



Thinking  
about  
selling in  
2005

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We are in your area now  
- contact your local  
office for a free market  
appraisal

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Issue 74 **property directory**

Residential Sales & Lettings offices in Hampshire & Surrey

**Vickery**



Winter 2004/5

This property is for sale, see pages  
2 and 32 for details.

[www.vickery.co.uk](http://www.vickery.co.uk)



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**LAND & NEW HOMES**

**CAMBERLEY OFFICE**

Scott Molloy – Director  
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**RESIDENTIAL LETTINGS**

**LETTINGS TEAM**

Nicholas Yewings – Manager  
Mike Vertannes – Client Manager  
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Christine Collard – Weekend Assistant

**MANAGEMENT TEAM**

Jan Duggan – Management Coordinator  
Karen Howard – Administration Coordinator  
Bridget Hutt – Accounts Administrator  
Jenny Coleman – Lettings Administrator  
Rebecca Mahoney – Lettings Administrator



**Cover Property**

**Fleet**

The wing of a manor house believed to have been built for Mr Crosse of the Crosse & Blackwell Company, retaining many period features.

- Four Bedrooms • Oak Framed Windows
- Kitchen/breakfast Room • Sun Room Plus Two Further Reception Rooms • Garage • Landscaped Gardens

The property is offered for sale with no onward chain.

**Price on application.** ALBAN/18962/1

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**Opening Times**

<b>Sales</b>	
Monday to Thursday	9am – 7pm
Friday	9am – 6pm
Saturday	9am – 5pm
Sunday*	10am – 4pm
<b>Lettings</b>	
Monday to Thursday	9am – 7pm
Friday	9am – 6pm
Saturday	9am – 5pm
*Camberley, Fleet and Lightwater only	

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*Spencer McCarthy*  
Chairman

**Churchill**  
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Independence • Safety • Security



## SPEND NEW YEAR IN THE SUN!

### Bracken Park, Elvetham Heath, Fleet

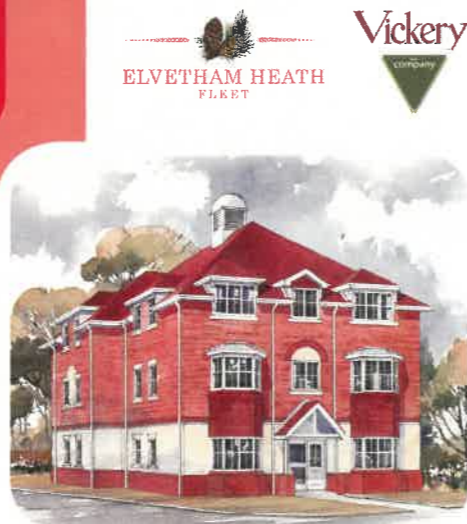
Spacious and distinctive 2 bedroom apartments at this award winning development.

Prices from **£187,500**

**Move in for Christmas and we will give you £2,000 worth of holiday vouchers\* to spend on a relaxing New Year break in the sun**

Phone **01252 623846**

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or visit [www.persimmonhomes.com](http://www.persimmonhomes.com)



**PERSIMMON**  
Together, we make a home

Illustration shows an artists impression of apartments at Bracken Park. \*On selected plots only for legal completion by 24th December 2004. Details correct at time of going to press.

SE

**SHOW APARTMENTS  
AVAILABLE TO VIEW  
ONLY 50% REMAINING**

**PRICES FROM  
£177,500**



### ACORNS

PORTSMOUTH ROAD • CAMBERLEY • SURREY

The apartments at 'Acorns' represent a perfect opportunity for modern living, offering well planned, attractively designed and spacious apartments and conveniently located for both the village of Frimley and the town centre at Camberley. Be the first to enjoy them.

- Ten brand new one & two bedroom apartments
- Entry phone system
- Allocated off-street parking
- NHBC guarantee



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**Beckingham Homes**

For details call our agents:



**Vickery & Company  
01276 22088**



**Twelve luxury 1 & 2 bedroom apartments  
Situated close to Fleet Town Centre**

**LAST FEW REMAINING**

Prices start from  
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Artist's Impression for guidance only

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CONNAUGHT ROAD • FLEET

- Landscaped and turfed communal areas
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For further information and a brochure call



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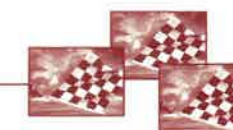
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**SIXTEEN 1 & 2 BEDROOM APARTMENTS**

**PRICES TO BE RELEASED EARLY 2005  
TO REGISTER YOUR INTEREST NOW - PLEASE CALL 01276 692142**



75/79 PARK STREET  
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## CAMBERLEY OFFICE

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## CAMBERLEY TEAM



David Vertannes  
Director



Andrew Corley  
Associate Director



David Wanless  
Client Manager



Will Hosten  
Client Manager



Penny Goodman  
Negotiator BA(Hons)



Keith Bishop  
Negotiator



Monica Newman  
Trainee Negotiator

## OFFICE NEWS

As we enter the last quarter of the year, the property market is being dictated by realistic pricing and skilful negotiation, but with good numbers of properties coming to the market and excellent levels of potential buyers registering on our mailing list the local Camberley market remains active. However many buyers are taking longer to decide on a purchase and are increasingly negotiating on the purchase price before proceeding.

Many corporate agents are reporting that they have seen business levels down some 20% on this time last year, yet I am glad to say that quite the opposite is the case for Vickery & Company, Camberley. By giving the right advice and support to our clients all through the buying process we have seen a 12% increase in sales year to date, with this figure expected to increase.

Our success is further witnessed by an outstanding 85% recommendation rating from buyers and sellers using our service – so if your agent tells you the market is quiet and they appear to be feeling the pinch – call Vickery & Company for a proactive approach to the marketing of your property - we are here to make the difference.

David Vertannes

## DON'T ASK US!

Excerpt from a commendation letter recently received by this office:

*'Moving home is stressful enough but as you know we had a longer than normal chain which collapsed twice. With the help of you and your colleagues on both occasions the chain was restored within days which I know was not easy. It was also good to have your reassurance that all would be well in the end.'*

## DAVID VERTANNES DIRECTOR

*"Through excellent teamwork we aim to provide a top quality service to our customers."*



*For a free market appraisal telephone  
01276 22088*



### Camberley

- Ground Floor Apartment • Security Entry System
- One Bedroom • Kitchen • Bathroom
- Off-street Parking

£135,000 FAIRW/18929/2



### Camberley

- First Floor Apartment • Two Double Bedrooms
- 162 x 13'9 Living Room • Fitted Kitchen
- Communal Parking • Close To Town Centre

£159,950 FRANCI/18693/2



### Camberley

- Ground Floor Apartment • Two Bedrooms
- Living Room • Re-fitted Kitchen and Bathroom
- Garage In Block • No Onward Chain

£164,950 HALLC/19180/2



### Camberley

- First Floor Apartment • Two Bedrooms
- Ensuite To Bedroom 1 • Separate Bathroom
- Integral Garage • Close To Town Centre

£165,000 YORKP/19196/2



### Camberley

- Ground Floor Apartment • Two Bedrooms
- Ensuite To Bedroom 1 • Separate Bathroom
- Close to Town Centre • No Onward Chain

£174,950 MARKH/19194/2



### Camberley

- Second Floor Apartment • Two Bedrooms
- Re-fitted Kitchen/Breakfast Room • Re-Fitted Bathroom
- Garage • No Onward Chain

£179,950 TUDOR/19254/2



### Camberley

- Second Floor Apartment • Two Bedrooms
- Living Room • Kitchen/breakfast Room
- Garage • No Onward Chain

£179,950 TUDOR/18805/2



### Camberley

- Ground Floor Apartment • Two Double Bedrooms
- En-suite to Bedroom 1 • Living Room
- Kitchen/ breakfast Room • Communal Off-street Parking

£180,000 TIDES/16041/2



### Camberley

- Two Bedrooms • Converted Penthouse Apartment
- En-suite and Further Bathroom
- Appliances In Kitchen • Parking
- Close To Town Centre

£199,950 LANCE/18060/2





### Camberley

A semi-detached property with character situated within walking distance of Camberley town centre.

- Two Double Bedrooms • Two Reception Rooms • Re-fitted Kitchen
- Approx 65' Garden • Off-street Parking

**£209,950** PORTE/18665/2



### Camberley

An extended older style bungalow situated in a cul-de-sac position.

- Detached • Three Bedrooms • Living/dining Room • Re-fitted Kitchen
- Re-fitted Bathroom • Parking For Several Cars

**£249,950** CRABT/19106/2



### Heatherside

A detached property situated on the popular Heatherside development.

- Four Bedrooms • Two Reception Rooms • Re-fitted Bathroom and Cloakroom
- Fitted Kitchen • Enclosed Gardens • Garage In Block

**£255,000** KIRKS/19065/2



### Camberley

An older-style detached property with a rear garden of approximately 85'.

- Three Bedrooms • Two Reception Rooms • Shaker Style Kitchen
- Off-street Parking

**£249,950** FRIML/18591/2



### Heatherside

A detached chalet style bungalow situated on the popular Heatherside development.

- Two/three Bedrooms • One/two Reception Rooms
- Re-fitted Kitchen and Bathroom • Garage • Gardens

**£255,000** CHERR/19037/2



### Camberley

A refurbished detached property retaining many character features.

- Two Bedrooms • Two Reception Rooms • Re-fitted Kitchen and Bathroom
- High Ceilings • Ornate Cornicing • Deep Skirting Boards

**£269,950** DAHLI/18991/2



### Camberley

A link-detached property situated within walking distance of the town centre and local amenities.

- Four Bedrooms • Living/Dining Room • Study • Refitted Ensuite
- Shower Room • Refitted Bathroom • No Onward Chain

**£299,950** CAMBR/18807



### Camberley

A recently redecorated Charles Church 'Regency' style town house situated in a cul-de-sac location within walking distance of Camberley Town centre.

- Three Bedrooms • Two Reception Rooms • En-suite Shower Room
- Utility Room • Double Glazing • Integral Garage

**£329,950** LANCA/19017/2



### Wellington Park

A four bedroom detached property situated on the popular Wellington Park development.

- En-suite Shower Room • Two Reception Rooms • Kitchen & Utility
- Garage & Parking • Approx.40'x35' Rear Garden

**£349,950** PAGET/17802/2



### Camberley

A luxury first floor apartment with lift and video security entry system, situated within walking distance of the town centre.

- Two Double Bedrooms • En-Suite to Master Bedroom
- 21' x 15' Living Room • Fitted Kitchen/Breakfast Room
- Communal Gardens and Allocated Parking

**£309,950** GRENV/18391/2



### Camberley

A deceptively spacious split-level detached property situated in a non-estate location close to Collingwood and Crawley Ridge schools.

- Five Bedrooms • En-suite To Bedroom One • Kitchen/breakfast Room
- Two Reception Rooms • Garage

**£329,950** BEAUF/18227/2

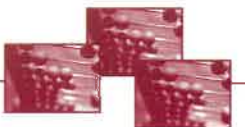


### Camberley

A selection of brand new George Wimpey built three/four bedroom town houses.

- Ensuite Bathroom • Built In Appliances • Garage • Upvc Windows
- Show Home Open

**£350,000** THEEU/19041/2





### Camberley

A detached property on the eastern fringes of Camberley with a rear garden of approximately 80' x 70'.

- Four Bedroom • En-suite Shower Room • 30x11' Living Room
- Dining Room • Family Room • Kitchen And Utility • Parking

**£379,950** FOXH/18519/2



### Camberley

A neo-georgian style detached property situated in a popular residential position within walking distance of the town centre and amenities.

- Four Bedrooms • Two Reception Rooms • Re-fitted Bathrooms
- Re-fitted Kitchen • Double Garage

**£399,950** SHALB/18833/2



### Camberley

A four bedroom Charles Church 'Stratford' style property which has been improved in recent years.

- En-suite Shower Room • Family Bathroom • Two Reception
- Kitchen/breakfast Room • Double Garage

**£399,950** CHATS/18423/2



### Wellington Park

A detached property built by Bryant Homes situated in a cul-de-sac in lightly wooded surroundings.

- Four Bedroom • Three Reception Rooms • En-suite to Bedroom One
- Garage

**£399,950** PENIN/19252/2



### Camberley

A detached property set within a mature plot in a popular non-estate location.

- Five Bedrooms • En-suite To Bedroom 1 • Two Reception Rooms
- Re-fitted Kitchen • Two Garages • Off-street Parking

**£399,950** ALPIN/19069/2



### Camberley

A split-level detached Charles Church property situated within easy reach of local schools and amenities and set in an overall plot measuring approximately 0.3 of an acre.

- Four Bedrooms • Three Reception Rooms • En-suite Shower Room
- Kitchen/breakfast Room • Double Garage • Further Parking

**£429,950** WINDE/18655/2



### Camberley

A mature detached property situated within walking distance of the town centre with a garden of approximately 90' x 51'.

- Four Bedrooms • En-suite Shower Room • Three Reception Rooms
- Re-fitted Kitchen • Re-fitted Bathroom • Upvc Double Glazing
- Double Garage & Parking

**£460,000** LITT/18985/2



### Camberley

A detached property with character and parking for a number of vehicles.

- Four Bedrooms • Three Reception Rooms • Re-fitted Kitchen
- Breakfast Room • Utility Room • Detached Double Garage

**£499,950** BRACK/18947/2



### Camberley

A detached house with both garage and car port set in an established plot approximately one mile from the town centre.

- Four Bedrooms • Three Reception Rooms • Re-fitted Kitchen
- Two Bathrooms • 1/3 Acre Approximately • Replacement Windows

**£499,950** RUST/19248/2



### Camberley

A five bedroom detached property situated in one of Camberley's most sought after locations, close to the town centre.

- En-suite Bathroom • Two Further Bathrooms • Four Reception Rooms
- Double Glazing • Detached Double Garage

**£499,950** LONGF/19198/2



### Camberley

A mature four bedroom home situated in this popular non-estate location within walking distance of the town centre and local amenities.

- Four Bedrooms • Two En-suites • Four Reception Rooms • Conservatory
- Re-fitted Kitchen • Approx. 130' x 55' Rear Garden • Garage And Parking

**£499,950** PARKA/18925/2



### Camberley

A detached family home situated in a cul-de-sac within close proximity of Collingwood and Crawley Ridge schools.

- Five Bedrooms • Two En-suites • Four Reception Rooms
- Kitchen With Appliances • Garden • Garage • No Onward Chain

**£515,000** PORTS/18881/2





### Camberley

A detached property situated in a sought-after location within walking distance of Camberley town centre.

- Five Bedrooms • En-suite Bathroom • Three Reception Rooms
- Double Garage • Approx. 73'x60' Rear Garden

£570,000 FOXDE/17828/2



### Camberley

A detached property situated in an established non-estate location within walking distance of Camberley town centre.

- Five/six Bedrooms • Four Reception Rooms • Two En-suites
- Double Width Garage • Approx. 70' x 65' Rear Garden

£729,950 THEFU/17886/2



### Camberley

A detached property with character built around 1936 and situated in a popular non-estate location a short distance from Camberley town centre.

- Detached • Five Bedrooms • Non-estate Location • Three Reception Rooms
- Kitchen/breakfast Room • Double Garage • Off Street Parking

£925,000 LITTU/19150/2



### Camberley

A detached house built by G O Salter approximately four years ago and situated close to Camberley town Centre.

- Five Bedroom • Three En-suites • Master Bathroom • Three Reception Rooms
- Kitchen/breakfast Room • Games & Family Rooms • Garage And Parking

£650,000 CHEPS/19118/2



### Camberley

An individual detached family home occupying a plot of approximately 0.4 of an acre and situated in one of Camberley's most sought after areas.

- Five Bedrooms • Four Reception Rooms • Two En-suites
- Re-fitted Bathroom • Re-fitted Kitchen/Breakfast Room
- Approx. 84' x 68' Rear Garden • In-and-Out Driveway with Parking

£750,000 LINGW/19186/2



### Camberley

A substantial family home occupying an established plot approaching an acre in one of Camberley's premier roads, sympathetically extended and improved within the last year.

- Five Bedrooms • Five Reception Rooms • En-suite Facilities • Kitchen/breakfast Room • Utility Room • Galleried Landing • Close To Town Centre

£1,150,000 COPPI/19023/2

## Frimleydirectory



### FRIMLEY OFFICE

66 High Street,  
Frimley, Surrey  
GU16 5JE  
Tel: (01276) 681682  
Fax: (01276) 681855  
Email: frimley@vickery.co.uk

### FRIMLEY TEAM



Abby Brasier  
Manager



Chris Oakey BSc  
Negotiator



Vanessa Porter  
Secretary

### OFFICE NEWS

As we approach the end of the year, with this, our last issue of the property Directory before Christmas, I am pleased to announce consistent strong results from our Frimley Office.

We have successfully exceeded our sales arranged target for the last three consecutive months with properties still selling at an average of 97% of their asking prices. Evidence, I believe, of our clients receiving and responding to honest advice from the right agent.

It is an active market, as our results suggest, with motivated buyers positively drawn to those houses offering best value for money among their competition. We provide our clients with a comprehensive selling strategy, which is regularly reviewed as the market changes, with the aim to attract the best buyers and achieve the highest prices.

We have had an encouraging start to the final quarter this year in Frimley, and my team is looking forward to continuing our successful performance into 2005.

If you would like an up to date market appraisal on your home, or any related advice on buying and selling, please pop in to, or contact our High Street office at any time.

Abby Brasier  
Manager

### DON'T ASK US!

Customer research comments:

*"Would recommend Vickery & Company to friends and use them again."*

*"The service was absolutely excellent."*

*"The service was professional right from the beginning."*

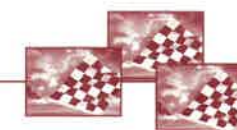
*"Vickery & Company was there for us!"*

ABBY BRASIER BSC (HONS)  
MANAGER

*"Through excellent teamwork we aim to provide a top quality service to our customers."*



For a free market appraisal telephone  
01276 681682





### Village Centre

- Second Floor Apartment • Two Bedrooms
- 22'11 x 11'11 Lounge • Kitchen • Bathroom
- Communal Grounds & Parking • Garage In Block
- No Onward Chain

£159,950 CHANT/18948/7



### Frimley

- Three Bedrooms • Lounge • Re-fitted Kitchen
- Dining Area • UPVC Double Glazing
- Landscaped Rear Garden • Garage
- Close To Town Centre

£169,950 GILBE/19152/2



### Deepcut

- First Floor Apartment • Two Double Bedrooms
- Kitchen • Living Room • UPVC Double Glazing
- Garage • Communal Grounds
- Security Intercom System

£184,950 BROCK/19128/7



### Paddock Hill

- End of Terrace • Three Bedrooms
- 15'8 x 9'6 Kitchen/Breakfast Room
- 17'10 x 12'5 Lounge • UPVC Double Glazing
- Garage In Block • Close To Local Schools
- No Onward Chain

£197,500 CONWA/19192/7



### Paddock Hill

- Three Bedrooms • 17'10 x 15'7 Lounge
- 15'7 x 9'6 Re-fitted Kitchen/Breakfast Room
- Re-fitted Bathroom • UPVC Double Glazing
- Garage In Block • Close To Local Schools

£199,950 CONWA/18960/7



### Paddock Hill

- Three Bedrooms • L-Shaped Lounge/Diner
- Cloakroom • Rear Garden • Garage In Block
- Cul-de-Sac Location • Close To Local Schools

£199,950 OSBOU/18464/7



### Village Centre

- Semi Detached • Three Bedrooms • 24' x 10'8 Lounge
- Cloakroom • Utility Room • Double Glazing
- Cul-de-Sac Location • No Onward Chain

£207,000 BAILE/19070/7



### Deepcut

- Two Bedrooms • Two En-Suites • Kitchen • Living Room
- Cloakroom • Garage • UPVC Double Glazing
- No Onward Chain

£209,950 STICK/19088/7



### Village Centre

- End Of Terrace • Three Bedrooms • Lounge
- Re-fitted Kitchen/Diner • UPVC Double Glazing
- Approx. 49' Garden • Garage
- Close To Local Schools

£219,950 THECL/19222/7



### Village Centre

- Semi Detached • Three Bedrooms
- L-Shaped Lounge/Diner • Conservatory • Cloakroom
- Double Glazing • Driveway & Garage
- Approx. 86' Garden

£229,950 SHERI/18886/7



### Frimley

- Three Bedrooms • Lounge • Kitchen/Breakfast Room
- Conservatory • Downstairs Shower Room
- UPVC Double Glazing • Car Port

£239,950 EVERG/19204/7



### Village Centre

- Four Bedrooms • 21' Living Room
- Kitchen/Breakfast Room • Cloakroom
- Double Glazing • Garage • Approx. 55' Garden

£239,950 LEONA/19230/7



### Tomlins

- Three Bedrooms • 20' Living Room
- Kitchen/Breakfast Room • Re-fitted Bathroom
- UPVC Double Glazing • Garage & Driveway
- No Onward Chain

£249,950 LATHA/19170/7



### Frimley

- Three Bedrooms • Two Reception Rooms
- Conservatory • Re-fitted Kitchen • Cloakroom
- Approx. 100' Garden • Double Glazing
- Garage & Driveway

£269,950 FAIRF/18242/7



### Frimley Green

- Four Bedrooms • Cloakroom • Living Room
- Dining/Family Room • En-Suite Shower Room
- Family Bathroom • Driveway & Garage
- No Onward Chain

£279,950 QUEEN/18184/7



### Paddock Hill

- Four Bedrooms • Lounge • Dining Room
- Utility Room • Re-fitted Cloakroom
- Kitchen/Breakfast Room • En-Suite Shower Room
- Double Garage

£324,950 PENSH/18950/7



### Frimley Green

- Charles Church 'Tudor' Style Property • Four Bedrooms
- Lounge • Dining Room • Utility Room
- En-Suite Shower Room • Cloakroom • Double Garage

£329,950 HEENA/18912/7



### Frimley Green

- Five Bedrooms • Two Reception Rooms
- 20'4 x 8'5 Kitchen/Breakfast Room
- Re-fitted Family Bathroom
- Re-fitted En-Suite Shower Room
- Approx. 76' Garden • Double Garage

£405,000 LANSI/18750/7







## LIGHTWATER OFFICE

37 Guildford Road,  
Lightwater, Surrey  
GU18 5SA  
Tel: (01276) 452000  
Fax: (01276) 452990  
Email: [lightwater@vickery.co.uk](mailto:lightwater@vickery.co.uk)

## LIGHTWATER TEAM



Stephen Connolly Director  
Richard Orme Negotiator  
Martin Crear Negotiator

## OFFICE NEWS

In spite of the "slowdown" talk currently circulating within the media, the great British appetite for property is far from dwindling. Excellent communication links, great schools and a warm community spirit continue to attract good buyers to the Lightwater area and 2004 remains a very strong year for us.

It is true that well qualified buyers are scanning the market place thoroughly prior to making a decision, having first drawn up a shortlist of keenly priced properties to choose from, but there is certainly no shortage of candidates. We are finding that the key to "locking into these buyers" is a realistic asking price in order to attract the best quality enquires, and we now offer an unrivalled selection of properties to choose from. If you are tempted by our latest selection we would be delighted to hear from you.

As well as achieving sales targets we measure our performance against the feedback received from our customers. I am delighted to confirm that our research reveals that 91% of our buyers and sellers would recommend us to others.

We very much hope that we will have the pleasure of serving you.

Stephen Connolly

## DONT ASK US!

Customer research comments:

"Kept up to date at all times and always able to answer any questions"

"The staff at Lightwater office were always helpful and informative"

"Steve was excellent, very helpful and courteous at all times"

"If asked to recommend an Estate Agent in Lightwater, would definitely recommend Vickery and Company"

## STEPHEN CONNOLLY DIRECTOR

*"Through excellent teamwork we aim to provide a top quality service to our customers."*



*For a free market appraisal telephone  
01276 452000*



### Lightwater

- First Floor Maisonette
- Cul-De-Sac Location
- Laminate Wood Flooring
- Built-In Wardrobes
- Gas Radiator Heating
- Close To Local Amenities
- No Onward Chain

£124,950 BIRCH/18778/4



### Lightwater

- Apartment
- Two Bedrooms
- 18'4 max x 12'4 Living Room
- UPVC Double-Glazing
- Laminated Wood-Effect Floor
- Security Entryphone System
- Residents' Parking Area
- No Onward Chain

£142,500 DENLY/19044/3



### Windlesham

- Coachhouse Style Property
- First Floor
- Bedroom With Wardrobes
- Enclosed Rear Garden
- Driveway & Garage
- Gas Radiator Heating
- Windmill Field Development
- No Onward Chain

£164,950 BURTO/18900/4



### Lightwater

- First Floor Apartment
- Two Bedrooms
- Refitted Kitchen
- Refitted Bathroom
- Security Entryphone System
- Landscaped Gardens
- Communal Parking
- No Onward Chain

£189,950 IVYDR/19046/4



### Lightwater

- Semi-detached
- Three Bedrooms
- Lounge
- Kitchen
- Cloakroom
- 40' Approx Rear Garden
- Nearby Garage
- Lightwater Grange

£229,950 BROOM/18734/4



### Lightwater

- Detached
- Two Bedrooms
- Two Separate Receptions
- 90' Approx Rear Garden
- South-Westerly Facing
- Non-Estate Location
- Planning Permission for Two Storey Extension

£279,950 JUNCT/19234/4



### Lightwater

- First Floor Maisonette
- One Bedroom
- 16'6 Max x 9'4 Lounge
- 10'3 x 5'6 Kitchen
- Bathroom
- UPVC Double-Glazing
- Communal Gardens
- Communal Parking

£129,950 BLUEB/19032/3



### Windlesham

- Ground Floor Apartment
- Bedroom
- Living Room
- Kitchen
- Oven, Hob & Extractor
- Enclosed Patio
- Residents/Visitors Parking

£149,950 UPDOW/19156/4



### Lightwater

- First Floor Apartment
- Two Bedrooms
- Master With Fitted Wardrobes
- Security Entryphone
- UPVC Double Glazing
- Landscaped Grounds
- Communal Parking
- No Onward Chain

£179,950 IVYDR/19118/4



### Lightwater

- Retirement Apartment for the Over 55's
- Two Bedrooms
- En-Suite Bathroom
- Kitchen with Various Integrated Appliances
- Communal Gardens
- Communal Parking
- No Onward Chain

£209,950 FLORE/18788/4



### Lightwater

- Detached Bungalow
- Two Bedrooms
- Fitted Wardrobes
- Living/Dining Room
- Conservatory
- Cloakroom
- UPVC Double-Glazing
- Approx 85' Rear Garden

£274,950 BROOM/19088/3



### Lightwater

- Four Bedrooms
- En-Suite Shower Room
- Three Reception Rooms
- Refitted Kitchen
- Utility Room
- Conservatory
- Approx 55' Rear Garden
- Moorlands Development

£279,950 CORBE/17162/4





### Lightwater

- Detached Bungalow
- Three Bedrooms
- Built-in Wardrobes
- Refitted Kitchen
- Various Integrated Appliances
- Refitted Bathroom
- Landscaped Rear Garden
- Cul-De-Sac Location

**£299,950** BURDO/18976/4



### Lightwater

- Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Refitted Kitchen
- 17'8 X 8'4 Conservatory
- Replacement Double Glazing
- Garage
- Southerly Rear Garden

**£309,950** SOMER/19084/3



### Lightwater

- Four Bedrooms
- Two Reception Rooms
- Re-Fitted Bathroom
- Re-Fitted Shower Room
- Conservatory
- Kitchen/Breakfast Room
- Upvc Double Glazing
- Landscaped Rear Gardens

**£349,950** IVYDR/18840/4



### Lightwater

- Four Bedrooms
- En-Suite Shower Room
- Two Reception Rooms
- Conservatory
- Re-fitted Kitchen/Breakfast Room
- Double Garage
- Cul De Sac Location
- No Onward Chain

**£349,950** SHRUB/19040/4



### Lightwater

- Four Bedrooms
- En-Suite Shower Room
- Utility Room
- Kitchen/Breakfast Room
- Three Reception Rooms
- Double Glazing
- Double Width Garage
- Landscaped Rear Garden

**£399,950** THEWI/18786/4



### Lightwater

- Detached
- Four Bedrooms
- Three Receptions
- Refitted Kitchen/Breakfast Room
- Approx 36'2 Garage
- Off-Street Parking
- Non-Estate Location
- Premier Location

**£399,950** MACDO/18207/3



### Lightwater

- Detached
- Three/Four Bedrooms
- Two Receptions
- Re-Fitted Kitchen/Breakfast Room
- Shower Room/Cloakroom
- UPVC Double Glazing
- Garage & Gardens

**£305,000** MOUNT/19206/3



### Lightwater

- Detached Double-Fronted
- Four Bedrooms
- Four Reception Room Areas
- Two Bathrooms (One En-Suite)
- Re-Fitted Shaker-Style Kitchen
- Double-Glazing
- 65' Approx Rear Garden

**£329,950** GUILD/19290/4



### Lightwater

- Three Double Bedrooms
- En-Suite Shower Room
- Re-Fitted Kitchen
- Re-Fitted Bathroom
- Double Glazing
- Wood Laminate Flooring
- Approx 110' Rear Garden
- Landscaped Rear Garden

**£349,950** BROAD/18790/4



### Lightwater

- Detached
- Four Bedrooms
- Master with En-Suite Facilities
- Three Reception Rooms
- Double-Garage
- Non-Estate Location
- No Onward Chain

**£384,950** BLACK/19202/4



### Lightwater

- Detached
- Four Bedrooms
- En-Suite Shower Room
- Three Reception Rooms
- 24'2 Conservatory
- Kitchen/Breakfast Room
- Detached Double Garage
- South Westerly Garden

**£399,950** THEWI/18441/3



### Lightwater

- Detached
- Four Bedrooms
- Two Re-Fitted Bathrooms
- Double-Glazed Conservatory
- Re-Fitted Kitchen
- Southerly Facing Rear Garden
- No Onward Chain
- Sought-After Location

**£425,000** SPRIN/18836/3



### Lightwater

A detached family home built by Maclean Homes situated within easy reach of Lightwater Village.

- Five Bedrooms • En-Suite To Master Bedroom
- 20'6 Kitchen/Breakfast Room • UPVC Double-Glazing
- Southerly Facing Rear Garden • Landscaped Rear Gardens
- Lightwater Grange

**£425,000** QUARR/18372/4



### Lightwater

A Charles Church Elizabethan II property situated on the popular Paddock Wood development.

- Four Bedrooms • En-Suite Shower To Master • Three Reception Rooms
- Conservatory • Re-Fitted Kitchen/Breakfast Room
- Various Integrated Appliances • No Onward Chain

**£450,000** IVYDR/19086/3



### Lightwater

An impressive double-fronted detached property situated in one of Lightwater's premier roads.

- Detached • Four Bedrooms • Three Receptions • Refitted Shaker Kitchen
- Refitted Antique-Style Bathroom • 130' South Facing Rear Garden
- Premier Road • Non-Estate Location

**£499,950** AMBLE/18158/4



### Lightwater

Situated in a sought-after cul-de-sac within easy reach of Lightwater Village.

- Four Bedrooms • En-Suite Shower To Master • Three Reception Rooms
- 30'4 Garden Room • Kitchen/Breakfast Room • Some Integrated Appliances
- UPVC Double-Glazing • Southerly Landscaped Garden

**£429,950** LOWFI/18022/4



### Lightwater

Recently constructed Scandianus property located in one of Lightwater's premier roads.

- Brand New • Detached • Three Double Bedrooms
- Two With En-Suite Facilities • 25'10 Living/Dining Room • Study
- Kitchen/Breakfast Room • Off-Road Parking

**£450,000** NEWHO/19194/4



### Lightwater

Occupying an elevated plot of approximately 1/3 of an acre close to the Country Park.

- Four Bedrooms • En-Suites To Bedrooms 1 & 2 • Living & Dining Areas
- Kitchen With Integrated Appliances • Conservatory • Double Garage
- Landscaped Gardens

**£575,000** HIGHV/18662/4





## BAGSHOT OFFICE

35 High Street,  
Bagshot, Surrey  
GU19 5AF  
Tel: (01276) 453500  
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Email: bagshot@vickery.co.uk

## BAGSHOT TEAM



Christopher Gray  
Manager  
Stuart Hensby  
Trainee Negotiator  
Mike Vertannes  
Client Manager for Lettings

## OFFICE NEWS

Estate agency is all about getting the best price for the client and in the current market it is more important than ever to ensure that you have the right agent selling your property. The right agent is Vickery & Company - Stuart and I understand that the best price will only be achieved by combining straightforward, honest advice tailored to our clients needs and timescale together with strong focused negotiations with buyers.

To date 2004 has been very positive for our office with buyers and sellers recognising this by awarding us a 100% recommendation rating. The start of the fourth quarter has seen good levels of activity with plenty of proceedable buyers in the market place, many of whom are looking to move either before Christmas or early in 2005 so, to market with a positive and proactive agent - give us a call.

Christopher Gray

## DONT ASK US!

Excerpts from customer research comments:

"Professional and extremely well done"

"You succeeded where others had failed"

"Has used us twice before and will definitely recommend."

"Chris is not your typical Estate Agent i.e. he is honest, hard working and conscientious!"

"Your professionalism was always superb"

"Professional and calm"

"Couldn't have wished for more"

## CHRISTOPHER GRAY MANAGER

*"Through excellent teamwork we aim to provide a top quality service to our customers."*



*For a free market appraisal telephone  
01276 453500*



### Bagshot

Requiring modernisation/refurbishment.

- Semi-Detached • Three Bedrooms
- Two Reception Rooms • Kitchen • Bathroom
- Close To Village Centre

**OIEO £160,000** BAGSH/17833/3



### Bagshot

Situated in a non-estate location within walking distance of village.

- Mews-Style Cottage • Two Bedrooms
- Lounge/Dining Room • Kitchen • Bathroom • Parking

**£169,950** LONDO/18352/4



### Connaught Park

A Charles Church 'Warwick' house type situated on the ever popular Connaught Park development.

- Two Bedrooms • Lounge/Dining Room • Bathroom
- Kitchen • Cloakroom • Parking

**£172,500** HODGE/19248/4



### Connaught Park

A Charles Church 'Sinclair' house type offered for sale with no onward chain involved.

- End Of Terrace • Two Double Bedrooms
- Living Room • Kitchen/Breakfast Room
- Front & Rear Gardens • Garage In Nearby Block

**£194,950** ALBER/19002/3



### Bagshot

A terraced family home situated within a short distance of local amenities.

- Three Bedrooms • Two Reception Rooms
- Re-Fitted Kitchen/Breakfast Room • Re-Fitted Bathroom • Off-Street Parking

**£199,950** BAGSH/1882/3BAGSHOT



### Bagshot

Situated in an established cul-de-sac location within walking distance of village.

- Semi-Detached • Three Bedrooms
- 23'5 Lounge/Dining Room • Cloakroom
- Off-Street Parking • Front & Rear Gardens

**£209,950** GLOUC/18994/3



### Bagshot

A Charles Church flint-fronted 'Gresham' offered for sale with no onward chain involved.

- Terraced • Three Bedrooms • Lounge/Dining Room
- Cloakroom • Laminated Wood-Effect Floors
- UPVC Double Glazing

**£212,500** ALBER/19078/3



### Bagshot

Conveniently situated within the village centre.

- Apartment • 2nd Floor • Three Bedrooms
- 18'8 x 13'10 Lounge/Diner • Kitchen • Bathroom
- Cloakroom • Close To Amenities
- Convenient Access To M3

**£214,950** HIGHS/18621/3

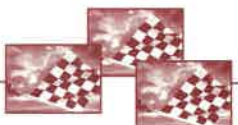


### Bagshot

A well-presented semi-detached home situated within walking distance of the village.

- Three Bedrooms • Lounge/Dining Room
- Cloakroom • Cul-De-Sac Location

**£249,950** YAVER/18381/3





### Bagshot

A semi-detached cottage with character enjoying views over Crown land.

- Two Bedrooms • Two Reception Rooms
- Kitchen • Bathroom • Garage & Workshop
- Non-Estate Location

**£259,950** PARKV/18635/3



### Nursery Development

An extended semi detached house situated in an established location within walking distance of the village.

- Three Bedrooms • Three Reception Rooms
- Re-Fitted Kitchen • Re-Fitted Bathroom
- Re-Fitted Cloakroom • Garage With Workshop

**£259,950** DUVAL/18786/3



### Connaught Park

A Charles Church 'Doncaster 3' house type which has been extended.

- Four Bedrooms • Three Reception Rooms
- Re-Fitted Kitchen • Utility Room • UPVC Double-Glazing
- Garage In Nearby Block

**£259,950** WEBBC/19000/3



### Bagshot

A semi detached family home situated in an established non-estate location.

- Semi-Detached • Three Bedrooms
- Lounge/Dining Room • 22'7 Conservatory
- Re-Fitted Kitchen • Re-Fitted Bathroom

**£295,000** CEDAR/17519/3



### Bagshot

Offered for sale with the benefit of planning permission for a two-storey extension.

- Detached • Four Bedrooms • Lounge • Dining Room
- Re-Fitted Kitchen • Re-Fitted Family Bathroom
- Conservatory • Garage And Parking

**£329,950** YAUER/18713/3



### Connaught Park

A Charles Church flint-fronted 'Wentworth' house type with front, side & rear gardens.

- Four Bedrooms • En-Suite Shower • Family Bathroom
- Cloakroom • Three Receptions • Loft Conversion
- Detached Double Garage

**£365,000** SOUTH/18341/3



### Connaught Park

A Charles Church 'Lichfield' house type situated on the popular Connaught Park development.

- Detached • Four Bedrooms • En-Suite to Master Bedroom
- Three Reception Rooms • Re-Fitted Kitchen/Breakfast Room
- Conservatory • Re-Fitted Bathroom

**£384,950** HAWKE/17973/3



### Bagshot

A detached family home situated in an established non-estate location.

- Four Bedrooms • En-Suite Bathroom
- Three Reception Rooms • Re-Fitted Family Bathroom
- Kitchen/Breakfast Room

**£455,000** HIGGS/18619/3



### Bagshot

A substantial individual detached residence situated on the periphery of Bagshot village.

- Five Bedrooms • Four Reception Areas
- Kitchen/Breakfast Room • 18'7 x 11'3 Conservatory
- Two Bathrooms

**£699,950** HALFA/18848/3

Bagshot Office (01276) 453500



### WEST END OFFICE

1 The Parade,  
Gosden Road, West End  
GU24 9LH  
Tel: (01483) 797974  
Fax: (01483) 476358  
Email: westend@vickery.co.uk

### WEST END TEAM



Joanna Mitchell  
Manager



Tim Hughes  
Negotiator



Alexia Ross-Lewin  
Secretary

### OFFICE NEWS

Welcome to the last edition of the West End Property directory of 2004.

2004 started positively and as we head towards the end of year the picture remains similar with the number of properties being sold increasing by 87.5% on last year. There has, however, been a change in the market throughout the year and we are seeing buyers negotiating hard on the properties they wish to purchase. Our figures, however, highlight that with the right advice, realistic pricing and proactive marketing strategies, houses in West End are selling well. Not only are we getting the job done, but 97% of clients who have sold through this office this year are so happy with the service they have received that they are recommending us to friends, family and colleagues.

If you are finding that your agent is not reacting to the market and does not seem to be getting your house sold then please contact myself or the team at West End and we would be happy to offer a solution to your problem.

*Joanna Mitchell*

Joanna Mitchell

### DON'T ASK US!

Customer research comments:

Dear Jo,

*On a personal note Jo, I would like to thank you for your continued excellent courteous service and constant contact with me with regard to the sale of ..... I know this sale has been a lengthy process for reasons beyond your control and I thank you for all your attempts to make the sale as smooth as possible.'*

Customer research comments:

*'Would undoubtedly recommend the Company'*



JOANNA MITCHELL BA (HONS)  
MANAGER

*"Through excellent teamwork we aim to provide a top quality service to our customers."*



For a free market appraisal telephone  
**01483 797974**





### Bisley

- One Bedroom Apartment • Upvc Double Glazing
- En-suite Bathroom • Kitchen • Lounge/diner
- Communal Gardens

£124,950 KINGC/18448/6



### West End

- One Bedroom House • Re-fitted Kitchen
- Re-fitted Bathroom • Allocated Parking Space
- Ideal Investment Purchase/First Time Buyer Purchase
- Close To Gordon's School

£159,950 OAKRI/19301/6



### Bisley

- Two Bedroom Apartment • First Floor
- 14'8 Lounge/Diner • Garage • Residents Parking
- Ideal Investment Purchase/First Time Buyer Purchase
- Communal Gardens

£159,950 ELDER/19082/3



### West End

- Three Bedrooms • En-Suite To Master Bedroom
- Kitchen • Lounge • Dining Room • Conservatory
- Garage • No Onward Chain

£239,950 OAKRI/19002/6



### West End

- Semi Detached Property • Three Bedrooms
- Lounge/Diner • Conservatory • Upvc Double-glazing
- Garage & Off-street Parking • Cul-de-sac Location
- Close To Local Amenities

£259,950 ACERD/19171/6



### West End

- Semi-Detached Property • Three Bedrooms
- Non-Estate Location • Kitchen/Breakfast Room
- Re-fitted Family Bathroom • Two Reception Rooms
- Double Glazing • 90' Approx Rear Garden

£279,950 LUCAS/19486/6



### West End

- Three Bedrooms • Two Reception Rooms
- Utility Room • Cloakroom • Upvc Double Glazing
- Kitchen • Family Bathroom • Garage

£299,950 FELLQ/18942/6



### West End

- Three Bedrooms • En-Suite Shower Room
- Dressing Area • Two Reception Rooms
- Refitted Kitchen/Breakfast Room • Upvc Double-glazing
- Close Proximity To Gordon's School
- Courtyard Development

£305,000 TRING/18908/3



### West End

- Three Bedrooms • Three Reception Rooms
- En-Suite To Master Bedroom • Kitchen
- Double Glazing • Off-Street Parking
- Non Estate Location • Access To Brentmoor Heath

£329,950 ASHLE/19004/6



### West End

- Four Bedrooms • En-Suite Shower Room
- Two Reception Rooms • Kitchen/Breakfast Room
- Utility Room • Upvc Double-glazing
- Detached Double Garage
- Nursery Green Development

£335,000 GARDE/18068/6



### West End

- Detached Property • Four Double Bedrooms
- Re - Fitted Family Bathroom • Lounge/Dining Room
- Study/Dining Room • Downstairs Shower Room
- Garage • Close To Local Schools

£349,950 GUILD/19135/6



### Bisley

- Detached Grade II Listed Property • Three Bedrooms
- En-Suite Shower Room • Three Reception Rooms
- 11'10 x 9' Entrance Hall • Detached Garage
- Approx Half An Acre Plot
- Permission For New Windows

£399,950 POUND/19361/6



### West End

- Four Bedrooms • En-Suite Shower Room
- Two Reception Rooms • Kitchen/Breakfast Room
- South Facing Rear Garden • Detached Double Garage
- Nursery Green Development • No Onward Chain

£399,950 FUCHS/19331/6



### West End

- Four Bedrooms • Three Reception Rooms
- Fitted Kitchen • En-Suite Shower Room
- Double Glazing • Garage • Off-Street Parking
- Non Estate Location

£409,950 KINGS/19207/6



### West End

- Detached Property • Four Bedrooms
- En-Suite Bathroom • Three Reception Rooms
- 16'7 x 11'7 Conservatory • Upvc Double Glazing
- Double Length Garage • Cul De Sac Location

£409,950 BURNE/18846/3



### Bisley

- Four/Five Bedrooms • Re-Fitted Family Bathroom
- Re-Fitted Kitchen • Re-Fitted En-suite Bathroom
- Sash Windows • Approx 0.25 Of An Acre

£435,000 GUILD/18484/6



### West End

- Detached Property • Four Bedrooms • Bedroom 5/Study
- Oak Panelled Reception/Dining Room
- 26'11 Kitchen/Breakfast Room • Lounge
- Upvc Double-glazing • 100' Approx Rear Garden

£475,000 THEHQ/19299/6



### West End

- Double Fronted Edwardian Villa • Four Bedrooms
- Three Reception Rooms • Kitchen • Garage/Study
- Sash Windows • Stripped Wooden Doors
- Approx 100' Rear Garden • Close Proximity To Both Gordon's & Holy Trinity Schools

£525,000 TITLA/19249/6



## FARNBOROUGH OFFICE

44 Victoria Road  
Farnborough, Hampshire  
GU14 7PG  
Tel: (01252) 370008  
Fax: (01252) 370009  
Email: farnborough@vickery.co.uk

## FARNBOROUGH TEAM



Nigel Allen Director  
Luke Cleary Manager  
Philip Gascoyne Negotiator  
Samantha Collier Trainee Negotiator

## MARKET REPORT

Despite the conflicting reports in the media, the housing market has been very active over the last few months. Whilst it is true that the market is very price sensitive buyers are drawn to those properties marketed at the right price. As an example we have recently agreed the sale of a property over the asking price which had two buyers vying for the house.

With the right advice and marketing it is a great time to move with supply on the increase at present, if you have been considering moving or are currently on the market and would like to talk to us then please contact us.

*Luke Cleary*

Luke Cleary  
Manager

## DON'T ASK US!

Excerpts from commendation letters recently received by this office:

*I am absolutely certain that without your persistence and dedication the sale of our property would have fallen through.*

*Both Luke and Phil provided us with an excellent and professional service, one they can be justifiably proud of.*

*Their attitude and commitment to first class customer service is probably the best we have ever encountered.*

*Luke and Phil were fantastic, will recommend.*

*All the staff at the Farnborough office were extremely polite and helpful, never once did a message fail to be passed on.*

*We have received nothing less than an excellent service from Luke and his team.*

## LUKE CLEARY BA (HONS) MANAGER

*"Through excellent teamwork we aim to provide a top quality service to our customers."*



For a free market appraisal telephone  
**01252 370008**



## Barningley Park

- First Floor Apartment
- Re-fitted Kitchenette
- Re-fitted Bathroom
- Communal Parking
- Communal Grounds
- No Onward Chain

£124,950 BROAD/19145/5



## Ash Vale

- Old Farm Place
- Two Double Bedrooms
- En-Suite Shower Room
- Re-fitted Kitchen
- Gas Radiator Central Heating
- Parking

£154,950 HATFV/19529/5



## Cove

- Two Double Bedrooms
- End Of Terrace
- Double Glazing
- Enclosed Rear Garden
- Communal Parking
- No Onward Chain

£174,950 MARLB/18570/5



## Farnborough

- Four/Five Bedrooms
- One/Two Reception Rooms
- Two Shower Rooms
- Double Glazed Windows
- Non-Estate Location
- No Onward Chain

£199,950 RINGW/19325/5



## Barningley Park

- Semi-Detached
- Three Bedrooms
- Cloakroom
- Lounge
- Approx. 35' Garden
- Garage In Block

£199,950 JUNIP/18555/5



## Avenue Farm

- Terraced Property
- Three bedrooms
- Refitted Kitchen
- Refitted Bathroom
- Double Glazed windows
- Two reception rooms
- Conservatory

£219,950 ADLIN/19573/5



## Farnborough

- End Of Terrace
- Two Double Bedrooms
- 24' Lounge/Diner
- UPVC Double Glazing
- Courtyard Setting
- No Onward Chain

£139,950 CARMA/19543/5



## South Farnborough

- Two Double Bedrooms
- Lounge
- Re-fitted Kitchen
- Re-fitted Bathroom
- Allocated Parking
- No Onward Chain

£164,950 COLL/19049/5



## North Camp

- Semi-Detached
- Three Bedrooms
- Lounge
- Garage
- Off-Street Parking
- No Onward Chain

£194,950 ALBER/18861/5



## Barningley Park

- Semi-Detached
- Three Bedrooms
- Cloakroom
- Lounge
- Garage In Block
- No Onward Chain

£199,950 JUNIP/19157/5



## Farnborough

- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Re-fitted Kitchen
- Re-fitted Bathroom
- Garage

£210,000 STAKE/17988/5



## Farnborough

- Semi-Detached
- Three Double Bedrooms
- Two Reception Rooms
- Cloakroom
- Re-fitted Bathroom
- Cul-De-Sac Location
- No Onward Chain

£219,950 STOUR/18862/7





### Farnborough

- Property With Character • Two Reception Rooms
- Approx. 55' Garden • Detached Garage
- Non-Estate Location
- Overlooking King George V Playing Fields
- No Onward Chain

£239,950 SYCAM/19329/5



### Farnborough

- Thamesway Home • Four Bedrooms
- Two Reception Rooms • Kitchen/Breakfast Room
- En-Suite Shower Room • UPVC Double Glazing
- Garage

£270,000 SANDH/18742/5



### Farnborough

- Four Bedrooms • Two Reception Rooms
- Kitchen/Breakfast Room • Cloakroom
- Two En-Suites • Garage • Off Street Parking

£275,000 LAUDE/19392/5



### Farnborough

- Four Bedrooms • En-Suite Bathroom
- Two Reception Rooms • Conservatory
- Kitchen/Breakfast Room • Utility Room
- Situated On A Corner Plot

£284,950 HINST/19555/5



### Empress Park

- Property With Character • Three Double Bedrooms
- Three Reception Rooms • Re-fitted Kitchen
- Utility Room • Approx. 60' Garden
- Close To Local Amenities

£359,950 PIERR/19418/5



### Farnborough Park

- Detached • Four Bedrooms • Three Reception Rooms
- Conservatory • Garage • Approx. 80' Garden
- UPVC Double Glazing

£375,000 FARNB/19348/5



### Farnborough

- Four Bedrooms • Four Reception Rooms
- Shower Room • Kitchen/Breakfast Room
- Family Bathroom • Double Width Garage
- Sought After Location

£389,950 PIRBR/18730/7



### Empress Park

- Detached Four Bedrooms • Three Reception Rooms
- 24'3 x 10'10 Kitchen • En-Suite Shower
- Cloakroom & Utility Room • Plot 0.2 Of An Acre
- Double Glazed Windows

£409,950 PIERR/18090/5



### Empress Park

- Four Bedrooms • Three Reception Rooms
- Kitchen/Breakfast Room • Re-fitted Bathroom
- En-Suite Shower Room • Sought After Location
- No Onward Chain

£429,950 EMPRE/17946/5

## Fleetdirectory



### FLEET OFFICE

204 Fleet Road,  
Fleet  
Hampshire, GU51 4BY  
Tel: (01252) 620255  
Fax: (01252) 628282  
Email: fleet@vickery.co.uk

### FLEET TEAM



Richard Partridge  
Negotiator



Aaron Campbell  
Negotiator



Matthew Lodde  
Trainee Negotiator



Karen Ziembra  
Trainee Negotiator

### OFFICE NEWS

The start of the fourth quarter of the year has witnessed the expected increase in market activity on the run up to Christmas, with the continuation of a healthy level of properties coming to the market and good numbers of potential buyers registering on our mailing list. Yet while the market is active in the Fleet & Church Crookham areas buyers are taking longer to commit themselves and are increasingly seeking to negotiate harder terms before proceeding to purchase.

Several of the corporate estate agents are reporting in the national press that the number of deals in their pipeline is some 20% lower at the end of last month than a year ago. Vickery & Company, on the other hand, has seen business levels continue to rise and significantly so in Fleet with turnover 76% up on this time last year.

So why the difference? Vickery & Company aim to establish from the outset, in consultation with our client, a marketing strategy which is regularly reviewed to ensure that the best price is achieved for their property within an agreed timeframe. Honest, straight-forward and regular communication and advice means that we have been able to help more people in the Fleet area move home, and I am sure you will agree that is what estate agency is all about!

I am pleased to announce that Matthew Lodde and Karen Ziembra have recently joined the Fleet team and would like to welcome them to the office and wish them every success in their careers with us. Matthew has spent several successful months at our Camberley office and is keen to establish himself in the Fleet market, and as a new member of staff local to the area, Karen's knowledge of the town will be invaluable as her career develops.

As Director in charge of the Fleet office I am very pleased with the performance and client service achieved by the Fleet office during 2004 and with a recommendation rating from buyers and sellers of nearly 90% 2005 is looking very positive.

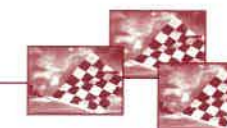
Nigel Allen

**NIGEL ALLEN**  
DIRECTOR

*"Through excellent teamwork we aim to provide a top quality service to our customers."*



*For a free market appraisal telephone  
01252 620255*





### Farnham

- One Bedroom • Ground Floor Apartment
- Lounge/Dining Room • Kitchen
- Parking

£122,500 THECH/19242/1



### Fleet

- One Bedroom Ground Floor Apartment
- Lounge/Dining Room • Communal Gardens
- No Onward Chain • Bus Route To Train Station
- Non Estate Location

£124,950 STMIC/18944/1



### Zebon Copse

- Purpose Built First Floor Apartment • Two Bedrooms
- Living Room • Kitchen
- Bathroom • Parking
- No Onward Chain

£149,950 FRENQ/19226/1



### Fleet

- Three Bedroom Extended Semi-Detached
- Three Reception Rooms • Kitchen/Breakfast Room
- Garage • uPVC Double Glazing
- Approx 150' Landscaped Rear Garden
- No Onward Chain

£269,950 FERND/19132/1



### Fleet

- Three Bedroom Detached Property (Originally Four)
- uPVC Double Glazing • Family Room
- Lounge/Diner • Landscaped Rear Garden
- Off Street Parking • No Onward Chain

£299,950 ELMSE/18307/1



### Church Crookham

- Chalet Style Bungalow • Three/Four Bedrooms
- Kitchen/Breakfast Room • Cul-De-Sac Location
- One/Two Reception Rooms • Off-street Parking
- Garage • No Onward Chain

£305,000 MORET/18083/1



### Fleet

- One Bedroom Conversion Apartment
- Kitchen/Breakfast Room • uPVC Double Glazing
- Stripped Wood Flooring • Garage
- Approx 80' Rear Garden • No Onward Chain

£179,950 QUEEN/18365/1



### Eivetham Heath

- Two Bedroom Second Floor Apartment
- Kitchen With Built In Appliances • Double Glazing
- En-suite Shower Room
- Balcony Off Living Room
- No Onward Chain

£185,000 MARCH/19206/1



### Church Crookham

- Two Bedrooms • Two Reception Rooms • Kitchen
- Bathroom • Double Glazing • Vaulted ceilings
- Approx 98' Rear Garden • No Onward Chain

£209,950 ALDER/18940/1



### Fleet

- Four Bedroom Detached • En-suite Shower Room
- Single Garage • Two Reception Rooms • Kitchen
- Off Street Parking • Approx 50' x 55' Rear Garden
- Scope to Extend STPP

£329,950 FIRTR/18862/1



### Fleet

- Four Bedroom Detached Property • Sought After Courtroom Area
- Refitted Bathroom • Cloakroom
- uPVC Double Glazing • Garage • Gardens

£339,950 BISHQ/18826/1



### Ancells Farm

- Four Bedrooms • En-suite Bathroom
- Dressing Area • Cloakroom • Utility Room
- Kitchen/Breakfast Room • 2 Reception Rooms
- Double Garage • Gardens

£375,000 TAMWQ/19232/1



### Fleet

- Three Bedrooms • Semi-Detached • Cloakroom
- Double Glazing • Off-street Parking
- Backing onto Woodland • No Onward Chain

£225,000 BASIN/18976/1



### Church Crookham

- Two Bedroom Semi-Detached
- Refitted Kitchen/Dining Room • Refitted Bathroom
- Double Glazing • Off-Street Parking
- Approx 60' Rear Garden

£235,000 CRANF/19154/1



### Fleet

- Choice of Two Newly Constructed Properties
- Three Bedrooms • Semi-Detached
- Kitchen/Breakfast Room With Built-In Appliances
- En-Suite Shower Room • Garage
- Backing Onto Woodland

£249,950 BASIN/18916/1



### Fleet

- Four Bedrooms • En-Suite Shower Room
- Three Reception Rooms • Kitchen/Breakfast Room
- uPVC Double Glazing • Approx 95' Rear Garden
- Double Garage

£379,950 DUKE5/18982/1



### Fleet

- Three Bedrooms • Kitchen/Breakfast Room • Lounge
- Dining Room • En-Suite Shower Room
- Beamed Ceilings • Garage

£399,950 DEMAR/18456/1



### Fleet

- Four Bedrooms • Two En-suite Bathrooms
- Two Reception Rooms • Kitchen/Breakfast Room
- Self Contained Annexe • uPVC Double Glazing
- Double Garage • No Onward Chain

£425,000 BURNS/18285/1







### Fleet

A detached property with character situated close to the town centre and currently undergoing extensive refurbishment, to offer:

- Five Bedrooms • Two En-suite Bathrooms • Three Reception Rooms
- Double Glazing • Kitchen/breakfast Room • Utility Room
- Approx 100' Rear Garden

**£550,000** KINGS/19244/1



### Fleet

A detached property with character retaining many original features including: picture rails, wood flooring and fireplaces.

- Five Bedrooms • Four Reception Rooms • Two Ensuite Bath/Shower Rooms
- Double Garage • Non-Estate Location

**£595,000** GALLY/19266/1



### Fleet

An individually designed split-level property situated in a sought-after location backing onto the Basingstoke Canal.

- Four Bedrooms • Kitchen/Breakfast Room • Three Reception Areas
- uPVC Double Glazing • Double Garage • Courtyard Area
- Approx 0.4 Of An Acre Plot

**£695,000** BASSE/19170/1



### Fleet

A well presented detached property situated in a sought after location backing onto the Basingstoke Canal.

- Five Bedrooms • Four Reception Rooms • Refitted Kitchen
- Refitted Bathroom & Ensuite Bathroom • uPVC Double Glazing
- Double Garage

**£550,000** PRIOR/19244/1



### Fleet

The wing of a manor house believed to have been built for Mr Crosse of the Crosse & Blackwell Company, retaining many period features. The property is offered for sale with no onward chain.

- Four Bedrooms • Oak Framed Windows • Kitchen/breakfast Room
- Sun Room Plus Two Further Reception Rooms • Garage • Landscaped Gardens

**£P.O.A.** ALBAN/18962/1



### Fleet

A detached property with character situated on a plot of approximately half an acre in the popular and sought-after Blue Triangle area.

- Four Bedrooms • Kitchen/Breakfast Room • Three Reception Rooms
- Self-Contained Annexe • Double Garage • Courtyard & Outbuildings

**£875,000** BROOM/18321/1

## Lettingsdirectory



### LETTINGS OFFICE

44 Victoria Road

Farnborough, Hampshire

GU14 7PG

Tel: 0800 035 2741

Fax: (01252) 370009

Email: [lettings@vickery.co.uk](mailto:lettings@vickery.co.uk)

### LETTINGS TEAM



The Lettings Team for left to right: Mike Vertannes, Nicholas Yewings, Jan Duggan, James Dickson, Nigel Allen. - Director Bridget Hutt, Karen Howard, Rebecca Mahoney, Jenny Coleman.

### MARKET REPORT

We are pleased to report that the lettings market continues to go from strength to strength. Over the last quarter especially, a very active market place has been dominated by those properties which are accurately priced and well presented in the first weeks of marketing.

Vickery & Company Lettings Department offer three key services to accommodate all potential clients, tenant finding, tenant finding with rent collection and fully managed. We have seen a significant increase in the demand for Vickery & Company to manage properties from the outset, which has allowed us to introduce Rebecca Mahoney to our administration team.

Due to the fast growing market in lettings we are pleased to announce the expansion of our department with Mike Vertannes now being based at our successful Bagshot office, to cater for the demand for properties in Bagshot, Lightwater, West End, Chobham and Windlesham.

Whether you require a Let Only or Fully Managed service, please call the Vickery & Company Lettings Team, our success depends on you.

*Nicholas Yewings*

Nicholas Yewings – Lettings Manager



### Camberley

- Ground Floor
- Studio Apartment
- Lounge/bedroom
- Bathroom
- Kitchen
- Close To Town Centre
- Part-Furnished
- Available Immediately

**£475 - pcm**



### Mytchett

- Second Floor Flat
- One Bedroom
- Bathroom
- Kitchen
- Lounge
- Close To Local Shops
- Unfurnished
- Available Immediately

**£575 - pcm**



### Camberley

- Second Floor Flat
- Two Bedrooms
- Bathroom
- Kitchen
- Lounge
- Garage
- Furnished
- Available Immediately

**£625 - pcm**



### Fleet

- Ground Floor Flat
- Two Bedrooms
- Bathroom
- Kitchen
- Lounge/diner
- Allocated Parking
- Furnished
- Available Immediately

**£650 - pcm**



### Fleet

- First Floor Flat
- Two Bedrooms
- Bathroom
- Kitchen
- Lounge
- Allocated Parking
- Furnished
- Available Immediately

**£650 - pcm**



### Camberley

- Second Floor Flat
- Two Bedrooms
- Bathroom
- Kitchen
- Lounge
- Car Port
- Furnished
- Available Immediately

**£675 - pcm**



### Camberley

- First Floor Apartment
- Two Double Bedrooms
- Bathroom
- Lounge/diner
- Kitchen
- Off Street Parking
- Furnished
- Available Immediately

**£695 - pcm**



### Fleet

- First Floor Maisonette
- Three Bedrooms
- Bathroom
- Kitchen
- Lounge/diner
- Garage
- Unfurnished
- Available Immediately

**£695 - pcm**



### Camberley

- First Floor Apartment
- Two Double Bedrooms
- Bathroom
- Kitchen
- Lounge/diner
- Close To Town Centre
- Furnished
- Available 21st December

£695 - pcm



### Farnborough

- Two Bedrooms
- Bathroom
- Kitchen/breakfast Room
- Lounge
- Rear Garden
- Allocated Parking
- Unfurnished
- Available December

£750 - pcm



### Deepcut

- Ground Floor Apartment
- Two Double Bedrooms
- Bathroom & En-suite
- Kitchen
- Lounge/diner
- Car Port
- Furnished
- Available 18th November

£750 - pcm



### Fleet

- Three Bedrooms
- Bathroom
- Kitchen
- Lounge
- Rear Garden
- Off Street Parking
- Unfurnished
- Available Immediately

£775 - pcm



### Camberley

- First Floor Apartment
- Two Double Bedrooms
- Bathroom
- Kitchen/breakfast Room
- Lounge/diner & Balcony
- Off Street Parking/garage
- Unfurnished
- Available 15th December

£795 - pcm



### Camberley

- First Floor Apartment
- Two Bedrooms
- Bathroom & Shower Room
- Kitchen
- Lounge/diner
- Allocated Parking
- Unfurnished
- Available 15th December

£795 - pcm



### Camberley

- Two Double Bedrooms
- Bathroom
- Kitchen
- Lounge
- Front & Rear Gardens
- Allocated Parking Spaces
- Unfurnished
- Available 6th January

£725 - pcm



### Frimley

- First Floor Maisonette
- Three Bedrooms
- Bathroom
- Kitchen
- Lounge
- Close To Train Station
- Unfurnished
- Available Immediately

£750 - pcm



### Frimley Green

- Three Bedrooms
- Bathroom
- Kitchen
- Lounge & Dining Room
- Cloakroom
- Front And Rear Gardens
- Furnished
- Available Immediately

£750 - pcm



### Fleet

- Two Bedrooms
- Bathroom
- Kitchen/breakfast Room
- Lounge
- Front & Rear Gardens
- Off Street Parking
- Unfurnished
- Available Immediately

£790 - pcm



### Fleet

- Second Floor Apartment
- Two Bedrooms
- Bathroom & En-suite
- Kitchen
- Lounge/diner
- Off Street Parking
- Unfurnished
- Available immediately

£795 - pcm



### Camberley

- Two Double Bedrooms
- Bathroom & En-suite
- Kitchen
- Lounge
- Close To Local Amenities
- Off Street Parking
- Unfurnished
- Available 21st December

£795 - pcm



### Camberley

- Two Bedrooms
- Bathroom
- Kitchen
- Lounge & Dining Room
- Rear Garden
- Garage
- Unfurnished
- Available 15th November

£795 - pcm



### Camberley

- Second Floor Apartment
- Three Bedrooms
- Bathroom & En-suite
- Kitchen
- Lounge/diner
- Off Street Parking
- Furnished
- Available 30th November

£875 - pcm



### Frimley

- Three Double Bedrooms
- Bathroom
- Kitchen & Utility Room
- Lounge & Dining Room
- Front & Rear Garden
- Garage
- Unfurnished
- Available November

£950 - pcm



### Windlesham

- Three Bedrooms
- Bathroom & En-suite
- Kitchen/breakfast Room
- Lounge & Dining Room
- Front & Rear Gardens
- Double Garage
- Unfurnished
- Available December

£1,150 - pcm



### Camberley

- Four Bedrooms
- Bathroom & En-suite
- Lounge & Dining Room
- Kitchen
- Family Room
- Garage And Gardens
- Unfurnished
- Available Immediately

£1,400 - pcm



### Deepcut

- Five Bedrooms
- Bathroom & En-suite
- Kitchen & Utility Room
- Lounge & Dining Room
- Study & Cloakroom
- Double Garage & Gardens
- Unfurnished
- Available Immediately

£1,475 - pcm



### Fleet

- Second Floor Flat
- Two Double Bedrooms
- Bathroom & En-suite
- Kitchen
- Lounge/diner
- Off Street Parking
- Unfurnished
- Available Immediately

£795 - pcm



### Lightwater

- Detached Bungalow
- Three Bedrooms
- Bathroom
- Kitchen
- Lounge & Dining Room
- Garage & Gardens
- Unfurnished
- Available 21st November

£895 - pcm



### Farnborough

- Four Bedrooms
- Bathroom & Shower Room
- Kitchen/breakfast Room
- Lounge & Dining Room
- Study
- Gardens & Double Garage
- Unfurnished
- Available Immediately

£995 - pcm



### Dogmersfield

- Three Bedrooms
- Bathroom & En-suite
- Kitchen/breakfast Room
- Lounge/diner
- Rear Garden
- Off Street Parking
- Unfurnished
- Available Immediately

£1,250 - pcm



### Fleet

- Detached Property
- Four Double Bedrooms
- Four Reception Rooms
- Two En-suites
- Cloakroom
- Double Garage
- Furnished
- Available January 2005

£1,400 - pcm



### Fleet

- Six Bedroom
- Four Reception Rooms
- Three Bathrooms
- Double Garage
- Kitchen/breakfast Room
- Utility/ Two Cloakrooms
- Unfurnished
- Available 9th December

£2,900 - pcm

