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Issue 75 **property directory**

Residential Sales & Lettings offices in Hampshire & Surrey

Vickery



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your area
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office for a free
market appraisal

Spring 2005

This property is for sale, see page
2 for details.

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Our Staff at your service



RESIDENTIAL SALES

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Joanna Mitchell BA (Hons) - Manager
Stuart Hensby BA (Hons) - Trainee Negotiator
Trupti Patel - Secretary
Denise Jenkins - Weekend Assistant

FRIMLEY OFFICE

Abby Brasier BSc (Hons) - Manager
Chris Oakey BSc - Negotiator
Wayne Penfold - Trainee Negotiator
Vanessa Porter - Secretary

CAMBERLEY OFFICE

John Vickery - Managing Director
David Vertannes - Director
Jayne Brady BA (Hons) - Director
Andrew Corley - Associate Director
Will Rosten - Client Manager
Keith Bishop - Negotiator
Monica Newman BA (Hons) - Negotiator
Steve Laidler - Trainee Negotiator
Sandra Clark - Assistant to Managing Director
Sarah Taylor - Administration Assistant
Yvonne Burgess - Secretary
Nicola Ruffle - Weekend Assistant

FLEET OFFICE

Nigel Allen - Director
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Aaron Campbell - Negotiator
Karen Ziemba - Trainee Negotiator
Julia Marsh - Secretary
Alexandra Stiell - Weekend Assistant

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Luke Cleary BA (Hons) - Manager
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Richard Orme - Negotiator
Freya Papworth - Trainee Negotiator
Jenny Scott - Weekend Assistant
Anne Carr - Weekend Assistant

WEST END OFFICE

Tim Hughes - Negotiator
Jon Thompson - Trainee Negotiator
Aileen South - Weekend Assistant
Alexia Ross-Lewin - Secretary

LAND & NEW HOMES

CAMBERLEY OFFICE
Scott Molloy - Director
Gary Tetlow - Client Manager
Tel: 01276 692142
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RESIDENTIAL LETTINGS

LETTINGS TEAM

Nicholas Yewings - Manager
Mike Vertannes - Client Manager
James Dickson - Negotiator
Christine Collard - Weekend Assistant

MANAGEMENT TEAM

Jan Duggan - Manager
Karen Howard - Administration Coordinator
Bridget Hutt - Accounts Administrator
Jenny Newcombe - Lettings Administrator
Rebecca Mahoney - Lettings Administrator



Cover Property

Ash Vale, Horseshoe Lane



A detached property with character situated in a tree-lined private road. Features include original fireplaces, high ceilings and leaded-light windows.

- Five Bedrooms • Four Reception Rooms
- Kitchen/breakfast Room & Utility Room
- Overall Plot Approx. 0.4 Of An Acre • Double Garage

Price OIRO £650,000 For further information please contact our Farnborough office on: (01252) 370008

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Opening Times

Sales	
Monday to Thursday	9am - 7pm
Friday	9am - 6pm
Saturday	9am - 5pm
Sunday*	10am - 4pm
Lettings	
Monday to Thursday	9am - 7pm
Friday	9am - 6pm
Saturday	9am - 5pm

*Camberley, Fleet and Lightwater only

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Comment



Estate agency is an interesting profession...

A profession where an individual is entrusted to look after the disposal of what is invariably a client's biggest asset - their home. Interesting, because individuals within the industry have not had to gain any formal qualifications or become licensed in any way to carry out this major transaction.

Imagine the horror of discovering that the solicitor or accountant who has been looking after your legal and financial affairs turns out to be unqualified, not to mention your doctor and dentist!

Yes, one day a butcher or baker, the next an estate agent.

Given that there is no requirement for an estate agent to be qualified and considering the exposure to risk for potential clients if all does not go well, it never ceases to amaze me that the selection process many people use when choosing an agent puts little or no emphasis on the experience or training of the individual concerned, or any self-regulation employed by the firm. Astoundingly, many owners will happily place their home in the hands of an agent with little or no formal training, and will employ a firm using no self-regulation or formal code of practice. To cap it all, these wonderfully optimistic folk will then sign a contract which ties them to a particular firm for months on end...

So, you may ask what is being done about this problem and in the meantime how can consumers protect themselves?

'Nothing is being done about licensing or mandatory regulation of estate agents...'

'Consumers can, and should however, protect themselves...'

Unfortunately, nothing is being done about the licensing or mandatory regulation of estate agents - the Government is however, taking a keen interest in the housing market, but sadly this interest centres on an ill-conceived plan costing millions of pounds to speed up the sale process.

Consumers can, and should however, protect themselves by finding out how prospective agents regulate themselves, and how they train their staff. Regulatory bodies include The Royal Institute of Chartered Surveyors (RICS), The National Association of Estate Agents (NAEA) and The Ombudsman for Estate Agents (OEA). To be a member of the RICS you have to be a qualified

surveyor, which counts out the majority of practicing estate agents. The NAEA should be judged like any organisation by the quality of its members and in particular the lowest common denominators. In August 2004 a well-known local firm of estate agents was fined £3,000 for displaying boards at properties that were not for sale, they were in fact owned by a Director, Company Secretary and other staff of that firm. The Company Secretary and a fellow Director were each ordered to pay £300 for making false statements under the 1968 Trade Descriptions Act. This firm proudly display the NAEA logo on their stationery - so beware!



'Good training results in good service, which should be evidenced by testimonials from previous clients and customer research results...'

The OEA, however is an organisation with real teeth, its Code of Practice has received the personal endorsement of The Director General of Fair Trading, and member firms have to abide by a strict code of practice. It is unfortunate that at present neither the RICS nor the NAEA make OEA membership compulsory. At present only 45% of agents in the UK have subscribed to the OEA which indicates that non-members may not be as confident about the quality of their service as they appear.

In respect of staff training, agents are left to their own devices - so it is important to ask if your prospective agent trains their staff and also to ask for evidence that supports the answer.

As you will probably have guessed by now Vickery & Company are members of the OEA and we have a comprehensive, in-house staff training programme which makes us unique in this respect. However, don't take my word for the excellent service we offer, call into one of our offices and experience it for yourself.

John Vickery

John Vickery
Managing Director





LAND & NEW HOMES

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GARY TETLOW
CLIENT MANAGER

SCOTT MOLLOY
DIRECTOR



OFFICE NEWS

Now in its third year our successful and progressive Land & New Homes Department, is run by Scott Molloy, Director and Gary Tetlow, Client Manager, from our Camberley Office. In the last year alone developments have been sourced, optioned and developed in Camberley, Farnborough, Cove and North Camp as well as Fleet, Crondall and Yateley.

Successfully finding, negotiating and selling land from back gardens to brown field sites has resulted in us creating a good number of new homes in the local area. In addition it has meant that many people have realised the value of their garden plots and has led to improvements to the look of light industrial sites by replacing tired and sometimes derelict sites with attractive new homes and apartments.

If you think your property has potential and would like us to investigate the possibilities, please contact either Scott or Gary on (01276) 692142 or e-mail: landandnewhomes@vickery.co.uk

Soon to be released

A development of four, five bedroom executive homes situated on the eastern fringe of Camberley – this development replaces one single detached property.

Now Released

'Worcester Court' Murrells Lane, Camberley (see opposite) – 17, one and two bedroom apartments, replacing an industrial unit.

Now Released

'The Heights', Tekels Park, Camberley (see opposite) – a development of eight luxury apartments, replacing an original block of maisonettes.



Hazelwood Court, Farnborough

- One and Two Bedroom Apartments • Parking
- Incentives Available • Kitchen with Appliances
- NHBC Guarantee

From **£119,000** REF 19434/2



Camberley/Frimley

- Single Building Plot • Outline Planning Consent
- 4/5 Bedrooms • Detached • Close To Local Schools
- Non-estate Location

OIRO £250,000 REF 15843/2



York Road, Camberley

- Close to Town Centre • Four Bedrooms
- Approx 100' Rear Garden • Non Estate Location
- Kitchen/Breakfast Room • Part Exchange Available

£349,950 REF 18725/2

DARISTON LAND & DEVELOPMENT
in association with
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Worcester Court
MURRELLS LANE • CAMBERLEY • SURREY

SEVENTEEN 1 & 2 BEDROOM APARTMENTS

COMING SOON



Artist's Impression for guidance only.

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or Email: landandnewhomes@vickery.co.uk

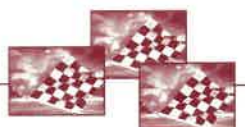
THE HEIGHTS, TEKELS PARK, CAMBERLEY

An exclusive gated development of eight luxury apartments.

FITZMOR homes

Prices from £369,950

For a brochure please telephone
01276 692142/22088 or email:
landandnewhomes@vickery.co.uk





CAMBERLEY OFFICE

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CAMBERLEY TEAM



David Vertannes
Director



Andrew Corley
Associate Director



Will Rosten
Client Manager



Keith Bishop
Negotiator



Monica Newman
Negotiator



Steve Laidler
Trainee Negotiator

OFFICE NEWS

As we approach the end of the first quarter of 2005, we welcome you to our first Camberley Directory of the year.

Whilst the number of houses we have seen coming to the market has increased generally, demand also remains strong especially within the developments of Cheylesmore Park, Wellington Park and Copped Hall as well as the town centre.

Market activity continues at a good level in the mid to upper sector of the market, but more importantly we are seeing an increasing number of first time buyers purchasing property as they realise that current prices present them with a great opportunity to get onto the property ladder. Over the last couple of months it has become apparent that buyers have an increased sense of urgency to secure homes that are keenly priced.

As we move into the Spring demand for all types and styles of property will continue to improve, and I believe that to make the most of this traditionally busy time of year it is vital that you choose an agent who is both proactive in their approach, and honest in their advice.

With this in mind at our Camberley office, we endeavour to improve our service with continued staff training and an active response to our ongoing customer research. If you would like to experience an agent that could make the difference to your move then I suggest you contact us!

David Vertannes

DAVID VERTANNES DIRECTOR

'...importantly we are seeing an increasing number of first time buyers'



*For a free market appraisal telephone
01276 22088*



Camberley

- One Bedroom Apartment • Living Room
- Re-fitted Shower Room • Double Glazing
- Within Walking Distance of Camberley
- No Onward Chain

£119,950 CHAPE/19645/2



Camberley

- Ground Floor Apartment • One Bedroom
- Bathroom • Kitchen • Security Entry System
- Views over Golf Course

£151,950 BURNH/19286/2



Camberley

- One Bedroom Apartment • 25'1 x 19'1 Living Room
- Re-fitted Kitchen • Garage And Parking
- Communal Garden • Close To Town Centre

£159,950 THEAV/18887/2



Camberley

- Ground Floor • One Bedroom Apartment
- 19' x 16' Living/Dining Room • Re-fitted Bathroom
- Re-fitted Kitchen • Communal Grounds

£167,950 UPPER/19466/2



Camberley

- First Floor • Two Bedrooms
- 16'3 x 11'7 Living Room • Kitchen With Oven & Hob
- Security Entry System • Non-estate Location

£169,950 PETWO/16419/2



Camberley

- End-of-terrace • Three Bedrooms
- Lounge/diner • Cul-de-sac Location
- Double Glazed Windows • Garage In Block
- Close to Town Centre

£174,950 WEYCU/19468/2



Heatherside

- Three Bedrooms • End-of-terrace • Lounge/diner
- Kitchen • Approx. 50' x 40' Rear Garden
- Garage In Block

£179,950 LONGL/19322/2



Heatherside

- Terrace Property • Three Bedrooms
- No Onward Chain • Living Room • Re-fitted Kitchen
- Conservatory • Garage In Block

£189,950 BRAMC/19332/2



Heatherside

- Three Bedrooms • 17'10 x 13'8 Lounge/diner
- Re-fitted Kitchen • UPVC Double Glazing
- Approx. 40' Rear Garden • Garage In Block

£194,950 TROUT/19557/

Camberley Office (01276) 22088





Camberley

- Semi-detached • Three Bedrooms
- Two Reception Rooms • Re-fitted Kitchen
- Bathroom • Approx. 68' Rear Garden

£199,950 MOORL/19296/2



Heatherside

- End Of Terrace • Three Bedrooms • Re-fitted Kitchen
- Re-fitted Bathroom • Conservatory • Garage In Block
- Landscaped Front Garden

£199,950 GLASS/18995/2



Camberley

- End of Terrace • Three Bedrooms
- Refitted Kitchen and Bathroom
- Approx 60' Rear Garden • Close To Town Centre

£219,950 QUEEN/19300/2



Camberley

- Terraced House • Four Bedrooms
- Two Reception Rooms • Re-fitted Kitchen
- Double Glazed Windows • Detached Garage

£229,950 GOODW/19504/



Camberley

- Detached • Four Bedrooms • Two Reception Rooms
- Re-fitted Bathroom • Re-fitted Kitchen/Breakfast Room
- Garage In Block

£255,000 KIRKS/19065/2



Camberley

- Semi-detached • Three Bedrooms
- Two Reception Rooms • Re-fitted Kitchen
- Garage And Parking • Approx 100' Garden

£279,950 GORDO/19627/2



Camberley

- Detached • Four Bedrooms
- En-suite To Bedroom Three • Three Reception Rooms
- Non-estate Location • Double Length Garage

£279,950 OLDPO/19364/2



Camberley

- Three Storey Townhouse • Three/four Bedrooms
- Two/three Reception Rooms • En-suite Shower Room
- Close To Town Centre • No Onward Chain.

£289,950 LANCA/19358/2



Camberley

- Detached • Three Bedrooms
- Four Reception Rooms • Re-fitted Bathroom
- Kitchen/breakfast Room • Garage and Driveway

£289,950 VERRA/19522/2



Camberley

A purpose-built second floor apartment situated in a non-estate wooded location within a mile of the town centre.

- Two Bedrooms • Two Bathrooms • Kitchen With Appliances
- Approx. 22' x 18' Living Room • Communal Gardens and Parking

£295,000 WAYEW/19294/2



Camberley

A converted coach house situated within this popular non-estate location, having been restored for residential occupation.

- Three Bedrooms • Two Reception Room • Kitchen/breakfast Room
- Bathroom • Replacement Double Glazing

£299,950 THECO/19416/2



Cheylesmore Park

A four bedroom property with good access to Ravenscote and Tomlinscote schools.

- Detached • En-suite To Bedroom 1 • Two Reception Rooms
- Kitchen/breakfast Room • Double Glazed Windows • Integral Garage

£315,000 CHEYL/19551/2



Camberley

An individual ground floor apartment situated in a mature non-estate location.

- Two/Three Bedrooms • One/Two Reception Rooms
- 21'3 x 10'2 (max) Kitchen • Bathroom & Cloakroom • Private Rear Garden • Parking

£299,950 WOODL/15773/2



Camberley

A renovated 1930s three bedroom property situated within a mile-and-a-half of both Frimley and Camberley town centres.

- Detached • Two Reception Rooms • Refitted Kitchen • Refitted Bathroom
- Utility Room • Off-street Parking

£305,000 FRIMLU/19348/2

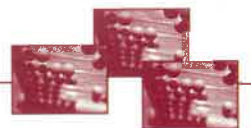


Camberley

An extended property with character situated within walking distance of Camberley town centre and amenities.

- Semi-detached • Three Bedrooms • Approx. 19'x 10' Living Room
- Study Area • Kitchen/breakfast Room • Rear Garden • Off-street Parking

£315,000 PORTE/19480/2





Camberley

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

- Three Bedrooms • Lounge and Dining Room • En-suite Shower Room
- Utility Room • Double Glazing • Integral Garage • Close To Town Centre

£329,950 LANCA/19017/2



Camberley

A detached property situated on a popular development close to local schools and Camberley Heath Golf Course.

- Four Bedrooms • Three Reception Rooms • Kitchen/breakfast Room
- Self-contained Annexe • Parking And Garage

£369,950 MERRY/19454/2



Camberley

A mature detached property with character situated in a sought-after non-estate location within walking distance of Camberley town centre.

- Re-fitted Kitchen and Bathroom • Garage • Approx. 135' x 55' rear garden
- Potential to extend (stpp)

In order to comply with the 1979 Estate Agents Act we confirm that the vendor of this property is a member of staff within Vickery & Company.

O.I.R.O £425,000 PARKW



Wellington Park

A detached Crest built 'Mayford' designed property situated on the popular Wellington Park development.

- Four Bedrooms • Two Reception Rooms • En-suite Shower Room
- Family Bathroom • Garage And Parking • Approx. 65' x 30' Rear Garden

£349,950 CLARE/19462/2



Camberley

An extended detached property situated within walking distance of Camberley town centre and amenities.

- Four Bedrooms • Four Reception Rooms • Fitted Kitchen
- Replacement Windows • Driveway Parking

£379,950 THEAV/19647/2



Camberley

A split-level detached Charles Church property situated within easy reach of local schools and amenities.

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

£429,950 WINDE/18655/2



Camberley

A 1930s detached house with character situated in a mature non-estate location within a short walk of Camberley town centre.

- Four Bedrooms • Two Reception Rooms • Kitchen/Breakfast Room & Utility
- Approx. 0.22 of an Acre • Potential To Extend (stpp)

In order to comply with the 1979 Estate Agents Act we confirm that the vendor of this property is a member of staff within Vickery & Company.

£475,000 FRANCI/12534/2



Camberley

A five bedroom house in a popular non-estate location close to Camberley town centre.

- Detached • Three Reception Rooms • En-suite Shower Room
- Kitchen/breakfast Room • Double Glazed Windows • Attached Double Garage

£489,950 LONGF/19603/2



Camberley

A four bedroom property with character situated in a mature established location.

- Three Reception Rooms • Re-fitted Kitchen • Breakfast Room • Utility Room
- Detached Double Garage • Driveway Parking

£499,950 BRACK/18947/2



Camberley

A four bedroom Eden built property situated within a popular non-estate location within a short distance of Tomlinscote and Ravenscote schools.

- Detached • Four Bedrooms • Re-fitted En-suite • Three Reception Rooms
- Kitchen/breakfast Room • Double Width Garage

£479,950 WINDV/19567/2



Camberley

A detached five bedroom property situated in a non-estate location and built for the present owners' occupation.

- Three Reception Rooms • En-suite Shower Room • Downstairs Bathroom
- Approx. 100' x 40' Rear Garden • Integral Double Garage

£499,950 MATHR/19282/2



Camberley

An Eden built family house in a cul-de-sac position adjacent to Camberley Heath Golf Course.

- Four Bedrooms • Three Reception Rooms • Two Bathrooms • Re-fitted Kitchen
- Separate Utility Room • Replacement Double Glazing

£525,000 HILLS/





Camberley

A detached Eden built property situated on a corner plot, approximately one mile from Tomlinscote and Ravenscote schools.

- Five Bedrooms • Three Reception Rooms • Double Glazing • Double Garage
- Potential To Extend (stpp)

£550,000 WIND/19520/2



Camberley

A detached Victorian residence which has been sympathetically modernised over the last few years retaining many character features.

- Four Bedrooms • Four Reception Rooms • Kitchen/breakfast Room
- En-suite Bathroom • Master Bathroom • Approx. Half-an-Acre

£750,000 CHURC/19418/2



Camberley

A detached Victorian residence with accommodation over three floors, situated within walking distance of Camberley town centre and local amenities.

- Eight Bedrooms • Four Reception Rooms • Three Bathrooms
- Approx. 100' x 60' Rear Garden • Approx. 30'9 x 17'8 Detached Garage

O.I.R.O. £850,000 KENMU/19621/2



Camberley

A detached property with character situated in a sought-after mature location within walking distance of Camberley town centre and local amenities.

- Four Bedrooms • Two en-suites • Three Reception Rooms
- Conservatory/Family Room • Approx 135' Rear Garden • Close to Town Centre

£575,000 PARKW/17534/2



Camberley

A mature detached property situated in this sought-after non-estate location on an overall plot size of approximately 0.4 of an acre.

- Five Bedrooms • En-suite To Bedroom 1 • Four Reception Rooms
- Kitchen/breakfast Room • Double Detached Garage
- Approx 200' x 100' Garden

£775,000 TEKE/19280/2



Camberley

A substantial 1930s built detached property with character features situated on the eastern fringe of Camberley on an overall plot of half an acre.

- Six Bedrooms • Four Reception Rooms • Re-fitted En-suite
- Kitchen & Utility Room • Double Detached Garage • Off-street Parking

£895,000 CARR/19174/2

Frimleydirectory



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Abby Brasier
Manager



Chris Oakley BSc
Negotiator



Wayne Penfold
Negotiator



Vanessa Porter
Secretary

OFFICE NEWS

As we settle in to 2005 I am very excited about the Frimley market and continue to strive for increased business opportunities in order to build on our established success in the area. I am pleased to welcome Wayne Penfold to the Frimley Office as Negotiator. Although Wayne is new to the industry he has already arranged a number of sales and I have every confidence that he will do very well in his career with the Company and is already establishing himself as a key member of the Frimley team.

Our commitment to marketing and customer research, aimed at achieving the best possible price for your property whilst providing an uncompromised level of service has never been more important. We have had an extremely encouraging start to the New Year with an average of 98% of asking prices achieved from sales arranged in Frimley and 85% of our buyers and sellers recommending us and our service to others.

Now in 2005 our advertising schedule offers clients unrivalled exposure in the Courier and Camberley News newspapers, the ever-popular Property Directory and Frimley Directory, whilst our on-going programme of customer research enables us to hear honest feedback from would-be and existing clients as we strive to enhance our overall service.

If you are considering a move or are currently on the market and looking for a new enthusiastic agent for advice, please do not hesitate to contact us for a free market appraisal.

Abby Brasier

DON'T ASK US!

Excerpts from commendation letters:

'Thanks to you and your outstanding staff, a successful sale has been achieved for me.'

'Your combined tenacious and stoical efforts resulted in a satisfactory outcome all round. It could be said - you got all the 'ducks in a row' when it mattered.'

'I will of course be recommending Vickery to others who are buying and selling as you clearly set standards of 'best practice' that others should be seeking to achieve.'

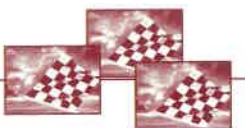
ABBY BRASIER BSc (HONS) MANAGER

'Thanks to you and your outstanding staff, a successful sale has been achieved for me.'

Excerpt from commendation letter



For a free market appraisal telephone
01276 681682





Frimley

- Ground Floor Maisonette • Two Bedrooms
- Kitchen With Built-in Oven and Hob
- 18'6 x 11'9 Living Room
- Communal Grounds & Parking • No Onward Chain

£164,950 KIRKB/19594/7



Frimley Green

- Character Terraced House • Lounge • Dining Room
- Refitted Kitchen • Refitted Bathroom
- Approx. 84ft Garden • Strip Wood Flooring
- Feature Fireplaces

£184,950 BUCKH/19516/7



Dettingen Park

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

£199,950 STICK/19088/7



Paddock Hill

- Three Bedrooms • 15'10 x 8'8 Kitchen/Breakfast Room
- Refitted Bathroom • Cloakroom
- UPVC Double Glazing • Garage
- Close To Local Schools

£209,950 BUCKI/19716/7



Frimley

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

£229,950 EVERG/19204/7



Frimley

- Semi-Detached • Three/Four Bedrooms
- Refitted Kitchen/Breakfast Room
- UPVC Double Glazing
- Approx. 100ft Landscaped Rear Garden
- Close To Local Schools • Garage & Driveway

£269,950 OLDPA/19664/7



Dettingen Park

- Three/Four Bedrooms • Cloakroom
- Kitchen/Breakfast Room • En-Suite Shower Room
- 25' x 14'7 Master Bedroom/Bonus Room • Garage
- Cul-de-Sac Location

£274,950 STRAW/19592/7



Dettingen Park

- End Of Terrace • Three/Four Bedrooms
- 25' x 14'7 Bonus Room/Bedroom 4
- Kitchen/Breakfast Room • En-Suite Shower Room
- Cloakroom • Garage • Cul-de-Sac Location

£274,950 STRAW/19538/7



Tomlins

- Extended Three/Four Bedrooms • Lounge/Diner
- Kitchen and Breakfast Area • Family Room
- Study/Bedroom Four
- Potential To Extend Subject To Planning Permission
- No Onward Chain

£284,950 TRENT/19466/7



Tomlins

- Detached Bungalow • Three Bedrooms
- 16'4 x 25'2 Living Room • Approx. 78ft Garden
- Double Glazing • Close To Local Schools

£289,950 MELV/19456/7



Frimley

- Three Bedrooms • Cloakroom • Kitchen/Diner
- Lounge and Family Area • Refitted Bathroom
- Approx. 100ft Garden
- Planning Permission for Second Storey Extension
- Close To Local Schools

£299,950 HAWTH/19596/7



Frimley

- Property with Character • Three Bedrooms • Nursery
- Three Reception Rooms • Utility Area
- Approx. 55ft Garden • Garage & Driveway
- Close To Frimley Village

£330,000 BROOK/19624/7



Frimley

- Cottage With Character • Three/Four Bedrooms
- Two Reception Rooms
- En-Suite Shower Room/Dressing Area
- Recently Refitted Kitchen • Oak Floor Boards & High Ceilings • Garage & Driveway • No Onward Chain

£335,000 TRIN/19302/7



Frimley

- Detached Four Bedrooms • 19'4 Lounge
- Dining Room • En-Suite and Dressing Area
- Cloakroom • Breakfast Room
- Garage & Off-Street Parking • No Onward Chain

£349,950 WARRR/19638/7



Deepcut

- An Edwardian Semi-Detached House
- Accommodation On Three Floors • Four Bedrooms
- Two Reception Rooms • Kitchen/Breakfast Room
- Sun Room • Two Bathrooms • Approx. 84ft Garden

£359,950 DEEPC/19734/7



Dettingen Park

- Three-Storey Town House • Four/Five Bedrooms
- Three Shower Rooms • Bathroom
- Two/Three Reception Rooms
- Kitchen With Integrated Appliances
- UPVC Double Glazing • No Onward Chain

£395,000 DETT/17244/7



Frimley

- Detached Five Bedrooms • Two Reception Rooms
- Refitted Bathroom and En-Suite
- 20'4 x 8'5 Kitchen/Breakfast Room
- Approx. 76ft Garden • Double Garage
- Close To Local Schools

£399,950 LANSD/18750/7



Deepcut

- Detached Four Bedrooms • Three Reception Rooms
- En-Suite Shower Room • 27' x 19' Bonus Room
- Detached Double Garage • Cul-de-Sac Location
- No Onward Chain

£429,950 DURHA/19636/7





LIGHTWATER OFFICE

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

LIGHTWATER TEAM



Stephen Connolly Director
Christopher Gray Manager
Richard Orme Negotiator
Freya Papworth Trainee Negotiator

OFFICE NEWS

Reduced activity and falling house prices have been popular headlines in the media for several months now, however, the reality in the Lightwater area is very different. We have returned to more traditional market conditions driven by genuine demand, scarcity, value and quality. First time buyers have made a significant return and market activity has gathered pace swiftly as buyers who delayed a move at the end of last year compete with those who always planned a move early in 2005.

Other fundamentals such as, experienced staff, comprehensive training and a passion for providing our clients with the best service and the right advice have continued to ensure our reputation for achieving the best price for our clients.

2004 was a record year for our Lightwater office and with the addition of Christopher Gray to further strengthen the team, 2005 is set to be even more successful. Christopher has successfully managed our Bagshot office for many years and with his local knowledge together with the support of our Bagshot and West End offices we have the largest sales force in the area!

We are very pleased with the results we have achieved during 2004, however Christopher, Richard, Freya and myself are even more excited about the prospects for 2005

We look forward to hearing from you.

Stephen Connolly

DONT ASK US!

Customer research comments:

'Excellent-couldn't fault the service'

'The sale wouldn't have gone through without Steve and all his hard work'

'Chris is not your typical estate agent i.e. he is honest, hard working and conscientious!'

'Over the moon with the service, a delight to deal with.'

CHRISTOPHER GRAY MANAGER

'...we have returned to traditional market conditions driven by demand, scarcity, value and quality.'



For a free market appraisal telephone
01276 452000



Lightwater Grange

- Studio Apartment
- First Floor
- 18' x 9'2 Living Room/Bedroom
- Kitchen
- Bathroom
- Communal Grounds

£99,950 BURDO/34272/4



Lightwater

- Maisonette
- First Floor
- Double Bedroom
- 16'0 Max x 14'2 Lounge/Diner
- Re-fitted Kitchen
- Bathroom

£134,950 ALLSA/19539/4



Windlesham

- First Floor Coachouse Style
- Double Bedroom
- 16'2 x 14'4 Max Lounge/Diner
- Enclosed Rear Garden
- Garage
- No Onward Chain

£164,950 BURTO/18900/4



Paddock Wood

- First Floor Apartment
- Two Bedrooms
- UPVC Double Glazed windows
- Lounge
- Kitchen & Bathroom
- No Onward Chain

£174,950 IVYDR/19118/4



Lightwater

- Close To Local Amenities
- Two Bedrooms
- 16'9 Max x 11'0 Lounge
- Re-fitted Kitchen
- UPVC Double Glazing
- Approx 56' Rear Garden

£189,950 GUILD/18202/4



Windlesham

- Two Bedrooms
- 17'2 x 12'2 Lounge/Dining Room
- Kitchen
- Re-fitted Bathroom
- Garden
- Garage
- No Onward Chain

£214,950 BURTO/19583/4



Briars Development

- Maisonette
- Ground Floor
- 16'6 Max x 9'5 Living Room
- Double Bedroom
- Kitchen
- Bathroom
- No Onward Chain

£134,950 BLUEB/19601/4



Lightwater

- Two Bedroom Apartment
- Centre Of Lightwater Village
- 18'4 Max x 12'4 Living Room
- UPVC Double Glazing
- Kitchen & Bathroom
- No Onward Chain

£142,500 DENLY/19044/3



Paddock Wood

- First Floor Apartment
- Mature Landscaped Grounds
- Re-fitted Kitchen
- Double Bedroom
- Lounge
- Bathroom
- Gas Central Heating

£164,950 IVYDR/19581/4



Paddock Wood

- Refurbished Apartment
- Two Double Bedrooms
- Re-fitted Kitchen
- Re-fitted Bathroom
- UPVC Double Glazed Windows
- No Onward Chain

£179,950 IVYDR/19046/4



Moorlands Development

- Charles Church 'Sinclair'
- End Of Terrace
- Two Double Bedrooms
- Lounge/Diner
- Rear Garden
- Garage

£204,950 BARNE/19457/4



Paddock Wood

- First Floor Apartment
- Original Finishing School Block
- Two Bedrooms
- Lounge/Dining Room
- Landscaped Communal Grounds
- No Onward Chain

£225,000 PADDO/19719/4





Lightwater

- Semi Detached
- Three Bedrooms
- Cul-De-Sac Location
- Living Room
- Kitchen/Breakfast Room
- Re-fitted Bathroom

£229,950 FOXCO/19413/4



Lightwater

- Re-furbished
- Three Bedrooms
- Re-fitted Kitchen
- Re-fitted Bathroom
- UPVC Double Glazing
- Conservatory
- Garage

£249,950 LIGHT/19759/4



Lightwater

- Detached Property With Character
- Two Bedrooms
- Non-Estate Location
- 90' Approx Rear Garden
- Planning Permission For Extension

£249,950 JUNCT19234/4



Lightwater

- Detached Bungalow
- Non-Estate Location
- 3/4 Bedrooms
- 2/3 Reception Rooms
- Detached Garage
- No Onward Chain

£289,950 RIDGE/19643/4



Lightwater

- Extended Semi-Detached
- 18'8 x 10'10 Master Bedroom
- Three Further Bedrooms
- Two Separate Reception Rooms
- Re-fitted Kitchen/Breakfast Room
- Re-fitted Bathroom
- Conservatory

£299,950 FOXCO/19413/4



Lightwater

- Detached
- 3/4 Bedrooms
- Re-fitted Kitchen/Breakfast Room
- Re-fitted Bathroom & Shower Room
- Conservatory
- Garage
- Gardens

£305,000 MOUNT/19206/3



Lightwater

- Close to Local Amenities
- Three Bedrooms
- Re-fitted Kitchen
- Re-fitted Bathroom
- UPVC Double Glazing
- No Onward Chain

£309,950 RIVER/19458/3



Lightwater

- Charles Church 'Regent'
- Four Bedrooms
- Two Reception Rooms
- Re-fitted Kitchen/Breakfast Room
- UPVC Double Glazed Windows
- Front & Rear Gardens

£315,000 BIRCH/19579/4



Lightwater

- Detached Chalet Bungalow
- Three Double Bedrooms
- Re-fitted Kitchen
- Re-fitted Bathroom
- Close To Amenities
- 110' Approx Rear Garden

£344,950 BROAD/18790/4



Paddock Wood

- Charles Church 'Oakley'
- Master Bedroom with En-suite
- Three Further Bedrooms
- Two Reception Rooms
- Conservatory
- Re-fitted Kitchen/Breakfast Room
- UPVC Double Glazing

£349,950 IVYDR/18840/4



Lightwater

- No Onward Chain
- Three Bedrooms
- Three Reception Rooms
- Kitchen
- Bathroom
- Garage
- Front & Rear Gardens

£365,000 AMBLE/19889/4



Lightwater

- Recently Constructed 'Scandiahus'
- Non-Estate Location
- 25'10 x 15'3 Lounge/Dining Room
- Study
- Kitchen/Breakfast Room
- Three Bedrooms

£375,000 NEWHO/19194/4



Lightwater

A detached family home situated in a cul-de-sac location within close proximity to Lightwater Village.

- Four Bedroom Detached
- Four Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- No Onward

£384,950 BLACK/19202/4



Lightwater

A Beazer home situated in a cul-de-sac location within close proximity of Lightwater's local amenities.

- Master Bedroom With En-suite
- Three Further Bedrooms
- Three Separate Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- Double Width Garage

£399,950 THEW/18786/4



Lightwater

A detached 'Lencrest' home situated in an established non-estate location within walking distance of Lightwater village.

- Four Bedrooms
- Two En-suites & Family Bathroom
- Three Reception Rooms
- Kitchen/Breakfast Room
- Double Width Garage

£550,000 HEATHE/19739/4



Lightwater

An exclusive ground floor apartment situated in a highly sought-after lakeside setting.

- Two Bedrooms
- Bathroom & Shower Room
- 21'6 x 15'2 Drawing Room
- Study/Sun Room
- Kitchen/Breakfast Room
- Gas Radiator Heating

£395,000 COLV/19547/4



Moorlands Development

A Charles Church 'Midhurst II' housetype situated in a cul-de-sac in a sought-after location of Lightwater.

- Master Bedroom With En-suite
- Three Further Bedrooms
- Re-fitted Kitchen/Breakfast Room
- Re-fitted Family Bathroom & En-suite
- UPVC Double Glazing
- Detached Double Garage

£450,000 PERRY/34205/4



Lightwater

A detached property occupying an elevated plot of approximately one third of an acre.

- Four Bedrooms
- En-suites To Bedrooms One & Two
- Family Bathroom
- Living Room
- Re-fitted Kitchen
- Dining Area
- Double Glazing

£575,000 HIGHV/18662/4





BAGSHOT OFFICE

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BAGSHOT TEAM



Joanna Mitchell
Manager
Stuart Hensby
Trainee Negotiator
Trupti Patel
Secretary

OFFICE NEWS

Welcome to the first edition of our 2005 Bagshot Directory and for me the opportunity to manage a new office.

My name is Joanna Mitchell and I have recently become the Manager of our Bagshot office replacing Christopher Gray, who has transferred to manage our Lightwater office. My career with Vickery & Company started in our Camberley office in 2002, with a move to Bagshot as Negotiator soon after. Having achieved an excellent level of sales in the Bagshot area, I was then promoted to Manager at the West End office and enjoyed a successful 18 months there before being given the opportunity to come back to Bagshot and work in what has always been a very competitive market.

My team and I pride ourselves on providing excellent service to our clients and I am very pleased to report that 98% of buyers and sellers who have exchanged contracts on sales arranged by us would agree.

To us service is all about communication, feedback and a commitment to give the right advice at the right time – to make moving house as ‘stress-less’ as possible. We see ourselves in partnership with our clients – striving not only to sell their properties but also to secure the best price. Indeed, January saw a number of sales being arranged at the asking price showing not only our undertaking to negotiate hard on behalf of our client but also positive signs in the local property market.

If you are planning a move in the next few months or are trying to move at the moment I would be delighted to give you professional advice tailored to suit the needs of your house sale.

Please contact me 01276 453500 or pop in to our office.

Joanna Mitchell

Joanna Mitchell

JOANNA MITCHELL BA (HONS)
MANAGER

‘We see ourselves in partnership with our clients.’



For a free market appraisal telephone 01276 453500



Connaught Park

- Charles Church 'Warwick' Housetype • Two Bedrooms
- Bathroom • Lounge / Dining Room • Kitchen
- Cloakroom

£172,500 HODGE/19248/4



Connaught Park

- Charles Church 'Sinclair' Housetype
- Two Double Bedrooms • Living Room
- Kitchen / Breakfast Room
- Garage in Nearby Block • No Onward Chain

£189,950 ALBER/19002/3



Connaught Park

- Terraced Property • Two Bedrooms
- Lounge / Dining Room • Re-fitted Kitchen
- Family Bathroom • Rear Garden
- No Onward Chain

£192,500 HORSE/19208/3



Bagshot

- End of Terrace • Three Bedrooms
- Two Reception Rooms • Re-fitted Kitchen
- Re-fitted Shower Room • Detached Single Garage
- Walking Distance of Shops • No Onward Chain

£199,950 ANDER/18403/3



Connaught Park

- Terraced Property
- Charles Church 'Gresham' Housetype
- Three Bedrooms • Lounge / Dining Room • Cloakroom
- Laminated Wood Effect Floors • UPVC Double Glazing
- No Onward Chain

£212,500 ALBER/19078/3



Bagshot

- Apartment • Three Bedrooms
- 18'8 x 13'10 Lounge / Dining Room
- Kitchen • Bathroom • Cloakroom
- Close to Amenities • Convenient Access to M3

£214,950 HIGHS/18621/3



Bagshot

- Semi-Detached • Three bedrooms • Lounge
- Kitchen / Dining Room • Family Room / Study
- Detached Garage • UPVC Double Glazing

£219,950 GLOUC/19244/3



Bagshot

- Semi-Detached Cottage • Non Estate Location
- Near Amenities • Two Bedrooms • Re-fitted Bathroom
- Re-fitted Kitchen • Downstairs Cloakroom
- Separate Dining Room

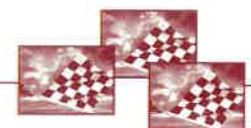
£249,950 COLLE/19410/3



Connaught Park

- Link - Detached
- Charles Church 'Frensham' Housetype
- Three Bedrooms • Re-fitted En-suite Shower
- Re-fitted Bathroom • Re-fitted Kitchen/Breakfast Room

£249,950 LAIRD/19234/3





Bagshot

- Semi - Detached • Three Bedrooms • Lounge
- Dining Room • Kitchen / Breakfast Room
- Family Bathroom • UPVC Double Glazing

£249,950 YAVR/19450/3



Bagshot

- Semi-Detached • Two Bedrooms
- Two Reception Rooms • Kitchen • Bathroom
- Garage & Workshop • Non Estate Location
- Views Over Crown Land

£259,950 PARK/18635/3



Bagshot

- End of Terrace • Non Estate Location
- Two Reception Rooms • Two Bedrooms
- Re-fitted Kitchen • Approx. 120' Rear Garden
- To comply with Estate Agents Act the vendor of this property is related to a member of staff within Vickery & Company

£269,950 COLLE/19588/3



Bagshot

- Four Bedrooms
- En-suite Bathroom to Master Bedroom
- 29'5 Max Lounge / Diner • Kitchen
- Garage in Nearby Block • Sought After Location
- Established Property • Downstairs Cloakroom

£269,950 PINEW/16679/4



Bagshot

- Detached Family Home • Four Bedrooms • Lounge
- Dining Room • Kitchen • Re-fitted Family Bathroom
- Garage & Office / Workshop • Front & Rear Gardens

£314,950 YAVR/19372/3



Connaught Park

- Charles Church 'Elizabethan II' Housetype
- Master Bedroom with En-Suite Shower
- Three Further Bedrooms • Three Reception Rooms
- Kitchen / Breakfast Room • Front & Rear Gardens
- Detached Double Garage • No Onward Chain

£379,950 HAWKE/19304/3



Heywood Drive

- Charles Church 'Kingsfold' Housetype
- Master Bedroom with En-Suite Shower
- Three Further Bedrooms • Drawing Room
- Dining Room • Kitchen / Breakfast Room
- Planning Permission for Extension Granted

£415,000 HEYWO/18293/3



Connaught Park

- Detached • Five Bedrooms
- En-suite Shower to Master Suite
- Four Reception Rooms • Kitchen / Breakfast Room
- Re-fitted Bathroom • Integral Garage
- Close to Local Shops

£454,950 PRINC/18715/3



Heywood Drive

- Detached • Four Bedrooms
- Two Bedrooms with En-suites
- Three Reception Rooms • Conservatory
- Refitted Kitchen / Breakfast Room • Double Garage
- No Onward Chain

£499,950 HEYWO/19379/6

Bagshot Office (01276) 453500

WestEnddirectory



WEST END OFFICE

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

WEST END TEAM



Stephen Connolly
Director



Tim Hughes
Negotiator



Jon Thompson
Trainee Negotiator



Alexis Ross-Lewin
Secretary

OFFICE NEWS

It has been another eventful start to the year for Vickery and Company's West End Office - Joanna Mitchell has moved to manage our Bagshot office after achieving great success during the past 18 months. This has given me the opportunity to take over the helm at West End. I view this as an exciting and challenging prospect, and one that I will approach with great enthusiasm and a commitment to continue to provide the excellent levels of customer service set by Joanna.

During January we agreed sales on properties with asking prices ranging from £200,000 to £550,000, so it is clear that motivated buyers are active in every sector of the market. Commonly agents blame economic issues for houses not selling, but we have found that good advice and sensible pricing will ensure that houses achieve the best price from the market. Marketing strategy is discussed at regular intervals during our agency term with our clients and is tailored to the needs of the individual.

West End continues to thrive as a village; superb schooling and a more rural setting than nearby towns guarantees that buyers are naturally attracted - with the level of enquiries we regularly receive bearing testament to this. With such strong levels of demand we continually need more properties coming onto the market - if you would like a market appraisal of your home or to discuss any other property related matter, please do not hesitate to contact our office, or call in the next time you visit The Parade.

Tim Hughes

Tim Hughes

DON'T ASK US!

Customer research comments:

'Tim was particularly good...he genuinely wanted to help'

'Tim in particular was brilliant. He had some very difficult situations to deal with, but dealt with them very well'

STEPHEN CONNOLLY DIRECTOR

'With such strong levels of demand we continually need more properties coming onto the market.'



For a free market appraisal telephone 01483 797974





West End

- One Bedroom • Maisonette • Private Rear Garden
- Kitchen/Breakfast Room • No Onward Chain
- 15'8 x 12'6 Living Room • Close To Local Amenities
- Close To Gordon's School

£145,000 MEADO/19813/6



West End

- Back To Back Property • One Bedroom
- Re-fitted Kitchen • Re-fitted Bathroom
- Allocated Parking Space • Ideal Investment Purchase
- Close To Gordon's School

£149,950 OAKRI/19609/6



Knaphill

- Two Bedrooms • uPVC Double Glazing
- Lounge/Diner 18'3 x 13'1 • Two Parking Spaces
- Close To Amenities • Near A Main Line Station

£182,950 LORNE/19681/6



West End

- Detached • Three Bedrooms
- Close To Brentmoor Heath • Close To Gordon's School
- Corner Plot • Potential To Extend (STPP)

£324,950 CUCKO/19661/6



West End

- Detached Bungalow • Three Bedrooms
- Refitted Kitchen • Refitted Bathroom
- uPVC Double Glazing • 50' Approx. Garden

£359,950 HAWTH/19885/6



West End

- Four Bedroom Detached • Master With En-Suite
- Refitted Family Bathroom • Refitted Kitchen
- uPVC Double Glazing • South Facing Rear Garden
- Garage • Off Street Parking

£375,000 ACERD/19631/6



West End

- Two Bedroom Property • En-Suite Shower Room
- Kitchen/Breakfast Room • Secluded Rear Garden
- No Onward Chain

£205,950 VIBUR/19679/6



Bisley

- Three Bedroom Bungalow • Semi-Detached Property
- Refurbished • Non-Estate Location
- uPVC Double Glazing • No Onward Chain

£259,950 PILGR/19566/6



West End

- Detached Bungalow • Two Bedrooms • Garden
- Single Garage • Off Street Parking
- Scope For Extension • Close To Amenities
- No Onward Chain

£260,000 HOLLY/19725/6



Bisley

- Detached Grade II Listed • 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 Bedroom Property • Detached
- Three Reception Rooms • Double Length Garage
- 45' Approx. Garden

£425,000 DONNA/19596/6



West End

- Four Bedrooms • Three Reception Rooms
- Approx 200' Rear Garden • Built in 1896
- Close to Gordon's School
- Potential to extend (STPP) • No Onward Chain

£475,000 HIGHS/19955/6



Bisley

- Four Bedroom Property • Refitted Kitchen
- Refitted Bathroom • uPVC Double Glazing
- Utility Room • Downstairs Cloakroom
- 60' x 40' Approx. Garden

£269,950 SOUTH/19659/6



West End

- Three Bedroom Property • Semi-detached
- Refitted Kitchen • uPVC Double Glazing
- Stripped Wooden Floors • Off Street Parking

£274,950 FENNS/19821/6



West End

- Three Bedrooms • Refitted Kitchen/Diner
- uPVC Double Glazing • Garage
- Front And Rear Gardens • Close To Gordon's School
- Close To Local Amenities • Approx 60ft Rear Garden

£275,000 MEADO/19570/6



West End

- Detached • Four Bedrooms • Bedroom 5/Study
- Two Reception Rooms • 26'11 Kitchen/Breakfast Room
- uPVC Double Glazing • 100' Approx. Rear Garden

£475,000 THEHQ/19299/6



West End

- Four Bedroom • Detached • Three Reception Rooms
- Conservatory • 100' x 60' Approx Garden
- Close To Gordon's School • No Onward Chain

£495,000 RUGOS/19729/6



West End

- Four Bedrooms • Three Reception Rooms • Kitchen
- Converted Garage • Sash Windows
- Stripped Wooden Doors • Front & Rear Gardens
- Approx. 100' Rear Garden

£525,000 TITLA/19249/6



FARNBOROUGH OFFICE

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GU14 7PG
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FARNBOROUGH TEAM



Luke Cleary
Manager



Philip Gascoyne
Negotiator



Jamie Soane
Negotiator



Samantha Collier
Trainee Negotiator

MARKET REPORT

Welcome to the first property directory of 2005, and with it I would like to introduce a new member of our negotiating team, Jamie Soane. Jamie worked for us two years ago and left to try an alternative career but then decided to return to what he enjoys most - selling houses and giving good service. With the size of my team being its largest since the office opened five years ago, we are able to offer the most comprehensive and thorough marketing in the town.

In order to satisfy our thirst for success and with the high level of activity from our database of buyers, we require more to sell. We currently have a range of buyers in every price bracket - from an increasing number of first-time buyers looking for apartments and small houses to a strong demand from families for the sought-after developments and non-estate areas offering four and five bedroom homes in areas such as, Empress Park and Farnborough Park.

Early signs for the market this year are promising, and sellers should have confidence that an agent like Vickery & Company providing outstanding marketing and the right advice will achieve the best price for their home. Buyers should also be assured that with the current supply of properties coming onto the market and a stable economic outlook, property is still affordable. All in all, a move this year could be the best decision you make.

For a market appraisal from Vickery & Company, an estate agent committed to getting you moving and achieving the best price for your home - call (01252) 370008.

Luke Cleary

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.'

LUKE CLEARY BA (HONS) MANAGER

'All in all, a move this year could be the best decision you make.'



For a free market appraisal telephone
01252 370008



North Camp

- Purpose Built
- Security Entry Phone
- Ground Floor
- Communal Grounds
- Communal Parking
- No Onward Chain

£109,950 WYKEH/19561/5



Sycamore Park

- First Floor Apartment
- Double Bedroom
- Kitchen With Integrated Appliances
- Double Glazing
- Security Entry Phone
- Two Allocated Parking Spaces

£134,950 CORFE/19954/5



Farnborough

- Three-Storey Town House
- Four/Five Bedrooms
- UPVC Windows
- Driveway
- Cul-de-Sac Location
- No Onward Chain

£199,950 RINGW/19325/5



Barningley Park

- Charles Church 'Gresham'
- Three Bedrooms
- Cloakroom
- UPVC Windows
- Garage
- Off-Street Parking

£199,950 JUNIP/18555/5



South Farnborough

- End Of Terrace
- Three Double Bedrooms
- Conservatory
- Lounge
- UPVC Double Glazing
- Car Port, Driveway & Garage

£209,950 CHARL/19682/5



Farnborough

- Property With Character
- Two Reception Rooms
- Approx. 55ft Garden
- Detached Garage
- Non-Estate Location
- No Onward Chain

£239,950 SYCAM/19329/5



Barningley Park

- Charles Church 'Richmond'
- First Floor Apartment
- En-Suite Bathroom
- Refitted Kitchen
- Within Easy Reach of M3
- Communal Grounds & Parking

£118,950 BROAD/19627/5



Sycamore Park

- First Floor Apartment
- Two Double Bedrooms
- Refitted Bathroom
- Communal Grounds
- Two Allocated Parking Spaces
- No Onward Chain

£157,500 COLL/19049/5



Avenue Farm

- Staggered Terraced Property
- Three Double Bedrooms
- Two Reception Rooms
- Conservatory
- Refitted Kitchen and Bathroom
- No Onward Chain

£199,950 ADLIN/19258/5



Farnborough

- End Of Terrace
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Refitted Kitchen/bathroom
- Garage In Block

£207,950 STAKE/17988/5



Farnborough

- Three Bedrooms
- Refitted Bathroom
- Kitchen/Breakfast Room
- Garage & Off-Street Parking
- No Onward Chain
- To comply with Estate Agents Act the vendor of this property is a member of staff within Vickery & Company

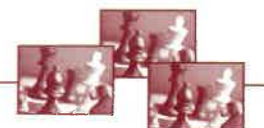
£234,950 ALBER/19690/5



Farnborough

- Split-Level Bungalow
- En-Suite Shower Room
- Two/Three Double Bedrooms
- 90ft Max Rear Garden
- Cul-de-Sac Location

£249,950 CHING/19812/5





Farnborough

- Four Bedrooms • Two Reception Rooms
- Cloakroom • Integral Garage • Off-Street Parking
- Cul-de-Sac Location • No Onward Chain

£259,950 HINST/19875/5



Barningley Park

- Four Bedroom Link Detached
- Two Reception Rooms • Cloakroom
- Refitted Kitchen • En-Suite Bathroom
- Integral Garage • Cul-de-Sac Location

£284,950 COMFR/19934/5



Mytchett

- Bungalow with Character • Two Bedrooms
- Three Reception Rooms • Utility Room
- Replacement Windows
- Picture Rails and Beamed Ceilings
- Approx. 140ft Garden

£299,950 COLEF/19550/7



Empress Park

- Detached Property With Character
- Three Bedrooms • Three Reception Rooms
- Refitted Kitchen • Integral Garage
- Off-Street Parking • No Onward Chain

£339,950 PIERR/19418/5



Farnborough Park

- Four Double Bedrooms • Cloakroom
- Three Reception Rooms • Refitted Bathroom
- UPVC Windows • Double Garage
- No Onward Chain

£389,950 PIRBR/19830/5



Empress Park

- Four Double Bedrooms • Refitted Kitchen
- Conservatory • Two Reception Rooms
- En-Suite Shower Room • Landscaped Rear Garden
- Integral Garage

£399,950 PIERR/19680/5



Barningley Park

- Charles Church 'Lichfield' Style property
- Four Double Bedrooms • Three Reception Rooms
- Kitchen/Breakfast Room • En-Suite Bathroom
- Detached Double Garage • No Onward Chain

£399,950 JUNIP/19570/7



Farnborough Park

- Character Property • Five Bedrooms
- Kitchen/Breakfast Room • Three Reception Rooms
- Detached Double Garage
- Approx. 100ft Rear Garden • No Onward Chain

£424,950 CARLV/19640/7



Farnborough Park

- Character Property • Four Bedrooms
- Six Reception Rooms • Cloakroom
- En-Suite Bathroom
- Vaulted Ceilings and Feature Fireplaces
- No Onward Chain

£475,000 SYCAM/19918/5

Fleetdirectory



FLEET OFFICE

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

FLEET TEAM



Nigel Allen
Director



Richard Partridge
Client Manager



Aaron Campbell
Negotiator



Karen Ziembra
Negotiator

OFFICE NEWS

With the first couple of months of 2005 over, we have been able to reflect on market conditions in Fleet and the signs for the forthcoming year. Although the market took a few weeks to warm up, we are now experiencing a level of activity similar to last year. The demand for Fleet is traditionally high and this year is no exception with the quality of schools in the town and the access to the motorway and mainline station for commuters being a continual attraction. Although a lot of our clients are moving within Fleet and Church Crookham an increase in first time buyers and buyers from out of the area has been noted.

The key to a successful move is your choice of the right estate agent. My team of experienced and enthusiastic staff are hoping to increase on last years success by offering the right marketing strategy to enable you to achieve the best possible price for your property.

So far this year we have found buyers for properties as diverse as one bedroom starter flats and luxury apartments to four bedroom estate homes and five bedroom individual homes backing onto the canal. The common factor to our clients in these different properties was the communication and trust we have built up with our clients over the transaction to make each sale proceed as smoothly as possible. Quotations from a sample of commendation letters include:

"I consider Richard Partridge to be the best residential estate agent I have come across for years. You also have a very good young chap in Lightwater by the name of Richard Orme. He is going to be very good. Being a particularly fussy, awkward and price sensitive Chartered Surveyor who trained at Savills, I feel more than qualified to make this assessment."

"I would like to take this opportunity to thank your staff for all their help in the purchase of my new house. In particular Aaron, who showed me the property at very short notice, and made arrangements for my daughters and myself to view the property again, at our convenience."

"I am writing to thank the staff at Vickery's Fleet Branch for their enthusiasm in marketing my house. They were all friendly and helpful and seemed genuinely interested in accompanying prospective purchasers to view my property."

We are always looking for further homes to sell, so to experience our effectiveness call us now.

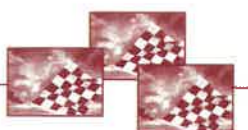
Nigel Allen

NIGEL ALLEN DIRECTOR

'The key to a successful move is your choice of the right estate agent.'



For a free market appraisal telephone
01252 620255





Zebon Copse

- Back To Back Property • One Double Bedroom
- Vaulted Ceilings • Private Garden • Off-Street Parking
- Double Glazing

£149,950 HOPGA/19678/1



Zebon Copse

- Mid Terrace Property • Two Double Bedrooms
- Lounge • Kitchen • Enclosed Rear Garden
- Off-Street Parking

£169,950 BARNM/19622/1



Elvetham Heath

- Two Bedrooms • Upvc Double Glazing
- En-Suite Shower Room • Second Floor
- Phone Entry System • Communal Grounds • Parking
- No Onward Chain

£179,950 BROMF/19366/1



Fleet

- Gated Development • Two Bedrooms
- En-Suite Shower Room • Kitchen • Lounge
- Balcony • Upvc Double Glazing • Communal Grounds
- Security Entry System

£179,950 THECO/19284/1



Elvetham Heath

- Brand New • Choice of Two Apartments
- Two Bedrooms • Second Floor • Double Glazing
- Parking • Investors Pack Available

£187,500 PERSV/19142/1



Fleet - Town Centre

- Two Bedrooms • First Floor • En-Suite Shower Room
- Upvc Double Glazing • Lounge/Dining Room
- Communal Grounds and Parking
- Close To Train Station and Town Centre

£191,950 SWIFT/19586/1



Church Crookham

- Three Bedrooms • Re-Fitted Kitchen
- Upvc Double Glazing • Lounge/Diner
- Non Estate Location • Front & Rear Gardens
- Double Length Garage • No Onward Chain

£229,950 ELIZA/19356/1



Fleet

- Three bedrooms • Kitchen/Breakfast Room
- Conservatory • UPVC Double Glazing
- Detached Garage • Off-Street Parking
- No Onward Chain • Similar Required

£229,950 FAIRM/19308/1



Elvetham Heath

- Three Bedrooms • Two Reception Rooms
- Kitchen With Integrated Appliances
- En-Suite Shower Room • UPVC Double Glazing
- Garage • Off-Street Parking • Enclosed Rear Garden

£235,000 TURGI/19490/1



Church Crookham

- Four Double Bedrooms • Three Reception Rooms
- Re-Fitted Kitchen • UPVC Double Glazing
- Non Estate Location • Approx. 72' Rear Garden
- Off-Street Parking

£269,950 ALDER/19370/1



Velmead Area

- Four Bedrooms • Cloakroom • Lounge/Dining Room
- Kitchen/Breakfast Room • Cloakroom
- Part Double Glazed • Front & Rear Gardens
- Off-Street Parking • Close To Schools
- Similar Required

£269,950 FIRTR/19598/1



Fleet - Town Centre

- Two Bedrooms • Two Reception Rooms
- Re-Fitted Kitchen • Upvc Double Glazing
- Detached Garage • Sun Lounge
- Non Estate Location • Close To Town Centre

£275,000 CLARE/17919/1



Church Crookham

- Four Bedrooms • Two Reception Rooms
- Kitchen/Breakfast Room • UPVC Double Glazing
- Utility Room • Re-Fitted Family Bathroom

£289,950 NEWRO/19680/1



Ancells Farm

- Four Bedrooms • Ancells Farm Development
- En-Suite Bathroom
- Master Bedroom With Dressing Area
- Double Garage • Close To Local Shops & Train Station
- Similar Required

£329,950 TAMWO/19232/1



Courtmoor Area

- Three Bedrooms • Cloakroom
- Two Separate Reception Rooms
- UPVC Double Glazing • Detached Garage
- Off-Street Parking • Similar Required

£329,950 LONGD/18548/1



Fleet

- Four Bedrooms • L-Shaped Lounge/Diner • Kitchen
- Integral Garage • UPVC Double Glazing
- Rear Garden Measuring Approx. 73' In Length
- Similar Required

£349,950 QUENN/19234/1



Fleet

- Four Bedrooms • Courtmoor Area • Cloakroom
- Kitchen • Utility Room • Upvc Double Glazing
- Garage • Off Street Parking

£365,000 CARTH/19536/1



Hartley Wintney

- Three Bedrooms • Two Reception Rooms
- Off-street Parking • Front and Rear Gardens
- Garage • No Onward Chain

£399,950 ORCHA/19696/1





Church Crookham

A recently built detached property situated in a sought after location in Church Crookham.

- Three Double Bedrooms • En-Suite Bathroom • Three Reception Rooms
- Kitchen/Breakfast Room • Utility Room • Conservatory • Detached Garage

£399,950 ACORN/19450/1



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

£499,950 KINGS/19212/1



Church Crookham

A detached, restored coach house retaining many original features.

- Four Bedrooms • Three Reception Rooms • Kitchen/Breakfast Room • Annex
- Beamed Ceilings • Re-Fitted Bathrooms • En-Suite Shower Room
- Detached Double Garage

£550,000 THECO/19540/1



Fleet

A brand new detached family home situated in the ever popular Elvetham Heath development.

- Five Bedrooms • Cloakroom • Two En-Suite Shower Rooms
- Kitchen/Breakfast Room • Utility Room • Drawing Room • Study

£459,950 THEM/18704/1



Fleet

A spacious detached property within walking distance of Fleet town centre.

- Five Bedrooms • Kitchen With Integrated Appliances
- Three Reception Rooms • Two Family Bathrooms
- Southerly Aspect Rear Garden • Close To Local Amenities

£499,950 ALBAN/17261/1



Blue Triangle

An attractive end of the 19th Century detached property situated in the Blue Triangle Area of Fleet.

- Four Bedrooms • Three Reception Rooms • Kitchen/Breakfast Room
- Utility Room • En-Suite Shower Room • Conservatory
- Re-Fitted Bathrooms • Garage

£599,950 SPRIN/19482/1

Lettingsdirectory



LETTINGS OFFICE

44 Victoria Road
Farnborough, Hampshire
GU14 7PG
Tel: 0800 035 2741
Fax: (01252) 370009
Email: lettings@vickery.co.uk

LETTINGS TEAM



The Lettings Team from left to right: Mike Vertannes, Nicholas Yewings (Manager), Jan Duggan (Manager), James Dickson, Nigel Allen (Director), Bridget Hutt, Karen Howard, Rebecca Mahoney, Jenny Newcombe.

MARKET REPORT

At the Vickery & Company Lettings Department we are pleased to welcome a new edition to our team - a colourful Smart Car. It has been purchased following the success of our department and to assist us in covering our growing market area.

In conjunction with a positive sales market continuing into 2005, the demand for rental properties is increasing as property still appears to be one of the best long-term investments. Confidence has grown in our buy-to-let landlord sector as we let property on a daily basis and for this to continue it is essential that new instructions come onto the market to satisfy our constant demand from tenants.

Vickery & Company believe that the foundation to a successful let is to have a limited void period, supported by accurate pricing, quality tenants and options available within the rental guarantee scheme.

If you are considering letting your home, buying for investment or are unable to find a tenant with your current letting agent please do not hesitate to call us:

FREE on 0800 035 2741

or pay a visit to one of our seven Vickery & Company high street offices.

Nicholas Yewings

Nicholas Yewings – Lettings Manager



Lightwater
• Studio Apartment
• Bedroom/lounge
• Kitchenette
• Bathroom
• Electric Heating
• Communal Parking
• Furnished
• Available 10th May
£475 - pcm



Bagshot
• First Floor Flat
• One Bedroom
• Bathroom
• Kitchenette
• Lounge
• Off Street Parking
• Unfurnished
• Available Immediately
£550 - pcm



Sandhurst
• One Bedroom
• Bathroom
• Kitchen
• Lounge
• Front & Rear Gardens
• Garage
• Unfurnished
• Available Immediately
£650 - pcm



Camberley
• Second Floor Flat
• Two Bedrooms
• Refitted Bathroom
• Refitted Kitchen
• Lounge
• Off Street Parking
• Unfurnished
£650 - pcm



Frimley
• First Floor Maisonette
• Three Double Bedrooms
• Bathroom
• Kitchen
• Lounge
• Close To Train Station
• Unfurnished
£650 - pcm



Bagshot
• Two Bedrooms
• Bathroom
• Kitchen
• Lounge/diner
• Cloakroom
• Communal Parking
• Unfurnished
• Available April 2005
£675 - pcm



Bagshot
• Two Double Bedrooms
• Bathroom
• Kitchen
• Lounge/diner
• Rear Garden
• Garage
• Unfurnished
• Available Immediately
£675 - pcm



Bagshot
• Two Double Bedrooms
• Bathroom
• Kitchen
• Lounge/diner
• Front & Rear Gardens
• Off Street Parking
• Unfurnished
£695 - pcm



Aldershot

- Second Floor Flat
- Two Bedrooms
- Bathroom & En-suite
- Kitchen
- Lounge/diner
- Close To Train Station
- Unfurnished
- Available Immediately

£700 - pcm



Camberley

- Two Bedrooms
- Bathroom & En-suite
- Kitchen
- Lounge/diner
- Off Street Parking
- Close To Town Centre
- Unfurnished
- Available Immediately

£750 - pcm



Frimley

- Three Bedrooms
- Bathroom
- Kitchen
- Lounge/diner
- Front & Rear Gardens
- Garage
- Unfurnished
- Available 26th April

£785 - pcm



Camberley

- Ground Floor Apartment
- Two Bedrooms
- Bathroom & En-suite
- Kitchen
- Lounge/diner
- Garage & Rear Garden
- Unfurnished
- Available 12th April

£795 - pcm



Fleet

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

£800 - pcm



Farnborough

- Two Double Bedrooms
- Bathroom
- Kitchen
- Lounge
- Study
- Off Street Parking
- Furnished
- Available 7th April

£850 - pcm



West End

- Two Double Bedrooms
- Bathroom
- Kitchen
- Lounge/diner
- Cloakroom
- Rear Garden
- Unfurnished
- Available Immediately

£725 - pcm



Camberley

- Two Double Bedrooms
- Bathroom & En-suite
- Kitchen
- Lounge
- Close To Local Amenities
- Off Street Parking
- Unfurnished
- Available 18th April

£750 - pcm



Fleet

- Three Bedrooms
- Bathroom & Shower Room
- Kitchen/breakfast Room
- Lounge & Dining Room
- Front & Rear Gardens
- Off Street Parking
- Unfurnished
- Available 26th March

£795 - pcm



Ash Vale

- Three Bedrooms
- Bathroom & En-suite
- Kitchen & Utility Room
- Lounge/diner
- Rear Garden
- Garage
- Furnished/unfurnished

£800 - pcm



Frimley

- Three Bedrooms
- Bathroom
- Kitchen
- Lounge & Dining Room
- Conservatory
- Garage & Gardens
- Unfurnished
- Available Immediately

£850 - pcm



Fleet

- Three Bedrooms
- Bathroom
- Kitchen
- Lounge/diner
- Front & Rear Gardens
- Garage
- Unfurnished
- Available Immediately

£875 - pcm



Camberley

- Second Floor Apartment
- Two Double Bedrooms
- Bathroom & En-suite
- Kitchen
- Lounge/diner
- Allocated Parking
- Unfurnished

£875 - pcm



Lightwater

- Four Bedrooms
- Bathroom
- Kitchen/dining Room
- Lounge
- Front & Rear Gardens
- Garage
- Unfurnished
- Available 25th March

£950 - pcm



Camberley

- Three Double Bedrooms
- Bathroom
- Kitchen/breakfast Room
- Lounge & Dining Room
- Front & Rear Gardens
- Garage
- Unfurnished
- Available 15th March

£1,095 - pcm



Frimley

- Five Bedrooms
- Bathroom
- Kitchen/breakfast Room
- Lounge & Dining Room
- Study & Family Room
- Garage & Gardens
- Unfurnished
- Available Immediately

£1,100 - pcm



Deepcut

- Five Bedrooms
- Bathroom & En-suites
- Kitchen/breakfast Room
- Lounge & Dining Room
- Front & Rear Gardens
- Garage
- Unfurnished
- Available 2nd April

£1,500 - pcm



Camberley

- Four Double Bedrooms
- Bathroom & En-suite
- Kitchen/breakfast Room
- Lounge
- Front & Rear Gardens
- Double Garage
- Unfurnished

£1,850 - pcm



Well

- Three Bedrooms
- Bathroom
- Kitchen
- Lounge & Dining Room
- Front & Rear Gardens
- Off Street Parking
- Unfurnished
- Available Immediately

£875 - pcm



Fleet

- Three Double Bedrooms
- Bathroom & En-suite
- Kitchen
- Lounge/diner
- Front & Rear Gardens
- Garage
- Unfurnished
- Available immediately

£1,000 - pcm



Camberley

- Four Bedrooms
- Bathroom & En-suite
- Kitchen/ Breakfast Room
- Lounge & Dining Room
- Front & Rear Gardens
- Double Garage
- Unfurnished
- Available 5th May

£1,100 - pcm



Camberley

- Four Bedrooms
- Bathroom & En-suite
- Kitchen/breakfast Room
- Lounge & Dining Room
- Family Room
- Front & Rear Gardens
- Unfurnished
- Available Immediately

£1,300 - pcm



Camberley

- Three Bedrooms
- Bathroom & En-suite
- Kitchen & Utility Room
- Lounge & Dining Room
- Front & Rear Gardens
- Double Garage
- Unfurnished
- Available Immediately

£1,750 - pcm



Frimley

- Five Bedrooms
- Bathroom & En-suites
- Kitchen/breakfast Room
- Lounge & Dining Room
- Front & Rear Gardens
- Double Bedrooms
- Furnished
- Available Immediately

£2,000 - pcm

