



**S** flexi<sup>®</sup> Cambourne  
Rent and save before you buy

Sheepfold



Rent and save before you buy

## Spend less on rent – and save for your Shared Ownership home

Saving for a deposit can be hard when you're renting. But with SO Flexi it's much easier. Just choose a great place to live and pay a lower-than-market rent, while you save up to buy your home with Shared Ownership.

### How does it work?

- Choose a high quality home from the wide range on offer
- Check you're eligible and apply – our team will help
- Live in your new home for at least three years, paying a lower-than-market rent
- Save up the deposit to buy your home with Shared Ownership

### Who can benefit?

SO Flexi is helping as many people as possible save up for their first home. Talk to us today if you can't afford to buy in your local area, even with Shared Ownership, and you:

- Have a formal rental tenancy or an informal arrangement with family or friends
- Are in full or part time employment and able to save whilst paying rent
- Have a household income below £80,000
- Don't own any other residential home

### Why wait any longer to live the way you want to?

Get in touch with our friendly team today to check you're eligible and apply.

**Search** SO Flexi

**Visit** [soflexi.co.uk](https://soflexi.co.uk)

# A thriving modern community



**Our hand-picked selection of new 2 bedroom maisonettes sit within a new development just nine miles from Cambridge and less than an hour from King's Cross by rail.**

The grasslands, wetlands, woodland and lakes that surround Cambourne belie its modern convenience – with an enviable selection of eateries, shops, sports and wellness facilities, primary schools and an Ofsted-outstanding college.

Come home to your very own private parking spot or allocated parking bay, enjoy stylish kitchen units, modern worktops and bathroom tiles – all standard features of homes that are anything but.

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## Heart & soul — built in

With a name that blends 'Cambridge' with the nearby village of 'Bourn', Cambourne is a well-established, growing development of tasteful homes surrounded by acres of fields and nature reserves. First impressions count, so the gently curving streets of the town's newest area – Cambourne West – will branch off from a crescent of attractive townhouses and link-detached homes overlooking an ornamental lake.

It's here you'll discover SO Flexi homes - a selection of 2 bedroom maisonettes. Joining four well respected and established local schools will be two brand new primaries, plus families will love the play areas, allotments and nature areas dotted in and around the development.

With Cambridge, St Neots and plenty of pretty villages so close by, it's easy to tap into all the city and county have to offer. Energise at one of many local sports and fitness facilities, soak up the culture of Cambridge city, browse its stylish Grand Arcade shopping centre or while away a day punting along Cambridge's College Backs. Go rural for gastropub fayre or grab a bite locally from one of Cambourne's many eateries and takeaways. Whatever gets you up in the morning, Cambourne's got every reason to set your alarm that little bit earlier.

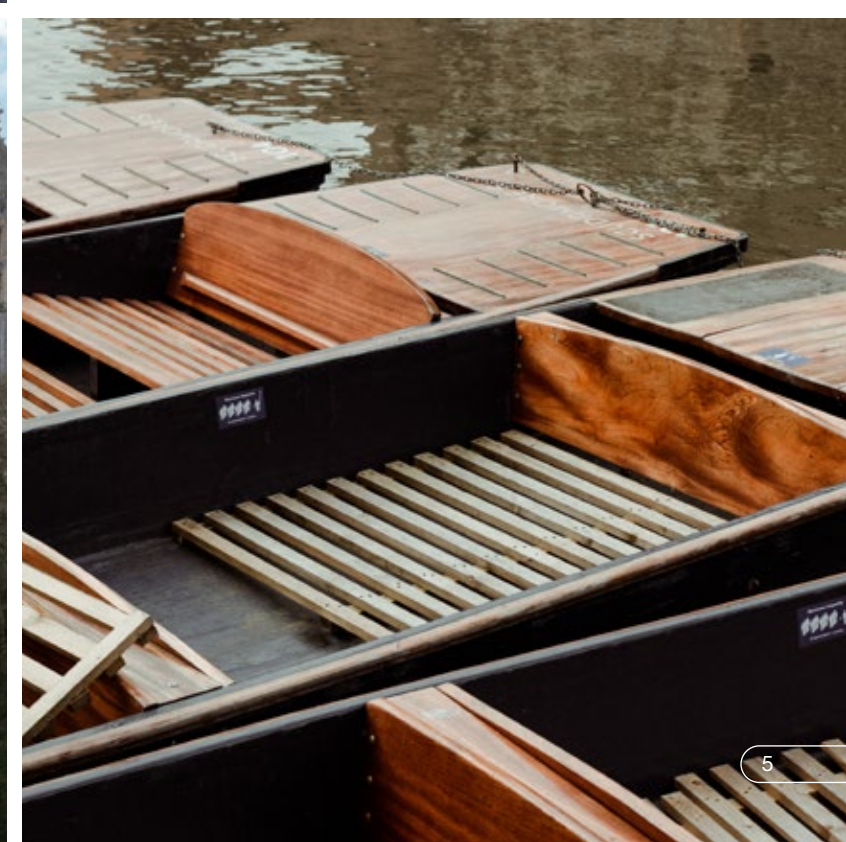


Book a table at  
The Eight Bells for  
Sunday lunch,  
only a 9 minute drive  
from home



The food was extremely memorable and the cocktails were superb!!

The Topsy Vegan Cambridge,  
Trip Advisor



# Explore — local area

## 01. Southlake Aqua Park

There's no upper age limit for Cambridgeshire's latest and greatest activity – an outdoor course of inflatable slides, platforms and swimming areas in St Neot's Paxton Lakes. A hilarious and exhilarating day out for the whole family, with buoyancy aids and a guaranteed good night's sleep all part of the price.

22 minutes by car

## 02. CryptX Escape Rooms

Peel the kids off the sofa, grab your partner or rope in your friends and colleagues – and test out your teamworking and puzzle-solving skills. Each hour-long escape room is uniquely designed and themed by CryptX, with against-the-clock challenges and exciting mysteries you'll simply have to solve... eventually.

8 minutes by car

## 03. The Willow Tree

Whether you book an outside pod, a party in the tepee or a table in their chic and cosy restaurant, The Willow Tree's team of expert chefs have lovingly curated a menu bursting with seasonal, local produce and intriguing flavour combinations. The perfect place to celebrate any occasion... and yes, Fridays count!

12 minutes by car

## 04. Cambridge Country Club

Golf, gym or swim – whatever floats your boat, Cambridge Country Club has it covered. Perfect your swing on an immaculate, 18-hole par 72 green, energise body and mind in a state-of-the-art gym or relax and unwind for a few hours in the pool and spa. The choice is all yours.

17 minutes cycle

## 05. Grand Arcade

This stylish, award-winning shopping centre in the heart of Cambridge is home to an unrivalled mix of 60 premium and high street retailers, located over two stunningly sky-lit floors. It's year-round sunshine for shopaholics – whatever the British weather decides to do.

24 minutes by car

## 06. Lets Go Punting

Why watch from the riverbanks when you can take a top-rated tour along Cambridge's College Backs for yourself? Let's Go Punting offer shared and private chauffeured tours, as well as special events at key times of year, such as the Trinity & St Johns's famous (and ever-more competitive) end-of-year fireworks. Straw hats optional.

51 minutes by bus



01



02



03



04



05



06



# Cambourne overview

The West Cambourne masterplan provides a holistically designed sustainable 2,350 home extension to Cambourne, built between 2008 and 2018 and now an established community.

West Cambourne will benefit from two new primary schools, an extension to the secondary school, local shops, business parks, play spaces, sports pitches, and a community centre, allotments, an extensive network of new woodlands, lakes wetlands, grasslands and nature areas. Your search ends here!

### Key

- SO Flexi units
- SO Resi units
- Affordable Rent and Rent to Buy
- Play area

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



# Development overview



Sat Nav location  
CB23 6EF

At SO Flexi, we know there's more to a two-bedroom home than its two bedrooms. Built to a high specification with contemporary fixtures and fittings, a SO Flexi home brings a sense of luxury to your day-to-day.

Demand for properties in Sheepfold has been high from day one, thanks to a thriving regional economy, local transport projects, new cycle paths and walking routes in full swing – not to mention the success and popularity of Cambourne's well-established existing development. With two new primary schools and an extension to the secondary school, a bustling local high street, business parks, numerous play areas, sports pitches, allotments and nature reserves, you'll have everything on hand to work, live and play *your way*.

### Key

- SO Flexi units
- Cycle store
- SO Resi units
- Bin store

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





# Effortless connections

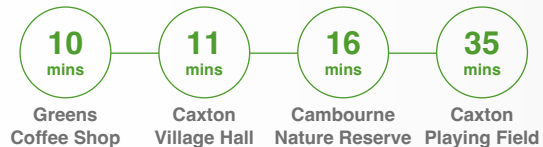
It's hard to believe that a new development so ideally connected with the cities of Cambridge and London could also be home to wildflower meadows, wetlands full of wildfowl and woodlands harbouring rare and special species. Managed by the Wildlife Trust, Cambourne's network of nature areas incorporate wheelchair and buggy-friendly walks, tranquil waters and birdwatching opportunities galore – a space to decompress from the pace of modern life.



## By Bike



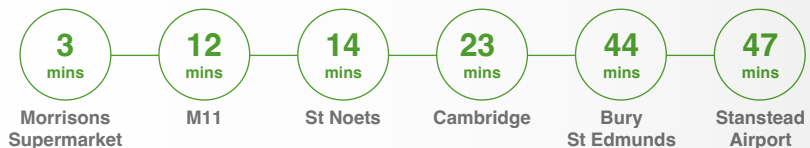
## On Foot



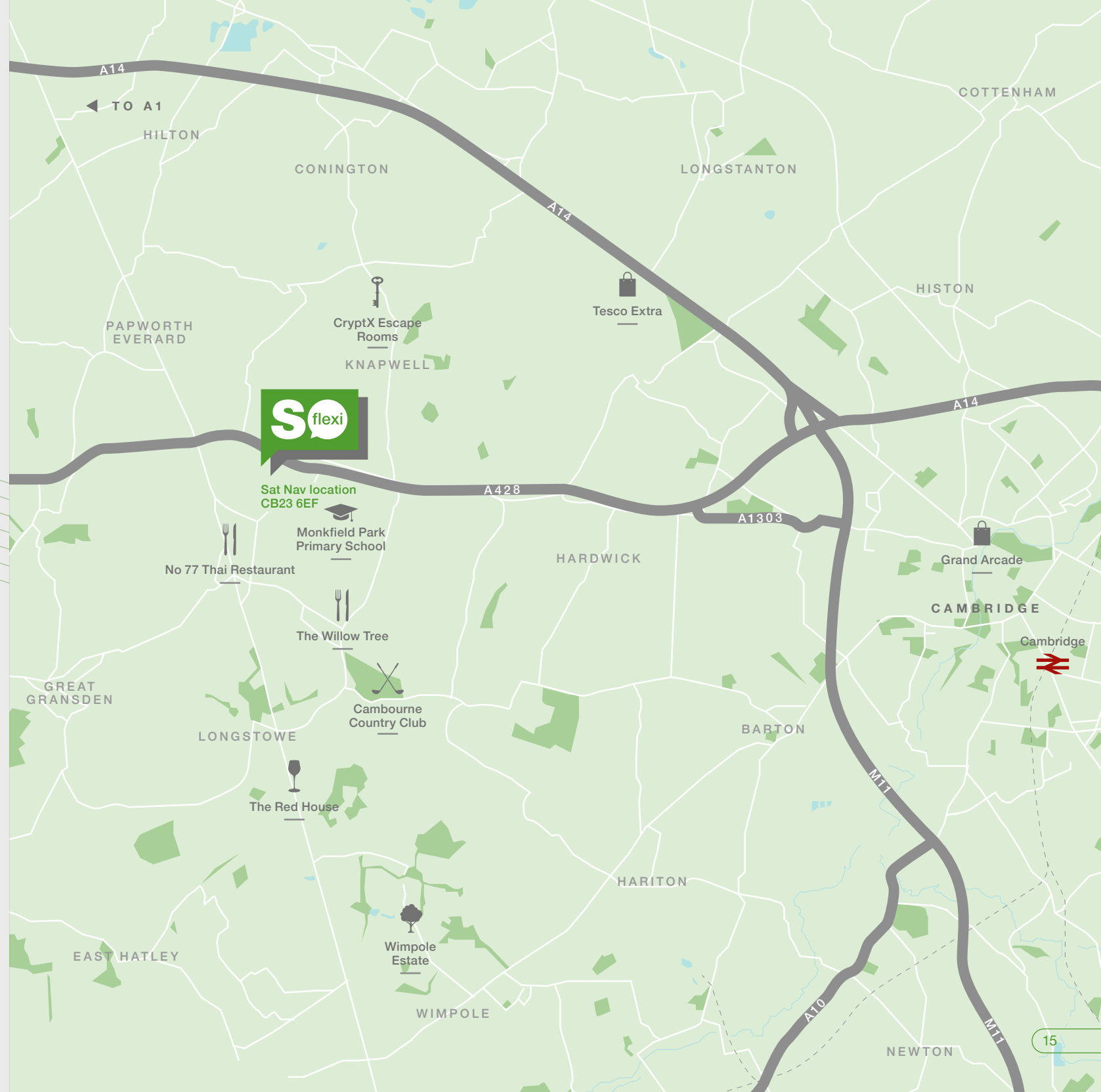
## By Train



## By Car



Times taken from Google Maps. Train times from Cambridge Station.



# Your home, your way

All our properties come with spacious kitchen-diners, fitted kitchens and off-street parking.

Stylishly designed with comfort in mind, SO Flexi Cambourne homes are built to maximise space, and offer low maintenance, modern living.

## Kitchen

Moores Zurich Gloss kitchen  
Integrated Zanussi dishwasher  
Integrated Zanussi fridge freezer  
and washing machine  
Karndean flooring  
Zanussi oven and ceramic hob  
Chrome finish spotlights

## Bathroom

Ecochrome thermostatic shower  
Heated chrome towel rail  
Chrome finish spotlights  
Shaver sockets  
Synergy angle shower & bath screen  
Fontana wall tiles

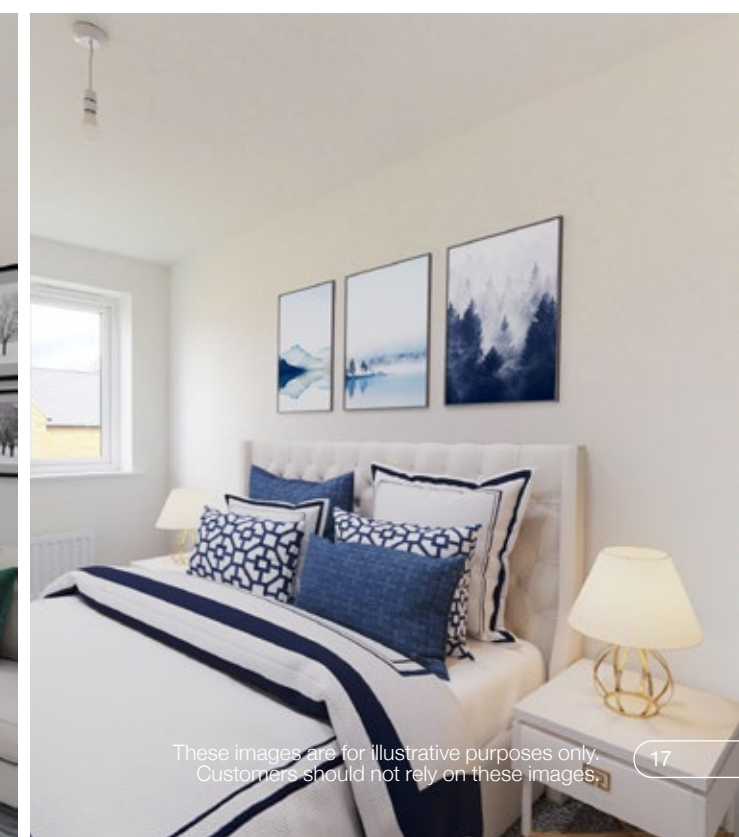
## Security

Carbon monoxide detectors

## General

Karndean flooring in cloakrooms  
and bathrooms  
80/20 carpets in bedrooms  
TV points in bedroom 1  
and living rooms  
Matt white painted ceilings and walls  
Cycle storage

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.



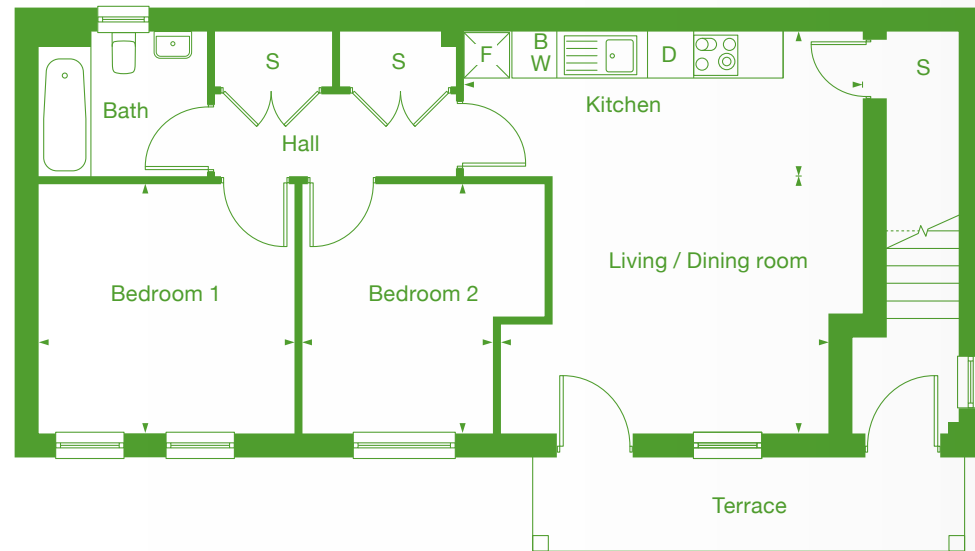
These images are for illustrative purposes only. Customers should not rely on these images.

# Maisonette

**Plot**  
1796  
1843

Room	Metric	Imperial
Living / Dining room	4.3m x 3.4m	14'1" x 11'1"
Kitchen	4.3m x 1.8m	14'1" x 6'1"
Bedroom 1	3.3m x 3.3m	11'1" x 10'11"
Bedroom 2	2.5m x 3.3m	8'3" x 10'11"
GIA	57 m <sup>2</sup>	613ft <sup>2</sup>

- S Storage
- F Fridge freezer
- D Dishwasher
- W Washer dryer
- B Boiler

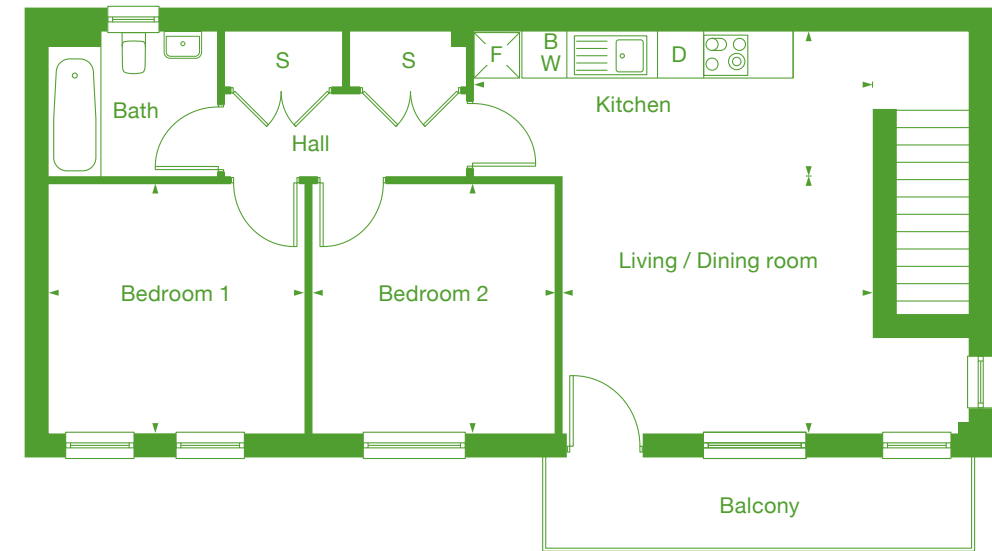


# Maisonette

**Plot**  
1797  
1844

Room	Metric	Imperial
Living / Dining room	4.1m x 3.4m	13'6" x 11'1"
Kitchen	4.3m x 1.8m	14'1" x 6'1"
Bedroom 1	3.3m x 3.3m	11'1" x 10'11"
Bedroom 2	3.1m x 3.3m	13'6" x 10'11"
GIA	65 m <sup>2</sup>	699ft <sup>2</sup>

- S Storage
- F Fridge freezer
- D Dishwasher
- W Washer dryer
- B Boiler

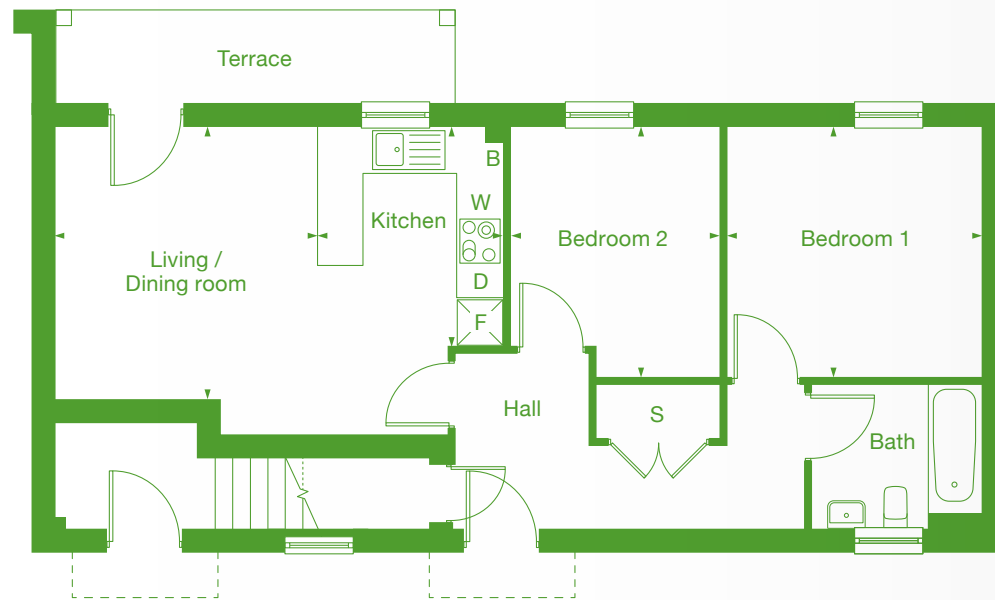


# Maisonette

Plot  
1847

Room	Metric	Imperial
Living / Dining room	3.4m x 3.5m	11'5" x 11'9"
Kitchen	2.4m x 2.9m	8'0" x 9'6"
Bedroom 1	3.3m x 3.3m	11'1" x 10'11"
Bedroom 2	2.7m x 3.3m	9'1" x 10'11"
GIA	59 m <sup>2</sup>	635ft <sup>2</sup>

- S Storage
- F Fridge freezer
- D Dishwasher
- W Washer dryer
- B Boiler

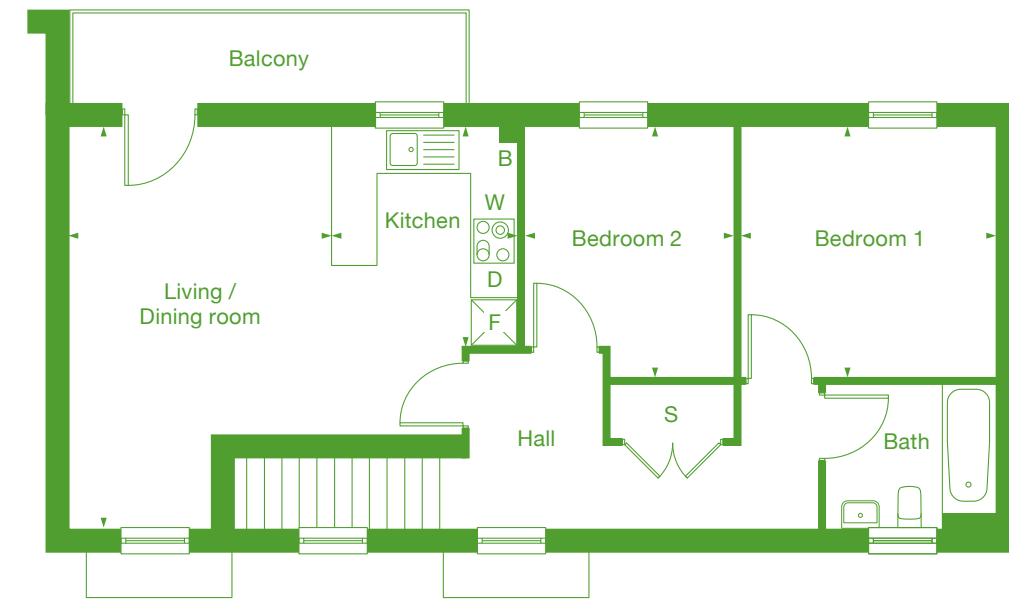


# Maisonette

Plot  
1848

Room	Metric	Imperial
Living / Dining room	3.4m x 5.2m	11'5" x 17'5"
Kitchen	2.4m x 2.9m	8'0" x 9'6"
Bedroom 1	3.3m x 3.3m	11'1" x 10'11"
Bedroom 2	2.7m x 3.3m	9'1" x 10'11"
GIA	66 m <sup>2</sup>	710ft <sup>2</sup>

- S Storage
- F Fridge freezer
- D Dishwasher
- W Washer dryer
- B Boiler





Rent and save before you buy

## A simple step towards home ownership

With SO Flexi you pay less rent while you save to buy your home with Shared Ownership. It's secure and simple, so you can relax and get on with life. Here's how it works...

- Choose a great home at the exciting new SO Flexi Slough development, or find out about other SO Flexi homes in great locations at [soflexi.co.uk](https://soflexi.co.uk)
- Check you're eligible and apply online at [soflexi.co.uk](https://soflexi.co.uk) – our team are on hand to help.
- Live in your new home for at least three years, paying a lower-than-market rent to help you save. There are the other usual costs too, like household utility bills.
- Build up the deposit to buy your home with Shared Ownership. We'll help you work out how much you'll need, so you have a goal to work towards.
- When you're ready to buy your Shared Ownership home, the friendly SO Resi team will help you apply and guide you at every step.

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