



Sresi Wrecclesham

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 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.

A collection of
1,2 & 3 bedroom
homes for
shared ownership

A home you can love

On the very edge of the spectacular South Downs National Park and near the Georgian town of Farnham, a tasteful collection of newly built one, two and three bedroom SO Resi homes are now available in the village of Wrecclesham.

These light and inviting contemporary residences make the perfect home for those who love the green, leafy countryside whilst appreciating the benefits of living next to a thriving market town, with excellent transport links to central London and the surrounding area.

Each elegant, energy-efficient home has been planned with care and finished with ultimate attention to detail to create a bright and elegant feel that reflects its beautiful situation. With landscaped surroundings and parking just outside your door, and a stylishly warm welcome inside, coming home has never felt better.

Beautiful houses crafted for comfort and style.

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External photograph at SO Resi Wrecclesham

Between town and country

In friendly Wrecclesham village, with the Georgian cobbled streets of Farnham just over two miles north, and the South Downs a stone's throw away, these charming homes achieve the perfect balance between town and country life, with the added benefits of good schools for all ages, great train links to central London and fast road connections nearby.

Neighbouring Farnham is one of Surrey's most desirable and established towns. Its elegant streets are lined with independent shops, restaurants and pubs as well as the larger stores, while regular farmers' markets are the ideal place to shop for delicious local produce. A strong local community is a big part of what makes living here fun and there are lots of opportunities to join in – from dance, drama and a cinema at Farnham Maltings to contemporary art at New Ashgate Gallery. And with Guildford, Winchester and Portsmouth all just an easy drive away, there's plenty of choice when you fancy a change of scenery.

At Wrecclesham, the beauty of nature is all around. For spectacular countryside and meandering walks the South Downs are unbeatable, and the North Downs Way National Trail starts just outside Farnham. Those who prefer a less energetic way to get some fresh air will find Farnham Park and Gostrey Meadow are great places for picnics and lazing in the sun. And if you're looking for history, head to Waverley Abbey and set out for the 800-year-old Farnham Castle Keep.



Waverley Abbey holds a very special place in local history as the very first monastery founded in Britain by the Cistercian order of monks. It is quite astonishing to think these stones were laid almost 900 years ago by a small group of monks looking for somewhere to settle.



Farnham Village



Gostrey Meadows and the river Wey



Farnham Castle



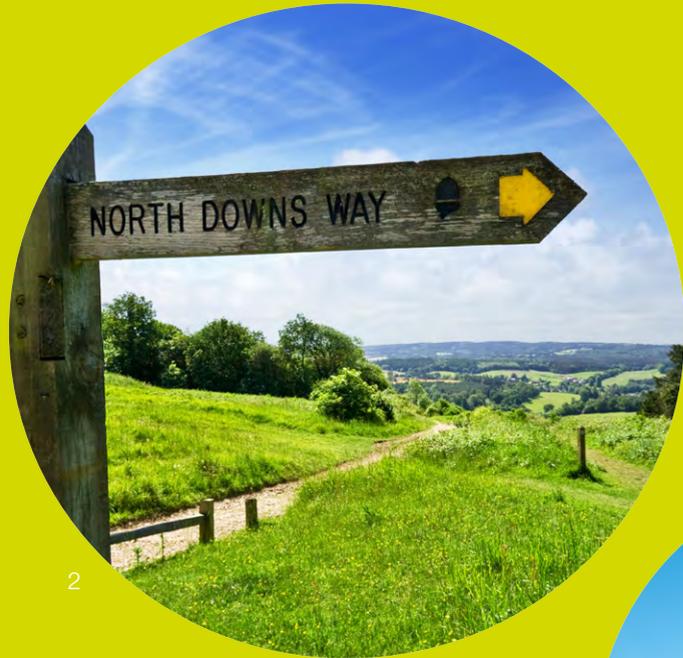
Waverley Abbey

Delightful towns and countryside

Stunning South Downs

Enjoy the thrill of living right on edge of the South Downs – an idyll of rolling countryside with gorgeous views, where there's something for everyone to enjoy, from wildlife and walks to country houses, pretty villages and pubs.

Time well spent



1 Farnham Maltings

A restored Victorian factory is home to this arts quarter with its cinema, hall, 25 artists' studios, pottery and café. The Maltings' philosophy is that hand-on crafts like woodwork and needlework are real happiness boosters. With six festivals a year, there are plenty of chances to get on board.

8 minutes

2 North Downs Way Trail

Nature lovers and walkers alike relish the North Downs Way National Trail which starts just outside Farnham and continues for 153 miles all the way to Canterbury and the White Cliffs of Dover through a landscape rich in beauty and heritage. The first stretch to Guildford is just 11 miles, so you can start small and build up your walking stamina over time.

8 minutes

3 Guildford

This welcoming town was built around the highpoint of its medieval castle. From there you'll get sweeping views right over the town, river and striking modern cathedral. If you're after retail therapy, the centre has plenty to offer. For cultural inspiration, visit the gallery at Guildford House or head out of town to the 16th-century manor house and walled garden at Loseley Park.

22 minutes

4 Frensham Little Pond

Surrounded by precious heathland, this medieval bishops' fish pond is at the heart of a tranquil haven for all kinds of wildlife. Pop into the café for tea, coffee and cakes, bring a picnic and soak up the peace and quiet, or just walk the flat sandy paths and admire the open skies.

11 minutes

5 Portsmouth

For a day trip with a difference, head for the south coast to Portsmouth and its fascinating Historic Dockyard, where you'll find the interactive National Museum of the Royal Navy, the HMS Victory – Nelson's flagship in the Battle of Trafalgar – and the Tudor ship the Mary Rose, beautifully conserved in a dockyard museum.

42 minutes

6 Birdworld

From penguin feeding to owl encounters, a visit to Birdworld will make you see our feathered friends in a whole new way. Birds are far from the whole story though, with guinea pigs, rabbits, goats, sheep, reindeer and even crocodiles and seahorses to visit in this charming farm and pet centre that's the ideal regular destination for family days out.

4 minutes

About the development



Sat Nav location
GU10 4JX

This new collection of SO Resi homes is part of the small and charming Acacia Gardens development of detached houses, in the pretty village of Wrecclesham just to the south of Farnham.

The warm and inviting buildings are designed and appointed to the highest standards to offer generous and bright indoor space for relaxed living. The development is planned and landscaped to mature beautifully, creating a neighbourhood that is destined to become a lasting and integrated part of the local community.

Key

- SO Resi
- Affordable rent
- Private
- Cycle storage
- Bin store
- Parking

Note:

Gardens to plots 21, 22, 23, 24, 43 & 44 have varying gradients.

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





Getting around

From working days to day trips, getting around is straightforward at SO Resi Wrecclesham. Commuters will appreciate the excellent road and rail links, with direct rail services from Bentley and Farnham stations to Alton and London Waterloo. The A31, A3 and M3 are all within easy reach for a short drive to Guildford, Portsmouth, Winchester and many other local towns. For those international trips, both Heathrow and Gatwick airports are within an hour's drive.



Times are approximate and taken from Google maps.



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



Attention to detail

Each home is designed with flair and detailed with care for contemporary comfort and style. High ceilings, wide hallways, generous rooms, plenty of natural light and cleverly maximised storage combine to create elegant, bright living spaces.

General

- Karndean flooring to kitchen and dining area, living room, hallway, W.C and storage cupboard
- Neutral wool mix carpet to bedrooms
- Fitted wardrobes to master bedrooms
- Provision for Sky Plus (subject to subscription)
- Double glazed windows
- BT points to living room and master bedroom

Kitchens

- Fully fitted modern Symphony kitchens
- Integrated appliances including hob, oven, and fridge / freezer plus extractor hood
- Zanussi washing machine to each house and Zanussi washer dryer to apartments
- Laminate worktops with matching laminate upstands
- Stainless steel splashback to hob
- 1 ½ bowl stainless still sink with polished chrome single level mixer tap
- Pelmet strip lighting beneath wall units
- LED downlights

Bathrooms

- Contemporary bathroom suite with white sanitaryware
- Chrome fixtures and fittings
- Shaver socket
- LED downlights
- Chrome ladder towel radiators
- Ceramic floor tiling
- LED downlights

Outside

- Landscaped front and rear gardens
- Timber shed with cycle storage
- Allocated parking
- Rolec electric car charging points to each unit

Security and peace of mind

- Access to apartments via audio and visual door entry system
- Mains operated, ceiling mounted smoke and heat detectors with battery back up
- 10 year LABC guarantee



Every property at SO Resi Wrecclesham is made to the highest standard.

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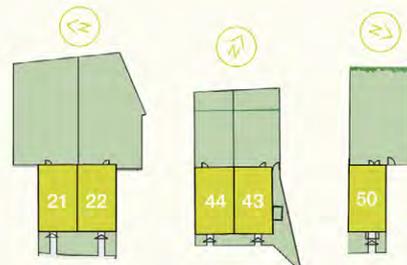
House
Semi detached

2 bedroom



Room	Metric	Imperial
Living / Dining	4.70m x 3.96m	15' 5" x 13' 0"
Kitchen	2.50m x 3.08m	8' 2" x 10' 1"
Bedroom 1	4.70m x 3.01m	15' 5" x 9' 10"
Bedroom 2	4.70m x 3.10m	15' 5" x 10' 2"
GIA	78.8 sq m	848 sq ft

- [B] Boiler
- [W] Washing machine
- [F] Fridge / Freezer
- [+] Wardrobe



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 and. Size of balconies vary between apartments of the same type. 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.

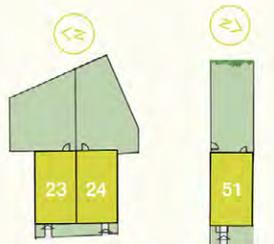
House
Semi detached

3 bedroom



Room	Metric	Imperial
Living	2.99m x 5.22m	9' 9" x 17' 1"
Kitchen / Dining	5.02m x 3.98m	16' 6" x 13' 0"
Bedroom 1	2.85m x 5.14m	9' 4" x 16' 10"
Bedroom 2	2.85m x 4.06m	9' 4" x 13' 3"
Bedroom 3	2.08m x 3.84m	6' 10" x 12' 7"
GIA	93.7 sq m	1009 sq ft

- [B] Boiler
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- [F] Fridge / Freezer
- [+] Wardrobe



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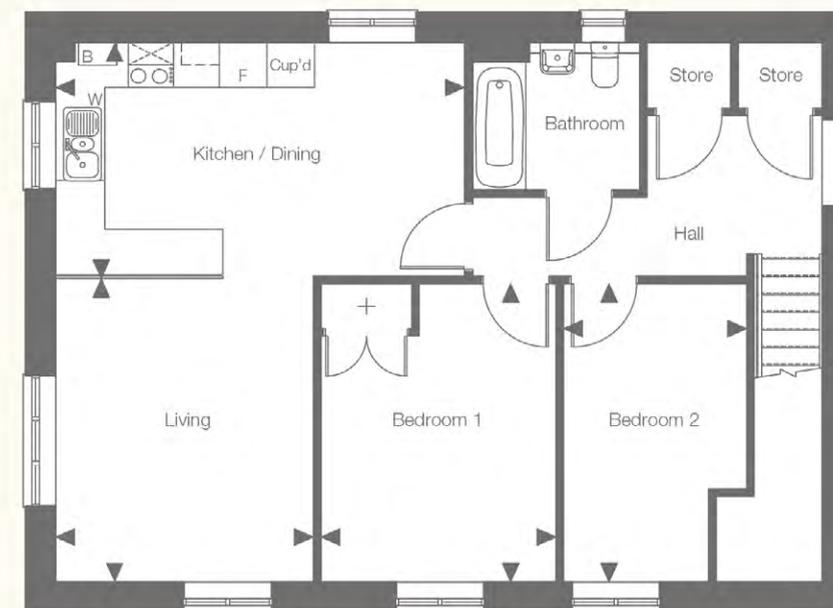


Room	Metric	Imperial
Living	3.39m x 4.02m	11' 1" x 13' 2"
Kitchen / Dining	5.38m x 3.13m	17' 7" x 10' 3"
Bedroom 1	3.10m x 3.96m	10' 2" x 13' 0"
Bedroom 2	2.15m x 3.96m	7' 0" x 13' 0"
GIA	65.6 sq m	706 sq ft

- [B] Boiler
- [W] Washer / Dryer
- [F] Fridge / Freezer
- [+] Wardrobe



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Room	Metric	Imperial
Living	3.39m x 4.02m	11' 1" x 13' 2"
Kitchen / Dining	5.38m x 3.13m	17' 7" x 10' 3"
Bedroom 1	3.10m x 3.96m	10' 2" x 13' 0"
Bedroom 2	2.41m x 3.96m	7' 11" x 13' 0"
GIA	72.3 sq m	778 sq ft

- [B] Boiler
- [W] Washer / Dryer
- [F] Fridge / Freezer
- [+] Wardrobe

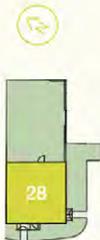


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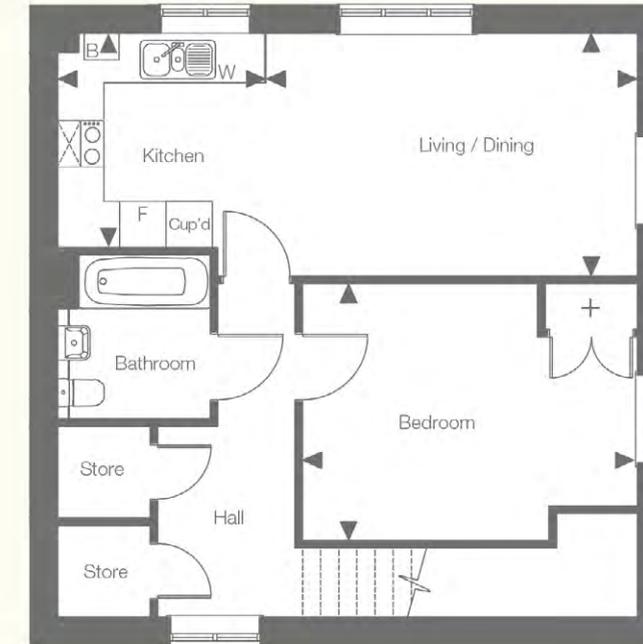


Room	Metric	Imperial
Living / Dining	4.81m x 3.17m	15' 9" x 10' 5"
Kitchen	2.69m x 2.80m	8' 10" x 9' 2"
Bedroom	4.34m x 3.10m	14' 3" x 10' 2"
GIA	50.7 sq m	546 sq ft

- B Boiler
- W Washer / Dryer
- F Fridge / Freezer
- + Wardrobe



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Room	Metric	Imperial
Living / Dining	4.81m x 3.17m	15' 9" x 10' 5"
Kitchen	2.69m x 2.80m	8' 10" x 9' 2"
Bedroom	4.34m x 3.35m	14' 3" x 11' 0"
GIA	57.2 sq m	616 sq ft

- B Boiler
- W Washer / Dryer
- F Fridge / Freezer
- + Wardrobe



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House
Semi detached

2 bedroom



Room	Metric	Imperial
Living / Dining	4.72m x 4.32m	15' 5" x 14' 2"
Kitchen	2.61m x 2.80m	8' 6" x 9' 2"
Bedroom 1	4.72m x 2.90m	15' 5" x 9' 6"
Bedroom 2	4.72m x 3.16m	15' 5" x 10' 4"
GIA	78.8 sq m	848 sq ft

- B Boiler
- W Washing machine
- F Fridge / Freezer
- + Wardrobe



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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 Metropolitan Thames Valley 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



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