

homemade

homes by accent



Computer generated image is illustrative only

Winkfields Edge, Lightwater

*Welcome to stylish, new Shared Ownership
homes in Winkfields Edge, Lightwater.*



Welcome home to style
and space in the
perfect place.

Just perfect.

Winkfields Edge sits on the outskirts of the quaint village of Lightwater close to beautiful Surrey countryside made up of pretty meadows, ancient woodland and sprawling heathland. It's the perfect place to settle into a rural way of life. Yet you're just a five-minute stroll from a host of handy village amenities. And, with excellent travel links, you can be in central London in less than an hour and you have easy access to towns and cities such as Reading, Basingstoke, Bracknell and Ascot.

It's your chance to escape to the country, and all the adventures that brings, while also keeping urban attractions on hand.

We have 10 stylish 3-bedroom homes available to buy at Winkfields Edge on a more affordable Shared Ownership basis (see page 6 for details). Externally, they reflect the character of the village's historic architecture. Internally, their spacious, flexible layouts make them ideal for small and growing families. And neutral, high-quality finishes mean you can quickly get settled and start making your mark.

Lightwater used to be a holiday destination for Londoners and today it's a haven for commuters. Winkfields Edge is just a 2-minute drive from the M3, which takes you into London and out to Basingstoke. There are frequent bus services from the village, and nearby train stations run regular services to the capital and beyond.



Computer generated image

Shared Ownership – an introduction

Unleash your dreams of home ownership with the Shared Ownership scheme!



This initiative, backed by the Government, is your golden ticket to climb the property ladder. It is a game-changer, a door-opener to that next step in home buying that might have seemed like a distant dream. No longer is that dream home out of reach. With Shared Ownership, it is right there at your fingertips!

Imagine stepping into a home that has been tailored to your budget, where you own a share – anywhere from 10% to 75%. You are not a tenant; you are a part-owner, paying rent only on the share you do not yet own.

Whether you are leveraging a mortgage or using your savings, you are not stuck at your initial share. In most cases you can keep buying more, bit by bit, until you own 100% of your dream home.

But what if life takes a new turn? No worries! You can sell your share anytime, taking any equity you have built right along with you. It is flexible, it is feasible, it is the future of home ownership!

Did you know?

The combined monthly cost of rent and your mortgage payment is often cheaper than privately renting a similar home or buying outright. Visit homemadehomes.com/calculator to get an estimate of what your monthly costs could look like.

What are the benefits of Shared Ownership?



Unshakeable security

Say goodbye to the uncertainty of private rentals. With Shared Ownership, your home is your castle, offering long-term peace of mind. No more intrusive inspections or sudden notices to vacate. Your home, your rules!



Ride the property wave

As a Shared Ownership homeowner, you are not just living in your home; you are investing in it. If property values rise, so does the value of your share. When it is time to sell, you will reap the benefits of any increase in your share value.



Unleash your creativity

This is not just a house; it is your canvas. Paint the walls, hang your favourite art, or transform the garden into a personal oasis. Dreaming of a loft conversion or a new extension? Just check in with us and let us make it happen!



Lower deposits, higher dreams

Forget about hefty deposits based on the full market value. With Shared Ownership, your deposit is calculated on your share of the home. It is a game-changer, making home ownership more accessible than ever before.

	Traditional Home Purchase	Buying 25% share with Shared Ownership	Buying 40% share with Shared Ownership
Full Market Value	£250,000	£250,000	£250,000
Share Value	N/A	£62,500	£100,000
5% Deposit	£12,500	£3,125	£5,000

*The exact percentage will be determined by eligibility, affordability, and development specific criteria.

*Some Shared Ownership homes limit the maximum share you can purchase; we will let you know if this applies to your home.

The deposit percentage amount will depend on your individual eligibility with mortgage lenders. Five percent is considered a minimum and you may benefit from lower mortgage rates if you have a higher deposit available.

How Shared Ownership works

Shared Ownership is an alternative approach to home ownership. It is a great detour for those who find the conventional path of deposit and mortgage payments a bit out of reach.

Now, do not let the term ‘Shared Ownership’ mislead you - it is not about living with others (unless you choose). You own a chunk of your home, anywhere between 10% to 75%. You get to call the home ‘yours’, while you pay a rent on the remaining share.

Many of our customers leverage a mortgage to acquire their share, while the rest of the property stays on a ‘rent-light’ basis. It is a fantastic way to enjoy the buzz of ownership without feeling the pinch in your pocket.

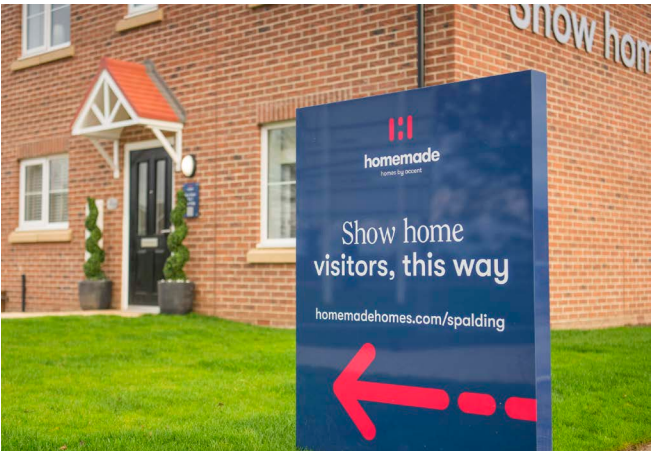
Let us look at an example purchase using Shared Ownership:

Full Market Value	£250,000
Share Percentage	40%
Share Value	£100,000
Deposit #	(from) £5,000
Mortgage Amount	£95,000
Monthly Mortgage Payment	£539.40
Monthly Rent	£343.75
Monthly Service Charge Payment	£30.00

You will only need a deposit for the share you are acquiring, which will be around 5% or 10% of the share’s cost. This means you can stow away your worries about hefty deposits – it can be significantly less than when you are purchasing a property in the open market.

Every home under Shared Ownership is offered on a leasehold basis - but do not let this term daunt you. Imagine your lease as a protective armour, much like a tenancy agreement. It safeguards you and us, outlining each of our duties and obligations clearly. Moreover, it seals your rights and responsibilities in legal ink and chalks out the term’s duration (typically at least 99 years from kick-off!). And do not fret about getting lost in the details - our website shines a spotlight on each property’s lease duration.

The mortgage interest rate used in the calculation is 5.5% on a term of 30 years. The service charge is estimated and will vary depending on the services offered.
The deposit percentage amount will depend on your individual eligibility with mortgage lenders. Five percent is considered a minimum and you may benefit from lower mortgage rates if you have a higher deposit available. Always seek independent mortgage advice.
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR RENT



Buying more shares later

Shared Ownership is not a static journey; it is your escalator to incrementally owning more of your home. You can choose to increase the share you own, thereby pumping up your equity and decreasing the rent on the remaining portion. This process is known as ‘staircasing’. In most scenarios, you can stride towards 100% ownership, making rent a thing of the past. However, there might be some properties that set the limit at 75% or 80% ownership - rest assured, we will keep you in the loop if there is a cap on acquiring additional shares in your chosen property.

Perfectly positioned in the Surrey countryside



Winkfields Edge puts everything you need within a walk, a cycle or a quick drive



5 minutes' walk to Co-op and M&S Simply Food, and a 12-minute drive to Sainsbury's



A primary school, middle school and nurseries in the village and a secondary school a mile away



A country park in the village and easy access to Surrey countryside and National Landscapes



Thoughtfully designed, energy-efficient homes with high-quality finishes



A village post office, library, medical practice, dentist, butcher and more



Private gardens, car parking and a flooring package included for every home



Traditional pubs, much-loved restaurants and cosy cafés in the village



A 12-minute drive to Bracknell and a 36-minute drive to Reading



A village leisure centre and a wide variety of local options for sports and wellbeing

Travel times are approximate. Source, nationalrail.co.uk and google.com/maps

Be at the heart of village life

And stay within easy reach of towns and cities

Lightwater is known for its vibrant, close-knit community spirit set against a backdrop of charming architecture and picturesque countryside

Within a 15-minute walk you can be among the wildlife at Lightwater Country Park or out in the wide-open countryside. A majestic landscape dotted with pretty villages and popular towns with easy connections to major cities.

Bracknell's modern town centre is just a 12-minute drive away. The Lexicon boasts more than 70 shops and restaurants. Coral Reef Waterworld is a great spot for families with water slides, rapids and saunas. And South Hill Park arts centre, just outside the town, houses two theatres, a dance studio, creative spaces and a cinema in the grounds of an 18th century mansion.



Ascot



Reading

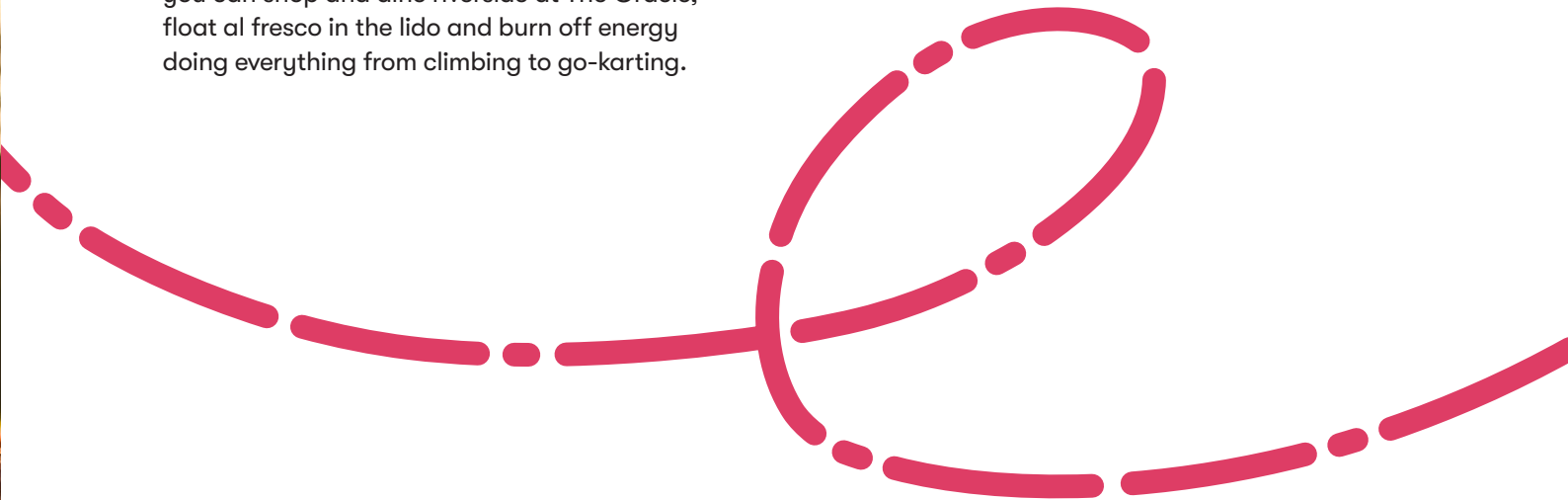


CU18 5RA

Within a 13-minute drive, you can be in affluent Ascot. It's famous for horseracing but also has a fantastic foodie scene, with destinations such as Coworth Park providing special places to eat.

For big-city entertainment and employment, Reading is just a 36-minute drive away. There, you can shop and dine riverside at The Oracle, float al fresco in the lido and burn off energy doing everything from climbing to go-karting.

For days out, you're also spoilt for choice. Lightwater sits within an hour's drive of the glorious Surrey Hills, North Wessex and Chilterns National Landscapes. And in around an 80-minute drive, you can be enjoying ice creams on the beach in Brighton.



Sports

Lightwater Leisure Centre offers something for all the family with a gym, spin studio, classes, courts for tennis, padel, badminton, netball and basketball, and an all-weather pitch. There's also a full-size football pitch at the nearby playing fields and popular Windlesham Golf Club is less than three miles away.

Lightwater Leisure Centre

0.9 miles



Culture

The Crossley Club is the family-friendly hub of Lightwater's community, welcoming everyone of all ages. Its busy calendar includes live music from bands and tribute acts, monthly children's discos and classes ranging from tai chi to ballet and from ballroom dancing to yoga.

The Crossley Club

00.1 miles



Eat & drink

Lightwater offers great options for a quiet coffee, a bite to eat or a bigger night out. You can enjoy Italian dishes at family-owned Adriatico, authentic Indian and Bangladeshi cuisine at Cinnamon Palace, traditional pub food at the cosy Red Lion and delicious cakes at Randall's Coffee & Wine.

Adriatico

0.3 miles



Lots of great amenities on hand

Easy access to life's essentials

Great outdoors

At Winkfields Edge, you're surrounded by nature and just a 3-minute cycle from the heathland, meadows, woodlands and wildlife of Lightwater Country Park. The park's 59 hectares are laced with walking trails and there's a playground and a dog-friendly café serving freshly ground coffee.

Lightwater Country Park

0.6 miles



Shopping

Winkfields Edge is only a five-minute walk from Lightwater's small high street of handy stores, including M&S Simply Food, COOK and Co-op, plus a post office, butcher, pharmacy, newsagent and jewellers. There's a wider choice of chain stores and independent outlets in Bracknell, a 13-minute drive away.

M&S Simply Food

0.2 miles



Family

Lightwater is a lovely place to bring up a family. Lightwater Village School and Hammond School are both within half a mile and have a good Ofsted rating. And for secondary education there's Gordon's School, just 1 mile away with an outstanding Ofsted rating.

Lightwater Village School

0.3 miles



Travel times are approximate. Source, nationalrail.co.uk and google.com/maps



Computer generated image

Connected to town and country

Relaxed rural living with fast travel links

Winkfields Edge lets you relax into rural tranquillity while keeping travel connections close at hand. It's only a 2-minute drive from the M3, which connects to the M25 around London. And a 2-minute drive to the A322, which takes you up to the M4 and down towards the A3 for the south coast.

There are bus stops within a two-minute walk of Winkfields Edge and regular services to nearby towns and villages. The nearest train stations are Bagshot, Brookwood and Ascot and you can reach all of them within 15 minutes by car. Brookwood and Ascot both offer direct routes to London Waterloo. And foreign travel is a breeze with Heathrow Airport just a 30-minute drive from Lightwater.

- Places of interest
1.

Co-op
2.

COOK
3.

George Arthur Butchers
4.

Lightwater Pharmacy
5.

M&S Simply Food
6.

Post office
7.

Adriatico
8.

Cinnamon Palace
9.

Fieldhouse Coffee Lightwater
10.

Lightwater Country Park Café
11.

Randall's Coffee & Wine
12.

The Crossley Club
13.

The Red Lion
14.

Lightwater Leisure Centre
15.

Lightwater Library
16.

Lightwater Country Park
17.

Lightwater Playing Fields
18.

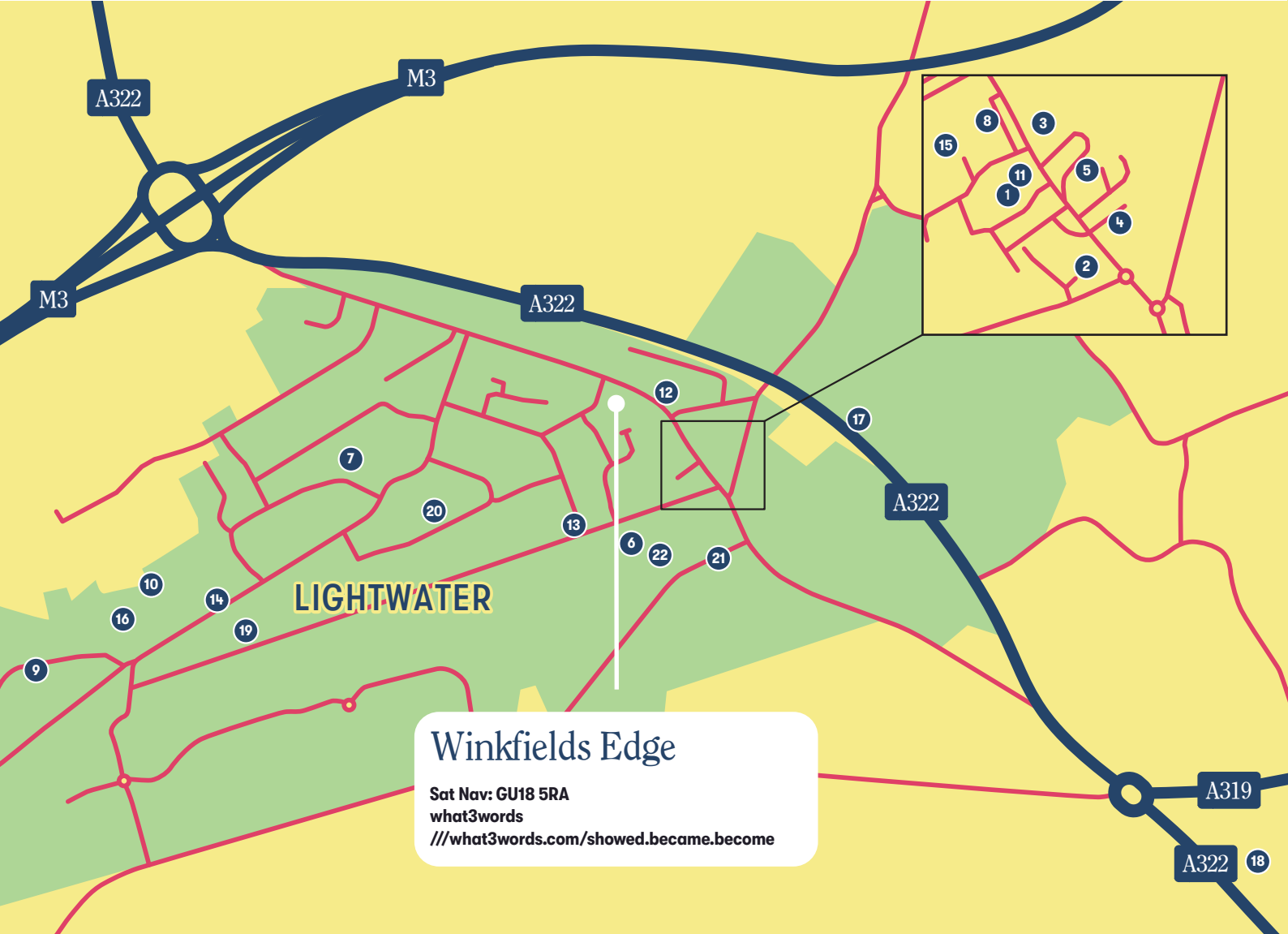
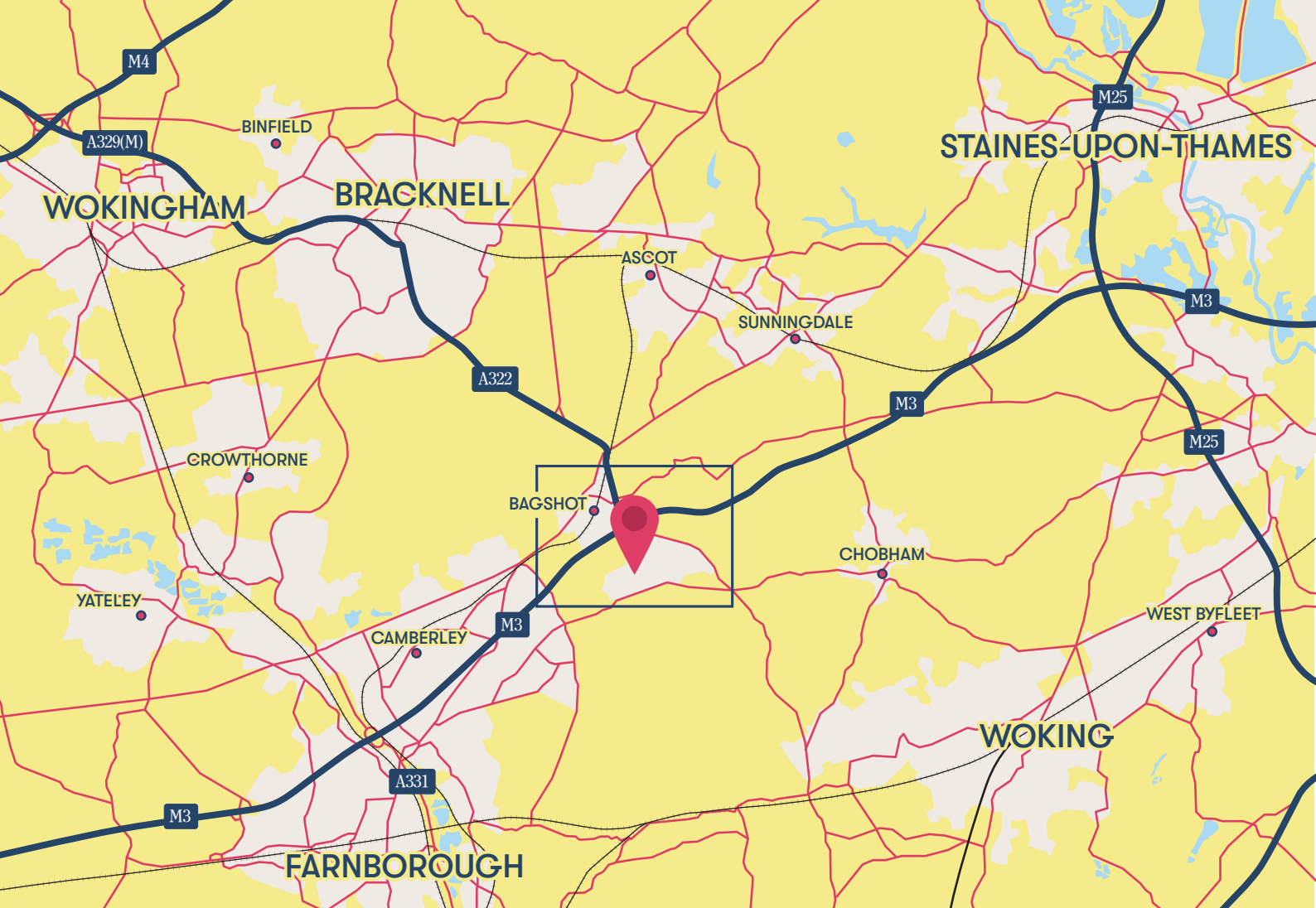
Gordon's School
19.

Hammond School
20.

Lightwater Village School
21.

Lightwater Surgery
22.

Orchard Cottage Dental



By car from Lightwater

Bracknell	12 minutes
Ascot	13 minutes
Ascot Train Station	13 minutes
Bagshot Train Station	13 minutes
Brookwood Train Station	15 minutes
Woking	20 minutes
Heathrow Airport	30 minutes
Basingstoke	33 minutes
Reading	36 minutes
Guildford	42 minutes
Brighton	1hr 20 mins



By train from Brookwood Train Station

Basingstoke	31 mins
London Waterloo	39 mins

By train from Ascot Train Station

Reading	29 mins
Twickenham	32 mins
Richmond	37 mins
Clapham Junction	43 mins
London Waterloo	57 mins

[Sources: *google.com/maps. Times shown are approximate and subject to traffic.
**thetrainline.com. Times shown are for one of the fastest travel times – average journeys may be longer.]

Winkfields Edge Development Layout

Shared Ownership

/// what3words.com/showed.became.become



3 Bed
Houses

Homes
for rent



The Meadow



The Heath

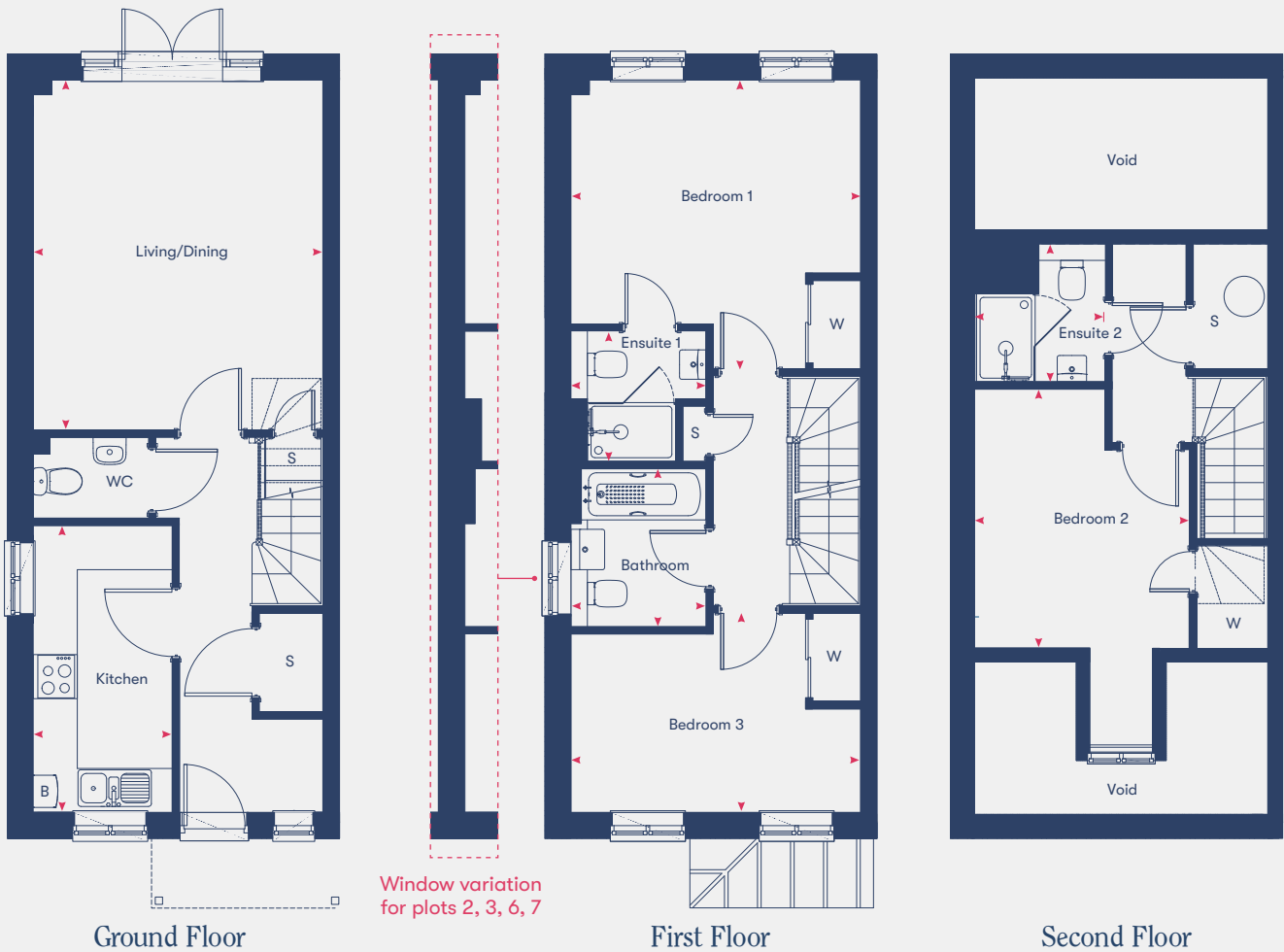


We support the development of mixed tenure communities and are proud to provide homes for Shared Ownership and affordable rent. The tenure of all homes may change subject to demand. The site plan is drawn to show the relative position of individual properties, not to scale. This two-dimensional drawing will not show land contours, gradients, boundary treatments, hard & soft landscaping, or local authority street lighting. Footpaths and roads are subject to change. Any illustrated numbered car parking spaces will be confirmed in your conveyance plans.

The Meadow

3 bedroom houses

Plots 1*, 2, 3*, 4, 5*, 6, 7*, 8



Kitchen	3.94m	x	1.93m
Living/Dining	4.80m	x	3.94m
Bedroom 1	3.36m	x	3.99m
En-Suite	1.80m	x	1.87m
Bedroom 2	3.93m	x	2.65m
En-Suite	1.98m	x	1.79m
Bedroom 3	2.47m	x	3.99m
Bathroom	2.18m	x	1.87m
103m²			

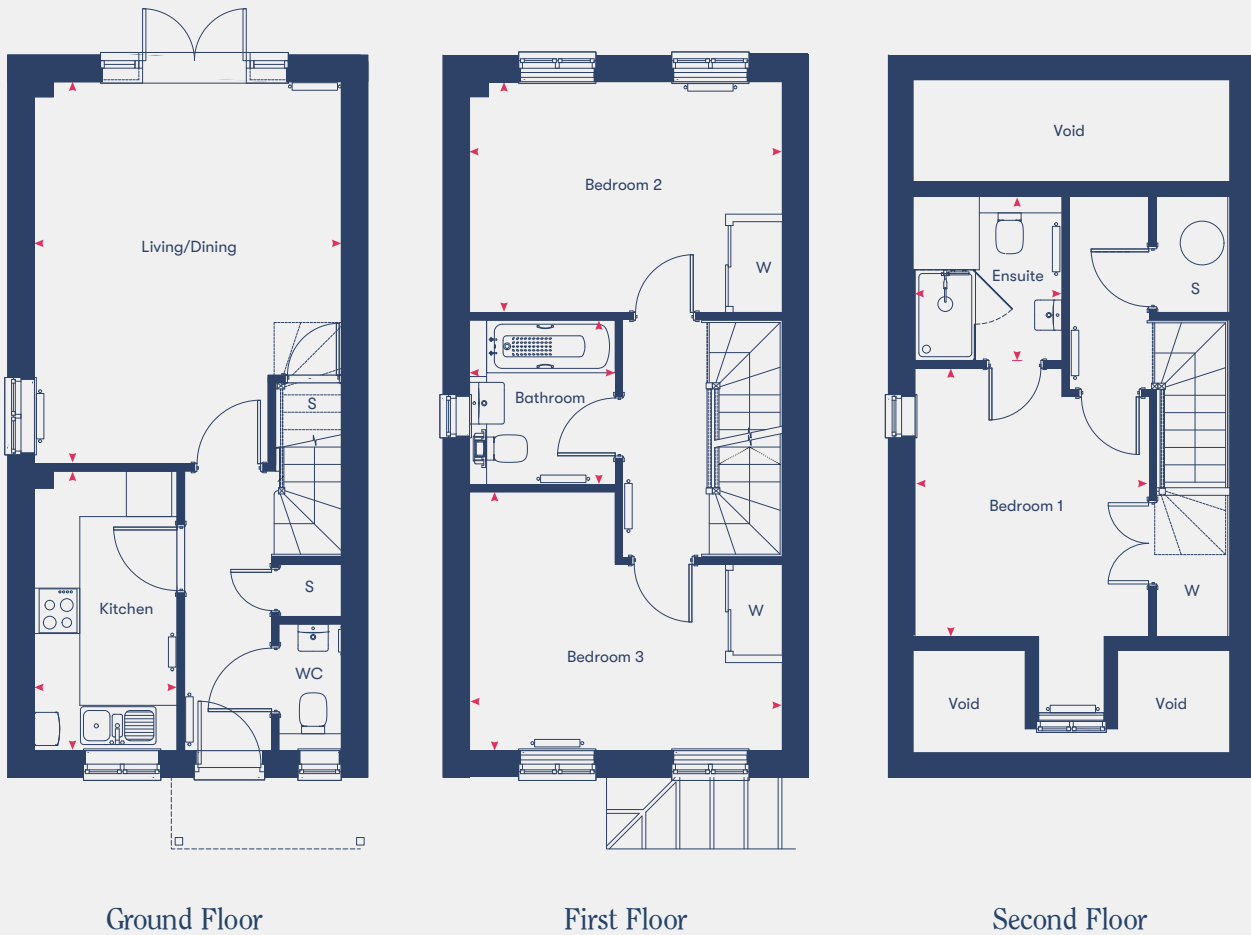
*Plots marked with an asterisk are mirrored versions of the floor plan shown.

Disclaimer: Room dimensions if shown are subject to change and are for guidance only. Whilst we endeavour to make our property details accurate and reliable these particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute as a full or part offer or contract. Other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction.

The Heath

3 bedroom houses

Plots 9* & 10



Kitchen	3.73m	x	1.96m
Living/Dining	5.09m	x	4.18m
Bedroom 1	3.65m	x	2.19m
En-Suite	2.21m	x	1.98m
Bedroom 2	3.09m	x	4.18m
Bedroom 3	3.46m	x	4.18m
Bathroom	2.20m	x	1.96m
99.60m²			

*Plots marked with an asterisk are mirrored versions of the floor plan shown.

Disclaimer: Room dimensions if shown are subject to change and are for guidance only. Whilst we endeavour to make our property details accurate and reliable these particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute as a full or part offer or contract. Other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction.

Shared Ownership Specialists

Dedicated to finding you your next home or helping you take the first step onto the property ladder.

Welcome to Homemade Homes by Accent, the experienced property sales team within Accent Housing.

Accent Housing Limited provides over 20,000 homes in the North, South and East of the UK. We want to be with you for your journey. Whether that's helping you to take the first step onto the housing ladder or helping you search for a new home, we'll be right there with you.

We have Shared Ownership homes across the country, from Surrey to Yorkshire and have helped hundreds of people to fulfil their home ownership ambitions. We offer new and resale Shared Ownership homes, and also help our current customers to buy more of their home or sell it when they want to move on.

Visit our website dedicated to all things Shared Ownership www.homemadehomes.com

A selection of developments from



Bottisham Meadows,
Cambridgeshire



Fantail View,
Spalding



Whittlesey Green,
Peterborough





homemade

homes by accent



All information supplied is correct when published (April 2026) and is not intended to form part of any contract or warranty. Computer generated images are an artist's impression and features such as landscaping, windows, brick, and other materials may vary, as may heating and electrical layouts. Any furniture and landscaping are shown for illustrative purposes only. Floor plans are intended to give a general indication of the proposed floor layout. You should not use dimensions for carpet sizes, appliance spaces, or furniture items. Information regarding schools, transport, and amenities should be considered general guidance only; we make every effort to ensure this information is current; however, you should not rely solely on the information presented. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Any site plan is drawn to show the relative position of individual properties, not to scale. This two-dimensional drawing will not show land contours, gradients, boundary treatments, landscaping, or local authority street lighting. Footpaths are subject to change. For a Shared Ownership home, you need to pay rent to us for the share you do not own. The monthly rent payment will be listed in each advert on our website. We will review your rent at times set out in your lease. Your rent is reviewed, usually once a year. Your rent will go up when it is reviewed. It will not go down. The monthly payment for service charges will be listed in each advert on our website and reviewed annually. We support the development of mixed-tenure communities and are proud to provide homes for Shared Ownership and affordable rent. The tenure of these homes may change subject to demand.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR RENT.

Homemade Homes by Accent is a brand used by Accent Housing Ltd, a Charitable Registered Society under the Co-operative and Community Benefit Societies Act 2014, registered no: 19229R. Authorised and regulated by the Financial Conduct Authority. Registered Office: 3rd Floor Scorex House, 1 Bolton Road, Bradford, BD1 4AS

T 0345 678 0552

W [homemadehomes.com](https://www.homemadehomes.com)

E info@homemadehomes.com