**£450,000**

Telephone: 01252 620255

## Meet our Team

Our staff are proudly  
**rated Excellent** by  
our clients.

Supporting  
**PARITY**  
For People With Multiple Disabilities



**Steve Connolly**

Managing Director



**Jacqui Faun**

Sales/Lettings Assoc. - Camberley/Frimley

Follow us on social media: /VickeryEstateAgents /vickery\_estate\_agents

For your **free** Sales or Lettings **market appraisal**, contact your local office



### Frimley

- Three/Four Bedrooms
- Lounge/Diner & Study
- Rear Garden 120ft Approx.
- Potential to Extend (STPP)
- No Onward Chain
- EPC Rating: D

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

**£500,000**

Telephone: 01276 681682



**SALE AGREED**  
Similar Properties Required

### Farnborough

- Three Bedrooms
- Refitted Kitchen
- Conservatory
- Cloakroom
- Garage
- EPC Rating: C

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

**OIEO £500,000**

Telephone: 01252 370008



**SALE AGREED**  
Similar Properties Required

### Lightwater

- Two Double Bedrooms
- Refitted Bathroom
- Open Plan Living/Dining Room
- Kitchen/Breakfast Room
- Close to Village Centre
- EPC Rating: D

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

**£500,000**

Telephone: 01276 452000



### Frimley

- Three Bedrooms
- Two Reception Rooms
- Garden 130ft Approx.
- Near Hospital
- Access to Schools
- EPC Rating: D

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

**£500,000**

Telephone: 01276 681682



### Nursery Green, West End

- Three Bedrooms
- En Suite Shower Room
- Cloakroom
- Near Gordon's School
- No Onward Chain
- EPC Rating: C

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

**£535,000**

Telephone: 01483 797974



### Frimley

- Three Bedrooms
- Family Room
- Utility Room
- Potential to Extend STPP
- Shops & Amenities Nearby
- EPC Rating: D

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

**£550,000**

Telephone: 01276 681682



### Tongham

- Three Double Bedrooms
- En Suite Shower Room
- Kitchen/Dining Room
- Cloakroom
- Approx. 4 Years Old
- EPC Rating: B

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

**Guide £550,000**

Telephone: 01252 370008



### Claremont Wood, Owlsmoor

- Four Bedrooms
- En-suite Shower Room
- Kitchen/Breakfast Room
- Family Room
- Forest Walks Close By
- EPC Rating: C

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

**OIEO £550,000**

Telephone: 01276 22088



### Frimley

- Four Bedrooms
- Two En-suite Showers
- Kitchen/Family Room
- Cloakroom
- Golf Course Nearby
- EPC Rating: C

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

**OIEO £550,000**

Telephone: 01276 681682



### Richard Orme

Director



### Edward Whitaker

Manager - Camberley/Frimley



### Lewis Careford

Manager - Camberley/Frimley

Check out our reviews!





### Camberley

- Four Bedrooms
- Four Reception Rooms
- Requires Remedial Works
- Cul-de-sac Location
- Plot 1/3 Acre Approx.
- EPC Rating: C

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

**£575,000**

Telephone: 01276 22088



**SOLD**  
Similar Properties Required

### Lightwater

- Three Bedrooms
- En-suite Shower Room
- Open Plan Living Space
- Family Room/Bedroom 4
- South Westerly Garden
- EPC Rating: C

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

**£575,000**

Telephone: 01276 452000



**SALE AGREED**  
Similar Properties Required

### Lightwater

- Three Bedrooms
- Living Room
- Kitchen/Diner
- Utility Room
- Close to Country Park
- EPC Rating: C

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

**£600,000**

Telephone: 01276 452000



### West End

- Three Bedrooms
- Dressing Room
- Open Plan Kitchen/Diner
- Rear Garden 100ft Approx.
- Near Holy Trinity School
- EPC Rating: D

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

**£625,000**

Telephone: 01483 797974



**SOLD**  
Similar Properties Required

### Farnborough Park, Farnborough

- Four Bedrooms
- Three Reception Rooms
- Utility & Cloakroom
- Close to Mainline Station
- No Onward Chain
- EPC Rating: D

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

**Guide £625,000**

Telephone: 01252 370008



### Ewshot

- Three Bedrooms
- Garden & Parking
- Semi-Rural Location
- Pub & Nature Reserve Nearby
- No Onward Chain
- EPC Rating: D

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

**£635,000**

Telephone: 01252 620255



### Connaught Park, Bagshot

- Four Bedrooms
- En-suite Shower Room
- Conservatory
- Utility & Cloakroom
- Good Access to M3
- EPC Rating: D

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

**OIEO £650,000**

Telephone: 01276 452000



### Church Crookham, Fleet

- Extended Bungalow
- Open Plan Kitchen/Diner
- Study
- Near Velmead Common
- No Onward Chain
- EPC Rating: D

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

**Guide £650,000**

Telephone: 01252 620255



**SOLD**  
Similar Properties Required

### Farnborough Park, Farnborough

- Three Double Bedrooms
- Cloakroom
- Detached Garage
- Plot 1/4 Acre Approx.
- No Onward Chain
- EPC Rating: C

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

**Guide £675,000**

Telephone: 01252 370008



### Evie Barwick

Customer Service Mng. - Camberley/Frimley



### Toby Horne

Sales/Lettings Assoc. - Camberley/Frimley



### Ellie Usher

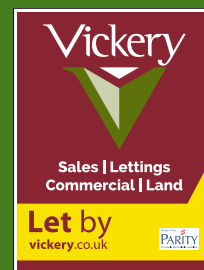
Sales /Lettings Assoc. - Camberley/Frimley

Check out our reviews!



For your **free** Sales or Lettings **market appraisal**, contact your local office

# Residential Lettings



## LANDLORDS ARE YOU READY?



The 'Renters Rights Act' comes in to force on **1st May 2026** and action is required by all existing landlords.

**Contact our lettings experts today** to see how we can help you navigate the changes and manage your rental property.

**Call 01252 519101 or email [stuartwright@vickery.co.uk](mailto:stuartwright@vickery.co.uk)**



### Ancells Farm, Fleet

- One Bedroom House
- Unfurnished
- Allocated Parking Space
- Available: MAY
- Close to Mainline Station
- EPC Rating: E

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

**£1,075pcm**

Telephone: 01252 620255



### Fleet

- One Bedroom
- Unfurnished
- Ground Floor
- Available: IMMEDIATELY
- Town Centre Location
- EPC Rating: E

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

**£1,150pcm**

Telephone: 01252 620255



**LET BY**  
Similar Properties Required

### Camberley

- Two Bedrooms
- Near Town Centre
- Lounge/Diner
- Unfurnished
- Tandem Parking
- EPC Rating: C

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

**£1,250pcm**

Telephone: 01276 452000

**Landlords** – Are you looking for a **fresh approach?**

Speak to our **experts...**

t: 01252 519101

[stuartwright@vickery.co.uk](mailto:stuartwright@vickery.co.uk)



**Stuart Wright**

Director



**Lisa Howson**

Lettings Admin. Manager

Follow us on social media: /VickeryEstateAgents /vickery\_estate\_agents



### Fleet

- Two Bedrooms
- Garage
- Mainline Station Nearby
- Unfurnished
- Available: MAY
- EPC Rating: D

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

**£1,300pcm**

Telephone: 01252 620255



### Barningly Park, Farnborough

- Two Bedrooms
- Lounge/Diner
- Kitchen
- Front Garden
- Available: APRIL
- EPC Rating: D

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

**£1,350pcm**

Telephone: 01252 370008



**LET BY**  
Similar Properties Required

### Farnborough

- Two Bedrooms
- En suite Shower Room
- Re-fitted Kitchen
- Gated Development
- Unfurnished
- EPC Rating: C

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

**£1,450pcm**

Telephone: 01252 370008



**LET BY**  
Similar Properties Required

### Moorlands, Lightwater

- Two Double Bedrooms
- Lounge/Diner
- Garden
- Parking
- Unfurnished
- EPC Rating: C

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

**£1,475pcm**

Telephone: 01276 452000



**LET BY**  
Similar Properties Required

### Ewshot

- Two Bedrooms
- Re-fitted Kitchen
- Conservatory
- Village Setting
- Unfurnished
- EPC Rating: D

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

**£1,500pcm**

Telephone: 01252 620255



### Camberley

- Two Double Bedrooms
- Two Reception Rooms
- Cloakroom
- Unfurnished
- Available: MAY
- EPC Rating: C

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

**£1,750pcm**

Telephone: 01276 22088



**LET BY**  
Similar Properties Required

### Frimley

- Two Double Bedrooms
- Two Reception Rooms
- Two Garages
- Near Shops
- Unfurnished
- EPC Rating: D

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

**£1,750pcm**

Telephone: 01276 681682



**LET BY**  
Similar Properties Required

### Crookham Park, Church Crookham

- Three Bedrooms
- En suite Shower Room
- Conservatory
- Near Nature Reserve
- Unfurnished
- EPC Rating: B

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

**£1,750pcm**

Telephone: 01252 620255



**LET BY**  
Similar Properties Required

### Camberley

- Three Bedrooms
- Re-fitted Kitchen
- New Carpets
- Schools Close By
- Unfurnished
- EPC Rating: D

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

**£1,895pcm**

Telephone: 01276 22088



### Konstantinos Lekas

Lettings Accounts Administrator



### Donna Burbidge

Lettings Administrator



### Chris Mason

Property Maintenance

Check out our reviews!



For your free Sales or Lettings market appraisal, contact your local office



### Elvetham Heath, Fleet

- Charles Church Home
- Four Bedrooms
- Kitchen/Breakfast Room
- Cloakroom
- Garage
- EPC Rating: D

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

**Guide £695,000**

Telephone: 01252 620255



### West End

- Four Bedrooms
- En Suite Shower Room
- Kitchen/Dining Room
- Utility Room
- Cloakroom
- EPC Rating: B

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

**£699,950**

Telephone: 01483 797974



### Camberley

- Five Bedrooms
- Dressing Room
- Three Bath/Shower Rooms
- Family Room
- Refitted Kitchen/Breakfast Room
- EPC Rating: D

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

**£700,000**

Telephone: 01276 22088



### Church Crookham

- Four Bedrooms
- Two Bath/Shower Rooms
- Kitchen/Breakfast Room
- Mature Rear Garden
- Close to Schools
- EPC Rating: C

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

**OIEO £725,000**

Telephone: 01252 620255



### Meadowbrook, Sandhurst

- Four Bedrooms
- En-suite Shower Room
- Three Reception Rooms
- Conservatory
- Supermarkets Nearby
- EPC Rating: C

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

**Guide £725,000**

Telephone: 01276 22088



### Camberley

- Three Double Bedrooms
- Dual Aspect Living Room
- Period Features
- South Westerly Rear Garden
- No Onward Chain
- EPC Rating: D

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

**£750,000**

Telephone: 01276 22088



### Nursery Green, West End

- Four Bedrooms
- En-suite Shower Room
- Two Reception Rooms
- Kitchen/Breakfast Room
- Conservatory
- EPC Rating: C

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

**£775,000**

Telephone: 01483 797974



### Edenbrook, Fleet

- Berkeley Home
- Four Bedrooms
- Two Bathrooms
- Near Nature Reserve
- Leisure Centre Close By
- EPC Rating: B

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

**OIEO £800,000**

Telephone: 01252 620255



**SALE AGREED**  
Similar Properties Required

### Fleet

- Four Bedrooms
- Bathroom & Shower Room
- Mature Gardens
- Close to Town Centre
- Mainline Station Nearby
- EPC Rating: D

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

**Guide £800,000**

Telephone: 01252 620255



### Toby Williams

Manager - Lightwater/West End



### Oliver Dyne

Sales/Lettings Assoc. - Lightwater/West End



### Ethan Patel

Sales/Lettings Assoc. - Lightwater/West End

Check out our reviews!





**SALE AGREED**  
Similar Properties Required

### Camberley

- Four Double Bedrooms
- Two Bathrooms
- Triple Aspect Living Room
- Kitchen/Breakfast Room & Utility
- Close to Town Centre
- EPC Rating: C

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

**£825,000**

Telephone: 01276 22088



### Camberley

- Four/Five Bedrooms
- Two Bathrooms
- Two/Three Reception Rooms
- Kitchen/Breakfast Room
- Close to Shops & Schools
- EPC Rating: B

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

**£875,000**

Telephone: 01276 22088



### Frimley

- Five Bedrooms
- Two Bathrooms
- Open Plan Living Space
- Kitchen/Breakfast Room
- Utility Room & WC
- EPC Rating: D

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

**£900,000**

Telephone: 01276 22088



### Camberley

- 'Charles Church' Home
- Two Bathrooms
- Three Reception Rooms
- Kitchen/Breakfast Room
- South Westerly Garden
- EPC Rating: C

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

**OIEO £900,000**

Telephone: 01276 22088



### Camberley

- Four Double Bedrooms
- Two Bathrooms
- Two reception Rooms
- Kitchen/Breakfast Room
- Annexe
- EPC Rating: D

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

**£950,000**

Telephone: 01276 22088



### Camberley

- Four/Five Bedrooms
- Three Bathrooms
- Plot 1/3 Acre Approx.
- Non-Estate Location
- Near Crawley Ridge Schools
- EPC Rating: D

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

**£950,000**

Telephone: 01276 22088



### Frimley

- Five Bedrooms
- Five Bath/Shower Rooms
- Five Reception Rooms
- Bi-fold Doors to Garden
- Plot 1/3 Acre Approx.
- EPC Rating: C

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

**£995,000**

Telephone: 01276 681682



### Camberley

- Six Bedrooms
- Re-fitted Kitchen
- Re-fitted Bathrooms
- Tomlinscote School Nearby
- No Onward Chain
- EPC Rating: C

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

**£1,100,000**

Telephone: 01276 22088



### Camberley

- Four Bedrooms
- Three Bath/Shower Rooms
- Three Reception Rooms
- Garden 130ft Approx.
- Tree-lined Avenue
- EPC Rating: D

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

**£1,250,000**

Telephone: 01276 22088



### Jordan Richards

Manager - Fleet/Farnborough



### Sarah Morris

Customer Service Assoc. - Fleet/Farnborough



### Ryan Battle

Sales/Lettings Assoc. - Fleet/Farnborough

Check out our reviews!



For your **free** Sales or Lettings **market appraisal**, contact your local office



**COVER PROPERTY**

**Crawley Ridge, Camberley**

**£1,250,000**

**Telephone:** 01276 22088

An exceptional period residence, seamlessly blending timeless character with high end contemporary finishes. Set within an impressive plot, the property is approached via a sweeping driveway with ample parking. The accommodation is well-proportioned and finished to a high specification and externally, the mature grounds offer privacy, space, and excellent potential for outdoor entertaining. This remarkable home delivers the perfect balance of period charm and modern sophistication, in a sought-after location.

- Four Bedrooms
- Re-fitted Bath/Shower Rooms
- Three Reception Rooms
- Plot 1/3 Acre Approx.
- Near Crawley Ridge School
- EPC Rating: D

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



**Belton Road, Camberley**

**£1,250,000**

**Telephone:** 01276 22088

A magnificent period residence with five bedrooms. The house occupies a substantial and wonderfully private plot, in a prestigious setting not far from Camberley town centre, with its 'Atrium' complex and wide range of shops and restaurants. Features include a beautifully re-fitted kitchen/breakfast room, three stylish re-fitted bathrooms (two en suite) and generously proportioned living spaces. A large in & out driveway gives access to twin garages.

- Five Bedrooms
- Balcony to Master Bedroom
- Two Reception Rooms & Study
- Many Period Features
- Plot 1/4 Acre Approx.
- EPC Rating: D

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

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**Richard Orme** - Director

Surrey

**01276 452000**

[richardorme@vickery.co.uk](mailto:richardorme@vickery.co.uk)



**Stuart Wright** - Director

Hampshire

**01252 620255**

[stuartwright@vickery.co.uk](mailto:stuartwright@vickery.co.uk)



**Orchard Hill, Windlesham**

**£1,500,000**

**Telephone:** 01276 452000

Situated in a highly prestigious non-estate location, this impressive, detached home showcases distinctive mock Tudor styling and is approached via an impressive 100ft driveway, leading to a detached double garage. The home offers well-balanced and versatile accommodation, ideal for modern family living and entertaining. Set within substantial grounds, this exceptional property combines character and space in a prime location, making it a rare and desirable opportunity.

- Five Double Bedrooms
- Four Bathrooms
- Three Reception Rooms
- Kitchen/Dining Room
- Plot 1.5 Acres Approx.
- EPC Rating: C

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



**Blue Triangle, Fleet**

**Guide**

**£1,600,000**

**Telephone:** 01252 620255

An executive detached family home which has been extended over previous years, resulting in substantial living accommodation. The principal reception areas have direct access onto the rear patio, decking areas and gardens beyond, perfect for entertaining within a delightful setting, surrounded by mature trees and evergreens. The property occupies one of Fleet's most sought-after locations, and is within close proximity of the town centre, local schools, and Fleet mainline station.

- Six Double Bedrooms
- Three En Suite Shower Rooms
- Open Plan Kitchen/Diner
- Prestigious Blue Triangle Area
- Plot 1/2 Acre Approx.
- EPC Rating: C

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



# PROBATE SALES SERVICE

Working closely with experts providing Probate, Estate Administration & Wills

Looking for Support & Advice?  
Contact your local office – see page 3



NJL Wealth

ADVERTISING FEATURE

## Leave a thoughtful legacy



**There are few more confusing – or unpopular – taxes than Inheritance Tax (IHT). If you're unsure of the details, or you'd like more of your inheritance to go to your family and less to the HMRC or on care fees, we can help.**

Leaving loved ones to incur up to a 40% reduction due to tax on their inheritance is a hard ask. Yet despite many children and grandchildren being ill-equipped to grapple with IHT, more and more families are having to deal with it.

It's a situation that is set to continue, with the Office of Budget Responsibility forecasting that IHT revenues will reach £14.3 billion by 2029/2030<sup>1</sup>.

In better news for your family, the residence nil-rate band threshold is now set at £175,000 for those

who qualify when passing their main residence to direct lineal dependants.

This goes some way to reflect the growth in property prices, as well as other asset values, which together have dragged more households into the IHT net.

Nevertheless, it can come as a shock to discover that a large proportion of your wealth, which includes the family home, investments such as Individual Savings Accounts (ISAs), life assurance plans not in trust and even old family heirlooms, will be included in your estate.

### Get in the know

So what exactly could your family be liable for? We've already discussed the residence nil-rate band threshold of £175,000. Then you can factor in that the first £325,000 of your estate is likely to be exempt from IHT. This means that, subject to various conditions, if you're married or in a civil partnership, you could have a tax-free estate worth £1,000,000.

Yet the simple fact is that IHT could be considered a voluntary tax. The Treasury relies on our inertia and reluctance to confront the issues of death and inheritance. To make things worse, the Treasury's coffers are boosted at the exact time your loved ones least need the added hassle.



Request a call back

### Help your family now

There are many perfectly legitimate ways to mitigate IHT through foresight and careful financial planning. You don't need high-powered tax planning, just a willingness to discuss the issue, act and make use of the many options available. These include establishing trusts and making use of annual exemptions such as gifting.

Bear in mind that if you're domiciled, or resident, in the UK, IHT rules are complex. Certain transfers are deemed exempt from the tax if they pass between a husband and wife or civil partners.

The levels and bases of taxation, and reliefs from taxation, can change at any time. The value of any tax relief depends on individual circumstances.

Trusts are not regulated by the Financial Conduct Authority.

### Get in touch

If you're after a little help to guide you through the IHT maze, give us a call. We're here to make a difference to your family's future.

<sup>1</sup>Office for Budget Responsibility, Economic and Fiscal Outlook, March 2025

### Richard Lake

DipPFS  
Cert CII (MP)

Founding Partner [www.njlwealth.co.uk](http://www.njlwealth.co.uk)

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Associate Partner Practice



# NEW HOMES



## Fleet Road, Fleet

**POA**

An exciting new development of four 3-storey terraced homes and two detached properties, conveniently situated within walking distance of the town centre and mainline railway station.

**For more information - Telephone: 01252 620255**



## Rounton Rd, Church Crookham

**POA**

Three brand new detached family homes, occupying a non-estate location within walking distance of Velmead Common, as well as local schools and amenities.

**For more information - Telephone: 01252 620255**

# COMMERCIAL



## Aldershot

**£400,000**

A two storey Grade II retail shop which would suit a variety of alternative uses, subject to the necessary planning consents.

**Telephone: 01252 629032**



## Yateley

**£850,000**

A former motor spares yard, with alternative commercial uses, subject to obtaining the necessary consents. The site extends to 1/3 Acre approx. and will be sold with vacant possession.

**Telephone: 01252 629032**

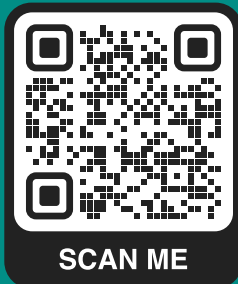


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