

# Woodside Grove

BAGSHOT, SURREY

A collection of 1 & 2 bedroom apartments  
available with Shared Ownership

*A home of your own*

# Contents

Welcome to Woodside Grove	3
Living at Woodside Grove	4
Local area	6
Site plan	10
Floor plans	12
Specification	18
Shared Ownership explained	20
A guide to owning your own home	22
About Legal & General Affordable Homes	24



# Welcome to Woodside Grove

Surrounded by countryside, the charming village of Bagshot is situated close to Windsor Great Park and boasts royal connections. Now the exciting new development at Woodside Grove provides the opportunity to live in this beautiful location at an affordable price.

Woodside Grove is off a leafy residential street set well back from the main road, yet close to the local supermarket and all the amenities of Bagshot village. Homes have been built to the highest standards and offer everything you need to match your contemporary lifestyle.

Legal & General Homes is offering a unique opportunity to live at Woodside Grove through Shared Ownership. Thanks to this scheme, you can get on the property ladder with a lower deposit than is required to buy outright or with other buying schemes.

Pennyhill Park Hotel, Bagshot

# Living at Woodside Grove



**Cleverly designed**  
Attractive new homes built with your lifestyle in mind.



**Well connected**  
Under a mile from the local station and handy for Heathrow Airport.



**Express yourself**  
The neutral décor invites you to add your own touches and create your own look.



**Superb location**  
Surrounded by idyllic scenery yet with everything you need on your doorstep.



Make yourself at home

# Natural open spaces

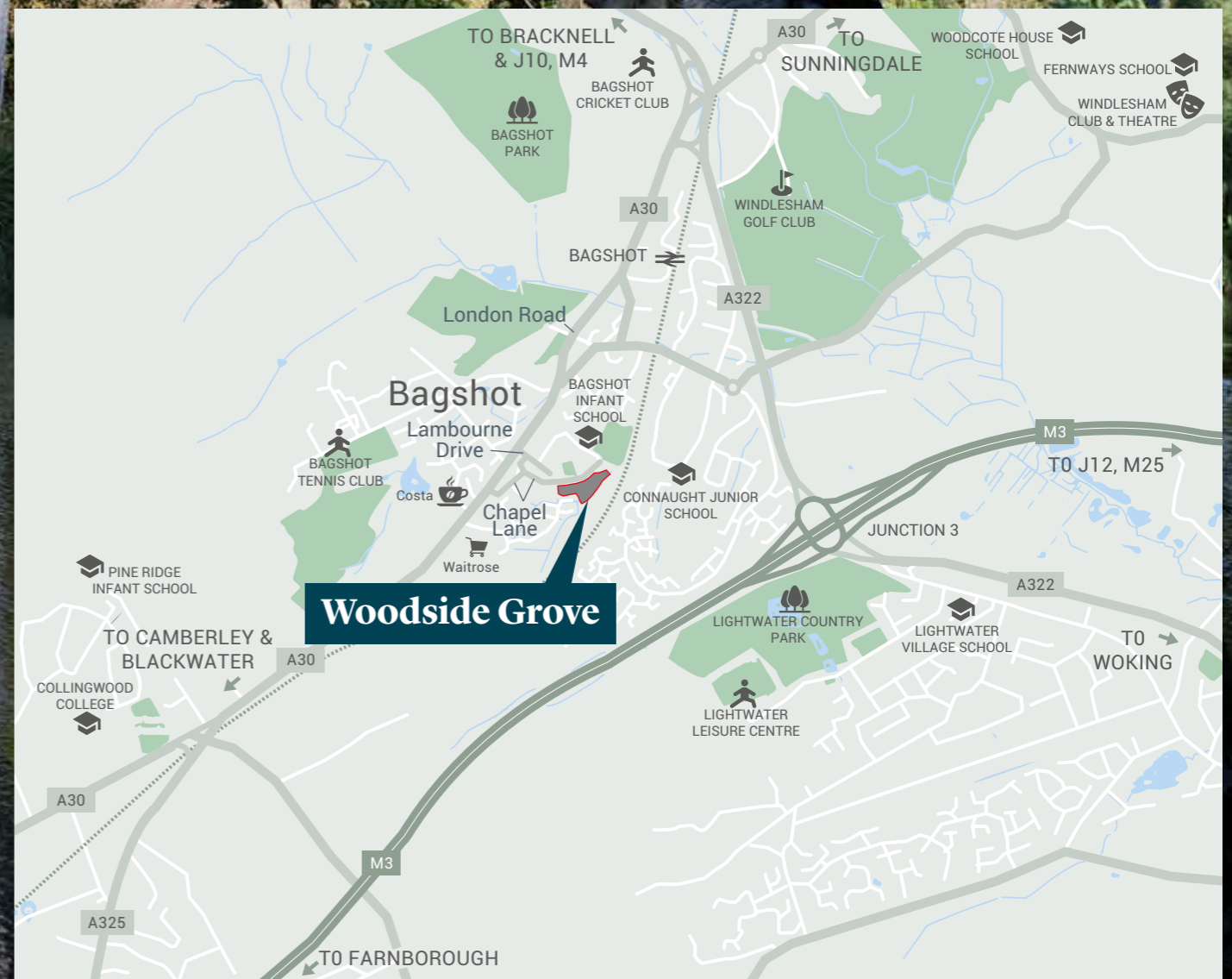
## Stunning Surrey scenery

The village is set on the edge of the green belt, surrounded by natural heathlands and woods with the royal residence of Bagshot Park and Chobham Common close by. You'll have a choice of supermarkets, a post office, gym and doctors' surgery within Bagshot itself, together with local cricket, football, tennis and golf clubs.

A couple of miles down the road, the town of Camberley offers live theatre, cinema, bars and restaurants and there are many more great places to visit in the area. One day you could be enjoying the racing at Ascot, the next exploring the history of Eton and Windsor. The rides at Thorpe Park, the fun of Legoland and the sailing at Datchet are all within easy distance.

Travel a little further and you reach the Surrey Hills, a designated Area of Outstanding Natural Beauty or head in the other direction to the town of Farnborough with its famous airshow. The bright lights of London are also within easy distance, whenever you fancy a day exploring the museums or a night on the town. Guildford, with its castle and cathedral, shops and restaurants, is also on hand. Living at Chapel Lane the best of Southeast England is all within easy reach.

Windlesham Arboretum





Windlesham Golf Club, Bagshot



Valley Gardens, Windsor Great Park



Bagshot High Street

# You're connected with so many places to explore

Whether you're taking the train up to London Waterloo, or heading down to the South Coast, Woodside Grove is a great starting point.

Bagshot railway station will get you in to Ascot in 7 minutes where you change for the London service. The A30 London Road is close by and there are quick connections to the M3. From here you're just one junction away from the M25 and the national motorway network. Whether you're heading south to Brighton, southwest to Winchester or west along the Thames Valley, it's a straightforward drive.

You're also well served for airports. Heathrow is the closest, while Gatwick and Southampton are also easy to reach. Or take the M25 and M20 down to the Channel Tunnel.

Yet, living at Woodside Grove, maybe the best form of transport is to pull on your walking boots and spend the afternoon exploring Rapley Lake, or take a leisurely boat cruise down the River Thames.



## By Bicycle

Bagshot Infant School  
0.2 miles

Bel Vedere Ristorante Italiano  
0.3 miles

Lloyds Pharmacy  
0.4 miles

Post Office  
0.4 miles

Co-Op Supermarket  
0.5 miles

Bagshot Tennis Club  
0.6 miles

Windlesham Golf Club  
1.4 miles



## By Train

Ascot  
7 mins

Virginia Water\*  
26 mins

Bracknell\*  
27 mins

Reading\*  
49 mins

Windsor & Eton Riverside\*  
59 mins

Clapham Junction\*  
1 hours 10 mins

London Waterloo\*  
1 hour 35 mins



## By Car

Waitrose  
0.4 miles

Bagshot Station  
0.7 miles

Pennyhill Park  
1.1 miles

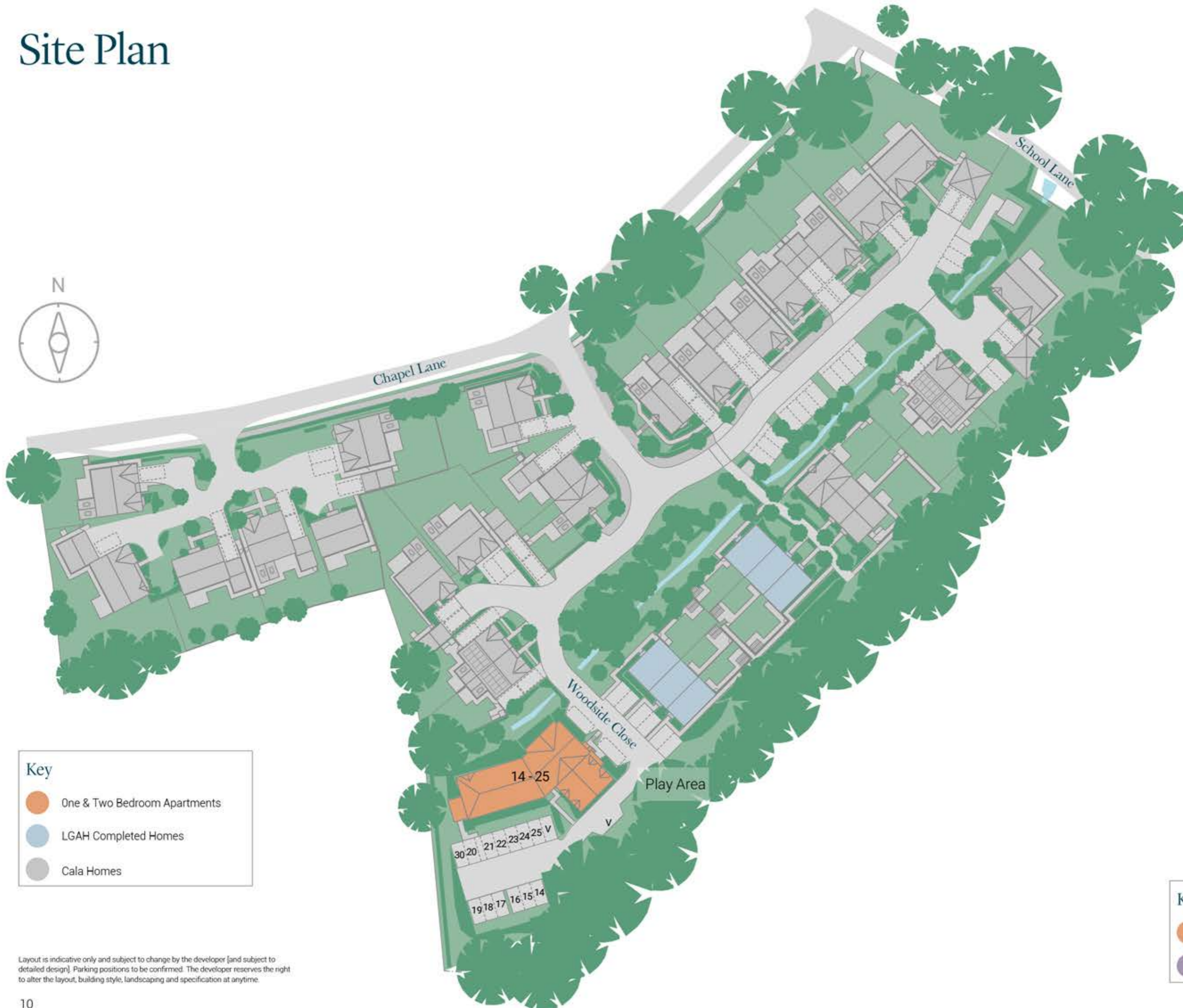
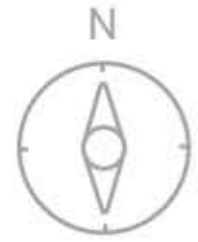
Camberley  
2.9 miles

Virginia Water  
6.1 miles

Legoland Windsor  
9.6 miles

Heathrow Airport  
14.2 miles

# Site Plan



**Key**

- One & Two Bedroom Apartments
- LGAH Completed Homes
- Cala Homes

Layout is indicative only and subject to change by the developer [and subject to detailed design]. Parking positions to be confirmed. The developer reserves the right to alter the layout, building style, landscaping and specification at anytime.



**Key**

- One Bedroom Apartments
- Two Bedroom Apartments

# One Bedroom Apartment

Plot 17



## Key

FF - FRIDGE / FREEZER B - BOILER DW - SPACE FOR DISHWASHER

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.

The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image are for illustrative purposes only, plot specific elevations may vary.

**Dimensions** TOTAL AREA: 51.18 SQ M 550.9 SQ FT

	Length	Width	Length	Width
Living/Dining/Kitchen	6.95m	5.43m	22' 10"	17' 10"
Bedroom	3.68m	3.33m	12' 1"	10' 11"

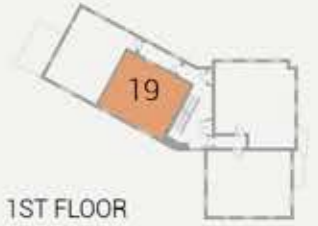


# One Bedroom Apartments

Plots 15, 19 & 23



2ND FLOOR



1ST FLOOR



GROUND FLOOR



## Key

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**Dimensions** TOTAL AREA: 49.41 SQ M 531.85 SQ FT

	Length	Width	Length	Width
Living/Dining/Kitchen	6.54m	4.33m	21' 6"	14' 2"
Bedroom	4.23m	3.17m	13' 10"	10' 5"



# One Bedroom Apartments

Plots 14, 18 & 22



### Key

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**Dimensions** TOTAL AREA: 51.25 SQ M 551.66 SQ FT

	Length	Width	Length	Width
Living/Dining/Kitchen	6.18m	x 3.97m	20' 3"	x 13' 0"
Bedroom	4.25m	x 3.46m	13' 11"	x 11' 4"



# Two Bedroom Apartment

Plot 16



### Key

FF - FRIDGE / FREEZER B - BOILER DW - SPACE FOR DISHWASHER

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**Dimensions** TOTAL AREA: 63.03 SQ M 678.45 SQ FT

	Length	Width	Length	Width
Living/Dining/Kitchen	6.75m	x 4.86m	22' 2"	x 15' 11"
Bedroom 1	4.31m	x 2.88m	14' 1"	x 9' 5"
Bedroom 2	3.67m	x 2.41m	12' 0"	x 7' 11"





# Two Bedroom Apartments

Plots 21 & 25



## Key

FF - FRIDGE / FREEZER B - BOILER DW - SPACE FOR DISHWASHER

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Dimensions	TOTAL AREA: 61.4 SQ M 660.91 SQ FT			
	Length	Width	Length	Width
Living/Dining/Kitchen	6.95m	5.43m	20' 10"	17' 10"
Bedroom 1	3.68m	3.33m	12' 1"	10' 11"
Bedroom 2	3.20m	2.15m	10' 6"	7' 1"



# Two Bedroom Apartments

Plots 20 & 24



## Key

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Dimensions	TOTAL AREA: 70.57 SQ M 759.62 SQ FT			
	Length	Width	Length	Width
Living/Dining/Kitchen	6.20m	4.53m	20' 4"	14' 10"
Bedroom 1	4.85m	2.80m	15' 11"	9' 2"
Bedroom 2	4.31m	3.08m	14' 2"	10' 1"



# Specification

## Kitchen

- Contemporary light grey kitchen with soft close and stainless steel handles
- Laminate worktops with upstand
- Stainless steel 1 ½ bowl sink with Vado chrome mixer tap
- Indesit gas hob with glass splashback and stainless steel chimney hood
- Indesit integrated single electric oven
- Indesit integrated fridge freezer
- Indesit integrated washer/dryer
- Removable base unit with plumbing for future installation of dishwasher

## Bathroom

- Roca contemporary white back to wall toilet with soft close seat, semi pedestal basin and bath
- Vado mixer tap to basin
- Thermostatic shower over bath
- Bath screen
- Johnsons ceramic tiles, full height to bath with half height to sanitaryware walls
- Chrome toilet roll holder
- Extractor fan

## Flooring

- Wood effect Amtico flooring to hall, kitchen/dining/living room and bathroom
- Carpet to living room, hall, stairs, landing and bedrooms

## General

- PVCu double glazed windows with easy clean hinges
- Internal walls and woodwork painted white
- White internal doors with chrome lever on rose door furniture
- 12 year NHBC building warranty



Images depict a typical Legal & General Affordable Homes property

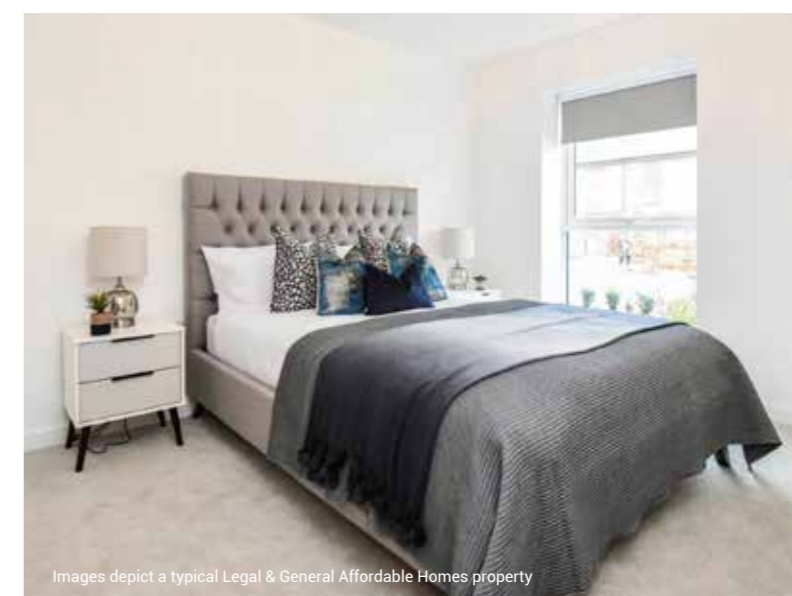
## Heating & Electrical

- Ideal gas combination boiler
- Contemporary white radiators
- Chrome heated towel rail to bathroom
- Downlights to kitchen/living/dining and bathroom
- Pendant light fitting to all other areas
- White sockets and switches throughout
- Smoke, heat and carbon monoxide detectors
- TV point in living room and master bedroom. Sky Q compatible, subject to customer subscription
- Telephone point in living room and master bedroom
- Shaver socket to bathroom
- Video entry system

## Communal

- One parking bay per apartment
- Lockable post boxes
- Cycle store
- Bin store
- Communal satellite dish

We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. Details are correct at the time of going to print.



Images depict a typical Legal & General Affordable Homes property

# Shared Ownership Explained

## Your essential guide to all things Shared Ownership with Legal & General

Shared Ownership could be your step onto the property ladder. This home ownership scheme allows you to buy a share in your home and rent the remaining share. Over time, you can buy more shares in your home until you own the full 100%.

### How does Shared Ownership work?

The Shared Ownership scheme is simple, you buy an initial share of 35% (depending on the development) of the home's full value and pay a subsidised rent on the remainder. You may purchase further shares (up to 100%) as your circumstances change.

Your annual rent is charged at 2.75% of the residual value of your home, which is reviewed annually each April. This is capped at RPI (Retail Price Index) from September of the previous year + 0.5%.

### Am I eligible for Shared Ownership?

If you earn or have a household income up to a maximum of £80,000 (or £90,000 in London) per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Some developments have eligibility or prioritisation requirements around where you live and/or work. Please speak to our Sales Consultant for further information.

### What other charges will be payable?

Your home will be subject to a management fee - this is a fee payable monthly to cover the administrative costs of Legal & General Affordable Homes and our Management Provider. You will also be charged for the

Buildings Insurance required to cover your home. Finally, all homes pay an Estate Charge which contributes to the maintenance of the wider estate, play areas or unadopted roads etc.

### Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. When you buy more shares in your home, your home is re-valued and you buy shares at the current market value, at the time you are buying the shares. You can staircase up to 100% ownership.

### Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

### What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership.

Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

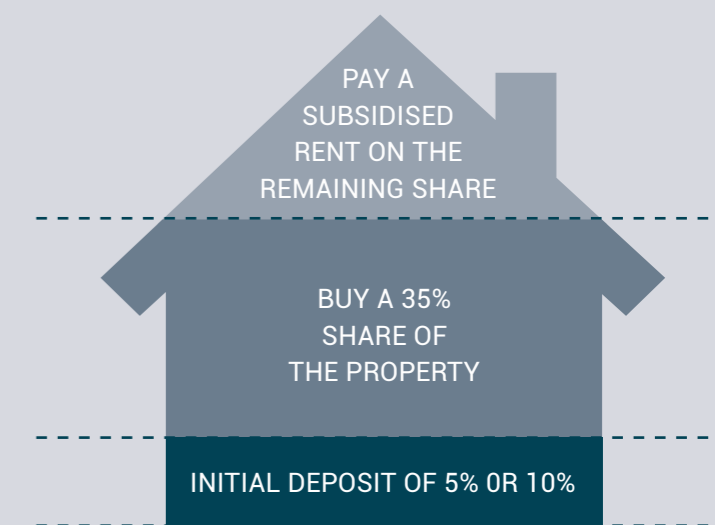
### Will I need a deposit?

Yes you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

For more frequently answered questions go to [www.landgah.com/faq](http://www.landgah.com/faq)



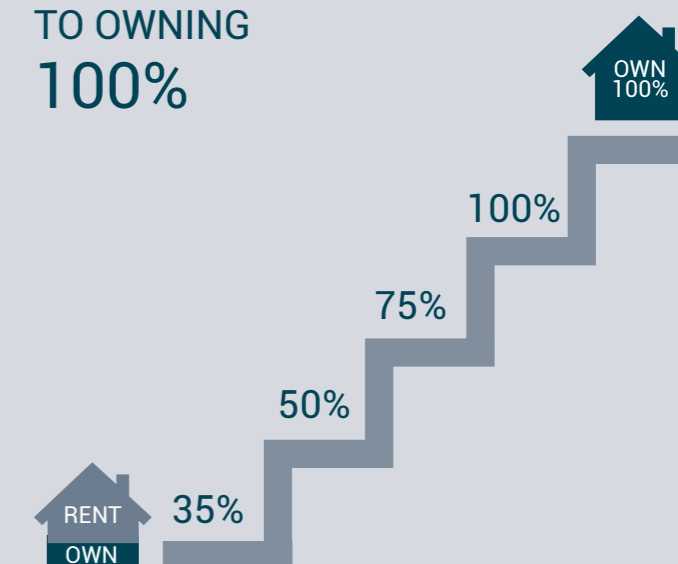
## Breakdown example of a new home at Woodside Grove



For a full breakdown of costs, please speak to one of our Sales Consultants.

## Buying more shares

### STAIRCASE YOUR WAY TO OWNING 100%



When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to **100% ownership**.

### We're here to help

If you're interested in viewing or applying for a property, or if you simply have some more questions around Shared Ownership, visit

[www.landgah.com](http://www.landgah.com)

# A step by step guide to owning your own home

Find a Legal & General Shared Ownership property you'd like to buy and follow our step by step guide to turn your home-buying dreams into reality.



**1** Book an appointment and come and see us in-person or online



**2** Find your dream home



**3** Speak to a qualified independent financial advisor to see how much of the home you can buy



**4** Complete your application and reservation paperwork



**8** Complete your mortgage application



**7** Instruct a solicitor and begin your legal paperwork



**6** Reserve your home



**5** Pay your reservation fee



**9** Once your valuation is done, receive your mortgage offer



**10** Sign the contract lease and pay your deposit



**11** Exchange contracts



**12** Complete and receive your keys and celebrate!







## People come first. It's been the Legal & General way for almost 200 years.


Legal & General began in a coffee house on London's Chancery Lane back in 1836. Almost 200 years later we are investing in new homes for all ages, social groups and housing tenures.

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. Our mission is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young couple or growing family, it's important that everyone has a safe and secure space to call their own.

Our mission is to become the leading private affordable housing provider in the UK and to make a positive difference to the affordable housing sector. As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust, is one we will never move from. That's why our key principles underpin everything we do:

 **Quality** We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, finishes, environment and, above all, value.

 **Customer Service** We're committed to providing first-class customer service, from the moment you arrive to when you open the door of your new home.

 **Sustainability** We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.

# Woodside Grove

CHAPEL LANE, BAGSHOT, SURREY GU19 5DE

Call to book an appointment

 01276 905 801

 [landgah.com/woodside-grove](https://landgah.com/woodside-grove)



We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for appliance spaces or items of furniture. Kitchen, utility layouts and bathroom may differ to build. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only.