



Sresi® Kentwood Place

Making Home Ownership Possible

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

Relaxed town & country living

A brand new home in So Resi Kentwood Place offers the relaxed, family-friendly living you've been looking for.

Set within a new neighbourhood just minutes from the bustling market town of Wokingham, these attractive homes deliver style, comfort and an enviable lifestyle. Nearby you'll find excellent schools, vibrant cafés and restaurants, independent shops and beautiful open countryside – plus terrific transport links.

The perfect mix of town and country life is achievable, and you'll find it here at So Resi Kentwood Place.

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The best restaurant in the area by far

Ruchetta restaurant, Trip Advisor



Prime location

Combining historic charm with 21st century convenience, Wokingham has benefited from substantial investment and offers an ideal balance of high street names and independent stores alongside a rich mix of restaurants and cosy pubs.

The town's prime location means it's easy to strike that work-life balance, with fast commutes and good connections to business hubs such as London, Reading, Bracknell and Guildford.

And with numerous nearby schools rated by Ofsted as Good or Outstanding and many excellent nurseries close by, it's no wonder families choose to put down roots in Wokingham.



Fine dining on your doorstep at the Michelin starred L'Ortolan Restaurant, only a 16 minute drive from So Resi Kentwood Place

1



Plenty for you to enjoy

8

The number of years running that Ruchetta has been awarded a Trip Advisor certificate of excellence

With the chef's roots in Calabria, it's no surprise that Italian restaurant Ruchetta specialises in authentic dishes from a menu steeped in traditional Italian cuisine.

1. Ruchetta

3



250

Members of Wokingham Theatre Society

Each year Wokingham Theatre puts on eight major productions, alongside youth theatre shows and theatre skills training. Join the audience for an evening of culture, or join the society to help out backstage or even tread the boards.

3. Wokingham Theatre

2



9

Hectares of wildlife within Keephatch Local Nature Reserve

Made up of four areas of special environmental and conservational importance, Keephatch Local Nature Reserve is home to ancient woodlands, ponds and plentiful wildlife including deer and rabbits

2. Keep Hatch Nature Reserve

5



1854

The year The Warren became a free house

Stylish pub The Warren promises relaxed drinking and dining whether it's a night out with friends or a family feast. And if you prefer a quiet night in, they even offer a delivery service.

5. The Warren

4



18

Holes to play at Billingbear Park Golf Course

Golfers of all standards are welcomed at play-and-play Billingbear Park – a friendly, family-run course which offers beautifully kept greens and fairways, a relaxed atmosphere and a range of golf lessons.

4. Billingbear Park Golf Course

6



365

Number of days a year you can hit the slopes at Bracknell Ski Centre

Wrap up warm and get ready to skate, ski, snowboard, toboggan or ice-kart at Bracknell's John Nike Ski Centre, offering freezing fun for all the family!

6. Bracknell Ski Centre



Development overview

A new neighbourhood.

Our range of new homes in So Resi Kentwood Place are set within a village-style development dotted with plenty of green space offering safe places to play and relax.

These stylish shared ownership properties include two and three bedroom houses with generous private gardens. Designed using a combination of classic and contemporary architecture, our homes are built using modern construction techniques and feature natural materials.

Pedestrian and cycle routes weave through the neighbourhood to the town centre and train station, a new bus route has been proposed, and many homes offer sought after private parking.



Sat Nav location
RG40 5QA

Key

- So Resi units
- Private units
- Affordable Rent
- Parking
- Sheds

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



TOWARDS LONDON



So easy to get from A-B



*Times taken from Google Maps





So refined & contemporary

Designed for comfort

Skilfully designed to maximise space and create light-filled interiors, our homes are energy efficient, low maintenance and combine natural, sustainable materials with state-of-the-art technology.

Each property offers comfortable living space, contemporary kitchens and sleek bathrooms – all finished with finesse. The neutral décor gives you the option to express your inner style, or to simply unpack and relax.

General

Neutral décor throughout

Neutral wool mix carpet to bedrooms

Karndean flooring to hall, living room, kitchen, bathroom and WC

Built in wardrobes to master bedrooms

Energy efficient light fittings

Provision for Sky Plus to living room and BT Broadband connection point (Subject to subscription)

TV point to living room and master bedroom

Kitchen

Fully fitted kitchen with Karndean flooring

Integrated appliances to include four flame ring gas hob and single fan electric oven, extractor hood, dishwasher, washer / dryer, and tall fridge freezer

Recessed LED downlights and under cupboard lighting

Bathroom

Contemporary bathroom suite

Thermostatic bath shower mixer

Ladder towel rail with finish

Glass shower screen

Recessed LED downlights

External

Turfed private rear garden

Secure bike storage in shed

Allocated parking to each home

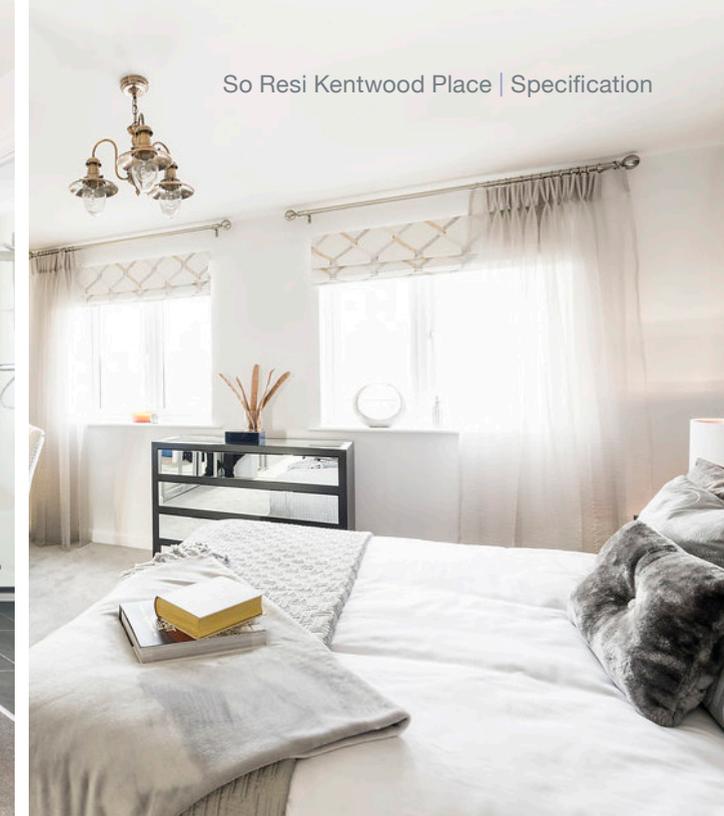
Car port to selected units

Security & peace of mind

Mains operated smoke and heat detectors with battery back up

Mains operated audible carbon monoxide detectors

12 year NHBC guarantee



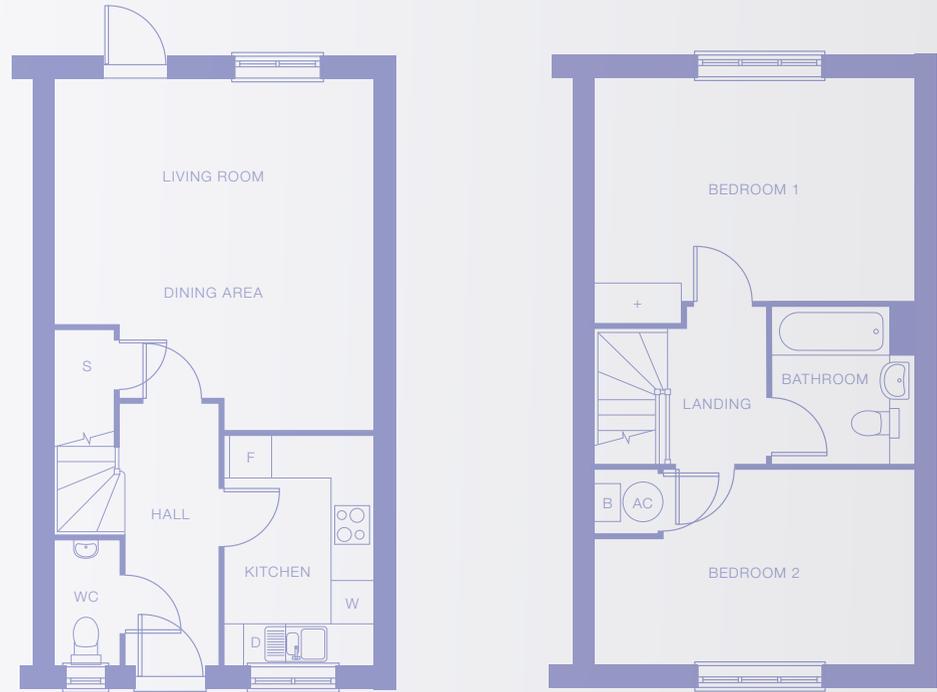
So Resi Kentwood Place | Specification



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

Type 1

2 Bedroom House



Ground floor

First floor

Type 2

3 Bedroom House



Ground floor

First floor

Plots	Room	Metric	Imperial	
182 188*	Living area	4.7m x 5.2m	15'4" x 17'0"	[S] Storage
183* 189	Kitchen	2.1m x 3.4m	6'8" x 11'1"	[F] Fridge / freezer
184 190*	Bedroom 1	4.6m x 3.6m	15' x 9'8"	[D] Dishwasher
185 191	Bedroom 2	4.6m x 2.9m	15' x 9'5"	[W] Washer / dryer
186 192*				[B] Boiler
187	GIA	79.1 m ²	852ft ²	[+] Wardrobe

* Handed plot

Plots	Room	Metric	Imperial	
155 178	Living area	3.7m x 5.2m	12'1" x 17'	[S] Storage
156* 179*	Kitchen	2.9m x 2.9m	9'5" x 9'5"	[F] Fridge / freezer
157 180	Bedroom 1	4.9m x 3.0m	16' x 9'8"	[D] Dishwasher
158* 181*	Bedroom 2	3.9m x 3.0m	12'7" x 9'8"	[W] Washer / dryer
	Bedroom 3	3.7m x 2.1m	12'1" x 6'8"	[B] Boiler
	GIA	93.8 m ²	1010ft ²	[+] Wardrobe

* Handed plot

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.



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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