





# 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



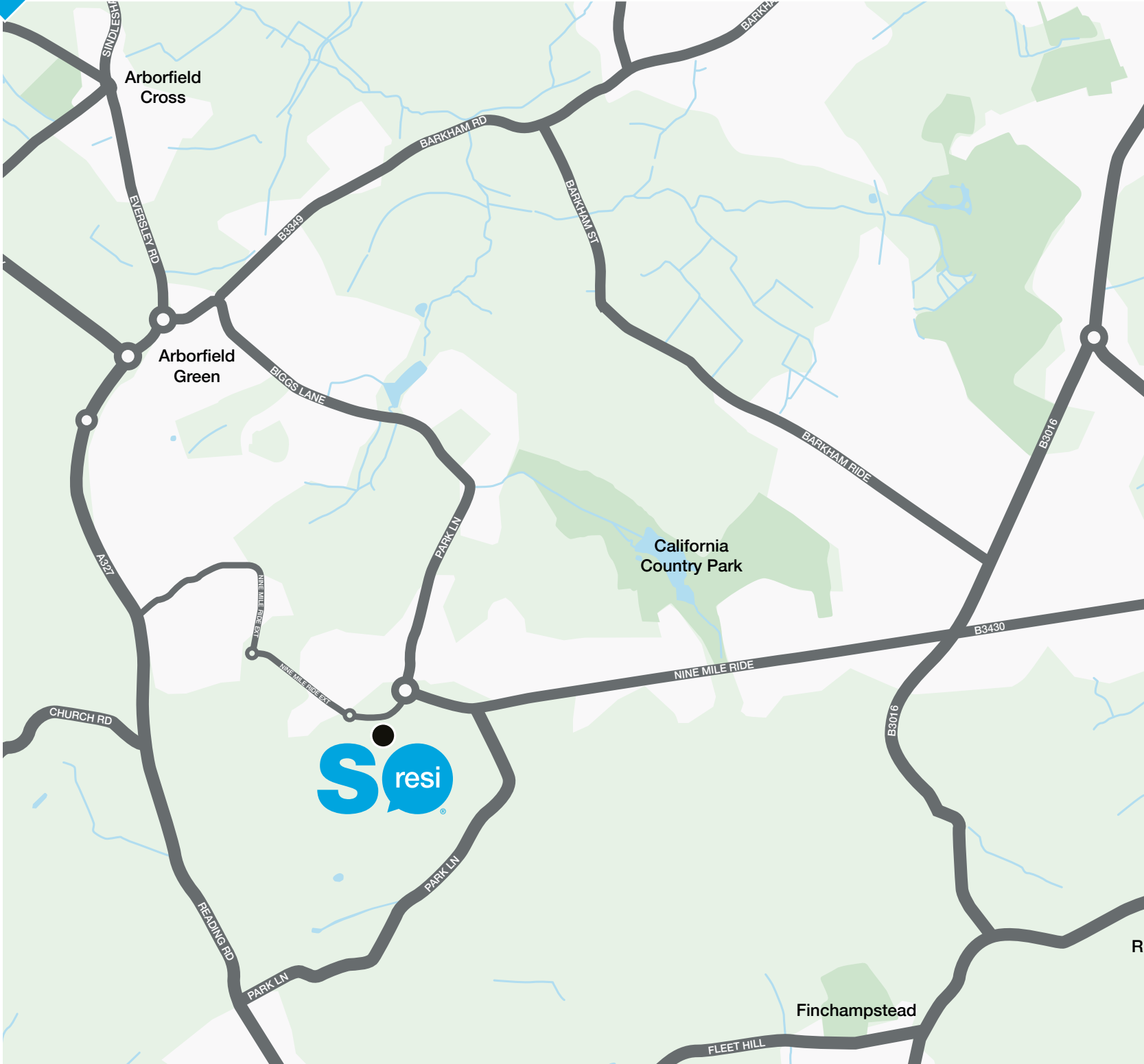
Travel times are taken from Google and can vary depending on the time of day.

# 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.



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# 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  
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- 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.



# 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

573

574

592

619

625

628

630

Handed

593

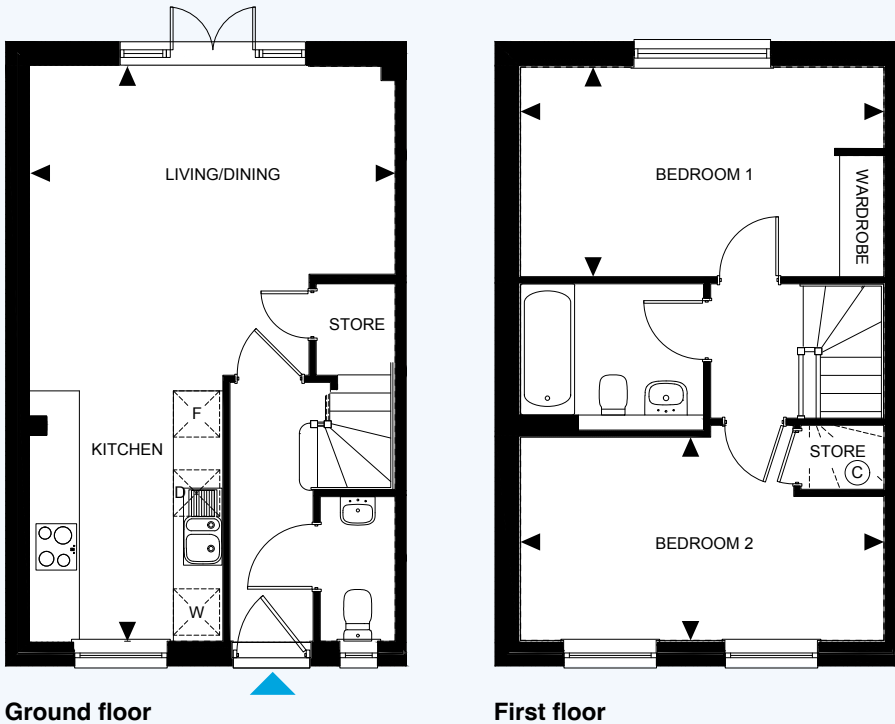
595

626

646

Type 1

2 bedroom house



| Room          | Metric        | Imperial        |
|---------------|---------------|-----------------|
| Living/Dining | 4.73m x 7.45m | 15' 6" x 24' 5" |
| Bedroom 1     | 4.73m x 2.72m | 15' 6" x 8' 11" |
| Bedroom 2     | 4.73m x 2.64m | 15' 6" x 8' 8"  |
| GIA           | 70 sq m       | 753 sq ft       |

F

Fridge/Freezer

W

Washing Machine

D

Dishwasher

C

Hot Water Cylinder

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Plot

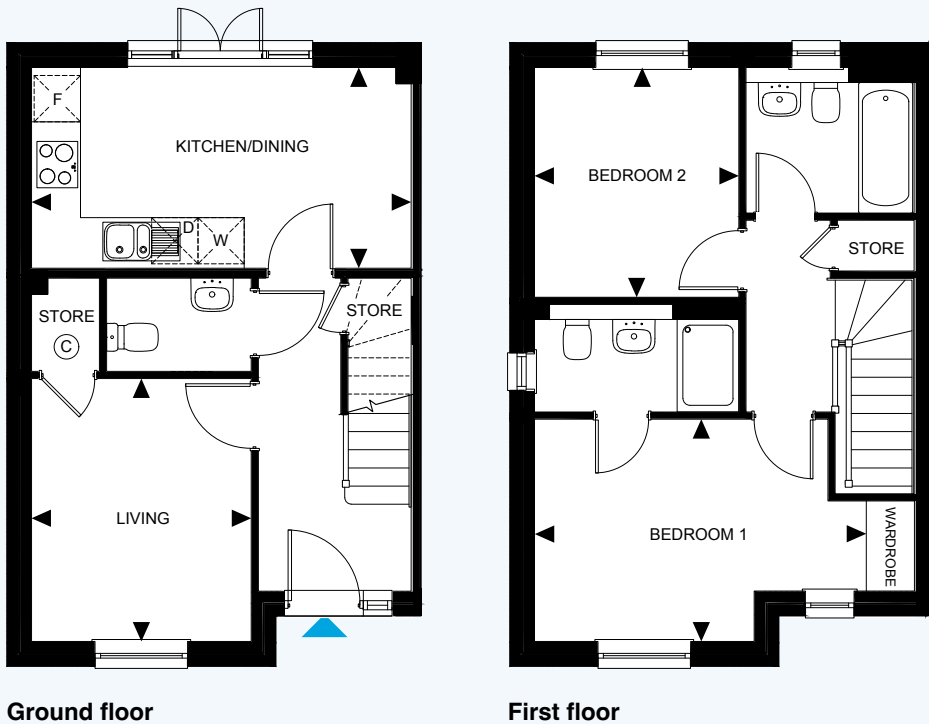
615

Handed

616

Type 2

2 bedroom house



| Room           | Metric        | Imperial       |
|----------------|---------------|----------------|
| Kitchen/Dining | 4.92m x 2.60m | 16' 2" x 8' 7" |
| Living         | 2.85m x 3.41m | 9' 4" x 11' 2" |
| Bedroom 1      | 4.30m x 2.90m | 14' 1" x 9' 6" |
| Bedroom 2      | 2.65m x 2.98m | 8' 8" x 9' 9"  |
| GIA            | 71.4 sq m     | 769 sq ft      |

F

Fridge/Freezer

W

Washing Machine

D

Dishwasher

C

Hot Water Cylinder

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Plot

Handed

590

572

695

596

743

627

648

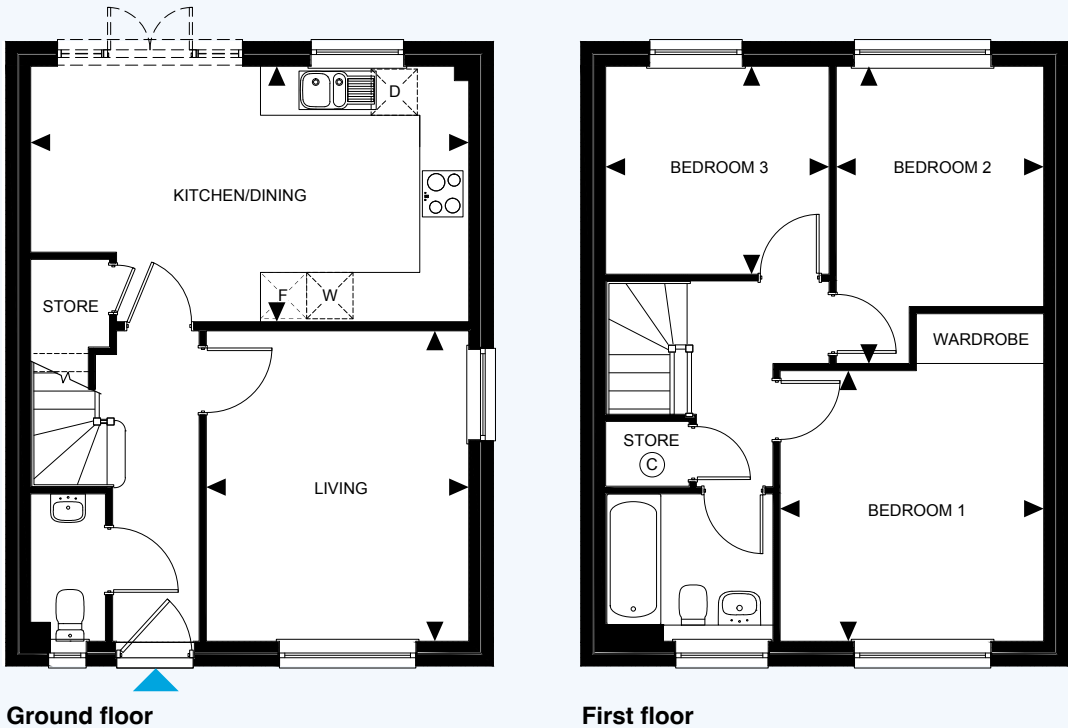
738

740

745

Type 3

3 bedroom house



| Room           | Metric        | Imperial         |                        |
|----------------|---------------|------------------|------------------------|
| Kitchen/Dining | 5.68m x 3.31m | 18' 8" x 10' 10" | [F] Fridge/Freezer     |
| Living         | 3.40m x 4.02m | 11' 2" x 13' 2"  | [W] Washing Machine    |
| Bedroom 1      | 3.42m x 3.51m | 11' 2" x 11' 6"  | [D] Dishwasher         |
| Bedroom 2      | 2.68m x 3.85m | 8' 10" x 12' 8"  | [C] Hot Water Cylinder |
| Bedroom 3      | 2.90m x 2.70m | 9' 6" x 8' 10"   |                        |
| GIA            | 84 sq m       | 904 sq ft        |                        |

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Plot

Handed

571

589

575

591

597

594

620

645

623

647

629

652

631

728

693

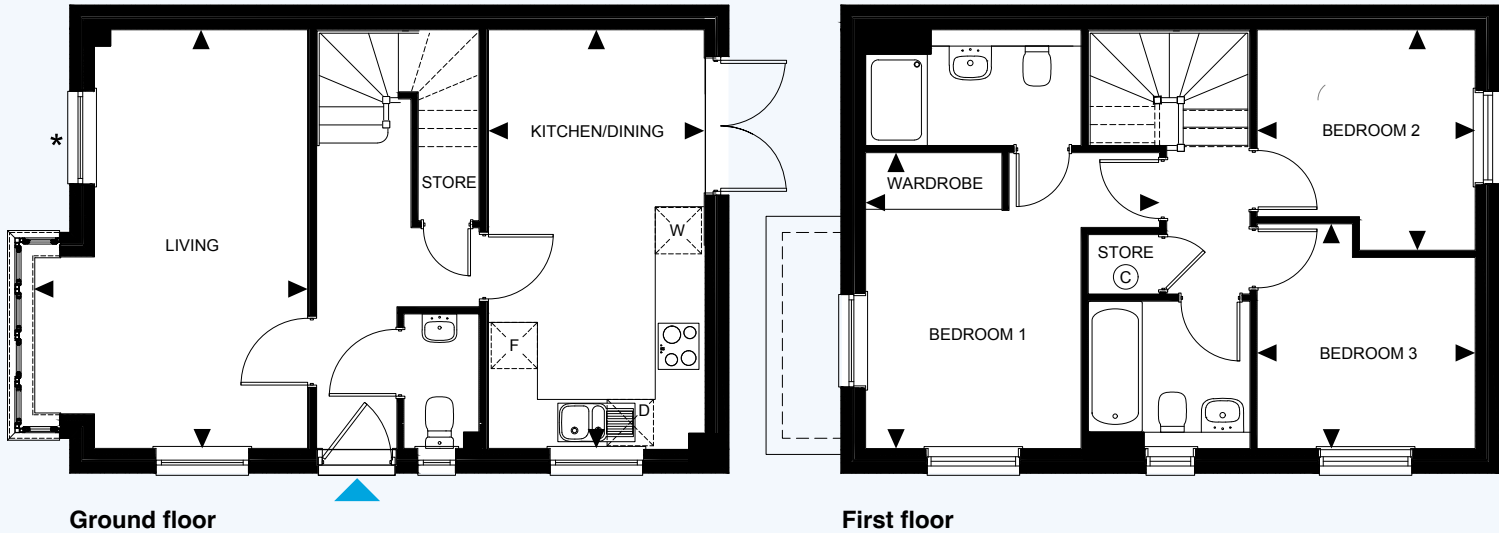
744

739

Type 4

3 bedroom house

\*No windows to plots 647 & 804



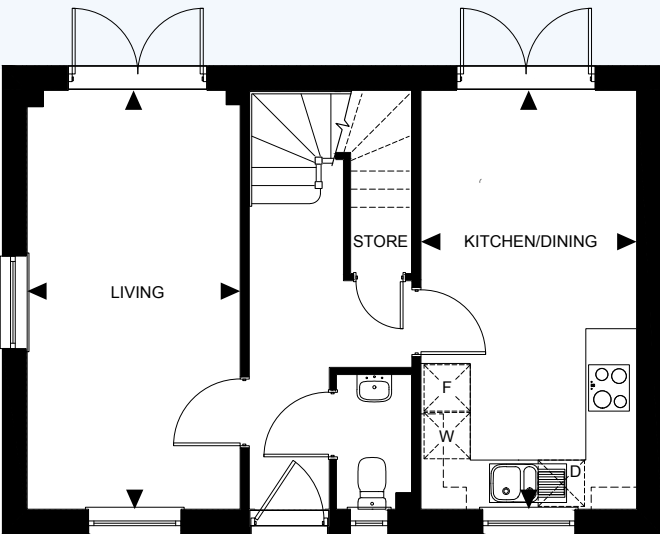
| Room           | Metric        | Imperial        |                        |
|----------------|---------------|-----------------|------------------------|
| Kitchen/Dining | 2.80m x 5.43m | 9' 2" x 17' 8"  | [F] Fridge/Freezer     |
| Living         | 3.55m x 5.43m | 11' 8" x 17' 8" | [W] Washing Machine    |
| Bedroom 1      | 3.81m x 3.84m | 12' 6" x 12' 7" | [D] Dishwasher         |
| Bedroom 2      | 2.83m x 2.86m | 9' 3" x 9' 5"   | [C] Hot Water Cylinder |
| Bedroom 3      | 2.83m x 2.91m | 9' 3" x 9' 7"   |                        |
| GIA            | 87 sq m       | 936 sq ft       |                        |

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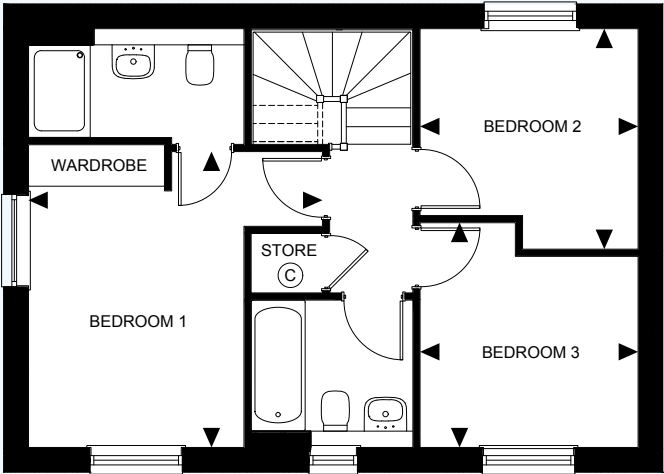
| Plot | Handed |
|------|--------|
| 598  | 600    |
| 599  | 701    |
| 725  | 729    |
| 742  | 741    |

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

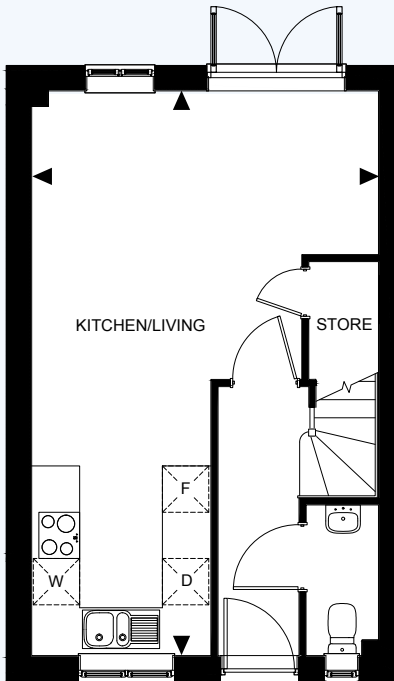
Hot Water Cylinder

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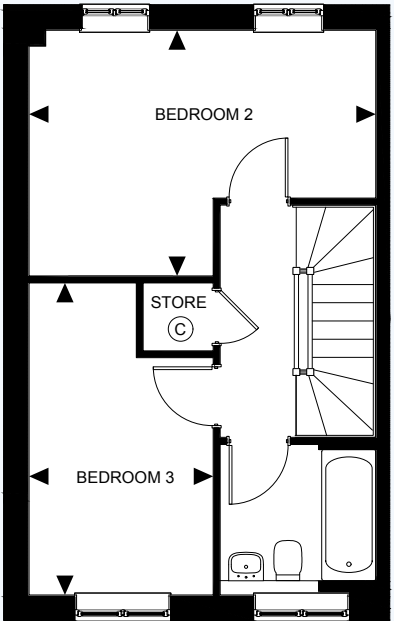
| Plot | Handed |
|------|--------|
| 621  | 622    |
| 651  | 650    |
| 722  | 723    |
| 778  | 777    |

Type 6

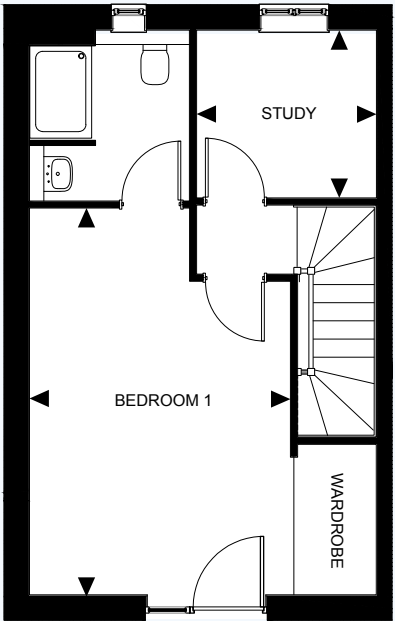
3 bedroom house



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

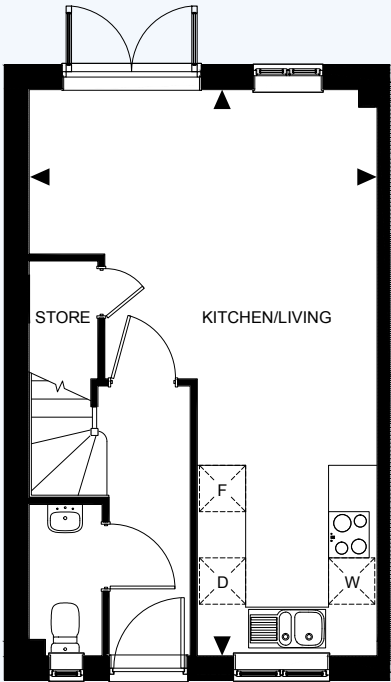
Hot Water Cylinder

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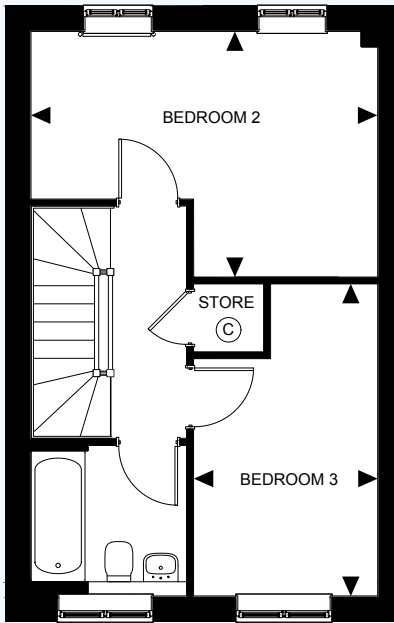
| Plot    | Handed  |
|---------|---------|
| 675     | 678     |
| 676     | 679     |
| 677     | 680     |
| 690     | 689     |
| 692     | 691     |
| 719-721 | 791-795 |
| 790     |         |
| 796-801 |         |

Type 7

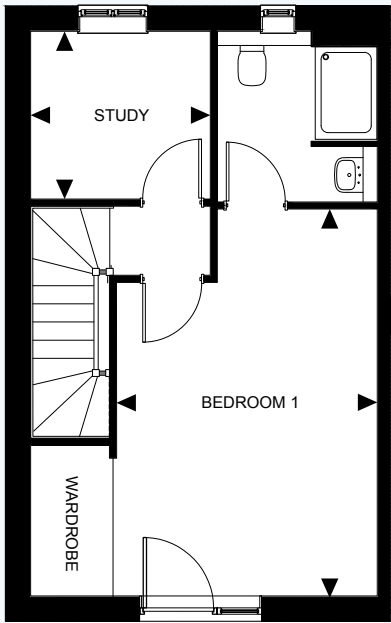
3 bedroom house



Ground floor



First floor



Second floor

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

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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)

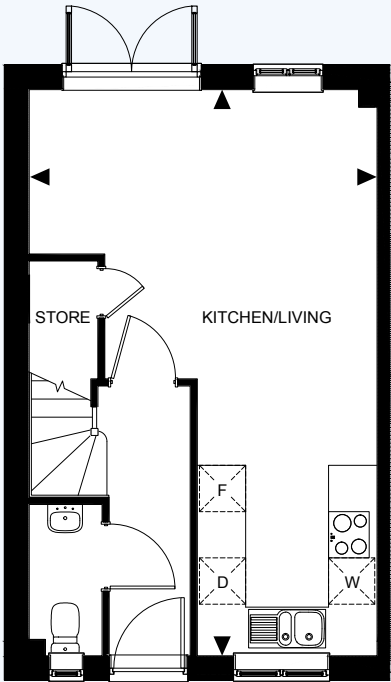
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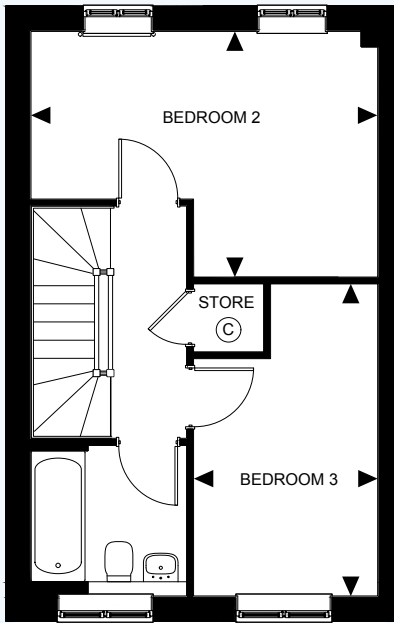
| Plot    | Handed  |
|---------|---------|
| 675     | 678     |
| 676     | 679     |
| 677     | 680     |
| 690     | 689     |
| 692     | 691     |
| 719-721 | 791-795 |
| 790     |         |
| 796-801 |         |

Type 7

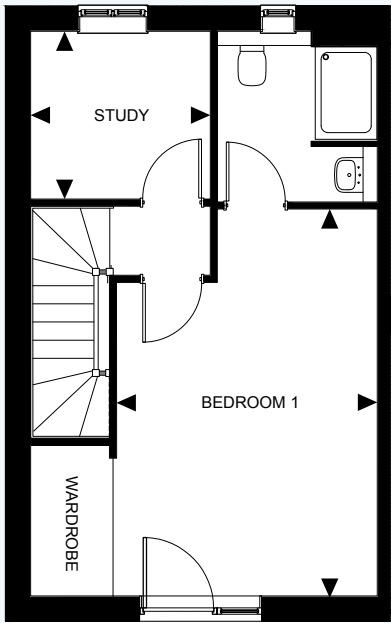
3 bedroom house



Ground floor



First floor



Second floor

| Room           | Metric        | Imperial        |                                 |
|----------------|---------------|-----------------|---------------------------------|
| Kitchen/Living | 4.50m x 7.32m | 14' 9" x 24' 0" | <div>F</div> Fridge/Freezer     |
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| Study          | 2.33m x 2.18m | 7' 8" x 7' 2"   |                                 |
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