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homes by accent

Clifton Gardens, Addlestone

Welcome to stylish, new Shared Ownership homes in Clifton Gardens, Addlestone.

Welcome **home to style and space** in the perfect place.

Just **perfect**

Clifton Gardens sits on the edge of the popular town of Addlestone with the beautiful Surrey countryside close by. Surrounded by other much-loved communities, such as Chertsey, Weybridge and Shepperton, it has access to a broad range of amenities. Excellent travel links put towns such as Ascot, Windsor, Bracknell and Richmond, within a half-hour drive, and you can be in central London in as little as 45 minutes.

It's your chance to stay connected and make the most of everything in your reach. From rural tranquillity to the bright lights of London and from city-style employment opportunities to close-knit communities.

We have 28 thoughtfully designed 2-bed and 3-bed homes for sale at Clifton Gardens on a more affordable shared ownership basis (see page 6 for details). Architecturally, they blend the area's rural design cues with a modern aesthetic. While, inside, they offer spacious, flexible layouts that are ideal for today's lifestyles and for small or growing families. And with neutral, high-quality finishes you're free to start adding your own style straightaway.

This new community is perfectly placed for commuting by road or rail. Stations in Addlestone, Chertsey and Weybridge are within an 10-minute drive. There are frequent bus services. And it's just a 3-minute drive to the M25 and a 7-minute drive to the M3. You can also be immersed in the glorious Surrey Hills National Landscape within 30 minutes.

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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 become a Shared Ownership leaseholder, 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.

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.

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.

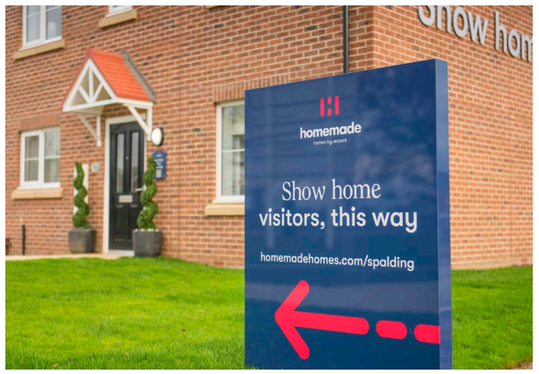
Let us look at an example purchase using Shared Ownership:

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**

Aerial view of Addlestone

Clifton Gardens puts everything you need within a walk, a cycle or a quick drive

- 8-minute walk to a convenience store, 5-minute drive to Waitrose and 6-minute drive to Tesco
- Primary schools and nurseries in town and a secondary school 0.7 miles away
- A riverside park a stroll away and fast access to Surrey countryside and National Landscapes
- Built to the highest energy-efficiency standards to help keep bills down
- Cinema, library, medical practices, supermarkets and more in easy walking distance
- Private gardens, car parking and a flooring package included for every home
- A wide variety of restaurants, pubs and cafés in Addlestone and nearby communities
- 26-minute drive to Ascot, 28-minute drive to Bracknell and 29-minute drive to Richmond
- Excellent sports facilities and lots of clubs and classes locally, from pickleball to pilates

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

Modern life **with a historic backdrop**

So much to explore, enjoy, see and do

Addlestone is a welcoming town with a rich history. Queen Elizabeth I is said to have picnicked beneath its 800-year-old Crouch Oak tree. And, just 20 miles from central London, it has longstanding appeal with commuters looking to stay close to the capital and urbanites looking for a day's escape.

With the River Thames winding close by, Clifton Gardens is perfectly placed for enjoying picturesque walks, boating and paddleboarding. It also gives easy access to the area's many attractions. Soak up centuries of royal life at Hampton Court Palace, enjoy hours of fun at Thorpe Park and visit the birthplace of British motorsport at Brooklands Museum.

Hampton Court Palace

Brooklands Museum

Coxes Mill and Lock, on the River Wey Navigation, Addlestone

There's also plenty to do in Addlestone itself. The Light cinema shows live theatre, opera and concerts, as well as the latest blockbusters. You can play miniature golf at Top Golf and all the childhood classics at Do or Dice Tabletop Games Café. You can also join classes for everything from Muay Thai to Irish dancing at the community centre.

With so many other towns and cities close by, the opportunities for entertainment are endless. From horse racing and fine dining in Ascot to celebrity spotting around Shepperton Studios and smelling the roses at RHS Garden Wisley.

For days out, you're within an hour's drive of the magnificent Surrey Hills, North Wessex and Chilterns National Landscapes. And in less than 1.5 hours, you can be building sandcastles on Brighton beach.

Sports

However you like to get active, there are lots of options in Addlestone. From Akram Hot Yoga to Victory Park Bowling Club and from workouts at clubs like Snap Fitness and Locker 27 to team sports and athletics at Lifestyle Fitness and Activity Centre Weybridge.

Activity Centre Weybridge

0.6 miles

Culture

Addlestone Community Centre is the town's cultural hub, hosting a wide variety of classes and performances throughout the year, so you can get involved or stay in the audience. The calendar includes line dancing classes, jazz club, creative writing sessions, pantomime, drag shows, comedy acts and much more.

Addlestone Community Centre

0.7 miles

Eat & drink

Addlestone's eateries feature influences from around the world. Enjoy Indian dishes at Mystica, steak at Terra Brazil, chicken at Nando's, Chinese cuisine at Beijing Restaurant and all things American at Smith & Western. The Pelican pub, meanwhile, has a riverside beer garden and hosts live acts and sports screenings.

The Pelican

0.8 miles

Lots of amenities in walking distance

Life's must-haves on the doorstep

Great outdoors

Nature reserve Chertsey Meads is only a 15-minute walk from Clifton Gardens with riverside wildflower meadows, a marina, boat hire and a play park. Windsor Great Park is also just a 24-minute drive away and boasts beautiful royal gardens, breathtaking landscapes, ancient woodlands, cycle paths and peaceful picnic spots.

Chertsey Meads

0.7 miles

Shopping

Addlestone's got everyday shopping covered, with Tesco Extra and Waitrose in town, as well as pharmacies, independent gift shops and more. For a wider range of stores, Woking is around a 20-minute drive away. And you can be browsing high-end boutiques on Guildford's cobbled streets in around 30 minutes.

Tesco Extra

0.9 miles

Family

Not only is there plenty of entertainment for families in this area, there are great schools and nurseries too. Darley Dene Primary School, Chertsey High School and Busy Bees nursery are all within a mile of Clifton Gardens and have good Ofsted ratings. And Addlestone offers all the essentials like dentists and doctors in town.

Chertsey High School

0.7 miles

Travel times are approximate. Sources: nationalrail.co.uk and google.com/maps

Computer generated image

A well-connected **town**

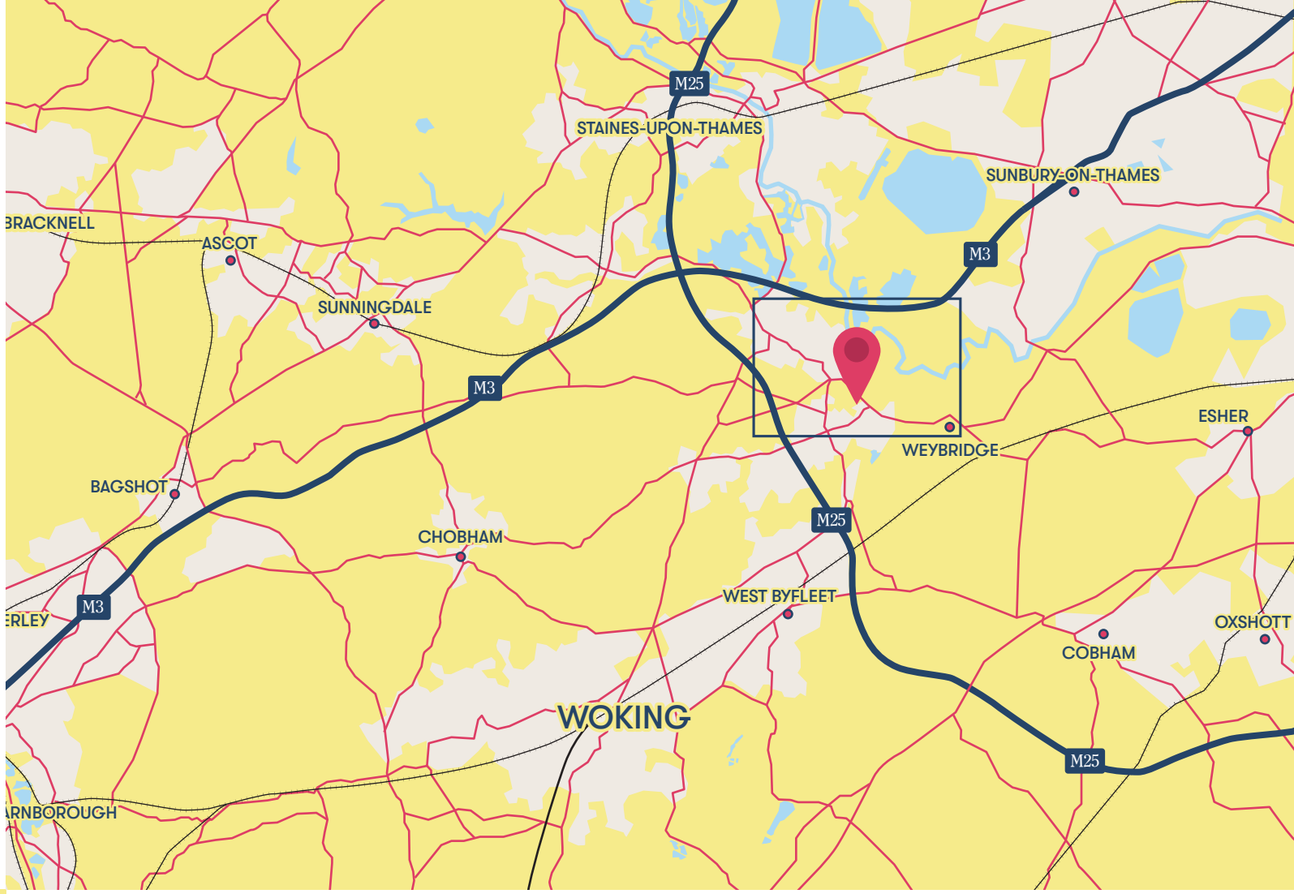
Fast travel for a slower pace of life

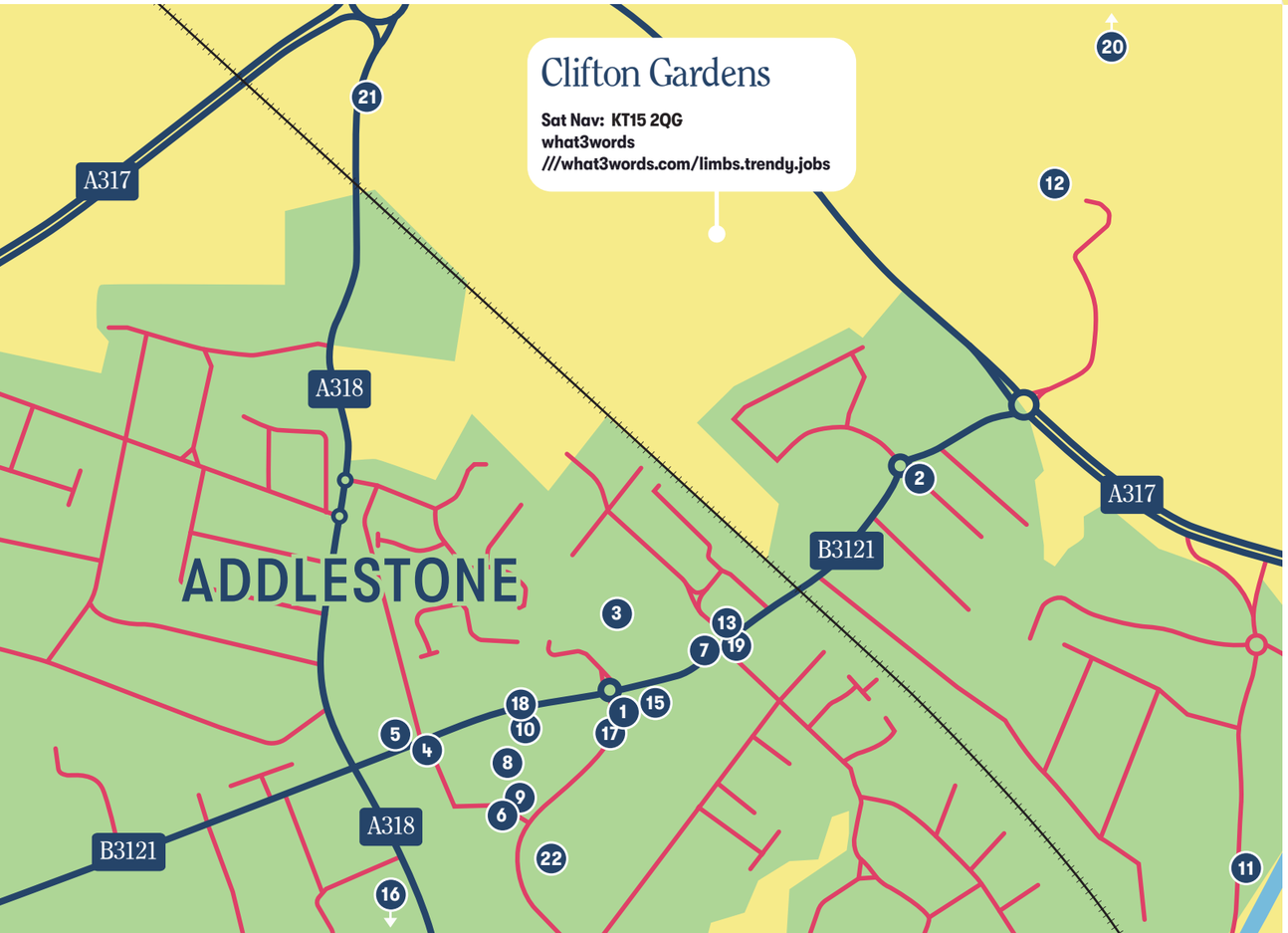
At Clifton Gardens, you're well placed for travel – whether you're staying local, heading to London or flying off abroad. It's just 1.3 miles from the M25 for journeys around the capital and down to the coast, and 3.3 miles from the M3 for travel into London.

There are frequent bus services into and out of Addlestone, and a new bus stop is being created to serve Clifton Gardens. Addlestone train station is just a 10-minute walk and other nearby stations are Chertsey and Weybridge. For foreign travel, Heathrow Airport is only 10 miles away.

Places of interest

1. Addlestone Hardware
2. Addlestone Superstore
3. Tesco Extra
4. Waitrose
5. Beijing Restaurant
6. Do or Dice Tabletop Games Café
7. Mystica Indian Restaurant
8. Nando's
9. Smith & Western
10. Terra Brazil steakhouse
11. The Pelican
12. Activity Centre Weybridge
13. Akram Hot Yoga
14. Lifestyle Fitness
15. Snap Fitness
16. Top Golf
17. Addlestone Community Centre
18. Addlestone Library
19. The Light cinema
20. Chertsey Meads
21. Chertsey High School
22. Darley Dene Primary School





By car from Addlestone

Addlestone train station	3 minutes
Chertsey train station	6 minutes
Weybridge train station	10 minutes
Woking	20 minutes
Heathrow Airport	24 minutes
Ascot	26 minutes
Bracknell	28 minutes
Richmond	29 minutes
Windsor	29 minutes
Basingstoke	37 minutes
Guildford	30 minutes
Brighton	1hr 25 mins

By train from Addlestone

Chertsey	3 minutes
Weybridge	4 minutes
Virginia Water	8 minutes
Egham	13 minutes
Clapham Junction	59 minutes

By train from Weybridge

Walton-on-Thames	4 minutes
Woking	12 minutes
Wimbledon	21 minutes
Guildford	23 minutes
Clapham Junction	29 minutes

[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.]

Clifton Gardens

Development Layout

Shared Ownership

/// what3words.com/limbs.trendy.jobs

3 Bed Houses	2 Bed Houses	Homes for rent
The Brook	The Willow	
The Wey	The Elm	

PS = Pumping Station
SS = Sub Station

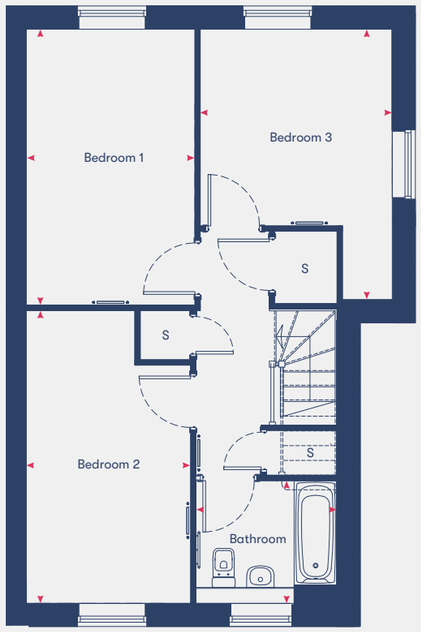
We support the development of mixed tenure communities and are proud to provide homes for Shared Ownership and affordable rent. The tenure of all homes may change subject to demand. The site plan is drawn to show the relative position of individual properties, not to scale. This two-dimensional drawing 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 Brook

3 bedroom houses

Plot 1

Ground Floor



First Floor

Kitchen	2.62m	x	3.05m
Living/Dining	4.41m	x	5.96m
Bedroom 1	4.5m	x	2.75m
Bedroom 2	4.77m	x	2.67m
Bedroom 3	4.41m	x	3.12m
Bathroom	2.0m	x	2.3m
	104.2m²		

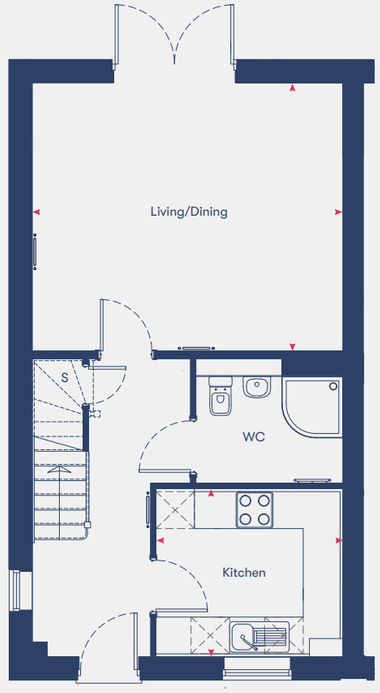
*Plots marked with an asterisk are mirrored versions of the floor plan shown.

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.

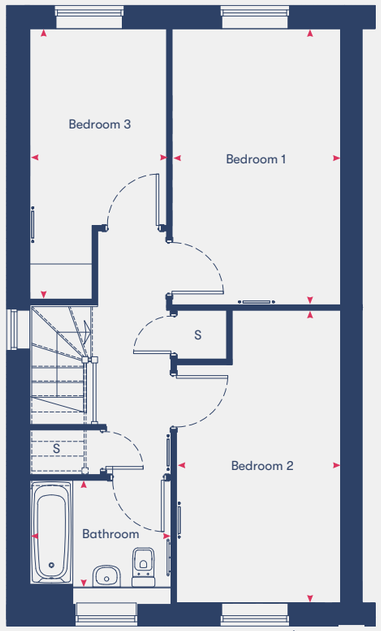
The Wey

3 bedroom houses

Plot 2, 3*, 4, 7*, 8, 9*, 10, 19*, 20, 56*, 57, 58*, 59



Ground Floor



First Floor

Kitchen	2.74m	x	3.05m
Living/Dining	4.37m	x	5.06m
Bedroom 1	4.5m	x	2.75m
Bedroom 2	4.77m	x	2.67m
Bedroom 3	4.40m	x	2.23m
Bathroom	2.0m	x	2.3m
	96.3m²		

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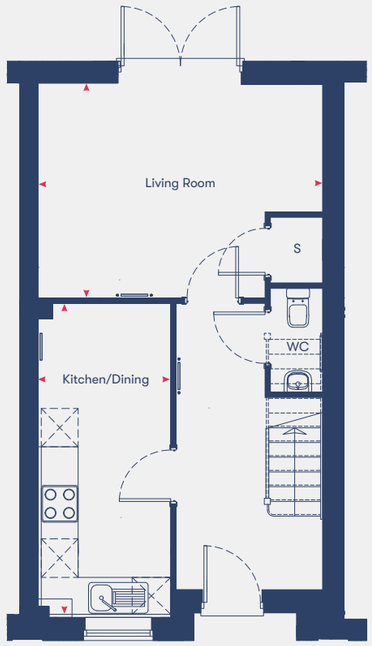
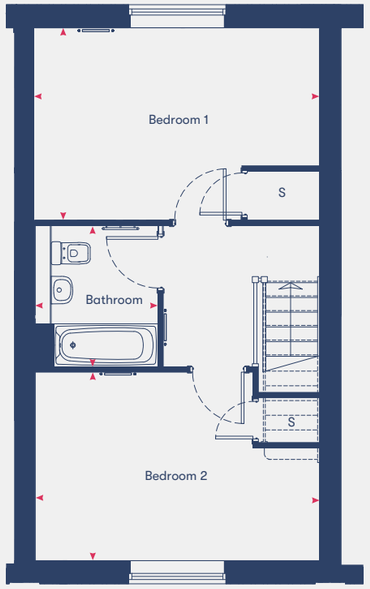
The Willow

2 bedroom houses

Plots 12*, 15*



Ground Floor



First Floor

Kitchen/Dining	5.11m	x	2.16m
Living Room	3.47m	x	4.64m
Bedroom 1	3.13m	x	4.63m
Bedroom 2	3.07m	x	4.63m
Bathroom	2.3m	x	2.0m
	80.70m²		

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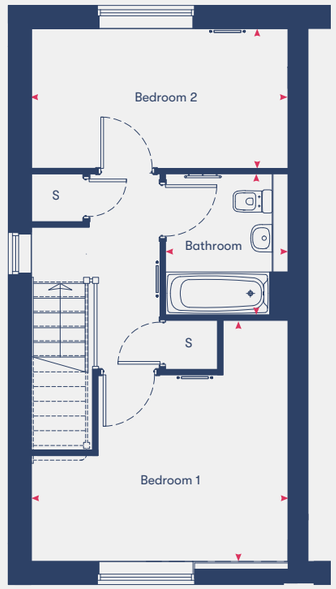
The Elm

2 bedroom houses

Plots 11*, 13, 14*, 16, 17*, 18, 33*, 34, 35*, 36, 40*, 41

Ground Floor



First Floor

Kitchen/Dining	5.11m	x	2.16m
Living Room	3.47m	x	4.18m
Bedroom 1	3.92m	x	4.18m
Bedroom 2	2.28m	x	4.18m
Bathroom	2.3m	x	2.0m
	73m²		

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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

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Bottisham Meadows,
Cambridgeshire

Fantail View,
Spalding

Whittlesey Green,
Peterborough

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