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WELLERS

Spring/Summer 2015 Collection



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Photos of our recently refurbished Head Office in Guildford

IS THERE A SPRING IN THE MARKET OR ARE WE JUST WAITING FOR THE ELECTION?



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Haslemere Office
T: 01428 664800

Liphook Office
T: 01428 728900

Shere Office
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Property Auctions
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www.clarkegammon.co.uk

With interest rates still being historically low, mortgages being more available, the Government 'Help To Buy' scheme still being much utilised, tax savings for the vast majority of home buyers under the new stamp duty thresholds and with more first time buyers looking to buy than ever before, surely now is the right time to sell in order to try and take advantage of the shortage of stock? The first Quarter of the year has seen a "steady" market with prices remaining constant and with the right property at the right price, creating a lot of competition and sometimes being sold by sealed bids. However there is still a shortage of stock which is leading to some premium prices being achieved. We have increased our staffing levels with the addition of some experienced members of staff, together with some new recruits, so as to provide a blend between youth and experience.

New homes have continued to sell well and we have sold out of a number of our developments. However, we are fortunate that we have received instructions on several new developments ranging from a village green courtyard mews scheme to some town centre apartments in Guildford, to a large new development in Liphook, and also some large individual one-off country houses.

Further information relating to these sites is contained within this magazine. Our Property Management and Lettings Department has also grown this year as we have increased the number of properties we let and manage by over 25% and are keen to continue expanding this department.

We also have specialist departments dealing with agricultural land and farms; professional survey, valuation and expert witness reports; property auctions; and land and development consultancy regarding future planning potential or changes of use and permitted development including prior notification of works, particularly with regard to the conversion of commercial buildings into residential.

It is our view that, irrespective of who is in power after the Election, with interest rates remaining at an all time low and likely to remain at this level for the next 6-12 months, and with the market fairly static in terms of price and growth, now is a good time as any to sell.

Obviously we would be delighted to assist you with regard to providing current market appraisals or professional advice on any property related matters, so please pop into one of our offices.

Tony Jamieson
Senior Partner



Fernhurst

An impressive Grade II listed Elizabethan farmhouse, retaining great character with a striking integral barn. Four Reception Rooms & Office, Kitchen/Breakfast Room, Utility & Storage, Master bedroom with bathroom and two dressing rooms en-suite, four further bedrooms, two further bathrooms (one en-suite), PP to create a further bedroom extension, Detached indoor pool complex & tennis court, D. Garage & planning for additional garage, Gardens, Paddocks and Greenhouse, About 10.2 Acres in total. EPC: D

Haslemere 01428 664 800 haslemere.sales@clarkegammon.co.uk

Guide Price £2,400,000 for the whole

Lot 1 - The Main house & 5.5 acres £2,000,000

Lot 2 - 4.5 acres £400,000



Haslemere

Guide Price £2,100,000

Attractive brick and stone period detached house, situated on the semi-rural fringes of Haslemere and Blackdown. Six Bedrooms; one En Suite Bath, Family Shower Room, three Reception Rooms, Entrance Hall, Cloakroom & Boot Room, Stunning Kitchen/Breakfast Room & adj. verandah, Lower ground floor Games Room & Laundry Room, Detached One Bedroom Annexe, 5.4 Acre Grounds including lawns & meadow, Heated swimming pool & tennis court, Oil fired c.h., private drainage & septic tank. EPC: D

Haslemere 01428 664 800 haslemere.sales@clarkegammon.co.uk



Haslemere

Guide Price £1,695,000

Magnificent new family house, situated a few minutes' walk from the town centre & MLS. Traditionally built, Concrete ground & first floors, Sophisticated specification, four reception rooms, five bedrooms & five bathrooms, Double barn garage, Fully landscaped south facing gardens.

Haslemere 01428 664 800 haslemere.sales@clarkegammon.co.uk



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John Ruskin (1819 - 1900)

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Petersfield

Offers in the region of £2,000,000

Dove House is an attractive country property, situated just to the northeast of Petersfield. Built in the 1990s for the current owners, the property has brick and flint elevations under a tiled roof and is set on grounds of approximately 7.5 acres. The property benefits from quite stunning views towards the South Downs and Butser Hill and features professionally designed grounds which include formal lawns, walled gardens, paddocks, numerous outbuildings, heated swimming pool, tennis court and maze. The accommodation offers a versatile layout with many of the rooms enjoying uplifting views over the grounds and beyond.

Liphook 01428 728900 liphook.sales@clarkegammon.co.uk

COMING SOON

INTRODUCING CUSTOM BUILD OPPORTUNITIES AT LEITHFIELD PARK

At **Clarke Gammon Wellers** we are delighted to be able offer a rare opportunity to purchase one of just ten custom build plots at this unique development with a total of 108 homes, in association with prestige housebuilders David Wilson Homes.

The purchaser will be able to choose their own plot and then will be offered a choice of design. In addition stamp duty will only be charged on the land purchase and not the combined land and build package so therefore significant savings can be made with regard to purchase costs. There is also the opportunity to decide to what level of specification you would like your home to be finished to. For example a purchaser would have the ability to have the home finished to varying stages of finish/specification with a Gold, Silver or Bronze option. In summary this provides the opportunity to purchase at an affordable price with the added advantage of the purchaser having the flexibility to control their own finances to build their dream home.

Situated on the former Milford Hospital Site Leithfield Park occupies a prime Surrey location just to the south of Godalming and to the east of Milford Village.

The anticipated launch of the plots is expected to be in June of this year.



LEITHFIELD PARK
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	The Pepperford	2 Bedroom home
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	The Parkland	3 Bedroom home
	The Weymark	4 Bedroom home
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	The Merrowsford	5 Bedroom home
	The Downland	5 Bedroom home
	Custom build Plots	
	HA	

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David Wilson Homes

The purchasing process stage by stage:

- 1. Plot purchase.**
Choose the plot of your preference that will be fully serviced and completed to foundation stage.
- 2. Choose your design.**
You will be able to choose from 3 designs, with planning permission already granted, to suit your requirements.
- 3. Choose your specification from either Gold, Silver or Bronze.**
Colour choices will also be available on kitchen and bathroom finishes etc.
- 4. If a mortgage is required to make an application to a specialist lender. Please see below for further information.**
- 5. Allow a timescale of 6/8 weeks(approx.) from date of reservation to exchange of contracts and completion of the land purchase.**
- 6. Allow a timescale of 25/30 weeks(approx.) from land completion date completion/handover of your new home.**

In terms of funding/obtaining a mortgage (we will have a specialist mortgage adviser who will be able to provide the appropriate advice) you can usually borrow up to 75% of the cost of building your house as the project progresses, released in phases designed to mirror the building process and duration. Money is usually released in five stages:

- 1. Purchase of the land**
- 2. Foundations completed**
- 3. House shell completed**
- 4. Plastering and 1st and 2nd fix (plumbing and electricity).**
- 5. Following completion and independent valuation**

For further enquiries please contact Steve Grant at steve.grant@clarkgammon.co.uk or on 01483 880910.



Guildford

Guide Price £1,625,000

We are delighted to offer for sale this beautifully renovated six bedroom family home set in a highly regarded private road, close to the shops, facilities and schools that Guildford is most renowned for. The accommodation is arranged over three storeys and finished to an exacting standard throughout. On the ground floor there is a generous sitting room with casement double doors leading onto the rear gardens. The stylish kitchen dining room is superbly furnished with a fine range of designer cabinets finished with Silestone worktops.

Guildford 01483 880900 guildford.sales@clarkegammon.co.uk

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE SHERE OFFICE HASLMERE OFFICE LIPHOOK OFFICE MAYFAIR OFFICE
T: 01483 880 900 T: 01483 202 016 T: 01428 664 800 T: 01428 728 900 T: 020 7467 5330



Bramley

Guide Price £1,450,000

A rare opportunity to acquire an equestrian farm, in this delightful rural location on the outskirts of Bramley. The property was built in the 1970's and provides spacious and light accommodation on a single storey, all rooms have beautiful aspects over the surrounding paddocks and comprise a superb master bedroom and three further double bedrooms. The property sits centrally to beautifully maintained paddocks, formal gardens totalling 10 acres. The property is accessed via a long drive giving access to the double garage and large gravel driveway

Guildford 01483 880900 guildford.sales@clarkegammon.co.uk



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DISPUTES / COURT ACTIONS





South Harting

Guide Price £1,500,000

A fantastic 22 acre equestrian property, located on the outskirts of South Harting, between Petersfield and Midhurst, with grounds, woodland and paddocks. Built in the 1970s, the four Bedroom, two Bathroom property has been well constructed with half tiled elevations under a tiled roof. The property benefits from sitting in the lea of the valley and is well sheltered and screened. Its spacious accommodation features three reception rooms and there is potential to utilise the attic area for further accommodation, whilst the grounds include double garage, swimming pool, floodlit ménage and various outbuildings.

Liphook 01428 728900 liphook.sales@clarkegammon.co.uk



Haslemere

Guide Price £1,395,000

Established 1910 built family house with wonderful views. Four Bedrooms, three Reception Rooms, two Bathrooms, Kitchen/Breakfast Room & Utility Room, Ground Floor Cloakroom & Laundry Room, Detached Annexe/Home Office, Lower Ground Floor studio & garden store, Alarm systems and perimeter detection lighting, Loft with potential to enlarge the house (stpp), Extensive south facing sun terrace & tennis court, Driveway & turning to Double Garage, Wonderful views. EPC: D

Haslemere 01428 664 800 haslemere.sales@clarkegammon.co.uk

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If you feel your skills meet the requirements of this position and you'd like to be considered for the role, call Tom Clayton on 01223 874481

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www.burley-geach.co.uk

Alternatively please call for more information or to arrange an appointment:
Haslemere: 01428 656011 | Liphook: 01428 722334

We stand by our reputation

Offices also in Grayshott (01428 606355) & Petersfield (01730 262401)



Haslemere

Guide Price £1,300,000

A superbly presented substantial Grade II listed family house, carefully adapted and restored with intriguing history, within walking distance of shops & MLS. Master Suite & three Further Double Beds, two Attic Playrooms, Ground Floor Bedroom & Wet Room, four Reception Rooms, Adjoining two Bedroom Cottage. Outbuildings, Half Acre Gardens. EPC: E

Haslemere 01428 664 800 haslemere.sales@clarkegammon.co.uk

Haslemere

Guide Price £1,150,000

A substantial five bedroom detached family house constructed by P.H. Builders Ltd in 2007 and benefiting from the remainder of a 10 year NHBC guarantee. Two Recepts & Study, Kitchen/Breakfast Room, two Bedrooms with En Suite Facilities, Family Bath/Shower Room, Front & Rear Gardens. Detached Double Garage. EPC: C

Haslemere 01428 664 800 haslemere.sales@clarkegammon.co.uk



Henley

Guide Price £1,100,000

Cleverly Converted Victorian Pump House tastefully presented in this highly desirable Sussex hamlet. Entrance and Inner Halls, Cloakroom, Sitting Room, Family Room/Study, Dining Room, Superb Vaulted L-shaped Kitchen, Utility Room, Ground Floor Bedroom Suite, Master Bedroom Suite & Mezzanine Study, two Further Double Bedrooms (total four), Family Bath, Parking for six Cars, Space for Garage (stp), Formal Gardens, natural spring & light woodland, Views Over South Downs; In all 0.5 Acres. EPC: E

Haslemere 01428 664 800 haslemere.sales@clarkegammon.co.uk

Sutton Green

Guide Price £995,000

A well presented four bedroom family home with light and spacious accommodation over two floors in the main house and with the benefit of a bedroom annexe with kitchen and bathroom to the ground floor. The gardens and paddocks are a particular feature of the property, they extend to approximately 1.3 acres. In the grounds there is a timber open bay double garage and store, stabling comprising three loose boxes and separate tack room, large summer house and large former workshop.

Guildford 01483 880900 guildford.sales@clarkegammon.co.uk



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Fernhurst

Guide Price £950,000

Chalet Style Country House, situated close to village centre. Gardens and Grounds of 1.15 Acres, Bespoke Kitchen/Breakfast Room, Dual Aspect Sitting Room, Dining Room, Family Room/bedroom, study, Master Bedroom with dressing space & En Suite, two Further Double Bedrooms, Family Bathroom, Indoor Swimming Pool Complex incl. changing rooms, Attractive pond with waterfall. EPC: C

Haslemere 01428 664800 haslemere.sales@clarkegammon.co.uk



Guildford

Guide Price £925,000

Offering excellent accommodation throughout, comprising of three sizeable bedrooms on the first floor; of which the master bedroom enjoys the desirable far reaching views over Guildford. The ground floor accommodation again enjoys the luxury of size and stunning distant views, with a quarry tiled entrance hall that leads into a spacious living/dining room and kitchen; both of which have access to an outdoor terrace area to enjoy the stunning scenery. Presented with a view of Guildford Cathedral and green rolling hills as a back drop, the garden to the rear of the property slopes away from a York stone patio whilst to the front there is a carport which would accommodate a family sized car.

Guildford 01483 880900 guildford.sales@clarkegammon.co.uk



Passfield Common

Guide Price £875,000

A magnificent five bedroom, two en-suites country home surrounded by National Trust common land, ideal for walking and riding. The property boasts stunning semi-open plan reception areas which features a living room with fireplace, wood burning stove and bressumer and an attractive fitted kitchen which opens to a dining room and utility room. There is a separate family room, an integral car barn and the property sits within its own enclosed lawns.

Liphook 01428 728 900 Liphook.sales@clarkegammon.co.uk

Shere

Guide Price £820,000

A beautiful village house in the centre of Shere. Parts dating back to 1550, with many original features including beamed ceilings and panelled walls and a fantastic inglenook fireplace in the sitting room, a dining room with the original kitchen range and a recently modernised kitchen. Upstairs there are 4 bedrooms, the main bedroom features a free standing bath, outside there is good sized garden and off street parking.

Shere 01483 202 016 shere.sales@clarkegammon.co.uk



Peaslake

Guide Price £835,000

Three bed Victorian house in secluded location in lovely garden. Close to the village with its excellent shop and pub. The well maintained and presented accommodation consists of a sitting room with wood flooring and open fire, a sunny dining room with french doors opening onto patio area, pine kitchen with Aga and utility room and cloakroom. Upstairs there are three bedrooms and a family bathroom.

Shere 01483 202 016 shere.sales@clarkegammon.co.uk

are you in the market?

see all our properties at

 **OnTheMarket.com**



Haslemere

Guide Price £795,000

In a much sought after part of Haslemere and within 0.8 of a mile of the station, a spacious family house on an established corner plot. 4 Bedrooms plus Bedroom 5/Study & Guest Bedroom, First Floor Shower Room & Ground Floor Bathroom, Open Plan Living/Dining Room, 2 Balconies, Kitchen, Large Hobbies/Family Room, D. Garage. EPC: D

Haslemere 01428 664800 haslemere.sales@clarkegammon.co.uk

Thursley

Guide Price £775,000

A four bedroom attached family home offering superb open plan living, set in a rural location surrounded by beautiful countryside and with far reaching views. Re-Fitted Kitchen, Open Plan Sitting/Dining Room with woodburner, Study, Family Room, Utility Room & Cloakroom. EPC: D

Haslemere 01428 664800 haslemere.sales@clarkegammon.co.uk



Peaslake

Guide Price £735,000

Three bed Victorian house in a secluded location in lovely garden, close to village and many good schools in the areas. Accommodation consists of sitting room with wood flooring and an open fire, sunny dining room with French doors opening onto patio area. Pine kitchen with Aga and utility room and cloakroom. Upstairs there are three bedrooms and a family bathroom. Lovely large sunny garden with secure double garage and parking.

Shere 01483 202016 shere.sales@clarkegammon.co.uk

Haslemere Centre

Guide Price £695,000

Luxuriously appointed three bedroom apartment in convenient central town centre location with superb views to NT owned land, pastures and woodland. Master bedroom with dressing room and en suite, living room with fireplace and balcony, Kitchen/Dining Room with full range of Neff appliances. EPC: B.

Haslemere 01428 664 800 haslemere.sales@clarkegammon.co.uk

What's your house worth?

Thinking of moving?

Ask your local agent, Clarke Gammon Wellers, for a FREE market valuation. We can tell you what your house is worth in the current market.

When we are selling property, we achieve the best price possible by knowing how to encourage the maximum competition. This could mean selling your home by private treaty, auction or informal tender or sealed bids. You will always receive our professional and personalised 'no sale, no fee' service.

What makes us different?

The combination of our extensive local knowledge, professional, efficient and friendly staff is complemented by high quality, high profile marketing campaigns and above all a general approach and attitude to work that leaves 'no stone unturned'



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The Quarry - Before

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Chantry Quarry has been the most outstanding development in Guildford for many years, and we have had the pleasure to be involved from concept by acquiring the site for Latchmere Properties to completion of the development some 7 years later. The unique concept has inspired a new way of living within a short level walk of Guildford High Street and a stone's throw from miles of open countryside.

The backdrop of the 15 exclusive homes are encompassed by the living Quarry face. All of the properties have south facing vistas with walls of window and large sun terraces to each floor over the adjacent woodland, some of the properties also enjoy river views.

Living space recedes on each floor which reflects the Quarry's ascending contours and gives way to balconies, terraces and roof gardens.

Full height windows welcome light to flood into every corner of the interiors and bi folding doors inside and out to flow seamlessly

The open plan living space in the individual properties ranged from 2,700 square feet up to 3,845 square feet, with beautifully fitted bespoke kitchens, and fully fitted with integrated Siemens utilities. Each house had four bedrooms all with their own bathrooms, under floor heating throughout, lift system in twelve of the properties and spacious media room.

Entered through private gates, Chantry Quarry will quite literally be found in a "world of its own" and a place to escape the hustle and bustle of everyday life.

All the properties are now sold in this magnificent development, yet Clarke Gammon Wellers are constantly adding to their strong portfolio of new homes so please register for similar opportunities.

"I have worked in conjunction with Clarke Gammon Wellers for the best part of eight years on Chantry Quarry (www.chantryquarry.co.uk) in Guildford, from the successful purchase of the site, through the planning and construction process right up to selling this award winning development. During the process I have dealt with Tony Jamieson, who introduced the opportunity, and many of his team. Most recently I have worked especially closely with Liz Berman and her ability as an agent is second to none. She has incredible people skills not only with prospective purchasers but also in managing her excellent team together with her clients expectations. On top of that she has established an amazing working relationship with our site operatives which should not be underestimated. The development is one I am incredibly proud of however it is certainly not mainstream and we were only able to sell it with such success with an agent who was able to get our applicants to accept the concept. I respect her hugely in both a professional and personal capacity and would not hesitate to recommend her and her team to anyone"

Mark Eshelby – Director, Latchmere Properties Limited



Liss

Guide Price £550,000

An attractive double fronted Edwardian style home built in 2011. The property offers character combined with the benefits of a recently built home, including solar panels, underfloor heating and open fire places. The accommodation provides three good sized double bedrooms, en suite and family bathroom, music/family room and of particular note is the marvellous open plan kitchen/dining/family room.

Liphook 01428 728 900 Liphook.sales@clarkegammon.co.uk



The Quarry - After





Shere

Guide Price £535,000

Forrest Place presents a rare chance to own a property in a private and exclusive location in the centre of Surrey's prettiest village with excellent local amenities. This attractive property provides a hand painted kitchen, sitting room, four bedrooms with built in wardrobes, two bathrooms, a stylish courtyard garden and an allocated parking space.

Shere 01483 202 016 shere.sales@clarkegammon.co.uk



Greatham

Guide Price £485,000

A spacious semi-detached family home of 1336 square feet with stunning views, situated within the South Downs National Park and set within 0.24 acre. To the ground floor, there is an attractive kitchen/dining room with two further reception areas and a utility room, whilst upstairs there is a bedroom with adjacent en suite shower room, three further bedrooms and family bathroom. Mature gardens to front and side, leading to walled rear garden with large workshop.

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