



By Metropolitan Thames Valley



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 collection
of 2 & 3
bed homes

Be part of a new community

It's not often you get the opportunity to become part of a brand new village – a community designed from scratch with every detail carefully considered.

SO Resi Arborfield gives you that chance: a vibrant new neighbourhood built for 21st century living, where stylish homes are surrounded by peaceful parkland and essential amenities.

Located in the leafy Berkshire countryside yet moments away from easy transport links, bustling towns and good schools, this contemporary collection of 2 bedroom apartments and 3 bedroom houses combines the best of town and country living where families can flourish.

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Perfectly balanced

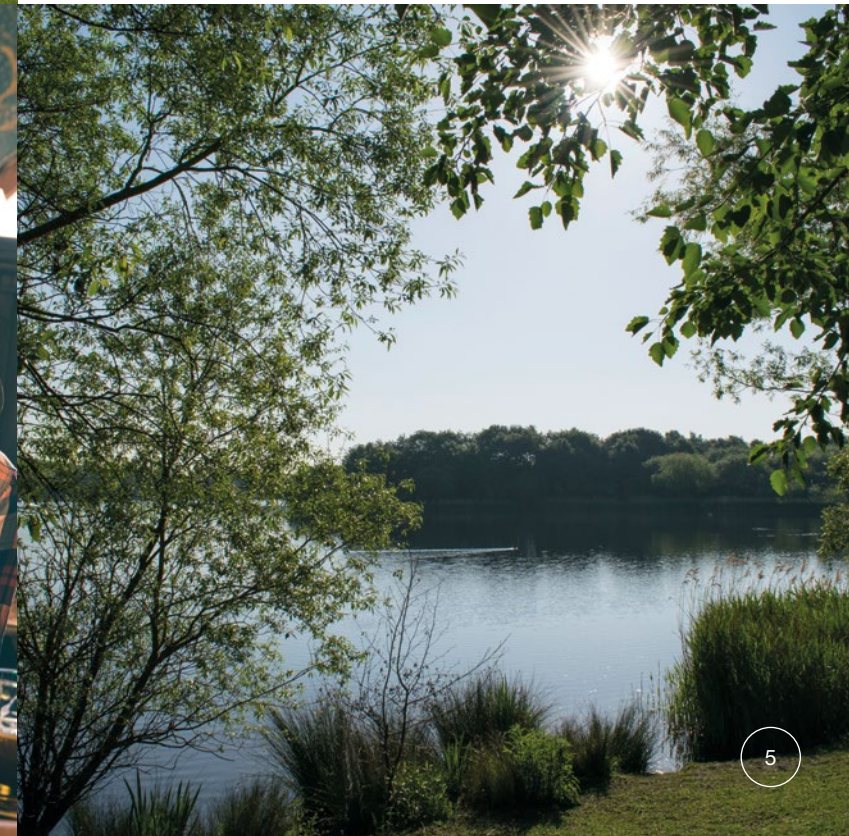
Close to the historic market town of Wokingham – complete with Waitrose, independent shops and café culture – SO Resi Arborfield is also within easy reach of the major towns of Reading and Basingstoke which offer a huge choice of shopping, dining and leisure options.

Lush green space is not only on your doorstep within the development, but the local area boasts two country parks and a host of outdoor activities for all the family. A new school has been built to serve the neighbourhood, plus there are many other excellent nurseries, schools and colleges nearby.

And getting from A to B is easy, with the M4 just four miles away, and a ten minute drive takes you to Wokingham train station, connecting you to London Paddington in just 48 minutes.



Book a table for Sunday lunch at The Walter Arms, only an 8 minute drive from SO Resi Arborfield.



Great service, lovely food...
coming here in the summer
when we can sit outside!



The Walter Arms,
Trip Advisor

1



3



Drink, dine,
rest and
play on your
doorstep

2



4



5



6



100

**Acres to explore in California
Country Park**

With oodles of space to stretch your legs, an adventure play park, paddling pool and fishing lake, California Country Park is the perfect place to get active outdoors. And for Park Run lovers, you can get your 5km fix every Saturday at 9am.

1. California Country Park

15

**Different pools to soak up at
Nirvana Spa**

Feel your stresses float away in this blissfully relaxing haven, where you can unwind in crystal clear waters and enjoy pampering treatments. Whether visiting as a day guest or a member, Nirvana Spa is guaranteed to restore and revive.

2. Nirvana Spa

2

**Distinctively different nine-hole
courses at Sand Martins Golf Club**

Offering golfers a 'quick nine holes' if time is tight, Sand Martins Golf Club has been cleverly designed with two contrasting loops of nine holes which give different challenges to golfers of all ages, abilities and handicaps.

3. Sand Martins Golf Club

1865

**The year The Walter Arms began
quenquing customers' thirst**

Relax with a refreshing tippie from the extensive drinks list or sample the British-inspired seasonal menu at this welcoming Victorian pub, built by the grandson of the founder of The Times.

4. The Walter Arms

17

**Number of consecutive years L'Ortolan
has held a coveted Michelin star**

For fine dining fanatics L'Ortolan is a must-eat destination. Set in a handsome 19th century vicarage, this formal yet friendly restaurant offers a modern French menu which delivers sublime flavours with pure passion.

5. L'Ortolan

1200

**Hens laying fresh eggs daily
at Lockety Farm**

Priding itself on a field-to-fork philosophy, the family-run and family-friendly Lockety Farm has a farm shop, butchers, café, kids' play area and the chance to get up close and personal with the free-range residents.

6. Lockety Farm



Development overview



Sat Nav location
RG2 9NH

A new garden village.

Mixing urban living with green open space, the development is inspired by the garden city concept created by Ebenezer Howard – the man behind Welwyn Garden City in the 1920s.

SO Resi Arborfield is a new village complete with school, shop, café, healthcare and community centres plus its very own country park, lakeside walks, cycle ways and children’s play areas.

The neighbourhood may be new but the area is steeped in history – from original military buildings now brought to life as community hubs, to acres of ancient woodland which add to the village’s tranquil feel. As well as plentiful communal green areas, all homes have their own private gardens or outside area, with allocated parking. Apartments also have additional cycle storage.

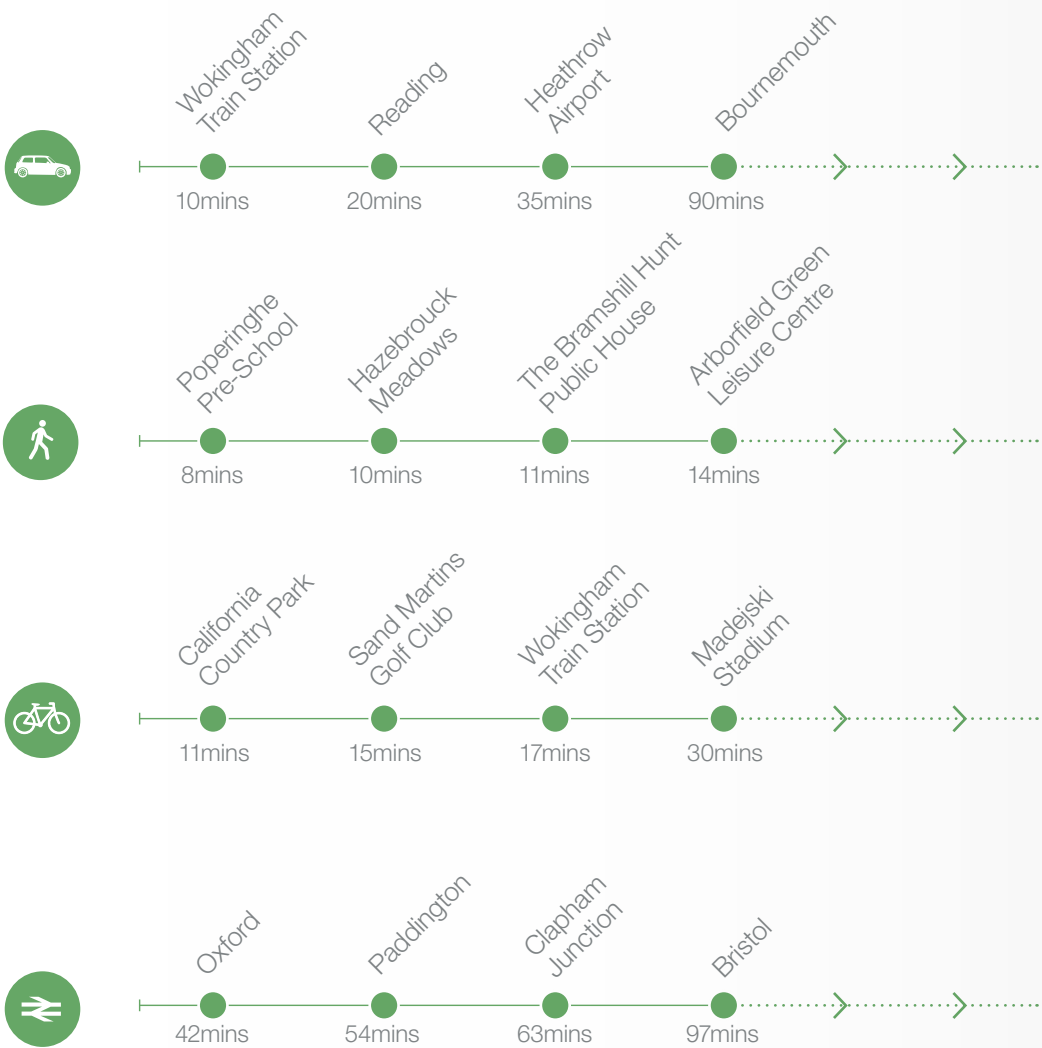
Key

- SO Resi units
- Private units
- Affordable rent
- Social rent
- Parking
- Bin Store
- Cycle store

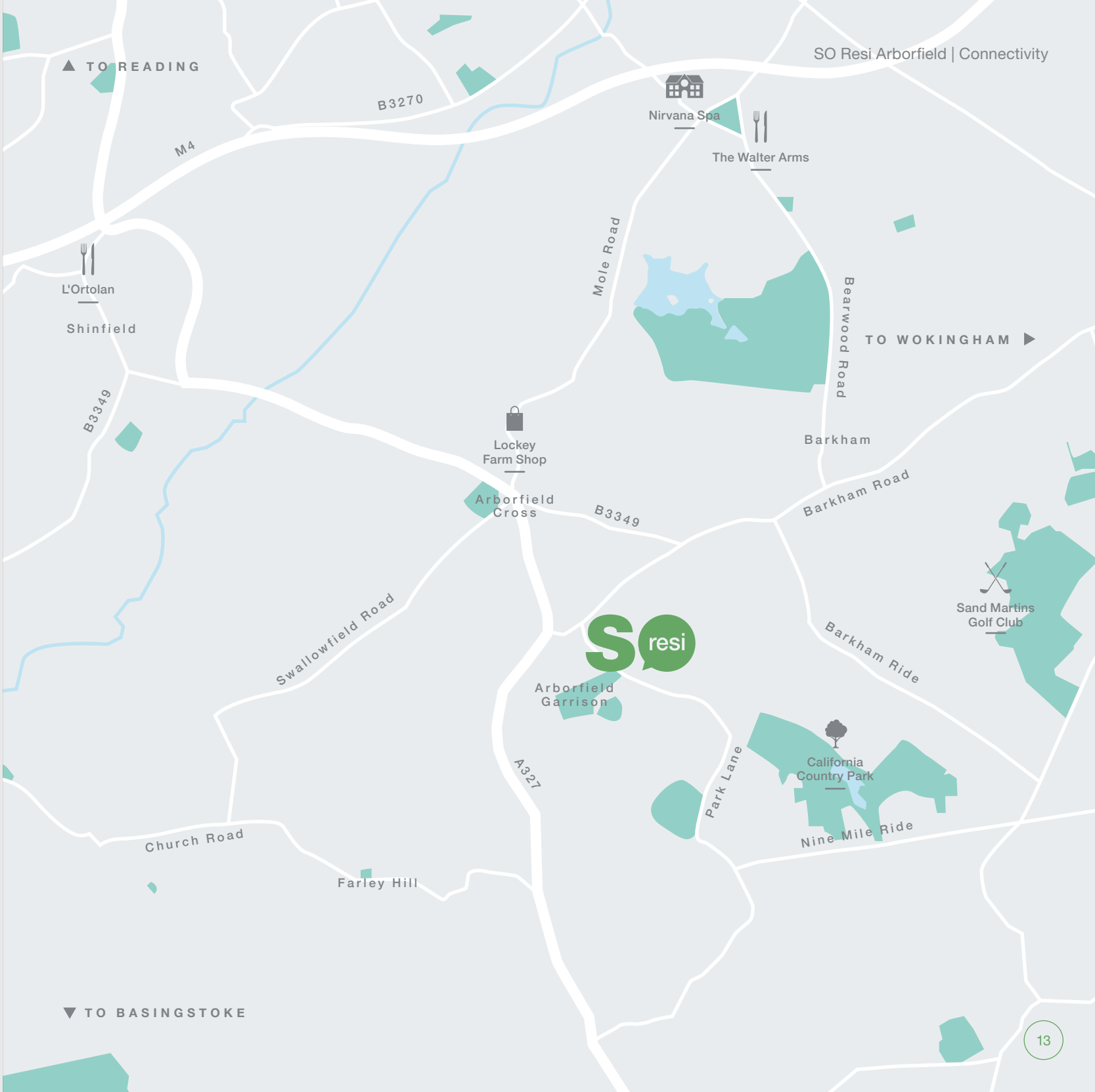
The site layout is intended for illustrative purposes only and is subject to change.



So easy to get from A-B



*Times taken from Google Maps. Train times taken from Wokingham Station.





So refined &
contemporary

Creating comfort in style

Light, bright and cleverly designed to maximise space, each of our properties are finished to the very highest standard and are ready for you to simply unpack and relax from day one.

Each beautiful home offers comfortable living areas, contemporary kitchens and sleek bathrooms, all with quality fixtures and fittings, while a 12 year NHBC guarantee gives you complete peace of mind.

General

Amtico flooring in kitchen and open plan areas – including hallway/living/ dining and cupboards

Neutral wool mix carpets to all bedrooms

Built in wardrobe to master bedroom

BT points to living room and master bedroom

Provision for Sky Q (subject to subscription)

Kitchen

Fully fitted modern Manhattan kitchens

Built in single oven, 4 ring hob and integrated cooker hood

Integrated appliances including fridge freezer, dishwasher and washer dryer

1 ½ bowl stainless still sink with polished chrome single level mixer tap

Soft close mechanisms to units

Under wall unit lighting

Bathroom

Contemporary bathroom suite with white sanitaryware

Chrome heated ladder towel rail

Mirror included in bathroom

Hinged bath screen

Shaver socket

External

Landscaped front and rear gardens to houses

Balconies or patio to all apartments

Allocated parking to apartments and driveways to houses

Bike stores located adjacent to each apartment block

Security & peace of mind

Access to apartments via audio entry system

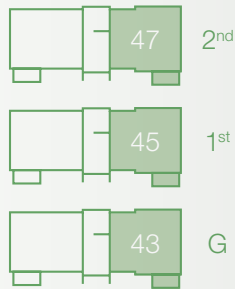
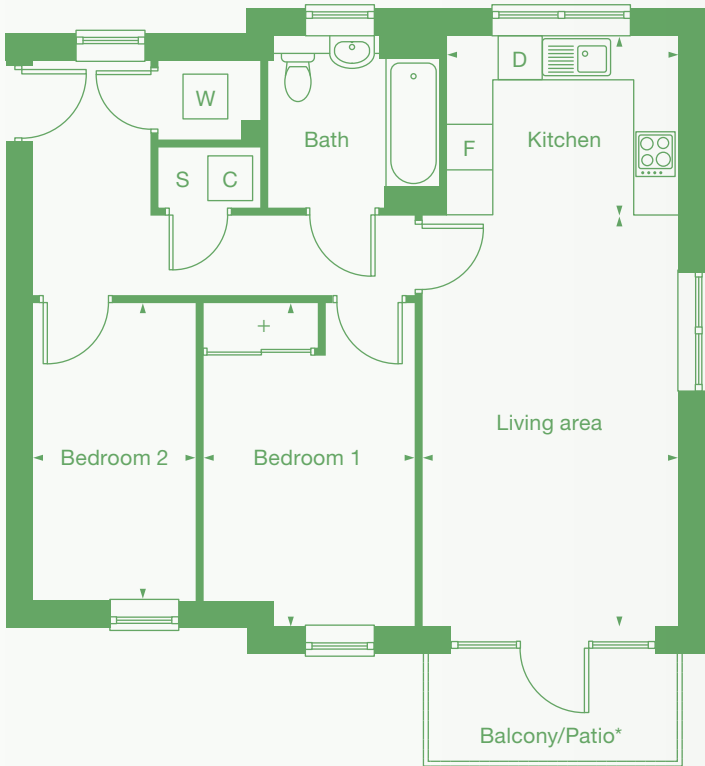
Mains operated, ceiling mounted smoke, heat and carbon monoxide detectors with battery back up



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

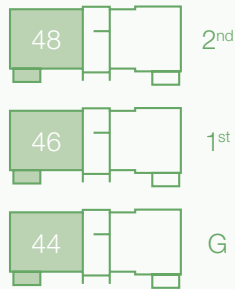
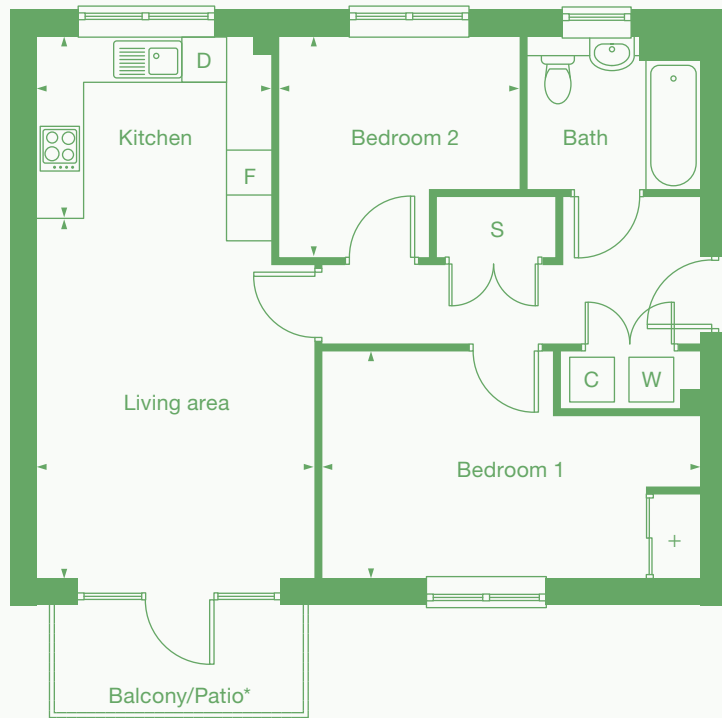
Type 1

2 Bedroom Apartment



Type 2

2 Bedroom Apartment



Plots	Room	Metric	Imperial	
43	Living area	3.37m x 5.43m	11'0" x 17'9"	[S] Storage
45	Kitchen	3.06m x 2.39m	10'0" x 7'10"	[F] Fridge / freezer
47	Bedroom 1	2.80m x 4.28m	9'2" x 14'0"	[D] Dishwasher
	Bedroom 2	2.15m x 3.94m	7'0" x 12'11"	[W] Washer / dryer
				[C] Hot water cylinder
				[+] Wardrobe
	GIA	64.7 m ²	696.42ft ²	

*Patio to ground floor

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" dimensions 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.

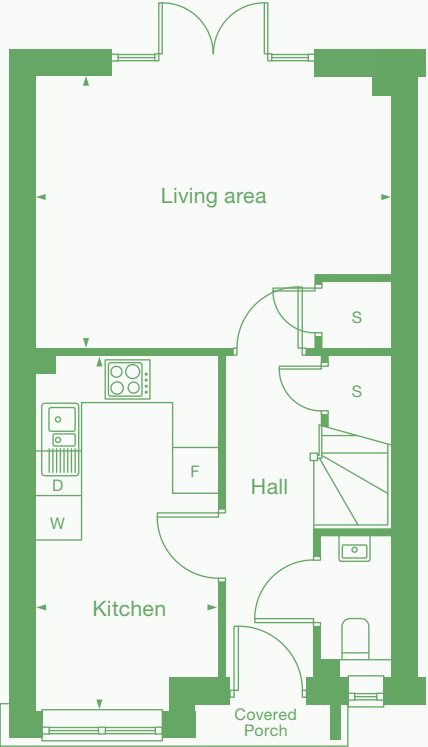


Plots	Room	Metric	Imperial	
44	Living area	3.67m x 4.76m	12'0" x 15'7"	[S] Storage
46	Kitchen	3.10m x 2.40m	10'2" x 7'10"	[F] Fridge / freezer
48	Bedroom 1	4.98m x 3.00m	16'4" x 9'10"	[D] Dishwasher
	Bedroom 2	3.17m x 2.90m	10'4" x 9'6"	[W] Washer / dryer
				[C] Hot water cylinder
				[+] Wardrobe
	GIA	62.7 m ²	674.89ft ²	

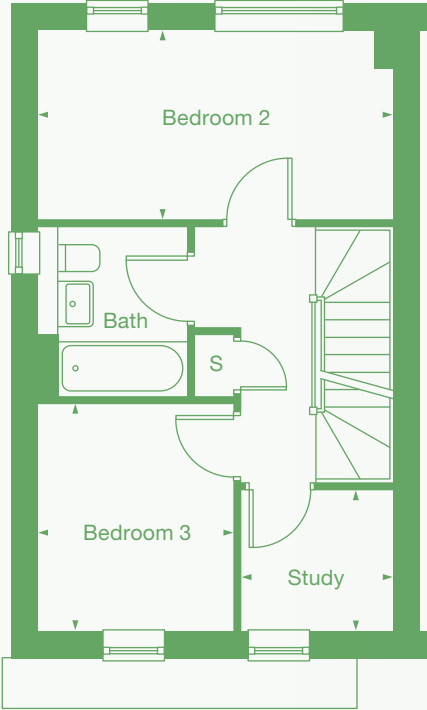
*Patio to ground floor

Type 3

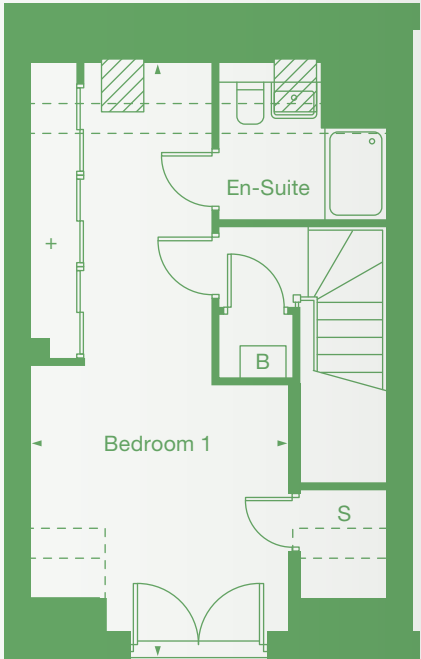
3 Bedroom House



Ground



First



Second



Plots

64
65*
66
67*

Room

Living area
Kitchen / dining
Bedroom 1
Bedroom 2
Bedroom 3
Study

Metric

4.69m x 3.60m
4.68m x 2.40m
7.50m x 3.40m
4.69m x 2.49m
2.99m x 2.58m
1.99m x 1.85m

Imperial

15'4" x 11'9"
15'4" x 7'10"
24'7" x 8'2"
15'4" x 8'2"
9'9" x 8'5"
6'6" x 6'0"

- S

Storage
- F

Fridge / freezer
- D

Dishwasher
- W

Washer / dryer
- B

Boiler
- +

Wardrobe
- +

Handed plot

SkylightSkeiling line

GIA 79.1 m² 852ft²

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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 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.

Email sales@soresi.co.uk or visit www.soresi.co.uk

Working in partnership with



WOKINGHAM
BOROUGH COUNCIL



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