



 Finchampstead  
Making home ownership possible



## Experts in Shared Ownership

**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 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.

# Contemporary comfort, countryside calm

SO Resi Finchampstead is a collection of stylish two and three-bedroom houses in the leafy new neighbourhood of Finchwood Park, Wokingham.

Set within the wider Arborfield area, this attractive new development offers the perfect balance of countryside charm and modern convenience. With excellent local schools, shops, green open spaces, and great transport links, Finchwood is ideal for growing families and first-time buyers alike.

Each high-quality home at SO Resi Finchampstead features a contemporary interior, thoughtfully designed to maximise space and natural light. Outside, tree-lined streets and landscaped surroundings create a welcoming, community-focused atmosphere.

Whether you're looking for a fresh start or your next step, SO Resi Finchampstead offers the ideal setting to call home.



**A new collection  
of 2 & 3 bedroom  
Shared Ownership  
houses**

# A vibrant market town

Set on the edge of the sought-after village of Finchampstead, SO Resi Finchampstead offers the perfect gateway to Wokingham – a historic market town tucked within the leafy surroundings of Berkshire.

Wokingham combines countryside charm with a vibrant modern lifestyle. Ideally located just a short distance from Reading and well connected to London, it offers the best of both worlds – excellent transport links, top-rated schools, and a welcoming community.

The town centre blends traditional character with contemporary convenience, featuring cobbled streets, independent boutiques, cosy cafés, and well-known high-street names. Weekly markets, local events, and ongoing investment in leisure and retail spaces add to the area’s appeal, creating a lively yet laid-back atmosphere.

Surrounded by parks, woodlands, and scenic trails, Wokingham is perfect for outdoor living. Whether you’re enjoying a peaceful walk in California Country Park, cycling through green spaces, or making the most of local sports clubs and the modern leisure centre, there’s something for everyone. At SO Resi Finchampstead, you’re perfectly placed to enjoy it all – with comfort, community, and connection at your doorstep.



**Finchampstead’s name is believed to derive from the abundance of finches in the area, reflecting its rich natural environment.**



1

## Finchampstead Ridges

Finchampstead Ridges is a scenic National Trust woodland offering stunning views across the Berkshire countryside. With its mix of pine trees, heathland, and walking trails, it's a peaceful spot for nature lovers, dog walkers, and anyone looking to enjoy the great outdoors close to home.

 7 minutes

2

## Holmes Grange

Holme Grange Craft Village is a charming countryside destination, home to craft shops, artisan studios, and a cosy coffee house set around a historic courtyard. With workshops, family activities, and year-round events, it offers a relaxed and creative experience for all ages.

 11 minutes

3

## Dinton Pastures

Dinton Pastures Country Park is a 350-acre green oasis in Wokingham, with woodlands, meadows, and lakes, offering a variety of water activities and outdoor adventures for all ages at its dedicated activity centre.

 13 minutes

4

## Wokingham Theatre

Wokingham Theatre is a vibrant community venue based in Cantley Park, hosting eight major productions each year alongside youth performances, experimental shows, new writing evenings, and a wide range of theatre workshops and training — all in its 160+ seat auditorium.

 14 minutes

5

## Wokingham Market Town

Just a few miles from Finchwood, Wokingham is a historic market town, known for its charming blend of heritage and modern living. With cobbled streets, independent shops, cafés, and a lively weekly market, it offers a strong sense of community and a vibrant town centre full of character.

 12 minutes

6

## Reading Town Centre

Just a short journey from Wokingham, Reading offers a dynamic mix of shopping, dining, and entertainment. Home to The Oracle, the town's flagship shopping and leisure destination, it combines major high-street brands, independent boutiques, riverside restaurants, cinemas and cultural venues — creating a vibrant hub for everyone.

 26 minutes

## Things to do

1



9



2



3



4



5



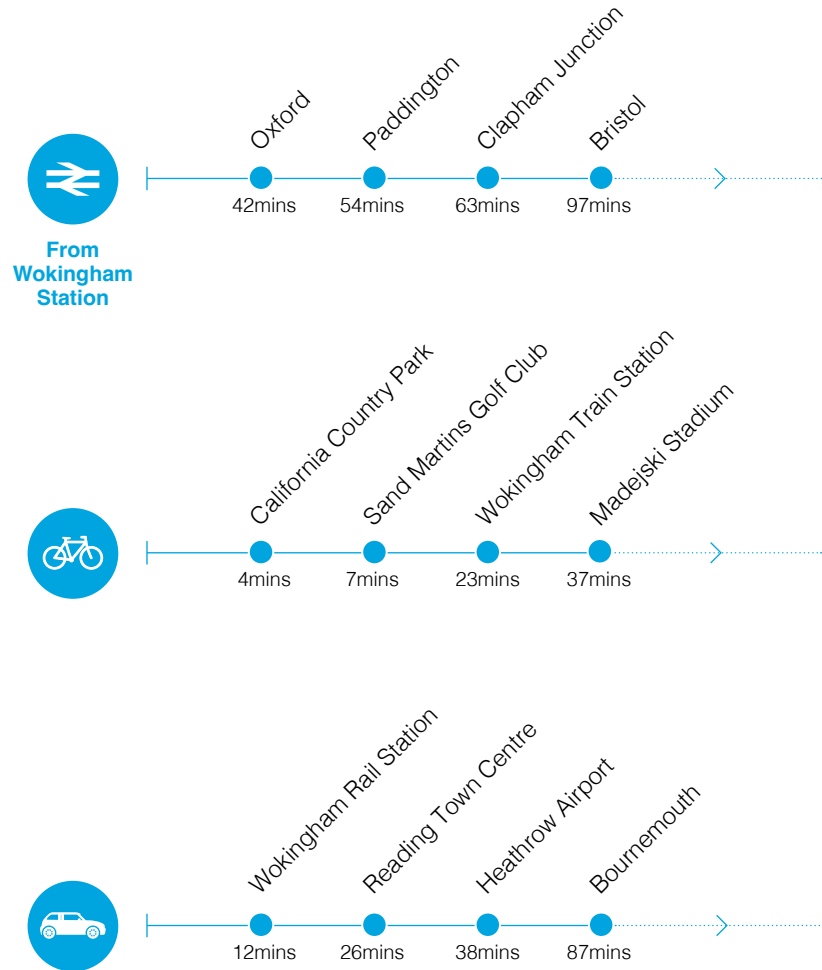
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Travel times are taken from Google and can vary depending on the time of day.

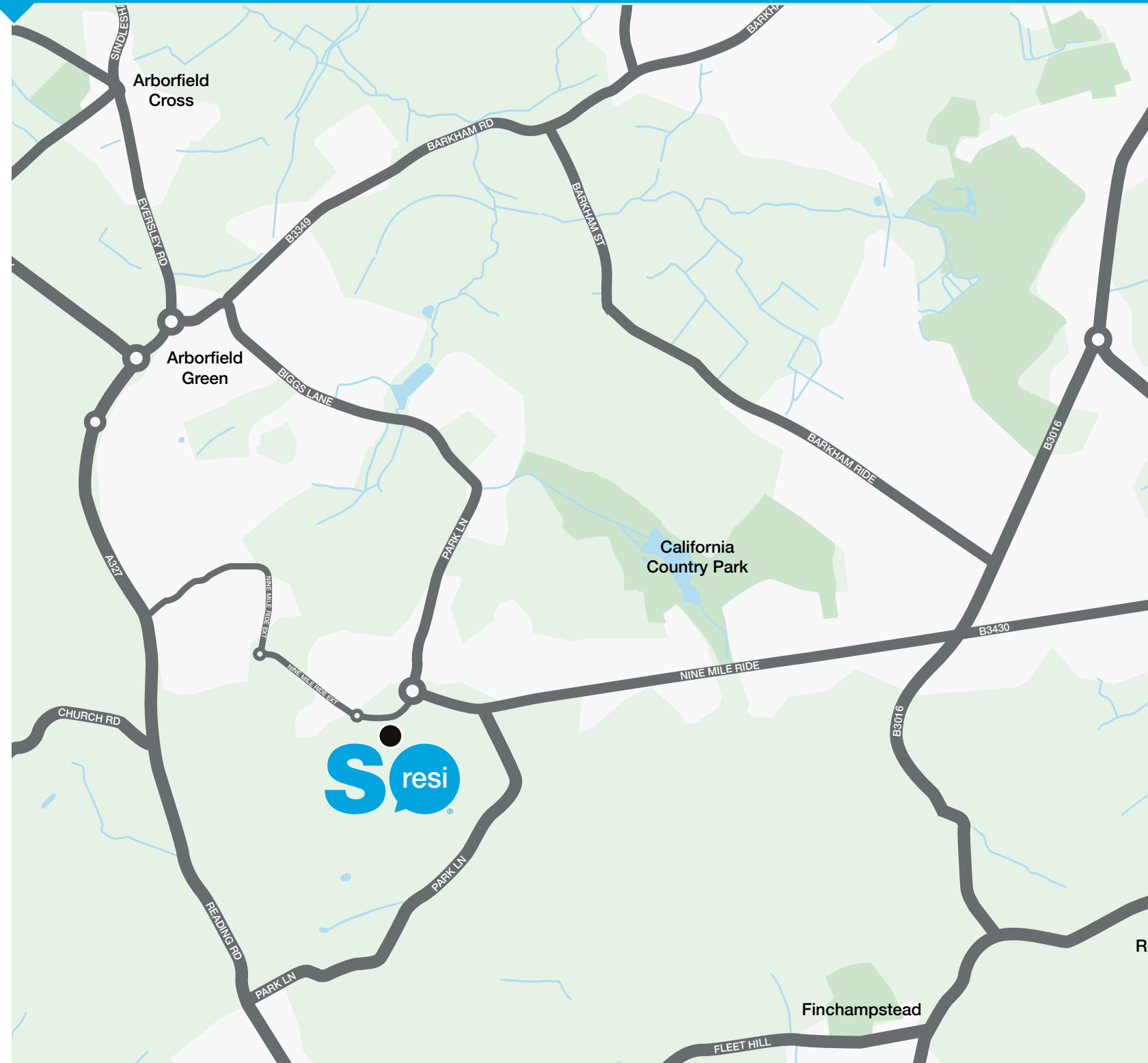
10

# Where everything connects

Travel connections at SO Finchampstead are fantastic too with two mainline stations within four miles in Wokingham and Crowthorne, both with services into London. The M3 and M4 are both around 8 miles away, providing easy access to London, the South and the West.



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



# Development overview

Everyone from young professionals to growing families is sure to find their dream home with SO Resi Finchampstead. Choose from a range of spacious 2, and 3 bedroom homes, filled with natural light and designed with flexible layouts, smart sustainable technology, and high-quality specifications throughout. Distinctive exterior features and natural materials complement the carefully considered, eco-conscious landscaping of this aspirational garden village.

Set within 140 acres of leafy green surroundings to the north of Finchampstead, SO Resi Finchampstead is built around a commitment to outstanding quality – in both the homes and the lifestyle on offer. Much of Finchwood Park is dedicated to public open space, with walking and cycling paths, eco-friendly play areas, and tranquil leisure spots that encourage a strong sense of well-being.

Just a short walk, cycle, or drive away, you'll find even more to explore in the surrounding countryside – from country parks and lakes to peaceful woods and meadows. It's the perfect place to put down roots, feel connected to nature, and enjoy life to the fullest.



**What3Words**  
 ///swung.searcher.backhand

**Key**

- SO Resi
- SO Flexi
- Social Rent
- Affordable Rent
- Care & Support
- Marketing Suite
- Cycle Store
- Bin Store



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

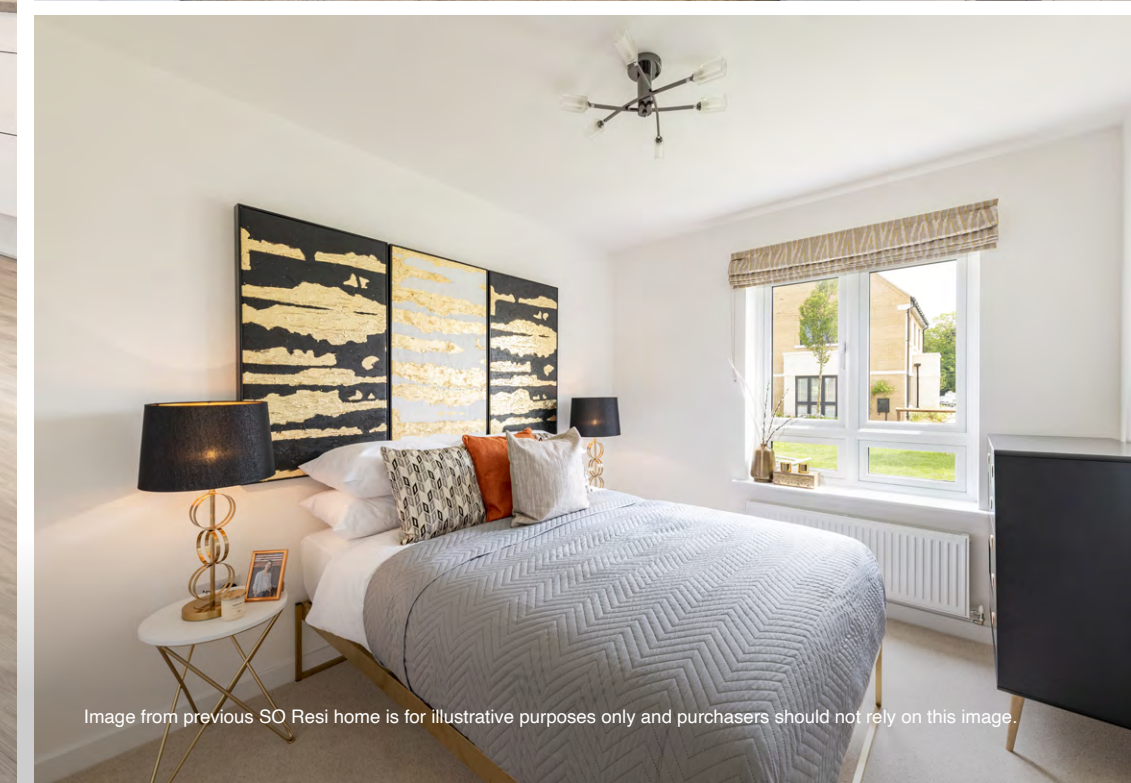


Image from previous SO Resi home is for illustrative purposes only and purchasers should not rely on this image.

# Specification

## General

- Elegant Karndean flooring throughout the hallway and storage areas
- Neutral-toned heavy-duty carpets in all bedrooms for ultimate comfort
- Broadband connectivity for seamless living
- Master bedroom enhanced with a bespoke sliding mirrored wardrobe featuring soft-close doors
- Air source heat pumps are installed in the rear gardens of houses, with hot water cylinders located inside the property

## Kitchen

- Contemporary kitchens cabinets
- Durable fitted kitchen units, worktops, matching upstand and stainless-steel splash back
- Sleek, handleless door and drawer fronts for a contemporary aesthetic
- Ambient under-cabinet LED lighting for a refined atmosphere
- Integrated Bosch appliances, including single fitted oven, ceramic hob, dishwasher, fridge freezer and washing machine
- Stainless steel 1.5 bowl sink with high-quality mixer tap
- Energy-efficient LED spotlights for a modern, bright finish

## Bathroom & Ensuites

- Ensuite bathrooms featured in select residences
- Stylish bathroom suites with pristine white sanitaryware
- Neutral-toned ceramic wall and floor tiles for a timeless look
- Chrome-finish heated ladder towel rail for added luxury
- Full-height and width mirrors above washbasins in bathrooms and ensuites in selected units

## External

- Private rear gardens to houses
- Allocated parking spaces for all properties

## Security

- Multi-sensor heat and smoke alarms for peace of mind

# Plans

Type 1 > 2 bedroom house

Type 2 > 2 bedroom house

Type 3 > 3 bedroom house

Type 4 > 3 bedroom house

Type 5 > 3 bedroom house

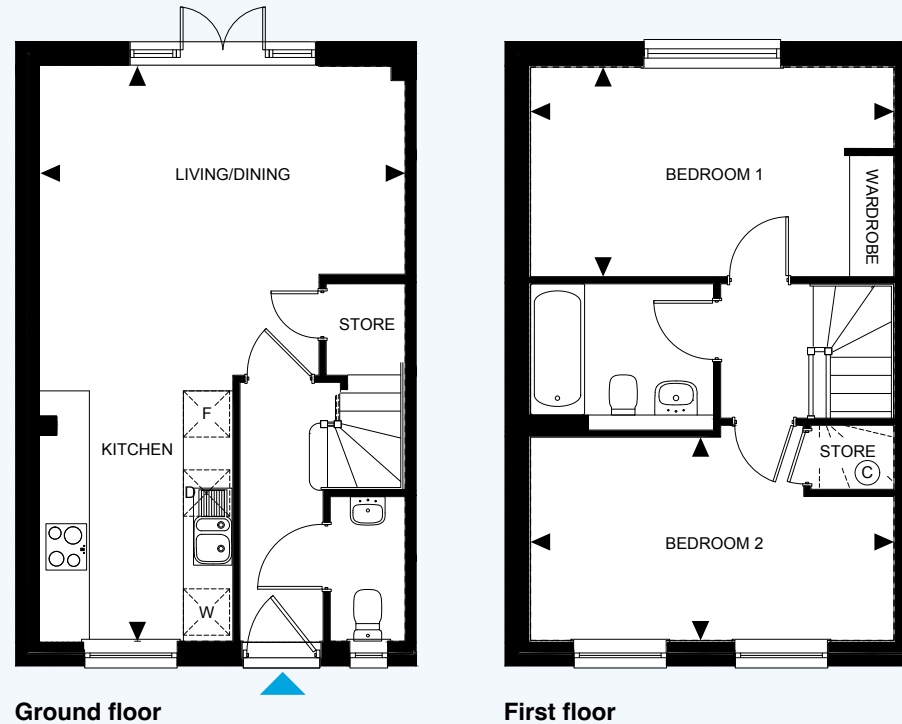
Type 6 > 3 bedroom house

Type 7 > 3 bedroom house

Plot	Handed
573	593
574	595
592	626
619	646
625	
628	
630	

**Type 1**

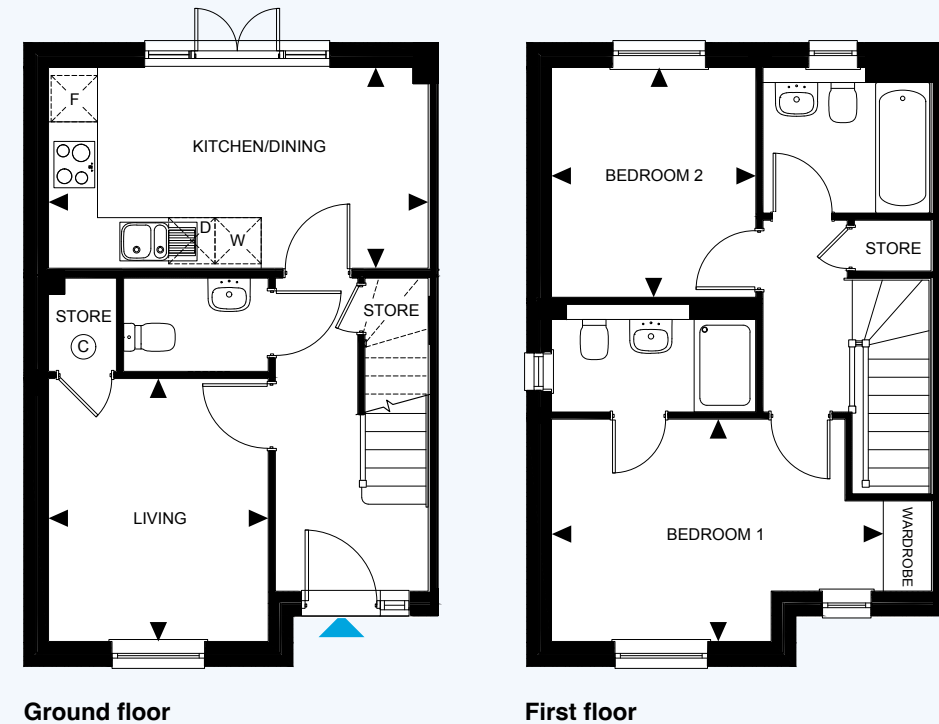
2 bedroom house



Plot	Handed
615	616

**Type 2**

2 bedroom house



Room	Metric	Imperial	
Living/Dining	4.73m x 7.45m	15' 6" x 24' 5"	[F] Fridge/Freezer
Bedroom 1	4.73m x 2.72m	15' 6" x 8' 11"	[W] Washing Machine
Bedroom 2	4.73m x 2.64m	15' 6" x 8' 8"	[D] Dishwasher
<b>GIA</b>	<b>70 sq m</b>	<b>753 sq ft</b>	[C] Hot Water Cylinder

Room	Metric	Imperial	
Kitchen/Dining	4.92m x 2.60m	16' 2" x 8' 7"	[F] Fridge/Freezer
Living	2.85m x 3.41m	9' 4" x 11' 2"	[W] Washing Machine
Bedroom 1	4.30m x 2.90m	14' 1" x 9' 6"	[D] Dishwasher
Bedroom 2	2.65m x 2.98m	8' 8" x 9' 9"	[C] Hot Water Cylinder
<b>GIA</b>	<b>71.4 sq m</b>	<b>769 sq ft</b>	

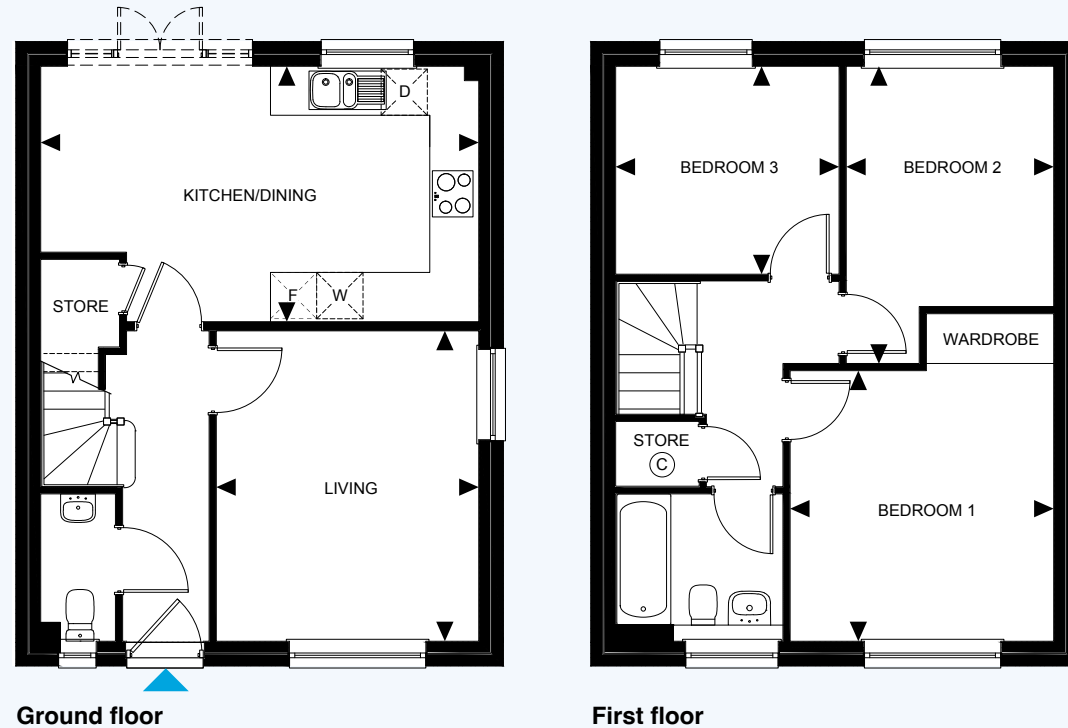
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- Plot Handed**  
 590 572  
 695 596  
 743 627  
 648  
 738  
 740  
 745

**Type 3**

3 bedroom house

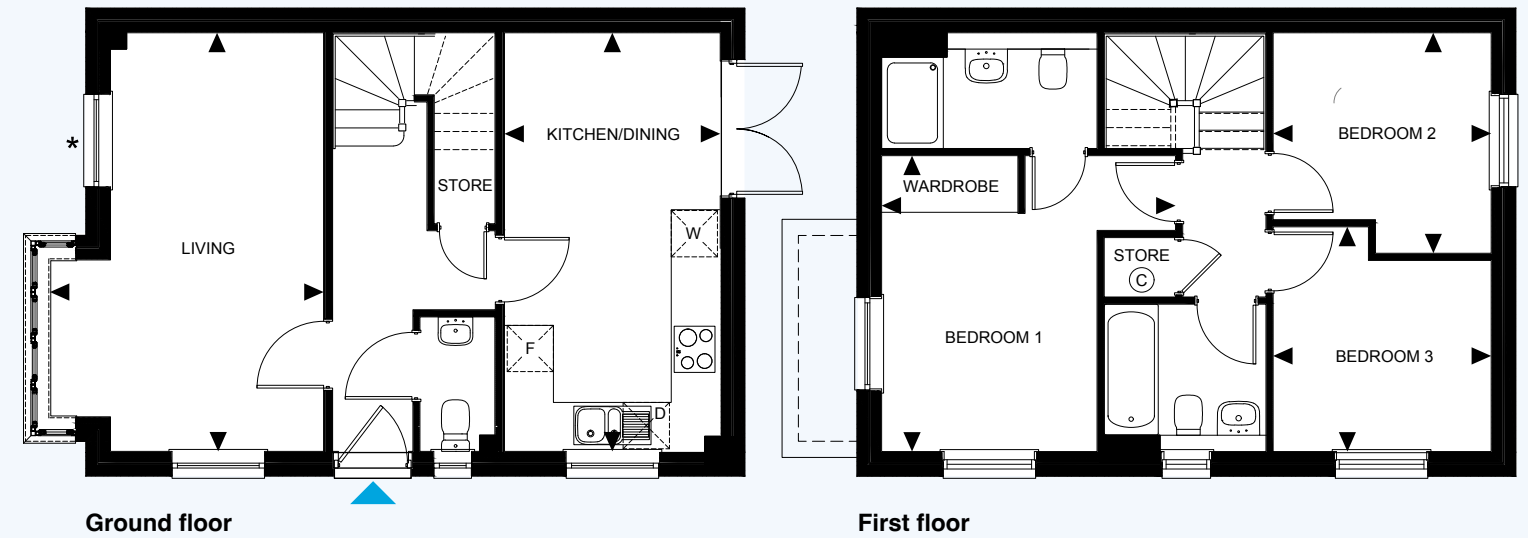


- Plot Handed**  
 571 589  
 575 591  
 597 594  
 620 645  
 623 647  
 629 652  
 631 728  
 693 744  
 739

**Type 4**

3 bedroom house

\*No windows to plots 647 & 804



Room	Metric	Imperial
Kitchen/Dining	5.68m x 3.31m	18' 8" x 10' 10"
Living	3.40m x 4.02m	11' 2" x 13' 2"
Bedroom 1	3.42m x 3.51m	11' 2" x 11' 6"
Bedroom 2	2.68m x 3.85m	8' 10" x 12' 8"
Bedroom 3	2.90m x 2.70m	9' 6" x 8' 10"
<b>GIA</b>	<b>84 sq m</b>	<b>904 sq ft</b>

- [F] Fridge/Freezer
- [W] Washing Machine
- [D] Dishwasher
- [C] Hot Water Cylinder

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Room	Metric	Imperial
Kitchen/Dining	2.80m x 5.43m	9' 2" x 17' 8"
Living	3.55m x 5.43m	11' 8" x 17' 8"
Bedroom 1	3.81m x 3.84m	12' 6" x 12' 7"
Bedroom 2	2.83m x 2.86m	9' 3" x 9' 5"
Bedroom 3	2.83m x 2.91m	9' 3" x 9' 7"
<b>GIA</b>	<b>87 sq m</b>	<b>936 sq ft</b>

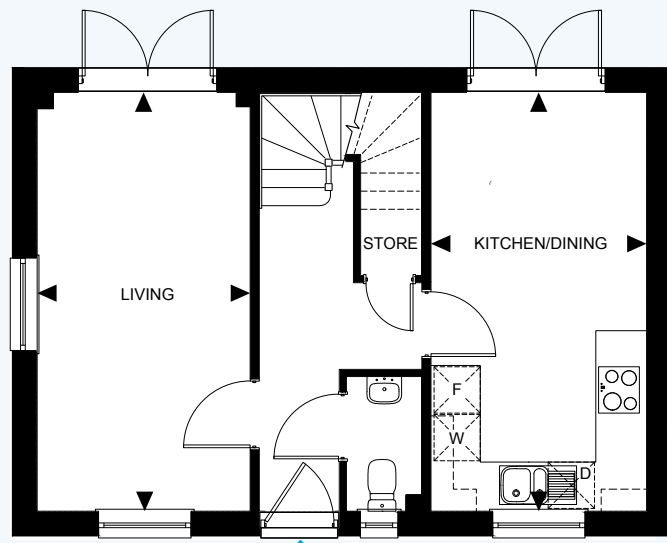
- [F] Fridge/Freezer
- [W] Washing Machine
- [D] Dishwasher
- [C] Hot Water Cylinder

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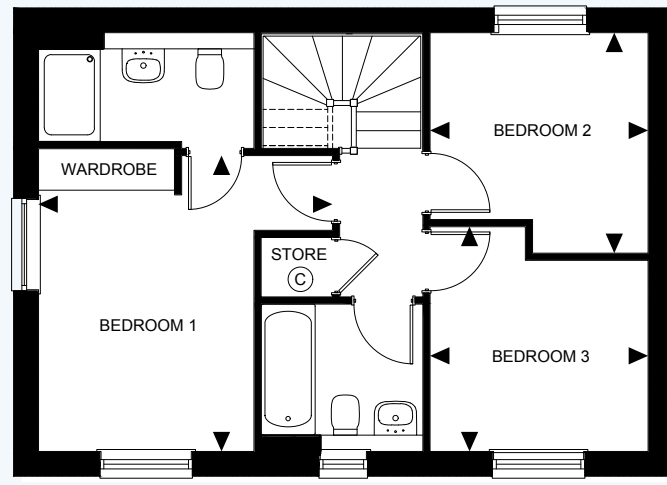
Plot	Handed
598	600
599	701
725	729
742	741

**Type 5**

3 bedroom house



Ground floor



First floor

Room	Metric	Imperial
Kitchen/Dining	2.80m x 5.43m	9' 2" x 17' 8"
Living	2.76m x 5.43m	9' 1" x 17' 8"
Bedroom 1	3.81m x 3.84m	12' 6" x 12' 7"
Bedroom 2	2.83m x 3.86m	9' 3" x 9' 5"
Bedroom 3	2.83m x 2.91m	9' 3" x 9' 7"
<b>GIA</b>	<b>84.5 sq m</b>	<b>911 sq ft</b>

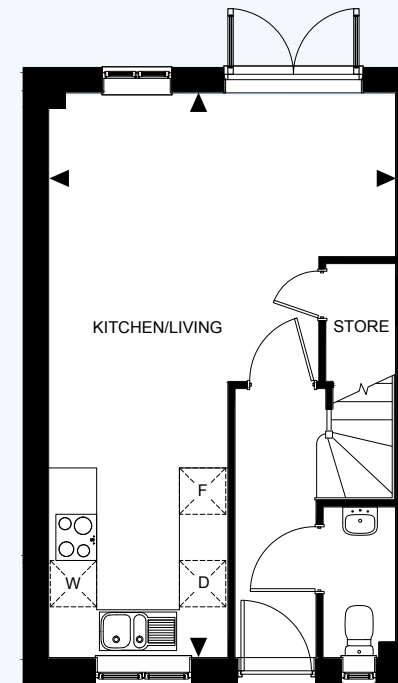
- [F] Fridge/Freezer
- [W] Washing Machine
- [D] Dishwasher
- [C] Hot Water Cylinder

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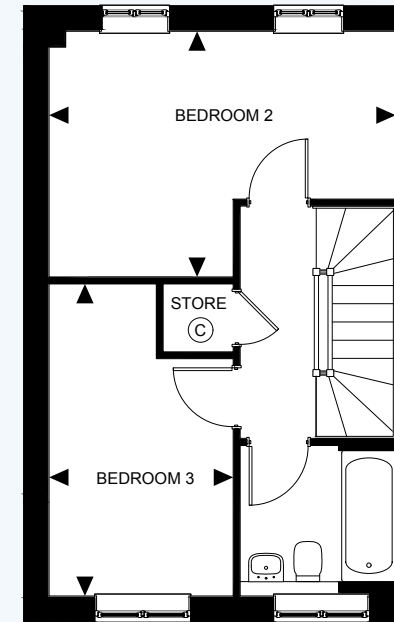
Plot	Handed
621	622
651	650
722	723
778	777

**Type 6**

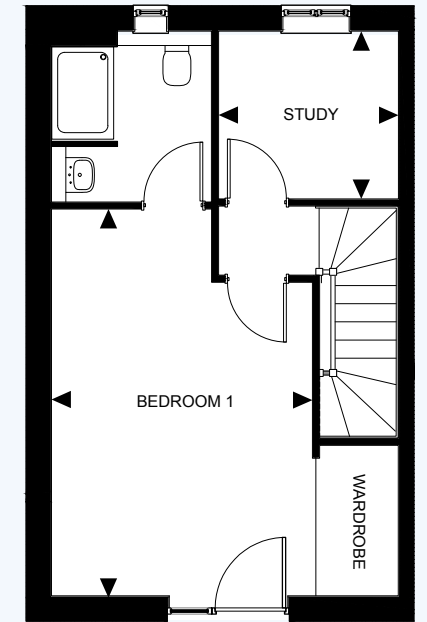
3 bedroom house



Ground floor



First floor



Second floor

Room	Metric	Imperial
Kitchen/Living	4.50m x 7.32m	14' 9" x 24' 0"
Bedroom 1	3.38m x 5.02m	11' 1" x 15' 6"
Bedroom 2	4.50m x 3.19m	14' 9" x 10' 5"
Bedroom 3	2.39m x 4.05m	7' 10" x 13' 3"
Study	2.33m x 2.18m	7' 8" x 7' 2"
<b>GIA</b>	<b>98.7 sq m</b>	<b>1,062 sq ft</b>

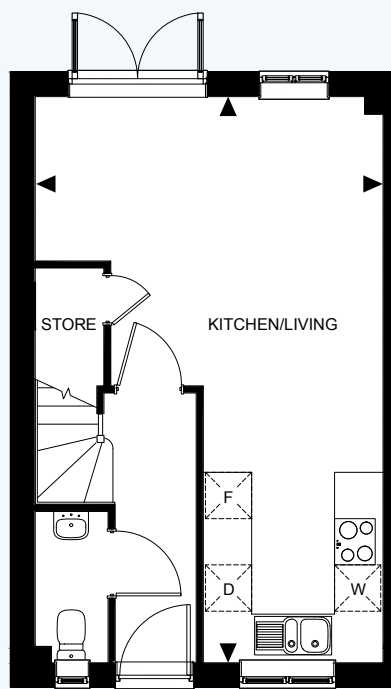
- [F] Fridge/Freezer
- [W] Washing Machine
- [D] Dishwasher
- [C] Hot Water Cylinder

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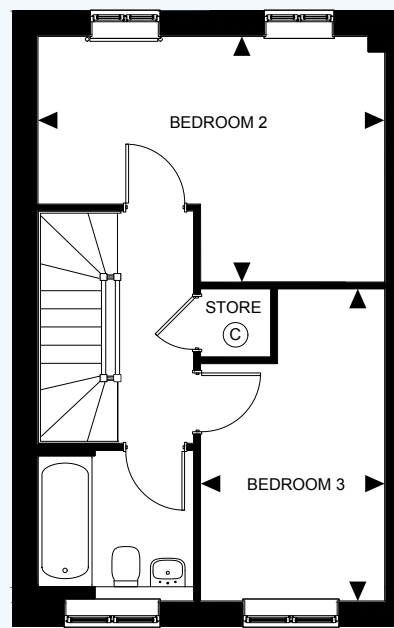
Plot	Handed
675	678
676	679
677	680
690	689
692	691
719-721	791-795
790	
796-801	

Type 7

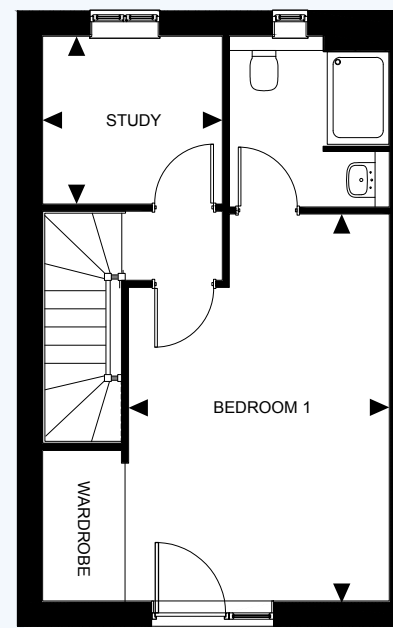
3 bedroom house



Ground floor



First floor



Second floor

Room	Metric	Imperial	
Kitchen/Living	4.50m x 7.32m	14' 9" x 24' 0"	[F] Fridge/Freezer
Bedroom 1	3.38m x 5.02m	11' 1" x 15' 6"	[W] Washing Machine
Bedroom 2	4.50m x 3.19m	14' 9" x 10' 5"	[D] Dishwasher
Bedroom 3	2.39m x 4.05m	7' 10" x 13' 3"	[C] Hot Water Cylinder
Study	2.33m x 2.18m	7' 8" x 7' 2"	
<b>GIA</b>	<b>98.7 sq m</b>	<b>1,062 sq ft</b>	

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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  
 or visit sharedownership.co.uk

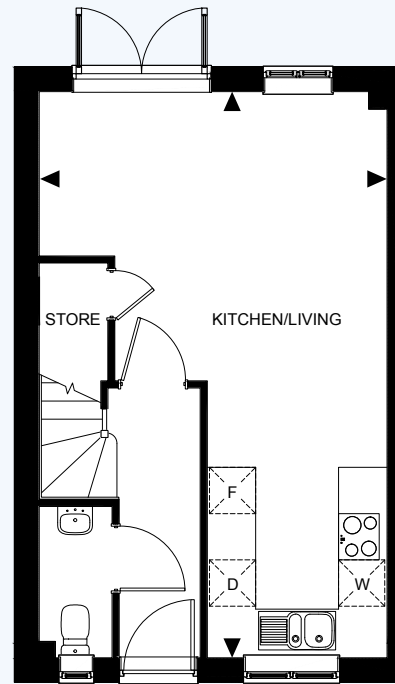
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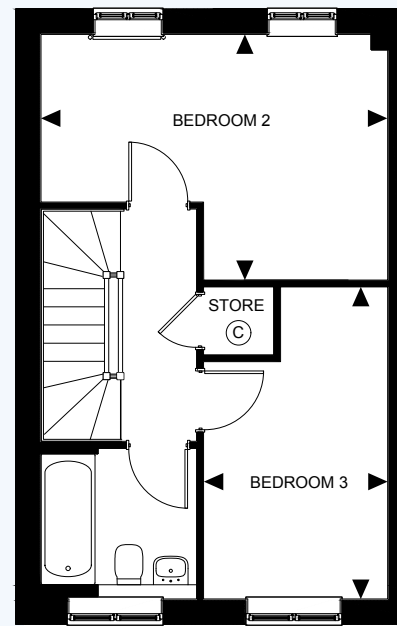
Plot	Handed
675	678
676	679
677	680
690	689
692	691
719-721	791-795
790	
796-801	

Type 7

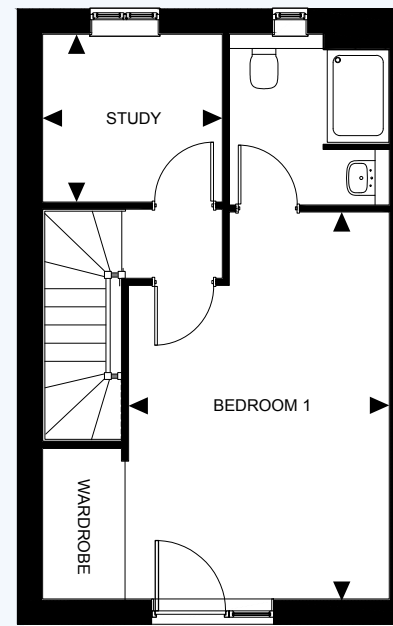
3 bedroom house



Ground floor



First floor



Second floor

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Bedroom 3	2.39m x 4.05m	7' 10" x 13' 3"	[C] Hot Water Cylinder
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