



By Metropolitan Thames Valley



SO Resi is a new way of making home ownership possible for more people. You buy a share of your home, with a lower deposit, smaller mortgage and monthly payment on the rest.

SO Resi redefines shared ownership, by making everything clear and uncomplicated, so you understand how it all works at every stage, before and after you buy. Our SO Resi homeowners are important to us and we aim to build strong, lasting relationships by being here to answer your questions in a language that makes sense.

SO Resi by Metropolitan Thames Valley, a not-for-profit housing association. For over fifty years we've been building good quality, affordable new homes and managing them well. By doing that, we've been helping to create communities where people are proud and happy to live.

A collection
of 2 & 3
bed homes

Modern country living

Imagine coming home to a more relaxed way of life – to your own rural retreat. With room to grow...time to think...space to live.

Laid back living is at the heart of SO Resi Alfold, a contemporary new development nestled on the edge of the picture-postcard-perfect Surrey Hills, yet moments away from village amenities, good schools, bustling historic towns and major transport links.

These stylish 2 and 3 bedroom terraced and semi-detached houses and 2 bedroom apartments offer the modern country lifestyle you've been looking for – made accessible through shared ownership.

The area	4
Development overview	8
Connectivity	10
Specification	14
Plans	16



The perfect balance

Surrounded by leafy countryside – the nearby Surrey Hills are an Area of Outstanding Natural Beauty no less – it's easy to unwind at SO Resi Alfold. Yet despite its rural feel, everything you need is in easy reach.

A short stroll takes you to the characterful hamlet of Alfold, offering a village store with post office and a local pub, while Cranleigh with its coffee shops, farmers' markets and supermarkets, lively restaurants and cosy pubs is just a ten minute drive.

Stylish Guildford and its all-important train station is under 12 miles away, from which you can reach London Waterloo in just 41 minutes – and nearby Horsham station has regular services to London Victoria. If you commute by car, the A3 provides access to the M25, central London and beyond.



Catch up with friends over a coffee at the Cromwell Coffee House, only a 12 minute drive from SO Resi Alfold.

Times taken from Google Maps.
Train times are taken from Guildford Station.



“Always a pleasure to drop in at Cromwells for coffee or afternoon tea.”

Cromwell Coffee House,
Trip Advisor

1



Plenty of nearby attractions

146

Years since the Sir Roger Tichborne pub opened

Satisfying the appetites of locals since 1873, this idyllic countryside pub in Alfold has a relaxed vibe and offers a locally sourced seasonal menu. Soak up the sunshine in the garden or cosy up by the welcoming open fire.

1. Sir Roger Tichborne pub

2



#1

Café in Cranleigh according to Trip Advisor

Indulge in delicious coffee and homemade cakes while watching the world go by at family-run Cromwell Coffee House. Wholesome breakfasts and lunches can also be enjoyed on the flower-filled terrace of this 16th century building.

2. Cromwell Coffee House

3



4



1.75

Miles make up the road circuit of the Top Gear track

If you feel the need for speed, get your thrills on the original Top Gear test track – where you can get behind the wheel of several supercars and follow in the tyre tracks of The Stig and numerous celebrity drivers.

3. Top Gear track

5



SO Resi Alfold | The area

50

Acres of pasture for the horses to live out at Horse Riding Surrey

Horse riding is a popular pastime in the scenic Surrey Hills, and no matter if you are a novice or an experienced rider, Horse Riding Surrey offers everything from beginner lessons to hacking, hunting and even beach rides.

4. Horse Riding Surrey

1,000

Different species of shrubs and trees at Winkworth Arboretum

Showcasing a stunning display of nature no matter what time of year, this hillside arboretum run by the National Trust is perfect for peaceful walks, lazy picnics or family adventures – with natural play areas, hidden trails and wild woods to explore.

5. Winkworth Arboretum



Development overview

Built for modern living our range of homes in SO Resi Alfold balance contemporary design with traditional architecture. Whether you choose an apartment or a terraced or semi-detached house, each design boasts light and spacious interiors finished to a high specification.

The development is surrounded by mature trees, giving it a tranquil feel, and for the younger members of your family there is a children's play area to enjoy.

The apartments have communal gardens which you can enjoy with your neighbours. Each home features a landscaped garden to the front, while the back garden is a blank canvas for you to design as you wish – and every property comes with allocated parking and cycle storage.

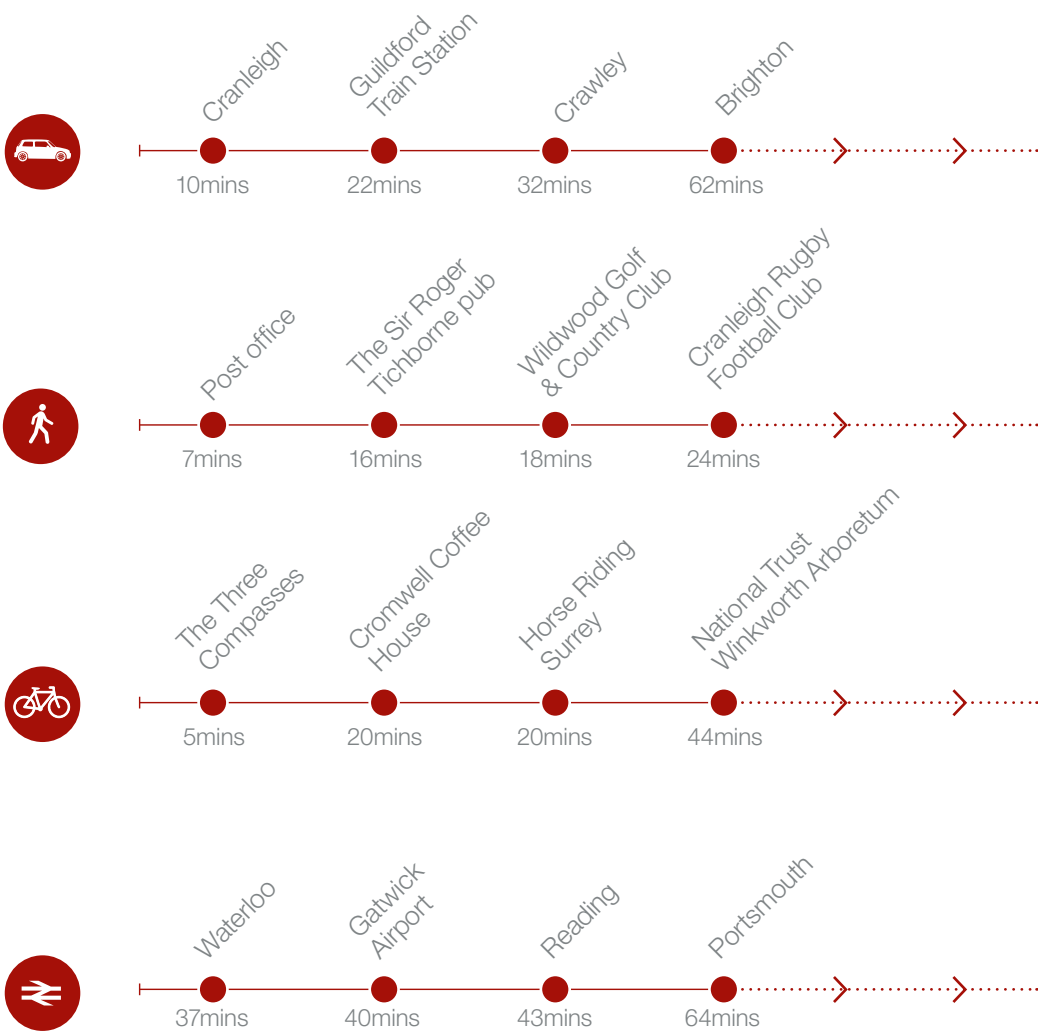
Key

■ SO Resi units	■ Cycle store
■ Private units	■ Parking
■ Affordable rent	■ Underground Gas Storage
■ Bin store	

The site layout is intended for illustrative purposes only and is subject to change. *Apartment over carport.



So easy to get from A–B



Times taken from Google Maps. Train times are taken from Guildford Station.



So refined &
contemporary

Designer details

Sleek, stylish and designed with comfort in mind, our beautiful homes in SO Resi Alfold are well-planned, energy efficient and offer low maintenance living.

Filled with light and cleverly designed to maximise space, our properties feature contemporary kitchens with integrated technology and luxurious modern bathrooms while neutrally decorated living areas create a natural flow.

General

Amtico flooring to kitchen, bathroom and cloakrooms to houses

Amtico flooring to kitchen, lounge, bathroom and cloakroom to apartments

Neutral wool mix carpet to all other areas

Provision for Sky Plus (subject to subscription)

BT points to living room and master bedroom

Kitchen

Fully fitted modern kitchens

Built in single oven, 4 burner gas hob and chimney hood

Built in appliances including fridge freezer, dishwasher and washer machine

Laminate worktops with matching laminate upstands

1 ½ bowl stainless still sink with polished chrome single level mixer tap

LED downlights

Soft close mechanisms to all doors and drawers

Bathroom

Glazed ceramic tiles to bathroom and cloakroom

Contemporary bathroom suite with white sanitaryware

Bevelled edged mirror installed to ground floor WC and bathroom

Shaver socket

LED downlights

Chrome ladder towel radiators

External

Landscaped front and rear gardens to houses

Allocated parking

Bike stores located within each apartment block

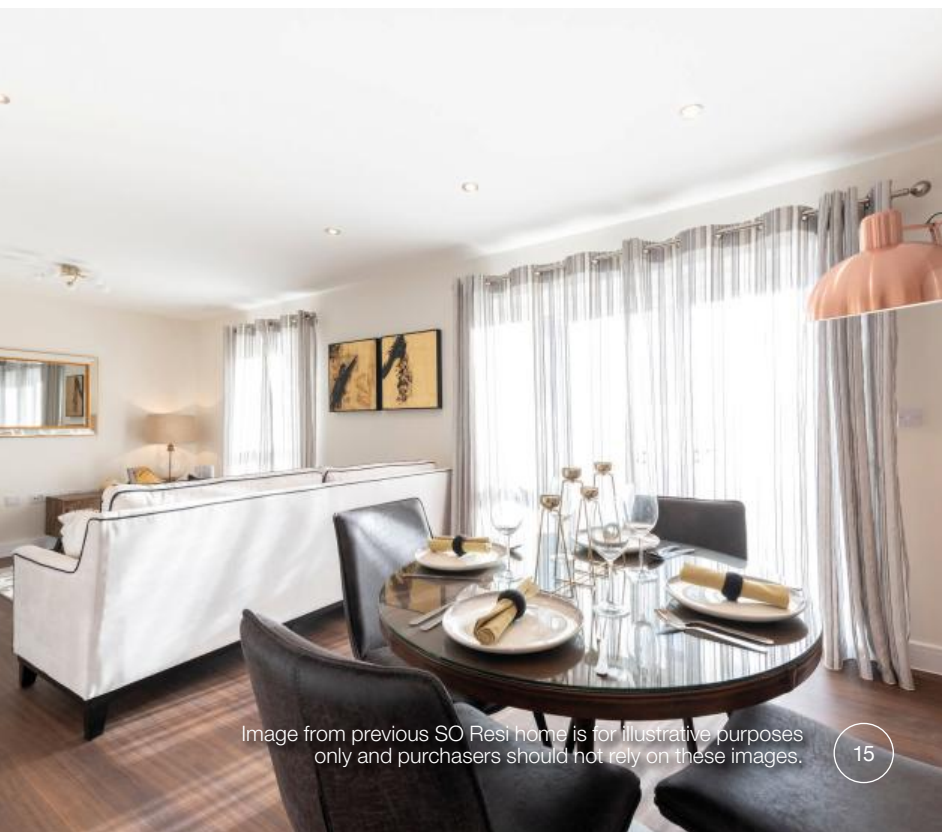
Patio areas to ground floor apartments

Electric car charging point to every home

Security & peace of mind

Access to apartments via video entry system

Mains operated, ceiling mounted smoke, heat and carbon monoxide detectors with battery back up

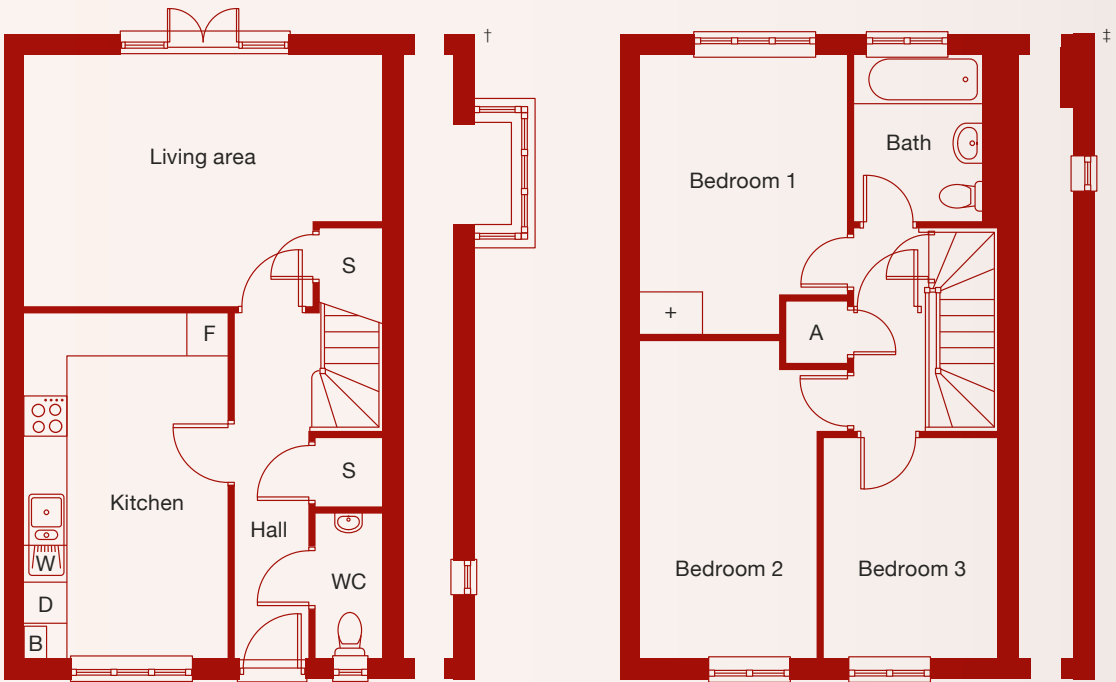


Specifications stated in this brochure are for guidance only. These particulars do not constitute any part of an offer or contract and are subject to change. There is no mains Gas Supply at SO Resi Alfold, Calor Gas is the supplier for this site.

Image from previous SO Resi home is for illustrative purposes only and purchasers should not rely on these images.

Type 1

3 Bedroom House



Ground floor

First floor



Plots

16*††
28†

Room

Living area
Kitchen
Bedroom 1
Bedroom 2
Bedroom 3

Metric

5.19m x 3.65m
2.95m x 5.03m
3.00m x 4.09m
2.55m x 4.61m
2.55m x 3.21m

Imperial

17'1" x 12'0"
9'8" x 16'6"
9'10" x 13'5"
8'4" x 15'2"
8'4" x 10'6"

- [S] Storage
[F] Fridge freezer
[D] Dishwasher
[W] Washing machine
[B] Boiler
[A] Airing cupboard
[+] Wardrobe
†† Different outer wall
* Handed plot

GIA

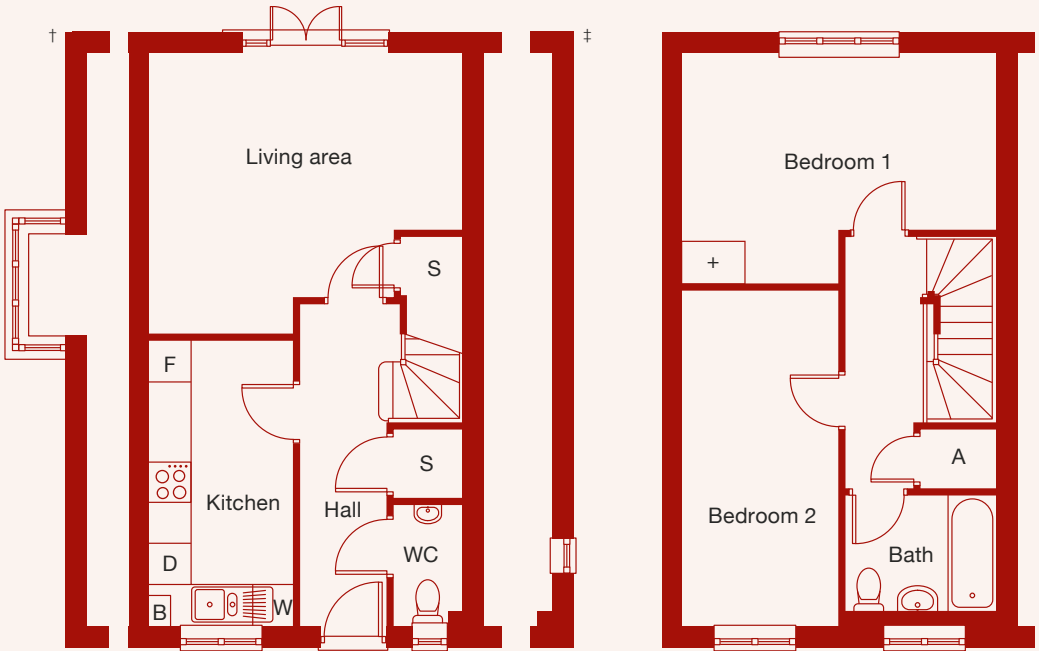
91.66 m²

986 ft²

All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measures are from plans and "as built" dimensions may vary. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract.

Type 2

2 Bedroom House



Ground floor

First floor



Plots

14
15*†

Room

Living area
Kitchen
Bedroom 1
Bedroom 2

Metric

4.57m x 4.09m
2.11m x 4.18m
4.57m x 3.36m
2.27m x 4.91m

Imperial

15'0" x 13'5"
6'11" x 13'9"
15'0" x 11'0"
7'6" x 16'1"

- [S] Storage
[F] Fridge freezer
[D] Dishwasher
[W] Washing machine
[B] Boiler
[A] Airing cupboard
[+] Wardrobe
†† Different outer wall
* Handed plot

GIA

76.62 m²

824 ft²

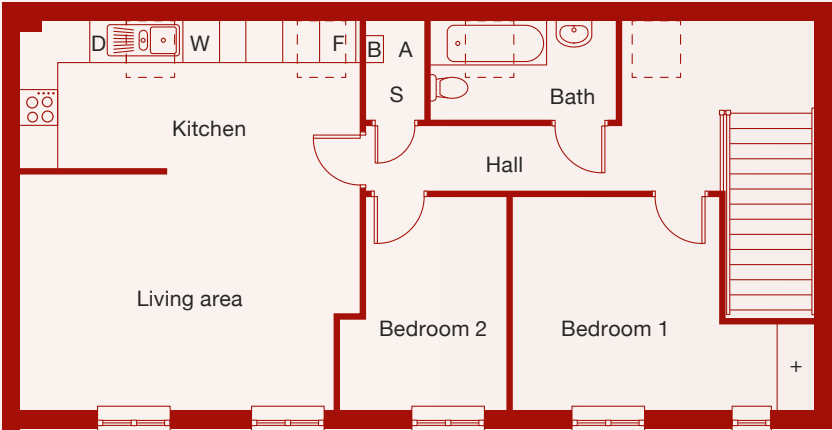
Type 3

2 Bedroom Apartment

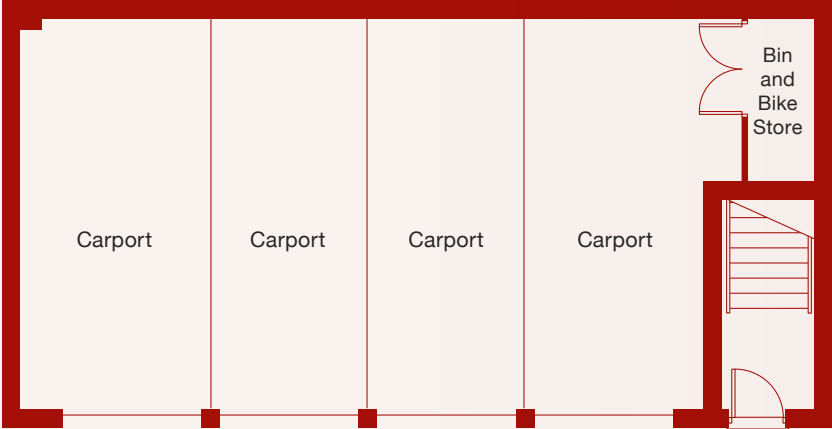
Type 4

2 Bedroom Apartment

First floor



Ground floor



Plot 18

Room	Metric	Imperial	
Living area	5.57m x 3.87m	18'3" x 12'8"	[S] Storage
Kitchen	5.57m x 2.42m	18'3" x 8'0"	[F] Fridge freezer
Bedroom 1	4.96m x 3.51m	16'3" x 11'6"	[D] Dishwasher
Bedroom 2	2.77m x 3.51m	9'1" x 11'6"	[W] Washing machine
			[B] Boiler
			[A] Airing cupboard
GIA	83.53 m ²	899 ft ²	[+] Wardrobe
			[] Skylight

All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measures are from plans and "as built" dimensions may vary. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract.



Ground floor



Plot 12

Room	Metric	Imperial	
Living area	4.15m x 3.95m	13'7" x 13'0"	[S] Storage
Kitchen	2.87m x 2.46m	9'5" x 8'1"	[F] Fridge freezer
Bedroom 1	3.26m x 4.70m	10'8" x 15'5"	[D] Dishwasher
Bedroom 2	2.52m x 3.74m	8'4" x 12'4"	[W] Washing machine
			[B] Boiler
			[A] Airing cupboard
GIA	73.23 m ²	788 ft ²	[+] Wardrobe

Type 5

2 Bedroom
Apartment



First floor



Plot
13

Room	Metric	Imperial	
Living area	4.15m x 3.95m	13'7" x 13'0"	[S] Storage
Kitchen	2.87m x 2.46m	9'5" x 8'1"	[F] Fridge freezer
Bedroom 1	3.26m x 4.70m	10'8" x 15'5"	[D] Dishwasher
Bedroom 2	2.57m x 3.74m	8'5" x 12'4"	[W] Washing machine
			[B] Boiler
			[A] Airing cupboard
GIA	73.23 m ²	788 ft ²	[+] Wardrobe

All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measures are from plans and "as built" dimensions may vary. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract.



With SO Resi, you buy your own home in your own way. You start with a share that's right for you, then you can buy extra shares over time, so it's all manageable and suits your income.

You start by buying between 25% and 75% of your SO Resi home. That means your monthly mortgage payments and deposit are smaller than they would be if you bought your home outright. There are two other monthly payments for your SO Resi home. One is the SO Resi payment for the share of your home that Metropolitan Thames Valley owns. The other is the service charge, which pays to look after the building you live in. There are also the usual other costs, like household utility bills. You can choose to buy a bigger share of your SO Resi home in the future, and even own 100%. The bigger the share you own, the lower your SO Resi payment will be.

You can sell your share at any time if you decide to move on.

MTVH has taken all reasonable care in the preparation of the information given in this brochure. However, this information is subject to change and has been prepared solely for the purpose of providing general guidance. MTVH does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. MTVH undertakes continuous product development and any information given relating to our products may vary from time to time. The information and particulars set out within this brochure do not constitute part of a formal offer invitation or contract to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular, all plans prospectus, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of MTVH.

We're here to help

Whatever your needs, we're on hand to help at every stage. First we'll help you understand all the costs and work out what's affordable for you. If you decide to go ahead, we'll be there to answer your questions. And in the future, we can help you with buying a bigger share of your home, or with selling up if it's time for a change.

Email sales@soresi.co.uk
or visit www.soresi.co.uk

Working in partnership with



