



**S**resi<sup>®</sup> Crondall

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.

SO Resi by Metropolitan Thames Valley, is 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  
stylish two and three  
bedroom homes for  
shared ownership

## Modern country living

Discover a delightful collection of newly built two and three bedroom SO Resi homes, set on the edge of the historic village of Crondall, near the Georgian town of Farnham.

These light and inviting modern homes are perfectly situated for those who love the tranquility of countryside living, whilst appreciating the vicinity of a thriving market town, with excellent transport links to central London and the surrounding area.

Each elegant, energy-efficient home has been designed and crafted with superb attention to detail to create a bright and elegant feel that reflects its beautiful situation. With landscaped surroundings and parking just outside your door, and a stylishly warm welcome inside, coming home has never felt better.

**A collection of stylish two and three bedroom homes for shared ownership.**

### Contents

About SO Resi	1
Introduction	2
The area	4
Development overview	10
Connectivity	12
Interior design	14
Specification	17
Plans	18
Useful information	22



Artist's impression of SO Resi Crondall

## An idyllic location

On the gentler western slopes of the beautiful North Downs, Crondall is a charming village with a traditional heart and a strong local community. On its southern edge, these welcoming contemporary homes achieve the perfect balance between town and country life, with the rolling expanse of the famous Downs as a background, and the Georgian cobbled streets, good schools and great train links of Farnham just four miles away.

One of Surrey's most desirable towns, Farnham's elegant streets are lined with independent and larger shops, restaurants and pubs, while regular farmers' markets are a treasure trove of delicious local produce. For culture lovers, the town's arts centre, theatre, cinema and contemporary art gallery offer plenty to look forward to. And for an uplifting outing, Guildford, Winchester and Portsmouth are all just an easy drive away.

Back at home in Crondall, the beauty and health-giving benefits of nature are all around. The Downs are unbeatable for spectacular countryside and meandering walks, with the North Downs Way National Trail starting just outside Farnham. There's a local golf club at Oak Park and a horse racing track at nearby Tweseldown. Hook Meadow is an eight-acre green space in the very heart of the village, with a tennis court and children's playground, while wide-open Farnham Park is a great place for a leisurely picnic.

People have made their home in this stunning area since Anglo-Saxon times – as shown by the famous hoard of gold coins found in Crondall village – and today it is as inviting as ever



Almost 900 years ago, Cistercian monks looking for the perfect place to begin a life of contentment chose to lay the foundation stones of what is now Waverley Abbey – just a short distance from Crondall.



Farnham Village

Local pub

The perfect combination of town and country living



Rapeseed Fields, Crondall



Waverley Abbey

# Relax, refresh or get active...



1



2



3



4



5



6

## 1 Ash & Co Workshops

Do you have mini-makers with their hearts set on sawing, or would you just like to improve your own DIY skills? Either way, head to Crondall's Ash & Co workshops, a place where woodworking dreams come true, guided by skilled craftspeople in a range of fun workshops

3 minutes

## 2 North Downs Way Trail

Nature lovers and walkers relish this stunning trail which starts just outside Farnham and continues for 153 miles all the way to Canterbury and the White Cliffs of Dover through a landscape rich in beauty and heritage. Start small with the 11-mile stretch to Guildford and build up your walking stamina over time.

8 minutes

## 3 Guildford

From the highpoint of its medieval castle, you'll get sweeping views right over this welcoming and thriving town, with its river, winding streets and striking modern cathedral. For cultural inspiration, visit the gallery at Guildford House or head out of town to the 16th-century manor house and walled garden at Loseley Park.

28 minutes

## 4 Alice Holt Forest

Walk, cycle, play or enjoy a picnic under the branches in what was once a royal forest thick with ancient oaks. Reach new heights as you experience life in the treetops at Go Ape, then take a relaxing break in the café. Or get away from the crowds with a stroll in the more remote wooded areas.

18 minutes

## 5 Winchester Cathedral

Visit one of the finest medieval cathedrals in Europe, nestled in the heart of the historic city of Winchester, once the seat of Anglo-Saxon and Norman royal power. Explore the atmospheric crypt and experience Antony Gormley's sound sculpture, climb the tower, or find the resting place of Saxon royalty – and Jane Austen, the much-loved novelist.

42 minutes

## 6 Birdworld

Get closer to our feathered friends with a visit to Birdworld, where you can be part of feeding the penguins, making friends with the owls and much more. Birds are far from the whole story, with guinea pigs, rabbits, goats, sheep, reindeer and even crocodiles and seahorses to visit in this charming farm and pet centre that's perfect for family days out.

15 minutes

# Development overview



Sat Nav location  
GU10 5SB

Note: If driving to SO Resi Crondall please use sat nav post code GU10 5RF

This new collection of SO Resi homes is part of the charming Haycroft development, set in the historic village of Crondall, less than four miles from Farnham.

Designed and appointed to the highest standards, these warm, inviting houses offer generous and bright indoor space, perfect for a relaxed way of life. The surrounding development is planned and landscaped beautifully, creating a neighbourhood that is destined to become a lasting and integrated part of the local community.

### Key

- SO Resi
- Affordable rent
- Private
- Parking
- Bin storage area

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





# Within easy reach

Whether you're planning a day at the office or a day of fun, getting around is straightforward at SO Resi Crondall. London and the south-east are within easy reach thanks to excellent road and rail links, with direct rail services from nearby Farnham station to London Waterloo. By car, the A31, A3 and M3 are all close at hand for a short drive to Guildford, Portsmouth, Winchester and many other local towns. Want to explore the world too? Heathrow and Gatwick airports are within an hour's drive.



Times are approximate and taken from Google maps.







## Attention to detail

Each home is designed with flair and detailed with care for contemporary comfort and style. High ceilings, wide hallways, generous rooms, plenty of natural light and cleverly maximised storage combine to create elegant, bright living spaces.

### General

Comar Cornish cream colour carpets to bedrooms and stairs

Amtico Spacia Vinyl Tiles to kitchen/dining room, living room, hall, store cupboard, bathroom & wc

### Kitchens

Cashmere kitchen doors and end panels

Sand Orleans Oak kitchen worktop

6 x Aurora GU10 LED optimised insulation covered downlight (white)

Soft close mechanisms to all doors and drawers

Stainless steel panel to the rear of hob (from the worktop to the underside of the extractor)

Indesit integrated appliances including single oven, burner gas hob, chimney hood, fridge freezer (50/50 split), dishwasher and washer dryer

### Living room

Minimum of 6 x Aurora GU10 LED optimised insulation covered downlight (white)

### Bathrooms

Johnson tiles Glacier

Roca Debba semi-pedestal white basin

Vado Ascent mono basin mixer

High bevelled edged mirror to be installed above or adjacent to the basin

Roca Contesa white steel bath

Vado Ascent bath shower mixer

Roman Haven folding bath screen

3 x Aurora GU10 LED optimised insulation covered downlight (white)

### Outside

Landscaped front and rear gardens

Allocated parking

### Security and peace of mind

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

10 year LABC guarantee



Every property at SO Resi Crondall is made to the highest standard.

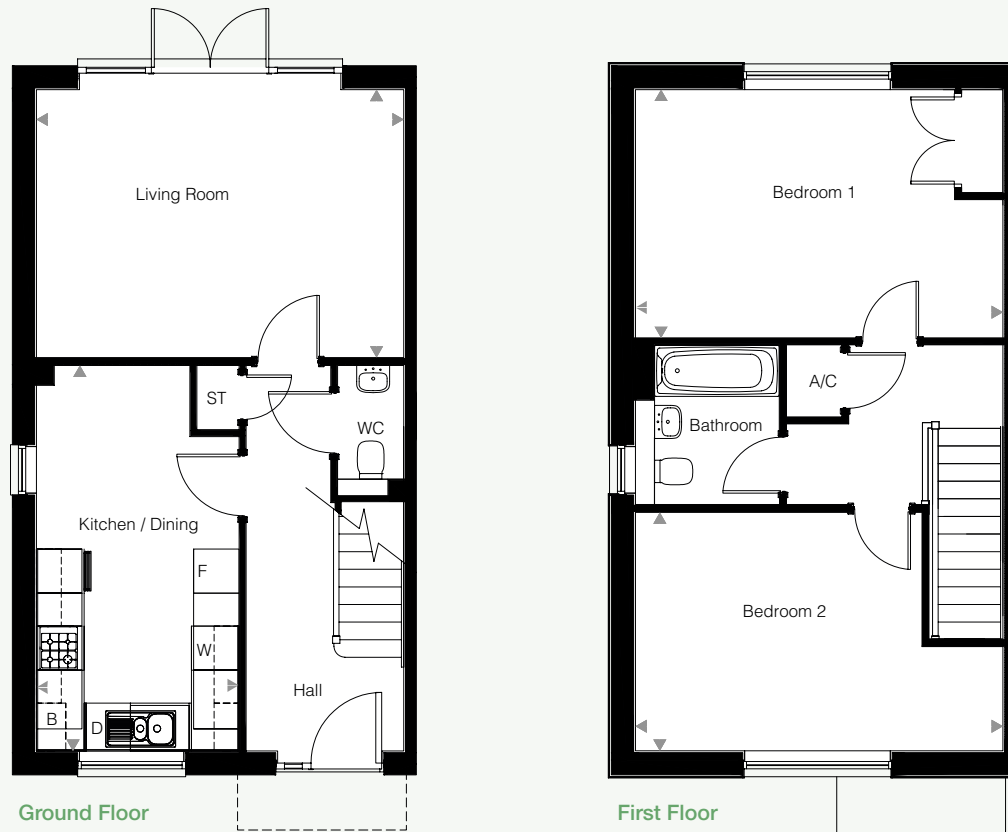
Specifications stated in this brochure are for guidance only.

These particulars do not constitute any part of an offer or contract and are subject to change.

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

Type 5a

2 bedroom house



Type 5b

2 bedroom house



Room	Metric	Imperial	
Living	5m x 3.65m	17' 2" x 9' 0"	[B] Boiler
Kitchen/Dining	5.25m x 2.75m	16' 4" x 11' 11"	[D] Dishwasher
Bedroom 1	5m x 3.38m	16' 4" x 11' 1"	[F] Fridge/Freezer
Bedroom 2	5m x 3.25m	16' 4" x 10' 8"	[W] Washer/Dryer
<b>GIA</b>	<b>91.58 sq m</b>	<b>986 sq ft</b>	[ST] Storage
			[A/C] Airing Cupboard

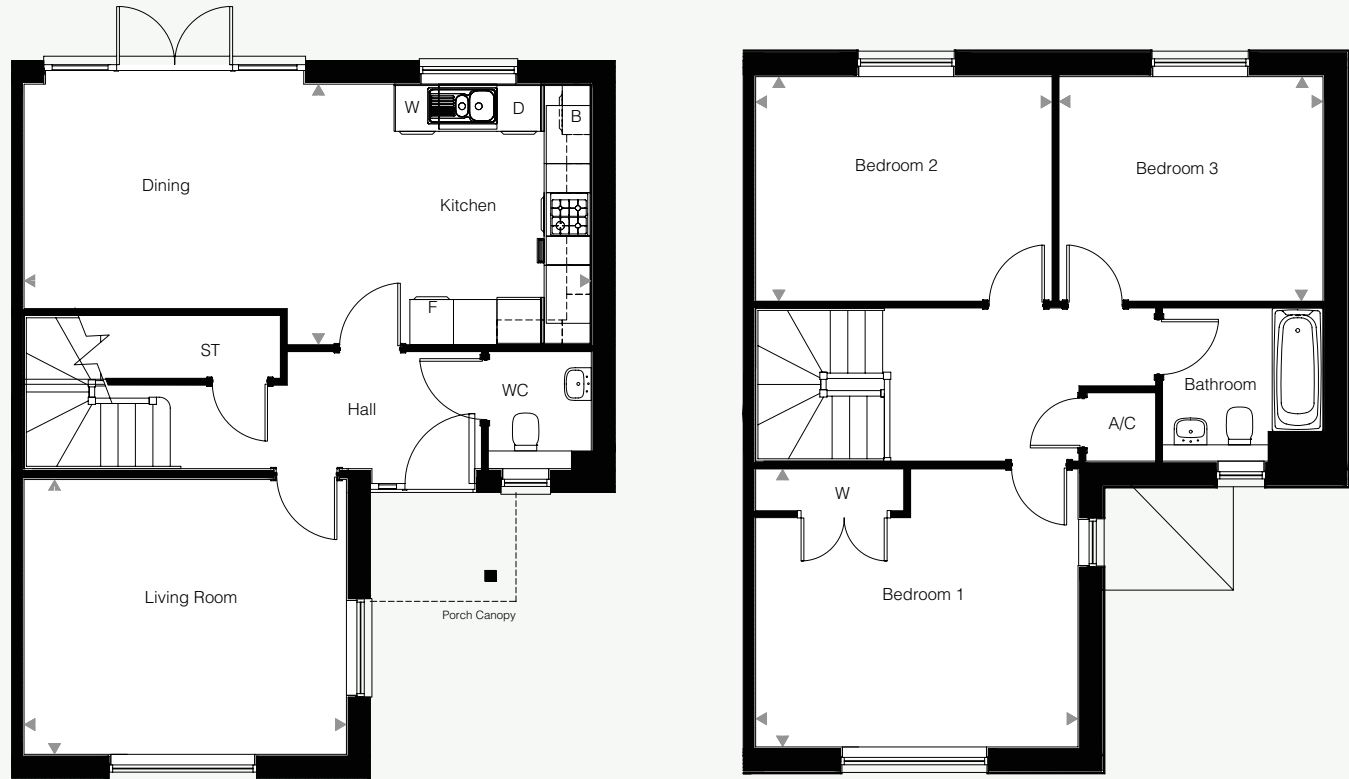
All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measures are from plans and "as built", represent the largest cross section of each room and may vary and. Size of balconies vary between apartments of the same type. Any dimensions 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.

Room	Metric	Imperial	
Living	5m x 3.65m	17' 2" x 9' 0"	[B] Boiler
Kitchen/Dining	5.25m x 2.75m	16' 4" x 11' 11"	[D] Dishwasher
Bedroom 1	5m x 3.38m	16' 4" x 11' 1"	[F] Fridge/Freezer
Bedroom 2	5m x 3.25m	16' 4" x 10' 8"	[W] Washer/Dryer
<b>GIA</b>	<b>91.58 sq m</b>	<b>986 sq ft</b>	[ST] Storage
			[A/C] Airing Cupboard

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", represent the largest cross section of each room and may vary and. 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.

Type 6a

3 bedroom house



Ground Floor

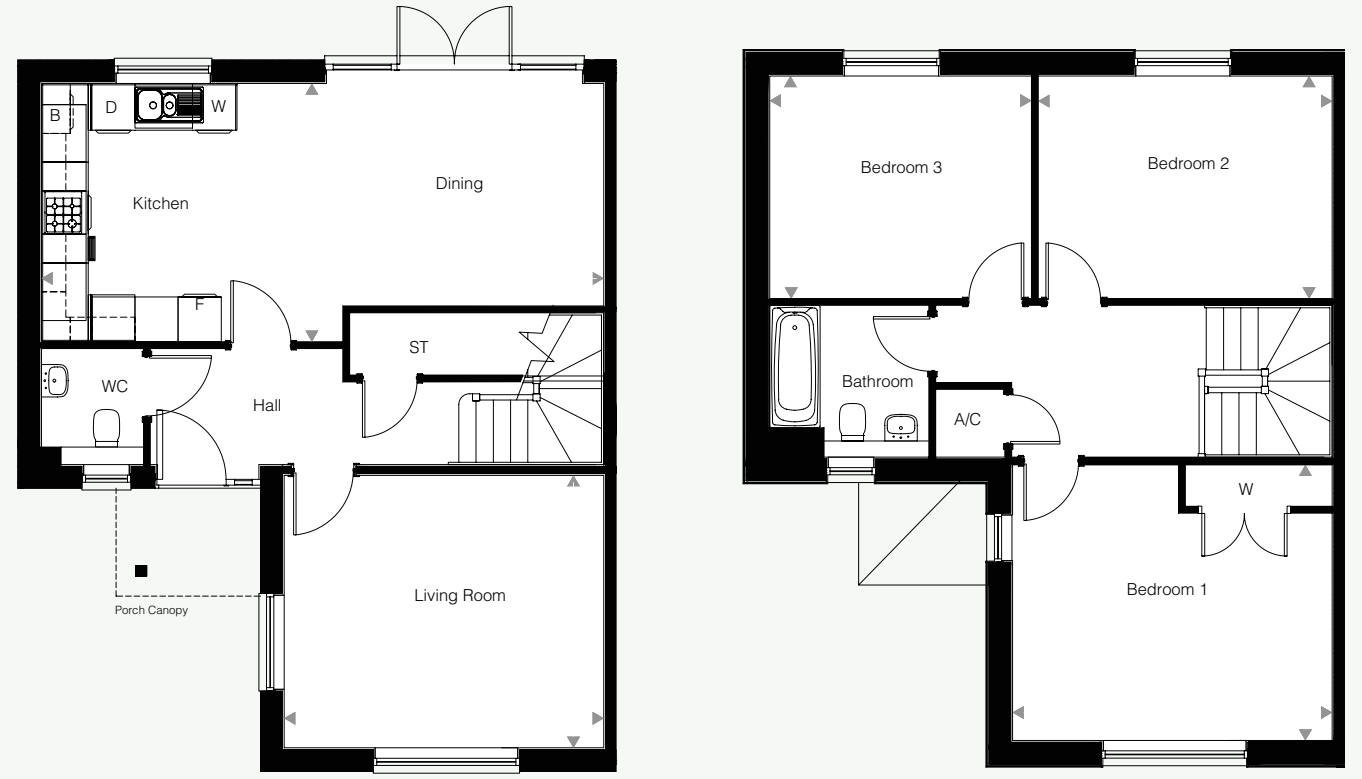
First Floor

Room	Metric	Imperial	
Living	4.44m x 3.31m	14' 6" x 10' 10"	[B] Boiler
Kitchen/Dining	7.82m x 3.59m	14' 6" x 10' 10"	[D] Dishwasher
Bedroom 1	4.44m x 3.83m	14' 6" x 12' 6"	[F] Fridge/Freezer
Bedroom 2	3.97m x 3.09m	13' x 10' 1"	[W] Washer/Dryer
Bedroom 3	3.64m x 3.09m	11' 11" x 10' 1"	[ST] Storage
<b>GIA</b>	<b>119.52 sq m</b>	<b>1287 sq ft</b>	[A/C] Airing Cupboard

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", represent the largest cross section of each room and may vary and. 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.

Type 6b

3 bedroom house



Ground Floor

First Floor

Room	Metric	Imperial	
Living	4.44m x 3.31m	14' 6" x 10' 10"	[B] Boiler
Kitchen/Dining	7.82m x 3.59m	14' 6" x 10' 10"	[D] Dishwasher
Bedroom 1	4.44m x 3.83m	14' 6" x 12' 6"	[F] Fridge/Freezer
Bedroom 2	3.97m x 3.09m	13' x 10' 1"	[W] Washer/Dryer
Bedroom 3	3.64m x 3.09m	11' 11" x 10' 1"	[ST] Storage
<b>GIA</b>	<b>119.52 sq m</b>	<b>1287 sq ft</b>	[A/C] Airing Cupboard

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", represent the largest cross section of each room and may vary and. 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 Metropolitan Thames Valley 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](mailto:sales@soresi.co.uk)

**Call** 020 8607 0550

**Visit** [soresi.co.uk](http://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.

