



homemade

homes by accent



Computer generated image is illustrative only

Crownfield Court, Windlesham

Welcome to stylish, new Shared Ownership homes in Crownfield Court, Windlesham.



Welcome home to style
and space in the
perfect place.

Just perfect

Crownfield Court sits surrounded by woodland on the edge of historic Windlesham village, close to Surrey's beautiful countryside of pretty meadows, expansive heaths and ancient forests. It's a chance to settle into rural life while having shops, pubs and cafés in walking distance, and excellent travel links on hand. You can be in central London in under an hour, and towns and cities like Ascot, Bracknell, Basingstoke and Reading are all in easy reach.

We have 23 stylish two-bed and three-bed homes for sale at Crownfield Court on a more affordable shared ownership basis (see page 30 for details). Externally, they're thoughtfully designed to echo the village's charming architecture. Internally, they offer spacious, flexible layouts suitable for modern lifestyles and growing families.

Neutral finishes mean these attractive homes are all set for you to settle in and add your own style. And with solar panels, electric car charging, and sensitive landscaping that includes badger gates, they offer an environmentally and budget-friendly lifestyle.

Windlesham is a favourite among commuters. It's just a 7-minute drive from the M3, which takes you onto the M25, into London and out to Basingstoke, and the A322 for Bracknell and Reading. The village is also served by handy bus routes, and nearby train stations run regular services locally, to the capital and beyond.



Computer Generated Image of Plots 9* & 10



Shared Ownership – an introduction

Unleash your dreams of home ownership with the Shared Ownership scheme!



This initiative, backed by the Government, is your golden ticket to climb the property ladder. It is a game-changer, a door-opener to that next step in home buying that might have seemed like a distant dream. No longer is that dream home out of reach. With Shared Ownership, it is right there at your fingertips!

Imagine stepping into a home that has been tailored to your budget, where you own a share - anywhere from 10% to 75%. You are not a tenant; you are a part-owner, paying rent only on the share you do not yet own.

Whether you are leveraging a mortgage or using your savings, you are not stuck at your initial share. In most cases you can keep buying more, bit by bit, until you own 100% of your dream home.

But what if life takes a new turn? No worries! You can sell your share anytime, taking any equity you have built right along with you. It is flexible, it is feasible, it is the future of home ownership!

Did you know?

The combined monthly cost of rent and your mortgage payment is often cheaper than privately renting a similar home or buying outright. Visit homemadehomes.com/calculator to get an estimate of what your monthly costs could look like.

What are the benefits of Shared Ownership?



Unshakeable security

Say goodbye to the uncertainty of private rentals. With Shared Ownership, your home is your castle, offering long-term peace of mind. No more intrusive inspections or sudden notices to vacate. Your home, your rules!



Ride the property wave

As a Shared Ownership homeowner, you are not just living in your home; you are investing in it. If property values rise, so does the value of your share. When it is time to sell, you will reap the benefits of any increase in your share value.



Unleash your creativity

This is not just a house; it is your canvas. Paint the walls, hang your favourite art, or transform the garden into a personal oasis. Dreaming of a loft conversion or a new extension? Just check in with us and let us make it happen!



Lower deposits, higher dreams

Forget about hefty deposits based on the full market value. With Shared Ownership, your deposit is calculated on your share of the home. It is a game-changer, making home ownership more accessible than ever before.

	Traditional Home Purchase	Buying 25% share with Shared Ownership	Buying 40% share with Shared Ownership
Full Market Value	£250,000	£250,000	£250,000
Share Value	N/A	£62,500	£100,000
5% Deposit	£12,500	£3,125	£5,000

*The exact percentage will be determined by eligibility, affordability, and development specific criteria.
*Some Shared Ownership homes limit the maximum share you can purchase; we will let you know if this applies to your home.
The deposit percentage amount will depend on your individual eligibility with mortgage lenders. Five percent is considered a minimum and you may benefit from lower mortgage rates if you have a higher deposit available.

How Shared Ownership works

Shared Ownership is an alternative approach to home ownership. It is a great detour for those who find the conventional path of deposit and mortgage payments a bit out of reach.

Now, do not let the term ‘Shared Ownership’ mislead you - it is not about living with others (unless you choose). You own a chunk of your home, anywhere between 10% to 75%. You get to call the home ‘yours’, while you pay a rent on the remaining share.

Many of our customers leverage a mortgage to acquire their share, while the rest of the property stays on a ‘rent-light’ basis. It is a fantastic way to enjoy the buzz of ownership without feeling the pinch in your pocket.

Let us look at an example purchase using Shared Ownership:

Full Market Value	£250,000
Share Percentage	40%
Share Value	£100,000
Deposit #	(from) £5,000
Mortgage Amount	£95,000
Monthly Mortgage Payment	£539.40
Monthly Rent	£343.75
Monthly Service Charge Payment	£30.00

You will only need a deposit for the share you are acquiring, which will be around 5% or 10% of the share’s cost. This means you can stow away your worries about hefty deposits – it can be significantly less than when you are purchasing a property in the open market.

Every home under Shared Ownership is offered on a leasehold basis - but do not let this term daunt you. Imagine your lease as a protective armour, much like a tenancy agreement. It safeguards you and us, outlining each of our duties and obligations clearly. Moreover, it seals your rights and responsibilities in legal ink and chalks out the term’s duration (typically at least 99 years from kick-off!). And do not fret about getting lost in the details - our website shines a spotlight on each property’s lease duration.

The mortgage interest rate used in the calculation is 5.5% on a term of 30 years. The service charge is estimated and will vary depending on the services offered.
The deposit percentage amount will depend on your individual eligibility with mortgage lenders. Five percent is considered a minimum and you may benefit from lower mortgage rates if you have a higher deposit available. Always seek independent mortgage advice.
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR RENT



Buying more shares later

Shared Ownership is not a static journey; it is your escalator to incrementally owning more of your home. You can choose to increase the share you own, thereby pumping up your equity and decreasing the rent on the remaining portion. This process is known as ‘staircasing’. In most scenarios, you can stride towards 100% ownership, making rent a thing of the past. However, there might be some properties that set the limit at 75% or 80% ownership - rest assured, we will keep you in the loop if there is a cap on acquiring additional shares in your chosen property.

Perfectly positioned in the the Surrey countryside

Crownfield Court puts everything you need within a walk, a cycle or a quick drive



9 minutes walk to a convenience store and a 9-minute drive to Waitrose



A primary school and nurseries in the village and a secondary school 3 miles away



Country walks through woodland, meadows and parkland and easy access to National Landscapes



Thoughtfully designed, energy-efficient homes with solar panels



A village post office, convenience store, pharmacy, gift shop and more



Private gardens, car parking and electric car charging for every home



Family-friendly pubs, a café and an Indian restaurant within a 15-minute walk



A 16-minute drive to Bracknell and a 36-minute drive to Reading



Several sports clubs in the village and a leisure centre a 10-minute drive away

Travel times are approximate. Source, nationalrail.co.uk and google.com/maps

Heritage meets modern-day community

A rural lifestyle with fast links to towns and cities

Windlesham, with its pretty woodland, winding lanes and welcoming community, attracted royal residents in the 1940s and continues to be a popular place to settle today. At the heart of the village is Windlesham Field of Remembrance. A wide-open space home to sports pitches, a playground, a café and community events.

Central to Crownfield Court is the community centre, hosting everything from yoga to book clubs and playgroups. It's an easy walk from the development to Windlesham's shops, pubs and cafés. And less than an 8-minute drive to other villages with great facilities, including Lightwater, Chobham and Sunningdale.



Ascot



Chobham



Windsor Great Park

Windlesham also puts the beautiful Surrey countryside close at hand. From Lightwater Country Park to Windsor Great Park and from Barossa Nature Reserve to Swinley Forest, there's so much to explore on the doorstep.

For more urban entertainment, several towns and cities are in easy reach of Crownfield Court too. A 12-minute drive puts you in affluent Ascot, with its famous racecourse and fantastic foodie scene.

Bracknell is also just a 16-minute drive away. In the centre, The Lexicon holds more than 70 shops and restaurants. And on the outskirts, South Hill Park arts centre boasts a theatre, cinema and creative spaces, and Coral Reef Water World offers hours of fun for all ages.

For work opportunities and big-city entertainment, Reading is only a 36-minute drive away. And for days out, you're within an hour's drive of the beautiful Surrey Hills, North Wessex and Chilterns National Landscapes.

Sports

Windlesham has clubs for cricket, running, football, golf and bowls. And there are tennis and pickle ball courts for hire at Windlesham Club. At Evolved Pilates, you can do mat and reformer pilates. And nearby Lightwater offers even more facilities, including a leisure centre and padel club.

Windlesham United FC

0.6 miles



Culture

Windlesham Theatre Club runs a varied line-up of live music, comedy, drama and film screenings. It's a place where the local community comes together to enjoy everything from themed evenings like Motown nights, local bands, visiting acts, bingo, race nights and live sport.

The Windlesham Club

0.9 miles

Eat & drink

There are plenty of options to gather for food or savour a quiet coffee in the village. Enjoy brews and bakes at Fieldhouse Coffee, Indian dishes at Rashoi, wood-fired pizza at The Surrey Cricketers and fine dining at The Glasshouse. The Half Moon has a great garden and The Brickmakers serves a popular Sunday roast.

The Surrey Cricketers

0.6 miles



Life's must-haves
in easy reach

Life's must-haves on the doorstep

Great outdoors

At Crownfield Court, you're surrounded by woodland with easy access to a wide variety of landscapes. From the fields and meadows around Chobham to the forests around Surrey Hill, and moorland towards Camberley. Closer to home, Windlesham Field of Remembrance is a popular spot for dog walks.

Windlesham Field of Remembrance

0.7 miles



Shopping

Windlesham has a handy mix of shops including a post office, convenience store, pharmacy, gift shop, cake shop and wine shop. There's a Co-op and an M&S Simply Food at nearby Lightwater. And Lavershot Barns boasts a range of lifestyle and gardening brands, from Lakeland to Crew Clothing to Seasons Farm Shop.

Hillview Convenience

0.4 miles



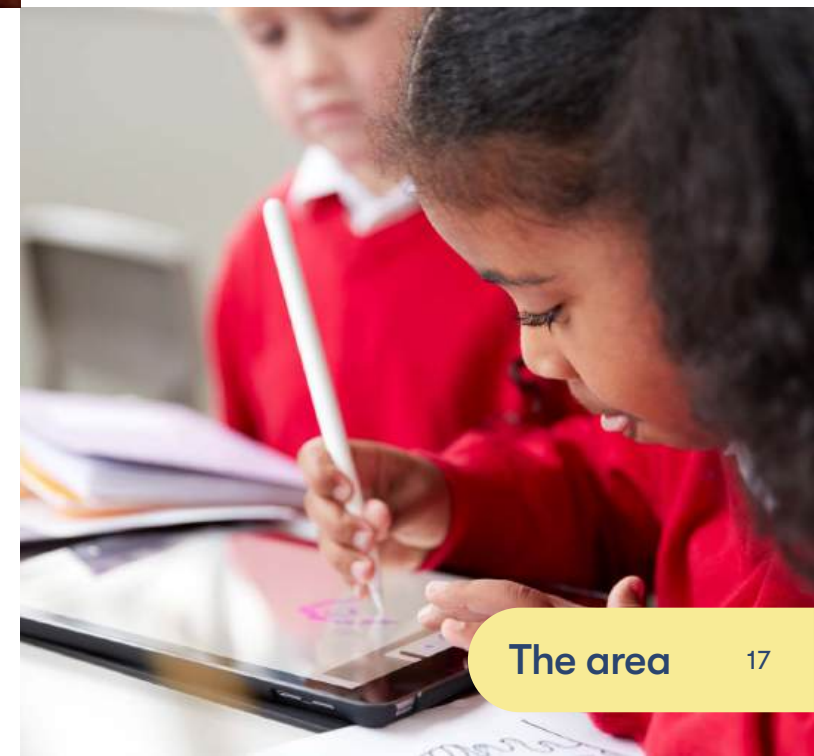
Family

The village offers good education options for all ages. There's a range of nurseries and pre-schools, and primary school options include Valley End C of E Infant School and Windlesham Village Infant School. For older kids, Charters School in nearby Sunningdale is well regarded, as is Tomlinscote in Frimley.

Valley End C of E Infant School

0.7 miles

Travel times are approximate. Sources: nationalrail.co.uk and google.com/maps





Computer Generated Image of Plots 107 & 108

Country living, urban connections

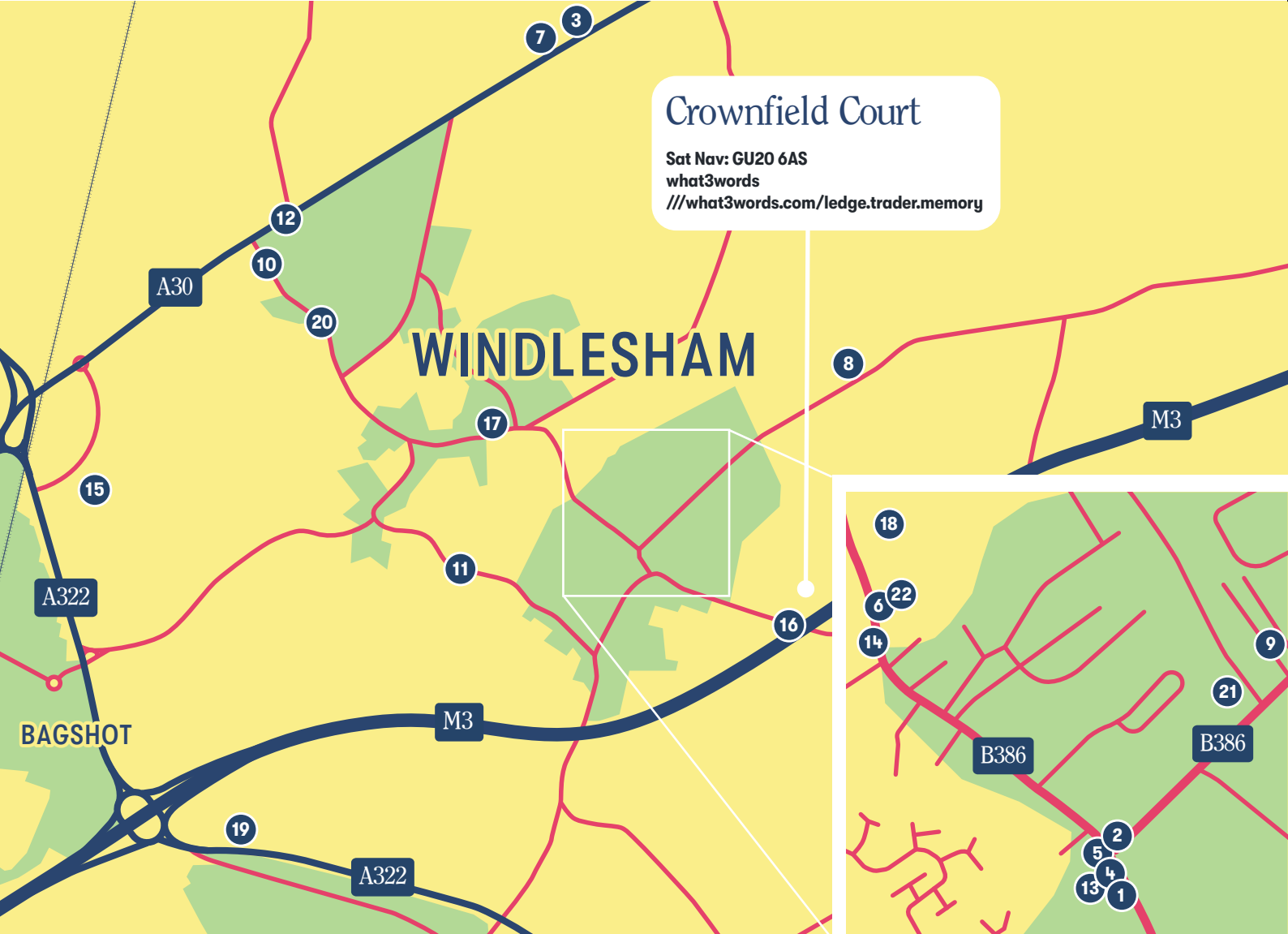
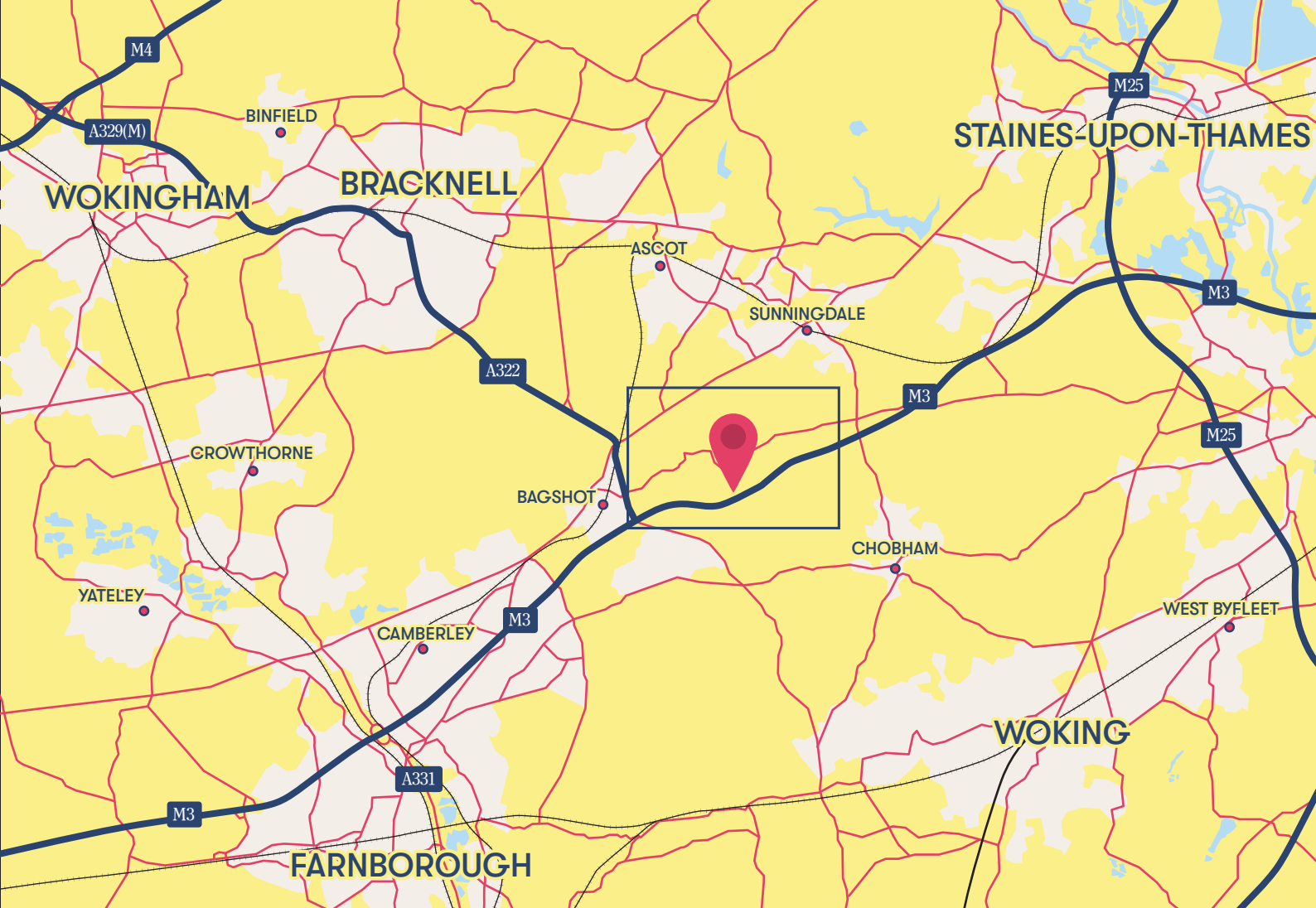
Relax into rural tranquillity,
stay close to the action

At Crownfield Court, you can live a village life but keep travel links on hand. It's just a 7-minute drive from the M3, which connects to the M25 around London. And a 7-minute drive to the A322, which sweeps up to the M4 and down towards the A3 for the south coast.

There's a bus stop 0.4 miles from Crownfield Court, with regular services running to nearby towns and villages. And the nearest train stations are Bagshot, Sunningdale, Ascot and Brookwood – all within a 16-minute drive, and all but Bagshot offering direct routes to London Waterloo. With Heathrow Airport just a 28-minute drive away, foreign travel is also easy.

Places of interest

1. Windlesham Post Office
2. Hillview Convenience
3. Lavershot Barns
4. The Windlesham Cakery
5. Windlesham Village Pharmacy
6. Fieldhouse Coffee
7. The Glasshouse
8. The Brickmakers
9. The Surrey Cricketers
10. The Bee Pub
11. The Half Moon
12. The Windmill
13. Evolved Pilates Studio
14. Windlesham United FC
15. Windlesham Golf Club
16. Crownfield Court Community Centre
17. Windlesham Club & Theatre
18. Windlesham Field of Remembrance
19. Windlesham Arboretum
20. Windlesham Village Infant School
21. Puffin's Pre-School and Day Nursery
22. Rainbow Corner Day Nursery & Forest School



By car from Crownfield Court

Lightwater	6 minutes
Chobham	7 minutes
Bagshot	8 minutes
Sunningdale	8 minutes
Ascot	12 minutes
Camberley	13 minutes
Bracknell	16 minutes
Woking	17 minutes
Heathrow Airport	28 minutes
Basingstoke	28 minutes
Guildford	34 minutes
Reading	36 minutes
Brighton	1hr 10 mins
London	1hr 20 mins



By train from Brookwood Train Station

Basingstoke	31 minutes
London Waterloo	39 minutes

By train from Ascot Train Station

Reading	29 minutes
Twickenham	32 minutes
Richmond	37 minutes
Clapham Junction	43 minutes
London Waterloo	57 minutes

[Sources: *google.com/maps. Times shown are approximate and subject to traffic.
**thetrainline.com. Times shown are for one of the fastest travel times – average journeys may be longer.]

Crownfield Court Development Layout

Shared Ownership

/// what3words.com/ledge.trader.memory



We support the development of mixed tenure communities and are proud to provide homes for Shared Ownership and affordable rent. The tenure of all homes may change subject to demand. The site plan is drawn to show the relative position of individual properties, not to scale. This two-dimensional drawing will not show land contours, gradients, boundary treatments, hard & soft landscaping, or local authority street lighting. Footpaths and roads are subject to change. Any illustrated numbered car parking spaces will be confirmed in your conveyance plans.

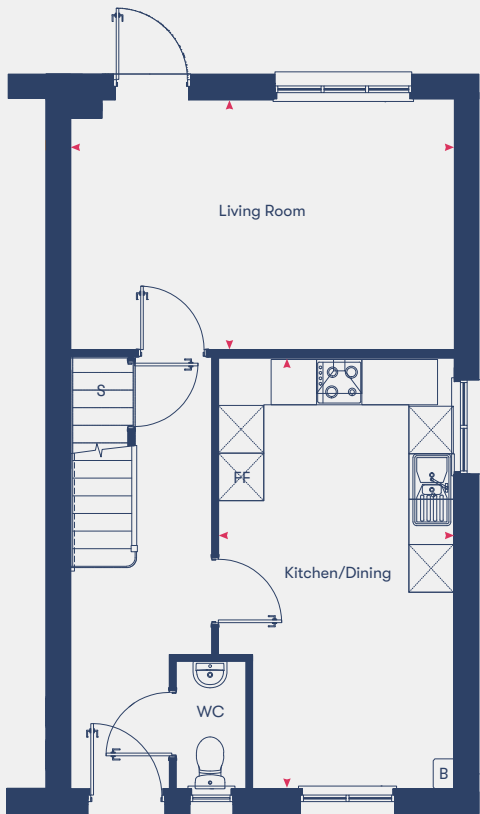
The Wentworth

3 bedroom houses

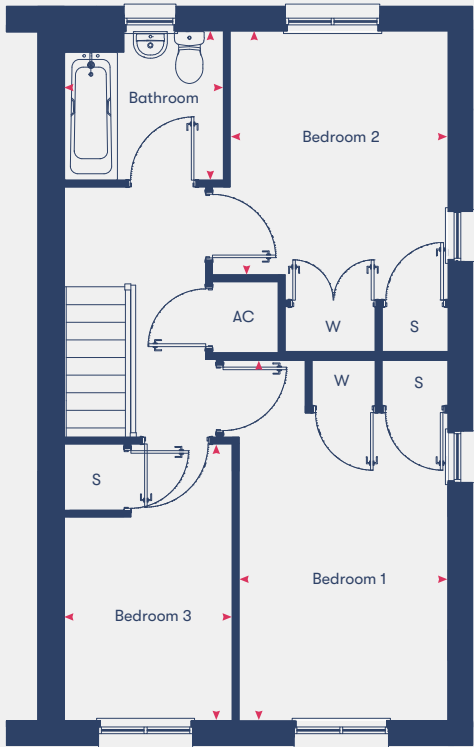
Plots 9*, 10, 29*, 30, 98*, 99



CGI of plots 9 & 10*. Please note, external finishes vary between plots.



Ground Floor



First Floor

Kitchen/Dining	5.74m	x	3.15m
Living Room	3.36m	x	5.12m
Bedroom 1	4.81m	x	2.80m
Bedroom 2	3.70m	x	2.92m
Bedroom 3	3.70m	x	2.59m
Bathroom	2.01m	x	2.14m

93m²

*Plots marked with an asterisk are mirrored versions of the floor plan shown.

Disclaimer: Room dimensions if shown are subject to change and are for guidance only. Whilst we endeavour to make our property details accurate and reliable these particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute as a full or part offer or contract. Other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction.

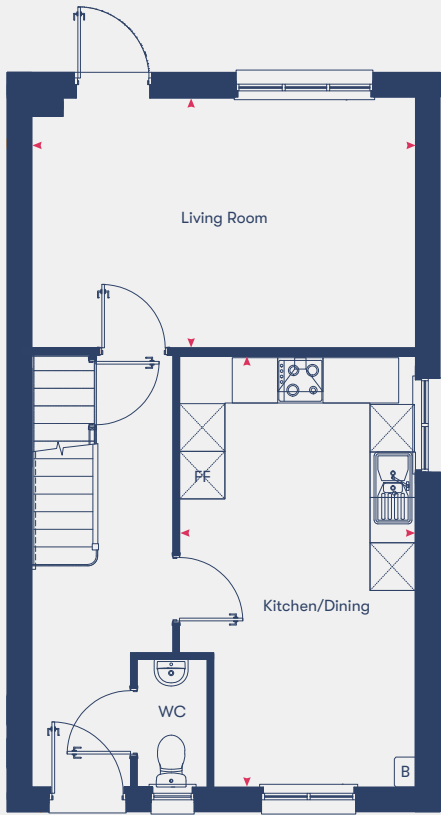
The Virginia

3 bedroom house

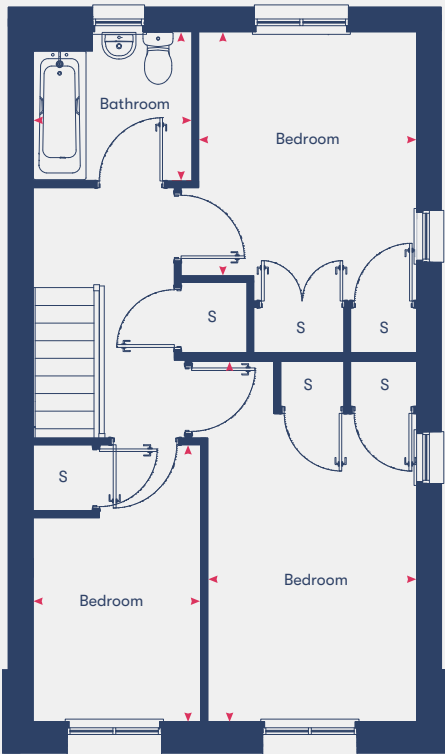
Plots 11



CGI of plot 85*. Please note, external finishes vary between plots.



Ground Floor



First Floor

Kitchen/Dining	5.74m	x	3.15m
Living Room	3.36m	x	5.12m
Bedroom 1	4.81m	x	2.80m
Bedroom 2	3.59m	x	2.92m
Bedroom 3	3.70m	x	2.25m
Bathroom	2.01m	x	2.14m

93m²

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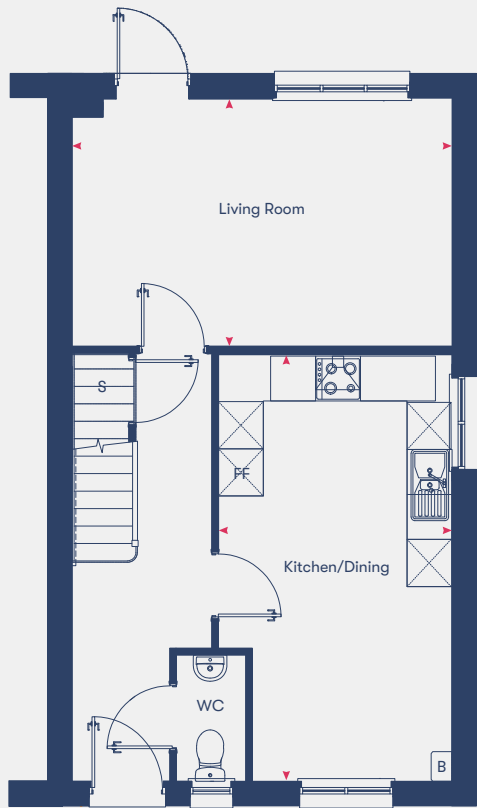
The Virginia

3 bedroom house

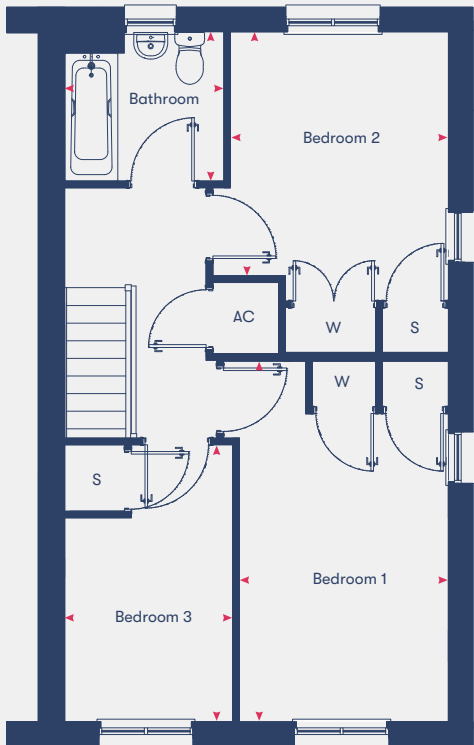
Plots 85*



CGI of plot 85*.



Ground Floor



First Floor

Kitchen/Dining	5.74m	x	3.15m
Living Room	3.36m	x	5.12m
Bedroom 1	4.81m	x	2.80m
Bedroom 2	3.59m	x	2.92m
Bedroom 3	3.70m	x	2.25m
Bathroom	2.01m	x	2.14m
93m ²			

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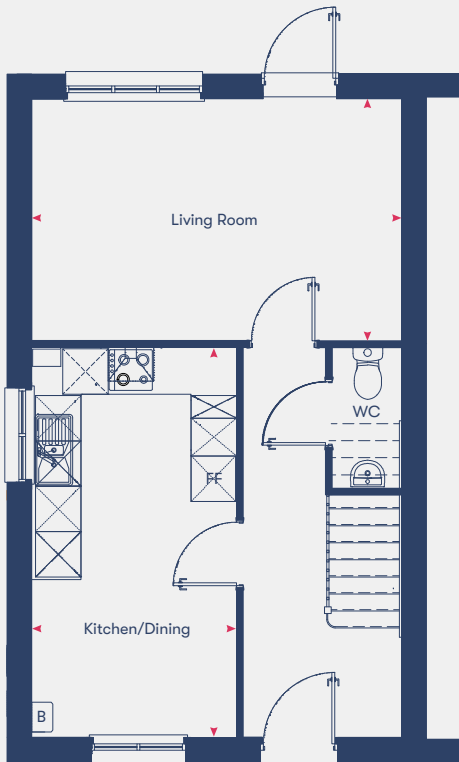
The Sunningdale

2 bedroom houses

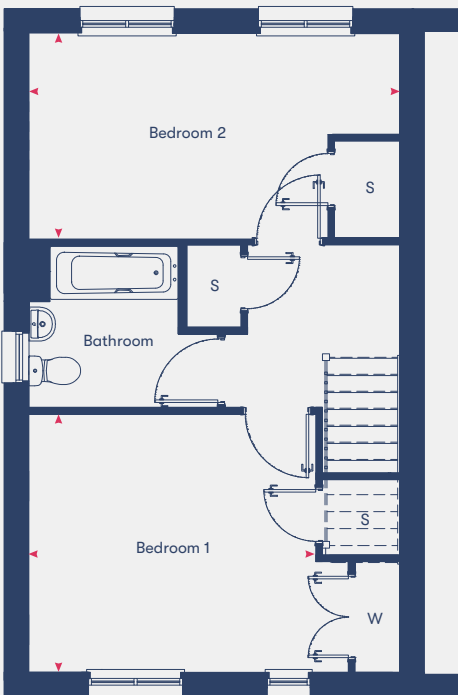
Plots 73, 74*, 75, 76*, 105, 106*



CGI of plots 73 & 74*. Please note, external finishes vary between plots.



Ground Floor



First Floor

Kitchen/Dining	5.19m	x	2.74m
Living Room	3.23m	x	4.94m
Bedroom 1	3.49m	x	4.26m
Bedroom 2	4.95m	x	2.74m
Bathroom	2.17m	x	2.50m
81.93m ²			

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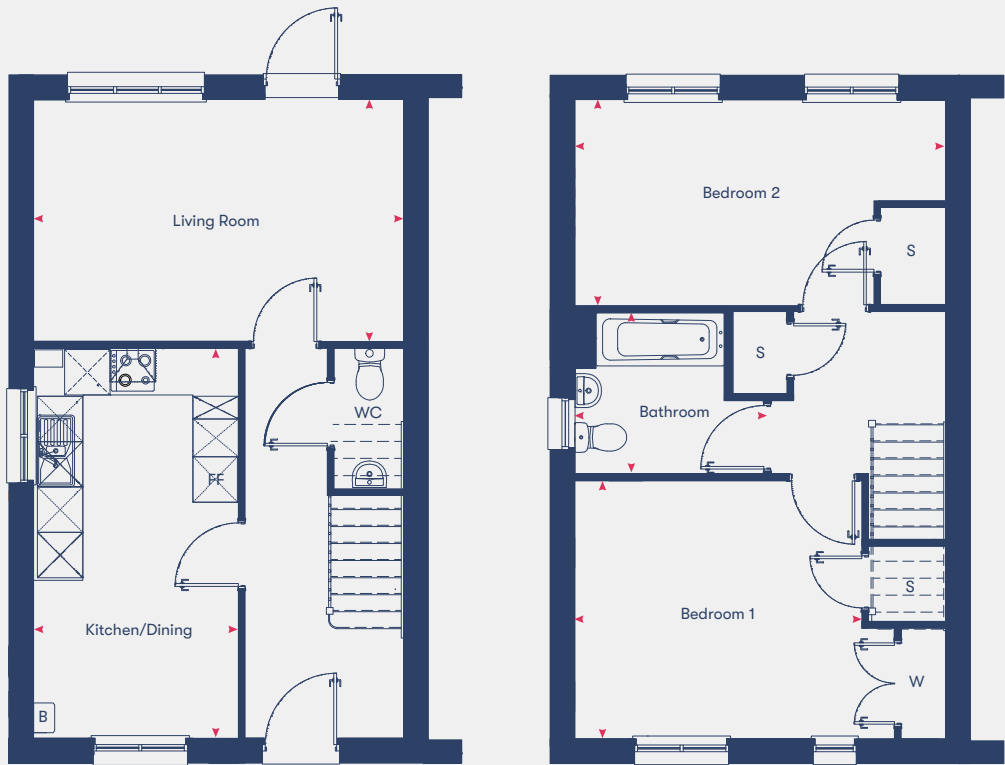
The Chobham

2 bedroom houses

Plots 77, 78*, 79, 80*, 86*, 87, 88*



CGI of plots 77 & 78*. Please note external finishes vary between plots.



Ground Floor

First Floor

Kitchen/Dining	5.19m	x	2.74m
Living Room	3.23m	x	4.94m
Bedroom 1	3.49m	x	4.26m
Bedroom 2	4.95m	x	2.74m
Bathroom	2.17m	x	2.50m
81.93m²			

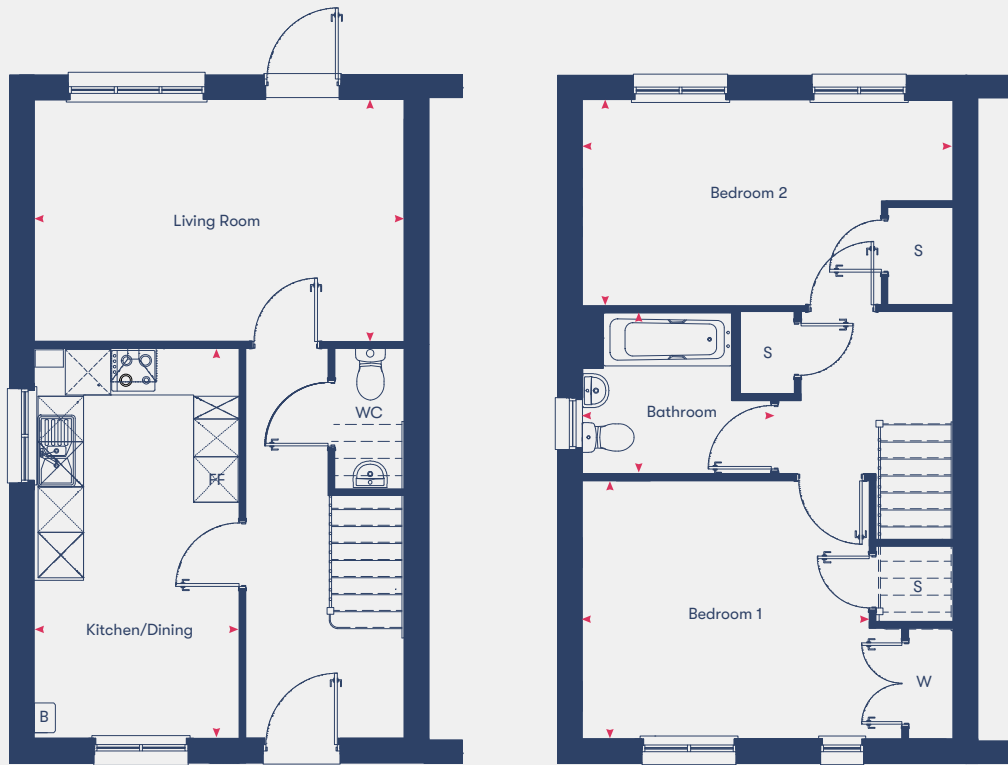
The Windsor

2 bedroom houses

Plots 107, 108*



CGI of plots 107 & 108*.



Ground Floor

First Floor

Kitchen/Dining	5.19m	x	2.74m
Living Room	3.23m	x	4.94m
Bedroom 1	3.49m	x	4.26m
Bedroom 2	4.95m	x	2.74m
Bathroom	2.17m	x	2.50m
81.93m²			

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Shared Ownership Specialists

Dedicated to finding you your next home or helping you take the first step onto the property ladder.

Welcome to Homemade Homes by Accent, the experienced property sales team within Accent Housing.

Accent Housing Limited provides over 20,000 homes in the North, South and East of the UK. We want to be with you for your journey. Whether that's helping you to take the first step onto the housing ladder or helping you search for a new home, we'll be right there with you.

We have Shared Ownership homes across the country, from Surrey to Yorkshire and have helped hundreds of people to fulfil their home ownership ambitions. We offer new and resale Shared Ownership homes, and also help our current customers to buy more of their home or sell it when they want to move on.

Visit our website dedicated to all things Shared Ownership www.homemadehomes.com

A selection of developments from



Bottisham Meadows,
Cambridgeshire



Fantail View,
Spalding



Whittlesey Green,
Peterborough





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homes by accent



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