



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 and  
4 bedroom  
homes

## Full of charm and character

Nestled in the charming suburb of Reading lies a collection of shared ownership homes, ideally suited for first time buyers, new families or those looking for more space to enjoy.

An expertly designed collection of 2, 3 and 4 bedroom homes featuring contemporary light-filled interiors and private gardens.\* SO Resi Woodley has everything you need and provides a relaxing and modern place to call home.

Surrounded by rivers and waterways, this brand-new community is perfectly located and benefits from great connections to Reading and London, balanced with an envious range of amenities to enjoy.

|                      |    |
|----------------------|----|
| The area             | 4  |
| Development overview | 10 |
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| Specification        | 16 |
| Plans                | 18 |

\*Apart from plot 522.



## A location like no other

Unwind with a long walk around the tranquil lakes of Dinton Pastures' 335 acres of County park or enjoy an invigorating range of water sports; including windsurfing, kayaking and sailing. Stop and sample local produce at the Woodley's monthly farmers' markets and friendly cafés, bars and restaurants.

Whether your commuting or treating yourselves to some well-earned retail therapy, this prime location provides excellent transport links in and out of London with fast trains from Reading and Twyford taking just 30 minutes\* and easy access to the M4 and other road links.



**The Castle Inn** serves ales from around the country, and will always have a local brew on tap. They usually change beers weekly so you can always be sure of variety.



River Thames



Reading Station



Reading Town Centre



ISIS Watersports



### 10/10 Date night restaurant

What more can I say? Staff are attentive and extremely friendly, food was delicious and the service spot on. Would definitely recommend for a date night for some upper class pub food.



**Josh L**  
Heron On The Ford  
Trip Adviser



150

**The number of acres of this picturesque vineyard**

Set in secluded grounds and approached by a sweeping tree-lined driveway, Stanlake Park Wine Estate has been developing some of the highest quality vineyards in Berkshire since 1979. Growing grapes to produce a wide range of English wines, including white, rosé, red and traditional method sparkling wine.

 18 minutes

1 Stanlake Park Wine Estate

30

**Years of theatre entertainment**

Set on the banks of the River Thames, The Mill at Sonning Theatre provides a unique experience in a beautiful converted water mill, gaining unrivalled praise both nationally and internationally as the only dinner theatre in the UK.

 12 minutes

2 The Mill at Sonning Theatre

6000

**Aircraft were built and tested here**

Tucked away on the fringes of a country park, this museum is a hidden gem. Once the centre of a thriving aircraft industry, is a place full of interesting aviation history. Walk around the hangar whilst listening to the voluntary team of enthusiastic retired plane engineers excite and delight.

 3 minutes

3 Museum of Berkshire Aviation

108

**Shops to choose from for every occasion**

Set along the side of the River Kennet you'll find everything from chic boutiques, a wide range of eateries and a 10 screen Vue cinema. The Oracle has everything shoppers need.

 17 minutes

4 The Oracle

7

**Days a week this idyllic country pub is open to serve seasonal food**

Backing on to South Lake, The Waterside's pub has an excellent garden. When the sun goes down, step inside this characterful pub and keep warm in one of the many cosy nooks. With a great menu and wide range of lagers, ales, craft beers and cider on offer and friendly staff –there's plenty to discover!

 7 minutes

5 The Waterside

335

**Acres of lakes, woodland, rivers and meadows**

Enjoy a woodland walk within this country park – home to a variety of habitats. And for the more adventurous, take advantage of a number of water sports including sailing, kayaking and canoeing.

 10 minutes

6 Dinton Pastures Country Park

On your doorstep



6

Travel times by Google maps.

3



2



4



5



6



7





## A modern place to call home



Sat Nav location  
RG5 4TE

This contemporary collection of SO Resi shared ownership homes is part of a new community of houses, set within a charming suburb of Reading.

Our 2, 3 or 4 bedroom homes are designed to delight, with a meticulous attention to detail and light-filled interiors – each home is equipped with modern appliances throughout and benefits from a private garden\*.

Live your life your way, choose to relax amidst the tranquil surroundings of nearby rivers and waterways or feel the buzz of Reading's high streets, bars and restaurants – there's something for the whole family.

### Key

- |   |   |
|---|---|
| <span style="color: orange;">■</span> SO Resi units   | <span style="color: grey;">■</span> Parking         |
| <span style="color: teal;">■</span> Private units     | <span style="color: grey;">■</span> Visitor parking |
| <span style="color: yellow;">■</span> Affordable Rent | <span style="color: brown;">■</span> Sheds          |

\* Apart from plot 522.

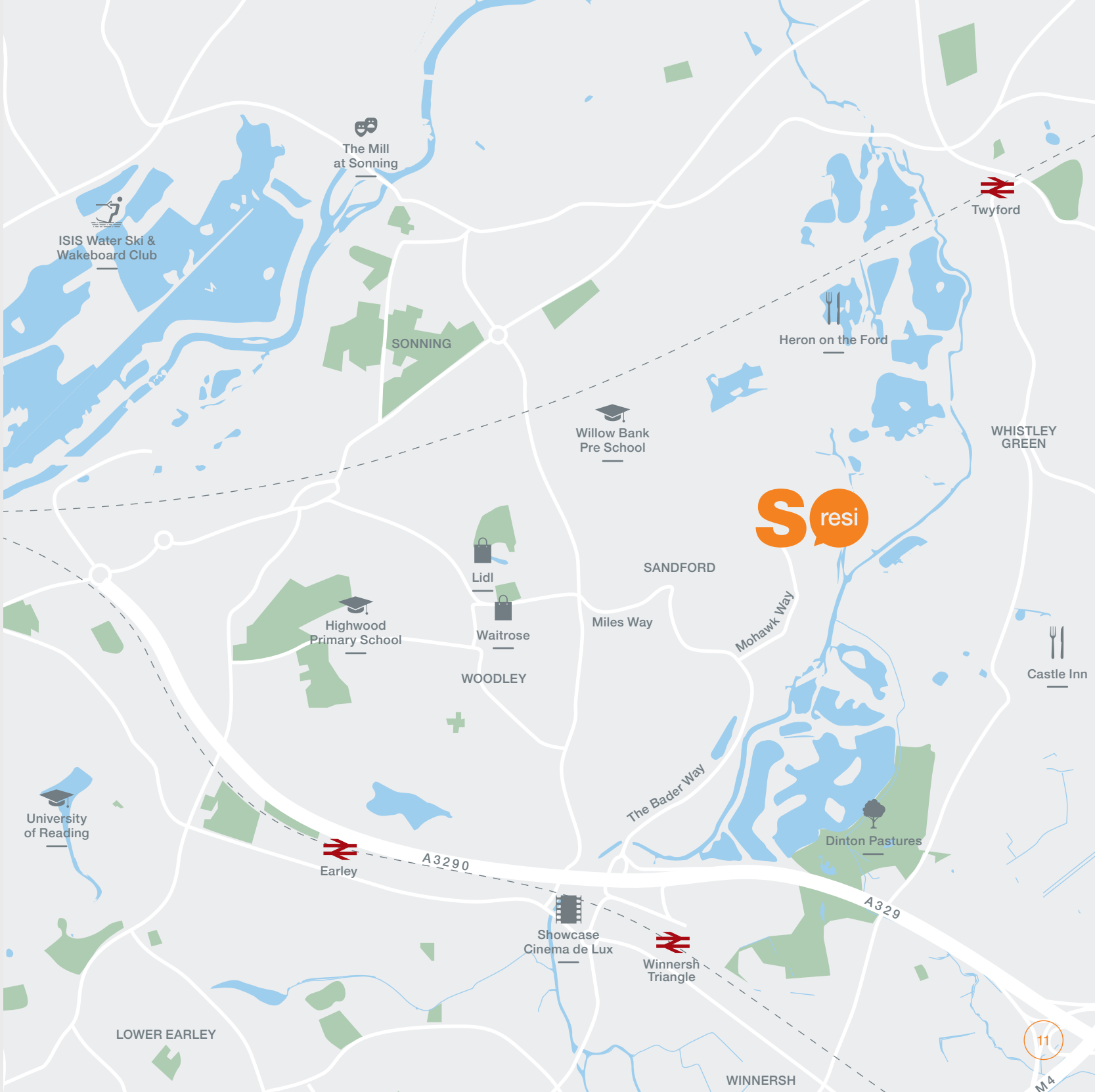
The site layout is intended for illustrative purposes only and is subject to change.

# Keeping connected

Our unique country styled homes promise the best of both worlds; step outside and enjoy a gentle stroll along the rivers and waterways or take a train and be whisked off to Paddington within 30 minutes\* and take advantage of all that the city has to offer. Prefer to take the car? With a short drive to access the A329 and M4 makes getting from A to B effortless – SO Resi Woodley has it all.



Travel times by Google maps.







Modern  
country chic





# Modern living with character

Feel relaxed and settled from the first time you step into any of our contemporary homes.

Equipped with high standard fixtures and fittings, these comfortable living spaces give a light-filled spacious feel, and the perfect backdrop for couples or growing families to relax or entertain in.

**Kitchen**

Plaza Porcelain kitchen units with Zannussi oven, hob and extractor hood

Integrated Zannussi fridge/freezer, washer/dryer and dishwasher

Boiler housing to all shared ownership dwellings

Amtico Spacia Traditional Oak flooring

Under cupboard lighting

**Bathroom**

Shower screen for shower over bath

Roca bath with acrylic bath panel and non-slip finish

Aqualisa Midas 100 thermostatic bath shower mixer include riser rail and handset

Traditional Oak flooring

Madagascar Natural wall tiles

Shaver socket

Chrome heated towel rail

**General**

Built-in wardrobes in bedroom 1 only

Primo Plus Misty Morning carpets stairs, landing and bedrooms

Traditional Oak flooring to kitchen floor, bathroom, lounge, bathroom and cloakroom

**External**

Houses benefit from private gardens\*

Timber shed located at rear of gardens (includes keys and padlock)†



Images from previous SO Resi home are for illustrative purposes only and purchasers should not rely on these images. 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. \*Except for plot 522. †Sheds are only to the houses.





| Plot              | Room               | Metric             | Imperial           |                      |
|-------------------|--------------------|--------------------|--------------------|----------------------|
| 520 <sup>††</sup> | Kitchen            | 2.5m x 3.1m        | 8'2" x 10'2"       | [B] Boiler           |
| 530               | Dining/living room | 4.7m x 3.7m        | 15'5" x 12'1"      | [F] Fridge / freezer |
| 535 <sup>††</sup> | Bedroom 1          | 4.7m x 2.5m        | 15'5" x 8'2"       | [D] Dishwasher       |
| 536 <sup>††</sup> | Bedroom 2          | 4.7m x 3.7m        | 15'5" x 12'1"      | [W] Washer machine   |
|                   | GIA                | 74.3m <sup>2</sup> | 800ft <sup>2</sup> | [S] Storage          |
|                   |                    |                    |                    | [+ ] Wardrobe        |
|                   |                    |                    |                    | * Handed plot        |

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. Wardrobe positions are indicative and may be subject to minor changes in terms of location. 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.

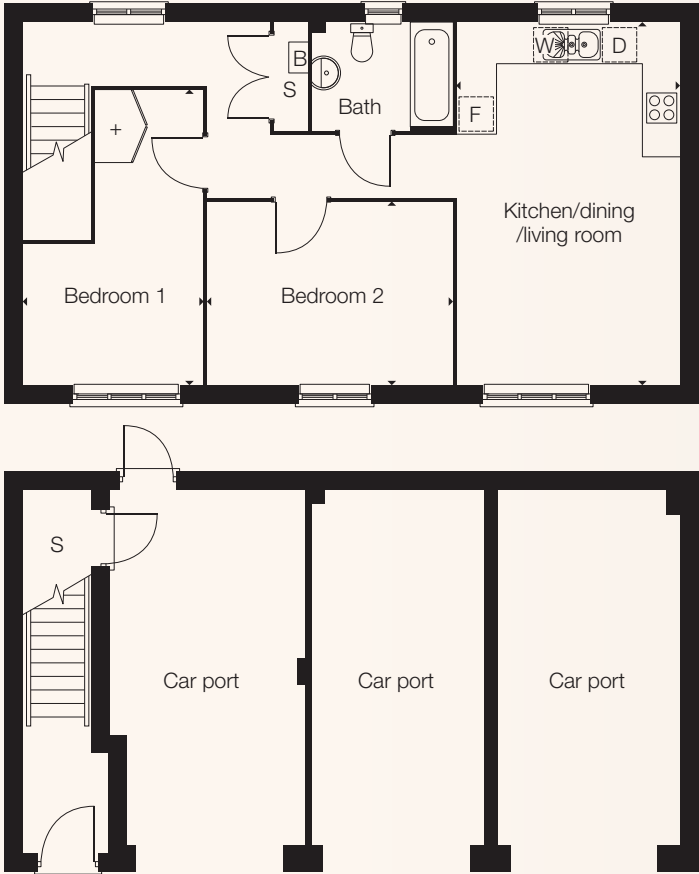


| Plot | Room                | Metric             | Imperial           |                      |
|------|---------------------|--------------------|--------------------|----------------------|
| 528  | Kitchen/dining room | 4.7m x 3.3m        | 15'5" x 10'9"      | [B] Boiler           |
|      | Living room         | 4.7m x 4.1m        | 15'5" x 13'5"      | [F] Fridge / freezer |
|      | Bedroom 1           | 4.7m x 2.7m        | 15'5" x 8'10"      | [D] Dishwasher       |
|      | Bedroom 2           | 2.7m x 4.1m        | 8'10" x 13'5"      | [W] Washer machine   |
|      | Bedroom 3           | 2.0m x 3.8m        | 6'6" x 12'5"       | [S] Storage          |
|      | GIA                 | 83.5m <sup>2</sup> | 899ft <sup>2</sup> | [+ ] Wardrobe        |



Type 3

2 bedroom apartment



Plot  
522

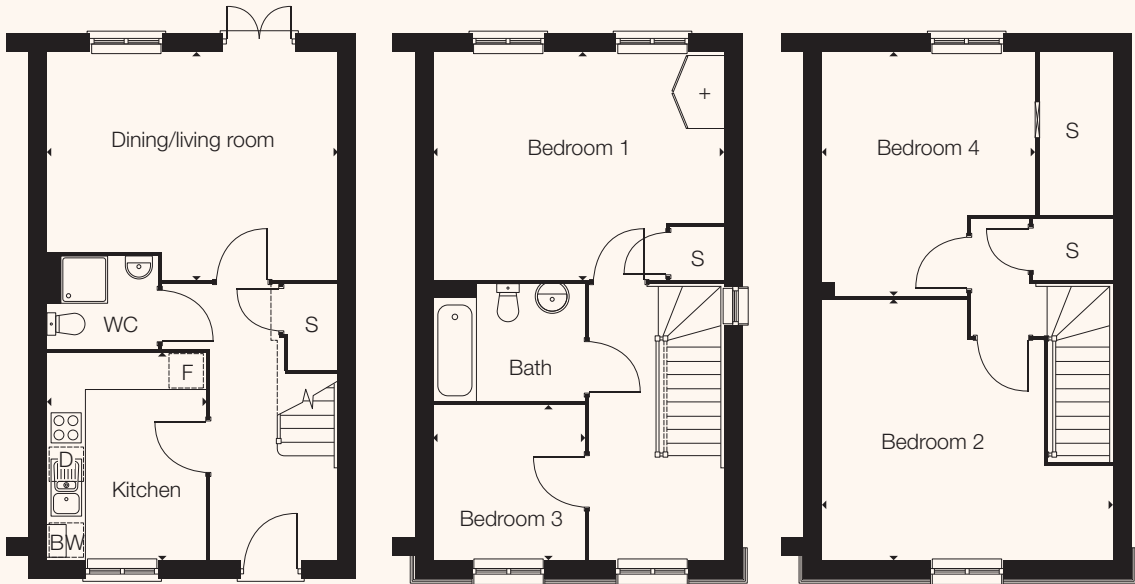
| Room                  | Metric             | Imperial           |
|-----------------------|--------------------|--------------------|
| Kitchen/dining/living | 3.7m x 6.0m        | 12'1" x 19'8"      |
| Bedroom 1             | 3.0m x 4.9m        | 9'10" x 16'0"      |
| Bedroom 2             | 4.0m x 3.0m        | 13'1" x 9'10"      |
| GIA                   | 71.2m <sup>2</sup> | 766ft <sup>2</sup> |

- [B] Boiler
- [F] Fridge / freezer
- [D] Dishwasher
- [W] Washer machine
- [S] Storage
- [+] Wardrobe

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Type 4

4 bedroom house



Plot  
523

| Room               | Metric              | Imperial            |
|--------------------|---------------------|---------------------|
| Kitchen            | 2.6m x 3.4m         | 8'6" x 11'1"        |
| Dining/living room | 4.8m x 3.8m         | 15'9" x 12'5"       |
| Bedroom 1          | 4.8m x 3.8m         | 15'9" x 12'5"       |
| Bedroom 2          | 4.8m x 3.9m         | 15'9" x 12'9"       |
| Bedroom 3          | 2.6m x 2.4m         | 8'6" x 7'10"        |
| Bedroom 4          | 3.5m x 4.0m         | 11'5" x 13'1"       |
| GIA                | 119.1m <sup>2</sup> | 1282ft <sup>2</sup> |

- [B] Boiler
- [F] Fridge / freezer
- [D] Dishwasher
- [W] Washer machine
- [S] Storage
- [+] Wardrobe





**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.

**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.

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

**Tel: 0208 607 0550  
Email [sales@soresi.co.uk](mailto:sales@soresi.co.uk)  
or visit [sharedownership.co.uk](http://sharedownership.co.uk)**

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