



THE PENTHOUSE
COLLECTION

AT LARCH COURT



Set over 79 acres in an idyllic corner
of the Royal County of Berkshire,
Sunningdale Park is a country estate
re-imagined for 21st century living

When you first see Sunningdale Park, you will marvel at the stunning views over the expansive parkland with its open fields, woodland, walled garden and lake. Many of our homes are historic estate buildings that have been lovingly restored and sympathetically converted to reside in harmony alongside a range of new houses and apartments.

Meander amongst the meadow grassland and woodland trails with its abundance of wildlife. Admire the 500-year-old chestnut tree, one of almost 10,000 trees that populate the estate. Glimpse Northcote House, a neo-Georgian mansion, tucked in a quiet corner of the parkland as it peeks through the treetops.

All this beauty and tranquillity is on the very doorstep of homes built to Berkeley's exacting standards. Step into Sunningdale Park and see a special place where a spectacular landscape and the captivating history of a country estate form the backdrop for a new and thriving community.

Windsor Great Park

Guards Polo Club

Virginia Water Lake

Coworth Park Hotel & Spa

Perfectly located and surrounded
by natural beauty

Sunningdale
Station ⇌
→
1.3 miles

Sunningdale Park
ROYAL BERKSHIRE

Northcote House

Larch Court

Within the 'golden triangle' that takes in neighbouring Windsor and Ascot, Sunningdale Park offers a truly enviable lifestyle


Sunningdale Park
ROYAL BERKSHIRE



London
27 miles
/ 45.0 km

Heathrow
Airport
10 miles
/ 16.0 km

Gatwick Airport
38 miles / 61.1 km



Larch Court features luxurious
apartments and penthouses



Computer generated image, indicative only.

Meticulously designed to be a quiet
observer of the wonderful landscape





Culinary Excellence

Discover the perfect blend of style and functionality in our bespoke shaker-style kitchens. The composite stone worktops and fluted glass cabinets create a sophisticated aesthetic, while premium Siemens integrated appliances will delight every discerning chef. The brushed brass details and pendant lighting above the island add warmth and contemporary elegance to the space.

Timeless materials and contemporary
craftsmanship elevate the space



Indulgent Sanctuaries

Immerse yourself in serenity in the beautifully designed four-piece ensuite to the principle bedroom. Featuring premium Dornbracht fittings, elegant fluted glass vanities and statement steel enamel baths, each space is an invitation to relax. The herringbone wood-effect flooring and LED-lit niches create an ambience of sophisticated comfort.



Floor-to-ceiling arched windows frame views of the surrounding countryside





Dreamy Bedrooms

Rest well in spacious bedrooms designed for ultimate comfort. Enjoy a bespoke fitted dressing room or fitted wardrobe to the principal bedroom, and cloud-soft carpets. Selected bedrooms have access to the terrace to enjoy the uninterrupted parkland views.

The private terrace extends your living space into the open air

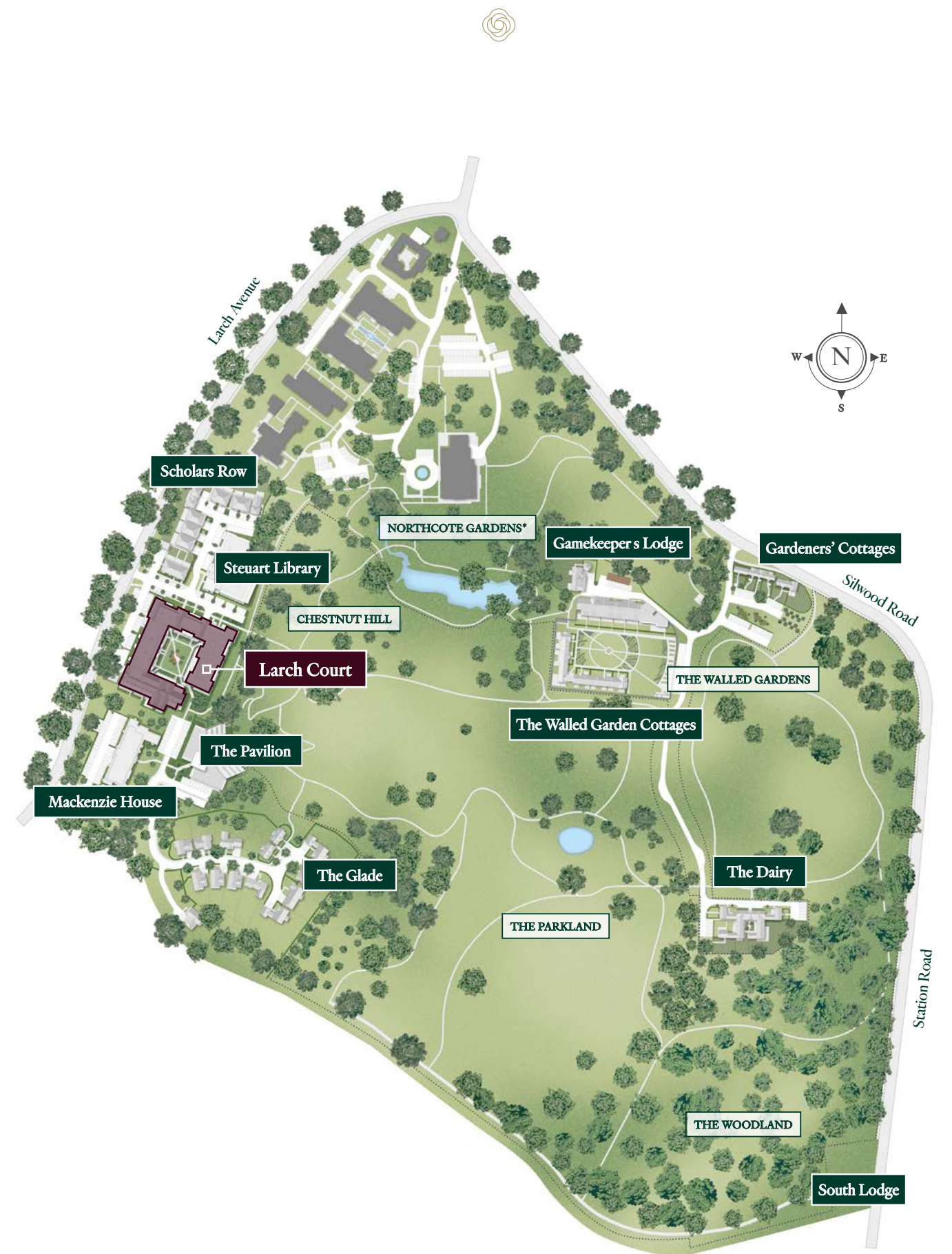


Larch Court takes a privileged position on Chestnut Hill, commanding sweeping views of the parkland.

A masterful tribute to traditional English architecture, the design blends classical grandeur with contemporary living. With its distinctive elegant façade, this remarkable residence draws inspiration from the finest examples of period architecture.

Each element has been carefully considered, from the interplay of red and grey brickwork to the refined stone string course that accents the façade. The decorative metalwork of the balconies echoes the craftsmanship of Kensington Palace and the recessed rooftop terraces create a private sanctuary to enjoy the surrounding views.

This seamless blend of historical influence and modern sophistication ensures that Larch Court honours the estate's heritage, while providing luxurious living spaces designed for your comfort and enjoyment.



* Northcote House and Gardens are being undertaken by Audley Retirement Villages

Site plans are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, landscaping and specification at any time.



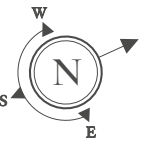
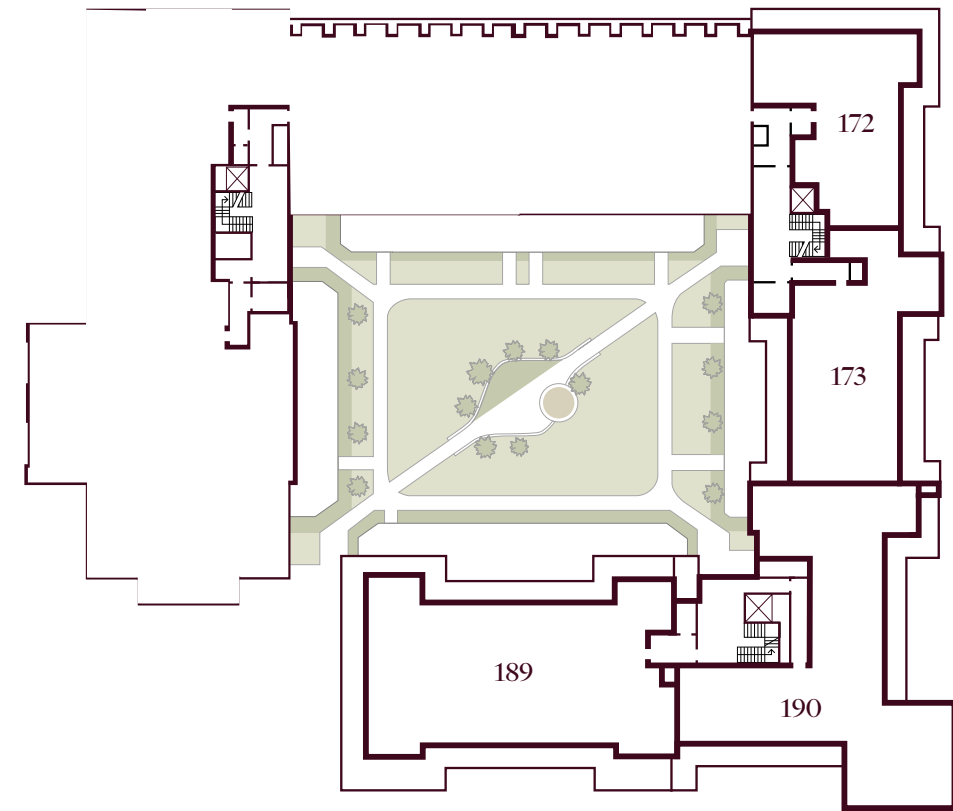
The Penthouses

The penthouses command an elevated position on the third floor of Larch Court, with views across the estate's historic parkland or the quiet central podium gardens.

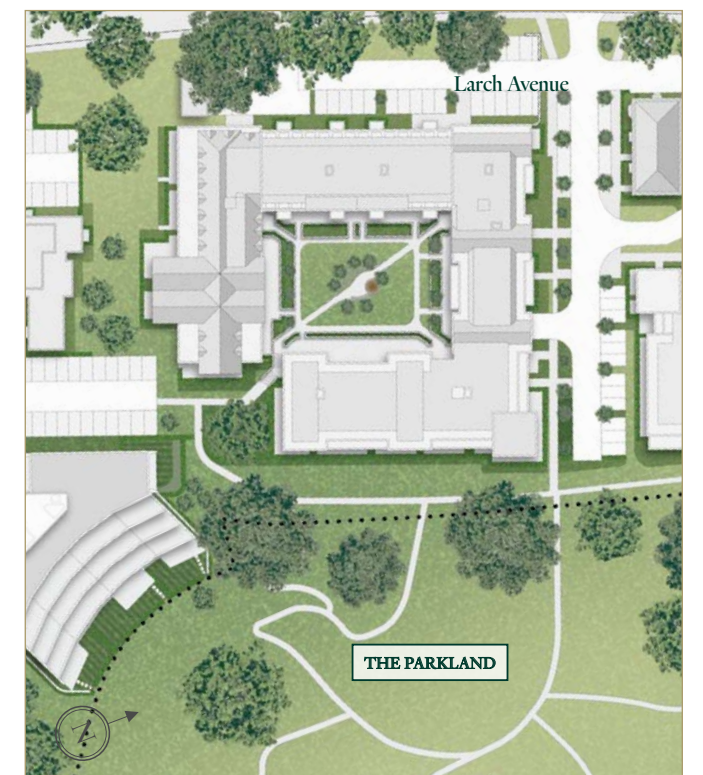
Each home has a bespoke layout with panoramic windows and private rooftop terraces that maximise light and immerse you in nature views. With only eight penthouses on offer, the collection invites you to be part of a very exclusive community.



Third Floor



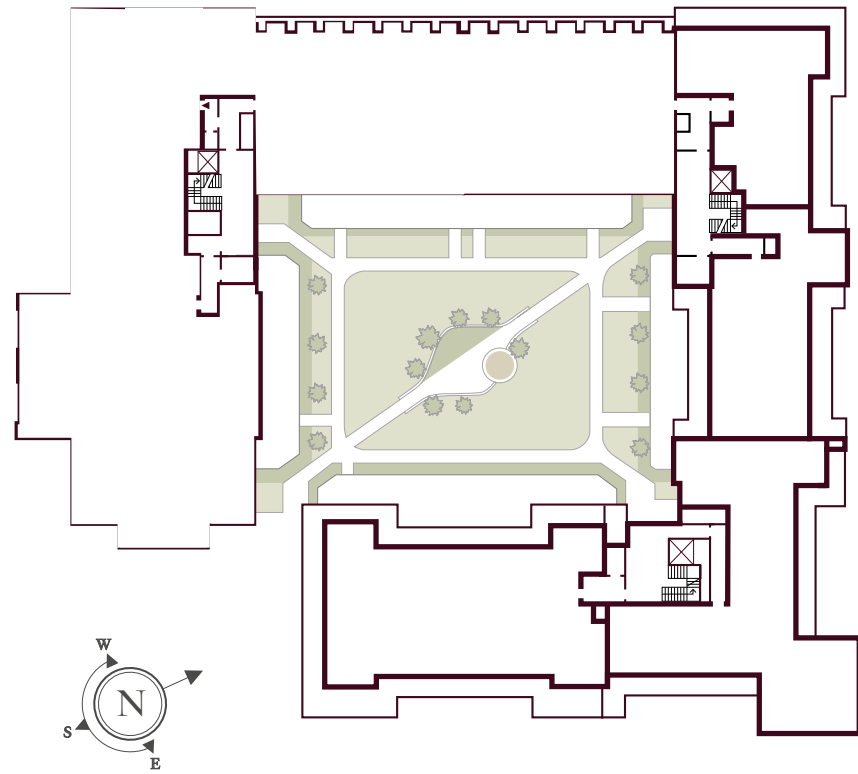
Computer generated image, site map and floorplan, indicative only.



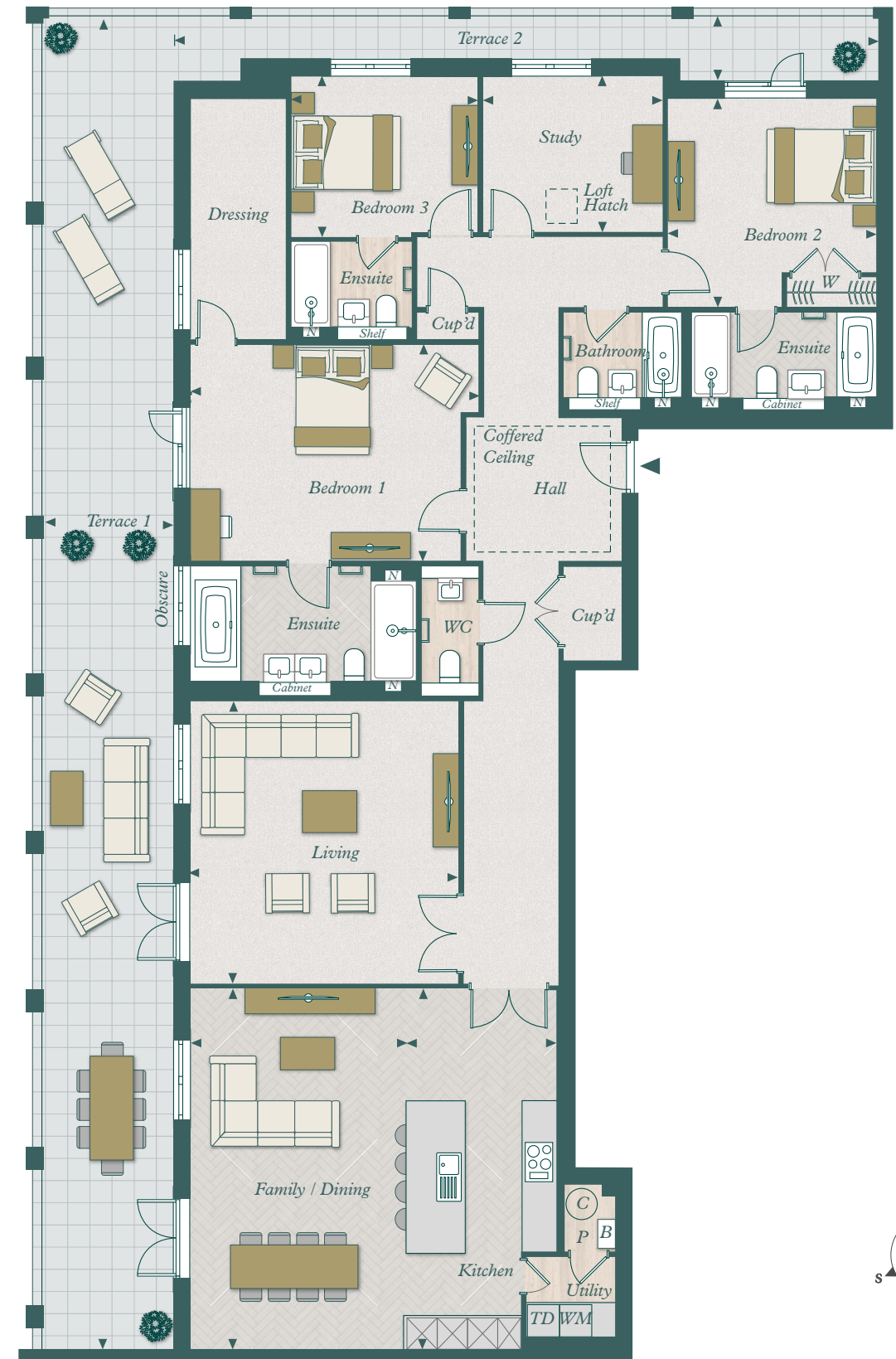


No. 125
THE PENTHOUSE COLLECTION
Three bedroom penthouse

This three-bedroom penthouse has an open plan kitchen/dining area with direct access to the glorious wrap-around terrace, with both south and west facing aspects, which can also be accessed from the separate living room and Bedrooms 1 and 2. The kitchen features a large island which can be used as a breakfast bar. All three bedrooms have ensuite bathrooms and Bedroom 1 also has a dressing room. A separate study completes this spacious apartment.



TOTAL AREA	238.2 SQ M	2,564 SQ FT			
Kitchen	3.0m x 7.2m	9'10" x 23'5"	Bedroom 2	4.0m x 4.5m	13'0" x 14'9"
Family/Dining	4.3m x 7.2m	14'1" x 23'5"	Bedroom 3	3.7m x 3.2m	12'3" x 10'6"
Living	5.3m x 5.6m	17'6" x 18'6"	Terrace 1	2.6m x 26.5m	8'6" x 86'10"
Study	3.6m x 3.1m	11'9" x 10'2"	Terrace 2	14.1m x 1.2m	46'2" x 4'1"
Bedroom 1	5.7m x 4.3m	18'10" x 14'2"			



Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please ask Sales Consultant for further information.

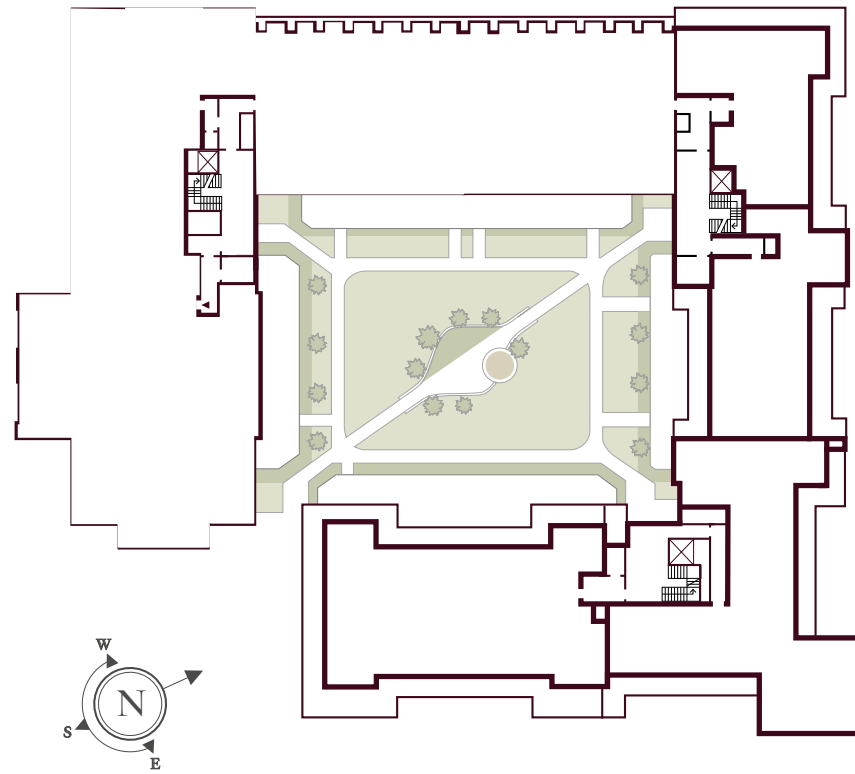
▶ Measurement Points Cup'd Cupboard C Cylinder W Wardrobe P Plant N Niche B Boiler WM space for washing machine TD space for tumble dryer



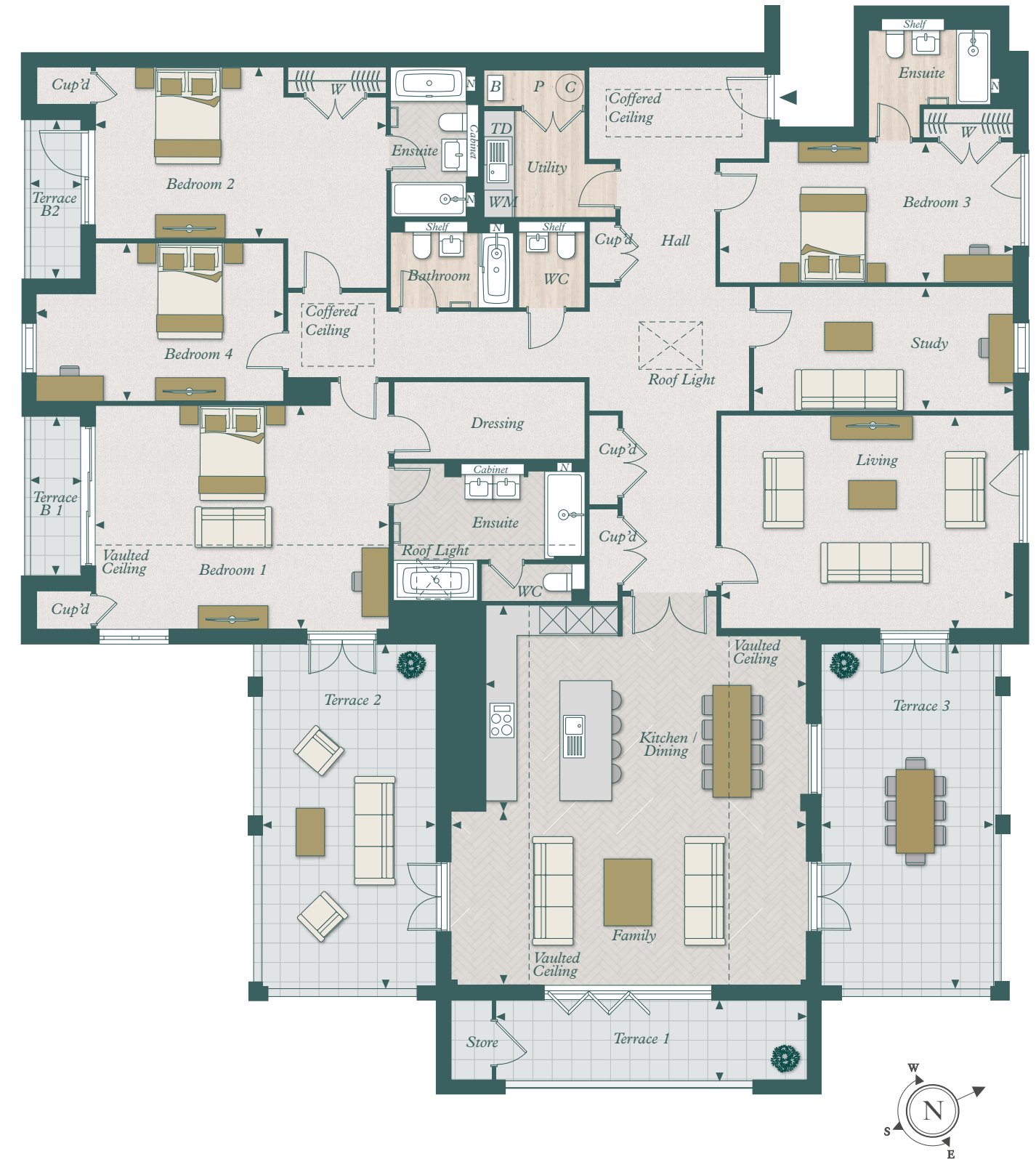
No. 126
THE PENTHOUSE COLLECTION
Four bedroom penthouse



Our largest four-bedroom penthouse features vaulted ceilings in the open plan kitchen/dining/family area, which opens directly onto three separate terraces, accessible through both bi-fold and terrace doors. A separate living room and study enhance the entertaining space. Bedrooms 1, 2, and 3 benefit from ensuite bathrooms and fitted wardrobes or dressing rooms, while bedroom 4 has access to a separate family bathroom. Bedrooms 1 and 2 also benefit from private covered terraces.



TOTAL AREA	340.4 SQ M	3,664 SQ FT
Kitchen/Dining	7.3m x 4.7m	23'11" x 15'4"
Living	6.7m x 4.8m	21'10" x 15'11"
Family	8.1m x 3.9m	26'5" x 12'11"
Study	5.9m x 2.8m	19'4" x 9'4"
Bedroom 1	6.7m x 5.1m	21'11" x 16'8"
Bedroom 2	6.6m x 3.9m	21'9" x 12'10"
Bedroom 3	6.7m x 3.2m	21'11" x 10'6"
Bedroom 4	5.6m x 3.6m	18'5" x 11'10"
Terrace 1	7.1m x 1.8m	23'2" x 5'11"
Terrace 2	3.9m x 7.7m	12'10" x 25'4"
Terrace 3	3.9m x 7.8m	12'11" x 25'6"
Terrace b1	1.0m x 3.6m	3'4" x 11'10"
Terrace b2	1.0m x 3.6m	3'4" x 11'10"



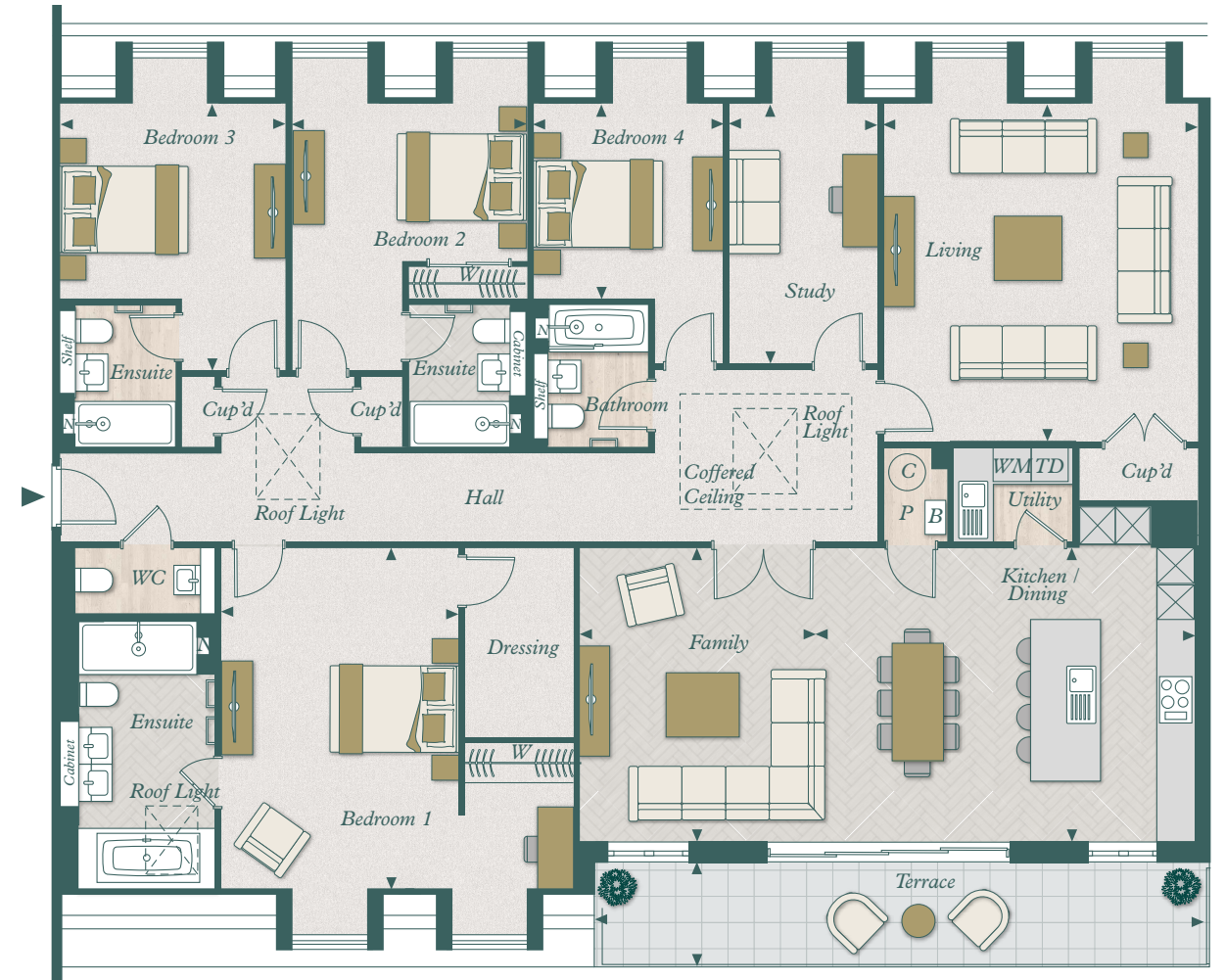
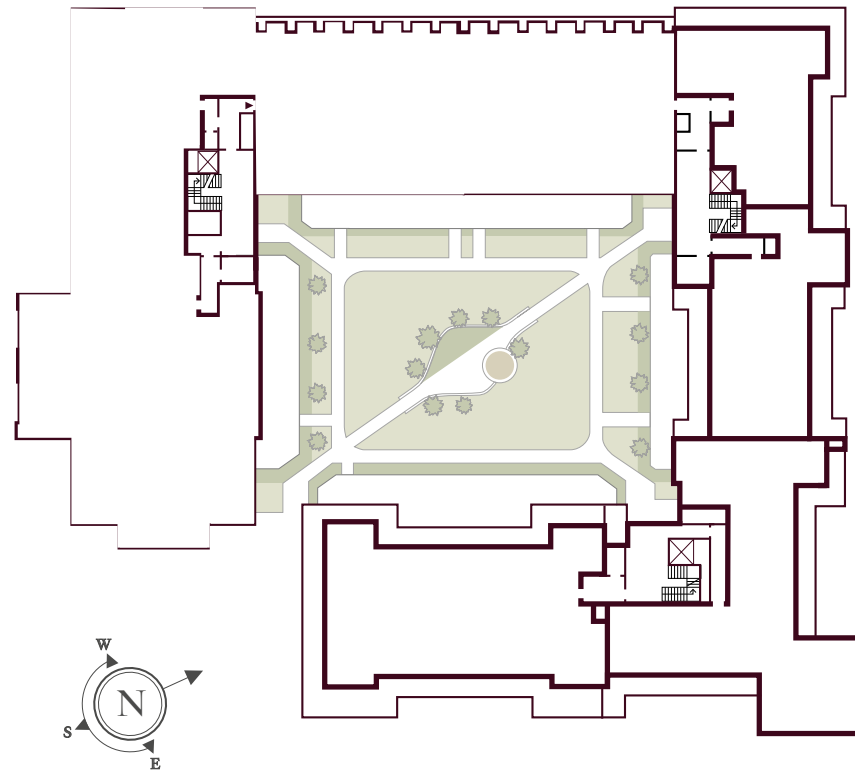
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please ask Sales Consultant for further information.

◀▶ Measurement Points Cup'd Cupboard C Cylinder W Wardrobe P Plant N Niche B Boiler WM space for washing machine TD space for tumble dryer



No. 127
THE PENTHOUSE COLLECTION
Four bedroom penthouse

This well-proportioned four-bedroom penthouse includes an open plan kitchen/dining/family area that opens directly onto the terrace, with views over the podium gardens. A separate living room and study provide extra space for entertaining, relaxation and work. Bedrooms 1, 2, and 3 all have ensuite bathrooms, with the generously sized Bedroom 1 also featuring a dressing room. Dormer windows on the west side of the property and rooflights in the hallway bring in plenty of natural light.



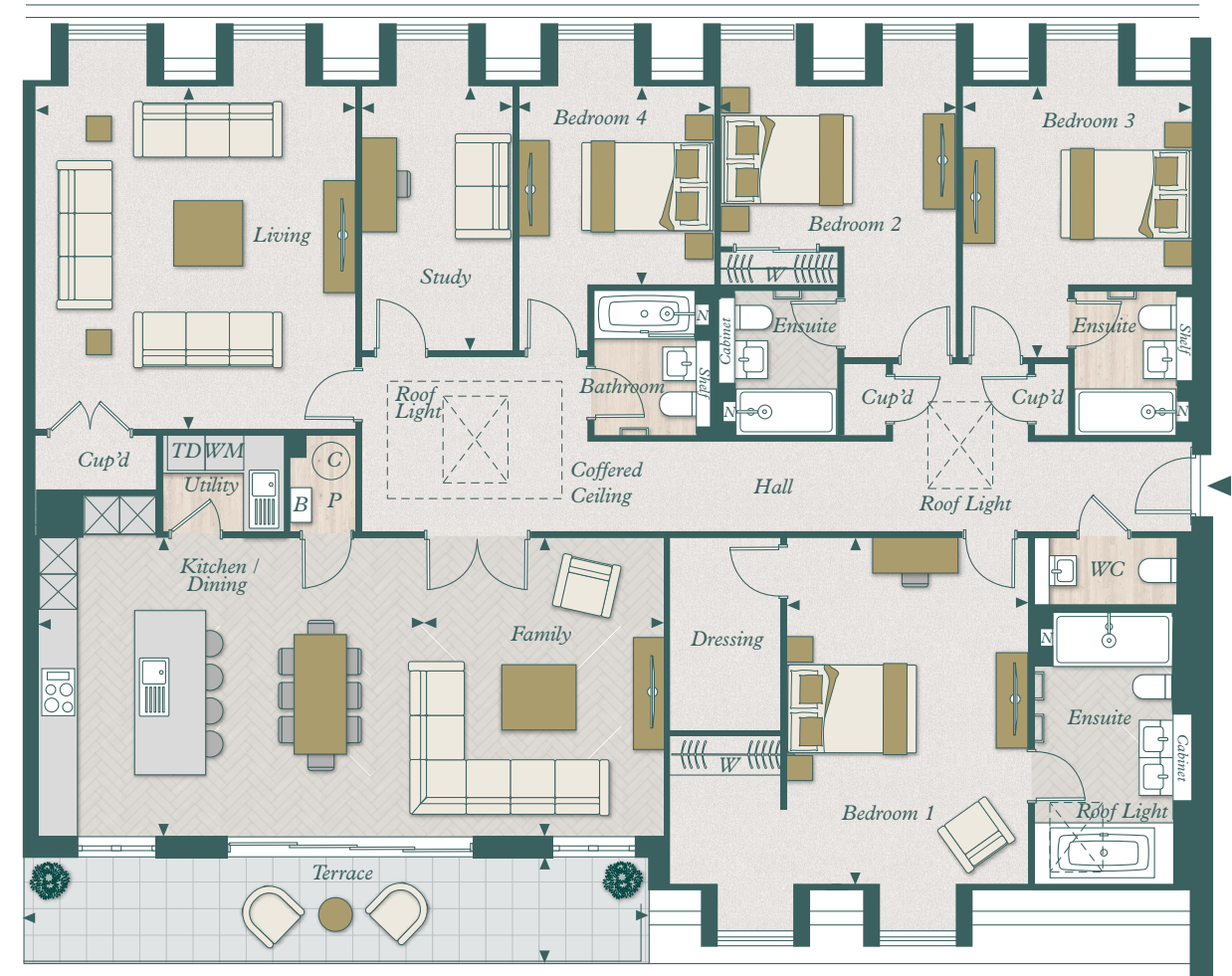
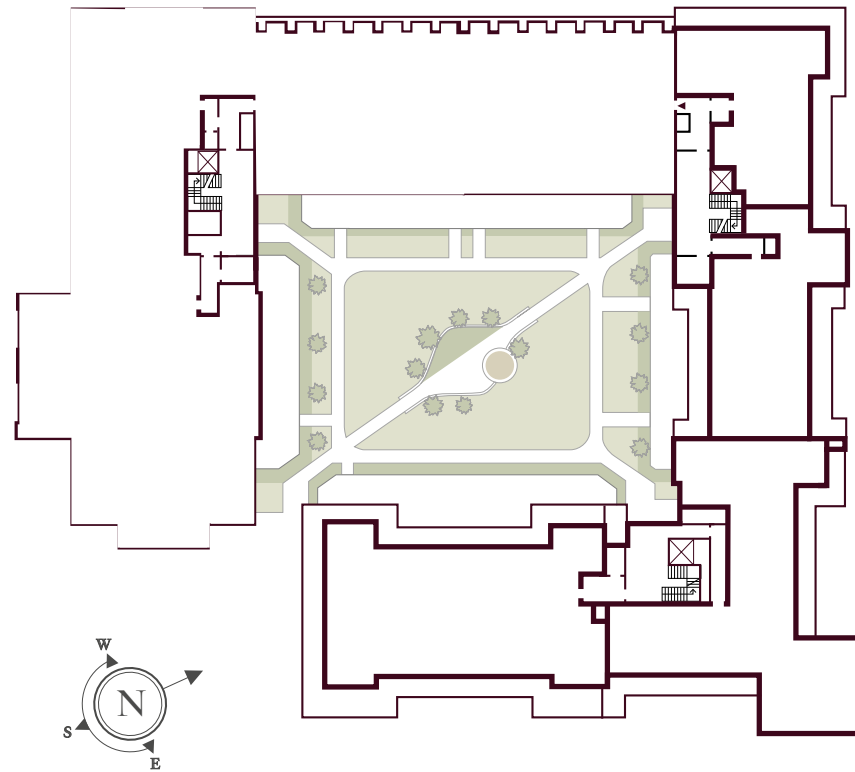
TOTAL AREA	255.8 SQ M	2,754 SQ FT			
Kitchen/Dining	6.4m x 5.0m	21'1" x 16'5"	Bedroom 2	4.0m x 4.5m	13'0" x 14'9"
Family	4.0m x 5.0m	13'0" x 16'3"	Bedroom 3	3.8m x 4.5m	12'6" x 14'9"
Living	5.3m x 5.7m	17'5" x 18' 8"	Bedroom 4	3.2m x 3.3m	10'6" x 10'10"
Study	2.5m x 4.4m	8'3" x 14'5"	Terrace	10.4m x 1.8m	34'0" x 5'11"
Bedroom 1	4.0m x 5.8m	13'3" x 18'11"			

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please ask Sales Consultant for further information.
 ▶ Measurement Points Cup'd Cupboard C Cylinder W Wardrobe P Plant N Niche B Boiler WM space for washing machine TD space for tumble dryer



No. 171
THE PENTHOUSE COLLECTION
Four bedroom penthouse

This well-proportioned four-bedroom penthouse includes an open plan kitchen/dining/family area that opens directly onto the terrace, with views over the podium gardens. A separate living room and study provide extra space for entertaining, relaxation and work. Bedrooms 1, 2, and 3 all have ensuite bathrooms, with the generously sized Bedroom 1 also featuring a dressing room. Dormer windows on the west side of the property and rooflights in the hallway bring in plenty of natural light.



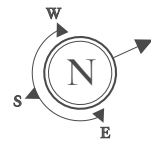
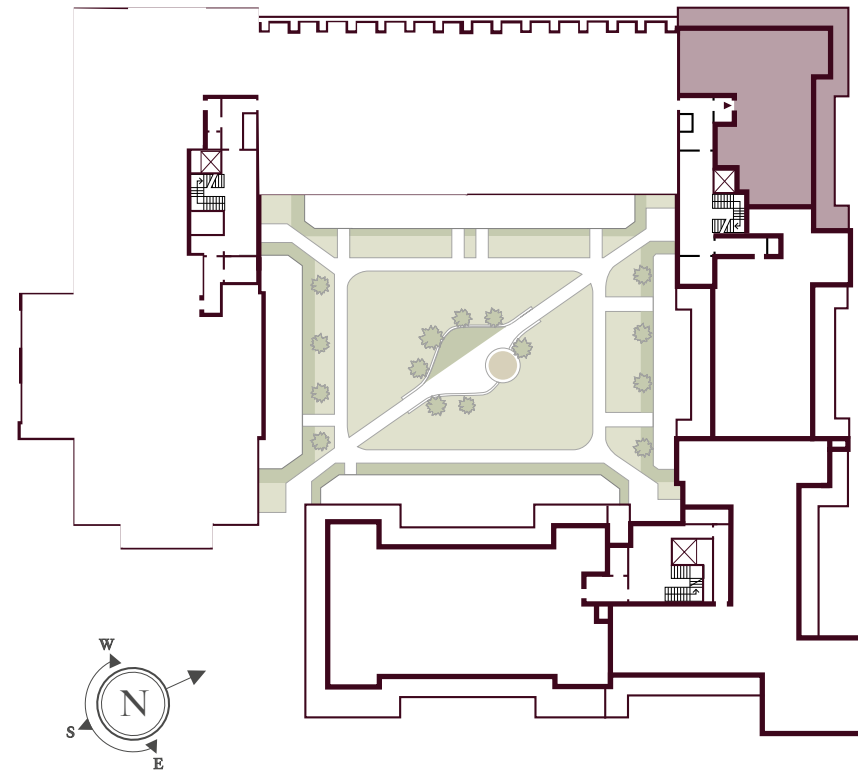
TOTAL AREA	255.8 SQ M	2,754 SQ FT			
Kitchen/Dining	6.4m x 5.0m	21'1" x 16'5"	Bedroom 2	4.0m x 4.5m	13'0" x 14'9"
Family	4.0m x 5.0m	13'1" x 16'3"	Bedroom 3	3.8m x 4.5m	12'5" x 14'9"
Living	5.3m x 5.7m	17'5" x 18' 8"	Bedroom 4	3.2m x 3.3m	10'8" x 10'10"
Study	2.5m x 4.4m	8'3" x 14'5"	Terrace	10.4m x 1.8m	34'0" x 5'11"
Bedroom 1	4.0m x 5.8m	13'3" x 18'11"			

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please ask Sales Consultant for further information.
 ◀▶ Measurement Points Cup'd Cupboard C Cylinder W Wardrobe P Plant N Niche B Boiler WM space for washing machine TD space for tumble dryer



No. 172
THE PENTHOUSE COLLECTION
Three bedroom penthouse

This impressive double aspect, three-bedroom penthouse boasts a magnificent wrap-around terrace that brings in plenty of natural light, with access to the terrace from the main living area as well as all three bedrooms. The spacious open plan kitchen/dining/living area features a kitchen island with breakfast bar and includes a separate utility room. Bedroom 1 features an ensuite bathroom with his and her sinks and a fitted wardrobe, whilst Bedrooms 2 and 3 share a well-appointed family bathroom.



TOTAL AREA	158.3 SQ M	1,704 SQ FT
Kitchen	7.1m x 3.3m	23'2" x 10'10"
Living/Dining	7.1m x 5.9m	23'2" x 19'6"
Bedroom 1	5.3m x 4.6m	17'4" x 15'0"
Bedroom 2	3.5m x 3.3m	11'6" x 10'8"
Bedroom 3	3.8m x 3.3m	12'7" x 10'8"

Terrace 1	15.8m x 1.6m	51'8" x 5'5"
Terrace 2	1.4m x 6.2m	4'5" x 20'5"
Terrace 3	1.6m x 11.8m	5'4" x 38'7"
Terrace 4	2.9m x 2.2m	9'4" x 7'3"



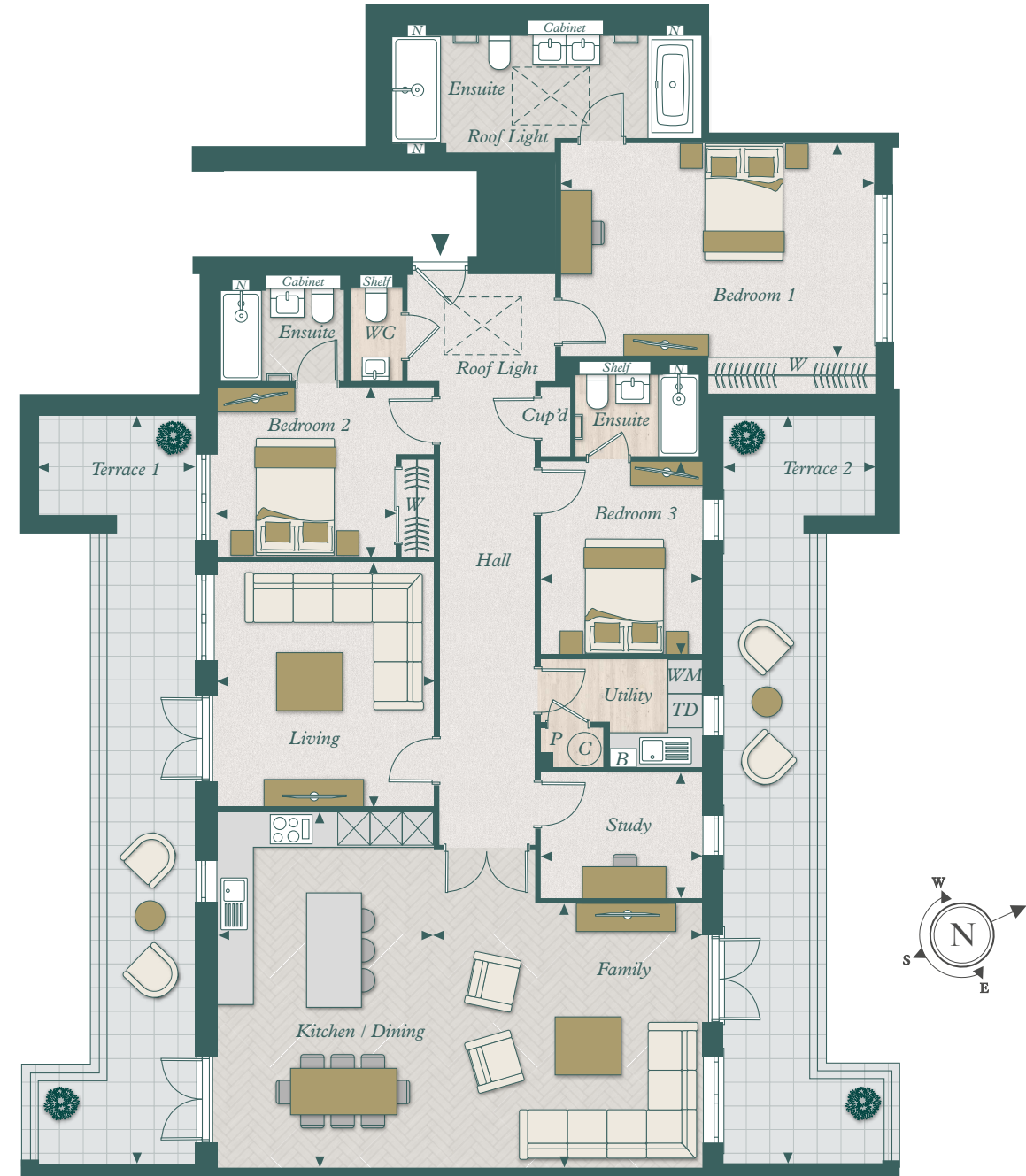
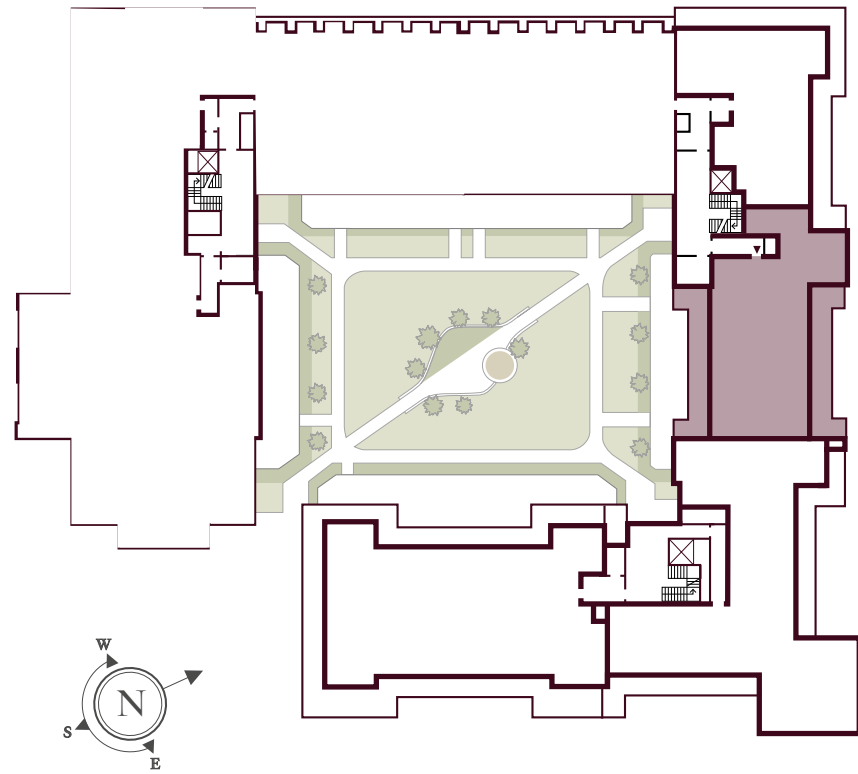
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please ask Sales Consultant for further information.

► Measurement Points Cup'd Cupboard C Cylinder W Wardrobe P Plant N Niche B Boiler WM space for washing machine TD space for tumble dryer



No. 173
THE PENTHOUSE COLLECTION
Three bedroom penthouse

This contemporary double-aspect, three-bedroom penthouse offers two separate terraces on either side of the apartment, with terrace 1 overlooking the podium gardens. The expansive open plan kitchen/dining/family area stretches across the width of the apartment and includes double doors leading out to both terraces. A separate living room and study enhance the living space. All three bedrooms feature ensuite bathrooms, with Bedrooms 1 and 2 also featuring fitted wardrobes.



TOTAL AREA	189.7 SQ M	2,042 SQ FT			
Kitchen/Dining	4.0m x 6.6m	13'3" x 21'9"	Bedroom 2	4.0m x 3.2m	13'3" x 10'5"
Living	4.0m x 4.6m	13'3" x 15'0"	Bedroom 3	3.0m x 3.6m	9'11" x 11'10"
Family	5.0m x 4.9m	16'6" x 16'2"	Terrace 1	2.9m x 14.0m	9'7" x 45'10"
Study	3.0m x 2.3m	9'11" x 7'8"	Terrace 2	2.9m x 14.0m	9'7" x 45'10"
Bedroom 1	5.9m x 4.1m	19'3" x 13'5"			

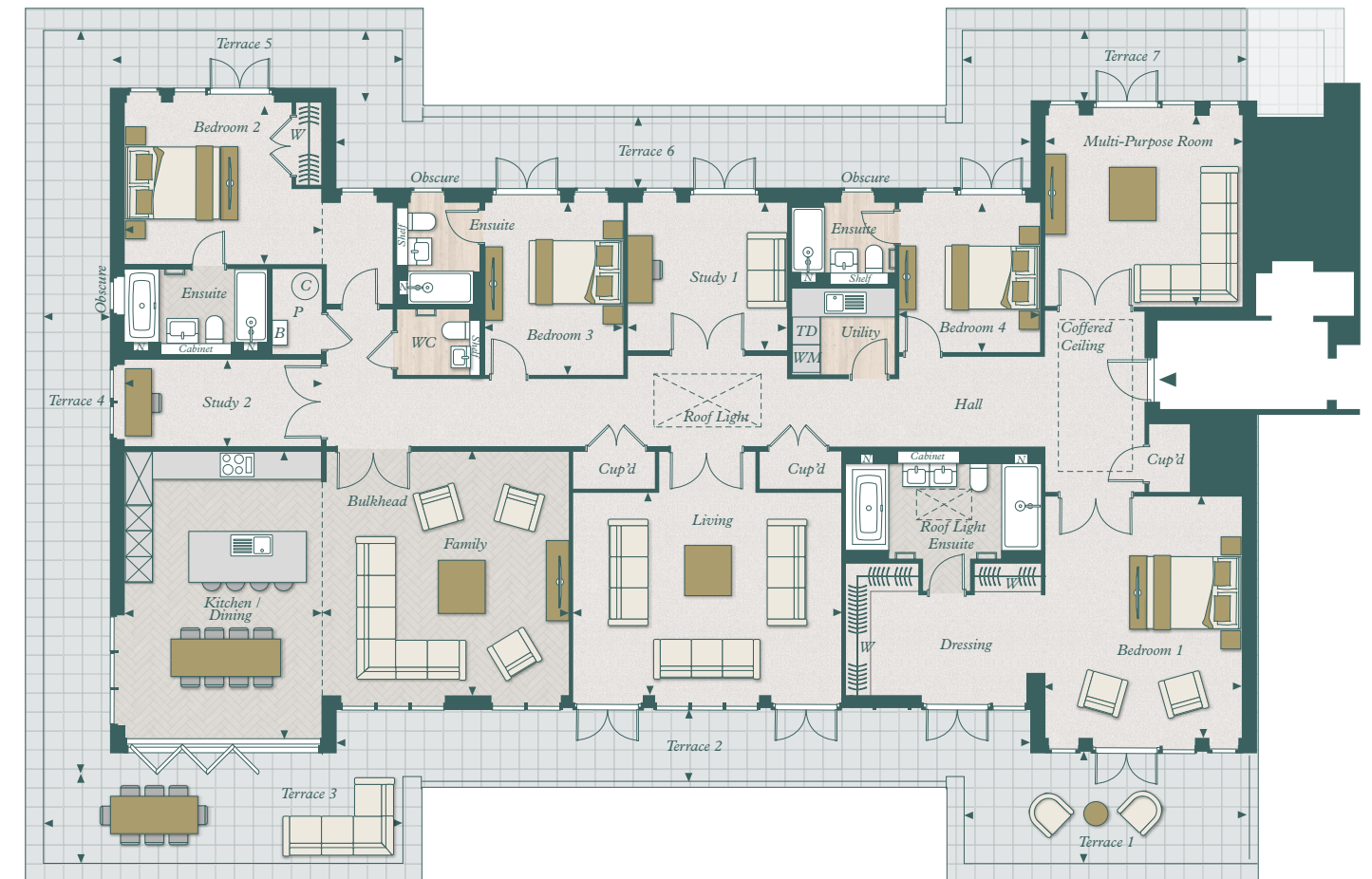
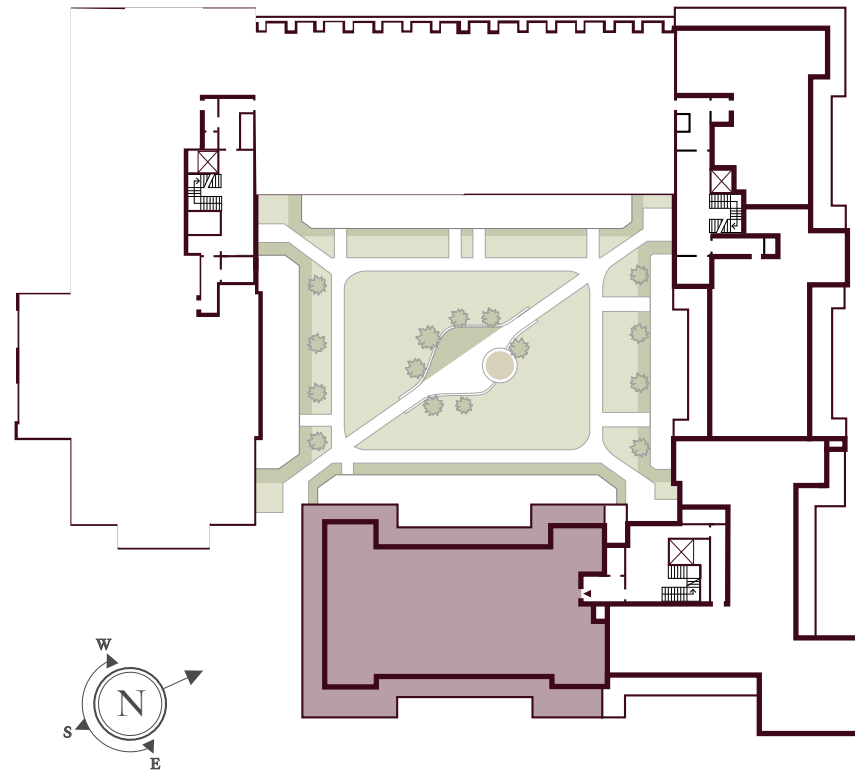
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please ask Sales Consultant for further information.
 ▶ Measurement Points Cup'd Cupboard C Cylinder W Wardrobe P Plant N Niche B Boiler WM space for washing machine TD space for tumble dryer



No. 189
THE PENTHOUSE COLLECTION
Four bedroom penthouse



This exceptional four-bedroom penthouse offers a unique layout that provides privacy and tranquillity for all the bedrooms, along with a breathtaking wrap-around terrace showcasing stunning views of both the parkland and podium gardens. The double-aspect open plan kitchen/dining/family area features bi-fold doors leading out onto the terrace. An additional living room, two studies and a multi-purpose room ensure ample space for games, study and relaxation for the whole family. All bedrooms have ensuite bathrooms and access onto the terraces. Bedroom 1 also features a spacious dressing area with its own access onto the terrace.



TOTAL AREA 324.8 SQ M 3,497 SQ FT

Kitchen/Dining	4.6m x 6.8m	15'0" x 22'5"	Bedroom 4	3.3m x 3.5m	10'10" x 11'5"
Living	6.2m x 4.7m	20'5" x 15'5"	Terrace 1	6.7m x 2.6m	21'11" x 8'5"
Family	5.6m x 5.7m	18'6" x 18'7"	Terrace 2	16.1m x 1.7m	52'10" x 5'5"
Multi purpose room	4.6m x 4.5m	15'0" x 14'7"	Terrace 3	8.3m x 2.0m	27'4" x 6'8"
Study	3.7m x 3.4m	12'2" x 11'4"	Terrace 4	1.5m x 17.3m	5'0" x 56'10"
Study 2	4.6m x 2.0m	15'0" x 6'8"	Terrace 5	6.8m x 1.3m	22'4" x 4'5"
Bedroom 1	4.6m x 5.6m	15'0" x 18'5"	Terrace 6	16.1m x 1.8m	52'10" x 5'10"
Bedroom 2	4.6m x 3.8m	15'0" x 12'4"	Terrace 7	8.3m x 1.6m	27'4" x 5'5"
Bedroom 3	3.2m x 4.0m	10'7" x 13'1"			

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please ask Sales Consultant for further information.

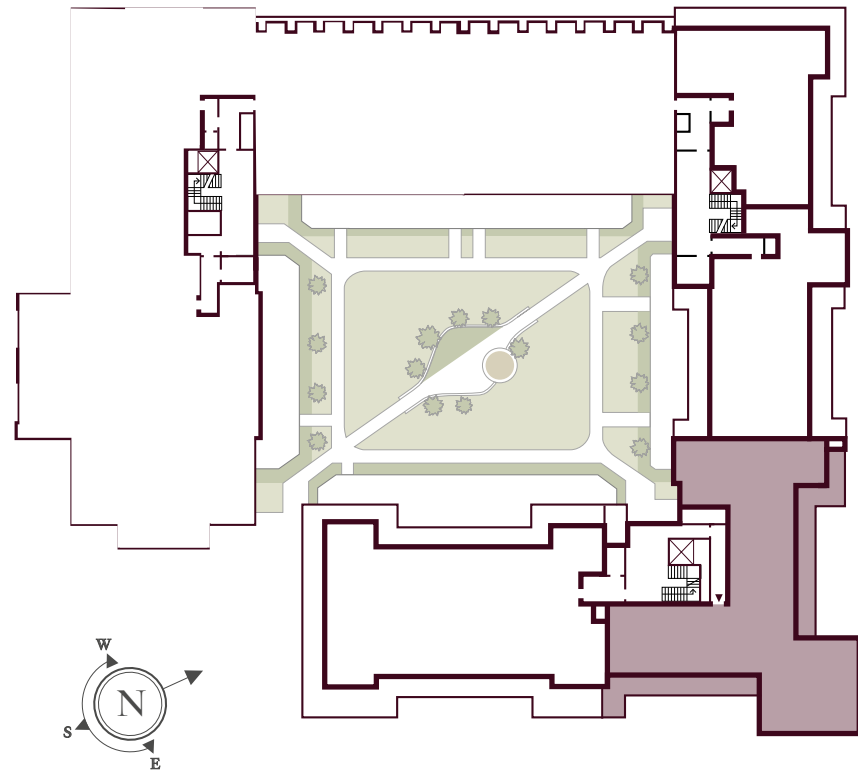
◀▶ Measurement Points Cup'd Cupboard C Cylinder W Wardrobe P Plant N Niche B Boiler WM space for washing machine TD space for tumble dryer



No. 190
THE PENTHOUSE COLLECTION
Four bedroom penthouse

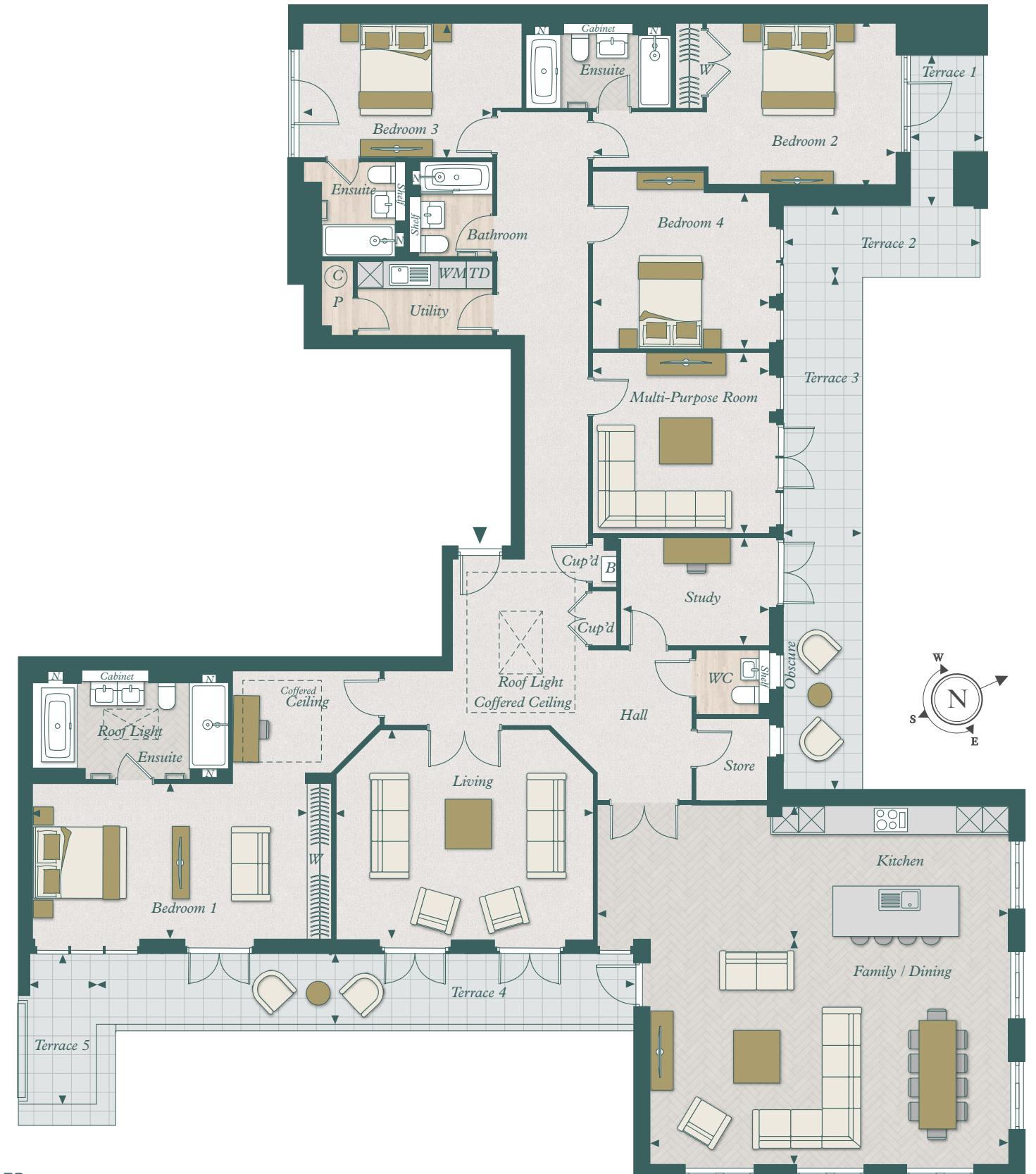
This four-bedroom penthouse features two terraces, with one offering uninterrupted views of the historic parkland. The open plan kitchen/dining/family area is ideal for both cooking and entertaining, with large arched windows framing the views of the parkland.

An additional living room, study and multi-purpose room provide ample space for play, work and study, all with access to the terraces. Bedrooms 1, 2 and 3 have ensuite bathrooms, with Bedrooms 1 and 2 also benefitting from fitted wardrobes. The roof light to the hallway lets in plenty of natural light.



TOTAL AREA 317.7 SQ M 3,420 SQ FT

Kitchen	9.7m x 3.1m	31'8" x 10'2"	Bedroom 3	4.5m x 3.1m	14'10" x 10'3"
Family/Dining	8.4m x 5.3m	27'7" x 17'5"	Bedroom 4	4.1m x 3.7m	13'7" x 12'0"
Living	6.0m x 4.9m	19'10" x 16'1"	Terrace 1	1.7m x 3.5m	5'6" x 11'5"
Multi purpose room	4.1m x 4.2m	13'7" x 13'11"	Terrace 2	4.6m x 1.6m	15'0" x 5'4"
Study	3.4m x 2.5m	11'4" x 8'4"	Terrace 3	1.8m x 12.0m	5'9" x 39'6"
Bedroom 1	6.4m x 3.7m	21'0" x 12'0"	Terrace 4	12.6m x 1.7m	41'4" x 5'5"
Bedroom 2	7.1m x 3.7m	23'5" x 12'3"	Terrace 5	1.5m x 3.6m	5'0" x 11'8"

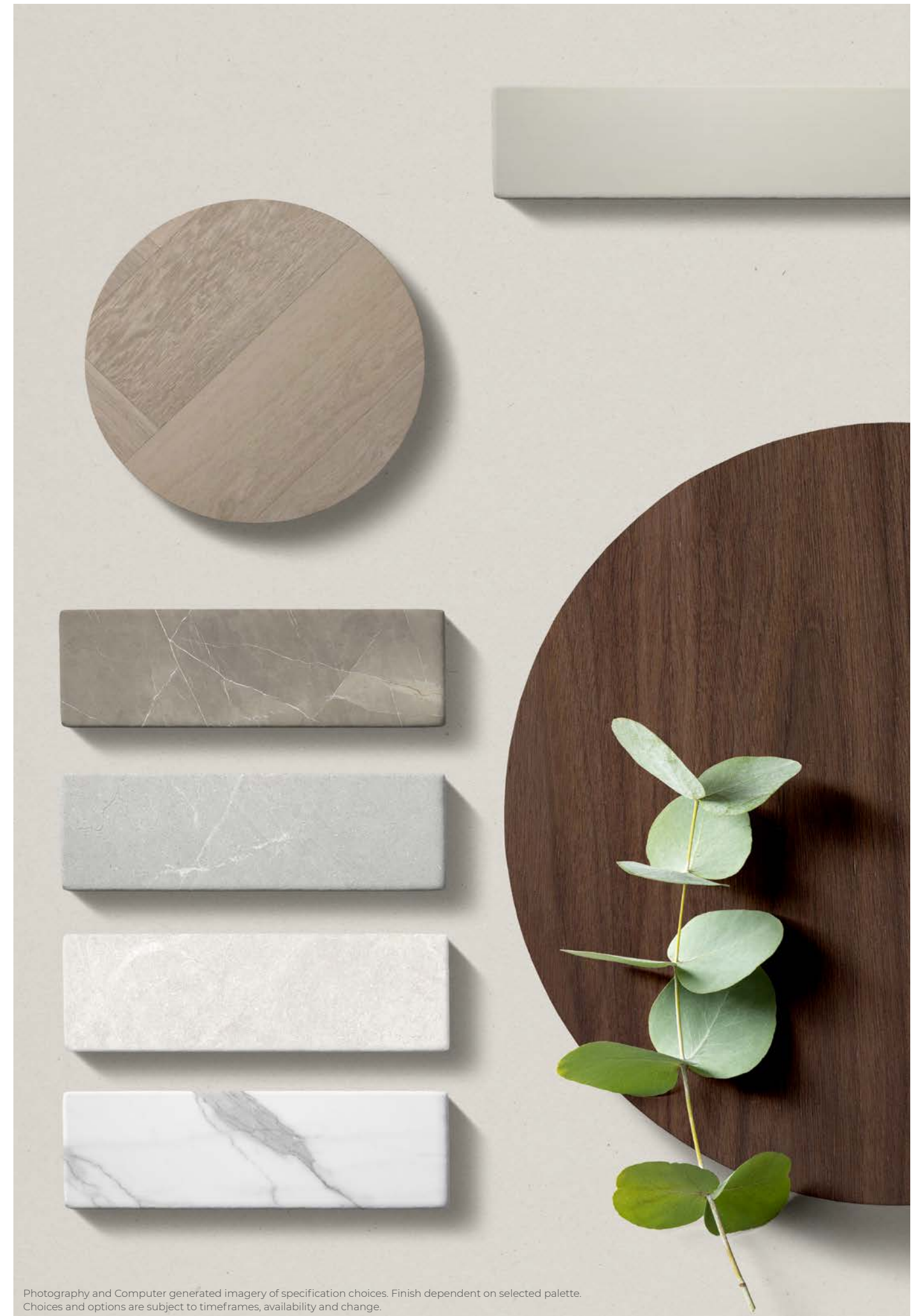


Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please ask Sales Consultant for further information.

▶ Measurement Points Cup'd Cupboard C Cylinder W Wardrobe P Plant N Niche B Boiler WM space for washing machine TD space for tumble dryer



The interiors take a contemporary approach to Sunningdale Park's heritage. Traditional shaker-style kitchens contrast with sleek black appliances, while the bathrooms sport marble-effect tiles alongside wall-mounted vanity units with polished chrome fittings.





THE PENTHOUSE COLLECTION

STYLISH KITCHENS

- Bespoke shaker style kitchen furniture with feature fluted glass cabinets
- Individually designed layouts
- 30mm composite stone worktops with matching splashback
- Siemens integrated appliances throughout including:
 - Multi-function single oven with full steam function
 - Combination microwave oven and grill
 - Induction hob
 - Multi-function dishwasher
 - Larder fridge and larder freezer
- Canopy extractor hood
- Undermount single bowl stainless steel sink with drainer grooves in stone
- Brushed brass pull-out mixer tap
- Feature LED lighting to underside of wall units and internal lighting to fluted glass cabinets
- Feature pendant light fitted above island
- Brushed brass socket outlets above work surfaces
- Feature wood effect flooring laid in herringbone design

UTILITY

- Space and plumbing provided for freestanding washing machine and tumble dryer with laminate worktop to Penthouse 125
- Space and plumbing provided for freestanding washing machine and tumble dryer, with 20mm composite stone worktops, inset stainless steel sink and brushed brass tap to remaining penthouses
- Feature wood effect flooring

CONTEMPORARY BATHROOMS

ENSUITE 1

- Luxury 4 piece ensuite
- Fluted glass vanity with contemporary double basin and two Dornbracht single lever basin mixers
- Wall mounted WC with soft-closing seat and cover, concealed cistern and chrome dual flush plate
- Mirrored wall cabinet with integral lighting and shaver socket
- Shower enclosure with chrome frame, Dornbracht chrome thermostatic mixer, ceiling mounted fixed shower head with separate handheld shower
- Steel enamel bath with Dornbracht mixer & handheld shower and tiled bath panel
- Feature tiled niches with LED lighting
- Porcelain wall tiling to selected areas
- Feature wood effect flooring laid in herringbone design

ENSUITE 2 (PENTHOUSES 125, 126, 127, 171, 173, 189, 190) & FAMILY BATHROOM (PENTHOUSE 172)

- Fluted glass vanity with contemporary basin and Dornbracht single lever basin mixer
- Wall mounted WC with soft-closing seat and cover, concealed cistern and chrome dual flush plate
- Mirrored wall cabinet with integral lighting and shaver socket
- Shower enclosure with chrome frame, Dornbracht chrome thermostatic mixer, fixed shower head with separate handheld shower*
- Steel enamel bath with Dornbracht mixer & handheld shower and tiled bath panel to Penthouses 125, 126, 189 & 190
- Steel enamel bath with chrome framed glass bath screen, Dornbracht chrome thermostatic mixer, fixed shower head & separate handheld shower and tiled bath panel to Penthouse 172
- Feature tiled niches with LED lighting
- Porcelain wall tiling to selected areas
- Feature wood effect flooring laid in herringbone design

SECONDARY BATHROOMS OR ENSUITES*

- Fluted glass vanity with contemporary basin and Dornbracht single lever basin mixer
- Wall mounted WC with soft-closing seat and cover, concealed cistern and chrome dual flush plate
- Fixed mirror over basin within niche
- Steel enamel bath with chrome framed glass bath screen*, Dornbracht chrome thermostatic mixer, fixed shower head* & separate handheld shower and tiled bath panel*
- Shower enclosure with chrome frame, Dornbracht chrome thermostatic mixer, fixed shower head with separate handheld shower*
- Tiled niches with LED lighting
- Porcelain wall tiling to selected areas
- Feature wood effect flooring

CLOAKROOM

- Duravit basin with 2 drawer vanity and Dornbracht single lever basin mixer
- Wall mounted WC with soft-closing seat and cover, concealed cistern and chrome dual flush plate
- Fixed mirror*
- Porcelain wall tiling to selected areas
- Feature wood effect flooring

ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- SkyQ / Satellite point to living area
- Full fibre broadband capability for TV streaming and internet services
- Data points to all bedrooms and study
- Recessed LED downlights to kitchen, drawing room/living/dining, hallway, all bathrooms and dressing room
- Pendant lighting to feature in drawing room/living area, bedrooms and study
- 5 Amp lighting circuits to drawing room/living/dining, and bedroom 1
- USB points to kitchen area, living area and bedrooms



THE PENTHOUSE COLLECTION



HEATING

- Gas fired central heating with mains pressure hot water and cylinder
- Underfloor heating throughout
- Comfort cooling
- Chrome heated towel rail to all bathrooms

INTERIOR FINISHES

- Two panelled satin painted internal doors with antique brass door furniture
- Feature glazed doors to drawing room/living/dining with antique brass door furniture
- Satin painted skirting and architraves to complement internal doors
- Bespoke fitted dressing room to bedroom 1 with satin painted internal door with internal fittings*
- Bespoke fitted wardrobes to bedroom 1 featuring shaker doors with fitted interiors*

- Wardrobes where applicable to remaining bedrooms will feature satin painted internal doors and a shelf and hanging rail fitted within
- Wood effect flooring to kitchen/living/dining room, utilities, bathrooms and cloakrooms
- Carpet laid to remainder of the property

SECURITY & PEACE OF MIND

- Mains supply smoke and heat detectors with battery back up
- Multi-point locking to entrance door
- External light provided to terrace
- 10 Year Premier Guarantee issued on build completion

EXTERNAL FEATURES

- Spacious terrace
- External power supply to terrace
- External tap to terrace
- Allocated store with internal lighting
- Infrastructure for future electric vehicle charging to parking spaces

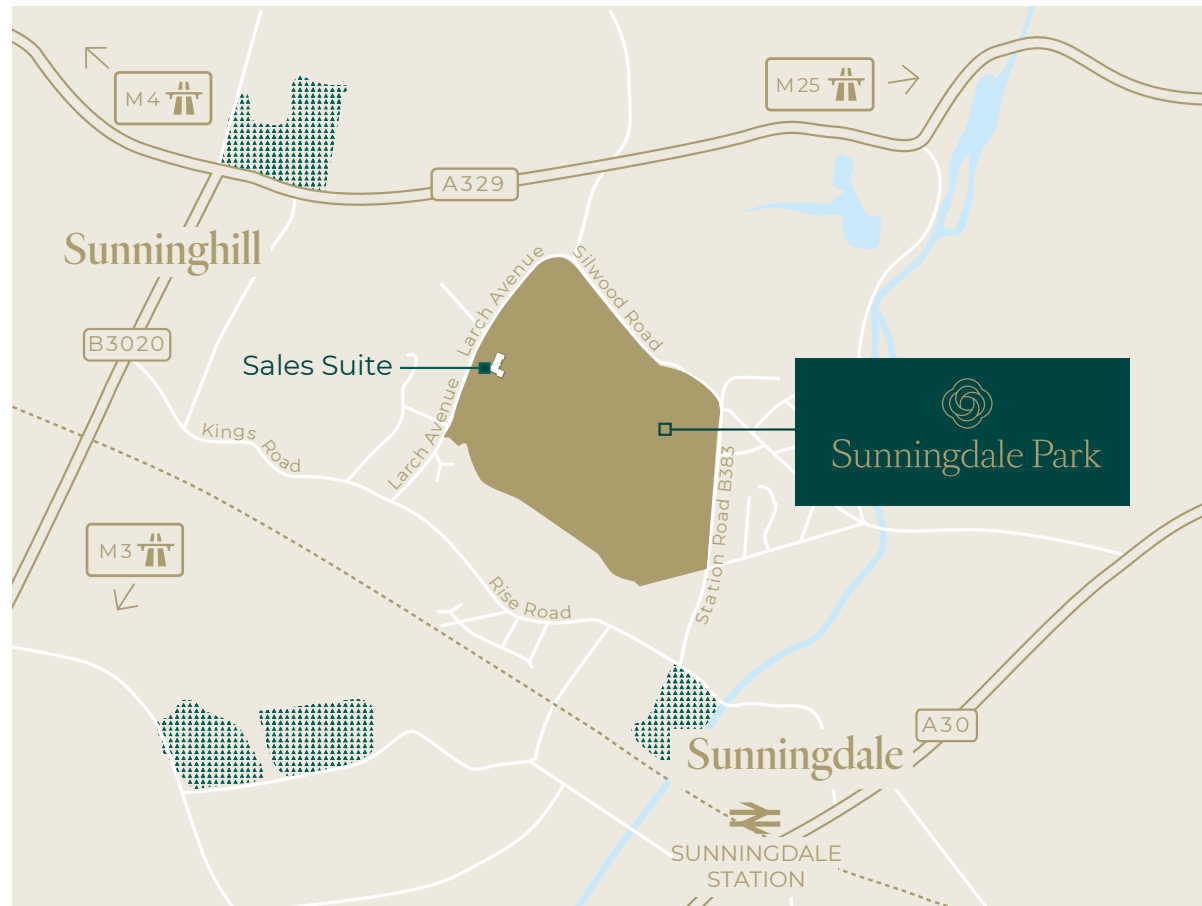
*Each penthouse has been individually designed. Please refer to Sales Plans and Sales Consultant for confirmation for fixtures/fittings.

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required.

A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change. Photography of specification are indicative only and subject to change.



CONTACT US



For more information please contact:

T: +44 (0) 1344 551 120 | sunningdalepark@berkeleygroup.co.uk | sunningdalepark.com

Sales Suite

Larch Avenue, Sunningdale,
Ascot, Berkshire SL5 0AR

Directions

Please scan the QR code for
directions to Sunningdale Park.



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley Group policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley Group reserves the right to make these changes as required. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Sunningdale Park is a marketing name and will not necessarily form part of the approved postal address. O417/05CA/0325. Applicants are advised to contact Berkeley Group to ascertain the availability of any particular property.

Berkeley Homes (Oxford & Chiltern) Limited: Registered in England and Wales Number 2843844. Registered Office: Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT11 1JG



