





SO Resi is a way of making home ownership possible for more people. You buy a share of your home, with a lower deposit, smaller mortgage and pay a monthly rent on the remaining share.

SO Resi redefines shared ownership, by making everything clear and uncomplicated so you understand how it 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 there to answer your questions in a language that makes sense.

SO Resi by Metropolitan Thames Valley is a non-profit housing association. For over fifty years we've been building and managing good quality and affordable new homes. By doing that, we've been helping to create communities that people are proud of and happy to live in.

Elegant, contemporary living

A collection
of 1 & 2 bed
apartments and
2 bed houses

Nestled between the rolling Surrey countryside and the charming village of Cranleigh, you'll find Leighwood Fields – an exquisite new development set in a hidden oasis, yet just moments from the vibrant Cranleigh High Street.

SO Resi is proud to present 25 new homes within this stunning development, comprising 20 one and two bed apartments and 5 two bed houses available to buy through Shared Ownership. All properties have an allocated parking space or private driveway, and the kitchens and bathrooms have high-specification finishes.

The timber-framed buildings, boutique shops and independent eateries of historic Cranleigh are just a short walk east, with Guildford station located just 20 minutes drive north – connecting you directly to London Waterloo, Clapham Junction, Woking, Petersfield and Portsmouth.

Idyllic countryside living made affordable – this is SO Resi Cranleigh.

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





Brilliant! Can't believe that I've not found this place until now!

Yangaz bistro grill
Trip Advisor



A place to make memories

Picture the perfect Surrey village and Cranleigh couldn't come closer. The maple tree-lined high street thrives with traditional shops, pubs and restaurants with a vibrant village green and quaint church to complete the scene. Each month, the Cranleigh Country Market pops up just opposite the leisure centre, offering a tempting selection of artisan breads and pastries, fresh local produce, wines, arts and crafts.

Throughout spring and summer, Cranleigh in Bloom sees the village burst into colour, with hanging baskets and wheelbarrows of flowers adorning the streets, attracting visitors from far and wide. Several well-known cycle routes start in the village, while the picturesque Knowle Park and Snoxhall Fields provide plenty of opportunities for walking, playing and picnicking – all just a short distance south of the village centre. Perfect your swing in one of two locations – at the Cranleigh Golf and Country Club just seven minutes' drive north, or the family-run Burningfold polo club just south of neighbouring Dunsfold.

In the summer months, the seaside attractions of Brighton are just 30 miles from home, with a myriad of more reliable climates on tap from Gatwick airport – an easy 40-minute drive from your doorstep.



Wander down to Yangaz bistro grill for an al fresco breakfast, only a 5 minute drive from SO Resi Cranleigh.

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



1



2



4



6



3



5

Discover your new neighbourhood

1 White Lane Farm Riding School

An approved member of the Association of British Riding Schools, White Lane Farm offers riding lessons and hacks to individuals and small groups aged three upwards amidst the breathtaking scenery of the Surrey Hills. With two schools, a grass paddock and course of show jumps, there's something for every bravery level.

21 minutes

2 For Earth's Sake

Since opening its doors in 2019, over 28,000 customers have left this eco-conscious, zero-waste enterprise without a scrap of single-use plastic in their shopping. Just moments from home on Cranleigh High Street, this Aladdin's cave of local produce is the place to refill your bottles, Kilner jars and baskets with an array of fresh goods and store cupboard staples.

6 minutes

3 Albury Vineyard

The organic and biodynamic Albury vineyard sits on the southern slopes of the North Downs, just outside Guildford. Family-owned and managed, the vineyard runs its own shop and wine club, as well as holding special tasting events (complete with cheese, of course), vineyard tours and supper clubs. All conveniently within taxiing distance.

17 minutes

4 Smithbrook Kilns

A short drive from Cranleigh, you'll find the lovingly restored site of the old Smithbrook brickworks – now home to an eclectic shopping village, creative hub and friendly restaurant. From hair & beauty salons to pet-grooming parlours, bridal boutiques to bike repair specialists, upholsterers to art & textiles shops, it's the stuff Saturdays were made for.

5 minutes

5 Top Gear Track Experience

Ever dreamed of giving The Stig a run for his money on the Top Gear test track? With Dunsfold Park just 9 minutes' drive from home, that dream could become a very powerful reality, with a range of exhilarating track days and supercars ready and waiting.

9 minutes

6 The Abinger Hatch

A little off the beaten track, but well worth the detour – this cosy, family-run country pub in Abinger Common is renowned for its roaring log fires in winter, pretty beer garden tipi-tent in summer and delicious menu of pub classics year-round. A warm welcome awaits for muddy boots, paws and tiny feet alike.

23 minutes



Character and charm, built in



Sat Nav location
GU6 8WQ

As soon as you enter Leighwood Fields, you'll notice something different. It's the little details from home to home – bay windows, gables and porches, contrasting brickwork, roofing materials and white New England style cladding.

Leighwood Fields benefits from some of Surrey's most iconic hotspots including Box Hill, The Devils Punch Bowl and Newlands Corner, all being within close proximity. Right on your doorstep, a brand-new footpath connects you directly to the Downs Link – a peaceful, winding trail for long walks, horse rides or adventures on two wheels.

For day-to-day necessities, Cranleigh Village High Street has you covered too; with various supermarkets, boutique shops and an abundance of restaurants. The leisure centre, doctors surgery and reputable schools are also within easy reach.

Key

- SO Resi
- Rented
- Private sale
- Cycle store
- Bin store

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

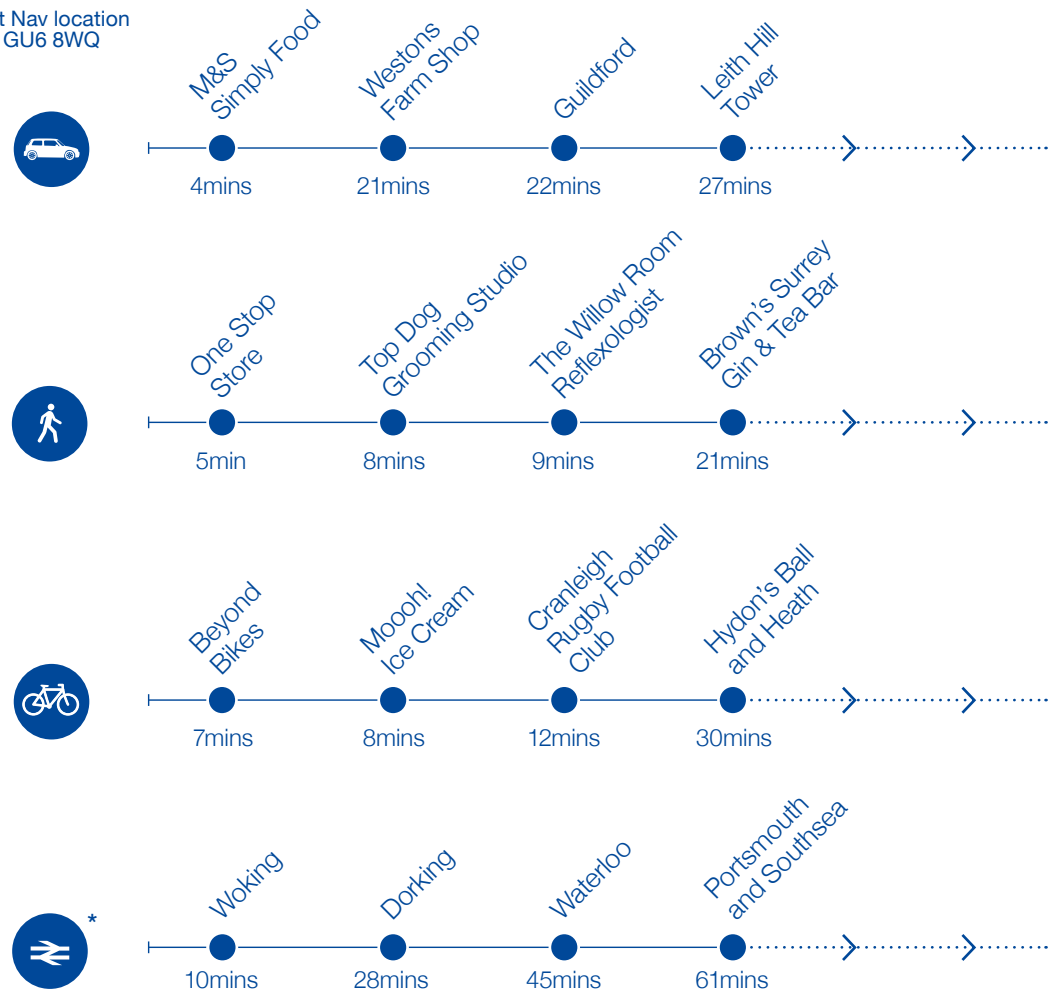
Modern
rural living



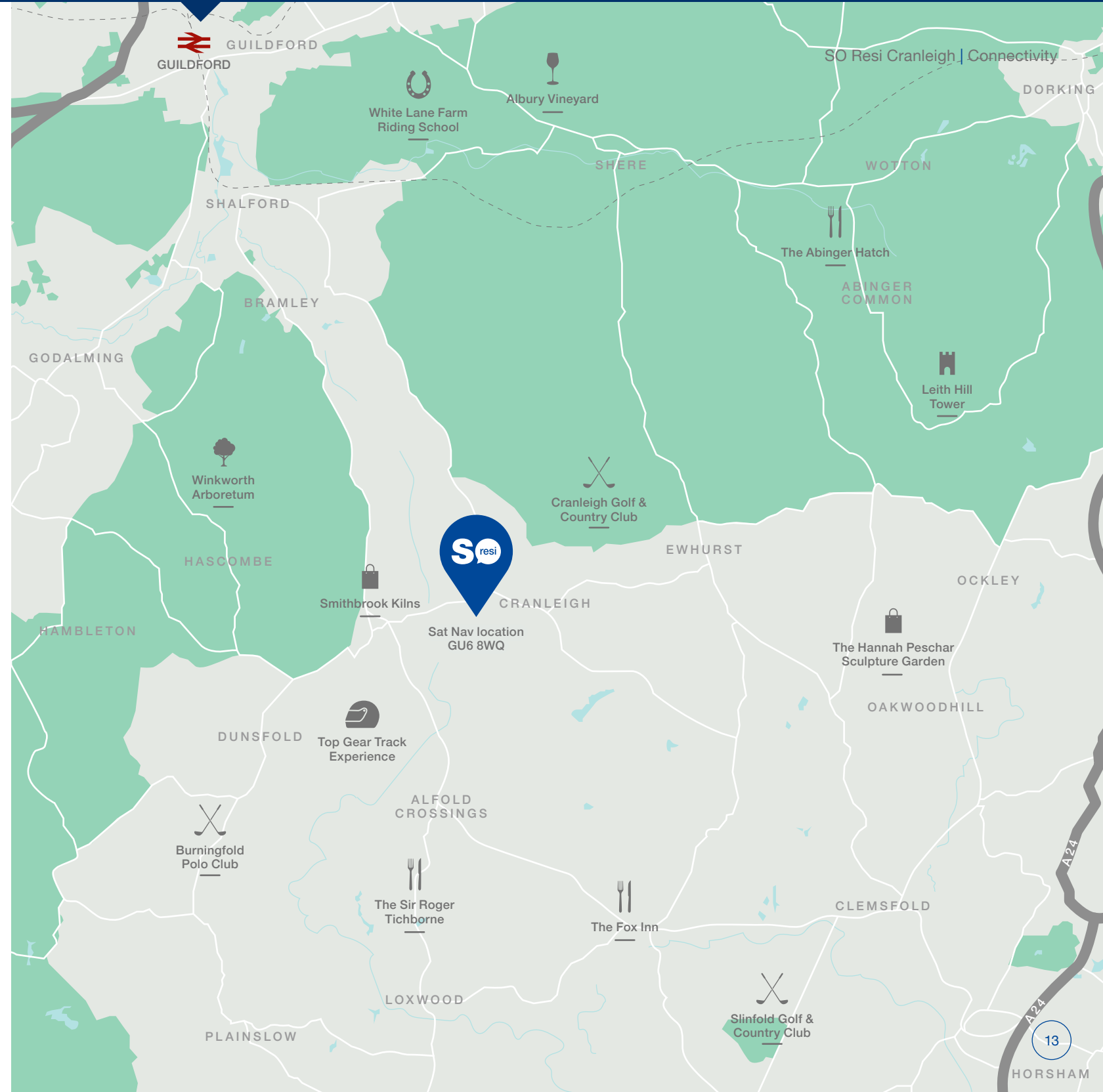
Well connected

Surrounded by countryside and pretty little villages, Cranleigh is also close to the bustling town of Guildford – a commuter’s heaven. Hop on a train and travel direct to Central London in just 45 minutes, reach Portsmouth in just under an hour or pitch up for the day and spend your downtime wandering through Guildford’s award-winning castle grounds and Medieval streets. Cranleigh also enjoys a good network of local bus routes, while for further-flung journeys, Gatwick and Heathrow airports are just 24 and 30 miles from home.

Sat Nav location
GU6 8WQ



Travel times are taken from Google and can vary depending on the time of day.
*All train times taken from Guildford station, which is 20 minutes from Cranleigh by car.



Your home, your way

Each SO Resi Cranleigh home has been stylishly designed and expertly fitted. Whether you opt for a one- or two-bedroom property, you'll come home to a bright, light and contemporary living space with hardwearing Amtico flooring and cosy, carpeted bedrooms to escape to when night falls. High-quality, luxury kitchens with fully integrated Zanussi appliances come as standard, as well as sleek, tiled bathrooms finished with thoughtful, practical touches.

Kitchen / lounge / diner

- Zanussi electric hob
- Integrated Zanussi fridge/freezer
- Integrated washer/dryer
- Integrated Zanussi single electric fan oven
- Integrated recirculating extractor hood
- Omega laminate Quartz Grey worktop
- Fully fitted contemporary kitchen
- Stainless steel 1.5 bowl sink
- Amtico flooring
- Cube Light Grey finish doors

Bathroom & ensuites

- Central mirror
- Moisture-resistant shaker style bath panel with recessed detail
- Chrome ladder-heated towel rail
- Chrome finish monobloc tap
- Hinged, glazed shower screen with chrome trim to bath
- Ceramic floor tiling to bathrooms and cloakrooms
- Ceramic wall tiling to bathrooms

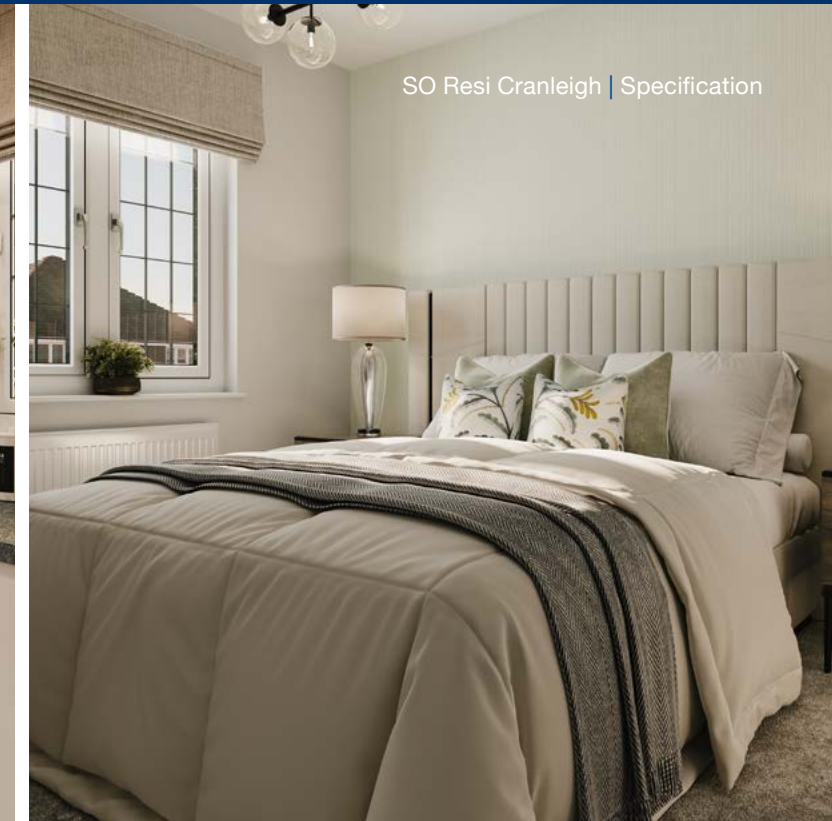
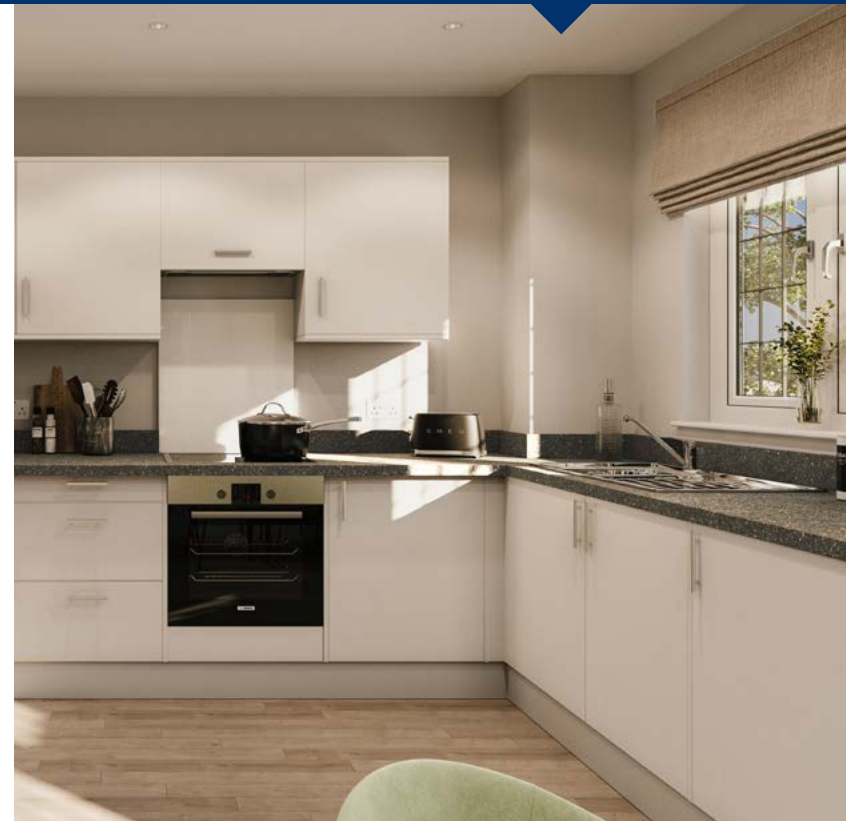
General

- Valliant boiler
- Energy efficient spotlights to main living area
- Electronic dial thermostat
- Carpeting to all bedrooms, stairs and landings
- Double-glazing throughout
- Parking for all homes
- Access to electric vehicle charging points to selected homes
- Access to a key-coded bicycle store for all apartments
- Heckmondwike carpet to communal areas of apartment blocks
- Predicted EPC rating of B

Security and peace of mind

- Grade LD2 fire detection system
- Video entry system to apartment blocks
- 180-degree viewer to front doors

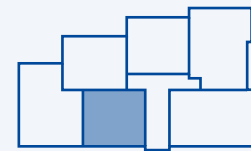
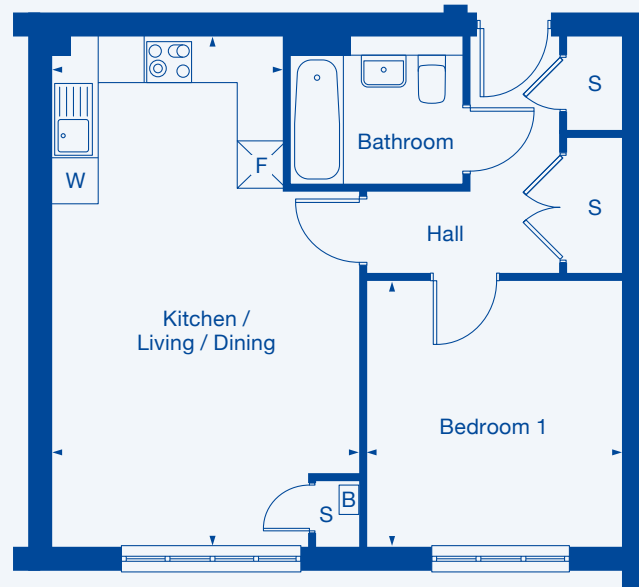
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Type 1

1 Bedroom Apartment

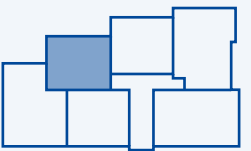
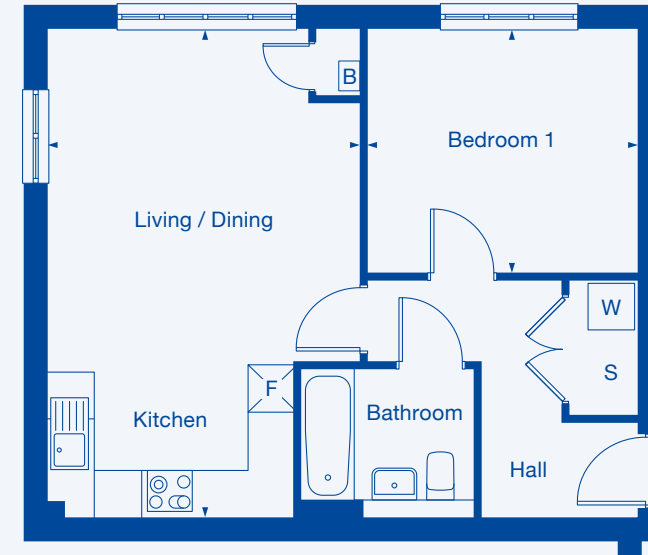


Plots	Floor	Room	Metric	Imperial
235	G	Kitchen / Living / Dining	4.09m x 6.78m	13'4" x 22'2"
240	1	Bedroom 1	3.4m x 3.56m	11'1" x 11'6"
245	2	GIA	51.3 m ²	552ft ²

- S Storage
- F Fridge freezer
- W Washer dryer
- B Boiler

Type 2

1 Bedroom Apartment

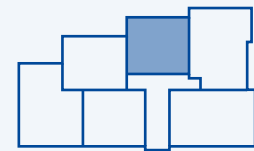


Plots	Floor	Room	Metric	Imperial
236	G	Kitchen / Living / Dining	4.15m x 6.48m	13'6" x 21'2"
241	1	Bedroom 1	3.6m x 3.27m	11'8" x 10'7"
246	2	GIA	50.7 m ²	546ft ²

- S Storage
- F Fridge freezer
- W Washer dryer
- B Boiler

Type 3

1 Bedroom Apartment

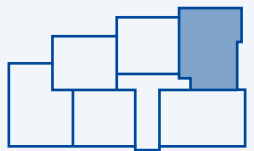


Plots	Floor	Room	Metric	Imperial
237	G	Kitchen / Living / Dining	4.0m x 6.78m	13'1" x 22'2"
242	1	Bedroom 1	3.36m x 4.41m	11'0" x 14'4"
247	2	GIA	50.7 m ²	546ft ²

- [S] Storage
- [F] Fridge freezer
- [W] Washer dryer
- [B] Boiler

Type 4

2 Bedroom Apartment

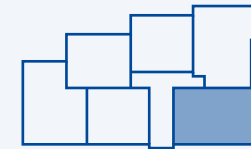
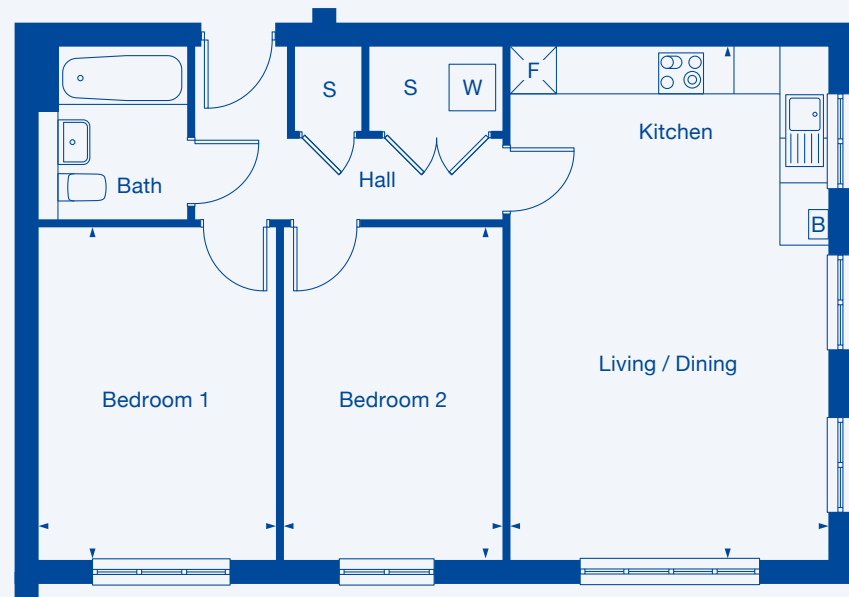


Plots	Floor	Room	Metric	Imperial
238	G	Kitchen / Living / Dining	7.69m x 3.9m	25'2" x 12'7"
243	1	Bedroom 1	3.24m x 3.15m	10'6" x 10'3"
248	2	Bedroom 2	4.41m x 3.9m	14'4" x 12'7"
		GIA	70.9 m ²	763ft ²

- [S] Storage
- [F] Fridge freezer
- [W] Washer dryer
- [B] Boiler

Type 5

2 Bedroom Apartment

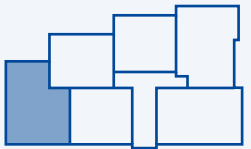
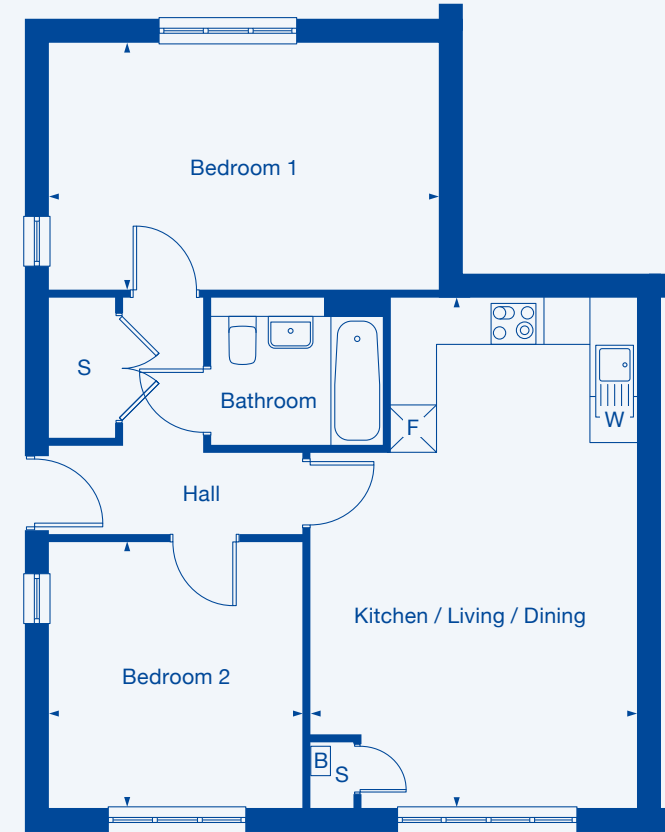


Plots	Floor	Room	Metric	Imperial
239	G	Kitchen / Living / Dining	4.23m x 6.78m	13'8" x 22'2"
244	1	Bedroom 1	3.15m x 4.41m	10'3" x 14'4"
249	2	Bedroom 2	2.92m x 4.41m	9'5" x 14'4"
		GIA	70.9 m ²	763ft ²

- S Storage
- F Fridge freezer
- W Washer dryer
- B Boiler

Type 6

2 Bedroom Apartment

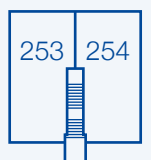


Plots	Floor	Room	Metric	Imperial
322	G	Kitchen / Living / Dining	4.43m x 6.78m	14'5" x 22'2"
		Bedroom 1	3.4m x 3.56m	11'1" x 11'6"
		Bedroom 2	5.19m x 3.29m	17'0" x 10'7"
		GIA	70.4 m ²	758ft ²

- S Storage
- F Fridge freezer
- W Washer dryer
- B Boiler

Type 7

1 Bedroom Apartment

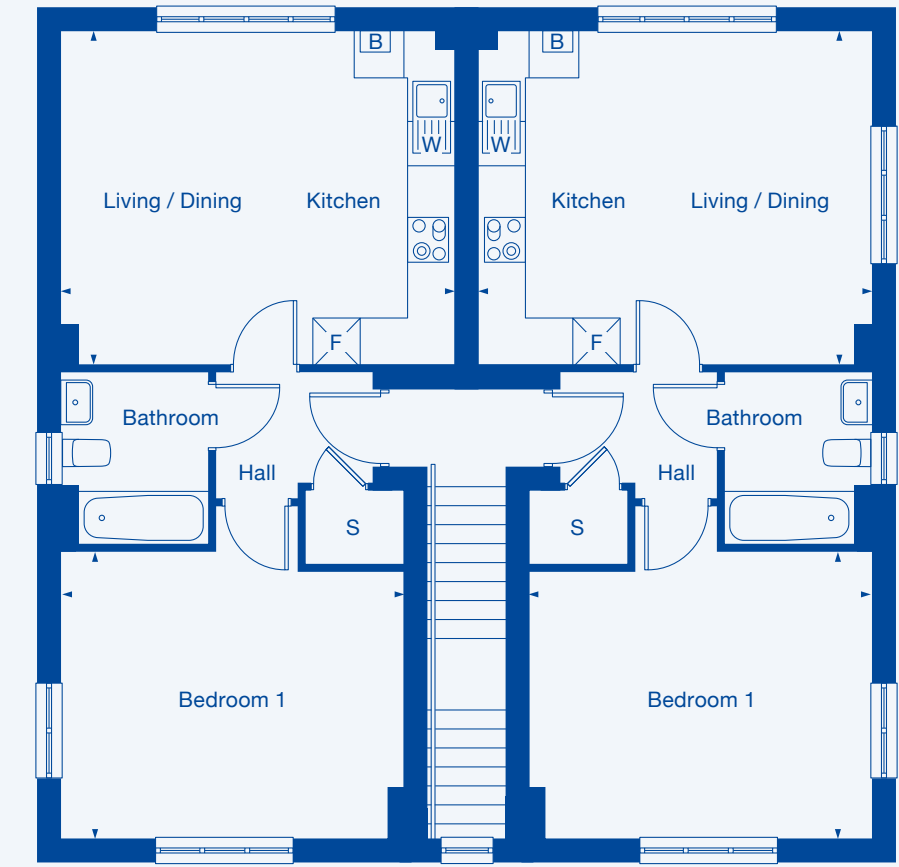


Plots	Floor	Room	Metric	Imperial
253	G	Kitchen / Living / Dining	5.21m x 4.43m	17'0" x 14'5"
254	G	Bedroom 1	4.54m x 3.83m	14'8" x 12'5"
		GIA	51.4 m ²	554ft ²

- [S] Storage
- [F] Fridge freezer
- [W] Washer dryer
- [B] Boiler

Type 8

1 Bedroom Apartment

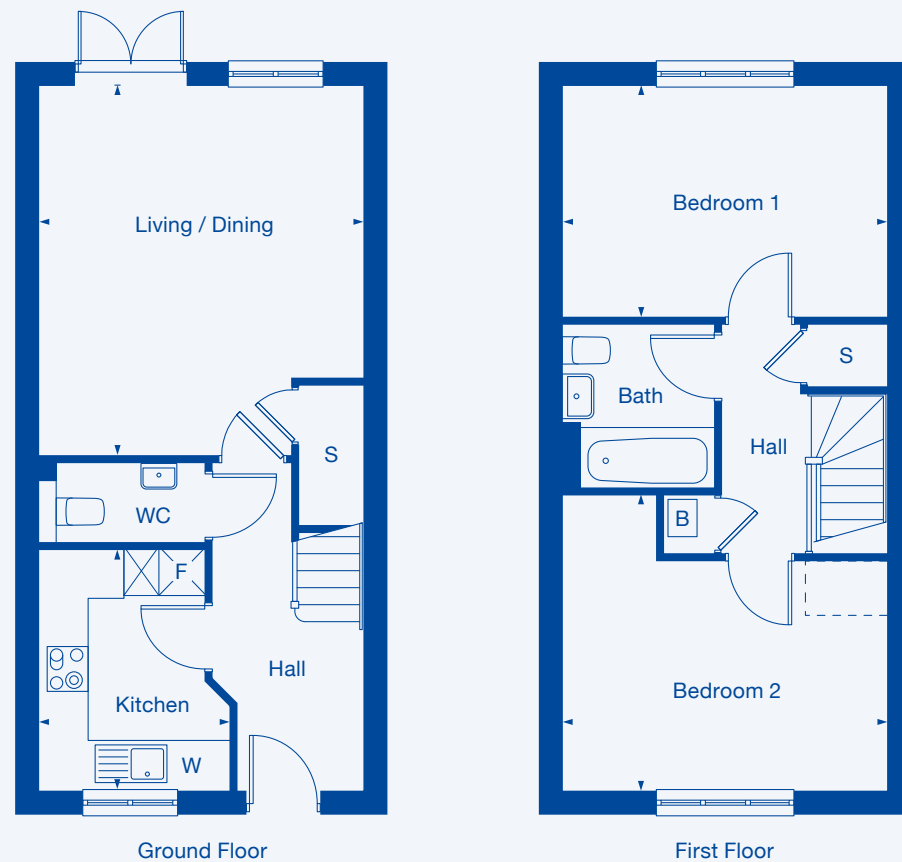


Plots	Floor	Room	Metric	Imperial
255	1	Kitchen / Living / Dining	5.21m x 4.43m	17'0" x 14'5"
256	1	Bedroom 1	4.54m x 3.83m	14'8" x 12'5"
		GIA	50.8 m ²	547ft ²

- [S] Storage
- [F] Fridge freezer
- [W] Washer dryer
- [B] Boiler

Type 9

2 Bedroom House



Plots

- 298
- 299*
- 300*
- 301
- 302*

Room

- Living / Dining
- Kitchen
- Bedroom 1
- Bedroom 2
- GIA

Metric

- 4.3m x 4.89m
- 2.55m x 3.21m
- 4.3m x 3.89m
- 4.3m x 3.91m
- 80.37 m²

Imperial

- 14'1" x 16'0"
- 8'3" x 10'5"
- 14'1" x 12'7"
- 14'1" x 12'8"
- 865ft²

- S Storage
- F Fridge freezer
- W Washer dryer
- B Boiler

*Handed

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.

Tel: 0208 607 0550
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or visit sharedownership.co.uk

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