



Sheepfold



SO Resi is a new way of making home ownership possible for more people. You buy a share of your home, with a lower deposit, smaller mortgage and monthly payment on the rest.

SO Resi redefines shared ownership, by making everything clear and uncomplicated, so you understand how it all works at every stage, before and after you buy. Our SO Resi homeowners are important to us and we aim to build strong, lasting relationships by being here to answer your questions in a language that makes sense.

SO Resi by Metropolitan Thames Valley, a not-for-profit housing association. For over fifty years we've been building good quality, affordable new homes and managing them well. By doing that, we've been helping to create communities where people are proud and happy to live.

A thriving modern community

Our handpicked selection of new two bedroom apartments, maisonettes and coach houses sits 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.

A collection of 2 bedroom apartments, maisonettes and coach houses

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Heart and 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 reserve. 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 a selection of SO Resi shared ownership homes – from 2 bedroom apartments to 2 bedroom maisonettes and coach houses. 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 shopping Arcade 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.



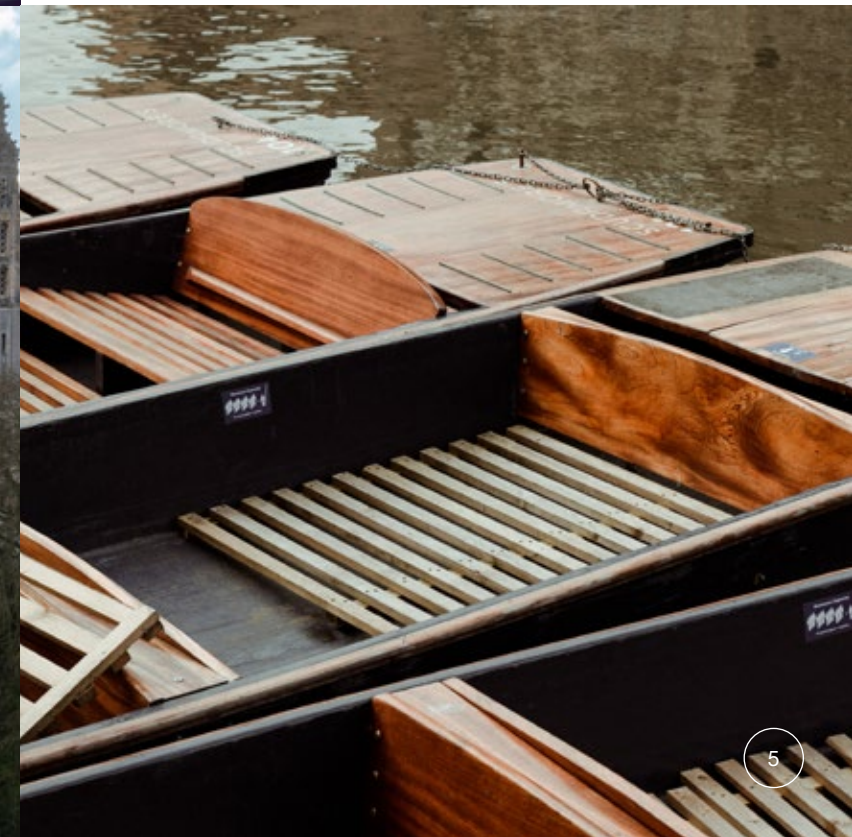
Book a table at The Eight Bells for Sunday lunch, only a 9 minute drive from SO Resi Cambourne (Sheepfold).

Travel times by Google maps.



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

The Tippy Vegan Cambridge, Trip Advisor





1



2



4



3



5



6

SO Resi Cambourne: Sheepfold | The area

Explore the local area

1

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

Travel times by Google maps.

2

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

3

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

4

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

5

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

6

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



Cambourne overview

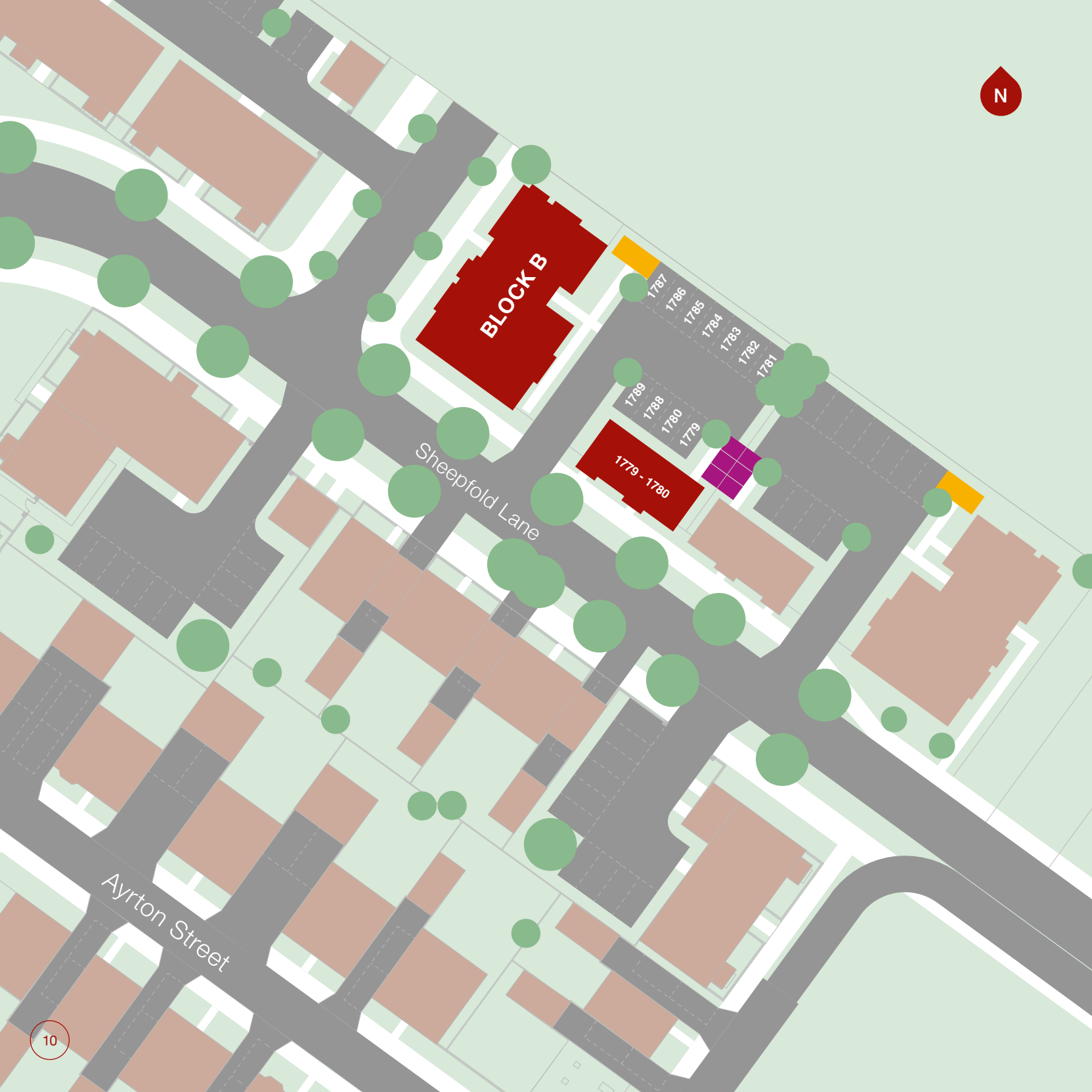
The West Cambourne masterplan provides a holistically designed sustainable 2,350 home extension to Cambourne, built between 2008 and 2018 and now an established community.

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 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 Resi, we know there's more to a two-bedroom home than its two bedrooms. That's why we have 22 shared-ownership properties in Sheepfold, with a mix of two different formats to suits every modern lifestyle. Built to a high specification with contemporary fixtures and fittings, a SO Resi 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 Resi units
- Private sales
- Cycle store
- Bin store

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

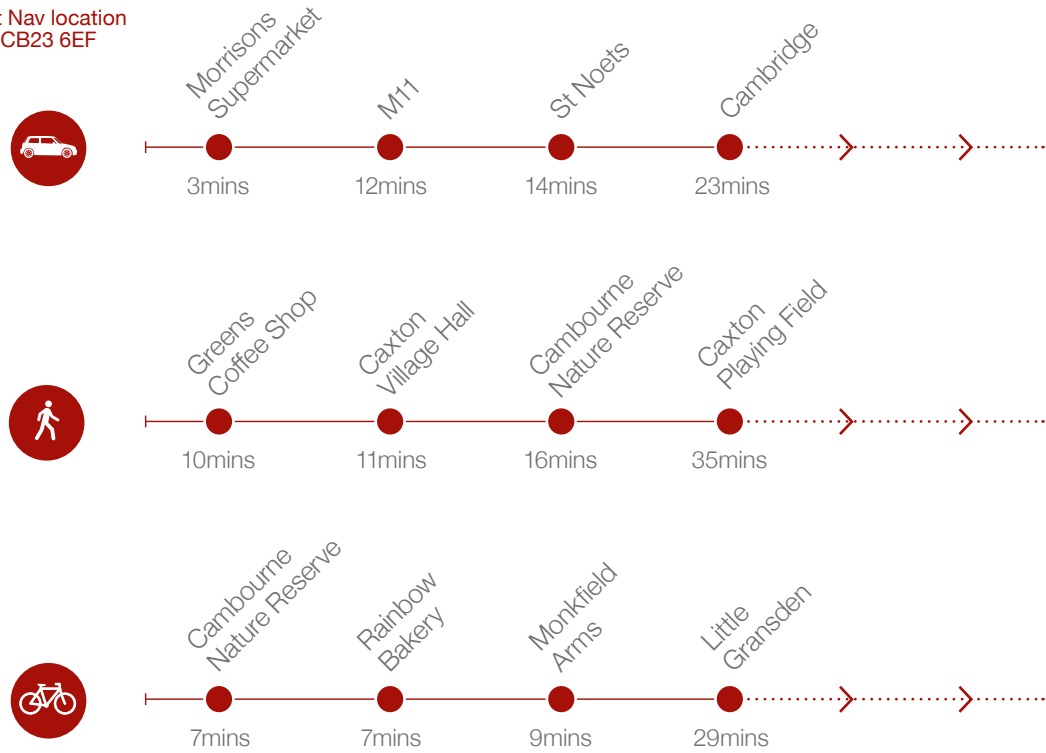


Sleek
and stylish

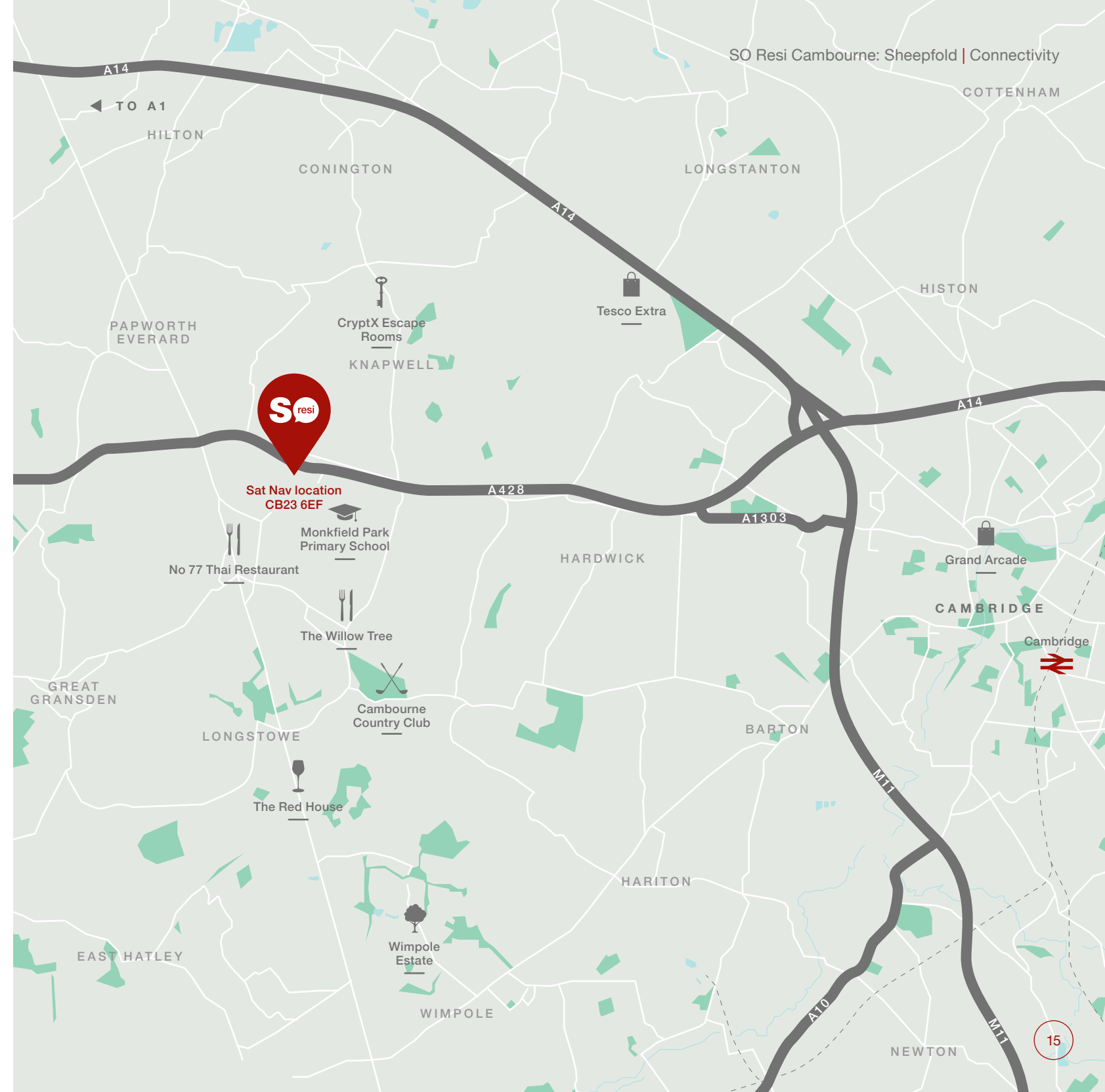
Effortless connections

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, Camboorne'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.

Sat Nav location
CB23 6EF



Times taken from Google Maps.



SO Resi Camboorne: Sheepfold | Connectivity

Your home, your way

Whether you opt for maisonette or apartment living, all our properties come with spacious kitchen-diners, fitted kitchens and off-street parking.

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

Bathroom

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

Kitchen

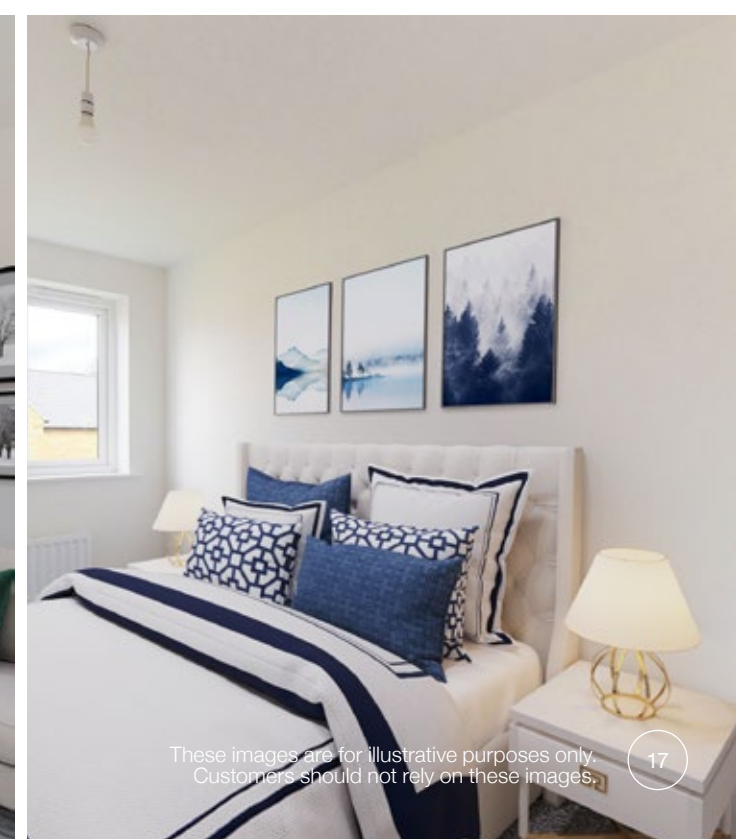
- Moore's Zurich Gloss kitchen
- Integrated Zanussi dishwasher
- Integrated Zanussi fridge freezer and washing machine
- Karndean flooring
- Zanussi oven and ceramic hob
- Chrome finish spotlights

Security

- Entrotech video system*
- Carbon monoxide detectors

General

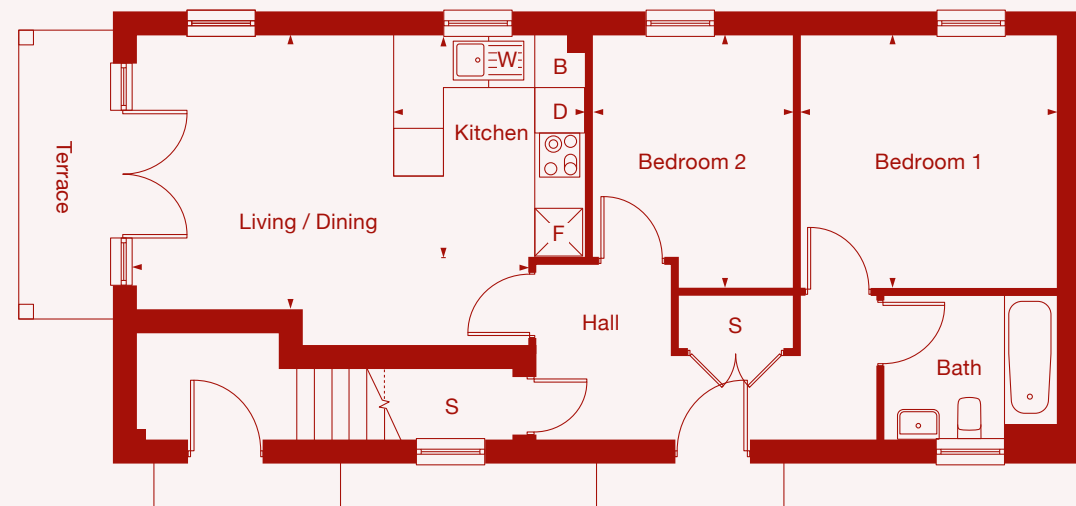
- Karndean flooring in cloakrooms and bathrooms
- 80/20 carpets in bedrooms
- TV points in bedroom 1 and living rooms
- Integrated reception system* (satellite and terrestrial television**)
- Matt white painted ceilings and walls
- Chrome finish pendants in cloakroom, hall and landing
- Cycle storage



* For apartments only. **Satellite and aerial not provided. 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.

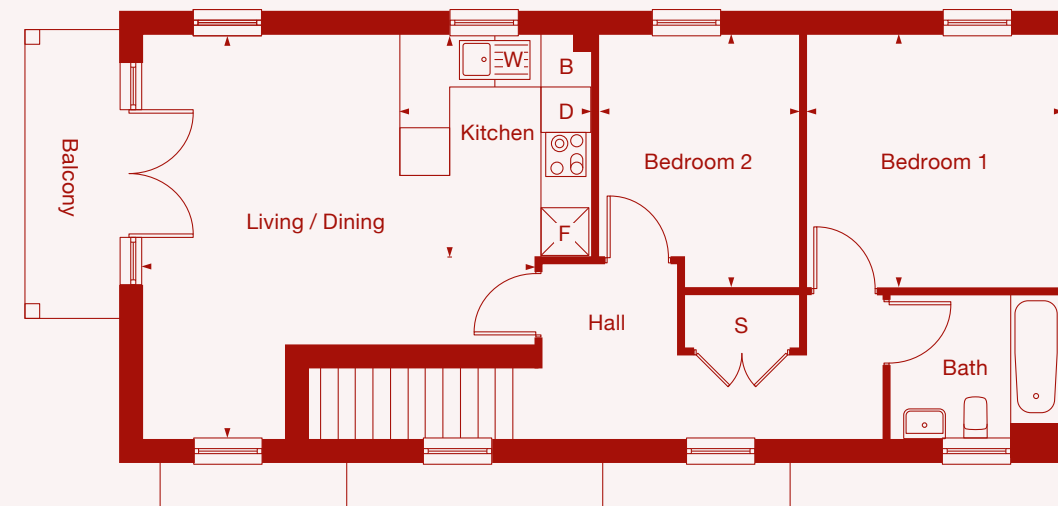
Type 1

2 Bedroom
Maisonette



Type 2

2 Bedroom
Maisonette



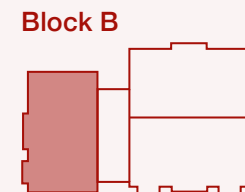
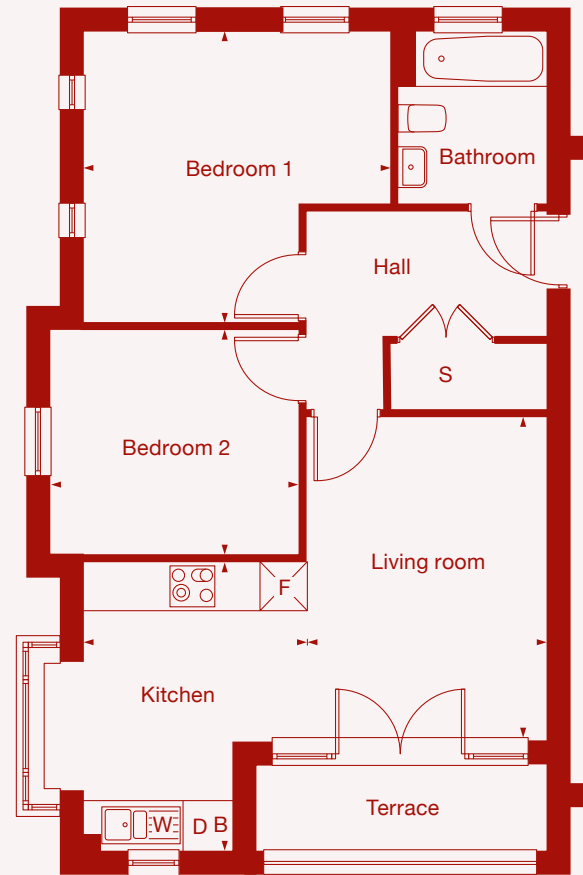
Plots	Floor	Room	Metric	Imperial	
1779	G	Living / Dining*	3.5m x 3.3m	11'4" x 10'8"	[S] Storage
		Kitchen	2.4m x 2.9m	7'8" x 9'5"	[F] Fridge freezer
		Bedroom 1	3.4m x 3.3m	11'1" x 10'8"	[D] Dishwasher
		Bedroom 2	2.6m x 3.3m	8'5" x 10'8"	[W] Washer dryer
		GIA	60.8 m ²	655ft ²	[B] Boiler

All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measures are from plans and "as built" dimensions may vary. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. *Kitchen layouts including cupboards and appliances are subject to change.

Plots	Floor	Room	Metric	Imperial	
1780	F	Living / Dining*	3.5m x 5.3m	11'4" x 10'8"	[S] Storage
		Kitchen	2.4m x 2.9m	7'8" x 9'5"	[F] Fridge freezer
		Bedroom 1	3.4m x 3.3m	11'1" x 10'8"	[D] Dishwasher
		Bedroom 2	2.6m x 3.3m	8'5" x 10'8"	[W] Washer dryer
		GIA	67.0 m ²	722ft ²	[B] Boiler

*Kitchen layouts including cupboards and appliances are subject to change.

Type 3
2 Bedroom
Apartment



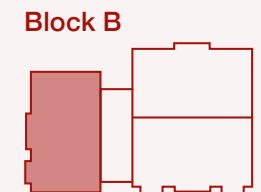
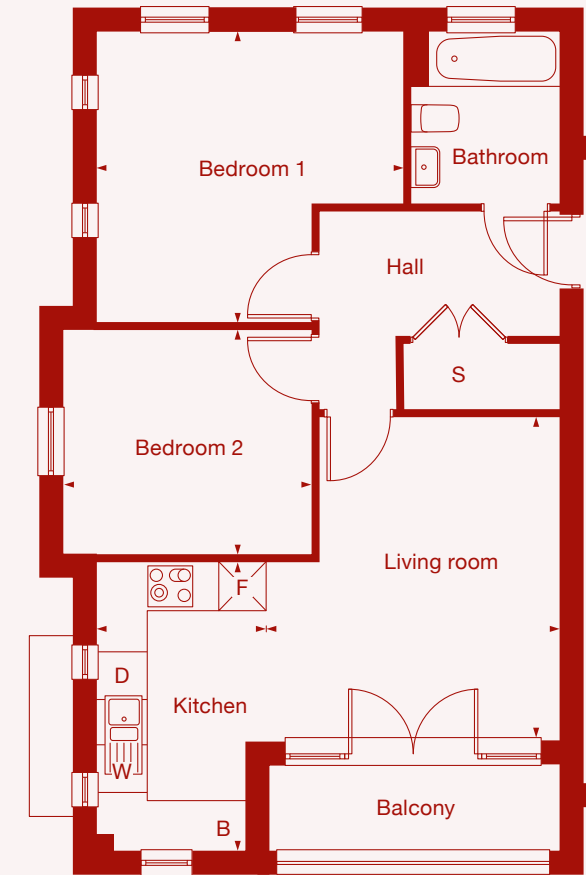
Plots 1781
Floor G

Room	Metric	Imperial
Living room	3.2m x 4.3m	10'4" x 14'1"
Kitchen*	2.9m x 3.8m	9'5" x 12'4"
Bedroom 1	2.8m x 3.9m	9'1" x 12'7"
Bedroom 2	3.3m x 2.9m	10'8" x 9'5"
GIA	61.2 m ²	659ft ²

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

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Type 3A
2 Bedroom
Apartment



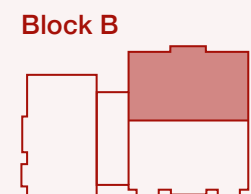
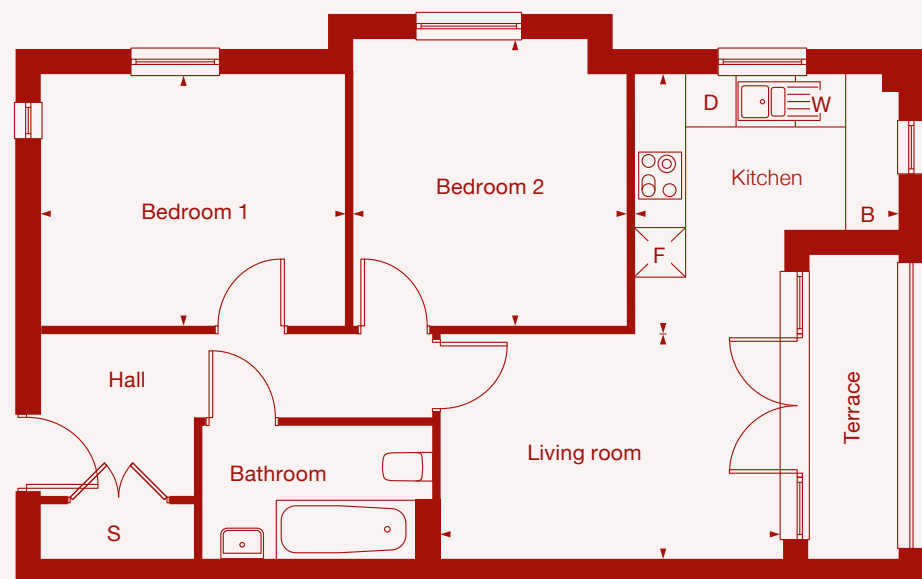
Plots 1784
1787
Floor F
S

Room	Metric	Imperial
Living room	3.2m x 4.3m	10'4" x 14'1"
Kitchen*	2.2m x 3.8m	7'2" x 12'4"
Bedroom 1	2.8m x 3.9m	9'1" x 12'7"
Bedroom 2	3.3m x 2.9m	10'8" x 9'5"
GIA	61.2 m ²	659ft ²

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

*Kitchen layouts including cupboards and appliances are subject to change.

Type 4
2 Bedroom
Apartment



Plots
1782

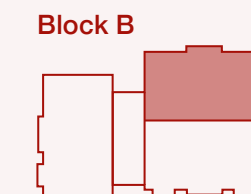
Floor
G

Room	Metric	Imperial
Living room	4.3m x 2.8m	14'1" x 9'1"
Kitchen*	3.3m x 2.5m	10'8" x 8'2"
Bedroom 1	3.9m x 3.2m	12'7" x 10'4"
Bedroom 2	3.4m x 3.2m	11'1" x 10'4"
GIA	60.9 m ²	656ft ²

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

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Type 4A
2 Bedroom
Apartment



Plots
1785

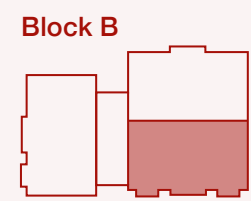
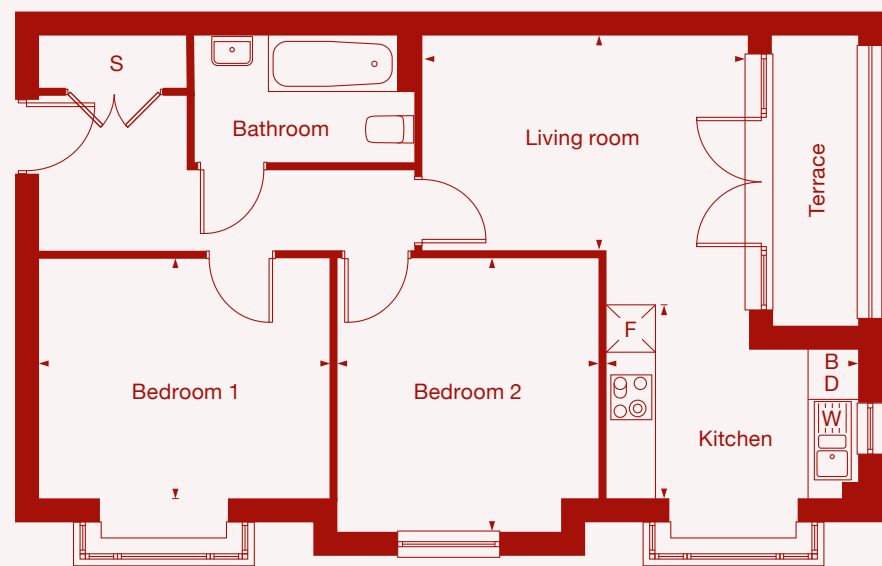
Floor
S

Room	Metric	Imperial
Living room	4.3m x 2.8m	14'1" x 9'1"
Kitchen*	3.3m x 2.5m	10'8" x 8'2"
Bedroom 1	3.9m x 3.2m	12'7" x 10'4"
Bedroom 2	3.4m x 3.2m	11'1" x 10'4"
GIA	60.9 m ²	656ft ²

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

*Kitchen layouts including cupboards and appliances are subject to change.

Type 5
2 Bedroom Apartment

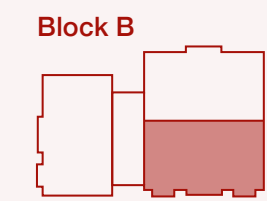
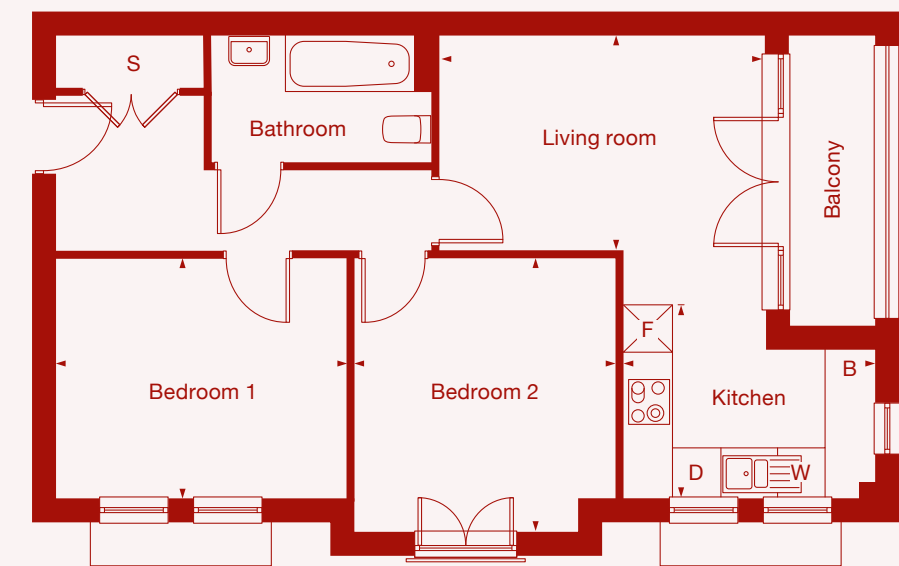


Plots	Floor	Room	Metric	Imperial
1783	G	Living room	4.3m x 2.8m	14'1" x 9'1"
		Kitchen*	3.3m x 2.5m	10'8" x 8'2"
		Bedroom 1	3.9m x 3.2m	12'7" x 10'4"
		Bedroom 2	3.4m x 3.2m	11'1" x 10'4"
		GIA	61.8 m ²	666ft ²

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

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Type 5A
2 Bedroom Apartment



Plots	Floor	Room	Metric	Imperial
1786	F	Living room	4.3m x 2.8m	14'1" x 9'1"
1789	S	Kitchen*	3.3m x 2.5m	10'8" x 8'2"
		Bedroom 1	3.9m x 3.2m	12'7" x 10'4"
		Bedroom 2	3.4m x 3.2m	11'1" x 10'4"
		GIA	60.9 m ²	656ft ²

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

*Kitchen layouts including cupboards and appliances are subject to change.



With SO Resi, you buy your own home in your own way. You start with a share that's right for you, then you can buy extra shares over time, so it's all manageable and suits your income.

You start by buying between 25% and 75% of your SO Resi home. That means your monthly mortgage payments and deposit are smaller than they would be if you bought your home outright. There are two other monthly payments for your SO Resi home. One is the SO Resi payment for the share of your home that Metropolitan Thames Valley owns. The other is the service charge, which pays to look after the building you live in. There are also the usual other costs, like household utility bills. You can choose to buy a bigger share of your SO Resi home in the future, and even own 100%. The bigger the share you own, the lower your SO Resi payment will be.

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

We're here to help

Whatever your needs, we're on hand to help at every stage. First we'll help you understand all the costs and work out what's affordable for you. If you decide to go ahead, we'll be there to answer your questions. And in the future, we can help you with buying a bigger share of your home, or with selling up if it's time for a change.

Tel: 0208 607 0550

Email sales@soresi.co.uk

or visit sharedownership.co.uk

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April 2023