



Sunningdale Park

ROYAL BERKSHIRE



SCHOLARS ROW

5 bedroom detached houses

Berkeley
Designed for life



These impressive detached homes are lavish in space and detail.

The open-plan kitchen, living, dining area extends the width of the house and one can step into the garden through two sets of double doors. There is access to this room from the garage via the utility area, and a separate dining room allows for more formal entertaining.

The first floor features a spacious landing, a drawing room with large balcony and a separate study. The principal bedroom comes with a walk-through dressing room leading to a luxurious ensuite.

Bedrooms 2, 3, 4 and 5 are on the second floor. Bedroom 2 benefits from an ensuite and a dressing room. Bedroom 3 is also ensuite, while the family bathroom, which contains a bath and a walk-in shower, serves the remaining bedrooms.

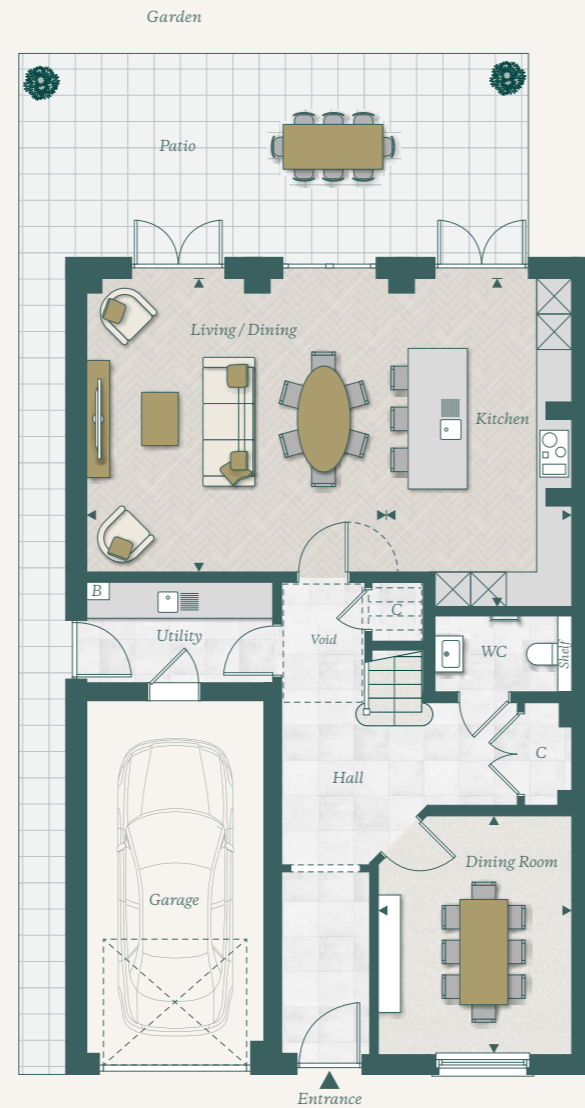
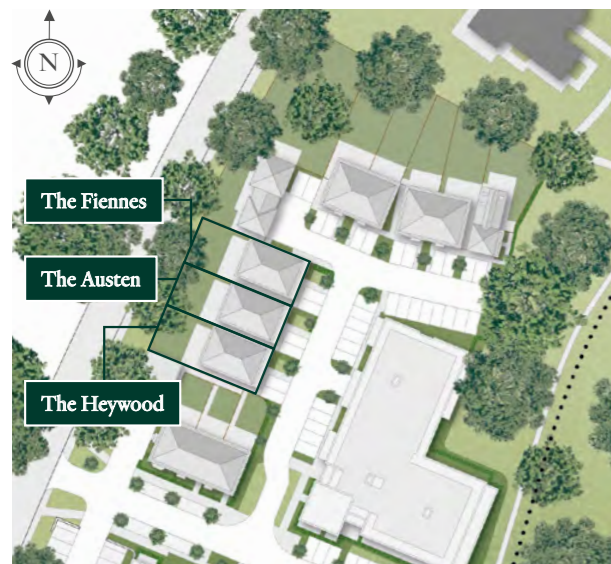




The Heywood, The Austen, The Fiennes

5 bedroom detached house with integral garage

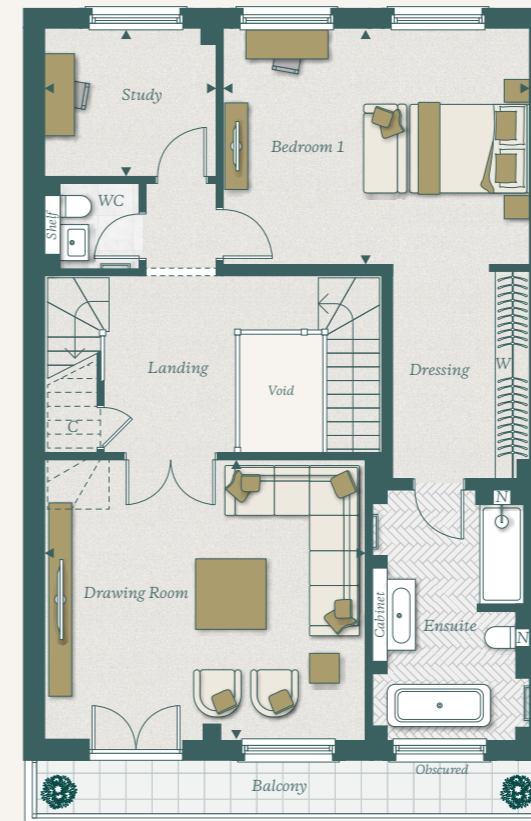
Total Area 291.3 sq m 3,136 sq ft



GROUND FLOOR

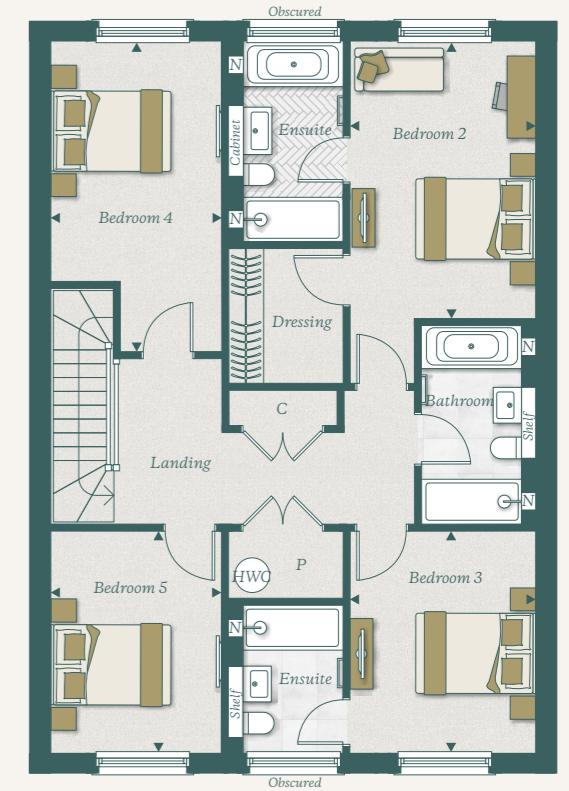
Kitchen	5.61m x 3.20m	18' 5" x 10' 6"
Living / Dining	5.01m x 5.09m	16' 5" x 16' 8"
Dining Room	4.05m x 3.31m	13' 3" x 10' 10"
Patio	Please refer to Sales Consultant	

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. Furniture layouts are indicative only. Kitchen layout indicative only. Paving to terrace is indicative only. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages. Ceiling heights may vary. Please ask Sales Consultant for further information.



FIRST FLOOR

Drawing Room	4.77m x 5.47m	15' 8" x 17' 11"
Bedroom 1	4.01m x 5.25m	13' 2" x 17' 2"
Study	2.51m x 2.92m	8' 3" x 9' 7"



SECOND FLOOR

Bedroom 2	4.71m x 3.18m	15' 5" x 10' 5"
Bedroom 3	3.77m x 3.18m	12' 4" x 10' 5"
Bedroom 4	5.28m x 2.92m	17' 4" x 9' 7"
Bedroom 5	3.77m x 2.92m	12' 4" x 9' 7"

◀ Measurement Points C Cupboard W Wardrobe HWC Hot Water Cylinder P Plant N Niche B Boiler Tall Cupboard

No.77 – The Fiennes; No.78 – The Austen; No.79 – The Heywood



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THE HOMES

- No. 77* – The Fiennes
- No. 78* – The Austen
- No. 79* – The Heywood

KITCHENS

- Handcrafted kitchens manufactured by Charles Yorke
- Composite stone worktops with matching upstand
- Mirror splashback to selected areas
- Stainless steel appliances throughout including:
 - Miele multi-function single oven
 - Miele compact microwave combination oven
 - Miele induction hob
 - Siemens integrated multi-function dishwasher
 - Siemens Larder Fridge
 - Siemens Larder Freezer
 - Integrated extractor
 - Undermount stainless steel sink and brushed brass mixer tap
- Feature LED lighting to underside of wall units
- Feature pendant lighting above breakfast bar/Island where appropriate
- Feature wood-effect herringbone flooring

UTILITY ROOM

- Composite stone worktop with matching upstand
- Space and plumbing provided for free-standing washing machine and tumble dryer
- Undermount stainless steel sink with mixer tap

BATHROOMS

ENSUITE 1*

- Duravit feature seamless bonded basin and vanity with Dornbracht single lever basin mixer
- Duravit wall mounted WC with soft-closing seat and dual flush plate
- Mirrored wall cabinet with integral lighting and shaver socket
- Shower enclosure with brushed nickel framed glass sliding door, Dornbracht chrome thermostatic mixer, wall mounted fixed shower head with separate handheld shower
- Freestanding bath with Dornbracht floor standing mixer and handheld shower

ENSUITE 2

- Duravit feature seamless bonded basin and vanity with Dornbracht single lever basin mixer
- Duravit wall mounted WC with soft-closing seat and dual flush plate
- Mirrored wall cabinet with integral lighting and shaver socket to remaining homes
- Shower enclosure with brushed nickel framed glass sliding door, Dornbracht chrome thermostatic mixer, wall mounted fixed shower head with separate handheld shower
- Steel enamel bath with Dornbracht mixer and handheld shower and tiled bath panel
- Feature tiled niches with LED lighting

ENSUITE 3 / FAMILY SHOWER ROOM (WHERE APPLICABLE)

- Duravit basin and vanity with Dornbracht single lever basin mixer
- Duravit wall mounted WC with soft-closing seat and dual flush plate
- Fixed mirror over basin
- Shower enclosure with brushed nickel framed glass sliding door, Dornbracht chrome thermostatic mixer, fixed shower head with separate handheld shower
- Tiled niches with LED lighting

FAMILY BATHROOM (WHERE APPLICABLE)

- Duravit basin and vanity with Dornbracht single lever basin mixer
- Duravit wall mounted WC with soft-closing seat and dual flush plate
- Fixed mirror over basin to remaining homes
- Shower enclosure where applicable with brushed nickel-framed glass sliding door, Dornbracht chrome thermostatic mixer, wall 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

CLOAKROOMS

GROUND FLOOR CLOAKROOM

- Duravit feature seamless bonded basin and washstand with glass shelf and Dornbracht single lever basin mixer
- Duravit wall mounted WC with soft-closing seat and dual flush plate
- Fixed mirror over basin

FIRST FLOOR CLOAKROOM (WHERE APPLICABLE)

- Duravit wall mounted basin with chrome bottle trap and Dornbracht single lever basin mixer
- Duravit wall mounted WC with soft-closing seat and dual flush plate
- Fixed mirror over basin



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ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- CAT 6 cabling throughout with data points provided to all rooms allowing for internet TV service
- Recessed LED downlights to kitchen/dining area, drawing room, hallway, utilities, bathrooms & cloakrooms and enclosed dressing rooms*
- 5-Amp lighting circuit to formal drawing room, formal dining rooms and bedroom 1
- Pendant lighting to feature in drawing room*, living/dining area*, dining room*, study*, snug*, bedrooms and landings

HEATING

- Gas fired central heating with mains pressure hot water and cylinder
- Underfloor heating to ground and first floor with radiators to the second floor
- Chrome heated towel rail to bathrooms

INTERIOR FINISHES

- Two panelled satin painted internal doors with antique brass door furniture
- Feature glazed doors to kitchen/living/dining*, kitchen/dining*, drawing room and dining room* with antique brass door furniture
- Satin painted skirting and architraves
- Painted staircase – with grey stained oak to newel caps and handrail. Base rail, newel post and balusters painted to suit woodwork
- Decorative cornice to feature throughout kitchen, reception rooms (excluding study), hallway and landings
- Decorative panelling-effect to drawing room and formal dining room*
- Bespoke fitted wardrobes to bedroom 1 with internal fittings to include single & double hanging rails & drawers
- Bespoke fitted dressing room to bedroom 2* with satin painted internal door with internal fittings to include single & double hanging
- Wardrobes to bedroom 2 with satin painted internal doors and single shelf and hanging rail
- Ceramic/porcelain wall tiling to selected walls in bathrooms, ensuites and cloakrooms
- Porcelain floor tiles to the hallway, bathrooms and cloakrooms
- Wood-effect flooring to kitchen/living/dining
- Carpet laid to remainder of the property

CURITY & PEACE OF MIND

- Property will include an intruder alarm with wireless panic button
- Mains supply smoke and heat detectors with battery back up
- Multi-point locking to entrance door
- External light provided to front and rear of property
- 10-Year Premier Guarantee warranty

EXTERNAL FEATURES

- Landscaping to front of the properties and turf to the rear garden
- Patio area
- External tap
- External power supply to the rear of property
- Garage with electric doors and provision for future electric vehicle

*Where applicable.

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 and computer generated images are indicative only and subject to change.



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Directions

Please scan the QR code for directions to Sunningdale Park.



- Future Berkeley development
- * Northcote House and Gardens are being undertaken by Audley Retirement Villages

Site plan is 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 information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley 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 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 and Scholars Row are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. O417/05CA/1024

