

SO Resi

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 offers a collection of contemporary 1 & 2 bedroom apartments and stylish 2 & 3 bedroom houses available through Shared Ownership, 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 Fించampstead, SO Resi Fించampstead 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 Fించampstead, 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

Holme 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

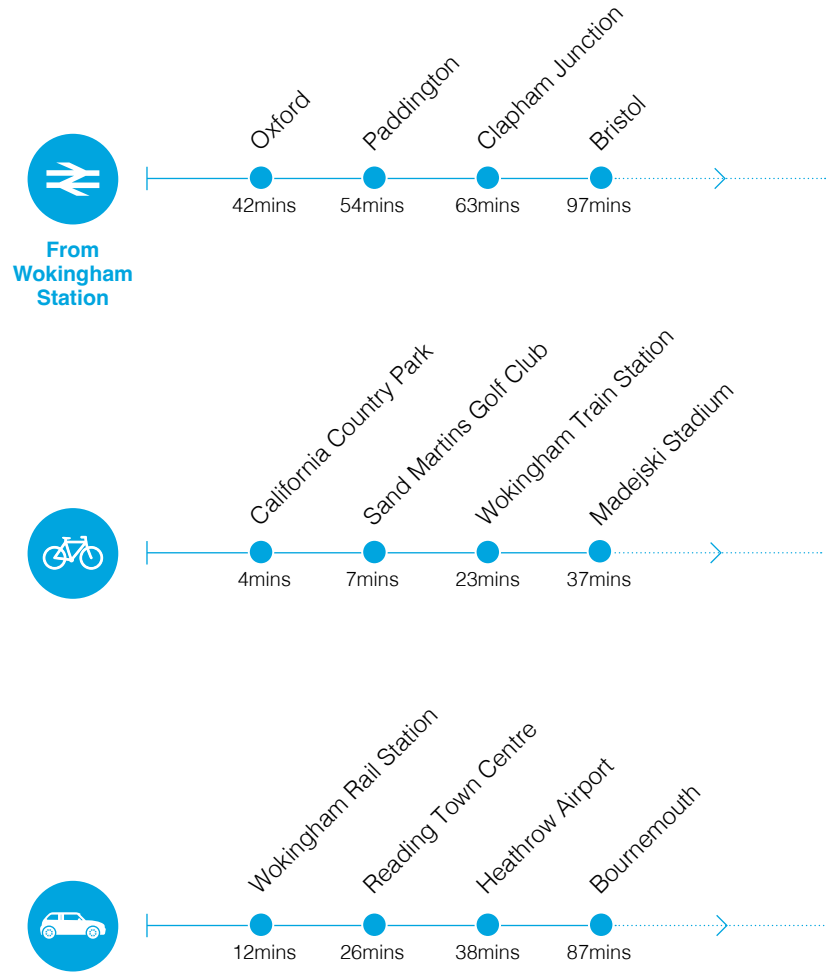
Things to do



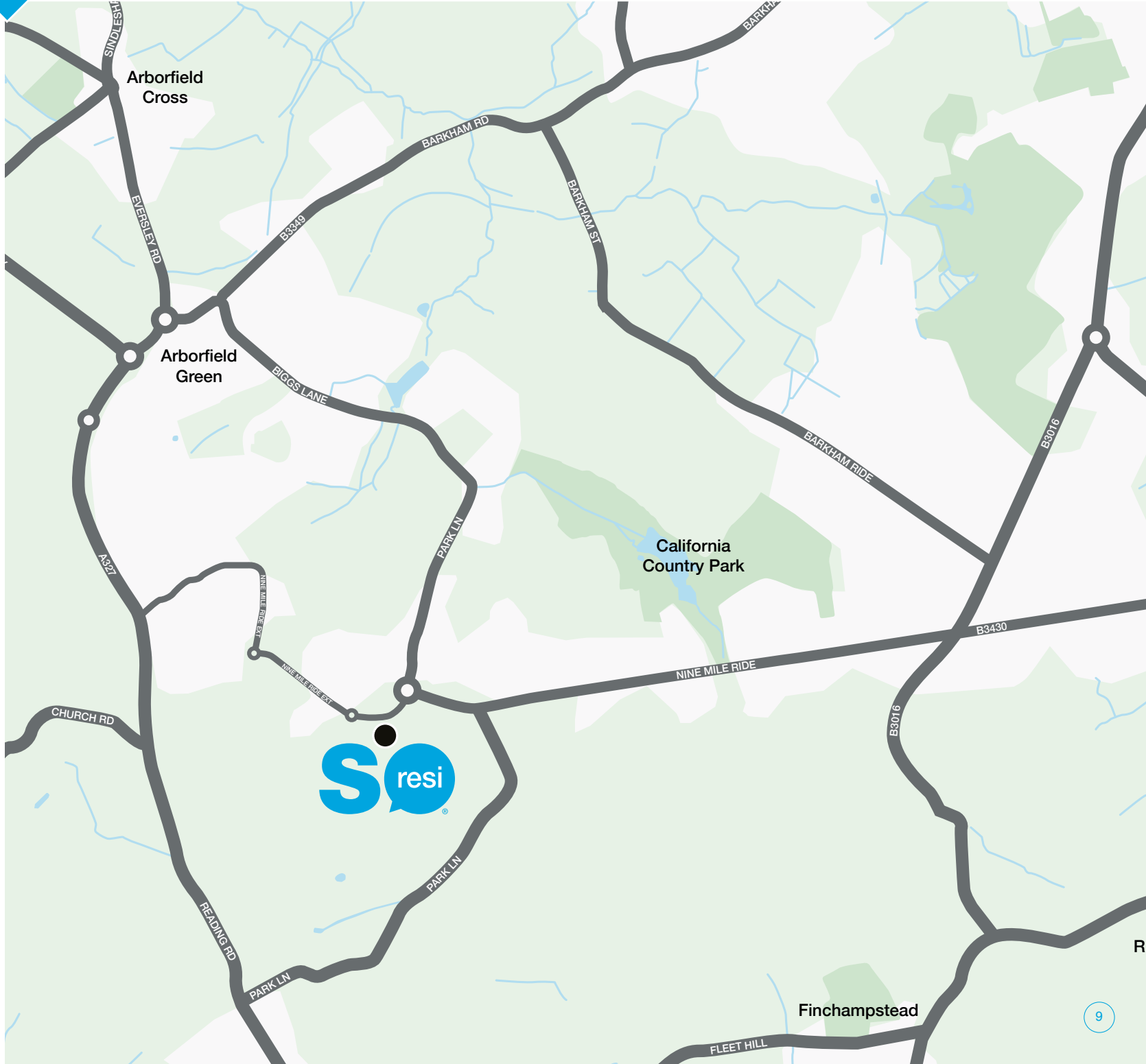
Travel times are taken from Google and can vary depending on the time of day.

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.



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 ideal home at SO Resi Finchampstead. Discover a collection of contemporary 1 & 2 bedroom apartments and spacious 2 & 3 bedroom homes, available through Shared Ownership. Thoughtfully designed with flexible layouts, abundant natural light, smart sustainable technology and high-quality specifications throughout, each home offers modern living at its best.

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.

This thoughtfully designed development incorporates integrated bat and bird boxes within the homes, supporting local wildlife, enhancing biodiversity, and contributing to a more sustainable and environmentally responsible community.



What3Words
///sits.them.buying

- Key**
- SO Resi
 - SO Flexi
 - Social Rent
 - Affordable Rent
 - Care & Support
 - 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
- Smoke and heat detectors for peace of mind

Kitchen

- Contemporary kitchen cabinets
- Durable fitted kitchen units, worktops, matching upstand and stainless-steel splashback
- 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

Bathrooms & Ensuites

- Ensuite bathrooms are featured in selected homes
- 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

Apartments | Coach Houses

- Apartments and coach houses feature a sliding mirrored wardrobe in master bedrooms
- Private outdoor balcony or terrace to every apartment
- Each apartment is equipped with a Domestic Hot Water Heat Pump (DHWHP) and dedicated hot water cylinder, delivering energy-efficient and low-carbon hot water
- Secure cycle storage
- Integrated Bosch appliances, including single fitted oven, ceramic hob, dishwasher, fridge freezer and washer dryer

Plans

HOUSES

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

COACH HOUSES

Type 1 > 2 bedroom house

Type 2 > 2 bedroom house

Type 3 > 2 bedroom house

Type 4 > 2 bedroom house

Type 5 > 2 bedroom house

Type 6 > 2 bedroom house

BLOCK 2A APARTMENTS

Type 1 > 1 bedroom apartment

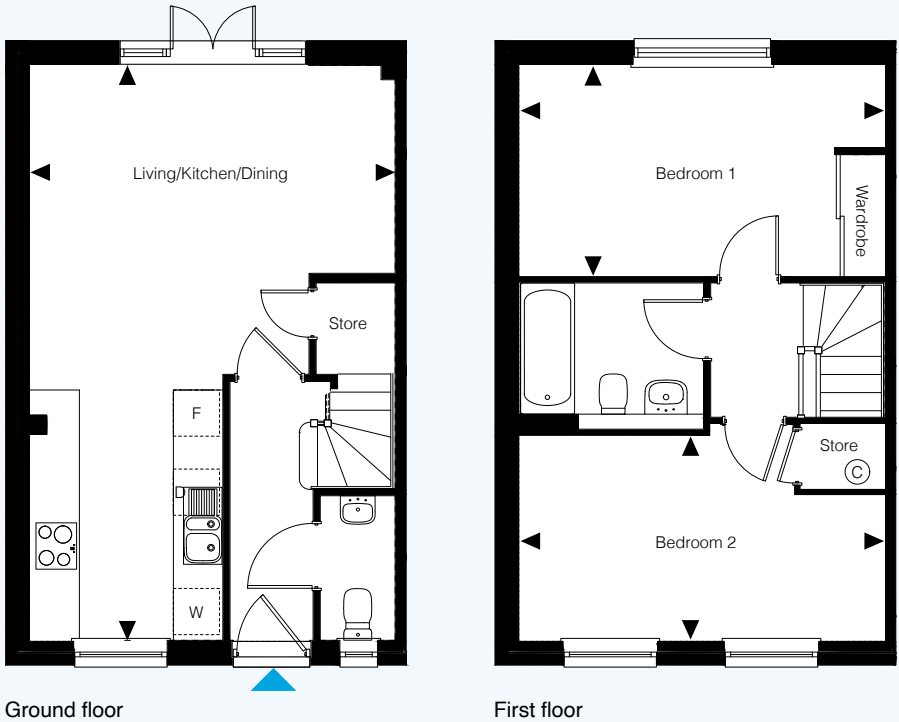
Type 2 > 1 bedroom apartment

Type 3 > 2 bedroom apartment

Plot	Handed
573	593
574	595
592	626
619	646
625	806
628	
630	
805	

House 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

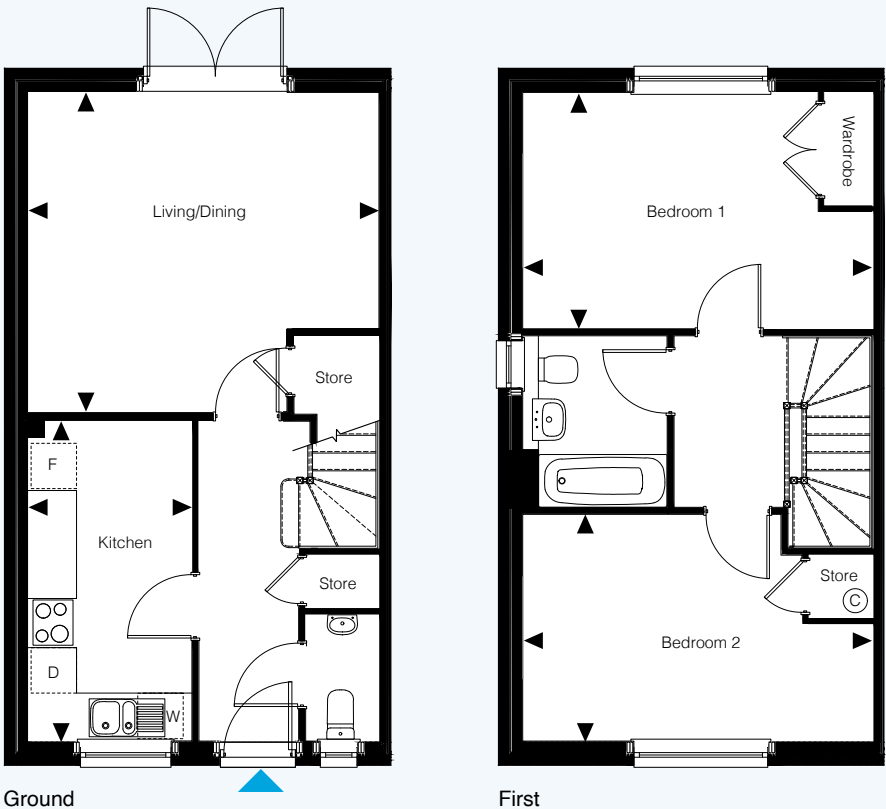
Hot water cylinder

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" represent the largest cross section of each room and 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 with regard to the specifications.

Plot
698
699
700

House type 2

2 bedroom house



Room	Metric	Imperial
Kitchen/Dining	2.16m x 4.25m	7' 1" x 13' 11"
Living	4.61m x 4.22m	15' 1" x 13' 10"
Bedroom 1	4.61m x 3.11m	15' 1" x 10' 2"
Bedroom 2	4.61m x 2.98m	15' 1" x 9' 9"
GIA	79.2 sq m	853 sq ft

F

Fridge/freezer

W

Washing machine

D

Dishwasher

C

Hot water cylinder

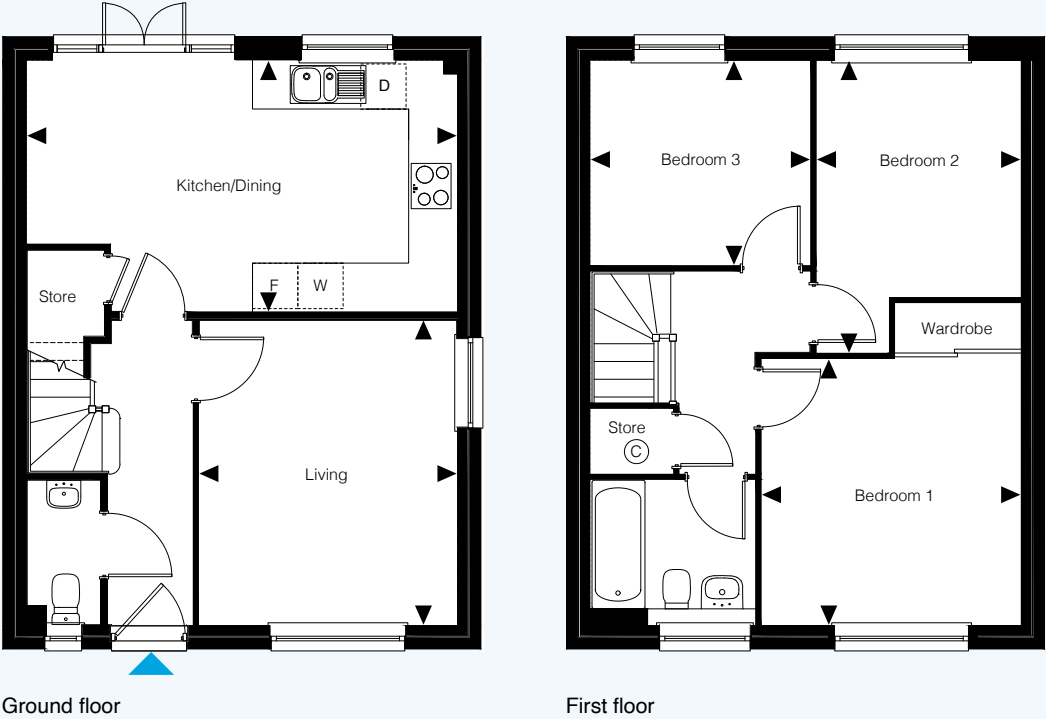
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[Back](#)

Plot	Handed
590	572
695	596
743	627
789	648
	738
	740
	745

House type 3

3 bedroom house

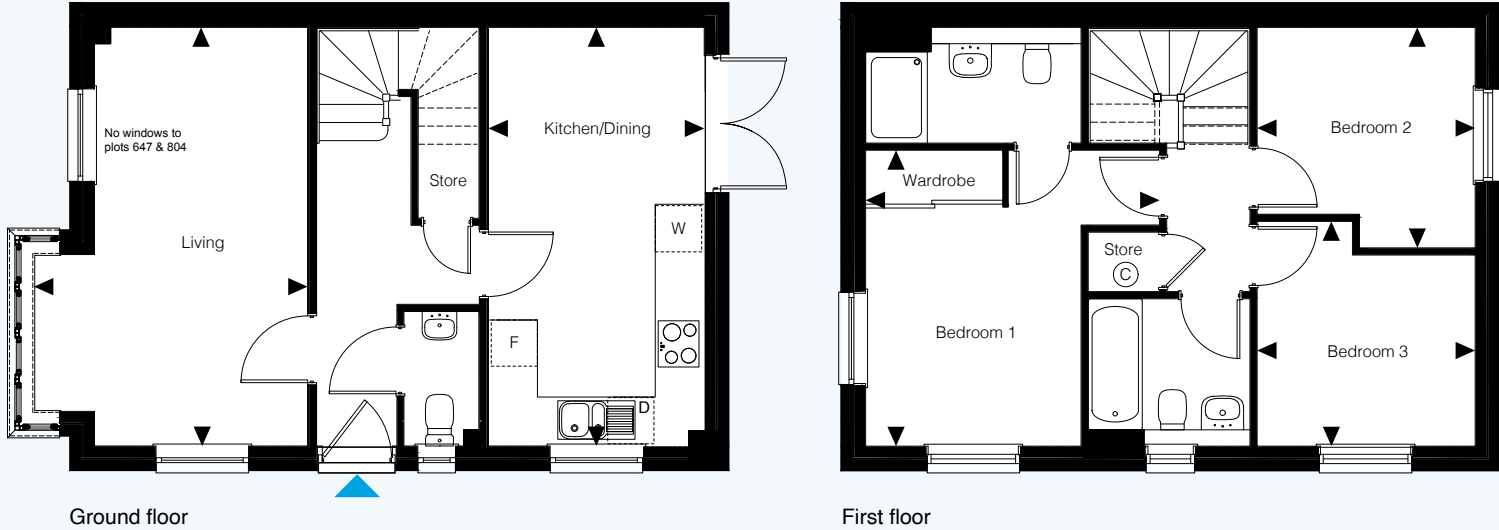


Room	Metric	Imperial	
Kitchen/Dining	5.68m x 3.31m	18' 8" x 10' 10"	[F] Fridge/freezer
Living	3.40m x 4.02m	11' 2" x 13' 2"	[W] Washing machine
Bedroom 1	3.42m x 3.51m	11' 2" x 11' 6"	[D] Dishwasher
Bedroom 2	2.68m x 3.85m	8' 10" x 12' 8"	[C] Hot water cylinder
Bedroom 3	2.90m x 2.70m	9' 6" x 8' 10"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

Plot	Handed
571	589
575	591
597	594
620	645
623	647
629	652
631	728
693	744
739	804
788	

House type 4

3 bedroom house

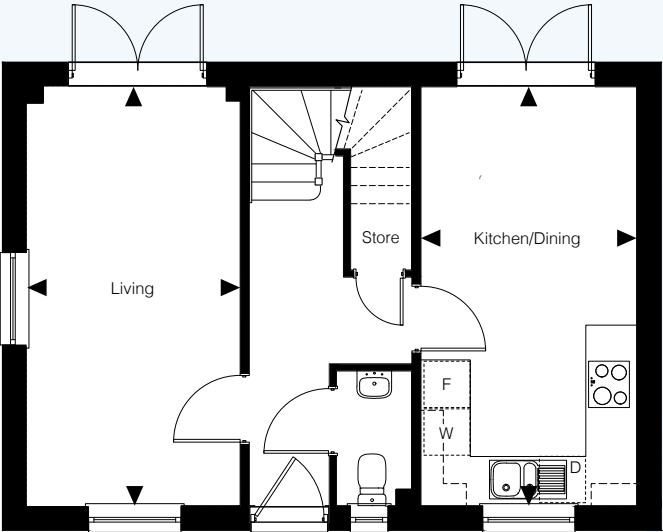


Room	Metric	Imperial	
Kitchen/Dining	2.80m x 5.43m	9' 2" x 17' 8"	[F] Fridge/freezer
Living	3.55m x 5.43m	11' 8" x 17' 8"	[W] Washing machine
Bedroom 1	3.81m x 3.84m	12' 6" x 12' 7"	[D] Dishwasher
Bedroom 2	2.83m x 2.86m	9' 3" x 9' 5"	[C] Hot water cylinder
Bedroom 3	2.83m x 2.91m	9' 3" x 9' 7"	
GIA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

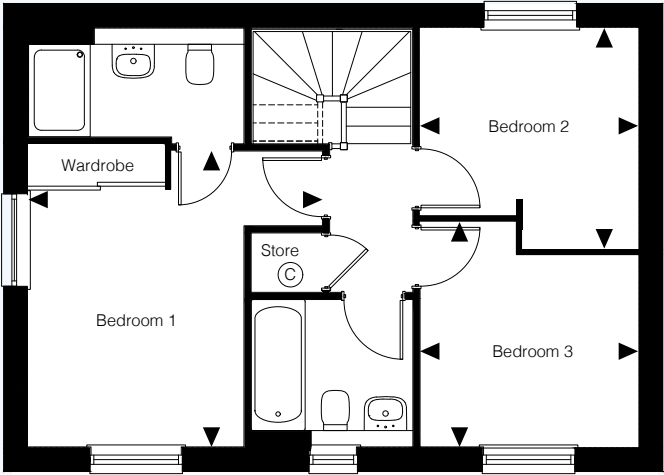
Plot	Handed
598	600
599	701
725	729
742	741

House 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"
GIA	84.5 sq m	911 sq ft

F

Fridge/freezer

W

Washing machine

D

Dishwasher

C

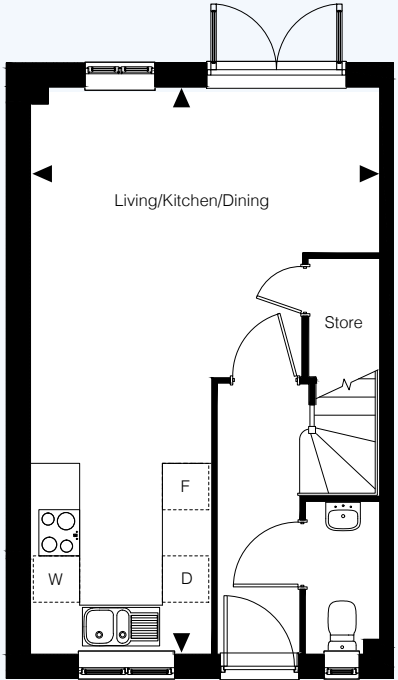
Hot water cylinder

Plot	Handed
621	622
651	650
722	723
778	777

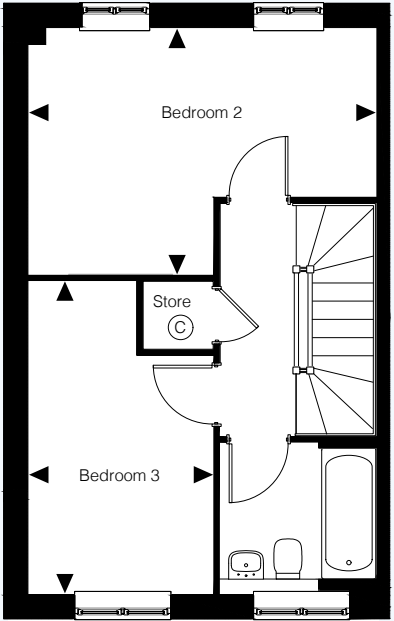
House type 6

3 bedroom house

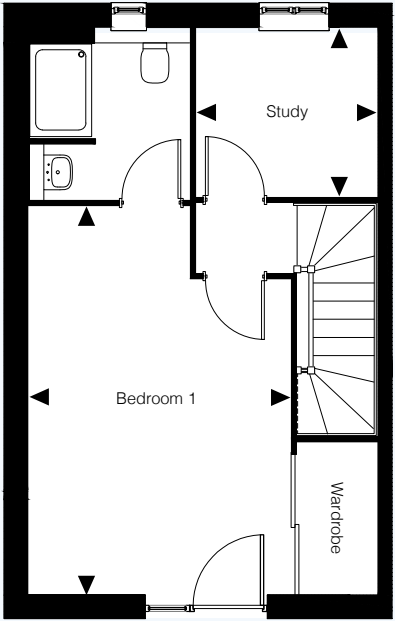
[Back](#)



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"
GIA	98.7 sq m	1,062 sq ft

F

Fridge/freezer

W

Washing machine

D

Dishwasher

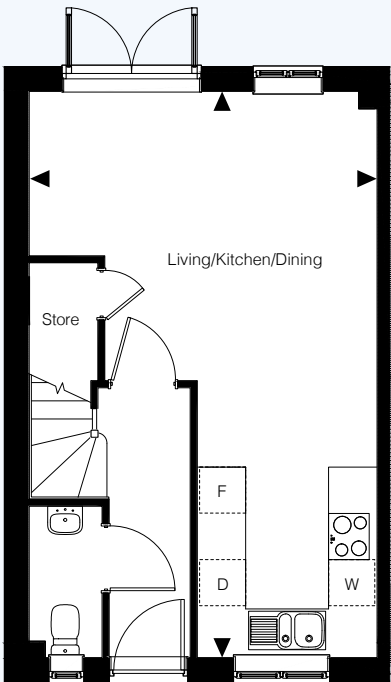
C

Hot water cylinder

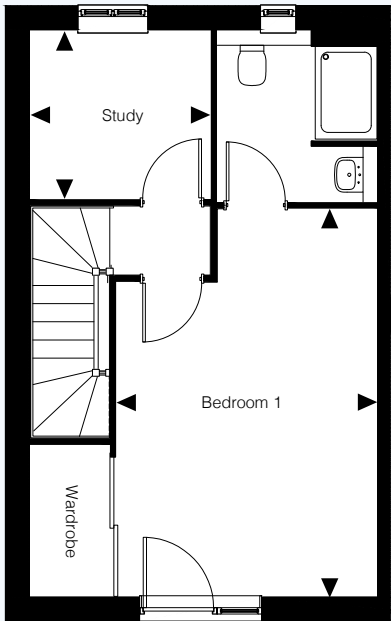
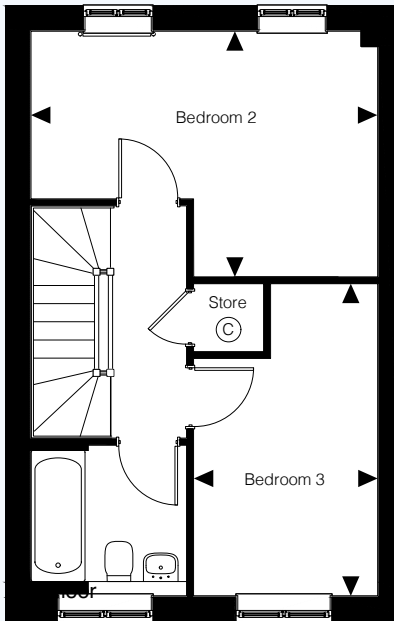
Plot	Handed
675	678
676	679
677	680
690	689
692	691
719-721	791-795
790	803
796-801	
802	

House type 7

3 bedroom house



Ground floor



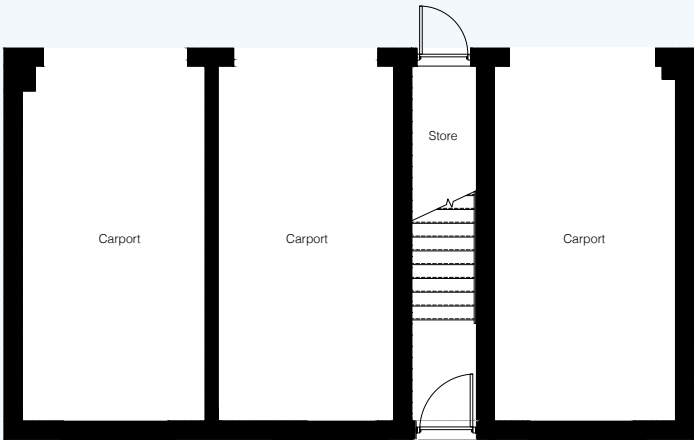
Second floor

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"	
GIA	98.7 sq m	1,062 sq ft	

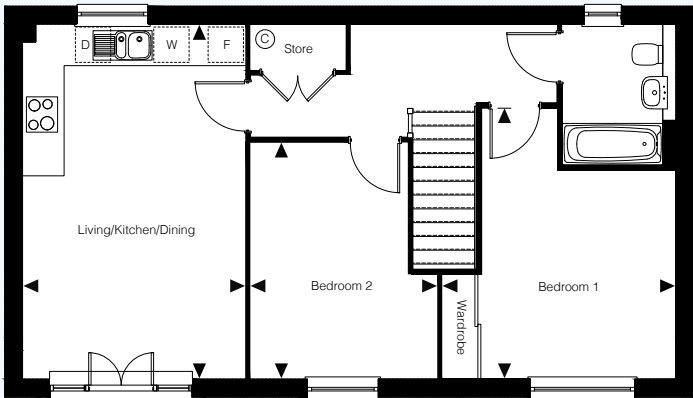
Plot
576

Coach house type 1

2 bedroom detached apartment



Ground



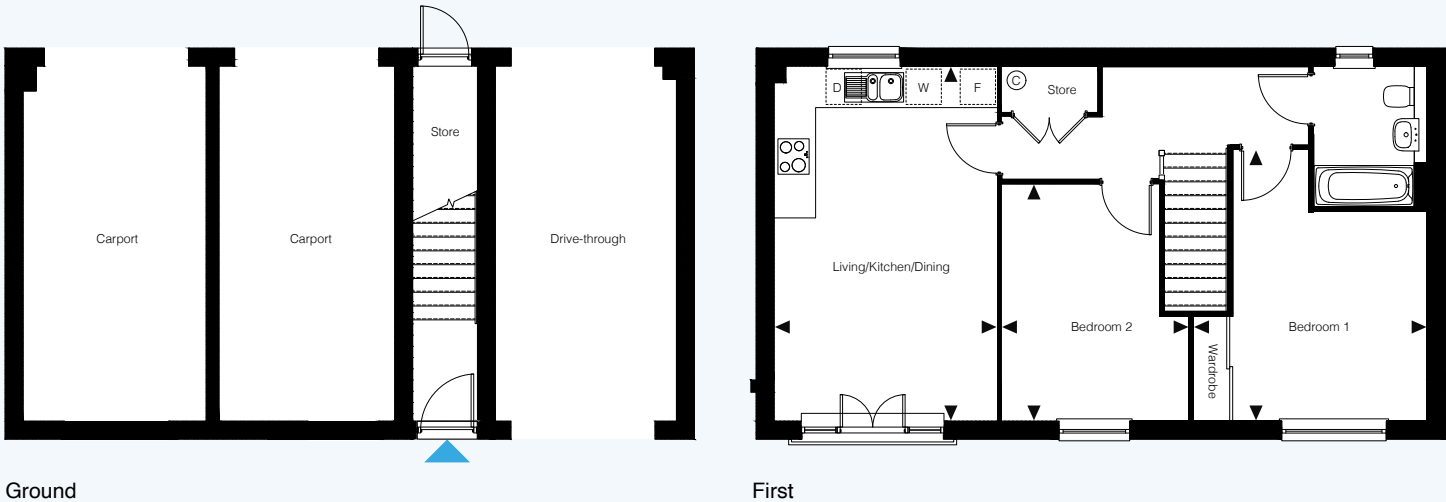
First

Room	Metric	Imperial	
Living/Kitchen/Dining	3.76m x 5.99m	12' 4" x 19' 8"	[F] Fridge/freezer
Bedroom 1	3.94m x 4.58m	12' 11" x 15' 0"	[W] Washer/dryer
Bedroom 2	3.16m x 4.00m	10' 4" x 13' 1"	[D] Dishwasher
GIA	70.1 sq m	755 sq ft	[C] Heat pump cylinder

Plot
624

Coach house type 2

2 bedroom detached apartment

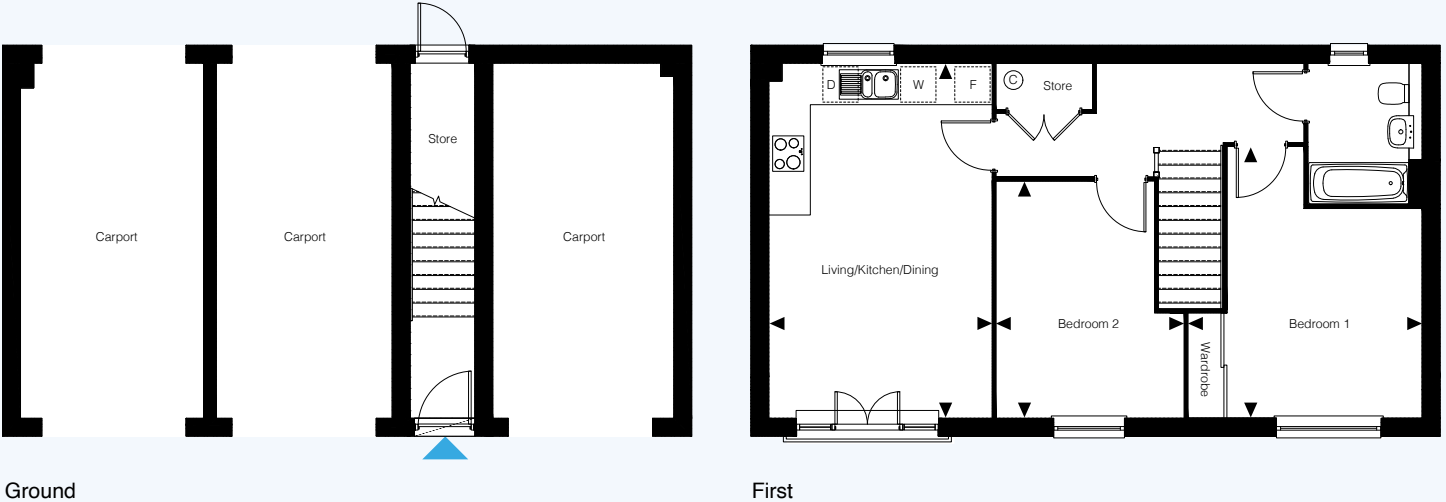


Room	Metric	Imperial	
Living/Kitchen/Dining	3.76m x 5.99m	12' 4" x 19' 8"	F Fridge/freezer
Bedroom 1	3.94m x 4.58m	12' 11" x 15' 0"	W Washer/dryer
Bedroom 2	3.16m x 4.00m	10' 4" x 13' 1"	D Dishwasher
GIA	70.1 sq m	755 sq ft	C Heat pump cylinder

Plot
632

Coach house type 3

2 bedroom detached apartment



Room	Metric	Imperial	
Living/Kitchen/Dining	3.76m x 5.99m	12' 4" x 19' 8"	F Fridge/freezer
Bedroom 1	3.94m x 4.58m	12' 11" x 15' 0"	W Washer/dryer
Bedroom 2	3.16m x 4.00m	10' 4" x 13' 1"	D Dishwasher
GIA	70.1 sq m	755 sq ft	C Heat pump cylinder

Plot

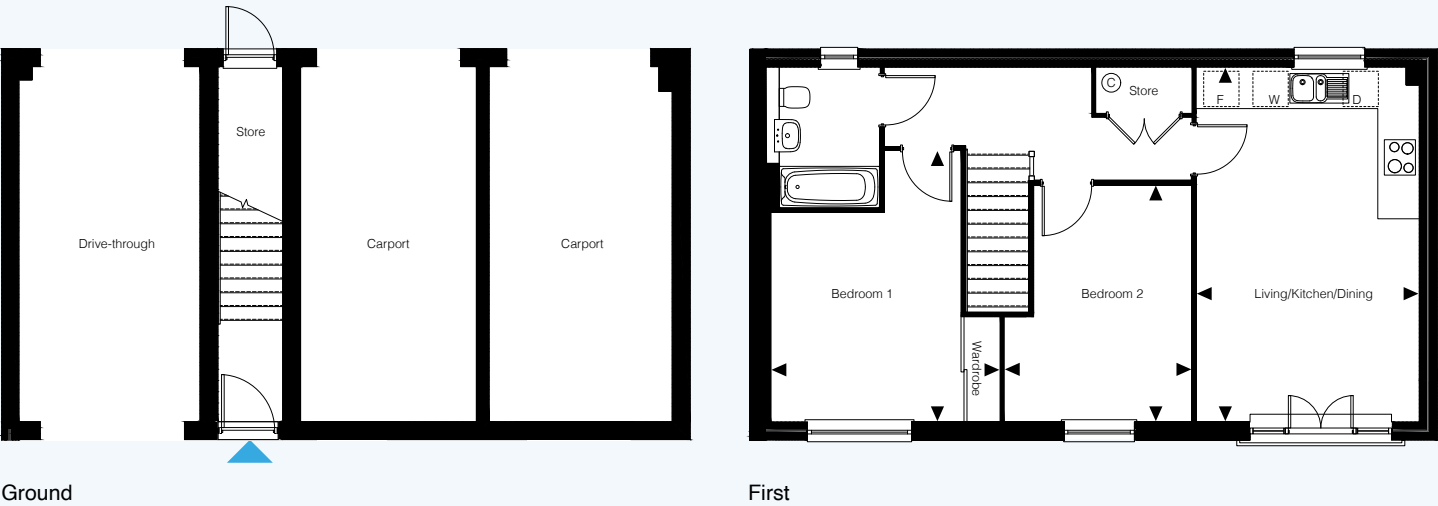
694

Handed

649

Coach house type 4

2 bedroom detached apartment



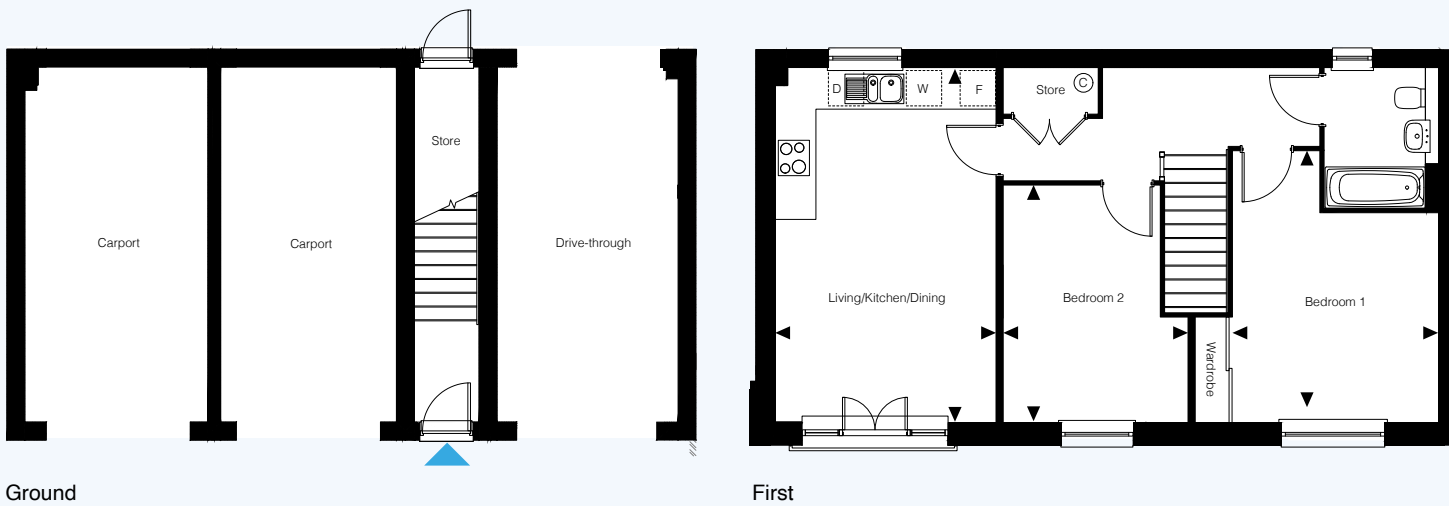
Room	Metric	Imperial	
Living/Kitchen/Dining	3.76m x 5.99m	12' 4" x 19' 8"	[F] Fridge/freezer
Bedroom 1	3.88m x 4.58m	12' 9" x 15' 0"	[W] Washer/dryer
Bedroom 2	3.16m x 4.00m	10' 4" x 13' 1"	[D] Dishwasher
GIA	72.2 sq m	755 sq ft	[C] Heat pump cylinder

Plot

666

Coach house type 5

2 bedroom apartment

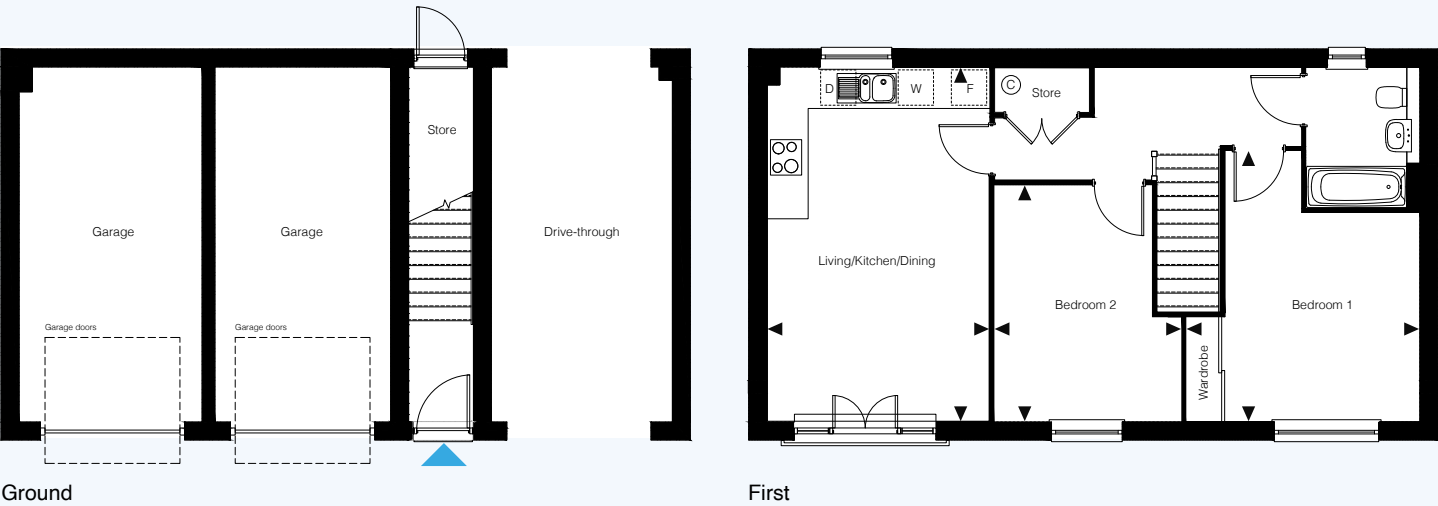


Room	Metric	Imperial	
Living/Kitchen/Dining	3.75m x 5.99m	12' 3" x 19' 8"	[F] Fridge/freezer
Bedroom 1	3.18m x 4.59m	10' 4" x 15' 0"	[W] Washer/dryer
Bedroom 2	3.13m x 4.01m	10' 3" x 13' 2"	[D] Dishwasher
GIA	72.5 sq m	755 sq ft	[C] Heat pump cylinder

Plot
724

Coach house type 6

2 bedroom detached apartment



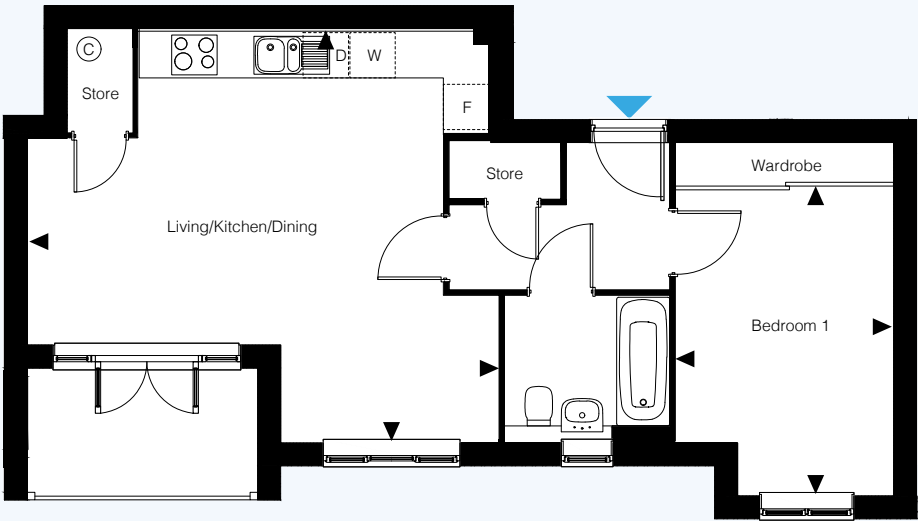
Room	Metric	Imperial	
Living/Kitchen/Dining	3.76m x 5.99m	12' 4" x 19' 8"	[F] Fridge/freezer
Bedroom 1	3.94m x 4.58m	12' 11" x 15' 0"	[W] Washer/dryer
Bedroom 2	3.16m x 4.00m	10' 4" x 13' 1"	[D] Dishwasher
GIA	70.1 sq m	755 sq ft	[C] Heat pump cylinder

Plot
577
580*
*Handed

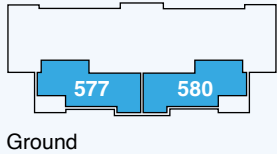
Floor
Ground
Ground

Block 2A

1 bedroom apartment



Room	Metric	Imperial	
Living/Kitchen/Dining	6.21m x 5.43m	20' 5" x 17' 10"	[F] Fridge/freezer
Bedroom 1	2.86m x 4.07m	9' 5" x 13' 4"	[W] Washer/dryer
GIA	50.2 sq m	540 sq ft	[D] Dishwasher
			[C] Heat pump cylinder

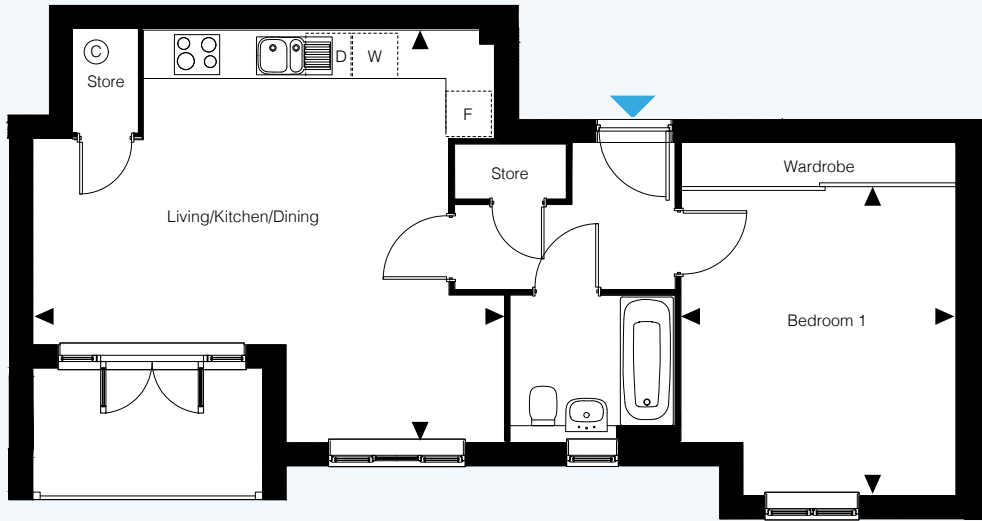


Plot	Floor
581	First
584*	First
585	Second
588*	Second

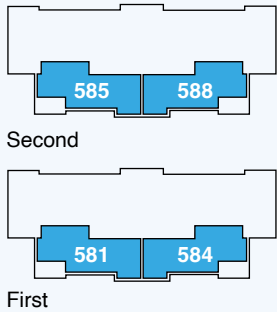
*Handed

Block 2A

1 bedroom apartment



Room	Metric	Imperial	
Living/Kitchen/Dining	6.21m x 5.43m	20' 5" x 17' 10"	[F] Fridge/freezer
Bedroom 1	3.62m x 4.07m	11' 10" x 13' 4"	[W] Washer/dryer
GIA	53.7 sq m	578 sq ft	[D] Dishwasher
			[C] Heat pump cylinder

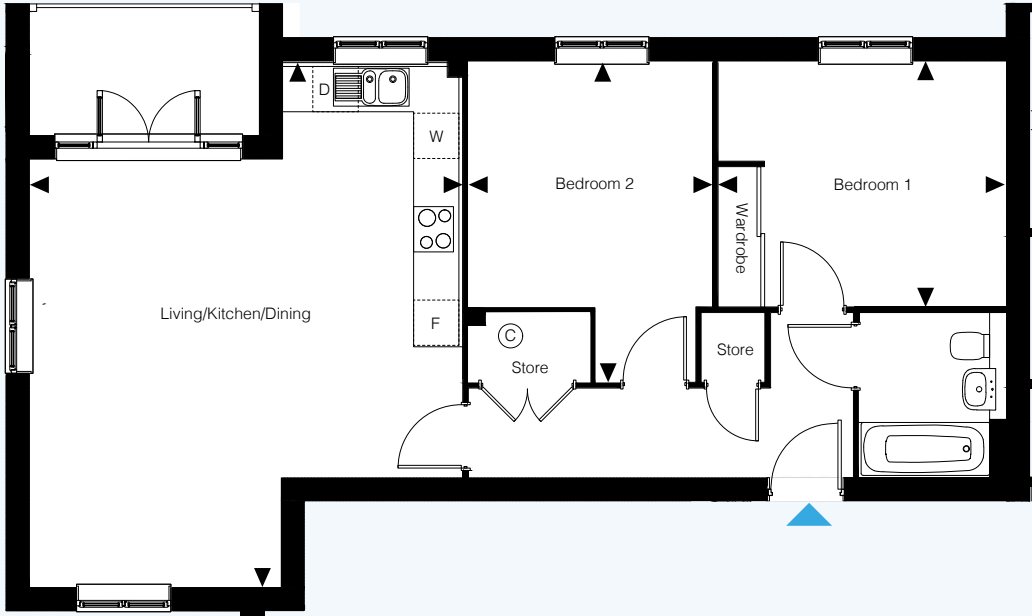


Plot	Floor
578	Ground
579*	Ground
582	First
583*	First
586	Second
587*	Second

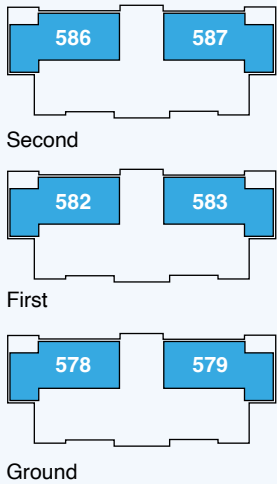
*Handed

Block 2A

2 bedroom apartment



Room	Metric	Imperial	
Living/Kitchen/Dining	5.71m x 6.92m	18' 9" x 22' 8"	[F] Fridge/freezer
Bedroom 1	3.97m x 3.23m	12' 5" x 10' 7"	[W] Washer/dryer
Bedroom 2	3.23m x 4.23m	10' 7" x 13' 10"	[D] Dishwasher
GIA	70 sq m	753 sq ft	[C] Heat pump cylinder





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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