



# The Hamptons

Making home ownership possible



## Experts in Shared Ownership

**Shared Ownership is a way of making homeownership possible for more people. You buy a share of your home with a lower deposit, a smaller mortgage and pay a monthly rent on the remaining share.**

SO Resi redefines Shared Ownership by making everything clear and uncomplicated, so you understand how it 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 there to answer your questions in a language that makes sense.

SO Resi by Metropolitan Thames Valley is 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.

# SO Resi The Hamptons

**SO Resi is proud to offer a limited selection of affordable 1 and 2 bedroom apartments nestled in The Hamptons, within the established community of Worcester Park.**

Imagine living in a New England style home set in the middle of 30 acres of parkland, surrounded by grass, lakes, woodland and reed beds, teeming with wildlife. With a thriving community centre, breathtaking views and even an open air amphitheatre all on your doorstep. A sense of space where there is something new to explore and enjoy all the time, makes this a perfect place to live for couples and families.

There is now an opportunity to buy into this idyllic community and own a beautiful, fully specified home within the Hamptons.

**Find peace and tranquility at SO Resi The Hamptons.**

A collection of  
1 and 2 bedroom  
Shared Ownership  
apartments



# Location

**Situated in Worcester Park, surrounded by acres of parkland, lakes and wonderful views, you'll find it almost impossible to believe that SO Resi The Hamptons is just 30 minutes by rail from London Waterloo.**

Worcester Park rail station is in Zone 4 and provides residents with great commuter links to London – it only takes 30 minutes to get to London Waterloo, and fast trains are every 15 minutes. Frequent bus services make Worcester Park a desirable place to live for regular commuters.

There are lots of shopping opportunities in Worcester Park, with supermarkets including Sainsbury's, Waitrose and Co-op, as well as a number of independent retailers. Sutton, Kingston, and Epsom are only a short distance away too.

There are many green expanses in Worcester Park, including five parks. There is also a selection of sports clubs to be found on Sandringham Road. The River Club is the local health club complete with a non-chlorine pool and a retractable roof for sunnier days.

Worcester Park has a great selection of outstanding performing primary schools, including Cheam Common Junior Academy, Malden Parochial CofE Primary School and Dorchester Primary School. Cheam High School, Kingston Grammar School and Coombe Boys provide excellent secondary school options.



Worcester Park was once part of the 1,100-acre Great Park, favoured by Henry VIII for deer hunting.

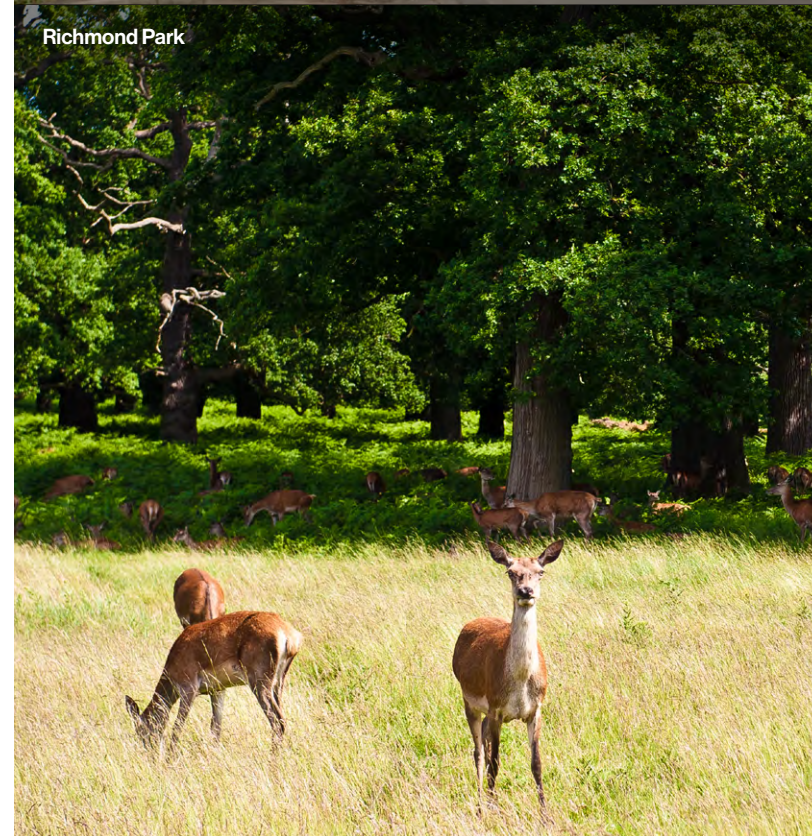
THINGS TO DO >



Worcester Park Town Centre



London Waterloo



Richmond Park



Hampton Court Palace

1

## Mayflower Park Wetlands

From cormorants on the lakes to waxwings and tawny owls, spot over 100 species of birds at these thriving wetlands, nestled within a 31-acre nature conservation area. Climb the hill on a clear day to spot the Shard and Wembley's arch too.

 **2 minutes**

2

## Hobbledown Adventure Farm Park

For adorable animals and mystical fun, head for Hobbledown at Epsom. Walk the high ropes, smile at swinging lemurs and meet colourful characters in this land of wholesome adventure. There's even an enormous indoor play area for rainy days.

 **19 minutes**

3

## Chessington World of Adventures

Make marvellous memories at one of Britain's top theme parks. Spin, soar and giggle on over 40 rides and attractions, explore ten themed lands, meet over a thousand animals and marvel at the epic underwater worlds in Sea Life.

 **21 minutes**

4

## Epsom Downs Racecourse

Home to the thrills of thundering hooves since 1780, this world-class racecourse is located on the magnificent Epsom Downs. Today, it makes every summer a treat with eleven unmissable events featuring some of the finest flat and jump racing in the country.

 **22 minutes**

5

## Kingston upon Thames

Kingston is a lively market town with a wealth of attractions nestled along the banks of the River Thames. Kingston has it all if you're looking for unique independent boutiques or well-known retail giants. Enjoy delicious riverside dining experiences, a rich historical heritage, and the vibrant hub of the Ancient Market Place.

 **23 minutes**

6

## Reigate Hill & Gatton Park

Take in sweeping views across the Weald from the spectacular escarpment, or opt for a relaxing stroll through the serpentine lakes and tree-filled islands of the parkland, designed by Lancelot 'Capability' Brown. For ultimate picture perfection, visit in bluebell season.

 **35 minutes**

# Things to do

1



2



3



4



5



Travel times are taken from Google and can vary depending on the time of day.

# Development overview

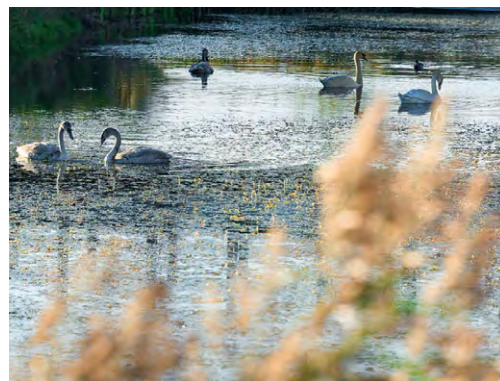
Choose a relaxing, modern way to live at SO Resi The Hamptons in a beautiful newly built home. This collection of 23 Shared Ownership apartments makes the perfect base for families – with quiet streets, cycle paths, green open spaces and countryside just beyond your front door.

On the edge of the attractive town of Worcester Park, SO Resi The Hamptons is less than a 15-minute walk to the train station for an easy commute into London or west to historic Guildford.

Surrounded by parkland and close to pretty countryside, these welcoming homes with their stylish contemporary interiors offer families and couples room to breathe and grow in a green and natural setting.

Sat Nav Location  
KT4 8FJ

- SO Resi
- Bin Store
- Cycle Store
- Parking
- Water tank/pump

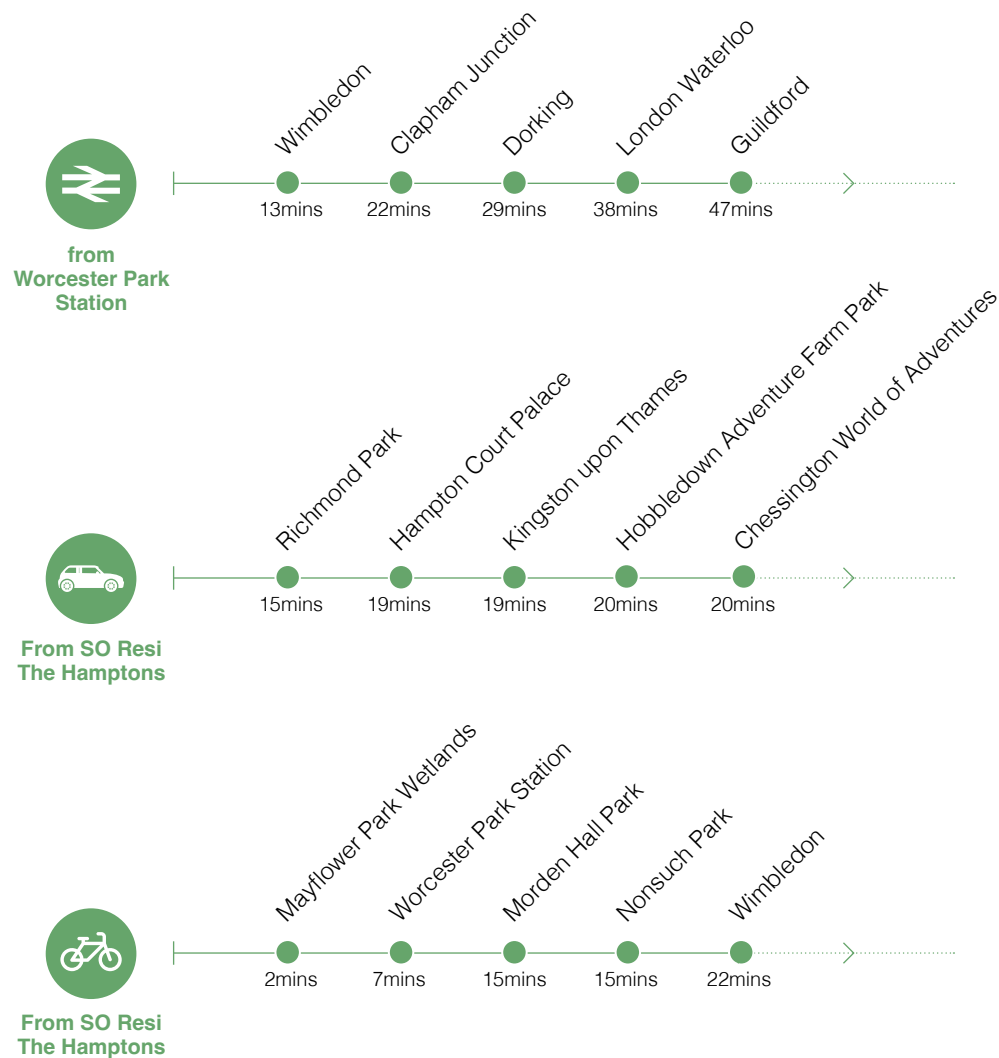


These are computer-generated images (CGIs) which serve as artistic representations and are intended for illustrative purposes only. Actual finishes, materials, landscaping, and architectural details may vary.



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

# Connectivity



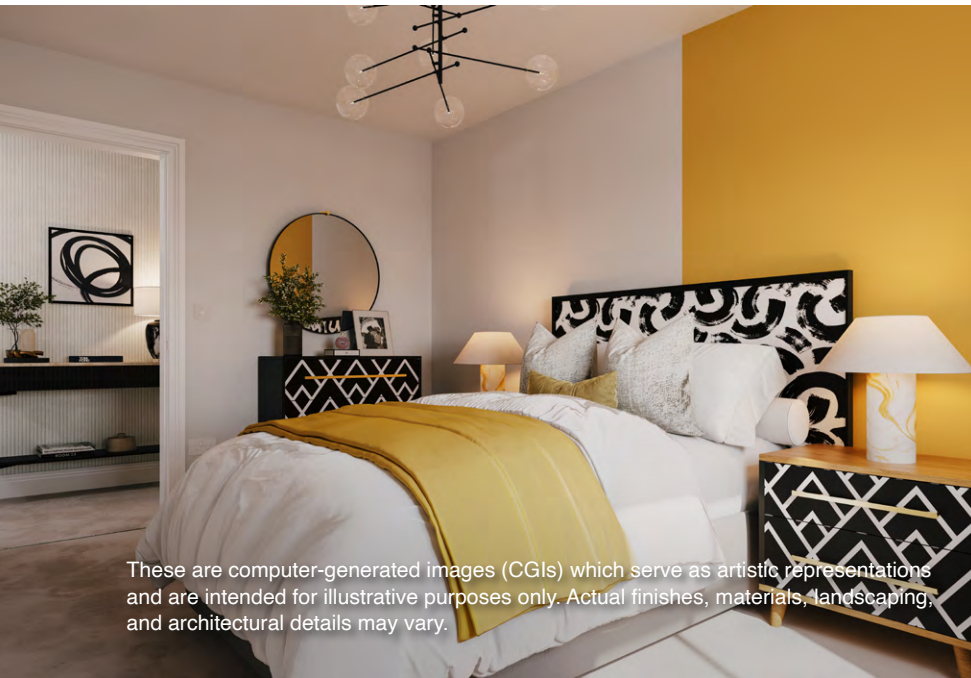
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## Specification

### General

- Energy-efficient spotlights
- Allocated underground or ground-level parking
- Satellite provision
- Broadband provision
- Built-in wardrobes in master bedroom to some units
- Cormar Cygnet carpet to all bedrooms
- Off white Interlace fitted roller blinds in living area
- Light Grey Interlace fitted roller blinds in bedroom
- Bosch combination gas-fired boiler
- CDA integrated kitchen appliances
- CDA standard or slimline dishwashers for all units

### Kitchen / Living / Dining

- LED strip light to underside of wall units
- Stainless steel splash back to hob
- Fully integrated CDA washer/dryer
- Integrated single gas oven
- Integrated recirculating extractor hood
- CDA 4 burner gas hob
- Iris Cube 600x600mm ceramic floor tiles to kitchen
- Magnet Luna Range kitchens

### Bathroom and Ensuites

- Ceiling mounted extractor fan
- LED spotlights
- Shaver points
- Vogue focus heated towel rail in white
- Duravit Stark Pan White toilet
- Grohe Concetto mixer tap
- Cristacer Calcaria 600mm x 600mm floor tiles in Gris

### Security and Peace of mind

- Communal steel or aluminium doors fitted with Maglock
- Fob activated door entry system
- 180-degree viewer to front door of all units
- Bike store with robust steel louver doors
- Sprinklers to all apartments
- CCTV
- Door entry audio / visual system

★ Every property at SO Resi The Hamptons is made to the highest standard.

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Type A > 2 bedroom apartment

Type B > 2 bedroom apartment

Type C > 2 bedroom apartment

Type D > 1 bedroom apartment

Type E > 2 bedroom apartment

Type F > 2 bedroom apartment

Type G > 2 bedroom apartment

Type H > 2 bedroom apartment

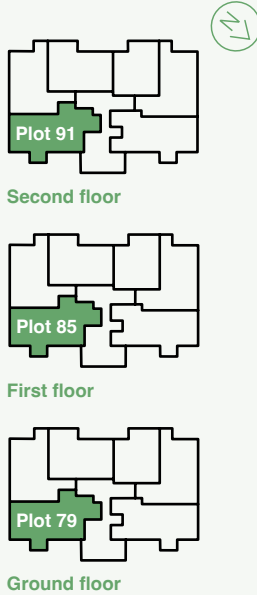
Type J > 2 bedroom apartment

Type K > 2 bedroom apartment

Plots	Floor
79	Ground
85	First
91	Second

Type A

2 bedroom apartment



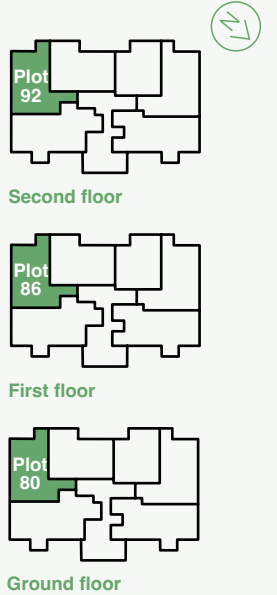
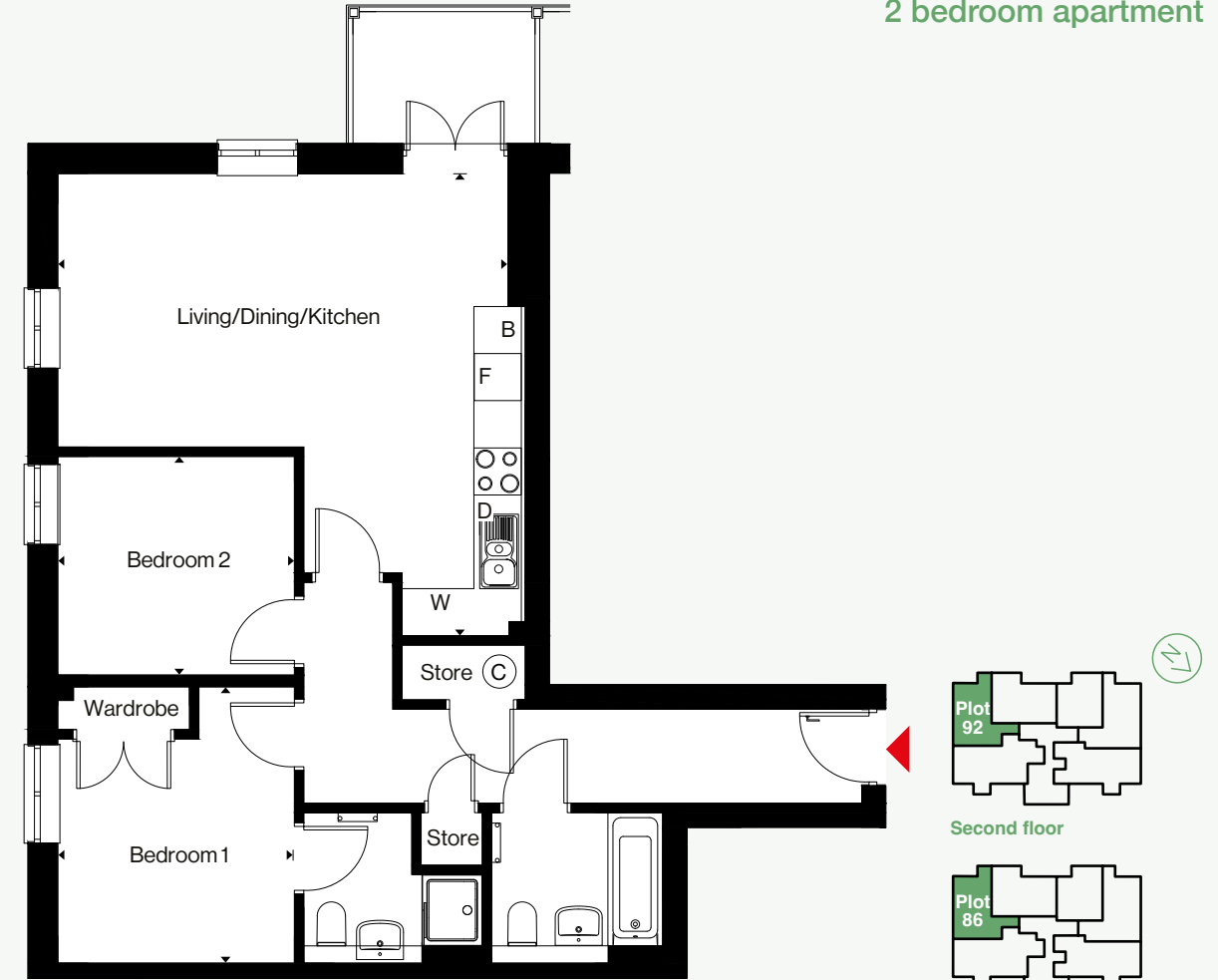
Room	Metric	Imperial	Legend
Living/Kitchen/Dining	5.41m x 5.45m	17' 9" x 17' 11"	[B] Boiler
Bedroom 1	3.13m x 3.51m	10' 3" x 11' 6"	[D] Dishwasher
Bedroom 2	2.85m x 4.23m	9' 4" x 13' 11"	[F] Fridge/Freezer
<b>GIA</b>	<b>77.25 sq m</b>	<b>831.5 sq ft</b>	[W] Washer/Dryer
			[C] Water Cylinder

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Plots	Floor
80	Ground
86	First
92	Second

Type B

2 bedroom apartment



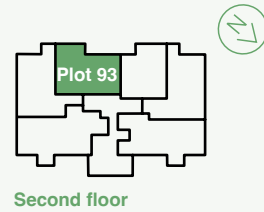
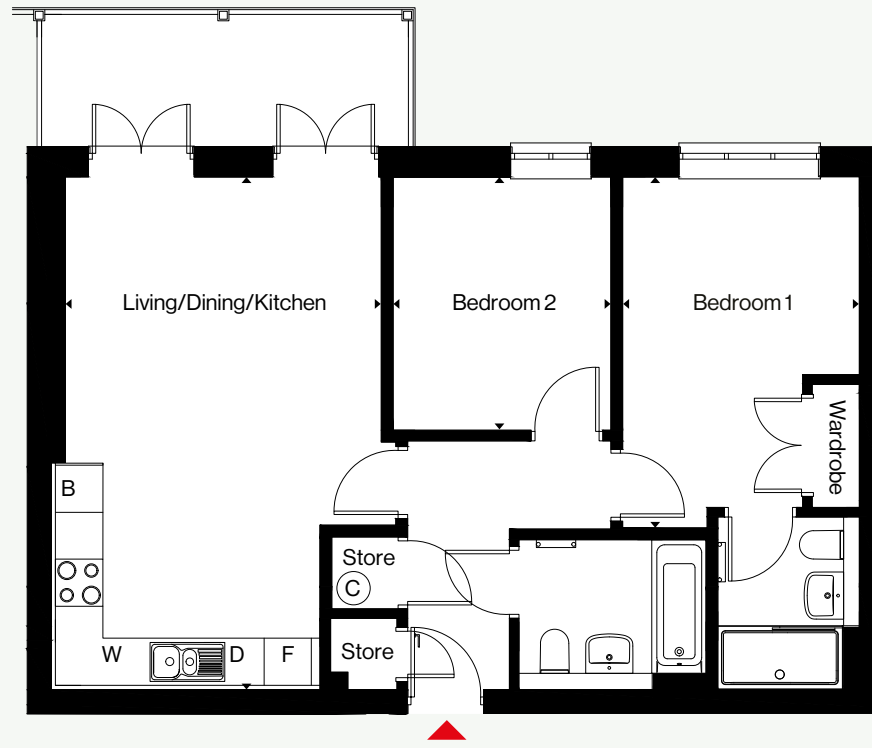
Room	Metric	Imperial	Legend
Living/Kitchen/Dining	5.97m x 5.89m	19' 7" x 19' 4"	[B] Boiler
Bedroom 1	3.02m x 2.86m	9' 11" x 9' 5"	[D] Dishwasher
Bedroom 2	3.02m x 2.79m	9' 11" x 9' 2"	[F] Fridge/Freezer
<b>GIA</b>	<b>68.81 sq m</b>	<b>740.7 sq ft</b>	[W] Washer/Dryer
			[C] Water Cylinder

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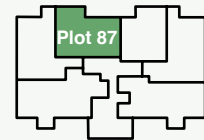
Plots	Floor
81	Ground
87	First
93	Second

**Type C**

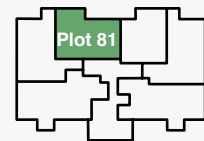
**2 bedroom apartment**



Second floor



First floor



Ground floor

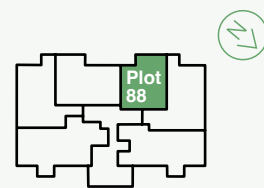
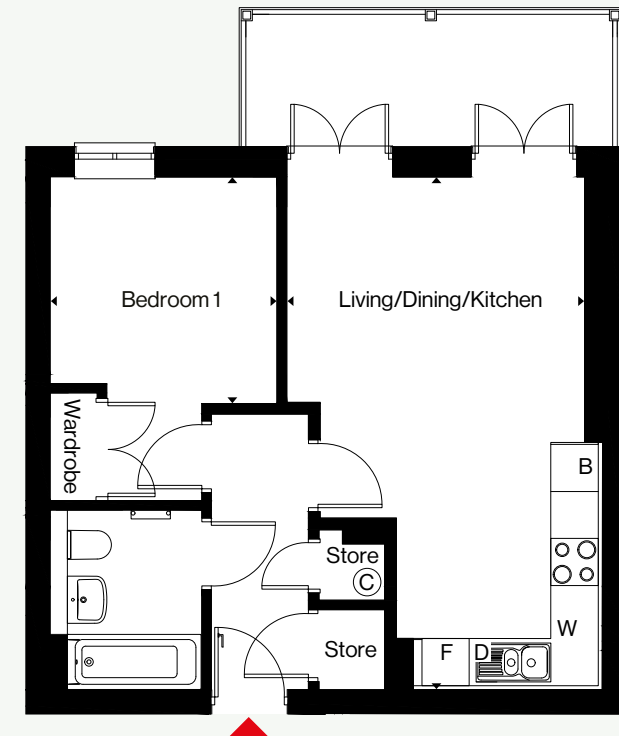
Room	Metric	Imperial	
Living/Kitchen/Dining	4.19m x 6.47m	13' 9" x 21' 3"	[B] Boiler
Bedroom 1	3.01m x 4.47m	9' 11" x 14' 8"	[D] Dishwasher
Bedroom 2	2.77m x 3.23m	9' 1" x 10' 7"	[F] Fridge/Freezer
<b>GIA</b>	<b>67.05 sq m</b>	<b>721.7 sq ft</b>	[W] Washer/Dryer
			[C] Water Cylinder

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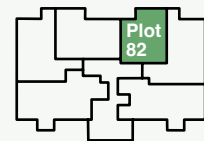
Plots	Floor
82	Ground
88	First

**Type D**

**1 bedroom apartment**



First floor



Ground floor

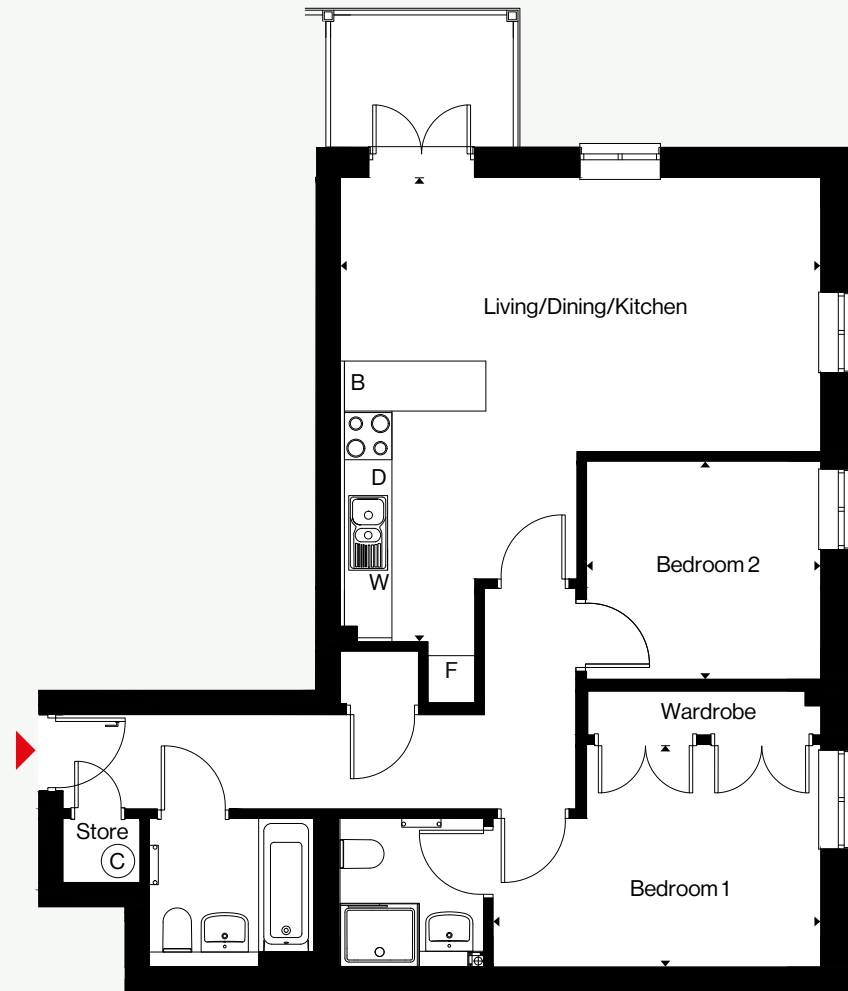
Room	Metric	Imperial	
Living/Kitchen/Dining	4.02m x 6.53m	13' 2" x 21' 5"	[B] Boiler
Bedroom 1	2.89m x 2.89m	9' 6" x 9' 6"	[D] Dishwasher
<b>GIA</b>	<b>45.87 sq m</b>	<b>493.7 sq ft</b>	[F] Fridge/Freezer
			[W] Washer/Dryer
			[C] Water Cylinder

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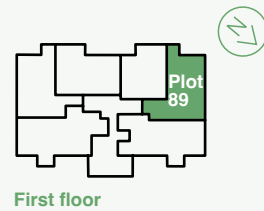
Plot 89 Floor First

**Type E**

**2 bedroom apartment**



Room	Metric	Imperial	
Living/Kitchen/Dining	6.11m x 5.91m	20' 01" x 19' 5"	[B] Boiler
Bedroom 1	4.17m x 2.83m	13' 8" x 9' 3"	[D] Dishwasher
Bedroom 2	2.98m x 2.78m	9' 9" x 9' 1"	[F] Fridge/Freezer
<b>GIA</b>	<b>71.55 sq m</b>	<b>770.2 sq ft</b>	[W] Washer/Dryer
			[C] Water Cylinder

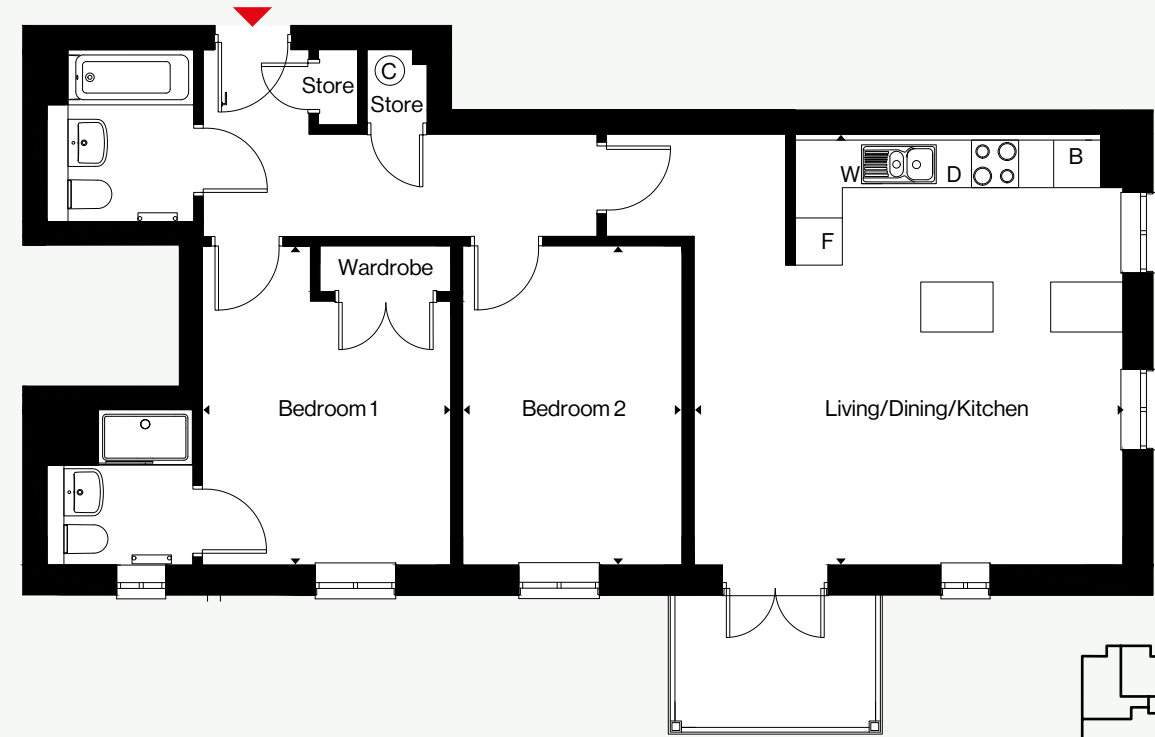


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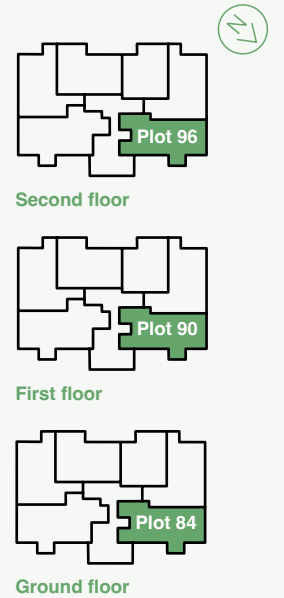
Plots 84 Ground 90 First 96 Second

**Type F**

**2 bedroom apartment**



Room	Metric	Imperial	
Living/Kitchen/Dining	5.46m x 5.41m	17' 11" x 17' 9"	[B] Boiler
Bedroom 1	3.16m x 3.94m	10' 4" x 12' 11"	[D] Dishwasher
Bedroom 2	2.79m x 4.06m	9' 2" x 13' 4"	[F] Fridge/Freezer
<b>GIA</b>	<b>75.42 sq m</b>	<b>811.8 sq ft</b>	[W] Washer/Dryer
			[C] Water Cylinder

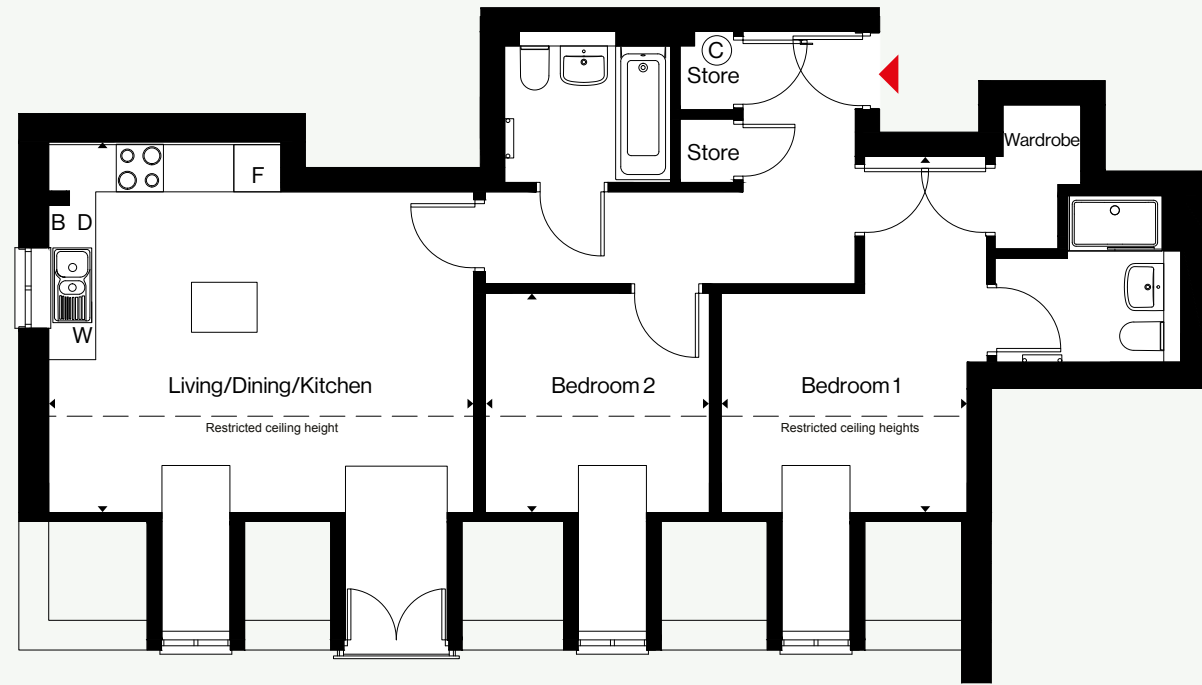


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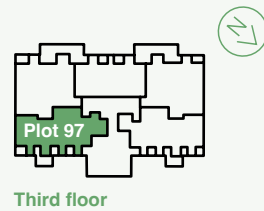
Plot 97 Floor Third

**Type G**

**2 bedroom apartment**



Room	Metric	Imperial	
Living/Kitchen/Dining	5.41m x 4.72m	17' 9" x 15' 6"	[B] Boiler
Bedroom 1	3.13m x 4.53m	10' 3" x 14' 10"	[D] Dishwasher
Bedroom 2	2.85m x 2.79m	9' 4" x 9' 2"	[F] Fridge/Freezer
<b>GIA</b>	<b>72.42 sq m</b>	<b>779.5 sq ft</b>	[W] Washer/Dryer
			[C] Water Cylinder

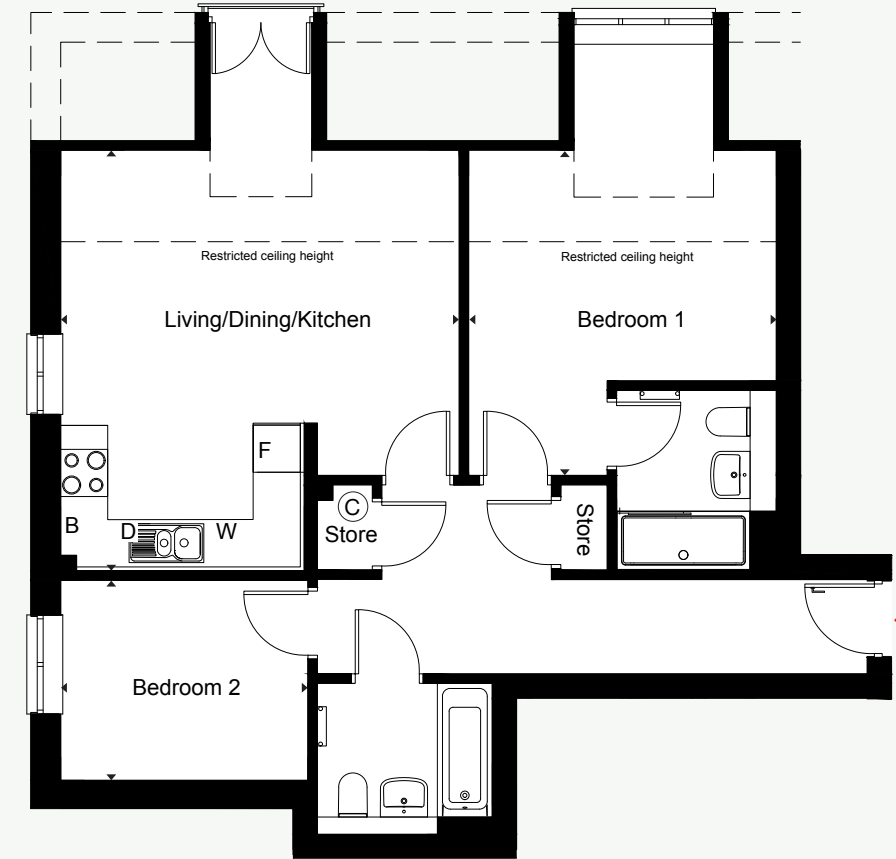


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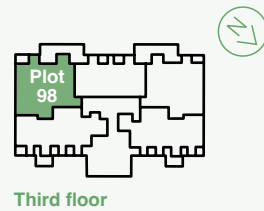
Plot 98 Floor Third

**Type H**

**2 bedroom apartment**



Room	Metric	Imperial	
Living/Kitchen/Dining	5.07m x 5.31m	16' 8" x 17' 5"	[B] Boiler
Bedroom 1	3.92m x 2.94m	12' 10" x 9' 8"	[D] Dishwasher
Bedroom 2	3.15m x 2.55m	10' 4" x 8' 4"	[F] Fridge/Freezer
<b>GIA</b>	<b>75.49 sq m</b>	<b>812.6 sq ft</b>	[W] Washer/Dryer
			[C] Water Cylinder

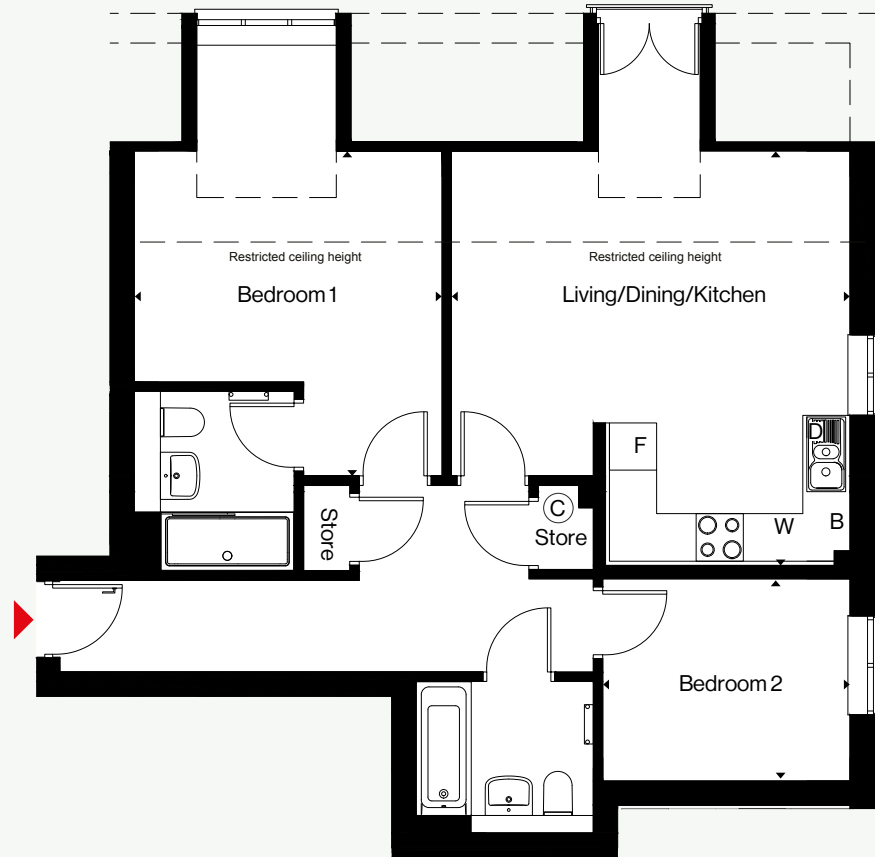


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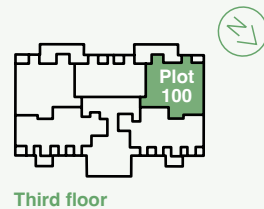
Plot 100 Floor Third

Type J

2 bedroom apartment



Room	Metric	Imperial	
Living/Kitchen/Dining	5.07m x 5.22m	16' 8" x 17' 2"	[B] Boiler
Bedroom 1	3.92m x 4.14m	12' 10" x 13' 7"	[D] Dishwasher
Bedroom 2	3.15m x 2.57m	10' 4" x 8' 5"	[F] Fridge/Freezer
<b>GIA</b>	<b>75.04 sq m</b>	<b>807.7 sq ft</b>	[W] Washer/Dryer
			[C] Water Cylinder

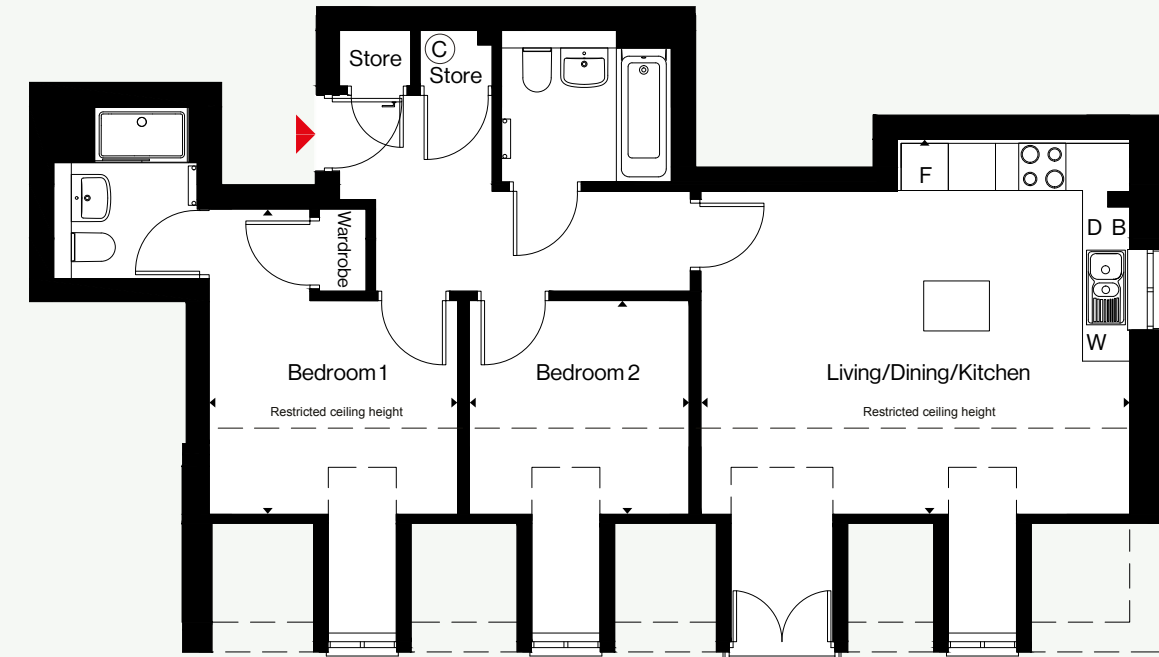


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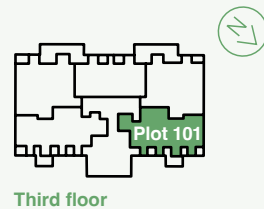
Plot 101 Floor Third

Type K

2 bedroom apartment



Room	Metric	Imperial	
Living/Kitchen/Dining	5.46m x 4.72m	17' 11" x 15' 6"	[B] Boiler
Bedroom 1	3.16m x 3.89m	10' 4" x 12' 9"	[D] Dishwasher
Bedroom 2	2.80m x 2.72m	9' 2" x 8' 11"	[F] Fridge/Freezer
<b>GIA</b>	<b>68.28 sq m</b>	<b>734.9 sq ft</b>	[W] Washer/Dryer
			[C] Water Cylinder



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**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 10% and 75% of your SO Resi home. That means your monthly mortgage payments and deposits 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 rental 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** 020 8607 0550  
**Email** [sales@soresi.co.uk](mailto:sales@soresi.co.uk)  
**or visit** [sharedownership.co.uk](http://sharedownership.co.uk)



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