

# OCKFORD *park*

## **APARTMENTS**

An exclusive collection of 1 & 2 bedroom apartments in a tranquil location. Purchase your dream home sooner than you thought through Shared Ownership.



THE  
**PERFECT PLACE**  
*to call home*



Local area photography.



Local area photography



Local area photography



Local area photography

Nestled close to a thriving community near the charming market town of Godalming, this wonderful collection of affordable 18 Shared Ownership 1 & 2 bedroom apartments is surrounded by the open green space of the Surrey Hills, with great facilities and amenities right on your doorstep.



# A town full of character

Ockford Park is situated just a mile away from the historical market town of Godalming, which has a history of wool, cloth and leather production that dates back to the 17th century.

From its 19th century town hall 'Pepperpot' to its large variety of restaurants, shops, bars, recreational areas and wellness facilities, Godalming offers peaceful village living in a desirable location with good commuter links to London and Guildford.



# Serving up a feast



## The Stag on the river

Cuisine: **British**

A traditional country pub that's full of character - a perfect place for the whole family to enjoy a traditional Sunday roast. Enjoy al fresco dining in the pub garden during summer months, with a menu of seasonal dishes prepared using fresh local ingredients.

[stagontherivereashing.co.uk](http://stagontherivereashing.co.uk)



## Thani Moon

Cuisine: **Indian**

Serving up Indian, Balti, Asian and Bangladeshi fare, you'll be spoiled for choice at what is arguably one of the best curry houses in Godalming, with vegan and vegetarian options on the menu, too.

[thanimoon.co.uk](http://thanimoon.co.uk)



## Piazza Firenze

Cuisine: **Italian**

Enjoy fresh, delicious and authentic Italian meals right in the heart of Godalming. This charming restaurant also offers takeaway service for those lazy nights in.

[piazzafirenze.com/godalming](http://piazzafirenze.com/godalming)



## The Refectory

Cuisine: **British**

Enjoy a delicious Sunday roast and other British classics, alongside nibbles, sides and dishes inspired by countries across the world.

The Refectory also boasts a beautiful outside dining space and an afternoon tea menu.

[brunningandprice.co.uk/refectory/homepage](http://brunningandprice.co.uk/refectory/homepage)

"All of our produce is from the local farms and changes seasonally to deliver a constant array of new and exciting dishes"

Founder: **Sean Hammond**

# ...to the bright lights

From Godalming

Waterloo Station

**50**  
min

Hop on a train straight to the vibrant culture of the UK's bustling capital.



# ... to the sandy shores

From Godalming

Portsmouth

**57**  
min

Feel the sea breeze in your hair and watch the waves crash on the coastline.

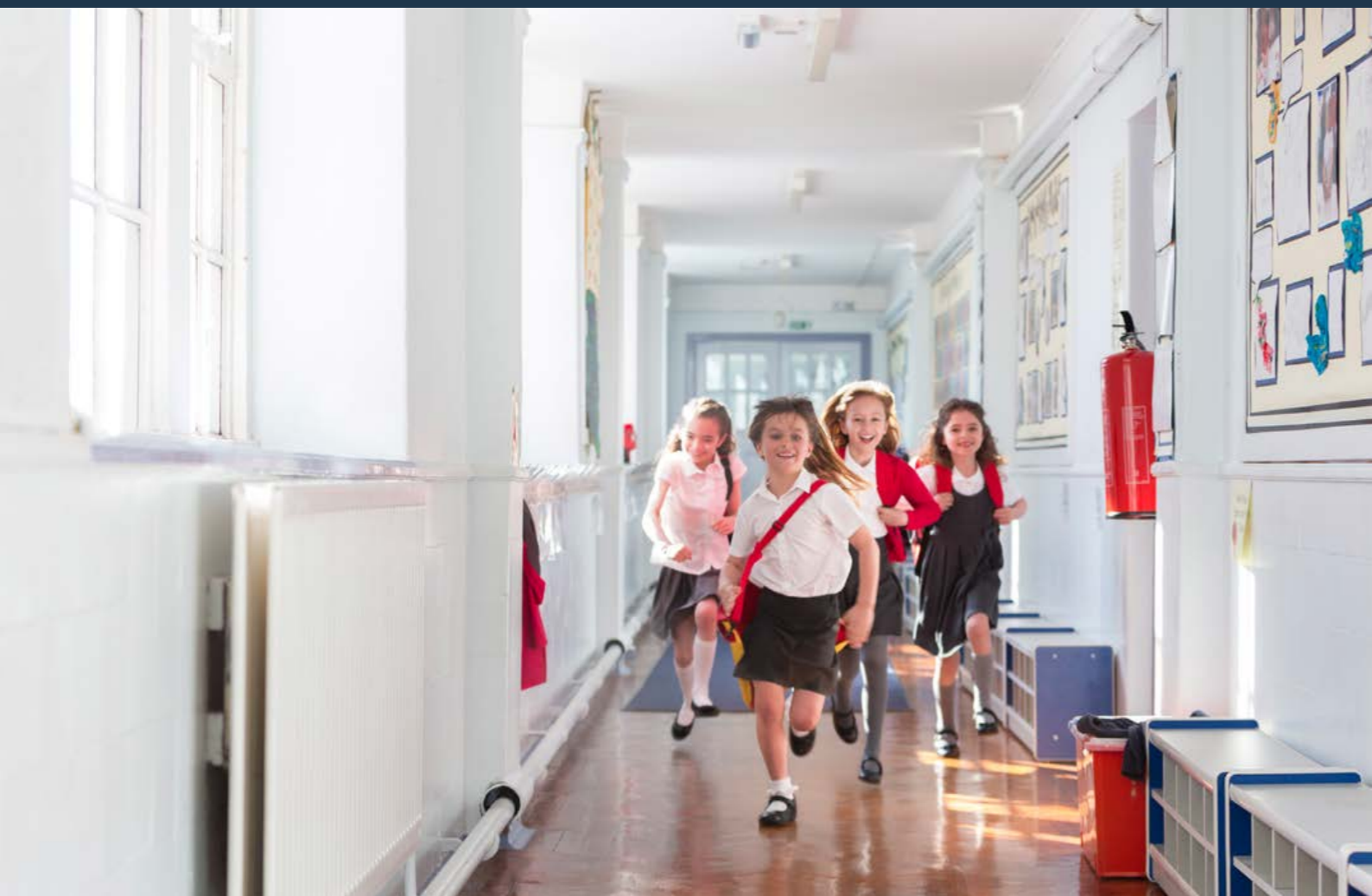




# Education

Whether you have little tots or older teens, Godalming is home to several high-performing educational institutions that are renowned for their expertise in education, high levels of staff training and student attainment.

Your child will enjoy making friends in the local area at one of the many outstanding or good schools on offer, making Ockford Park a place where they will cherish their childhood memories and unleash their true potential.



Ockford Park is nearby the following educational institutions, serving a range of ages.

## Shalford Infant School

Distance: **4.1 miles**  
Ofsted rated: **Outstanding**  
Ages: **2-7**

A small village school with just four classes, where everyone enjoys learning together.

## Gosden House School

Distance: **3.9 miles**  
Ofsted rated: **Outstanding**  
Ages: **4-16**

A leading school for young people with learning and additional needs.

## Busbridge C of E (Aided) Junior School

Distance: **1.6 miles**  
Ofsted rated: **Good**  
Ages: **7-11**

A school that embraces a zest for life and a love of learning, with an inclusive Christian community.

## St Mary's C of E Infant School

Distance: **2.7 miles**  
Ofsted rated: **Outstanding**  
Ages: **4-7**

A state school for girls and boys, with high levels of teaching, learning and assessment.

## Busbridge Infant School

Distance: **1.7 miles**  
Ofsted rated: **Outstanding**  
Ages: **5-7**

A two-form entry infant school renowned for high levels of education.

## Broadwater School

Distance: **2.6 miles**  
Ofsted rated: **Good**  
Ages: **11-16**

A co-educational comprehensive state school with a smaller population and an encouraging environment.

## Farncombe Church of England Infant School

Distance: **2 miles**  
Ofsted rated: **Good**  
Ages: **4-7**

A caring and supportive institution that encourages high levels of success.

## Godalming Junior School

Distance: **1.7 miles**  
Ofsted rated: **Good**  
Ages: **7-11**

An inclusive two-form entry junior school with a broad curriculum and caring values.

## Godalming College

Distance: **1 mile**  
Ofsted rated: **Outstanding**  
Ages: **16-18**

One of the area's top-performing sixth form colleges, with an atmosphere of industrious learning.



# Surrounded by countryside



Aerial CGI is indicative only and can be subject to change.



# Ockford Park



## 1 & 2 bedroom apartments

Ockford Park has a wonderful collection of affordable 18 Shared Ownership apartments.

- 1 & 2 Bedroom apartments**  
PLOTS: 21-29
- 1 & 2 Bedroom apartments**  
PLOTS: 91-99
- 2 Bedroom houses**  
PLOTS: 45 & 46
- 3 Bedroom houses**  
PLOTS: 168 & 169, 196-199

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a member of our Sales Team for more details.



# The highest specification



Photography of show home.

## Kitchen

- Stylish & contemporary fitted kitchens designed and manufactured in the United Kingdom by Stolz Kitchens Ltd
- Laminate work surfaces and up-stand
- 1.5 bowl inset stainless steel sink with drainer and mixer tap
- Built-in Indesit single oven, hob and extractor hood
- Glass 'Latte' splashback to hob
- Integrated Indesit fridge/freezer
- Integrated Indesit dishwasher
- Integrated Indesit washer/dryer

## Bathroom

- White Roca sanitaryware with Vado chrome fittings
- Heated chrome towel rails
- Ceramic wall tiling
- Full-height tiling to shower cubicles
- Full-height to bath where shower screen is fitted, half-height if no screen fitted

## Heating and lighting

- Traditional gas fired central heating
- Recessed LED downlights to kitchen and bathrooms
- Pendant light fittings to all other rooms

## Internal finishes

- Double-glazed PVCu windows
- Smooth ceilings finished in white paint
- All walls finished in white paint
- All woodwork and timber stairs finished in white paint
- Amtico flooring to kitchen, cloakroom and bathroom

## Security

- External bollard lighting, with dusk-to-dawn sensors
- External street lighting to development
- Multi-point locking system to front door





# The Beech

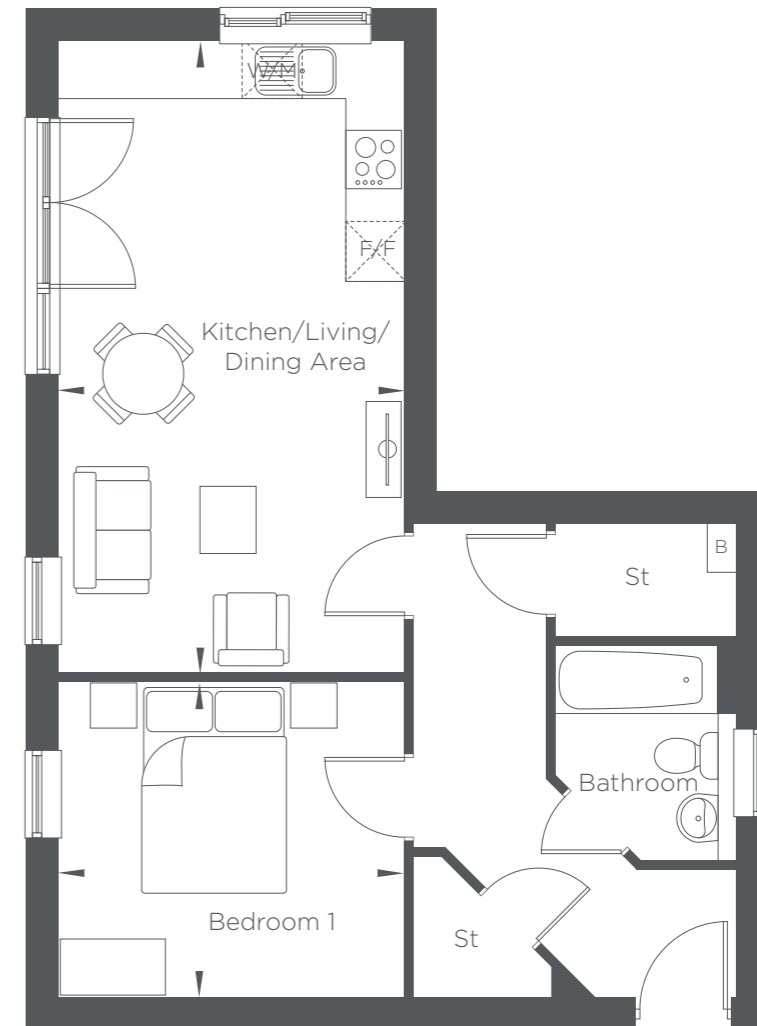
## 1 BEDROOM

PLOTS: 21 & 91

**Kitchen/Living/Dining Area**  
6.59m x 3.65m    21'6" x 11'9"

**Living Room**  
3.65m x 3.05m    11'9" x 10'0"

**Bedroom 1**  
3.74m x 3.35m    12'3" x 10'9"



**KEY:**  
B = BOILER    F/F = FRIDGE/FREEZER  
ST = STORAGE    W/M = WASHING MACHINE

**TOTAL AREA:**  
50.05 SQ M | 539 SQ FT

Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.



# The Chestnut

1 BEDROOM

PLOTS: 22 & 92

**Kitchen/Dining Area**

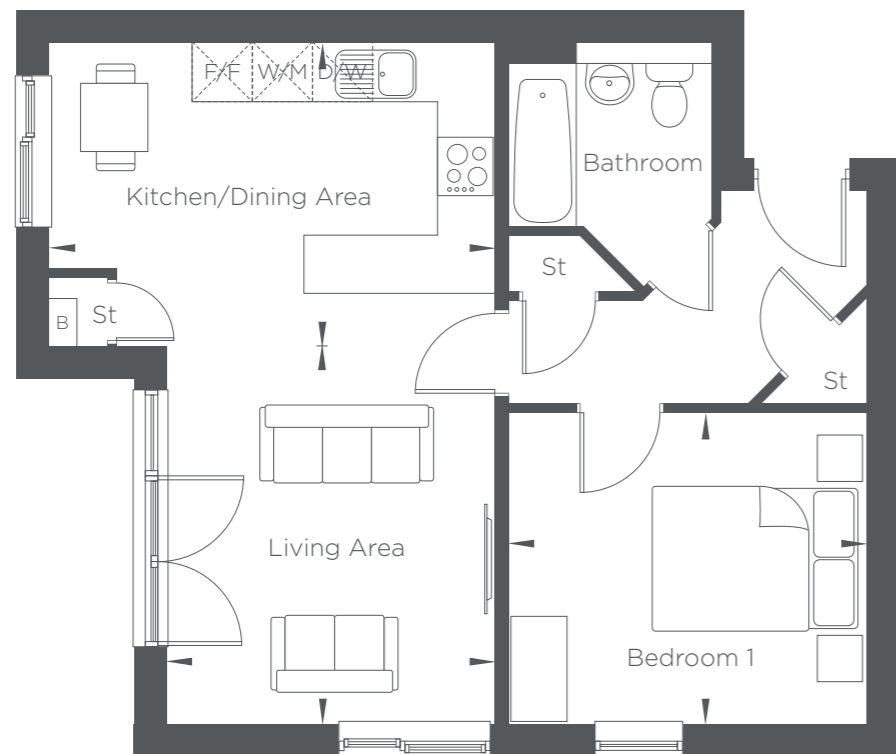
4.75m x 3.21m 15'5" x 10'5"

**Living Area**

3.52m x 3.46m 11'5" x 11'3"

**Bedroom 1**

3.77m x 3.27m 12'3" x 10'7"



TOTAL AREA:  
52.39 SQ M | 564 SQ FT

KEY:  
B = BOILER D/W = DISHWASHER F/F = FRIDGE/FREEZER  
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# The Pine

1 BEDROOM

PLOTS: 25 & 95

**Kitchen/Dining Area**

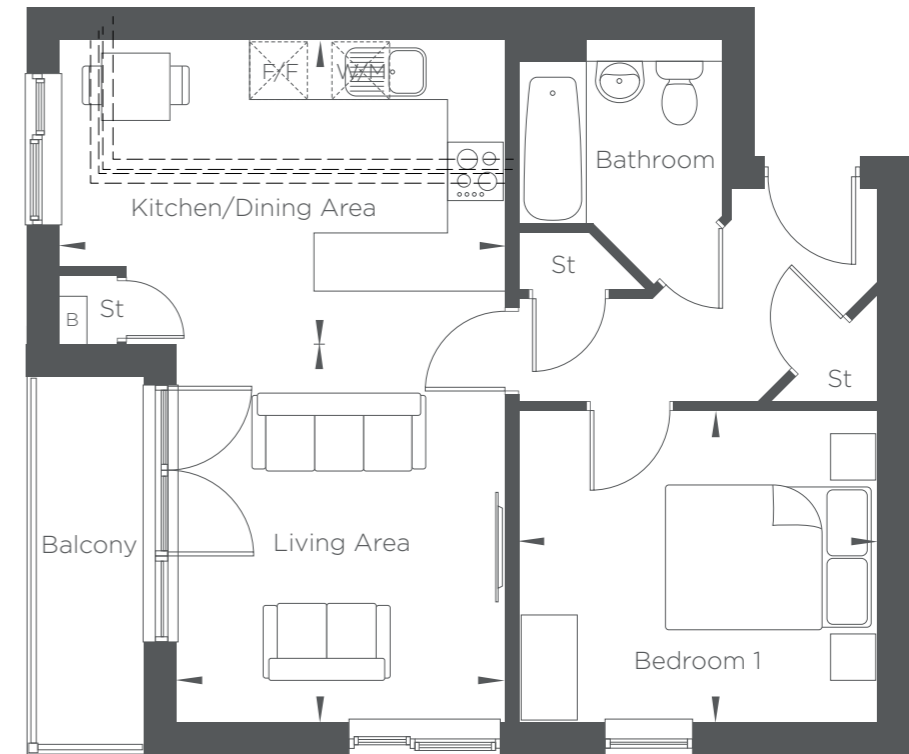
4.70m x 3.21m 15'4" x 10'5"

**Living Area**

3.63m x 3.46m 11'9" x 11'3"

**Bedroom 1**

3.77m x 3.27m 12'3" x 10'7"



TOTAL AREA:  
52.39 SQ M | 564 SQ FT

KEY:  
B = BOILER F/F = FRIDGE/FREEZER --- = SKEILING  
ST = STORAGE W/M = WASHING MACHINE

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# The Willow

1 BEDROOM

PLOT: 28

**Kitchen/Dining Area**

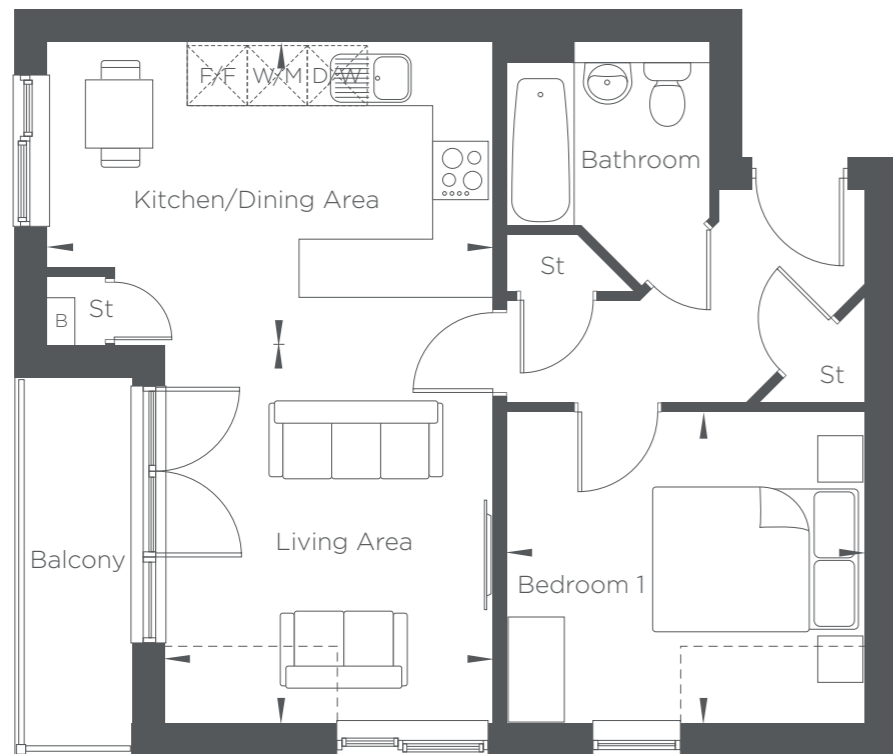
4.70m x 3.21m 15'4" x 10'5"

**Living Area**

3.93m x 3.46m 12'8" x 11'3"

**Bedroom 1**

3.77m x 3.27m 12'3" x 10'7"



TOTAL AREA:  
52.33 SQ M | 563 SQ FT

KEY:  
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--- = SKEILING ST = STORAGE W/M = WASHING MACHINE

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# The Ivy

1 BEDROOM

PLOT: 98

**Kitchen/Dining Area**

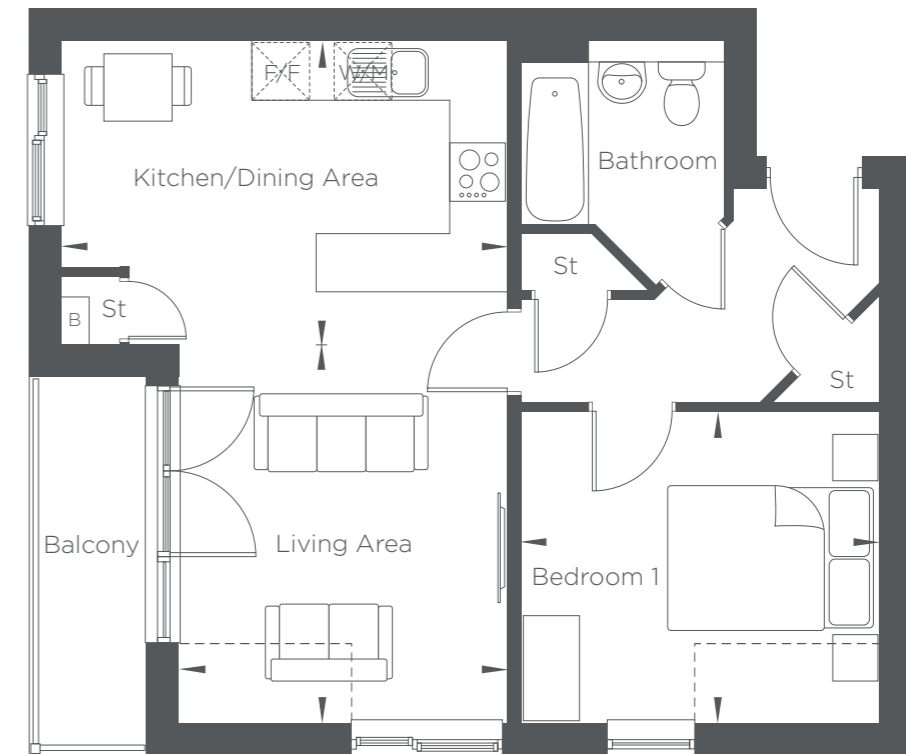
4.70m x 3.21m 15'4" x 10'5"

**Living Area**

3.63m x 3.46m 11'9" x 11'3"

**Bedroom 1**

3.77m x 3.27m 12'3" x 10'7"



TOTAL AREA:  
52.39 SQ M | 564 SQ FT

KEY:  
B = BOILER F/F = FRIDGE/FREEZER --- = SKEILING  
ST = STORAGE W/M = WASHING MACHINE

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# The Elm

## 2 BEDROOM

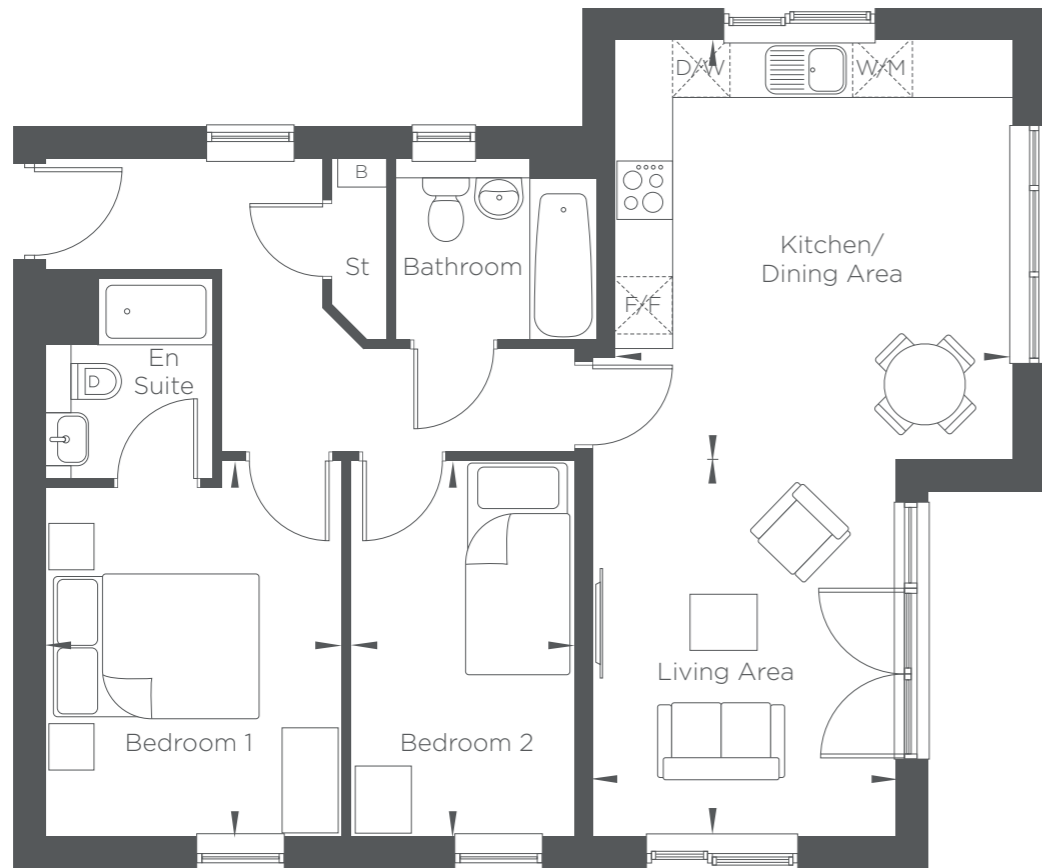
PLOT: 23

**Kitchen/Dining Area**  
4.44m x 4.22m 14'5" x 13'8"

**Living Area**  
3.93m x 3.22m 12'8" x 10'5"

**Bedroom 1**  
3.68m x 3.13m 12'0" x 10'2"

**Bedroom 2**  
3.97m x 2.38m 13'2" x 7'8"



KEY:  
B = BOILER D/W = DISHWASHER F/F = FRIDGE/FREEZER  
ST = STORAGE W/M = WASHING MACHINE

TOTAL AREA:  
67.1 SQ M | 722 SQ FT

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# The Hazel

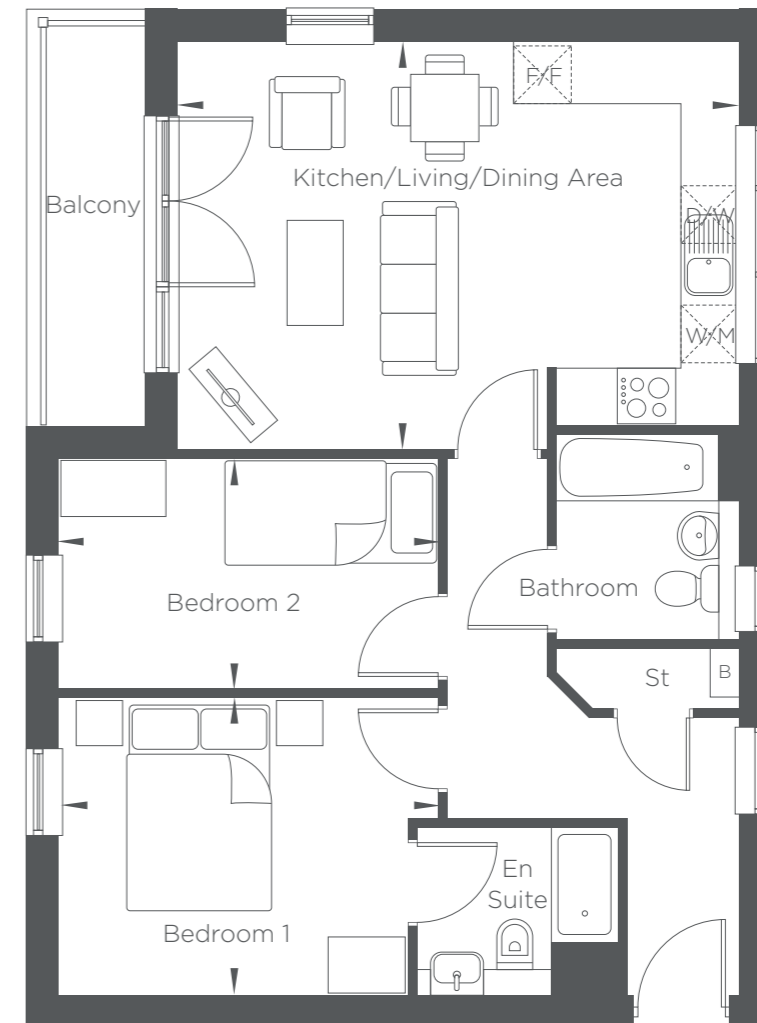
## 2 BEDROOM

PLOTS: 24, 94 & 97

**Kitchen/Living/Dining Area**  
6.21m x 4.33m 20'3" x 14'2"

**Bedroom 1**  
3.99m x 3.14m 13'0" x 10'3"

**Bedroom 2**  
3.99m x 2.44m 13'0" x 8'0"



KEY:  
B = BOILER D/W = DISHWASHER F/F = FRIDGE/FREEZER  
ST = STORAGE W/M = WASHING MACHINE

TOTAL AREA:  
62.64 SQ M | 674 SQ FT

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# The Rose

2 BEDROOM

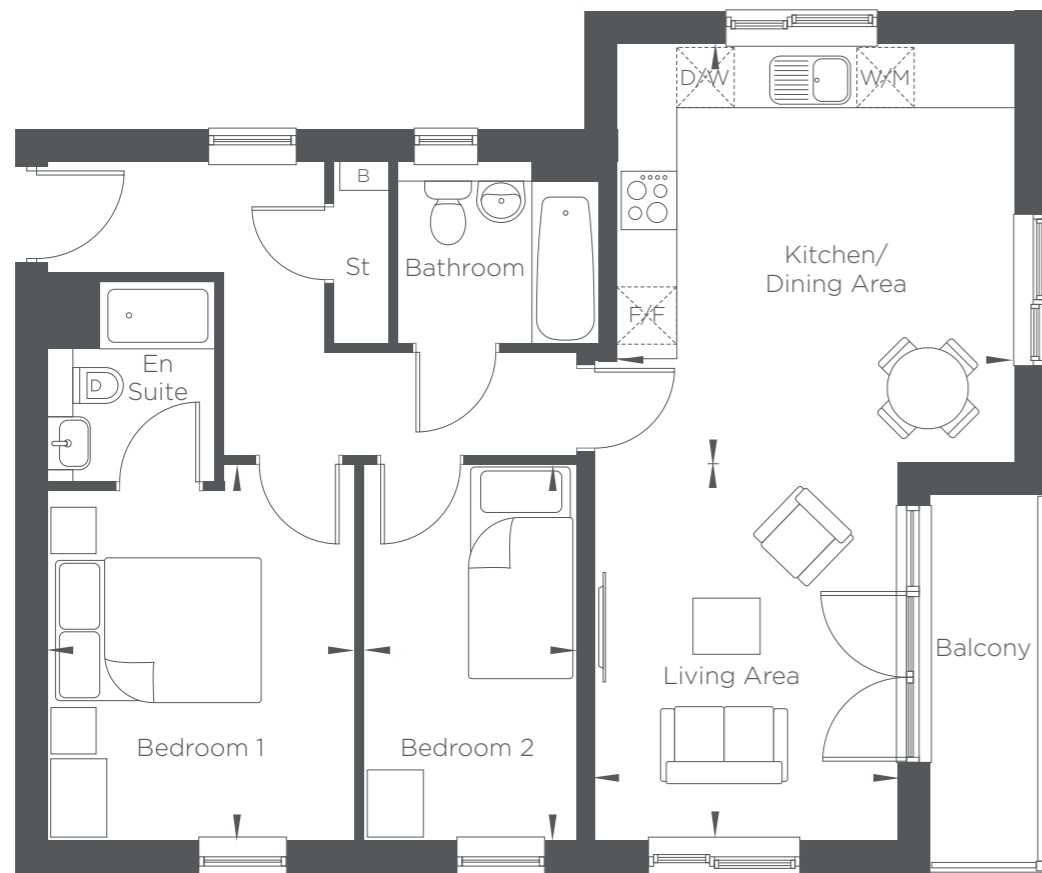
PLOT: 26

**Kitchen/Dining Area**  
4.44m x 4.22m 14'5" x 13'8"

**Living Area**  
3.93m x 3.22m 12'8" x 10'5"

**Bedroom 1**  
3.68m x 3.25m 12'0" x 10'6"

**Bedroom 2**  
3.97m x 2.28m 13'0" x 7'4"



KEY:  
B = BOILER D/W = DISHWASHER F/F = FRIDGE/FREEZER  
ST = STORAGE W/M = WASHING MACHINE

TOTAL AREA:  
67.1 SQ M | 722 SQ FT

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# The Maple

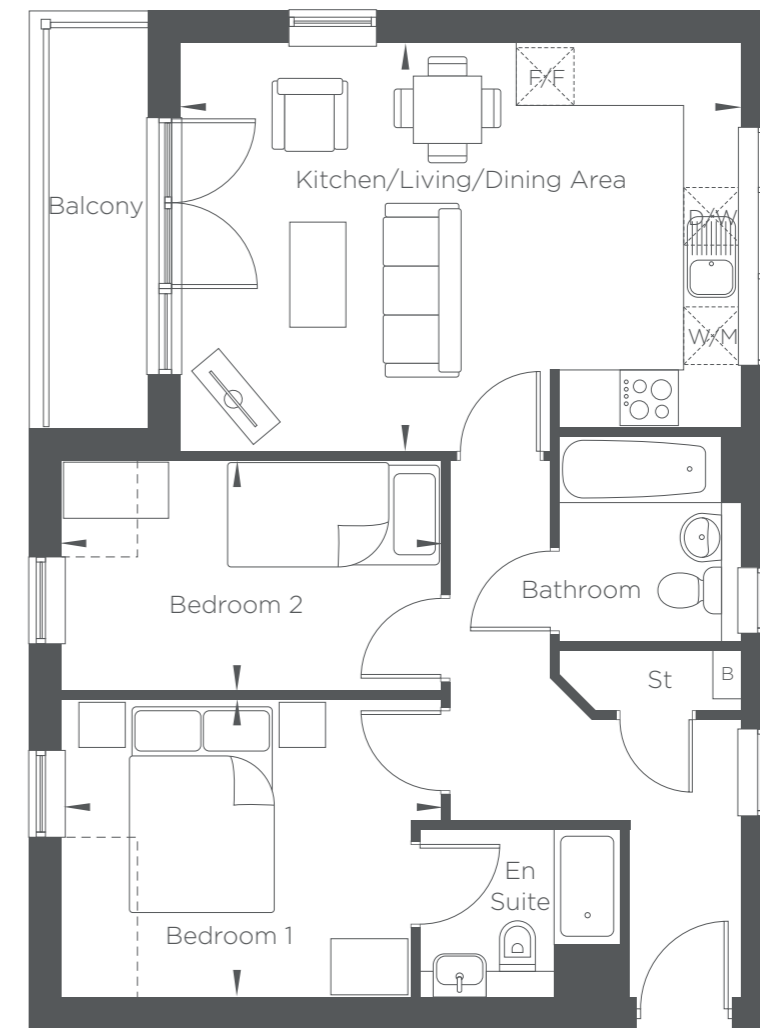
2 BEDROOM

PLOT: 27

**Kitchen/Living/Dining Area**  
6.21m x 4.33m 20'3" x 14'2"

**Bedroom 1**  
3.99m x 3.14m 13'0" x 10'3"

**Bedroom 2**  
3.99m x 2.44m 13'0" x 8'0"



KEY:  
B = BOILER D/W = DISHWASHER F/F = FRIDGE/FREEZER  
--- = SKEILING ST = STORAGE W/M = WASHING MACHINE

TOTAL AREA:  
62.52 SQ M | 673 SQ FT

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# The Walnut

2 BEDROOM

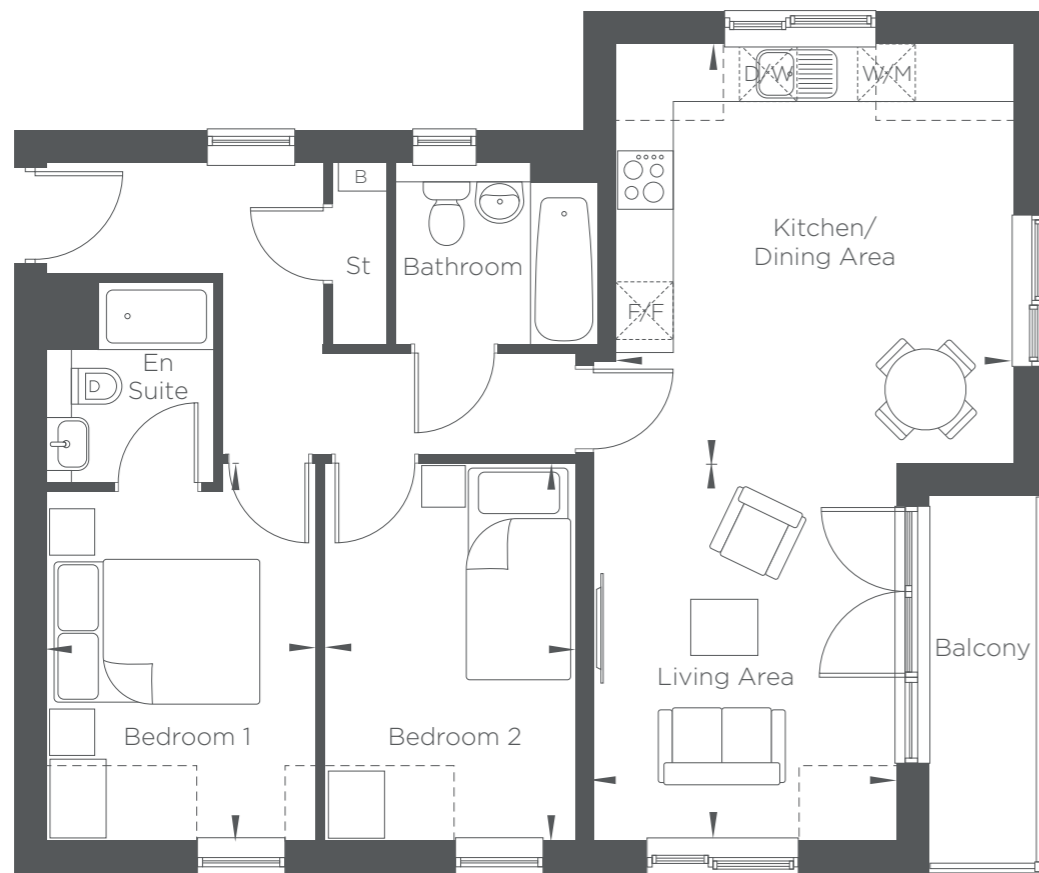
PLOT: 29

**Kitchen/Dining Area**  
4.44m x 4.22m 14'5" x 13'8"

**Living Area**  
3.93m x 3.22m 12'8" x 10'5"

**Bedroom 1**  
3.68m x 2.83m 12'0" x 9'2"

**Bedroom 2**  
3.97m x 2.68m 13'0" x 8'7"



KEY:  
B = BOILER D/W = DISHWASHER F/F = FRIDGE/FREEZER  
--- = SKEILING ST = STORAGE W/M = WASHING MACHINE

TOTAL AREA:  
67.1 SQ M | 722 SQ FT

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# The Holly

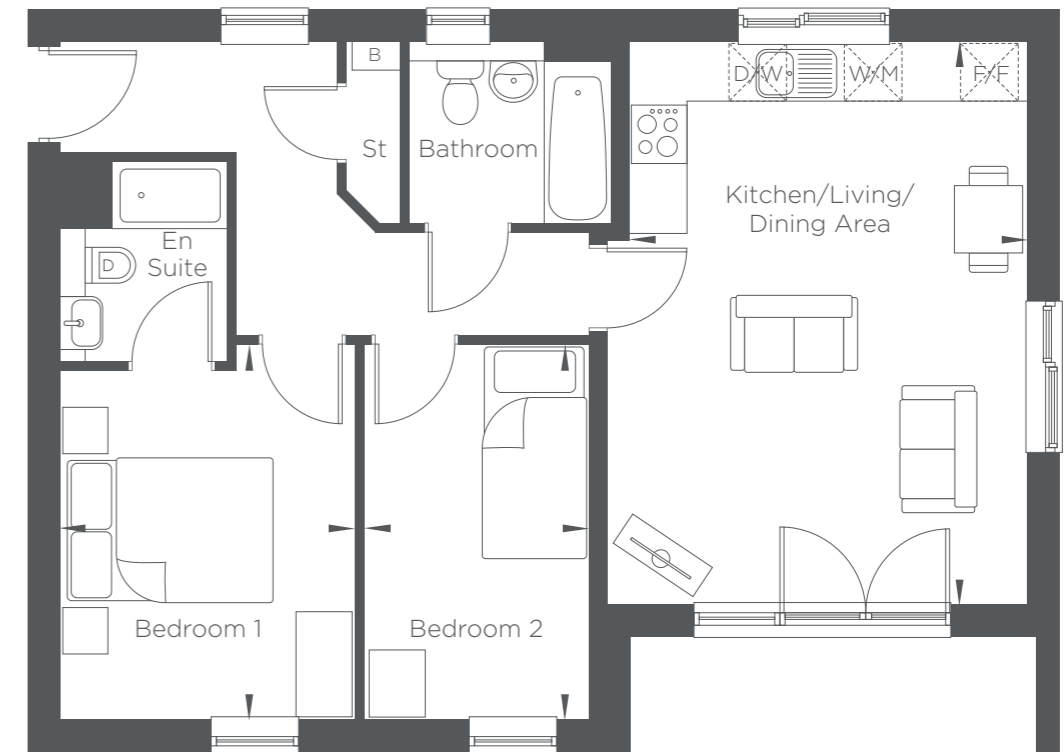
2 BEDROOM

PLOT: 93

**Kitchen/Living/Dining Area**  
5.91m x 4.39m 19'3" x 14'4"

**Bedroom 1**  
3.68m x 3.13m 12'0" x 10'2"

**Bedroom 2**  
3.99m x 2.48m 13'0" x 8'1"



KEY:  
B = BOILER D/W = DISHWASHER F/F = FRIDGE/FREEZER  
--- = SKEILING ST = STORAGE W/M = WASHING MACHINE

TOTAL AREA:  
62.73 SQ M | 675 SQ FT

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# The Sycamore

2 BEDROOM

PLOT: 96

**Kitchen/Living/Dining Area**

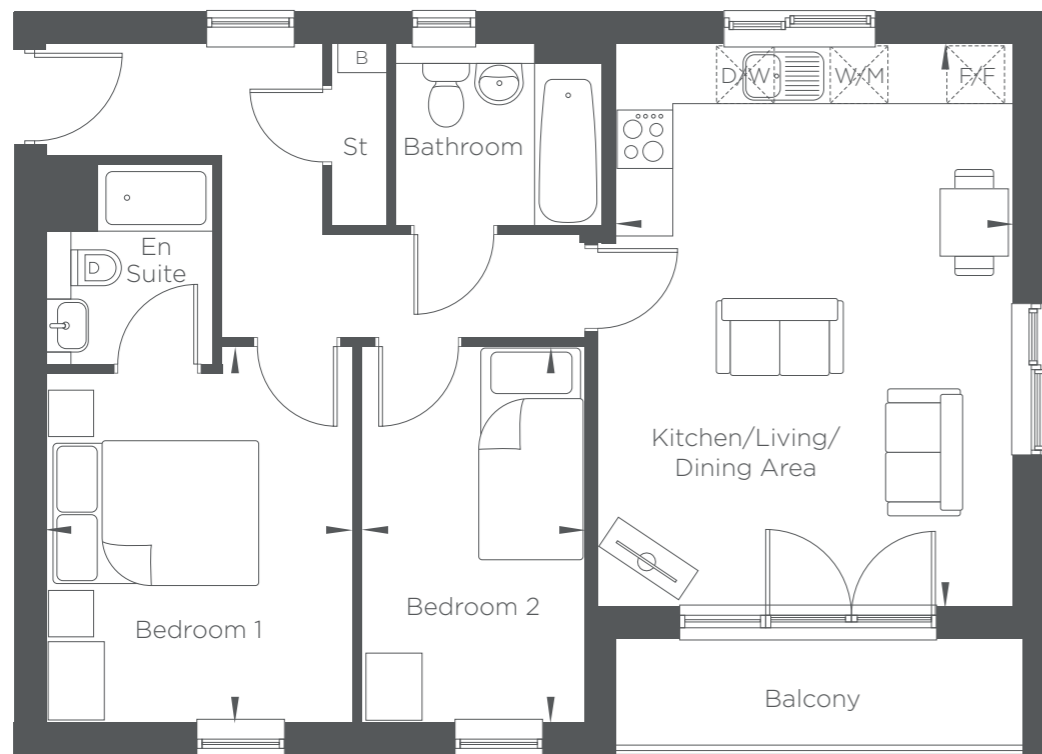
5.91m x 4.39m    19'3" x 14'4"

**Bedroom 1**

3.68m x 3.25m    12'0" x 10'6"

**Bedroom 2**

3.99m x 2.35m    13'0" x 7'7"



KEY:  
 B = BOILER    D/W = DISHWASHER    F/F = FRIDGE/FREEZER  
 ST = STORAGE    W/M = WASHING MACHINE

TOTAL AREA:  
 62.73 SQ M | 675 SQ FT

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# The Yew

2 BEDROOM

PLOT: 99

**Kitchen/Living/Dining Area**

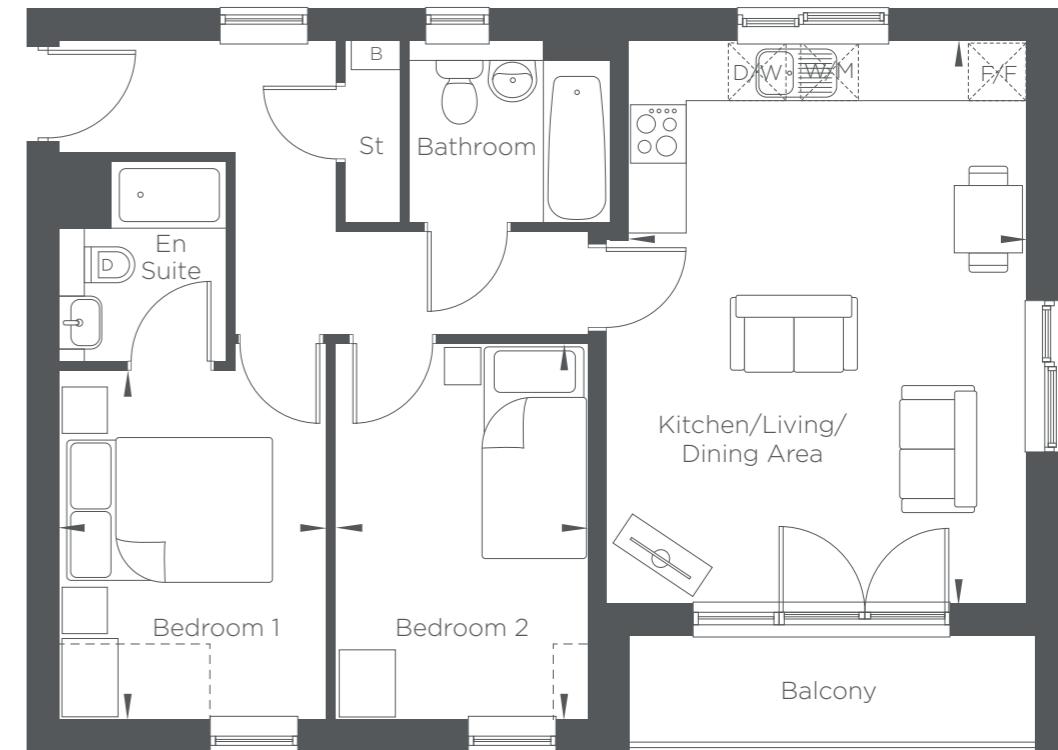
5.91m x 4.39m    19'3" x 14'4"

**Bedroom 1**

3.68m x 2.83m    12'0" x 9'2"

**Bedroom 2**

3.99m x 2.78m    13'0" x 9'1"



KEY:  
 B = BOILER    D/W = DISHWASHER    F/F = FRIDGE/FREEZER  
 --- = SKEILING    ST = STORAGE    W/M = WASHING MACHINE

TOTAL AREA:  
 62.73 SQ M | 675 SQ FT

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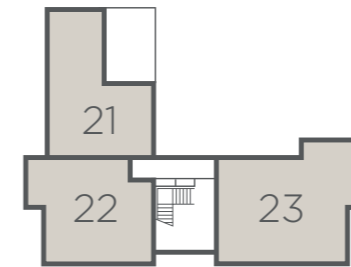
# Your plot location



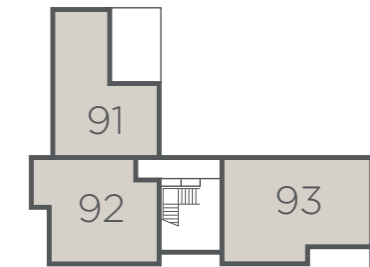
External photography of apartment building

## GROUND FLOOR

BLOCK: A / PLOTS: 21, 22, 23



BLOCK: B / PLOTS: 91, 92, 93



## FIRST FLOOR

BLOCK: A / PLOTS: 24, 25, 26



BLOCK: B / PLOTS: 94, 95, 96

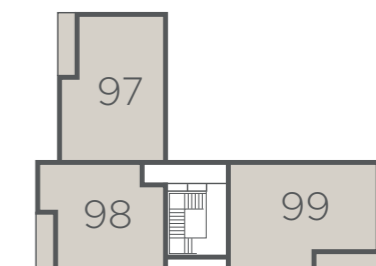


## SECOND FLOOR

BLOCK: A / PLOTS: 27, 28, 29



BLOCK: B / PLOTS: 97, 98, 99









# How Shared Ownership works



Shared Ownership is a Government-backed scheme to help you get on the property ladder with a smaller deposit.

### How does it work?

You initially purchase between 35%–75% of the home's market value, you then pay subsidised rent on the remainder.

### Am I eligible?

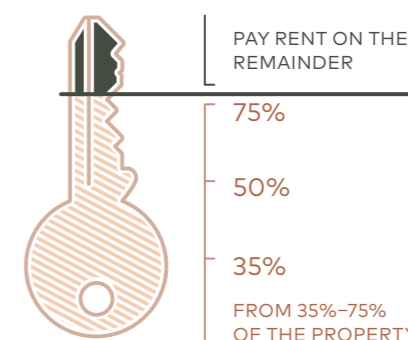
To be considered eligible for the Shared Ownership scheme your yearly income must be below £90,000 within London, or £80,000 outside of London. Those who already own a home are not eligible for the scheme.

### Will I need to pay a deposit?

In most cases, you will need 5% of the share percentage you are purchasing.

A recommended mortgage advisor will be able to advise you on the best options available to you, so please ask us to refer you for further advice. If the property's market value is £200,000 and you're buying 35% then your proportion will be £70,000.

This means you'll need a deposit of £3,500 alongside a mortgage of £66,500. You're also able to own the property outright, by increasing your share to 100%.



Shared Ownership – Terms and conditions apply. All applicants are subject to qualifying criteria and status. Minimum and maximum share values apply and rent is payable on the unsold share typically set at 2.75%. Please speak to a member of our Sales Team for more details.



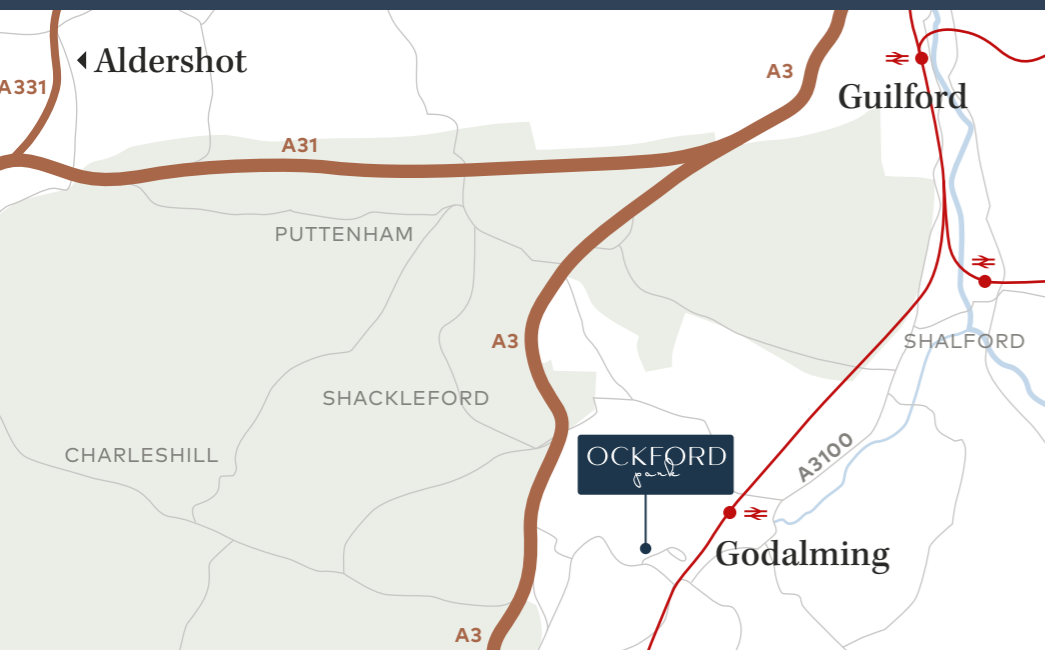
# Visit us

Aarons Hill, Godalming,  
Surrey, GU7 2FW

0300 555 2171

## Directions from M25

- At junction 10, take the A3 exit to London (SW)/ London (C)/ Portsmouth / Guildford
- At Wisley Interchange Roundabout, take the 1st exit onto the A3 slip road to Portsmouth
- Keep right and merge onto Portsmouth Road/A3
- Slight left onto Lower Eashing
- Lower Eashing turns slightly left and becomes The Hollow
- Turn left onto Eashing Lane
- Turn left onto Aarons Hill



Maps not to scale. Directions taken from [google.co.uk/maps](https://www.google.co.uk/maps).



# OCKFORD *park*

Aarons Hill, Godalming, Surrey, GU7 2FW

[shosales.co.uk/ockford-park](https://shosales.co.uk/ockford-park)

Southern  
Home  
Ownership



Southern Home Ownership terms and conditions apply. Images are for illustrative purposes only. Maps not to scale. Times, distances and directions are taken from [nationalrail.co.uk](https://nationalrail.co.uk) and [google.co.uk/maps](https://google.co.uk/maps) and are approximate only. All content within this document is indicative only. Southern Home Ownership reserves the right to make any changes at any time. Please speak to a member of the Sales Team for up-to-date information when reserving your new home. Information is correct at time of going to print. August 2021.