



**A selection of two & three  
bedroom shared  
ownership houses**

**Available on shares from  
25% to 75%**

**OwnHome**  
by Thrive



**Estone Grange**  
Aston Clinton



# **Estone Grange Chapel Drive Aston Clinton**

We are please to announce the release of this unique shared ownership development, built by Bellway Homes on behalf of OwnHome by Thrive.

Estone Grange is situated in Aston Clinton, a picturesque village located between Tring and Aylesbury. The village benefits from many nearby areas of Outstanding Natural Beauty nearby such as The Chilterns and Ivinghoe Beacon, yet it's also just 4 miles outside of Aylesbury meaning you can make the most of a perfect rural lifestyle that's not too far away from the hustle and bustle of a larger town.

In-keeping with the village lifestyle, local amenities can be found in the Aston Clinton Stores; there's also a coffee shop with a friendly atmosphere and a pharmacy is within walking distance. For your weekly shop, there's a Tesco Superstore in the village of Tring, just 3.8 miles away. Many more shops can be found in the nearby town of Aylesbury, with its Friars Square Shopping Centre boasting over 60 shops including House of Fraser and restaurants.

If you fancy a larger shopping choice, then the historic city of Oxford (just 29 miles away) offers a host of department stores and high street shops. Living at Estone Grange means you'll be able to make the most of everything this great village has to offer.

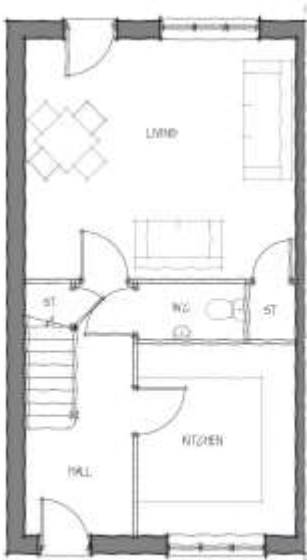
With its friendly community, attractive vistas, plentiful amenities and excellent transport links mean that Aston Clinton could be the ideal place for you to call home.



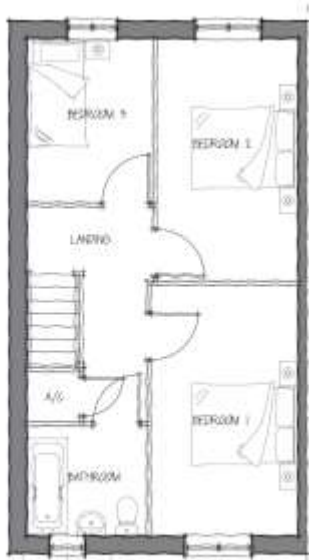
# The Gerard - Three Bedroom House



- Built in oven, hob and extractor
- Fitted carpets
- Flooring to kitchen and bathroom
- Gas Central Heating
- On-plot parking
- Turfed gardens



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Living/Diner	4.85m x 4.26m
Kitchen	3.36m x 2.74m
Bedroom 1	4.49m x 2.64m
Bedroom 2	4.33m x 2.53m
Bedroom 3	3.05m x 2.25m

## Values, rents & other costs

Plot No	House Type	House Type Name	No. of parking spaces	Full Market Value	Share Value (25%)*	Rent Per Month (25% share)*	Service Charge Per Month**
84	3 Bed Semi-Detached House	The Gerard	2	£ 420,000	£ 105,000	£ 787.50	£ 44.56

\* Other share sizes are available

\*\* Includes third party estate charge, service charge and buildings insurance

You will need a minimum 5% deposit (of the share value) for mortgage purposes, plus monies to pay for solicitor fees, moving costs & furnishings.

# Site Plan



Plots 84 - The Gerard  
3 Bed Semi-Detached House





# What is Shared Ownership?

Shared ownership offers a fantastic opportunity for you if you're trying to get a foot on the property ladder but can't quite afford to buy a home on the open market.

Depending on what you can afford, you can buy a share of between 25% and 75% of the home, you then pay a subsidised rent on the remaining share. As and when you can afford to, it's possible to buy a larger share of the property at a later date – this is called staircasing. Buying a shared ownership home is very similar to buying a home on the open market.

You'll need a deposit of at least 5%, a mortgage to cover the purchase price of your share and you'll have to pay your legal fees. You will need to register with the Help to Buy agent for the area you're looking to buy in, and there are certain eligibility criteria you'll need to meet too.

You'll need to be earning no more than £80,000 (outside London), be over 18, live or work in the UK, not own any other property and be unable to afford to buy a home on the open market.

With shared ownership you benefit from lower monthly payments compared to buying a home outright, but you still get all the benefits of owning a new home.

If you think shared ownership could be the way to your new home, then contact the team at **The Shared Ownership Shop**. Our advisors will be happy to give you details of this home and any others we have that may suit your needs. Or if you would just like some advice on the Shared Ownership Scheme then we are here to help.



Telephone: 0300 11 33 701

Email: [contactus@sharedownership-shop.co.uk](mailto:contactus@sharedownership-shop.co.uk)

Website: [sharedownership-shop.co.uk](http://sharedownership-shop.co.uk)