



Swansley Park



**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 one, two, three and four bedroom apartments and houses sits within a new development just nine miles from Cambridge and a short journey 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 1, 2, 3 and 4 bedroom apartments and 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 homes overlooking an ornamental lake.

It’s here you’ll discover a variety of property sizes – from family-friendly two, three and four-beds to our stylish 1-bedroom apartments. 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 that 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 an 9 minute drive from SO Resi Cambourne.

Travel times by Google maps.



SO Resi Cambourne: Swansley Park | The area



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



The Tippy Vegan Cambridge,  
Trip Advisor







## 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 and a secondary school planned, 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
  - SO Flexi units
  - Play area

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



# Development overview



Sat Nav location  
CB23 3PG

At SO Resi, we know there's more to a three-bedroom home than its three bedrooms. That's why we have a selection of shared-ownership' properties in Cambourne, with a mix of 1, 2, 3 and 4 bedroom homes. Some have garages and all houses have gardens – with private parking. Built to a high specification with a choice of contemporary fixtures and fittings, a SO Resi home brings a sense of luxury to your day-to-day.

Demand for properties in Cambourne West 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 planned, 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  | Bin store       |
| SO Flexi units | ★ Sales office  |
| Cycle store    | + Car Port/Barn |

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





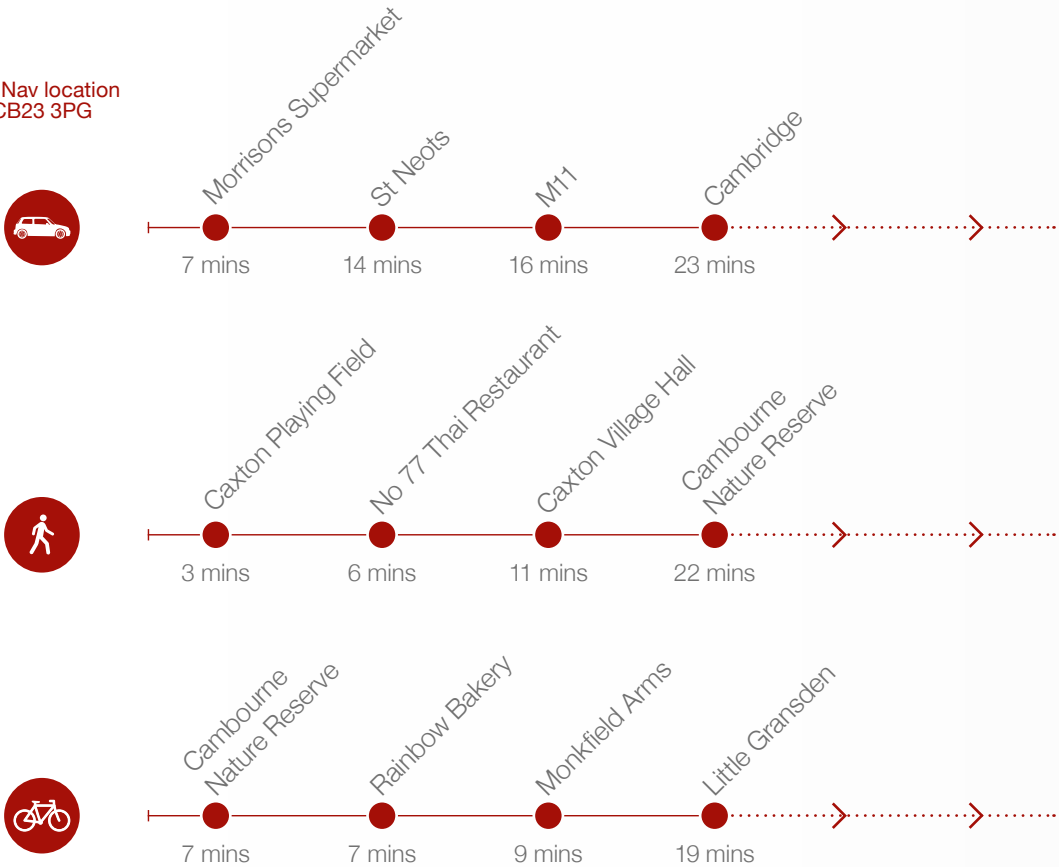
Sleek  
and stylish



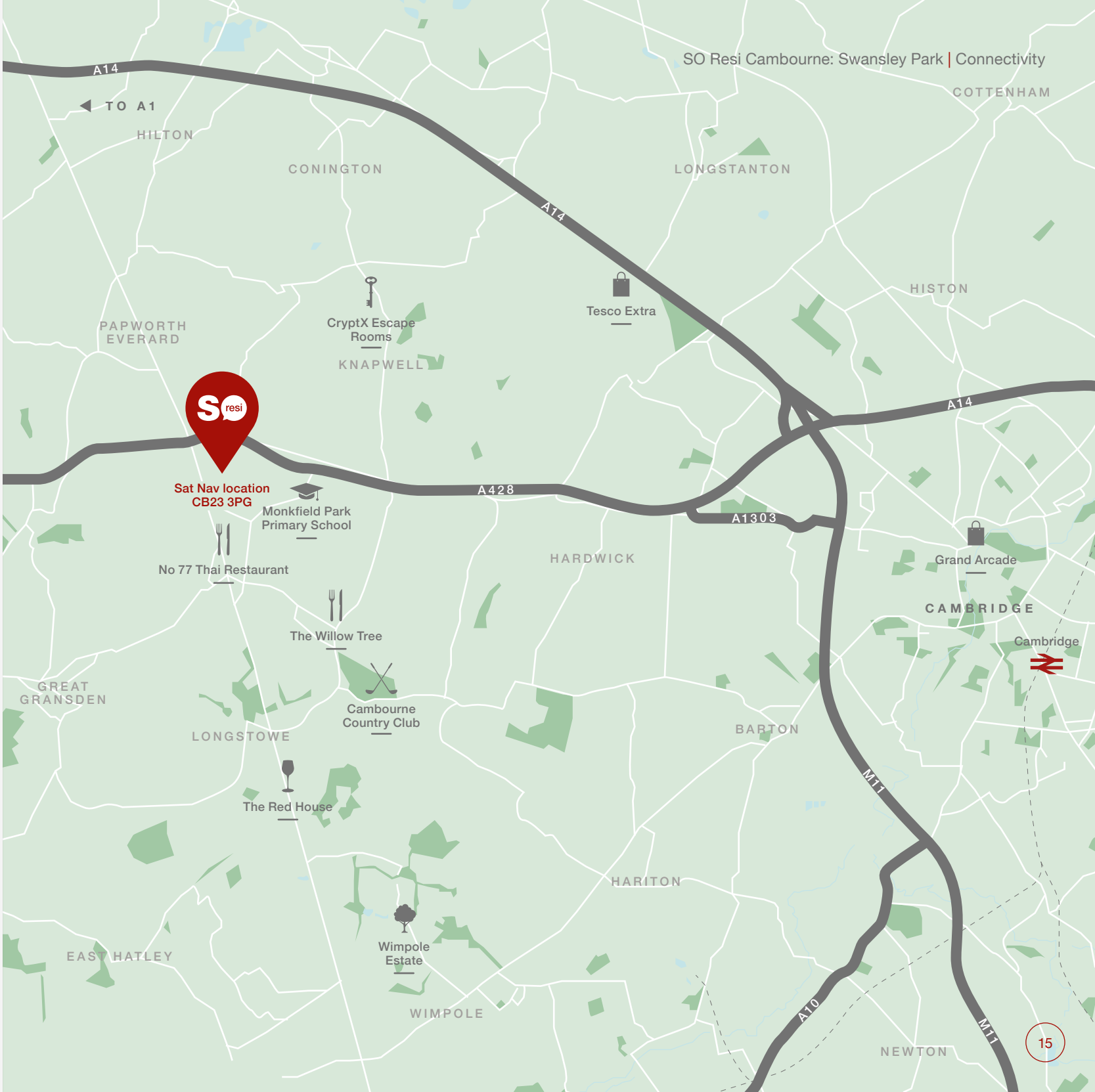
# Effortless connections

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 3PG



Times taken from Google Maps.





# Your home, your way

Whether you opt for house or maisonette living, all our properties come with spacious kitchen-diners, fitted kitchens and off-street parking - all standard features of homes that are anything but.

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

## Bathroom

- Ecochrome thermostatic shower
- Heated chrome towel rail for houses
- Shaver sockets
- Synergy angle shower & bath screen

## Kitchen

- Moores Zurich Gloss kitchen
- Integrated Bosch dishwasher
- Integrated Bosch fridge freezer and washing machine
- Karndean flooring
- Bosch oven and ceramic hob

## General

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

\* 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.



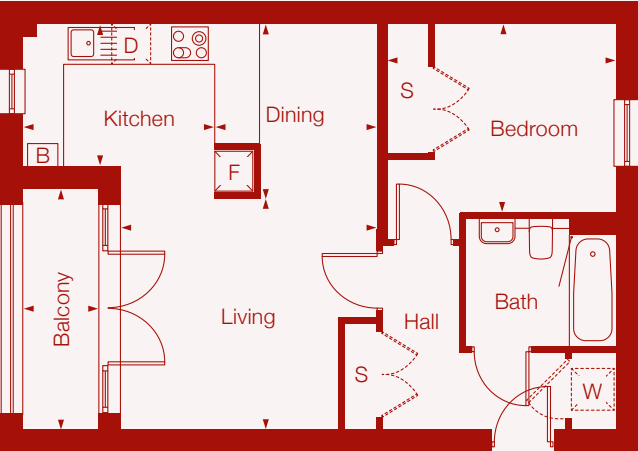




Type 1

1 Bedroom Apartment

SO Resi Cambourne: Swansley Park | Plans



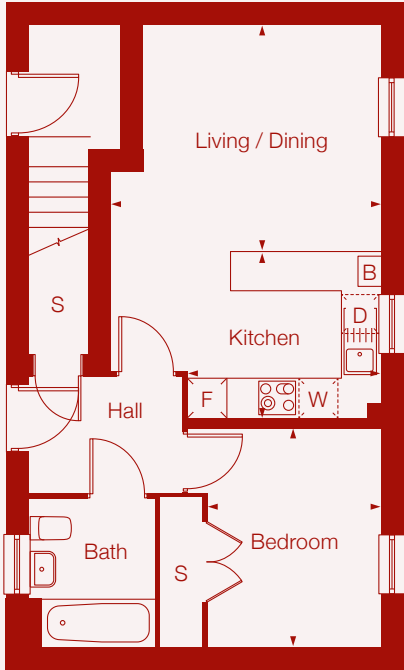
Plot	Floor	Room	Metric	Imperial	
1935	G	Living	3.85m x 3.47m	12'8" x 11'5"	<div><div>S</div> Storage</div> <div><div>F</div> Fridge Freezer</div> <div><div>W</div> Washer</div> <div><div>B</div> Boiler</div> <div><div>D</div> Dishwasher</div>

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



Type 2

1 Bedroom  
Maisonette

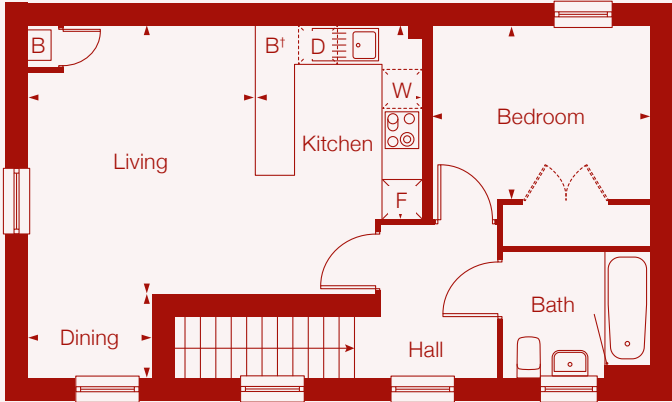


Plot	Floor	Room	Metric	Imperial	
1990	G	Living / Dining	3.4m x 4.04m	11'2" x 13'3"	<div><div>F</div>Fridge Freezer</div> <div><div>W</div>Washer</div> <div><div>B</div>Boiler</div> <div><div>D</div>Dishwasher</div>

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

Type 3

1 Bedroom  
Maisonette



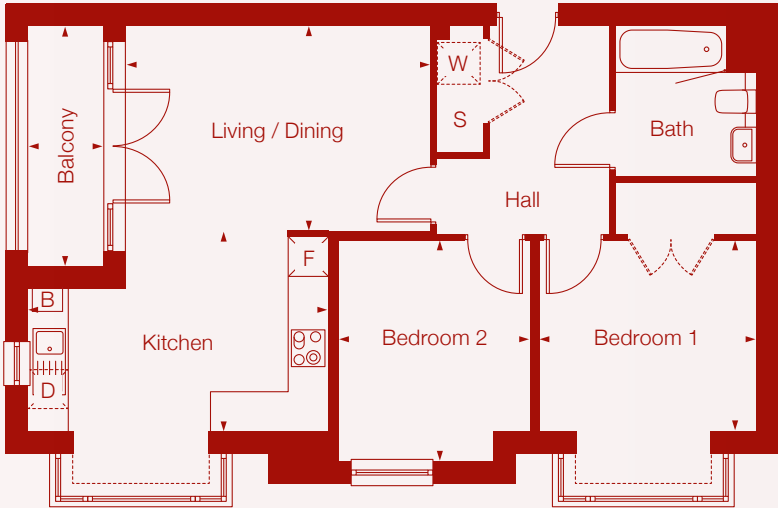
Plot	Floor	Room	Metric	Imperial	
1991 <sup>†</sup>	1	Living	3.4m x 4.04m	11'2" x 13'3"	<div><div>F</div>Fridge Freezer</div> <div><div>W</div>Washer</div> <div><div>B</div>Boiler</div> <div><div>D</div>Dishwasher</div>

\*Kitchen layouts including cupboards and appliances are subject to change.  
<sup>†</sup>Indicates boiler position for plot 1991



Plot	Floor	Room	Metric	Imperial	
1934	G	Living / Dining	4.58m x 3.08m	15'1" x 10'2"	<div><div>F</div>Fridge Freezer</div> <div><div>W</div>Washer</div> <div><div>B</div>Boiler</div> <div><div>D</div>Dishwasher</div> <div><div>S</div>Storage</div>

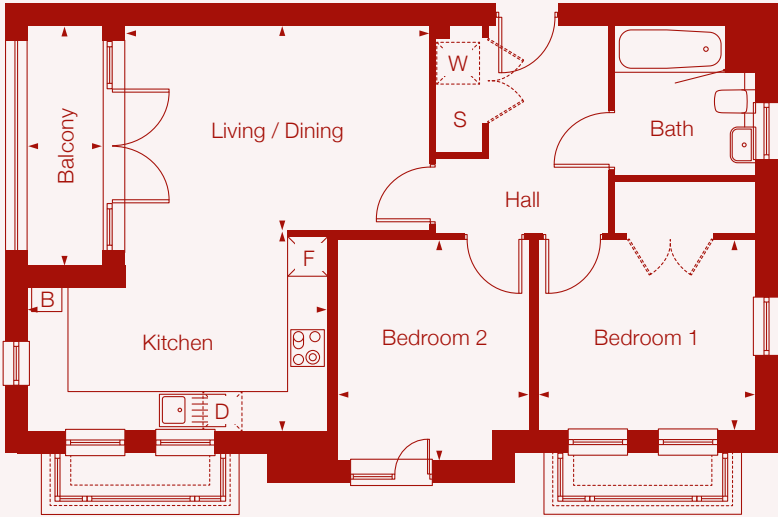
\*Kitchen layouts including cupboards and appliances are subject to change.



Type 4  
2 Bedroom  
Apartment

Plot	Floor	Room	Metric	Imperial	
1936 1938	1 2	Living / Dining	4.58m x 3.08m	15'1" x 10'2"	<div><div>F</div>Fridge Freezer</div> <div><div>W</div>Washer</div> <div><div>B</div>Boiler</div> <div><div>D</div>Dishwasher</div> <div><div>S</div>Storage</div>

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



Type 5  
2 Bedroom  
Apartment



Type 6

2 Bedroom  
End-Terrace

Ground

First Floor

Plot	Room	Metric	Imperial	
1996	Living Room	3.72m x 3.65m	12'2" x 12'	F Fridge Freezer
1999	Kitchen* / Dining	4.74m x 3.25m	15'7" x 10'8"	W Washer
	Bedroom 1	4.74m x 3.45m	15'7" x 11'4"	B Boiler
	Bedroom 2	2m x 2.56m	13'2" x 8'5"	D Dishwasher
	GIA	79.06m <sup>2</sup>		S Storage

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

Type 7

3 Bedroom

Ground

First Floor

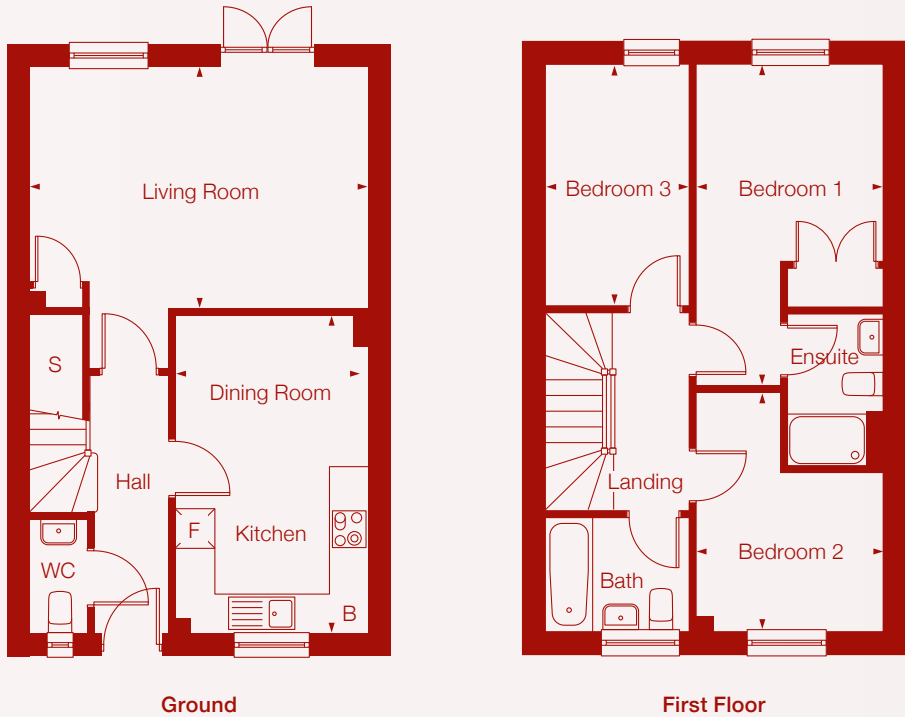
Plot	Room	Metric	Imperial	
1954 SD	Living Room	4.98m x 3.19m	16'4" x 10'6"	F Fridge Freezer
1958 EOT	Kitchen*	2.8m x 2.5m	9'2" x 8'3"	W Washer
1961 EOT	Dining	2.8m x 2.28m	9'2" x 7'6"	B Boiler
2023 SD	Bedroom 1	2.77m x 2.71m	9'1" x 8'11"	D Dishwasher
2029 SD	Bedroom 2	2.77m x 2.86m	9'1" x 9'6"	S Storage
2031 MT	Bedroom 3	2.12m x 3.19m	7' x 10'6"	
2032 EOT	GIA	80.37m <sup>2</sup>		

\*Kitchen layouts including cupboards and appliances are subject to change.  
MT = Mid Terrace | EOT = End of Terrace | SD = Semi Detached



Type 8

3 Bedroom  
Semi-Detached



Plot	Room	Metric	Imperial	
1952	Living Room	5.09m x 3.63m	16'9" x 11'11"	<div>F</div> Fridge Freezer <div>W</div> Washer <div>B</div> Boiler <div>D</div> Dishwasher <div>S</div> Storage
1953	Kitchen*	2.91m x 2.49m	9'7" x 8'2"	
2012	Dining	2.91m x 2.26m	9'7" x 7'5"	
2013	Bedroom 1	2.85m x 3.66m	9'4" x 12'	
2024	Bedroom 2	2.85m x 2.37m	9'4" x 7'9"	
2025	Bedroom 3	2.15m x 3.64m	7'1" x 12'	
2026	GIA	86.77m <sup>2</sup>		
2027				

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

Type 9

3 Bedroom  
Semi-Detached



Plot	Room	Metric	Imperial	
1967	Living Room	4.17m x 3.69m	13'8" x 12'1"	<div>F</div> Fridge Freezer <div>W</div> Washer <div>B</div> Boiler <div>D</div> Dishwasher <div>S</div> Storage
1968	Kitchen* / Dining	5.19m x 3.63m	17' x 11'11"	
	Bedroom 1	2.95m x 4.15m	9'8" x 13'7"	
	Bedroom 2	4.5m x 2.55m	14'9" x 8'5"	
	Bedroom 3	2.15m x 4.15m	7'1" x 13'7"	
	GIA	93.58m <sup>2</sup>		

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



Type 10

4 Bedroom

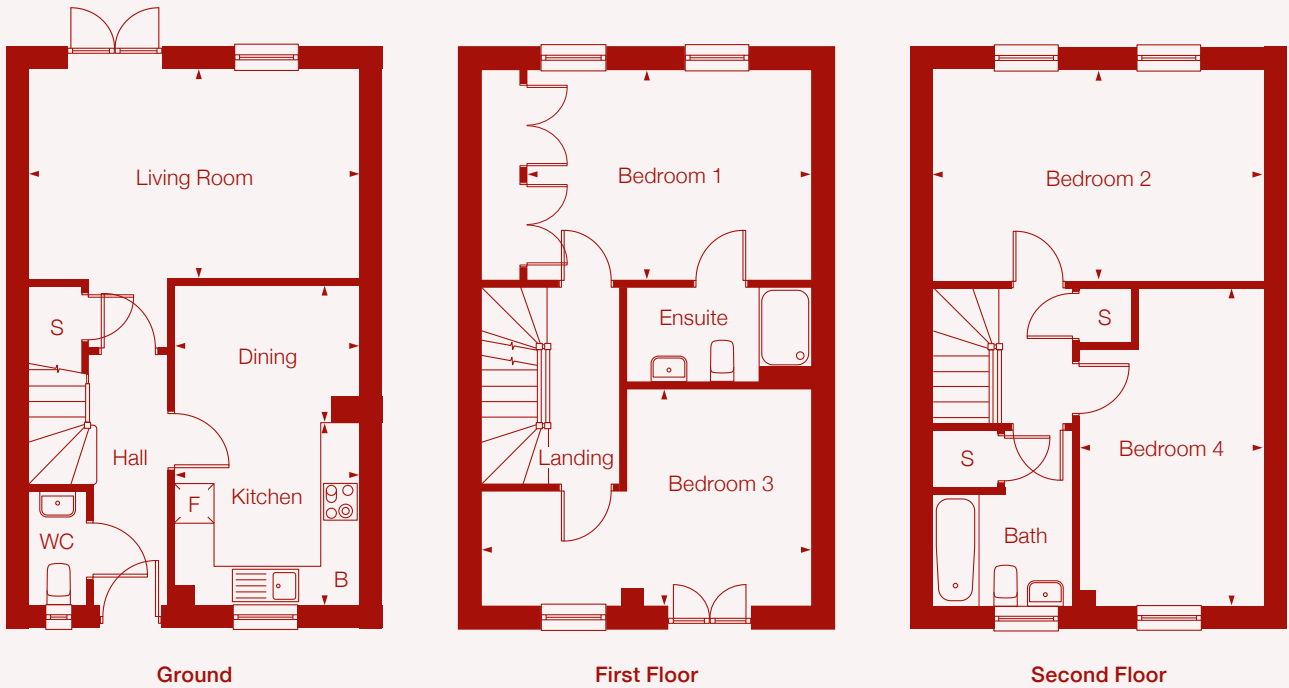


Plot	Room	Metric	Imperial	
1943 SD	Living Room	4.98m x 3.2m	16'4" x 10'6"	<div><div>F</div>Fridge Freezer</div> <div><div>W</div>Washer</div> <div><div>B</div>Boiler</div> <div><div>D</div>Dishwasher</div> <div><div>S</div>Storage</div>

\*Kitchen layouts including cupboards and appliances are subject to change.  
MT = Mid Terrace | EOT = End of Terrace | SD = Semi Detached

Type 11

4 Bedroom  
Semi-Detached



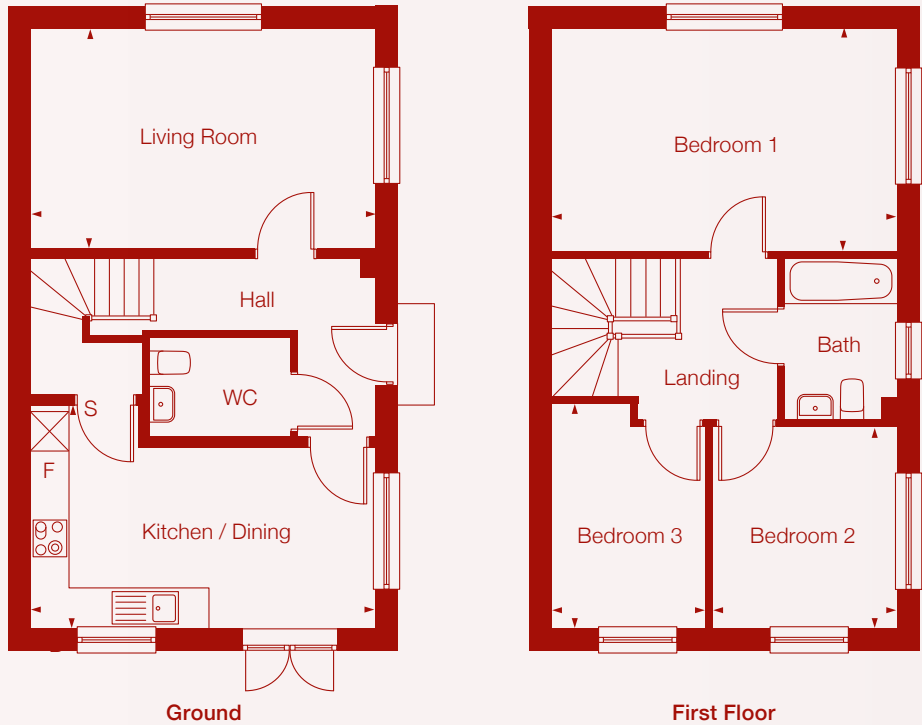
Plot	Room	Metric	Imperial	
1926	Living Room	4.98m x 3.16m	16'4" x 10'4"	<div><div>F</div>Fridge Freezer</div> <div><div>W</div>Washer</div> <div><div>B</div>Boiler</div> <div><div>D</div>Dishwasher</div> <div><div>S</div>Storage</div>

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



Type 12

3 Bedroom Detached

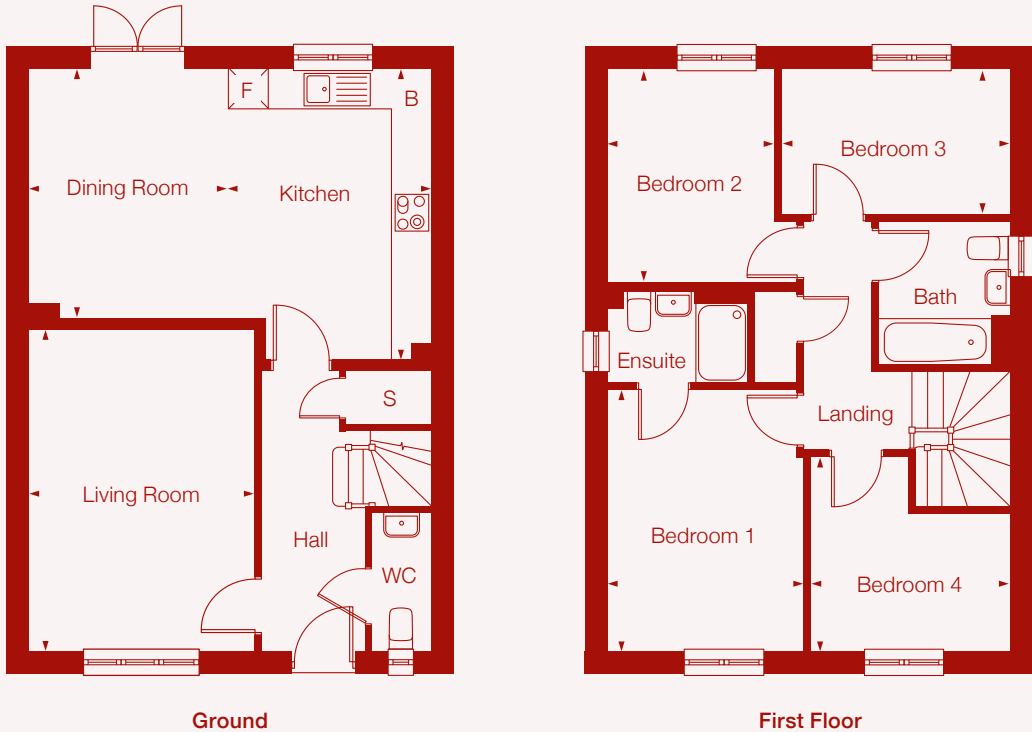


Plot	Room	Metric	Imperial	
1940	Living Room	5.19m x 3.32m	17' x 10'11"	<div><div>F</div>Fridge Freezer</div> <div><div>W</div>Washer</div> <div><div>B</div>Boiler</div> <div><div>D</div>Dishwasher</div> <div><div>S</div>Storage</div>

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

Type 13

4 Bedroom Detached



Plot	Room	Metric	Imperial	
2009	Living Room	3.39m x 4.83m	11'2" x 15'10"	<div><div>F</div>Fridge Freezer</div> <div><div>W</div>Washer</div> <div><div>B</div>Boiler</div> <div><div>D</div>Dishwasher</div> <div><div>S</div>Storage</div>

\*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](mailto:sales@soresi.co.uk)**

**or visit [sharedownership.co.uk](https://www.sharedownership.co.uk)**

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