



Making home ownership possible

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 language that makes sense.

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.



Our new collection
of 1 & 2 bedroom
homes for shared
ownership

Contemporary homes with style

In the beautiful Berkshire countryside, near the historic towns of Wokingham, Bracknell, Farnborough and Ascot, a brand new SO Resi collection of contemporary one and two bedroom homes are now available at Cricket Field Grove in the welcoming village of Crowthorne.

These elegant and inviting residences are set among natural parkland on the edge of Swinley Forest, with over 100 acres of green open space, a two-mile circular woodland path, decked areas and ponds just a stone's throw away. They make the perfect home for those who love the leafy countryside whilst appreciating the benefits of living in a thriving village near to bustling towns, with excellent transport links to central London and the surrounding area.

Ultimate attention to detail has been given in creating these light, bright, energy-efficient homes, and each one is planned and finished to create a sumptuously natural feel that reflects its beautiful situation.

Contents

- 1 About SO Resi
- 3 Introduction
- 4 The area
- 10 Development overview
- 12 Connectivity
- 16 Specification
- 20 Useful information

An idyllic location

Set in friendly Crowthorne village with its family owned stores, and the historic towns of Wokingham and Bracknell just a short trip away, these charming homes achieve the perfect balance between town and country life. With the added benefits of good state and independent schools for all ages, great train links to central London and fast road connections nearby, they are the perfect place to nest

A strong local community is a big part of what makes living here fun and there are lots of opportunities to join in, from the spectacular yearly carnival procession to sophisticated evenings with the Crowthorne Symphony Orchestra. Golf lovers appreciate the choice of two local courses, while cricket players instantly feel at home at the Crowthorne Crown Wood Cricket Club with its league and youth teams, plus social events.

Good food is celebrated in the village, from authentic stone-baked pizzas and saltimbocca at Don Beni, to mouthwatering lemon cupcakes at the Cookie Jar. For those cosy weekends, there's nothing better than the Golden Retriever local hostelry with its rustic menu and crackling log fires, while a choice of Michelin starred restaurants nearby help make special occasions unforgettable.

Neighbouring Wokingham is one of the area's most desirable towns, renowned in Tudor times for its silk. Wandering its streets of independent shops, restaurants and pubs is an instant mood booster. The four-times weekly markets are the ideal place to shop for delicious local produce, crafts and luxury items; an Everyman cinema is a treaty evening out; and on seasonal Sundays the Pinewood Miniature Railway runs half a mile through a woodland setting. Of course, with Bracknell, Farnborough and Ascot all just an easy drive away too, there's plenty of choice whenever you fancy a change of scenery.



Enjoy being part of a thriving new community where there's always something to do, from family fun days out to country walks and nature trails, making the most of the green space all around.



Easthampstead Park

Crowthorne High Street

Wellington College

Bluebell Woods

The perfect combination of town and country living

Wonderful woodland

Relish the enviable experience of living close to Swinley Forest – over 2,600 acres of gentle hills that stretch from Bracknell to Crowthorne. An idyllic woodland with gorgeous walks, there’s something for everyone to enjoy here, from cycling and wildlife spotting to a whole range of activities that include horse riding and an amazing Go Ape that will stretch your treetop skills to the max.

When it comes to fresh air and exercise, opportunities abound. Set among 100 acres of parkland, these home are surrounded by trees, greenery, walks and ponds. The Heath Lake nature reserve to the north of Crowthorne is a site of special scientific interest, the perfect place to wander while spotting wildlife at large. To the south you’ll find Edgbarrow Woods, and south east lies Wildmoor Heath nature reserve, a great starting point for exploring the aptly named Sandhurst to Owlsmoor Bogs and Heaths.

Late sunshine filtering
through the trees in
the Swinley Forest,
Crowthorne

Green spaces and fun places



1 Wokingham

This historic town for easy shopping, relaxed eating and all kinds of entertainment is famed for coming top in quality-of-life surveys. Could its reputation have something to do with its setting in beautiful countryside, its historic roots and strong sense of community? With music, arts, leisure groups and lots of free local events, it's certainly a place where people enjoying getting together.

13 minutes

2 Rose Street

Soak up 600 years of history in this pretty street in the heart of Wokingham. The town was famed in Tudor times as a producer of silk and the houses were a key part of it all. Those with the taller ground floors housed the looms. Look out for the house with a mulberry bush, believed to have been planted as food for the busy Tudor silkworms.

18 minutes

3 Stanlake Park Wine Estate

Add some fizz to your weekend with an inspiring tour of the vineyard and winery at this award-winning producer's estate just north of Wokingham. With a rapidly growing reputation for its wine, South East England is now on the connoisseurs' map and here you can get a behind-the-scenes look at everything from grape pressing to bottling, then take some home to enjoy later.

22 minutes

4 Dinton Pastures Country Park

Get in touch with greenery and nurture nature at this 450-acre country park with seven lakes, two rivers, woodland and meadows. Hire a boat to float around the lake or wander in the meadows and woodland to spot deer with their young. Young visitors love the chance to try canoeing or paddling, and then relax in the play park and Dragonfly Café.

20 minutes

5 Legoland®

Children are not the only ones who want to return again and again to this magical, unforgettable place, with its beautiful wooded and landscaped areas and exciting rides. Amazing tiny worlds of trains, architecture and shipping, all captured in incredible detail in Lego® bricks are just the start of a day of imaginative play and inspiring experiences for everyone.

25 minutes

6 Ascot

Be first in the queue for Royal Ascot, the June highlight of the racing calendar with its five days of royal processions, carriages, crowds and eye-catching headwear. In between, Ascot's fun family days offer exciting experiences all year round, from the King George VI weekend in July to the funfair and fireworks in November, and carols with Father Christmas on hand in the festive season.

16 minutes

Development overview


Sat Nav location
RG45 7ES

This contemporary collection of one and two bedroom SO Resi homes is part of a desirable new development, set in the pretty village of Crowthorne near Wokingham, Bracknell, Farnborough and Ascot.

Designed and appointed to the highest standards to offer generous and bright indoor space for relaxed living, each home has private outdoor space and dedicated parking for convenience. These beautiful new homes are built in a natural parkland setting boasting over 100 acres of green open space, all within easy walking distance of the handy independent high street shops, banks, coffee shops and other facilities of Crowthorne village.

Key

- SO Resi

■ Private / shared ownership

■ Parking
- Cycle storage

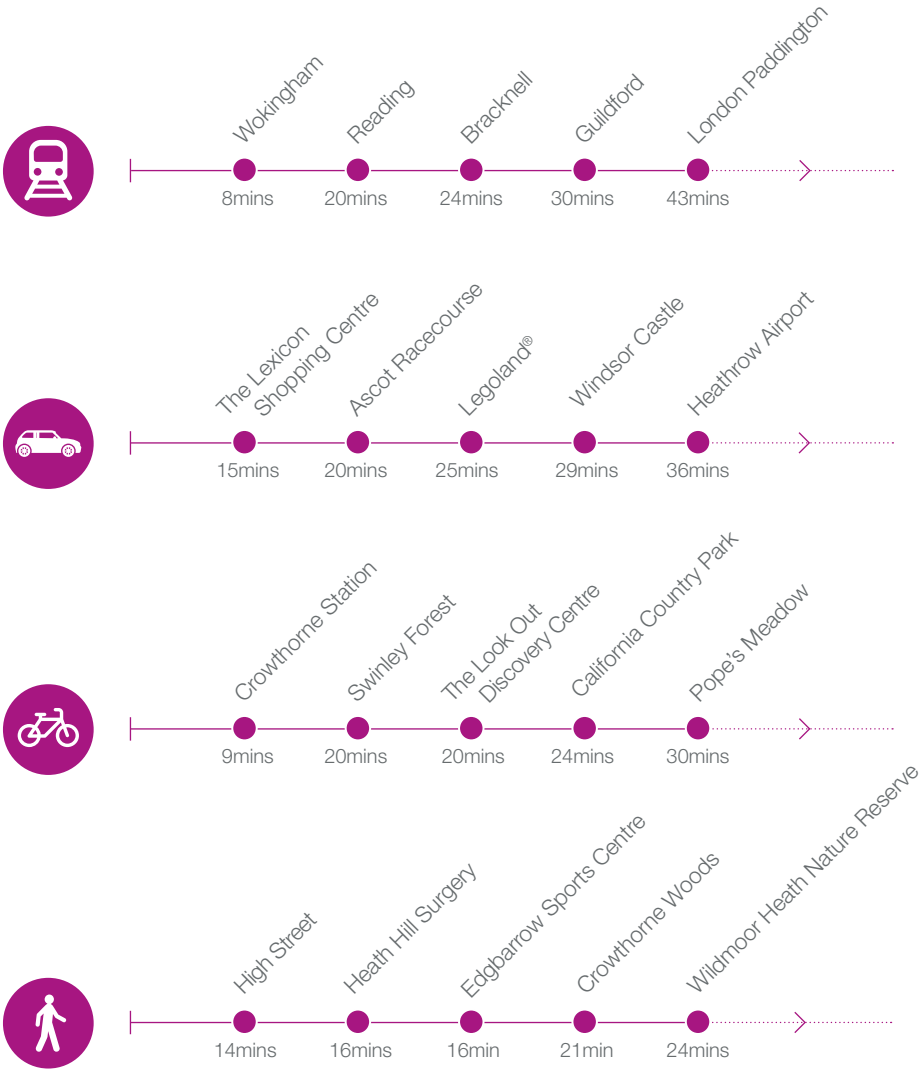
■ Bin store

The site layout is intended for illustrative purposes only and is subject to change.

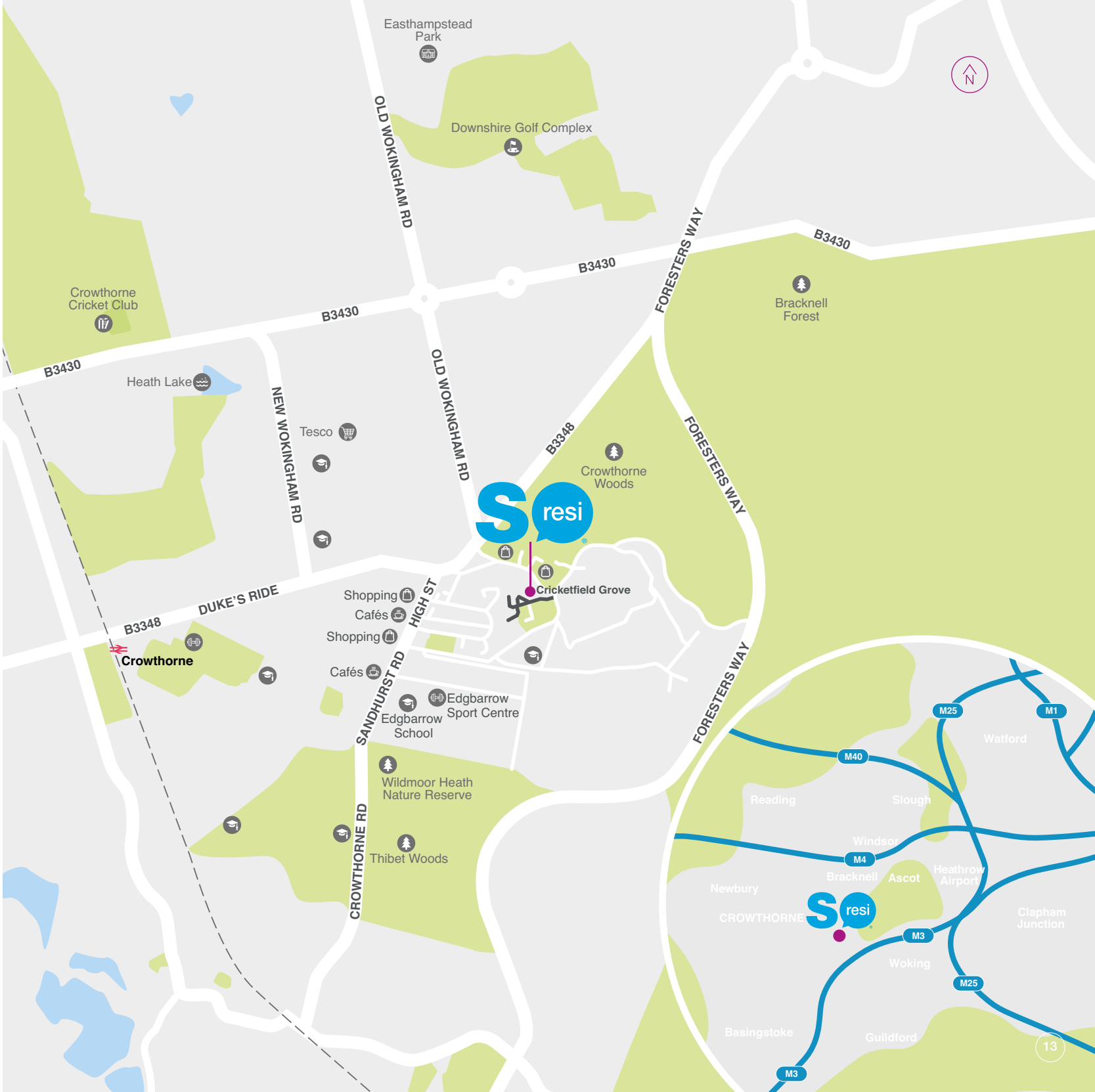


Well connected

So Resi Crowthorne boasts excellent transport connections, close to the nearby centres of Bracknell and Wokingham. Camberley and Ascot, Reading and Windsor are all a short drive away. SO Resi Crowthorne is strategically located within the M4 and M3 corridor, offering ease of access to the M25 and M40 and a drive time of about an hour to the capital. Crossrail has started operating from Reading to London Paddington, with the full line due to open by late 2021. For international travel, Heathrow airport is just 20 miles away and Gatwick is 45 miles.



Train travel times are from Crowthorne Station, just over five minutes' drive away. Times are approximate and taken from Google maps and nationalrail.co.uk





Interior image is for illustrative purposes only and purchasers should not rely on this image.

Home the way you want it to be

These beautifully designed and spacious homes are filled with natural light, and have an exacting specification that ensures lasting quality.

Bright and inviting living spaces are perfect for both lounging and entertaining; high-spec kitchens with elegant dining areas make dinnertime a treat, while luxurious master suites and cosy bedrooms are the ideal place to relax and unwind.

General

- Double glazed windows
- Sun bleach Oak flooring in kitchen and living room
- Individual heating system to each apartment
- Communal areas
- Lockable post box
- Built-in wardrobes in select bedrooms

Kitchen

- Fully fitted modern kitchens
- Appliances to include oven and electric hob with integrated cooker hood, built in fridge freezer, and freestanding washer dryer
- Copper slate kitchen worktop
- Soft closing cupboard doors
- Stainless steel sink

Bathrooms

- Taupe textured tiling on bathroom walls with stone effect floor tiles
- Contemporary bathroom suite with white sanitary ware

External

- Allocated parking
- Cycle storage
- Balcony to all apartments

Safety

- Mains operated smoke and heat detectors with battery back up
- Battery operated carbon monoxide detector
- Standard 12 Months DLP Warranty



Every SO Resi Crowthorne home is made to the highest standard.

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.



Interior image is for illustrative purposes only and purchasers should not rely on this image.



Interior images are for illustrative purposes only and purchasers should not rely on these images.

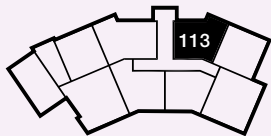
Plot 113
Second floor

Type
1BF1

1 bedroom



Room	Metric	Imperial	
Living Area/Dining/Kitchen	6.85m x 5.15m	22'6" x 16'10"	[F] Fridge/Freezer
Bedroom 1	3.85m x 3.30m	12'8" x 10'10"	[W] Washer/Dryer
Balcony	2.25m x 1.40m	7'5" x 4'7"	[D] Dishwasher
GIA	49.2 sq m	529 sq ft	[S] Store
			[+] Wardrobes
			[B] Boiler



Second Floor

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. Size of balconies vary between apartments of the same type. 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 regard to the specifications.

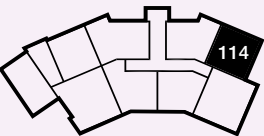
Plot 114
Second floor

Type
1BF2

1 bedroom



Room	Metric	Imperial	
Living Area/Dining/Kitchen	6.92m x 3.37m	22'7" x 11'1"	[F] Fridge/Freezer
Bedroom 1	3.72m x 3.37m	12'2" x 11'1"	[W] Washer/Dryer
Balcony	2.25m x 1.40m	7'5" x 4'7"	[D] Dishwasher
GIA	47.4 sq m	510 sq ft	[S] Store
			[+] Wardrobes
			[B] Boiler



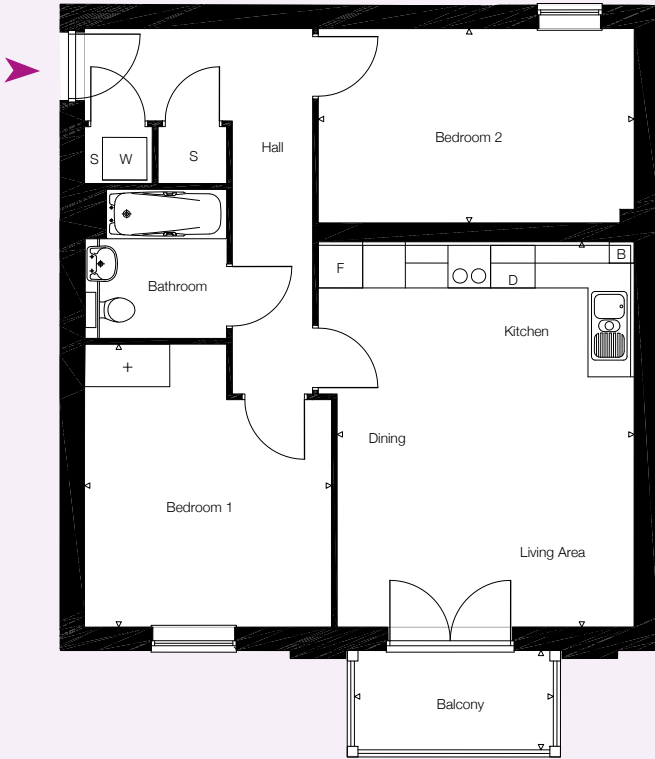
Second Floor

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. Size of balconies vary between apartments of the same type. 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 regard to the specifications.

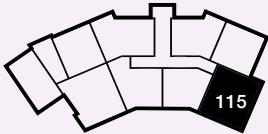
Plot 115
Second floor

Type
2BF1

2 bedroom



Room	Metric	Imperial	
Living Area/Dining/Kitchen	5.40m x 4.15m	17'8" x 13'8"	[F] Fridge/Freezer
Bedroom 1	3.97m x 3.45m	13'0" x 11'4"	[W] Washer/Dryer
Bedroom 2	4.42m x 2.72m	14'6" x 8'11"	[D] Dishwasher
Balcony	2.80m x 1.40m	9'2" x 4'7"	[S] Store
GIA	64.8 sq m	697 sq ft	[+] Wardrobes
			[B] Boiler



Second Floor

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. Size of balconies vary between apartments of the same type. 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 regard to the specifications.

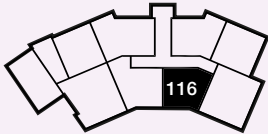
Plot 116
Second floor

Type
1BF3

1 bedroom



Room	Metric	Imperial	
Living Area/Dining/Kitchen	6.40m x 3.27m	21'0" x 10'9"	[F] Fridge/Freezer
Bedroom 1	4.22m x 3.84m	13'10" x 12'7"	[W] Washer/Dryer
Balcony	2.40m x 1.40m	7'10" x 4'7"	[D] Dishwasher
GIA	45.6 sq m	490 sq ft	[S] Store
			[+] Wardrobes
			[B] Boiler



Second Floor

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. Size of balconies vary between apartments of the same type. 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 regard to the specifications.

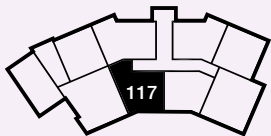
Plot 117
Second floor

Type
1BF4

1 bedroom



Room	Metric	Imperial	
Living Area/Dining/Kitchen	6.40m x 3.27m	21'0" x 10'9"	[F] Fridge/Freezer
Bedroom 1	5.35m x 3.84m	17'6" x 12'7"	[W] Washer/Dryer
Balcony	2.40m x 1.40m	7'10" x 4'7"	[D] Dishwasher
GIA	53.0 sq m	570 sq ft	[S] Store
			[+] Wardrobes
			[B] Boiler



Second Floor

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. Size of balconies vary between apartments of the same type. 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 regard to the specifications.

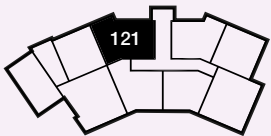
Plot 121
Second floor

Type
2BF3

2 bedroom



Room	Metric	Imperial	
Living Area/Dining/Kitchen	7.07m x 4.30m	23'2" x 14'1"	[F] Fridge/Freezer
Bedroom 1	3.97m x 3.27m	13'0" x 10'9"	[W] Washer/Dryer
Bedroom 2	3.64m x 2.54m	11'11" x 8'4"	[D] Dishwasher
Balcony	2.25m x 1.40m	7'5" x 4'7"	[S] Store
GIA	60.3 sq m	649 sq ft	[+] Wardrobes
			[B] Boiler



Second Floor

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. Size of balconies vary between apartments of the same type. 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 regard to the specifications.

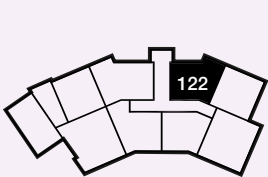
Plot 122
Third floor

Type
1BF1

1 bedroom



Room	Metric	Imperial	
Living Area/Dining/Kitchen	6.85m x 5.25m	22'6" x 17'2"	[F] Fridge/Freezer
Bedroom 1	3.85m x 3.30m	12'8" x 10'9"	[W] Washer/Dryer
Balcony	2.25m x 1.40m	7'5" x 4'7"	[D] Dishwasher
GIA	49.2 sq m	529 sq ft	[S] Store
			[+] Wardrobes
			[B] Boiler



Third Floor

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. Size of balconies vary between apartments of the same type. 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 regard to the specifications.

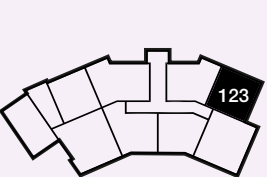
Plot 123
Third floor

Type
1BF2

1 bedroom



Room	Metric	Imperial	
Living Area/Dining/Kitchen	6.92m x 3.37m	22'8" x 11'1"	[F] Fridge/Freezer
Bedroom 1	3.72m x 3.37m	12'2" x 11'1"	[W] Washer/Dryer
Balcony	2.25m x 1.40m	7'5" x 4'7"	[D] Dishwasher
GIA	47.4 sq m	510 sq ft	[S] Store
			[+] Wardrobes
			[B] Boiler



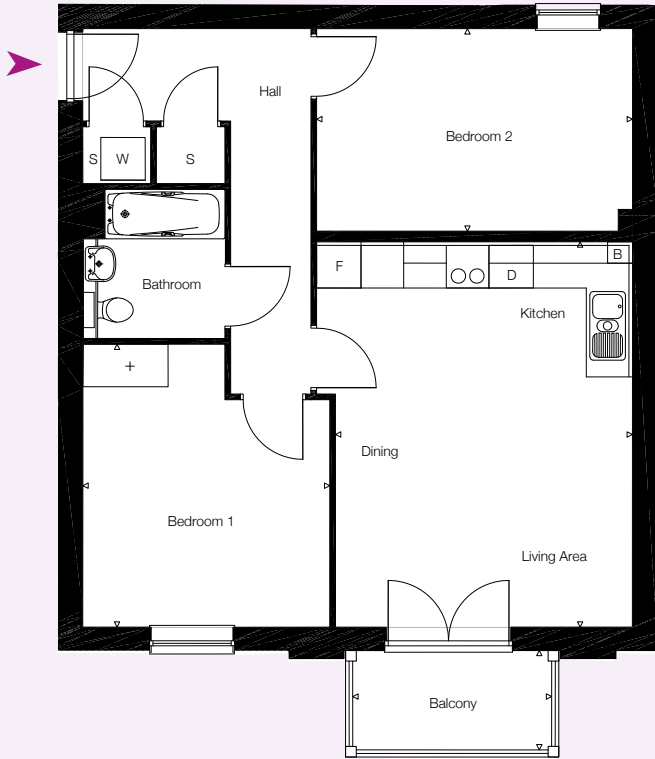
Third Floor

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. Size of balconies vary between apartments of the same type. 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 regard to the specifications.

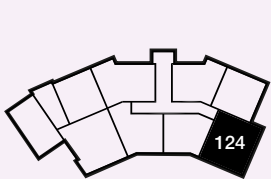
Plot 124
Third floor

Type
2BF1

2 bedroom



Room	Metric	Imperial	
Living Area/Dining/Kitchen	5.40m x 4.15m	17'8" x 13'8"	[F] Fridge/Freezer
Bedroom 1	3.97m x 3.45m	13'0" x 11'4"	[W] Washer/Dryer
Bedroom 2	4.42m x 2.82m	14'6" x 9'3"	[D] Dishwasher
Balcony	2.80m x 1.40m	9'2" x 4'7"	[S] Store
GIA	64.8 sq m	697 sq ft	[+] Wardrobes
			[B] Boiler



Third Floor

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. Size of balconies vary between apartments of the same type. 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 regard to the specifications.

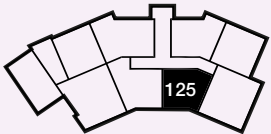
Plot 125
Third floor

Type
1BF3

1 bedroom



Room	Metric	Imperial	
Living Area/Dining/Kitchen	6.40m x 3.27m	21'0" x 10'9"	[F] Fridge/Freezer
Bedroom 1	4.22m x 3.95m	13'10" x 12'11"	[W] Washer/Dryer
Balcony	2.40m x 1.40m	7'10" x 4'7"	[D] Dishwasher
GIA	45.6 sq m	490 sq ft	[S] Store
			[+] Wardrobes
			[B] Boiler



Third Floor

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. Size of balconies vary between apartments of the same type. 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 regard to the specifications.

Plot 126
Third floor

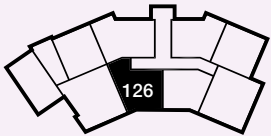
Type
1BF4

1 bedroom



Room	Metric	Imperial
Living Area/Dining/Kitchen	6.40m x 3.27m	21'0" x 10'9"
Bedroom 1	5.35m x 3.95m	17'6" x 12'9"
Balcony	2.40m x 1.40m	7'10" x 4'7"
GIA	53.0 sq m	570 sq ft

[F]	Fridge/Freezer
[W]	Washer/Dryer
[D]	Dishwasher
[S]	Store
[+]	Wardrobes
[B]	Boiler



Third Floor

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. Size of balconies vary between apartments of the same type. 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 regard to the specifications.

Plot 130
Third floor

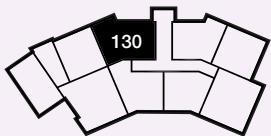
Type
2BF3

1 bedroom



Room	Metric	Imperial
Living Area/Dining/Kitchen	7.07m x 4.30m	23'2" x 14'3"
Bedroom 1	3.97m x 3.27m	13'2" x 10'9"
Bedroom 2	3.75m x 2.65m	12'4" x 8'9"
Balcony	2.25m x 1.40m	7'5" x 4'7"
GIA	60.3 sq m	649 sq ft

[F]	Fridge/Freezer
[W]	Washer/Dryer
[D]	Dishwasher
[S]	Store
[+]	Wardrobes
[B]	Boiler



Third Floor

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. Size of balconies vary between apartments of the same type. 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 regard to the specifications.



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.

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**

Metropolitan Thames Valley 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. Metropolitan Thames Valley does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Metropolitan Thames Valley 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 Metropolitan Thames Valley.

