



Henley-on-Thames

Making home ownership possible



Experts in Shared Ownership

SO Resi is delighted to offer the opportunity to buy these beautifully designed Shared Ownership homes provided by ReSI Homes.

Shared Ownership makes owning a home possible for more people. That's because you start by buying just a share of your home, with a lower deposit and a smaller mortgage – plus a monthly payment on the rest. You can buy more in the future as your income grows, and sell your share whenever it's time to move on.

Keeping it simple

SO Resi are on hand to make buying your Shared Ownership home simple and straightforward. First we'll help you understand the costs and work out what's affordable for you. If you decide to go ahead, we'll be there to answer your questions.

Call us on 0208 607 0550 or email sales@soresi.co.uk

Brand
new 1 & 2
bedroom
homes

Introducing SO Resi Henley-on-Thames

SO Resi are delighted to present 43 brand new, spacious one and two bedroom apartments near the heart of the beautiful, iconic town of Henley-on-Thames. These superb homes are made financially accessible through Shared Ownership.

This development is ideally located for commuters just half a mile from Henley Station and the centre of this historic riverside market town, affording a rare opportunity for Shared Ownership buyers to enjoy the many benefits of living in one of England's most desirable locations.

Nestled along the banks of the River Thames, Henley-on-Thames embodies the quintessential charm of an English town, blending rich history, stunning landscapes, and a vibrant community. Renowned for its annual Royal Regatta, Henley offers a unique blend of rural tranquillity and modern amenities, making it an ideal place to call home.

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This is a computer-generated image (CGI) which serves as an artistic representation and is intended for illustrative purposes only. Actual finishes, materials, landscaping, and architectural details may vary.

Chiltern
Hills

Historic Henley

Henley
Regatta

High Street



Historic Henley

Steeped in history, Henley-on-Thames boasts an array of historic landmarks and architectural treasures. From the iconic Henley Bridge, with its graceful arches spanning the river, to the medieval Church of St. Mary, the town evokes centuries of English heritage. Stroll along its cobbled streets lined with timber-framed buildings, or the picturesque riverside towpaths and you'll feel the unique, timeless atmosphere of the town,

Surrounded by lush green hills and countryside, Henley-on-Thames is a haven for nature lovers and outdoor enthusiasts alike. The riverbanks offer idyllic spots for picnics and leisurely walks, while nearby woodlands beckon with their scenic trails and wildlife. Take a leisurely boat ride along the Thames or explore the charming villages dotted along its banks, or in the nearby Chiltern Hills – the beauty of the countryside is yours to discover.

Henley-on-Thames boasts a vibrant cultural scene, with a wealth of art galleries, theatres, and museums to explore. Visit the River & Rowing Museum to learn about the town's rich maritime history and the sport of rowing, or catch a performance at the Kenton Theatre, one of the oldest working theatres in the country.

As well as the World famous regatta, the town plays host to an array of festivals, concerts, and events, ensuring there's always something exciting happening. Beautiful stately homes, such as Stonor Park and Greys Court are close by and Mill Meadows is also a great space for walking.

Local Amenities

Henley-on-Thames is more than just a town – it's a way of life. With its history, the stunning countryside, vibrant cultural scene, and sense of community, it is not surprising that Henley is considered one of the most desirable places to live in England. Whether you're looking for a peaceful retreat or an active lifestyle, you'll find all you need – and more – in this idyllic riverside town.

Henley is home to a delightful array of independent shops, boutiques, pubs and and restaurants, offering everything from local fare to Michelin starred delights. Browse the quaint antique shops and markets, or indulge in afternoon tea at one of the town's charming cafés. When it comes to dining, Henley boasts a diverse range of restaurants serving up everything from traditional British fare to international cuisine, including The Boathouse, The Golden Ball or Villa Marina, to name few.

Traditional Pubs such as the The Angel on the Bridge, The Bull on Bell Street or the 15th Argyll dating back to the 15th Century, abound.

Apart from being the centre of the rowing World, with famous clubs such as The Leander Club, the Upper Thames and Henley Rowing Clubs, Henley has numerous and diverse sports clubs and Gyms, including excellent Cricket, Tennis, Squash and Rugby clubs.

There are 11 nurseries, six primary, one secondary and two private schools in Henley. It is equally well served for higher education, with Henley Business School and Henley College, as well as being in close proximity to Reading University.



Henley-on-Thames is known for its strong sense of community. From local festivals and events to grassroots initiatives and volunteer groups, the town is brimming with opportunities to connect with neighbours and get involved. Whether you're joining a local sports club, participating in a community clean-up, or simply meeting fellow residents at the weekly market, you'll find a warm welcome awaits in Henley-on-Thames.



Henley College

Days Out...



1

The Cotswolds

A day out in the beautiful Cotswolds can be as relaxing or exciting as you like, with a whole host of attractions including Sudeley Castle, Blenheim Palace, walking, cycling or vineyard tours. Visit one of the many iconic honey coloured stone villages such as Minster Lovell or Burford.

 80 minutes



2

Blenheim Palace

Perhaps the largest and best known country house in Britain, Blenheim has been the seat of the Dukes of Marlborough since 1705 and is a designated World Heritage site. It was also the birthplace of Winston Churchill. Set in the midst of 2100 acres of Park with a 160 acre lake, created by Capability Brown.

 60 minutes



3

Oxford

Known as the city of dreaming spires, Oxford has some of the oldest gothic architecture in England. Much of this is to be seen in many of the University of Oxford buildings, comprising the top University in the 2024 World University rankings. Famous for its many museums and libraries, the Ashmolean Museum and the Bodleian Library are particularly worth a visit, along with the Bridge of Sighs, the beautiful colleges such as Keble or Magdalen, which has its own deer park.

 50 minutes

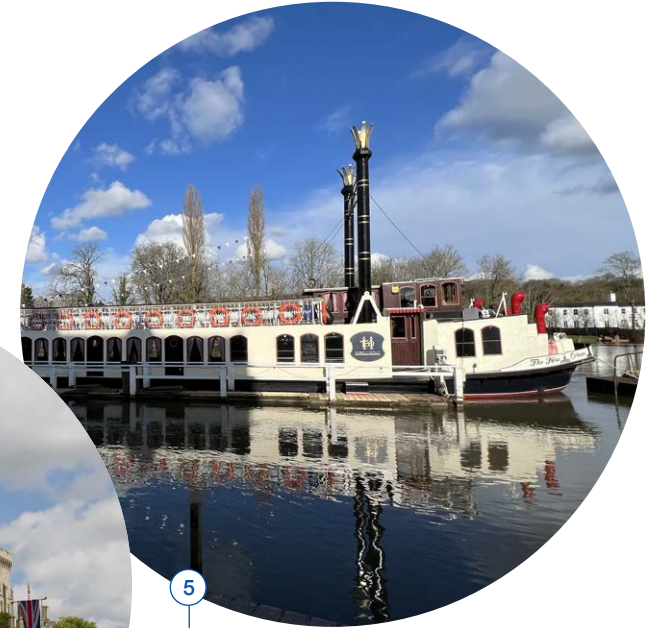


4

Windsor Castle

The largest and oldest occupied castle in the world, Windsor makes a great day out. With 1000 years of History, and home to 40 monarchs from William the Conqueror to our current King Charles III. It is open throughout the year and with so much to see, from the State Apartments, St Georges Chapel, the changing of the Guard and Windsor Great Park, there is more than enough for a days visit.

 35 minutes



5

River Cruise

Relax and discover the Thames from Henley downstream past the Regatta course, through Hambledon Lock, to Marlow, taking in the stunning scenery and beautiful riverside properties. Cruises can be booked or self drive boats hired from Hobbs of Henley.

 20 mins

Travel times shown in minutes. All times are approximate, taken from Google Maps, and will vary according to route(s) taken.

Development Overview

Each apartment is designed with convenient living in mind and finished to the high specification associated with SO Resi homes. Living space has been maximized, through good design and built to the highest standards.

Green spaces around throughout the site, dedicated facilities include a lovely communal garden, retail shops, business space and a play area alongside a gazebo. Additionally, ground floor apartments have their own terrace enclosed with landscaping.

All apartments come with a dedicated space in the parking court and there are two EV charging points on site.



Newtown Road,
Henley-on-Thames
RG9 1HG

Key

- SO Resi Shared Ownership
- Commercial Unit (Ground Floor)
- Bin Stores (Ground Floor)

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

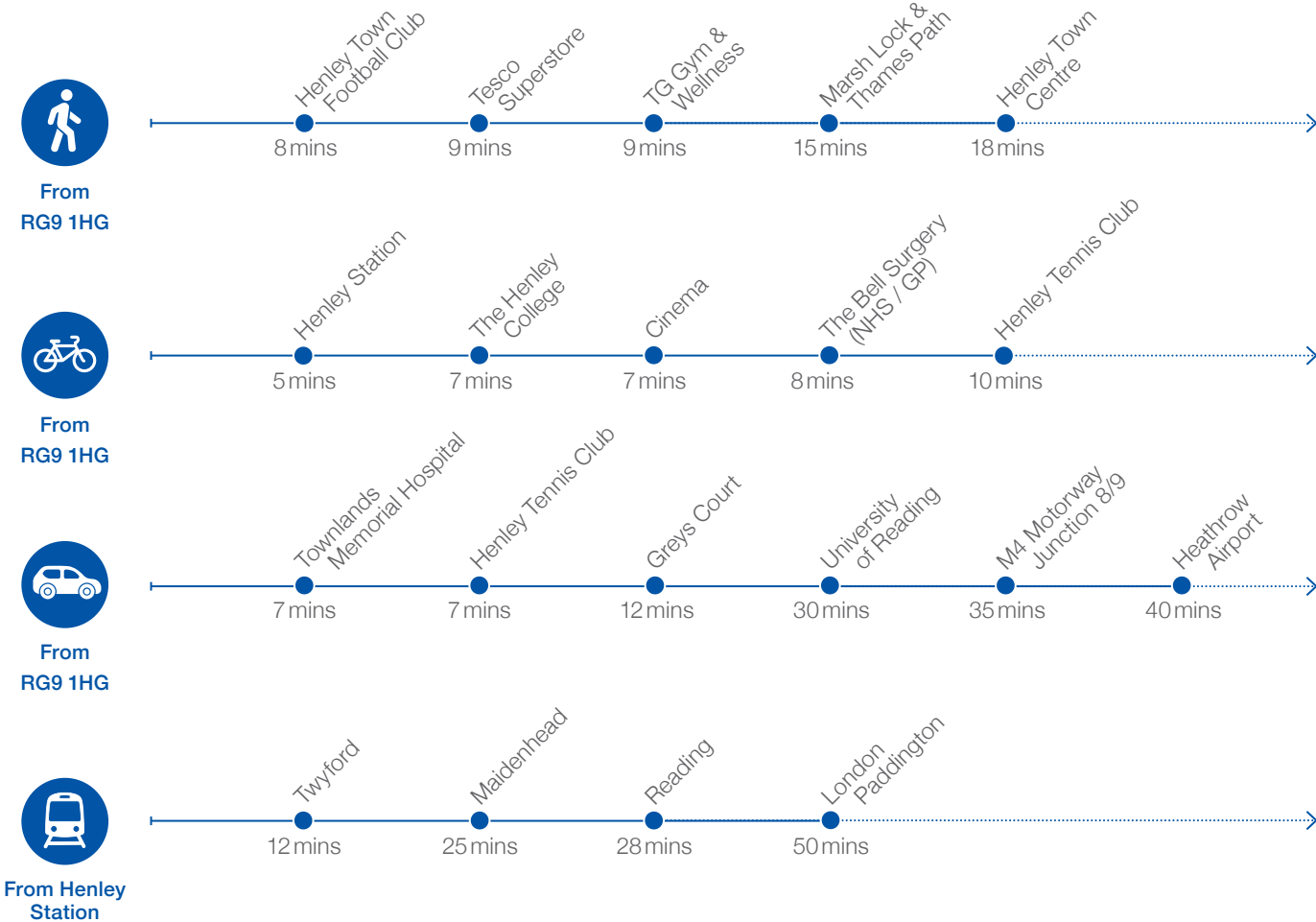


Subject to change

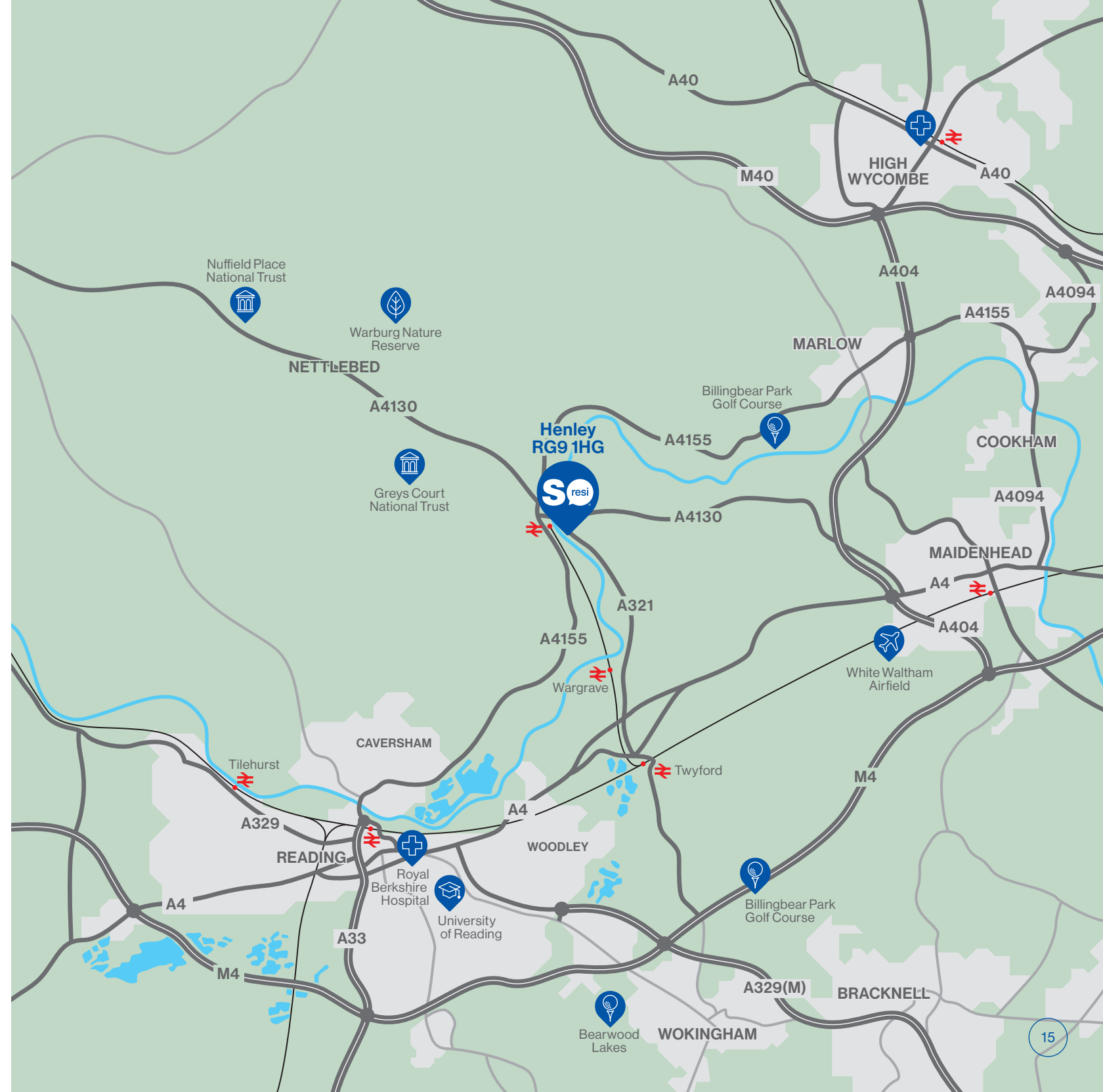
SO easy to get about

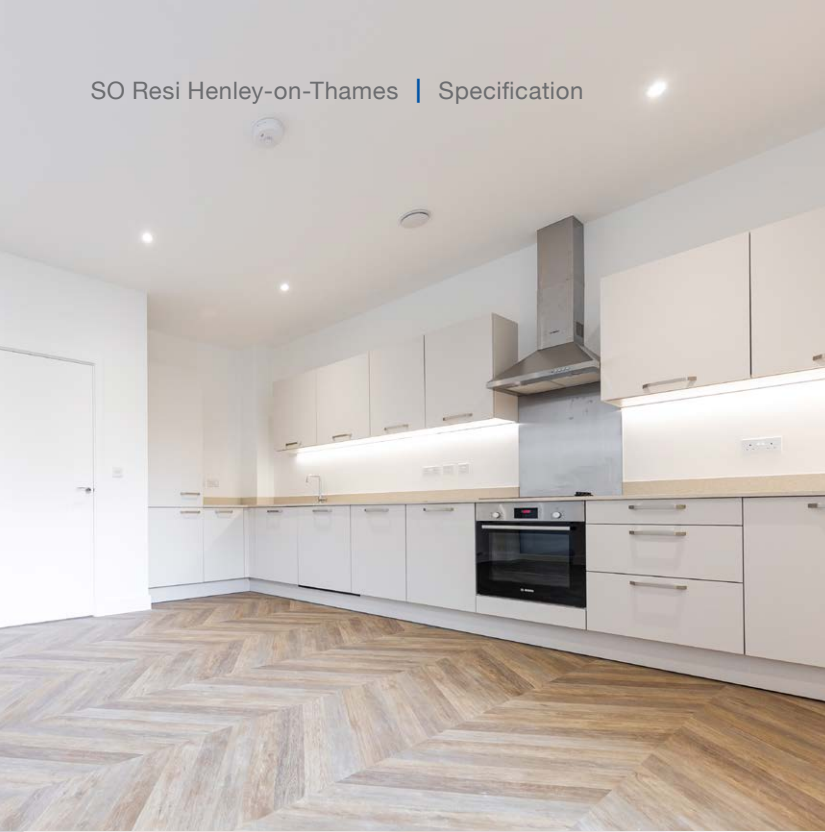
Looking for a home in a gorgeous riverside market town, in a perfect rural setting, within commuter distance of London, Henley-on-Thames is the place to be.

On the boundary between Oxfordshire and Buckinghamshire, Henley-on-Thames is set in some of the most beautiful countryside England has to offer. It is close enough to visit or commute to London, but offers a truly tranquil refuge from the hubbub of the city. The town is large enough to offer a full range of shops, restaurants, schools and facilities, but small enough to retain the charms of a beautiful market town.



Approximate shortest travel times are shown in minutes, taken from Google Maps. Public transport times are average & may include walking. Times will vary depending on route/s taken.





Specification

Stylishly designed with comfort in mind, SO Resi Henley-on-Thames homes are spacious, energy efficient and offer low maintenance, modern living.

Kitchens

Küche Kitchens, complemented with stone worktops and soft close doors and drawers

Under units wall lighting and sockets

Double bowl sink with a chrome tap mixer

Bosch electric hob

Bosch integrated appliances include cooker hood, dishwasher, fridge freezer, brushed stainless steel single fan oven

Bathroom & En-suites

Roca white WC and white bathtub with an overhead shower

Fully tiled bathroom wall

Roca semi-recessed vanity unit

Full or half height and width mirrors to bathrooms

Herringbone vinyl flooring to bathrooms and ensuites

Heated towel rail/radiator

Shaver sockets to bathrooms and ensuites

Glass sliding doors to ensuites

General

LED Recessed down lighting to all habitable rooms

USB Sockets to living room/ kitchen and bedrooms

Telephone point to living room/ kitchen areas and bedroom 1.

TV point to living and dining room and bedrooms

Boilers, radiators with a programmable thermostat

Visual & audio door entry system

Heat, smoke and CO2 alarms

Herringbone oak effect vinyl flooring to L/K/D and hallways

Super matt paint to walls and ceilings

Chrome ironmongery to internal doors

Painted internal doors

Neutral carpets to bedrooms

Built-in wardrobes to bedroom 1

Bosch washer dryer located in the hallway cupboard

Exterior

Allocated parking space to all units

EV charging points

Landscaped communal areas, gardens & play areas

Block paving to parking bays, road surface areas and communal footpaths

Cycle storage



Every SO Resi Henley-on-Thames home is made to the highest standard.

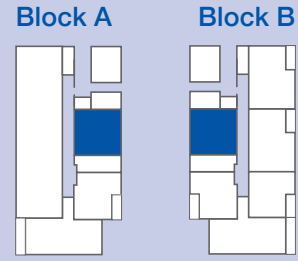
Specifications stated in this brochure are for guidance only. These particulars do not constitute any part of an offer or contract and are subject to change.

Type 1

1 bedroom apartment

Type 2A

1 bedroom apartment



Plots Floor

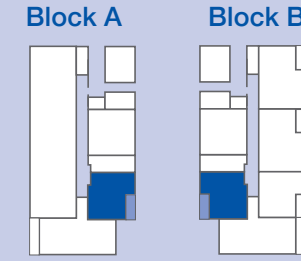
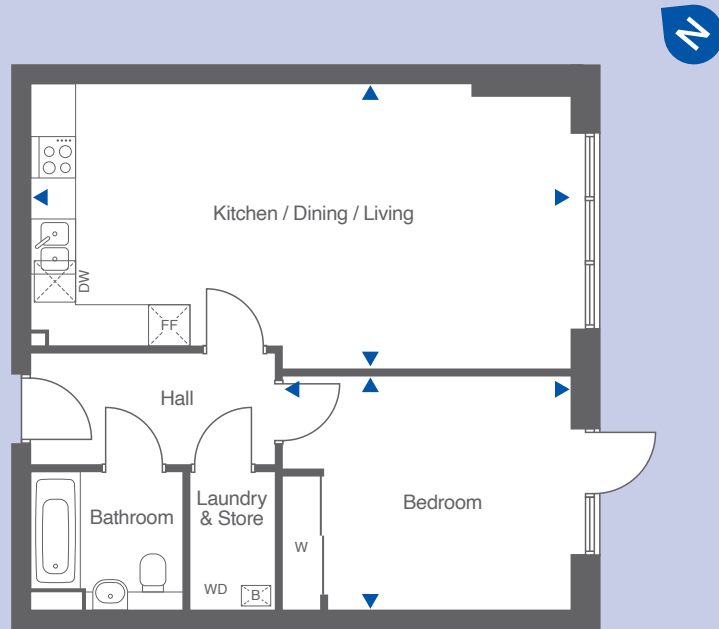
Block A

01 Ground

Block B*

26 Ground

* Plots are handed



Plots Floor

Block A

02 Ground

05 First

12 Second

19 Third

Block B*

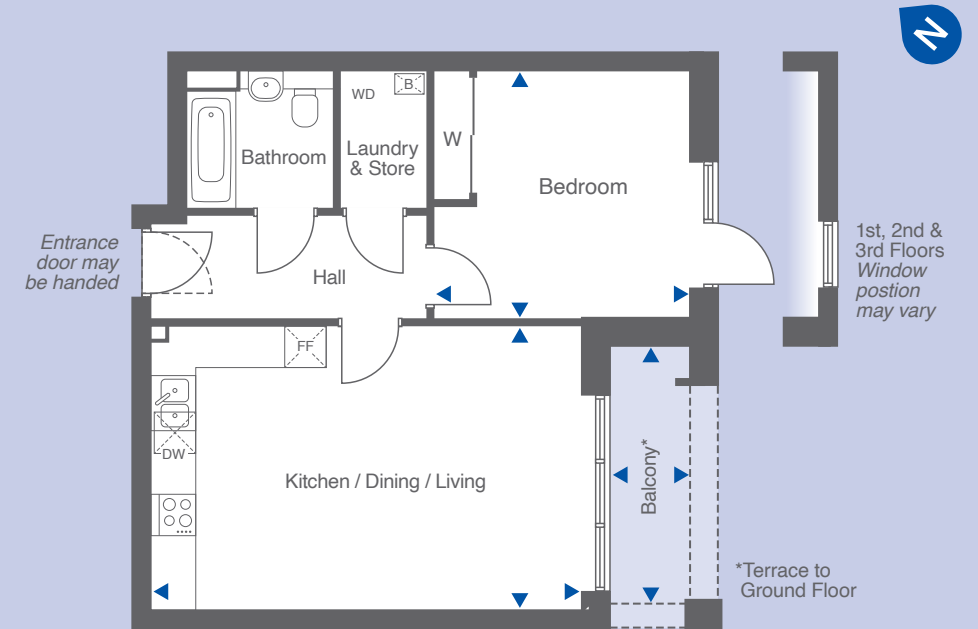
25 Ground

32 First

39 Second

42 Third

* Plots are handed



Gross Internal Floor Area

58.9 m²

634 sq ft

Room	Metric	Imperial
Kitchen / Dining / Living	7.7 x 4.0 m	25'4" x 13'5"
Bedroom	4.1 x 3.2 m	13'8" x 10'10"

- FF Fridge/Freezer
- DW Dishwasher
- WD Washer/Dryer
- B Boiler

Gross Internal Floor Area

52.8 m²

568 sq ft

Room	Metric	Imperial
Kitchen / Dining / Living	6.1 x 3.9 m	20'2" x 13'1"
Bedroom	3.7 x 3.4 m	12'2" x 11'6"
Balcony	3.7 x 1.1 m	12'2" x 3'8"

- FF Fridge/Freezer
- DW Dishwasher
- WD Washer/Dryer
- B Boiler

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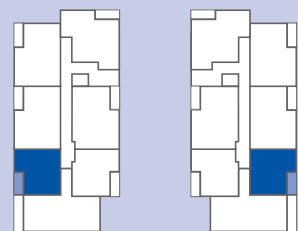
Type 2B

1 bedroom apartment

Type 3B

2 bedroom apartment

Block A Block B



Plots Floor

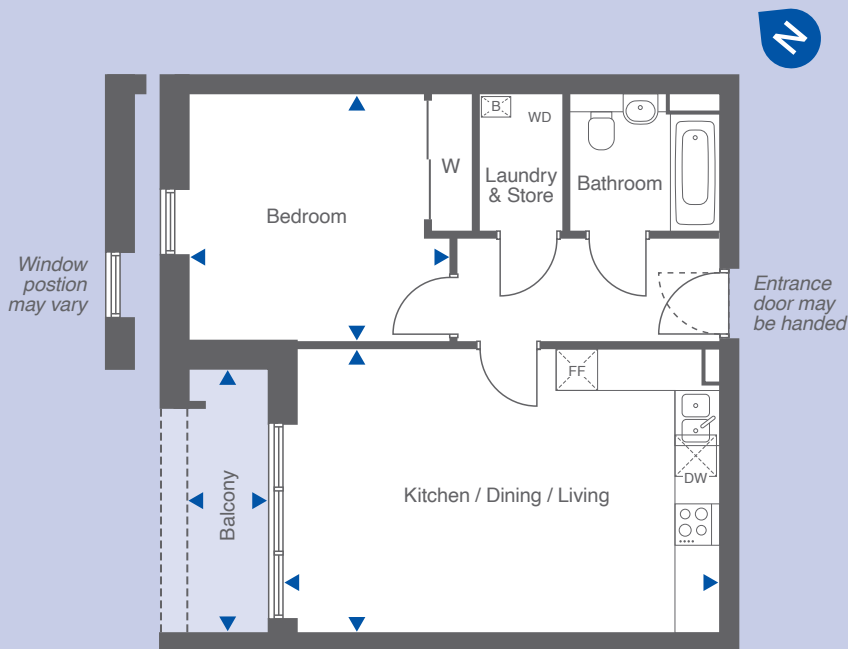
Block A

- 07 First
- 14 Second

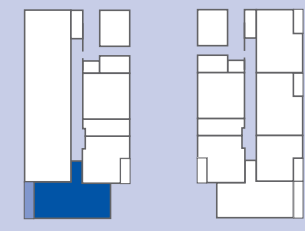
Block B*

- 23 Ground
- 30 First
- 37 Second

* Plots are handed



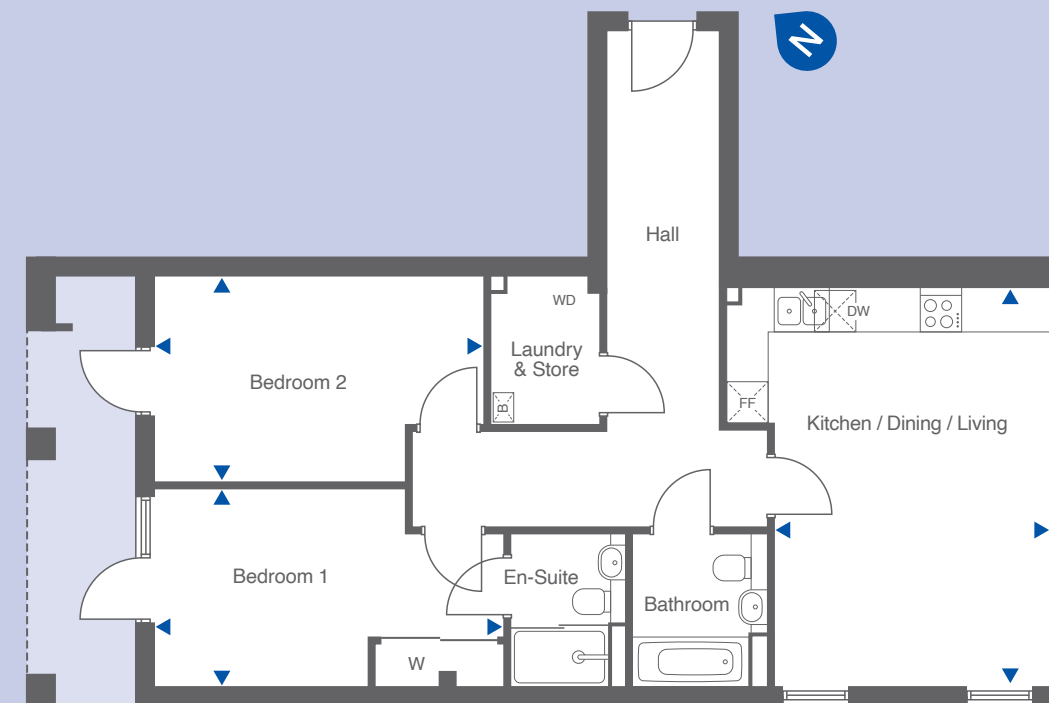
Block A Block B



Plots Floor

Block A

- 03 Ground



Gross Internal Floor Area

52.8 m²
568 sq ft

Room	Metric	Imperial
Kitchen / Dining / Living	6.0 x 3.8 m	19'11" x 12'8"
Bedroom	3.7 x 3.6 m	12'5" x 11'11"
Balcony	3.6 x 1.1m	11'10" x 3'8"

- FF Fridge/Freezer
- DW Dishwasher
- WD Washer/Dryer
- B Boiler

Gross Internal Floor Area

80.6 m²
866 sq ft

Room	Metric	Imperial
Kitchen / Dining / Living	5.6 x 3.9 m	18'5" x 13'1"
Bedroom 1	4.9 x 2.8 m	16'4" x 9'2"
Bedroom 2	4.6 x 2.9 m	15'4" x 9'8"

- FF Fridge/Freezer
- DW Dishwasher
- WD Washer/Dryer
- B Boiler

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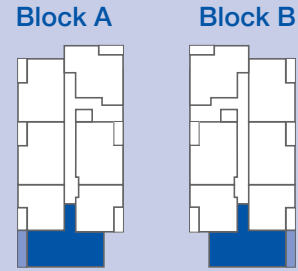
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Type 3

2 bedroom apartment

Type 4A

2 bedroom apartment



Plots Floor

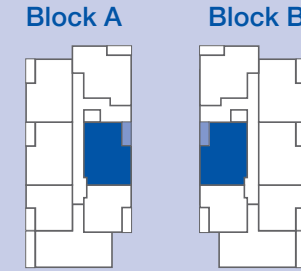
Block A

- 06 First
- 13 Second

Block B*

- 24 Ground
- 31 First
- 38 Second

* Plots are handed



Plots Floor

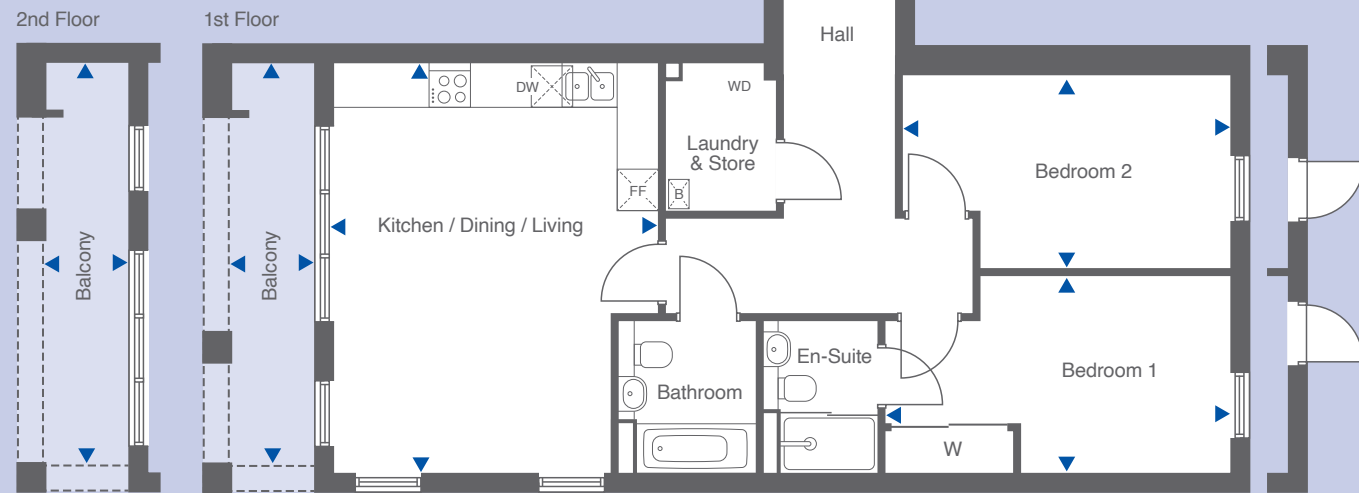
Block A

- 04 First
- 11 Second
- 18 Third

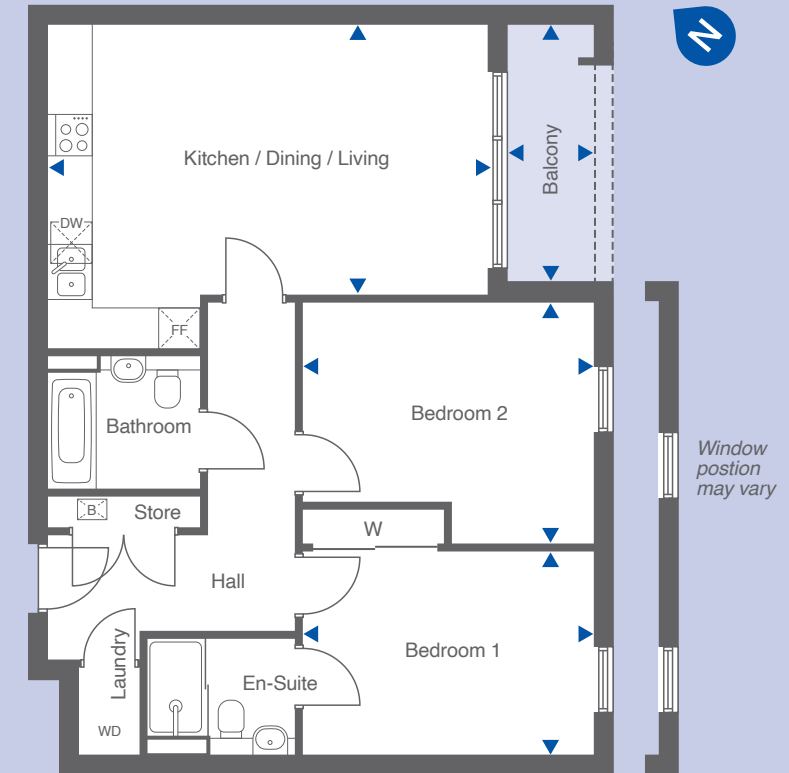
Block B*

- 33 First
- 40 Second
- 43 Third

* Plots are handed



Ground Floor & Window Positions may vary



Window position may vary

Gross Internal Floor Area

80.6 m²
867 sq ft

Room	Metric	Imperial
Kitchen / Dining / Living	5.8 x 4.6 m	19'2" x 15'4"
Bedroom 1	4.9 x 2.7 m	16'4" x 9'0"
Bedroom 2	4.7 x 2.7 m	15'6" x 9'1"
Balcony	5.8 x 1.1 m	19'3" x 3'8"

FF	Fridge/Freezer
DW	Dishwasher
WD	Washer/Dryer
B	Boiler

Gross Internal Floor Area

75.7 m²
815 sq ft

Room	Metric	Imperial
Kitchen / Dining / Living	6.2 x 3.9 m	20'5" x 12'11"
Bedroom 1	4.1 x 2.8 m	13'9" x 9'6"
Bedroom 2	4.1 x 3.4m	13'9" x 11'4"
Balcony	3.5 x 1.1 m	11'8" x 3'8"

FF	Fridge/Freezer
DW	Dishwasher
WD	Washer/Dryer
B	Boiler

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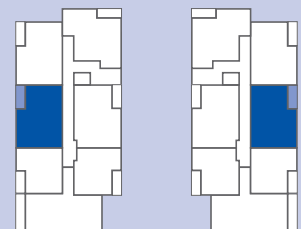
Type 4B

2 bedroom apartment

Type 5

2 bedroom apartment

Block A Block B



Plots Floor

Block A

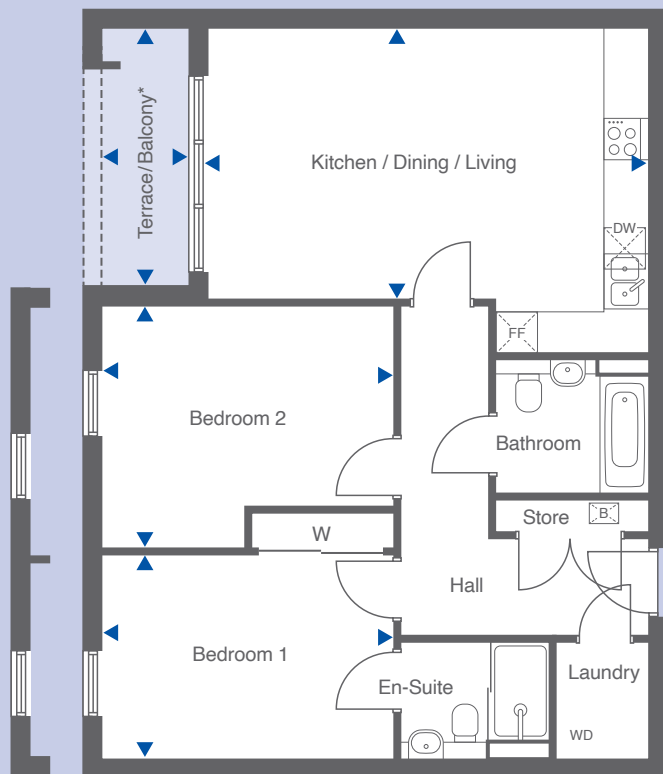
- 08 First
- 15 Second

Block B*

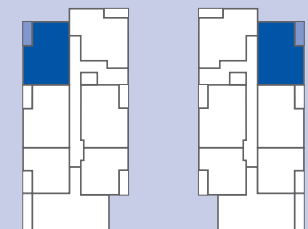
- 22 Ground
- 29 First
- 36 Second

* Plots are handed

Window position may vary



Block A Block B



Plots Floor

Block A

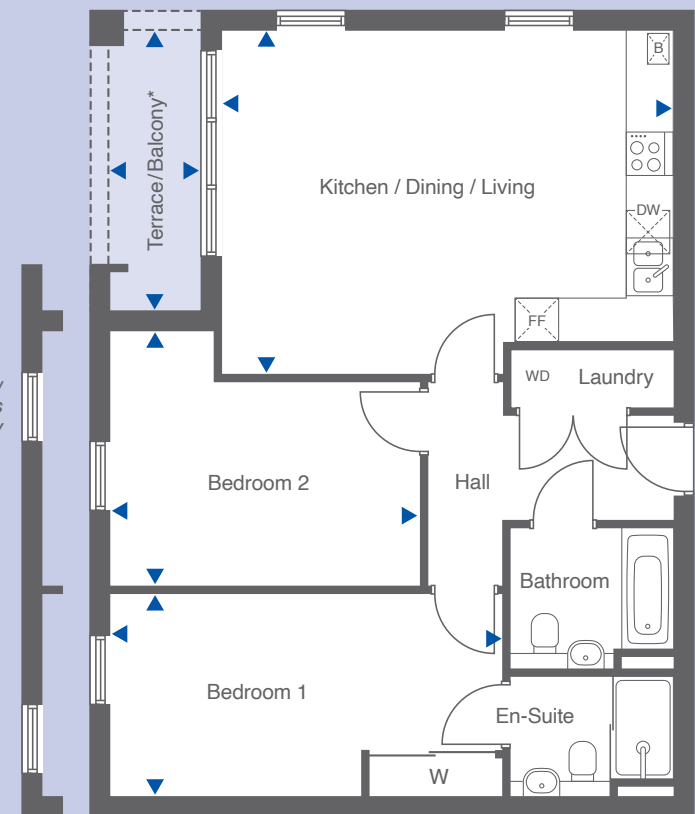
- 09 First
- 16 Second

Block B*

- 21 Ground
- 28 First
- 35 Second

* Plots are handed

Window positions may vary



Gross Internal Floor Area

74.6 m²
803 sq ft

Room	Metric	Imperial
Kitchen / Dining / Living	6.0 x 3.9 m	19'11" x 13'1"
Bedroom 1	4.2 x 2.8 m	13'10" x 9'6"
Bedroom 2	4.2 x 3.4 m	13'10" x 11'2"
Balcony*	3.5 x 1.1 m	11'9" x 3'8"

*Balcony to 1st & 2nd Floors only

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FF	Fridge/Freezer
DW	Dishwasher
WD	Washer/Dryer
B	Boiler

Gross Internal Floor Area

74.9 m²
806 sq ft

Room	Metric	Imperial
Kitchen / Dining / Living	6.0 x 4.6 m	19'11" x 15'4"
Bedroom 1	5.3 x 2.8 m	17'9" x 9'2"
Bedroom 2	4.2 x 3.4 m	14'1" x 11'5"
Balcony*	3.6 x 1.1 m	12'1" x 3'8"

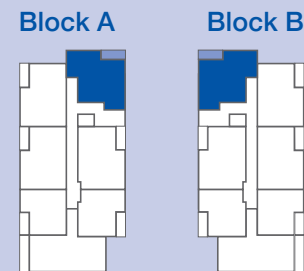
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FF	Fridge/Freezer
DW	Dishwasher
WD	Washer/Dryer
B	Boiler

Type 6

2 bedroom apartment



Plots Floor

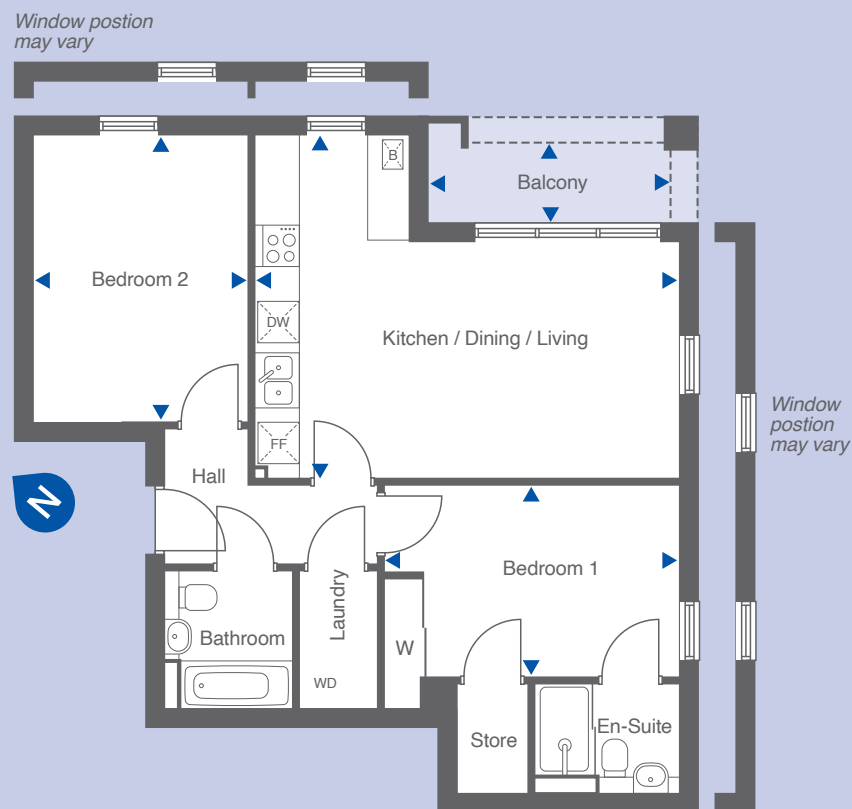
Block A

- 10 First
- 17 Second
- 20 Third

Block B*

- 27 First
- 34 Second
- 41 Third

* Plots are handed



Gross Internal Floor Area

74.2 m²
798 sq ft

Room	Metric	Imperial
Kitchen / Dining / Living	6.4 x 5.2 m	21'3" x 17'1"
Bedroom 1	4.4 x 2.9 m	14'7" x 9'7"
Bedroom 2	4.2 x 3.1 m	14'1" x 10'4"
Balcony	3.6 x 1.1 m	12'0" x 3'7"

- FF Fridge/Freezer
- DW Dishwasher
- WD Washer/Dryer
- B Boiler

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SO Resi is the Shared Ownership brand of Metropolitan Thames Valley, and is an agent for ReSI Homes.

With Shared Ownership, you buy a home in your own way – starting with a share that’s right for you – between 10% and 75%. You can choose to buy more later, when it suits your income.

Starting with a share means your mortgage deposit and monthly mortgage payments are smaller than if you bought your home outright. There are two other monthly payments. One is for the share of your home that ReSI Homes owns. The other is the service charge, which pays to look after the building you live in. Then there are also the other usual costs, like household utility bills.

In the future you can buy more of your home, and even own 100%. The more you own, the lower your ReSI Homes payment will be.

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

Call us on 0208 607 0550 or email sales@soresi.co.uk

Metropolitan Thames Valley in conjunction with ReSI Homes Ltd 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 and ReSI Homes Ltd does not warranty the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Metropolitan Thames Valley and ReSI Homes Ltd undertake 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 are provided for guidance only. Such information is given without responsibility on the part of Metropolitan Thames Valley.

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