



Sunningdale Park

ROYAL BERKSHIRE

THE ESTATE COLLECTION

A decorative graphic in the bottom right corner consisting of several overlapping circles of varying sizes, drawn with thin, light brown lines.

Berkeley
Designed for life



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 will be 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

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



The Estate Collection The evocation of a golden age

The Estate Collection gives a glimpse into the golden age of country house living. The Dairy, The Gamekeeper's Lodge and the Gardeners' Cottages serviced Sunningdale Park's mansion house in the 19th century, providing lavish food and meticulously tended grounds for its leisured residents and guests to enjoy.

Berkeley's restoration and recreation of these buildings as The Estate Collection, perfectly evokes the heritage heyday of Sunningdale Park, while offering purchasers the highest standards of luxurious comfort and exceptional attention to detail.

The result is a range of homes with unique period character, crafted for today's lifestyles, and blessed by surroundings of bounteous beauty.



* 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, building style, landscaping and specification at any time without notice.

The Dairy

Fresh inspiration



The grand country houses were self-sufficient in many aspects, and around the turn of the twentieth century, a dairy farm became part of the Sunningdale estate. In tune with the architectural trend of the era, the dairy buildings were of the Arts and Crafts style, with red brick façades, tiled pitched roofs and painted timber doors and windows. Positioned on the western edge of the park, The Dairy has mature woodland as a rich backdrop, with views of fields beyond.

Today, The Dairy complex is taking on an exciting new role as five 1, 3 and 4 bedroom refurbished homes.

The Dairy Light and vision



The Dairy, and the adjoining stables, have been re-imagined as a cluster of cottages around a central courtyard, with imaginative additions that make them into truly inspiring homes. These include floor-to-ceiling glazing behind the original barn doors to selected homes, to appreciate the parkland vista beyond, and full-height arched windows admitting maximum daylight.

The interior theme is one of timeless looks with a rich variety of colours and finishes. Timber-effect flooring, bespoke Shaker-style wardrobes and Charles Yorke kitchens are just some of the features which make these homes so appealing.



Computer generated image, indicative only and subject to change.

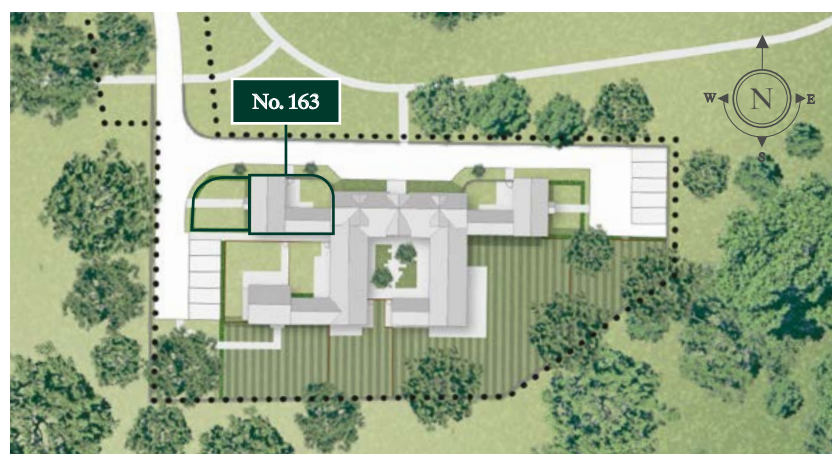


No. 163
THE DAIRY
Three bedroom cottage

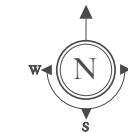
Total Area 92.3 sq m 993 sq ft

This charming home features an L-shaped ground floor, designed around a private enclosed garden, which is accessed from the hallway and the principal bedroom, as well as through French doors opening off the living room.

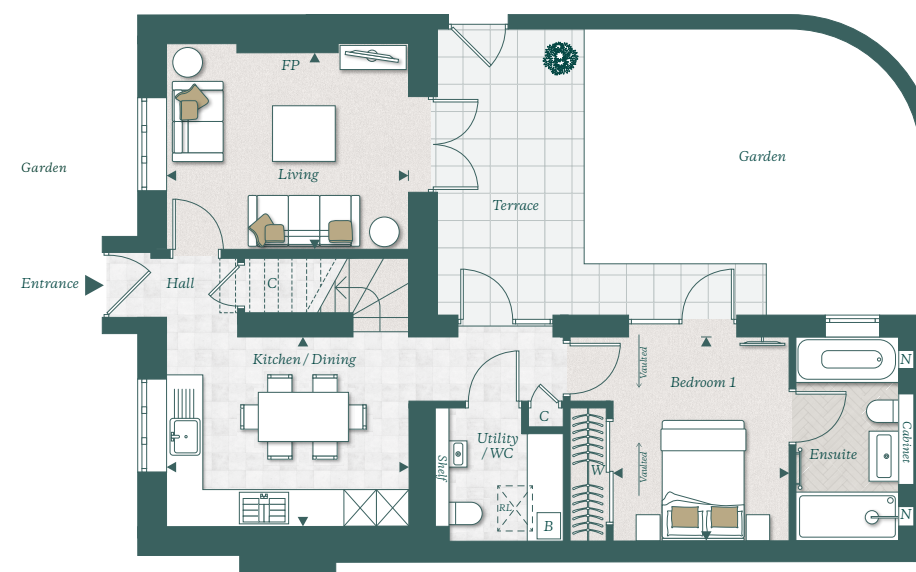
The principal bedroom is located on the ground floor and enjoys a four-piece ensuite, as well as a built-in wardrobe. The first floor accommodates a second double bedroom with wardrobe, a single bedroom / study and a shower room. The property is completed by a welcoming front garden.



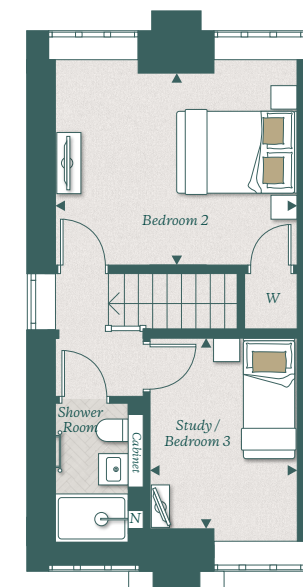
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative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



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Living	4.00m x 3.40m	13' 1" x 11' 2"
Kitchen / Dining	4.00m x 3.12m	13' 1" x 10' 3"
Bedroom 1	2.91m x 3.37m	9' 6" x 11' 1"
Terrace	Please refer to Sales Consultant	

FIRST FLOOR

Bedroom 2	4.00m x 3.18m	13' 1" x 10' 5"
Study / Bedroom 3	2.44m x 3.16m	8' 0" x 10' 4"



No. 164
THE DAIRY
Three bedroom cottage

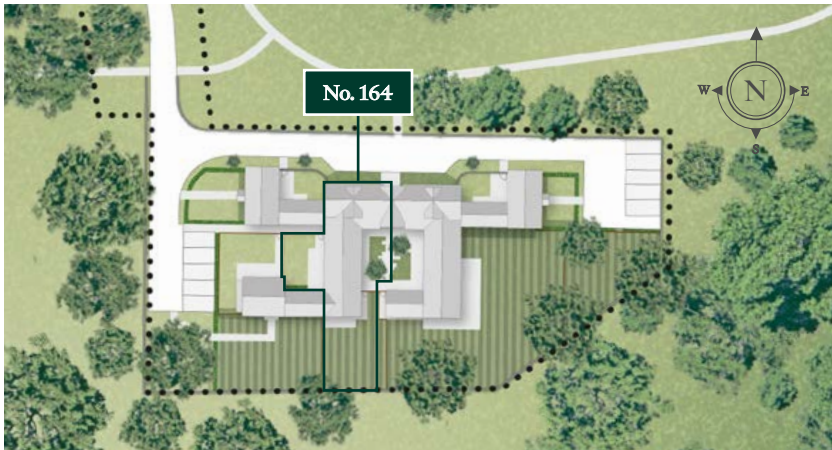
Total Area 152.6 sq m 1,642 sq ft

This impressive cottage boasts a spacious, triple-aspect open-plan kitchen / living / dining room with French doors opening out to three separate outdoor areas, including a west-facing garden, a south-facing garden and the central courtyard. A vaulted ceiling with exposed beams also adds to the spectacular effect of this space.

The ground floor also features a study, along with two double bedrooms, both with ensuites. The first floor is dedicated to the principal bedroom, with a large ensuite featuring a free-standing bath, a dressing area and vaulted ceiling with roof lights.



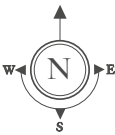
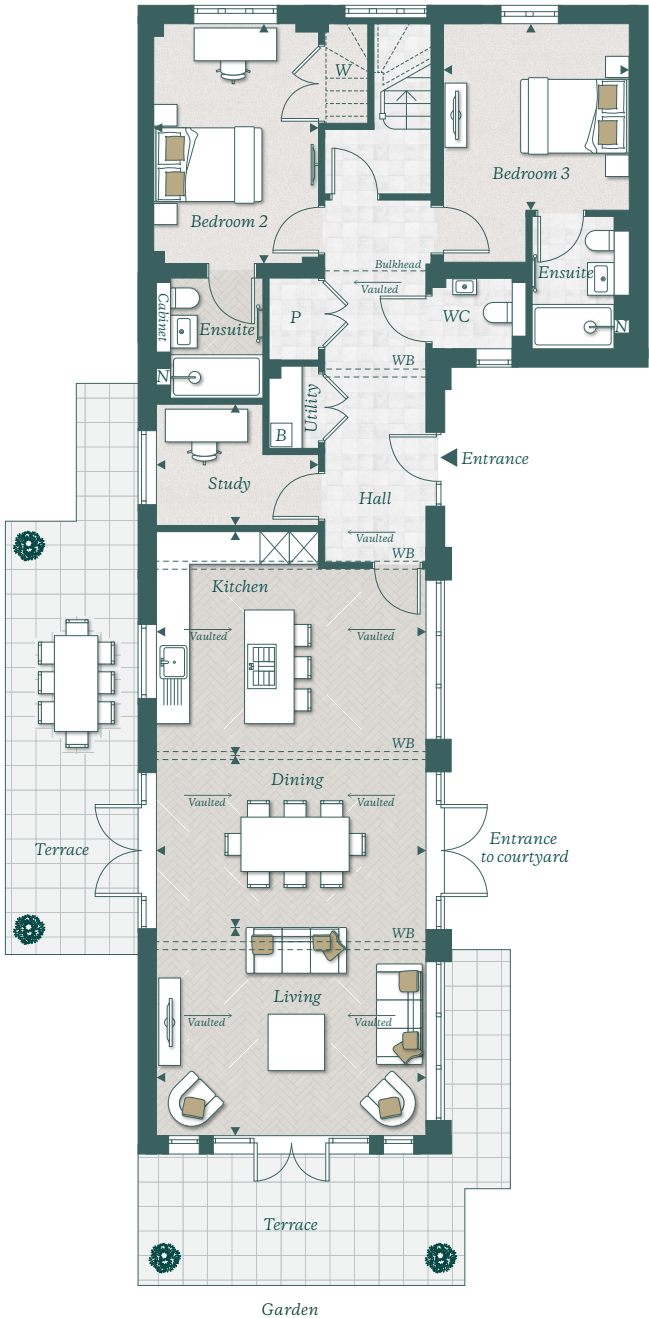
Computer generated image, indicative only and subject to change.



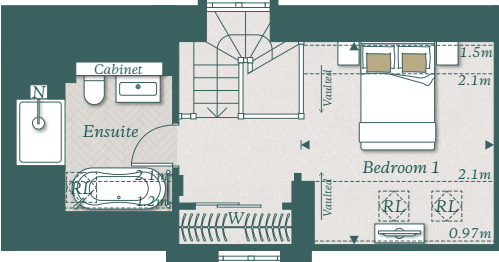
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative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



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Living	4.94m x 3.83m	16' 2" x 12' 7"
Dining	4.94m x 3.13m	16' 2" x 10' 3"
Kitchen	4.94m x 4.14m	16' 2" x 13' 7"
Bedroom 2	3.05m x 4.40m	10' 0" x 14' 5"
Bedroom 3	3.41m x 3.41m	11' 2" x 11' 2"
Study	2.97m x 2.22m	9' 9" x 7' 3"
Terrace	Please refer to Sales Consultant	

FIRST FLOOR

Bedroom 1	3.56m x 3.73m	11' 8" x 12' 3"
-----------	---------------	-----------------



No. 165
THE DAIRY
Four bedroom cottage

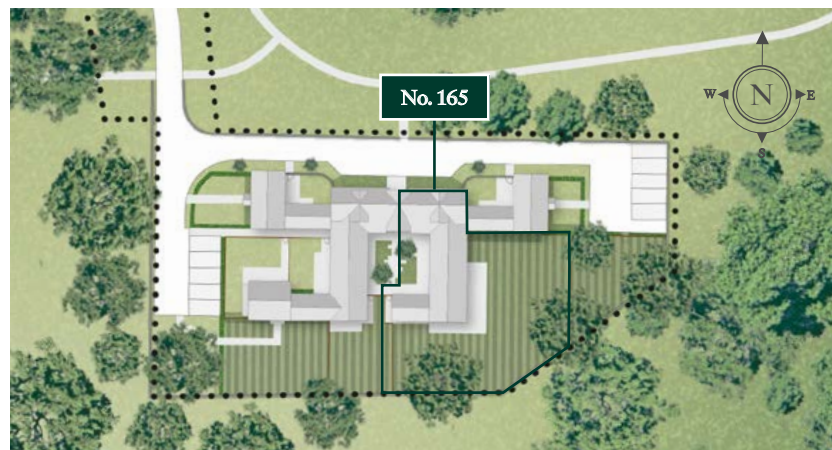
Total Area 189.7 sq m 2,042 sq ft

This home boasts a large triple-aspect kitchen / living / dining area with access to the private courtyard, as well as the impressive south-facing garden via the full-height arched windows, which flood the space with light. A separate drawing room is available for entertainment, and vaulted ceilings expand the feeling of space. The extensive ground floor also includes a study, a utility and two double bedrooms - both with ensuites.

On the first floor, privacy can be enjoyed in the main bedroom, which has an ensuite with free-standing bath, dressing area and vaulted ceilings. Bedroom 4 is located across the landing.



Computer generated image, indicative only and subject to change.



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. Please ask Sales Consultant for further information.



GROUND FLOOR



GROUND FLOOR

Living	4.99m x 3.06m	16' 4" x 10' 0"
Drawing Room	5.70m x 3.08m	18' 8" x 10' 1"
Dining	4.99m x 2.64m	16' 4" x 8' 8"
Kitchen	4.99m x 2.95m	16' 4" x 9' 8"
Bedroom 2	2.75m x 4.40m	9' 0" x 14' 5"
Bedroom 3	3.49m x 3.41m	11' 5" x 11' 2"
Study	2.95m x 2.63m	9' 8" x 8' 8"
Terrace	Please refer to Sales Consultant	

FIRST FLOOR

Bedroom 1	3.59m x 3.79m	11' 9" x 12' 5"
Bedroom 4	2.97m x 4.28m	9' 9" x 14' 0"

◆ Measurement Points C Cupboard W Wardrobe N Niche RL Roof Light WB Wooden Beams B Boiler ☒ Tall Cupboard



No. 166
THE DAIRY
Three bedroom cottage

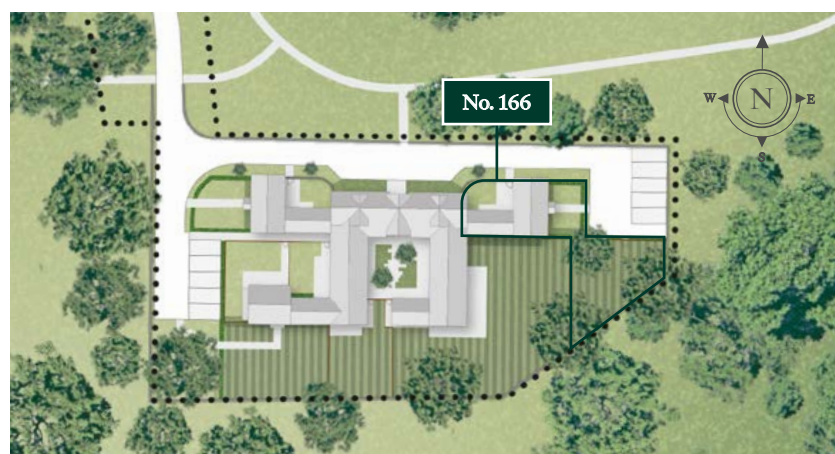
Total Area 92.3 sq m 993 sq ft

Perfectly placed on the eastern border of the country park, this cottage features snug ground floor accommodation, wrapping around a private enclosed garden, which can be accessed from the living room, hallway and the principal bedroom. The kitchen / dining is separate and offers ample space for a dining table.

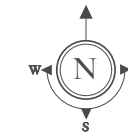
The principal bedroom, located on the ground floor, enjoys a four-piece ensuite and built-in wardrobe. The first floor offers a second double bedroom with wardrobe, a single bedroom / study and a shower room. The property is completed by a charming front garden, as well as an extensive separate garden adjacent to the house.



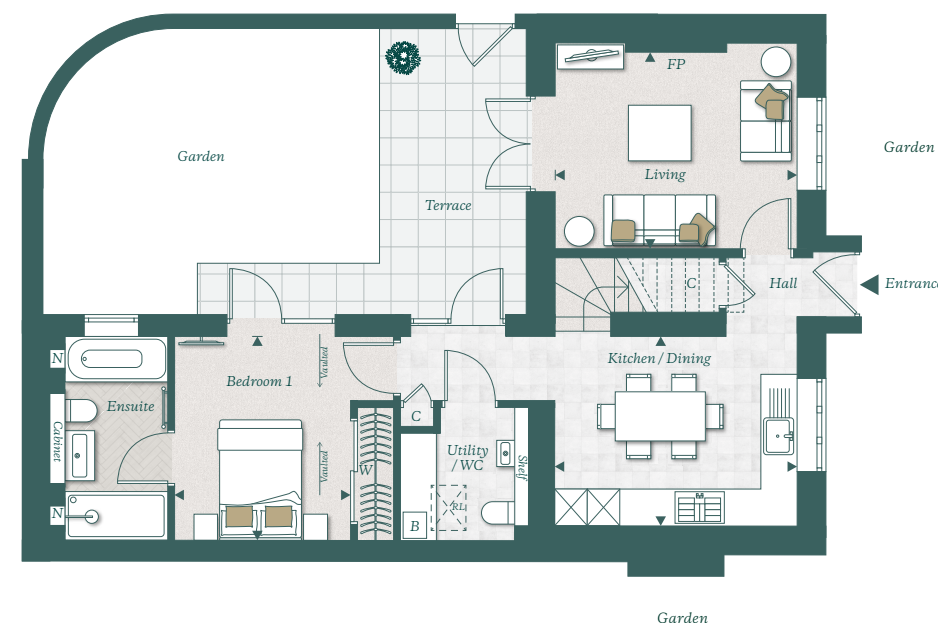
Computer generated image of No.163, a mirrored version of No. 166, is indicative only and subject to change.



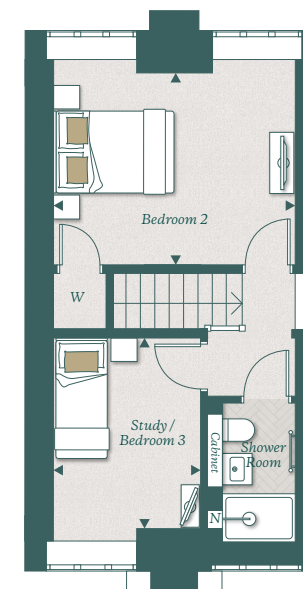
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative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



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Living	4.00m x 3.40m	13' 1" x 11' 2"
Kitchen / Dining	4.00m x 3.12m	13' 1" x 10' 3"
Bedroom 1	2.91m x 3.37m	9' 6" x 11' 1"
Terrace	Please refer to Sales Consultant	

FIRST FLOOR

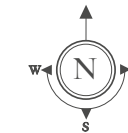
Bedroom 2	4.00m x 3.40m	13' 1" x 11' 2"
Study / Bedroom 3	2.43m x 3.38m	8' 0" x 11' 2"



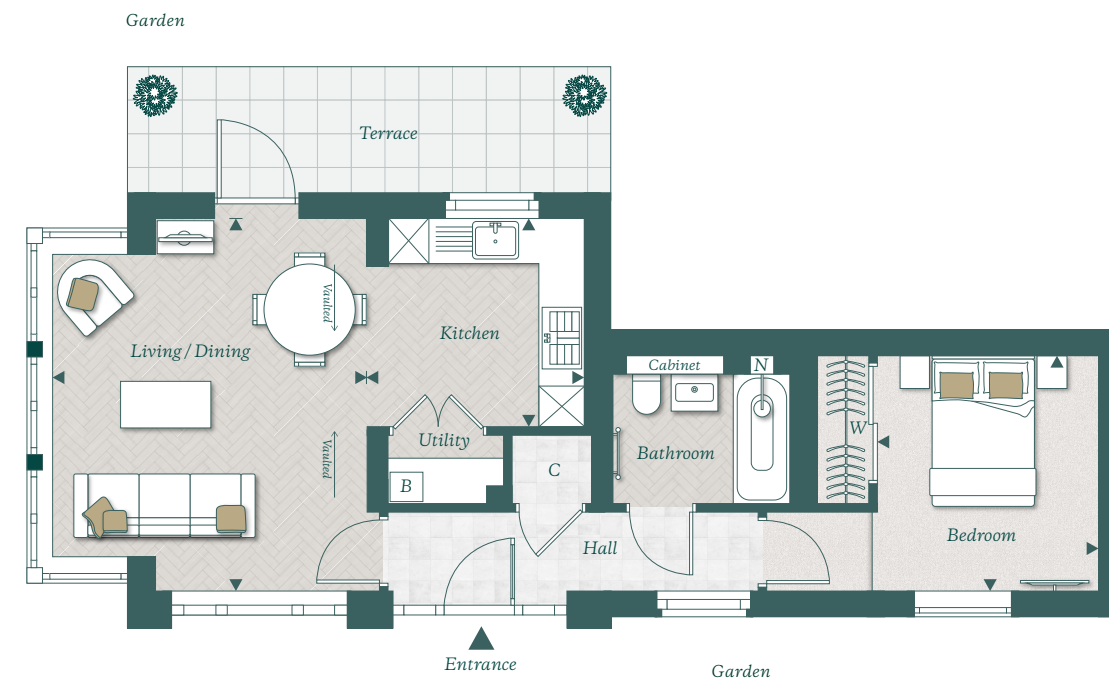
No. 167
THE DAIRY
One bedroom cottage

Total Area 54.5 sq m 586 sq ft

Tucked away at the rear of The Dairy, this secluded and cosy home proudly boasts a large west-facing square bay window off the open-plan kitchen / dining / living area. This room also features vaulted ceilings, adding to its sense of free-flowing space. The cottage is completed by a bathroom, a generous bedroom with built-in wardrobe, a south-facing front garden and an enclosed rear garden.

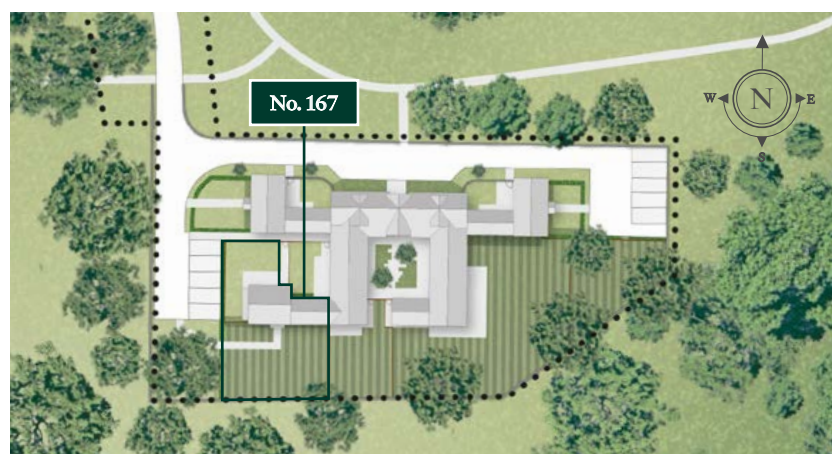


GROUND FLOOR



GROUND FLOOR

Living / Dining	4.15m x 4.92m	13' 7" x 16' 2"
Kitchen	2.88m x 2.75m	9' 6" x 9' 0"
Bedroom	2.93m x 3.11m	9' 7" x 10' 2"
Terrace	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. Please ask Sales Consultant for further information.



The Gamekeeper's Lodge Heritage reborn

Situated close to the historic walled garden and a few steps from the lake, the Gamekeeper's Lodge has been sensitively rebuilt as a special 4 bedroom cottage.

In bygone times, the gamekeeper was an important individual on an estate's staff, his status often reflected by having a stand-alone property. At Sunningdale Park, the Bothy, as it was originally called, was built in the late 19th century and has significant aesthetic value, particularly the octagonal game larder.

In its new incarnation, the Gamekeeper's Lodge becomes a family home of unique character. We are conserving its historic appearance but adding elements in tune with contemporary comforts, such as double-glazed windows and a bi-fold door in the living area, and the extensive private garden creates an aura of seclusion amongst nature. The former game larder has also been restored to be part of the property; it would make an unusual summer house or home office.

Within, the heritage theme continues, exemplified by stone-effect and herringbone wood-effect flooring; hand-crafted Charles Yorke kitchen in Shaker style with brass pull handles; cottage-style doors, and marble-effect feature tiling in the bathrooms.



Computer generated image, indicative only and subject to change.

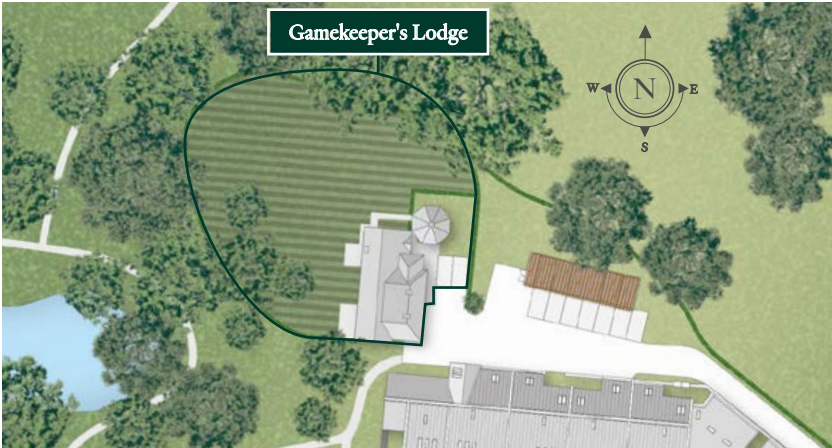
No.145

THE GAMEKEEPER'S LODGE

Four bedroom detached cottage

Total Area 159.7 sq m 1,719 sq ft
Outbuilding 6.8 sq m 73 sq ft

Brimming with character, this spacious single storey home features its own original outbuilding. The open-plan kitchen/living/dining room is a welcoming space with impressive vaulted ceilings, and leads to the extensive rear garden via bi-fold and single doors. Down the hallway, you will find four generous bedrooms, all of which are double, and two with ensuite bathrooms. A family bathroom serves bedrooms 3 and 4, while the utility room answers the practical needs of modern family life.



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. Please ask Sales Consultant for further information.

GROUND FLOOR



GROUND FLOOR

Living / Dining	4.97m x 6.76m	16' 4" x 22' 2"
Kitchen	4.97m x 1.91m	16' 4" x 6' 3"
Bedroom 1	4.97m x 3.59m	16' 4" x 11' 9"
Bedroom 2	4.52m x 3.63m	14' 10" x 11' 11"
Bedroom 3	3.63m x 2.58m	11' 11" x 8' 6"
Bedroom 4	2.98m x 3.00m	9' 9" x 9' 10"
Outbuilding	2.97m x 2.94m	9' 7" x 9' 8"
Terrace	Please refer to Sales Consultant	

◆ Measurement Points C Cupboard W Wardrobe N Niche RL Roof Light B Boiler FP Provision for Fireplace LH Loft Hatch P Plant Tall Cupboard



The Gardeners' Cottages Inspired by history

The upkeep of a country estate required numerous outdoor servants, and at Sunningdale Park, some were accommodated in a row of cottages close to the walled kitchen garden.

The original cottages had fallen into disrepair and would not have met modern construction standards, so the decision was taken to replace them with new cottages reflecting the spirit of the old.

By drawing on the architectural style of the originals, and using traditional materials and features such as red brick, natural grey slate, dormer windows and painted bargeboards, the new Gardeners' Cottages strike a successful balance between past and present. They sit harmoniously with other retained estate buildings including the Dairy and the Gamekeeper's Lodge.

The interiors create a timeless country aura, thanks to hand-crafted Charles Yorke Shaker-style kitchens, porcelain and wood-effect herringbone pattern flooring, Shaker-style fitted wardrobes and cottage-style internal doors.



Computer generated image, indicative only and subject to change.

No. 158

GARDENER'S COTTAGE

One bedroom cottage

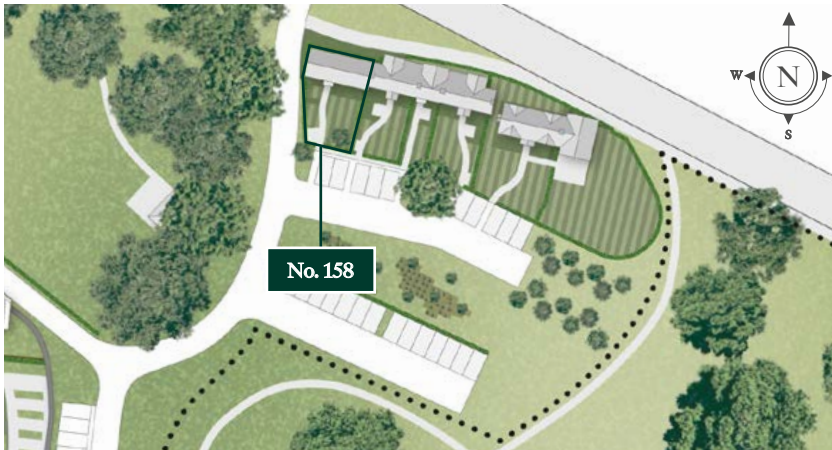
Total Area 44.1 sq m 474 sq ft

This little gem of a home contains all that is needed for modern cottage-style living. The open-plan kitchen / living / dining room features a hand-crafted kitchen, dining space and sitting area. The double bedroom, with its bespoke fitted wardrobes, has a south-facing window, and the bathroom includes a bath with a shower over.

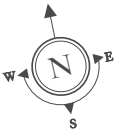
The south-facing garden at the front of the property is the perfect spot to relax in the sunshine.



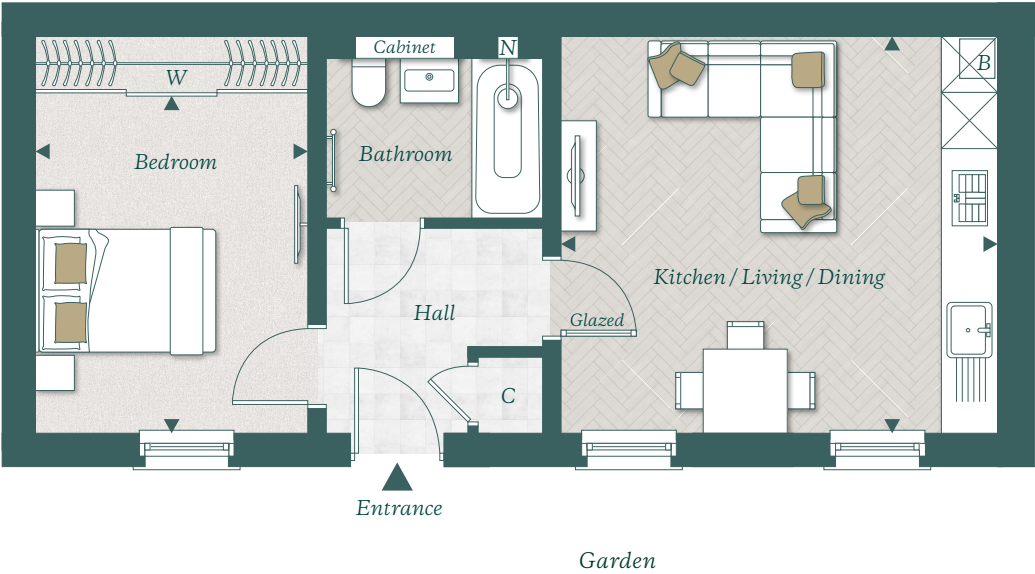
Computer generated image, indicative only and subject to change.



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. 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. Please ask Sales Consultant for further information.



GROUND FLOOR



GROUND FLOOR

Kitchen / Living / Dining	4.24m x 4.66m	13' 11" x 15' 4"
Bedroom	3.64m x 2.91m	11' 11" x 9' 7"

◀▶ Measurement Points C Cupboard W Wardrobe N Niche B Boiler ☒ Tall Cupboard

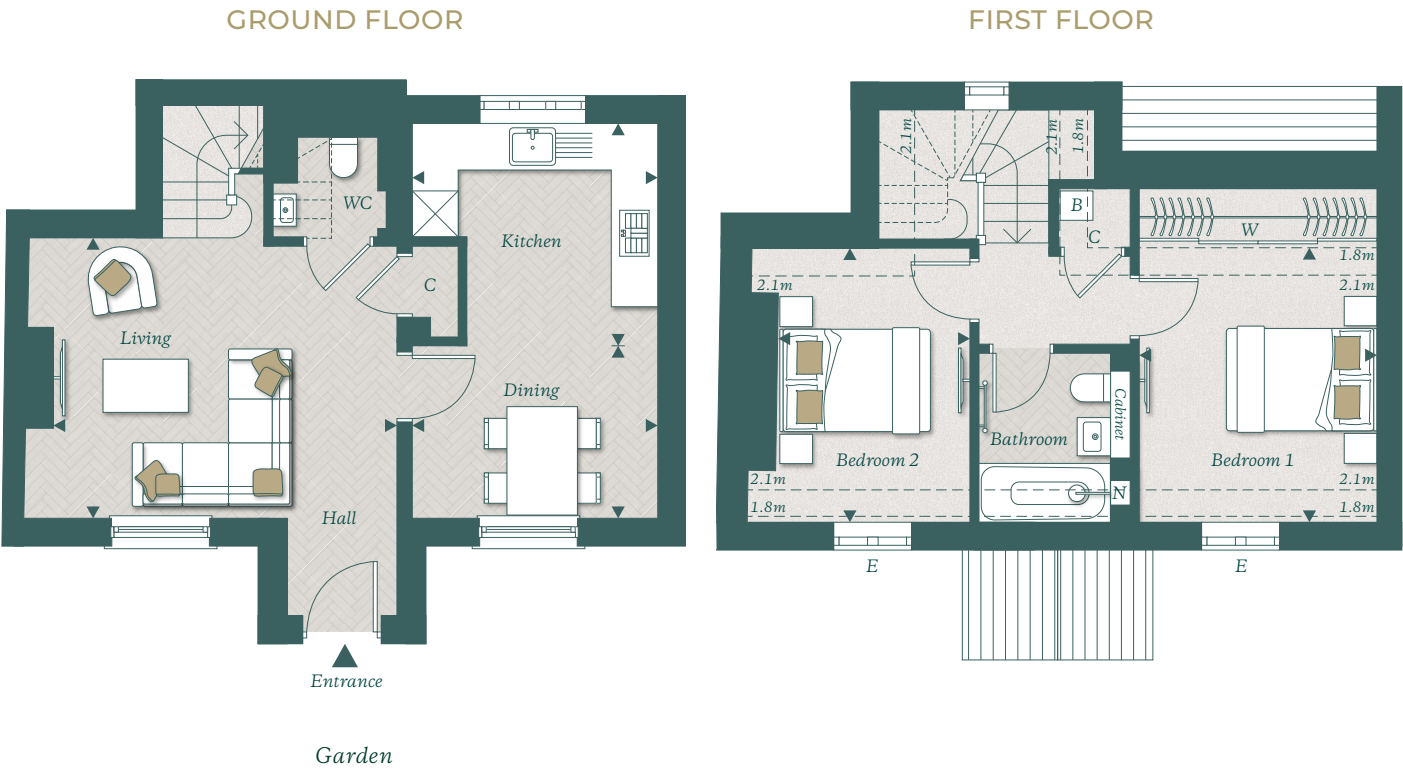
No. 159

GARDENER'S COTTAGE

Two bedroom cottage

Total Area 77.7 sq m 836 sq ft

Step into this cosy home to discover a bright and welcoming living room, glimpsing the curving staircase at the opposite end. To the right of the entrance hall, is the generous dual-aspect kitchen, which includes a dining area. Upstairs accommodates two double bedrooms with cottage-style dormer windows, and a family bathroom. Bedroom 1 is furnished with bespoke fitted wardrobes. The cottage also benefits from a south-facing front garden.



GROUND FLOOR		
Living	3.60m x 4.45m	11' 10" x 14' 7"
Kitchen	2.87m x 3.17m	9' 5" x 10' 5"
Dining	2.22m x 3.17m	7' 3" x 10' 5"
FIRST FLOOR		
Bedroom 1	3.54m x 3.07m	11' 7" x 10' 1"
Bedroom 2	3.54m x 2.52m	11' 7" x 8' 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. 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. Please ask Sales Consultant for further information.

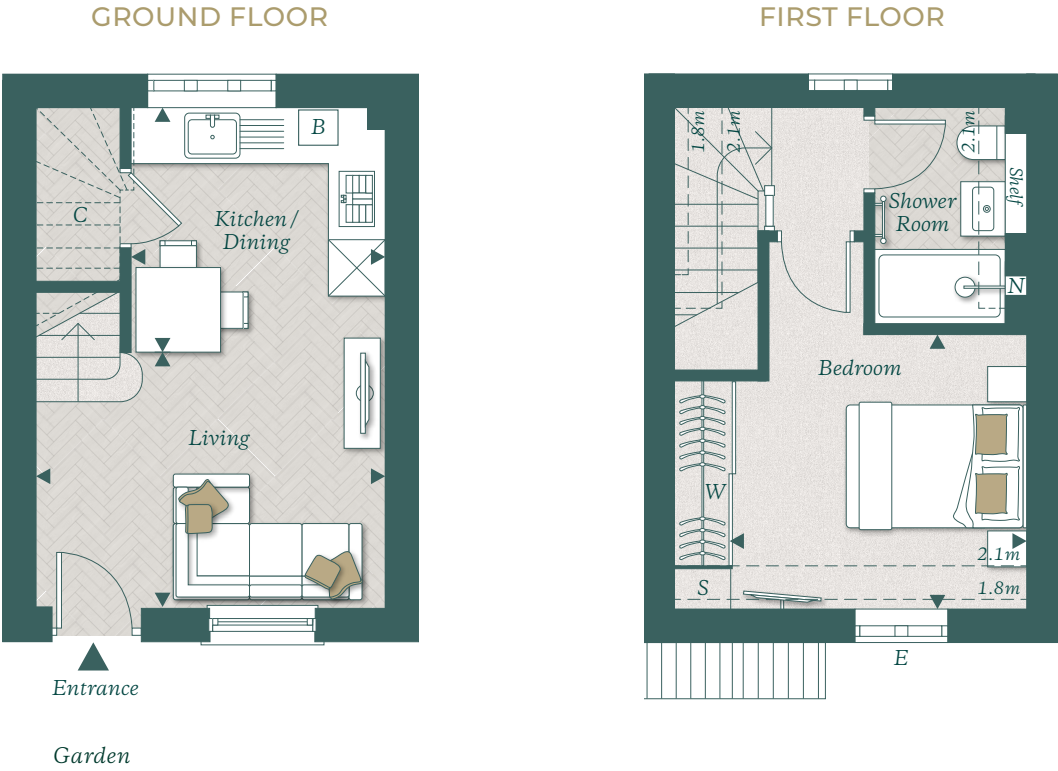
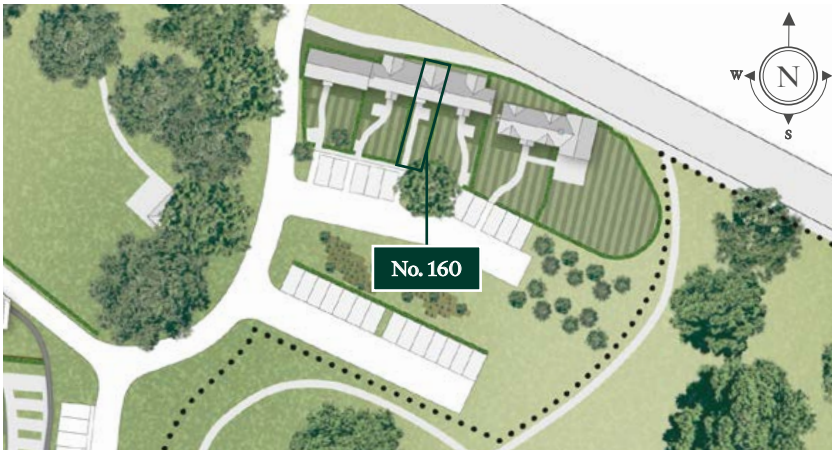
No. 160

GARDENER'S COTTAGE

One bedroom cottage

Total Area 40.8 sq m 438 sq ft

Nestled in the centre of the Gardeners' Cottages row, this home is compact, yet full of character. The open-plan ground floor is carefully designed to include a kitchen, dining and living area, with a handy cloakroom under the winding stairs. The first floor accommodates the double bedroom, with its dormer window and bespoke fitted wardrobes, and the shower room. The home also benefits from a south-facing front garden.



GROUND FLOOR		
Living	2.71m x 3.74m	8' 11" x 12' 3"
Kitchen / Dining	2.61m x 2.71m	8' 7" x 8' 11"
FIRST FLOOR		
Bedroom	2.92m x 3.06m	9' 7" x 10' 0"

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. Please ask Sales Consultant for further information.

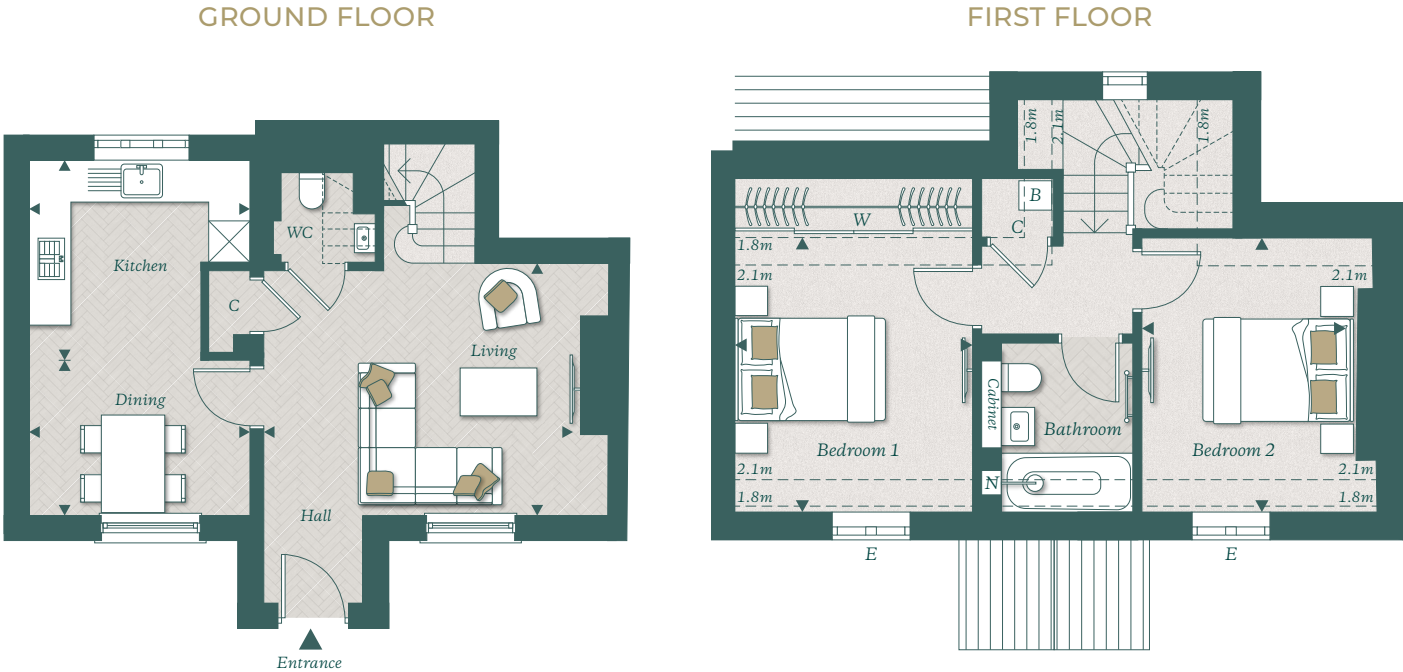
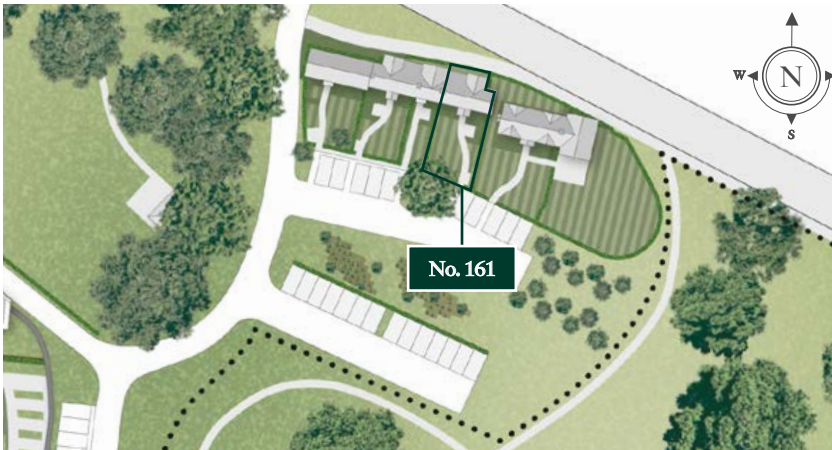
No. 161

GARDENER'S COTTAGE

Two bedroom cottage

Total Area 78.6 sq m 845 sq ft

This end-of-terrace home opens directly into the bright south-facing living room, with a practical cloakroom tucked away next to the staircase. The separate kitchen and dining room enjoy a dual aspect, and the dining space looks out over the south-facing front garden. The first floor features the bathroom and two double bedrooms, including bedroom 1 which also comes with bespoke fitted wardrobes.



GROUND FLOOR

Living	3.56m x 4.47m	11' 8" x 14' 8"
Kitchen	2.87m x 3.15m	9' 5" x 10' 4"
Dining	2.24m x 3.15m	7' 4" x 10' 4"

FIRST FLOOR

Bedroom 1	3.55m x 3.07m	11' 8" x 10' 1"
Bedroom 2	3.55m x 2.75m	11' 8" x 9' 0"

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. Please ask Sales Consultant for further information.



No. 162
PULHAM COTTAGE
Four bedroom cottage

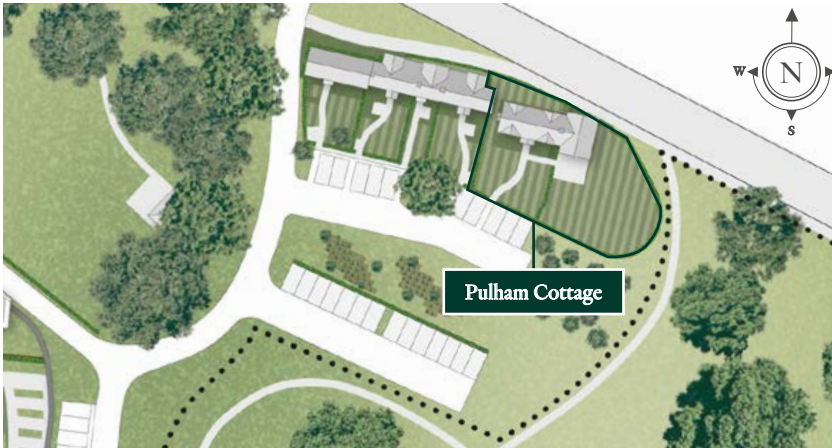
Total Area 167.1 sq m 1,798 sq ft

Detached from the other Gardeners' Cottages, this is a splendid family home with an impressive wrap-around south-facing garden. It features a welcoming entrance hall, which leads to the spacious kitchen / dining / family room with French doors opening out to the garden. The ground floor also accommodates a separate living room, a generous study and cloakroom which opens off the wide hallway. Up the feature split staircase, both bedrooms 1 and 2 benefit from bespoke fitted wardrobes and luxurious ensuites. The first floor is completed by the family bathroom providing facilities for bedrooms 3 and 4.



Pulham Cottage

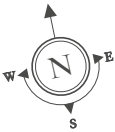
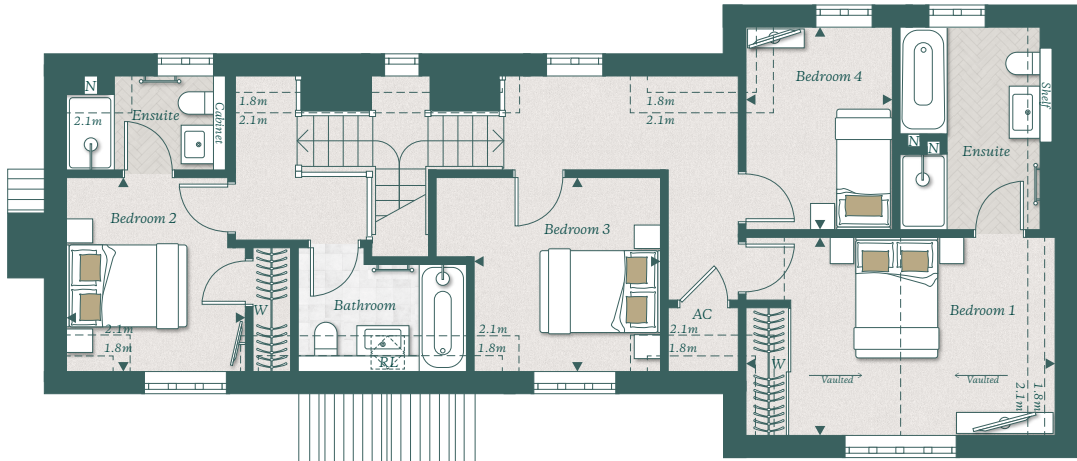
Computer generated image, indicative only and subject to change.



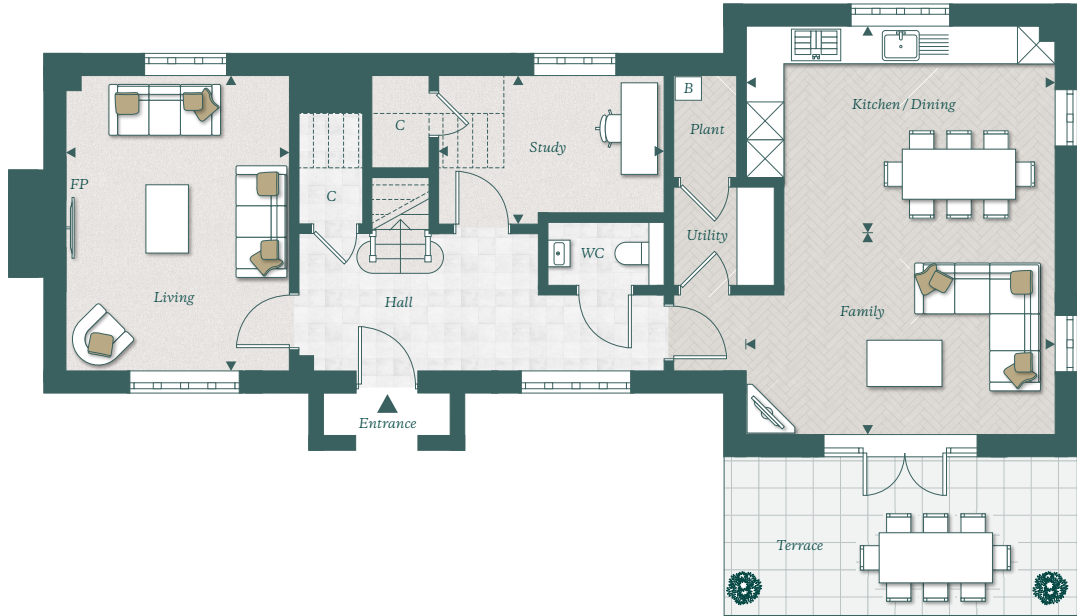
Pulham Cottage



FIRST FLOOR



GROUND FLOOR



Garden

GROUND FLOOR

Living	4.69m x 3.54m	15' 4" x 11' 7"
Kitchen / Dining	3.29m x 4.91m	10' 9" x 16' 1"
Family	3.20m x 4.91m	10' 6" x 16' 1"
Study	2.35m x 3.59m	7' 9" x 11' 9"
Terrace	Please refer to Sales Consultant	

FIRST FLOOR

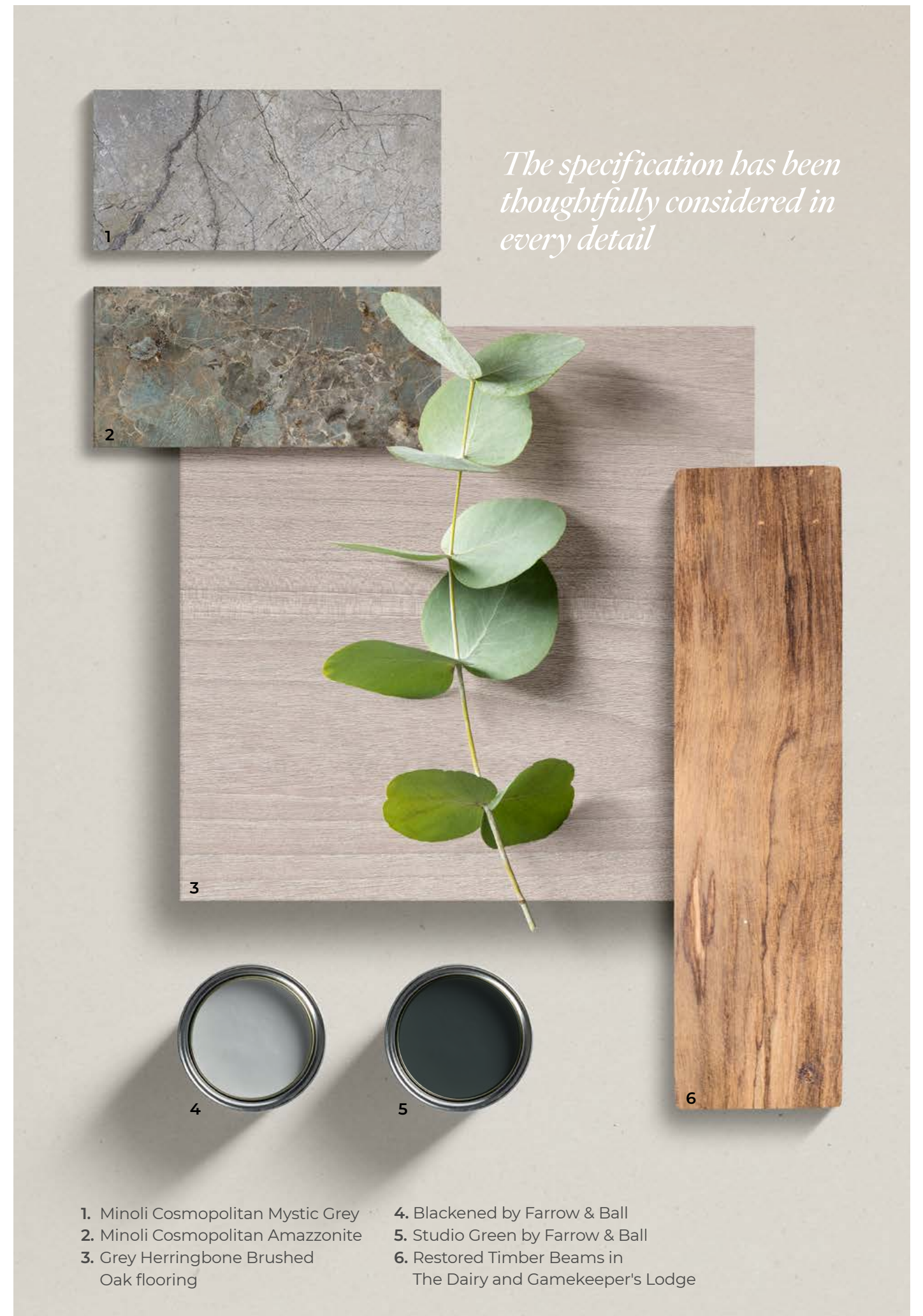
Bedroom 1	3.15m x 4.91m	10' 4" x 16' 1"
Bedroom 2	3.09m x 2.96m	10' 2" x 9' 9"
Bedroom 3	3.09m x 2.97m	10' 2" x 9' 9"
Bedroom 4	3.21m x 2.33m	10' 7" x 7' 8"

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. 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. Please ask Sales Consultant for further information.



Truly bespoke - An aura of timeless luxury

Berkeley uses only the finest materials and fittings from leading brands, appointing each home to a high specification. Across all aspects of the design, intelligent planning is combined with an exceptional attention to detail, ensuring that every element is beautifully finished.



Traditional kitchen craftsmanship

The Factory painted Shaker-style cabinets are from leading British furniture-maker Charles Yorke, partnered by composite stone work surfaces and the full complement of Siemens appliances.



Computer generated image, indicative only and subject to change.



Contemporary contrasts

Elegant and modern, the bathrooms and ensuites are havens of clean-lined luxury. Duravit sanitaryware is accessorised with Dornbracht fittings and feature tiled niches with LED lighting*. Underfoot, the wood-effect herringbone flooring* is both practical and comfortable.



Computer generated image, indicative only and subject to change.



Computer generated image, indicative only and subject to change.

*Feature tiles and wood-effect herringbone flooring to ensuites 1 & 2 only.



THE DAIRY &
GAMEKEEPER'S LODGE

KITCHENS

- Handcrafted kitchens by Charles Yorke
- Composite stone worktops with upstand
- Mirror splashback to selected areas
- Siemens stainless steel appliances including:
 - 2 multi-function single ovens, one with built-in microwave
 - Integrated multi-function dishwasher
 - Integrated fridge / freezer
 - Larder fridge and under counter freezer to Gamekeeper's Lodge
 - Induction hob to homes 163, 165, 166, 167 and Gamekeeper's Lodge
- Falmec hob with integrated downdraught extractor to home 164
- Built in telescopic extractor to homes 163, 165, 166 and 167
- Integrated extractor within feature mantle to Gamekeeper's Lodge
- Single bowl stainless steel sink and chrome mixer tap
- Feature LED lighting to underside of wall units
- Polished chrome socket outlets above work surfaces

LAUNDRY CUPBOARD / UTILITY

- Space and plumbing for washing machine & tumble dryer or washer / dryer
- Composite stone worktop with stainless steel sink to Utility of home 165 and Gamekeeper's Lodge
- Porcelain floor tiles to homes 163 – 166 and Gamekeeper's Lodge
- Herringbone wood-effect flooring to home 167

BATHROOMS

ENSUITE 1*

- Duravit basin and vanity with Dornbracht single lever basin mixer
- Duravit wall mounted WC with soft-close seat and dual flush control
- Mirrored wall cabinet with integral lighting to homes 163, 167 and Gamekeeper's Lodge
- Shower enclosure with brushed nickel frame
- Dornbracht chrome thermostatic mixer, fixed shower head and handheld shower
- Steel enamel bath with Dornbracht handheld shower to homes 163, 166 and Gamekeeper's Lodge
- Freestanding bath with Dornbracht handheld shower to homes 164 and 165
- Feature tiled niches with LED lighting*

ENSUITE 2 (HOMES 164, 165 AND GAMEKEEPER'S LODGE) / SHOWER ROOM (HOMES 163 AND 166) / ENSUITE 3 (HOMES 164 AND 165)

- Duravit basin and vanity with Dornbracht single lever basin mixer
- Duravit wall mounted WC with soft-close seat and dual flush control
- Mirrored wall cabinet with integral lighting to homes 163 – 166 and Gamekeeper's Lodge
- Mirror over basin to ensuite 3*
- Shower enclosure with brushed nickel frame
- Dornbracht chrome thermostatic mixer, fixed shower head with handheld shower
- Feature tiled niches with LED lighting (excl. ensuite 3*)

BATHROOM (HOME 167 AND GAMEKEEPER'S LODGE)

- Duravit basin and vanity with Dornbracht single lever basin mixer
- Duravit wall mounted WC with soft-close seat and dual flush control
- Mirrored wall cabinet with integral lighting
- Mirror and tiled shelf to Gamekeeper's Lodge
- Steel enamel bath with Dornbracht fixed showerhead, hand held shower and bath screen
- Tiled niches with LED lighting

CLOAKROOM (HOMES 163, 164, 165 AND 166)

- Duravit basin and vanity unit with Dornbracht single lever basin mixer
- Duravit wall mounted WC with soft-close seat and dual flush plate
- Mirror over basin

ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- SkyQ / Satellite point to living / dining room
- TV points to bedrooms and study*
- Data points adjacent to every television point
- Recessed LED downlights to hallway, kitchen*, living / dining*, bedroom 1*, dressing room*, bathroom*, ensuite(s), cloakroom* and hallway*
- Pendant lighting to bedrooms* and study*
- Wall lighting to in living / dining room*, bedrooms*
- 5-Amp lighting circuits to living / dining areas, bedrooms 1 and 2
- White metal sockets and switches
- USB points to kitchen, bedrooms and study*



THE DAIRY &
GAMEKEEPER'S LODGE



Computer generated image, indicative only and subject to change.

INTERIOR FINISHES

- Satin painted internal doors with polished chrome door furniture
- Feature glazed doors to kitchen / living / dining room polished chrome door furniture
- Fitted wardrobes to bedroom 1 with mirrored sliding doors*
- Fitted wardrobe within vaulted ceiling to dressing area of bedroom 1 with hinged doors and separate shelving to lower level areas to home 165 *
- Cornice to hallway to Gamekeeper's Lodge
- Porcelain wall tiling to selected walls to bathroom, ensuite(s), shower room and cloakroom
- Porcelain floor tiles to the hallway*, bathroom, ensuite(s), shower room and cloakroom
- Porcelain floor tiles to kitchen / dining to homes 163 and 166
- Herringbone wood-effect flooring to open plan kitchen / living / dining to homes 164, 165, 167 and Gamekeeper's Lodge
- Carpet to remainder of the property

HEATING

- Gas fired central heating and hot water system fitted with combination boiler to The Dairy
- Gas fired central heating with mains pressure hot water and cylinder to Gamekeeper's Lodge
- Underfloor heating to ground floor with radiators to the first floor*
- Chrome towel rail to bathroom, ensuite(s) and shower room*

SECURITY & PEACE OF MIND

- The Dairy will be pre-wired for intruder alarm
- Gamekeeper's Lodge 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

EXTERNAL FEATURES

- Landscaping to front of properties and turf to the rear garden
- Patio area
- External tap
- External power supply to the rear of property
- Power to Gamekeeper's Lodge outbuilding

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.

*Where applicable.



GARDENERS' COTTAGES

KITCHENS

- Handcrafted kitchens by Charles Yorke
- Composite stone worktops with upstand
- Mirror splashback to selected areas
- Siemens stainless steel appliances including:
 - Multi-function single oven
 - Multi-function single oven with built-in microwave to home 162
 - Integrated multi-function dishwasher
 - Integrated fridge / freezer
 - Integrated washer / dryer to homes 158, 159 & 161
- Induction hob
- Single bowl stainless steel sink with pull-out chrome mixer tap
- Feature LED lighting to underside of wall units
- Polished chrome socket outlets above work surfaces
- Feature wood-effect flooring herringbone flooring

LAUNDRY CUPBOARD / UTILITY (HOMES 160 & 162)

- Space and plumbing for free-standing washer / dryer
- Recessed LED downlights
- Herringbone wood-effect flooring

BATHROOM (HOMES 158, 159, 161, 162)

- Duravit basin and vanity with Dornbracht single lever basin mixer
- Duravit wall mounted WC with soft-close seat and dual flush control
- Mirrored wall cabinet with integral lighting*
- Steel enamel bath with Dornbracht mixer with fixed shower head, handheld shower and bath screen
- Tiled niches with LED lighting

*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.

ENSUITES (HOME 162) AND SHOWER ROOM (HOME 160)

- Duravit basin and vanity with Dornbracht single lever basin mixer
- Duravit wall mounted WC with soft-close seat and dual flush control
- Mirror over basin
- Shower enclosure with brushed nickel frame
- Dornbracht chrome thermostatic mixer, fixed shower head and handheld shower
- Steel enamel bath with Dornbracht handheld shower (to ensuite 1 home 162 only)
- Feature tiled niches with LED lighting

CLOAKROOM (HOME 162)

- Duravit basin and vanity unit with Dornbracht single lever basin mixer
- Duravit wall mounted WC with soft-close seat and dual flush control
- Mirror over basin

ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- SkyQ / Satellite point to living room
- TV points to bedrooms and study*
- Data points adjacent to television points
- Recessed LED downlights to hallway, kitchen, bathroom, ensuite(s) and cloakroom
- Pendant lighting to feature in living / dining, bedrooms*, study* and landing*
- Wall lighting to feature in bedroom 1 to home 162
- 5-Amp lighting circuits to living / dining areas, bedrooms 1 and 2
- White metal sockets and switches
- USB points to kitchen, bedrooms and study*

INTERIOR FINISHES

- Satin painted internal doors with polished chrome door furniture
- Glazed doors to kitchen / living / dining room* with polished chrome door furniture
- Fitted wardrobe to bedroom 1 with mirrored sliding doors
- Fitted wardrobe to bedroom 2 with satin painted internal doors*
- Porcelain floor tiles to the hallway to homes 158 & 162 and to bathroom, ensuite(s) and cloakroom
- Herringbone wood-effect flooring to open plan kitchen / living / dining
- Carpet laid to remainder of the property

HEATING

- Gas fired central heating and hot water system fitted with combination boiler to homes 158, 159, 160 and 161
- Gas fired central heating with mains pressure hot water and cylinder to home 162
- Chrome towel rail to bathroom, ensuite(s) and cloakroom
- Underfloor heating to the ground floor, radiators to first floor

SECURITY & PEACE OF MIND

- Property pre-wired for intruder alarm
- Mains supply smoke and heat detectors with battery back up
- Multi-point locking to entrance door
- External light provided to front of property
- 10-Year Premier Guarantee issued on build completion

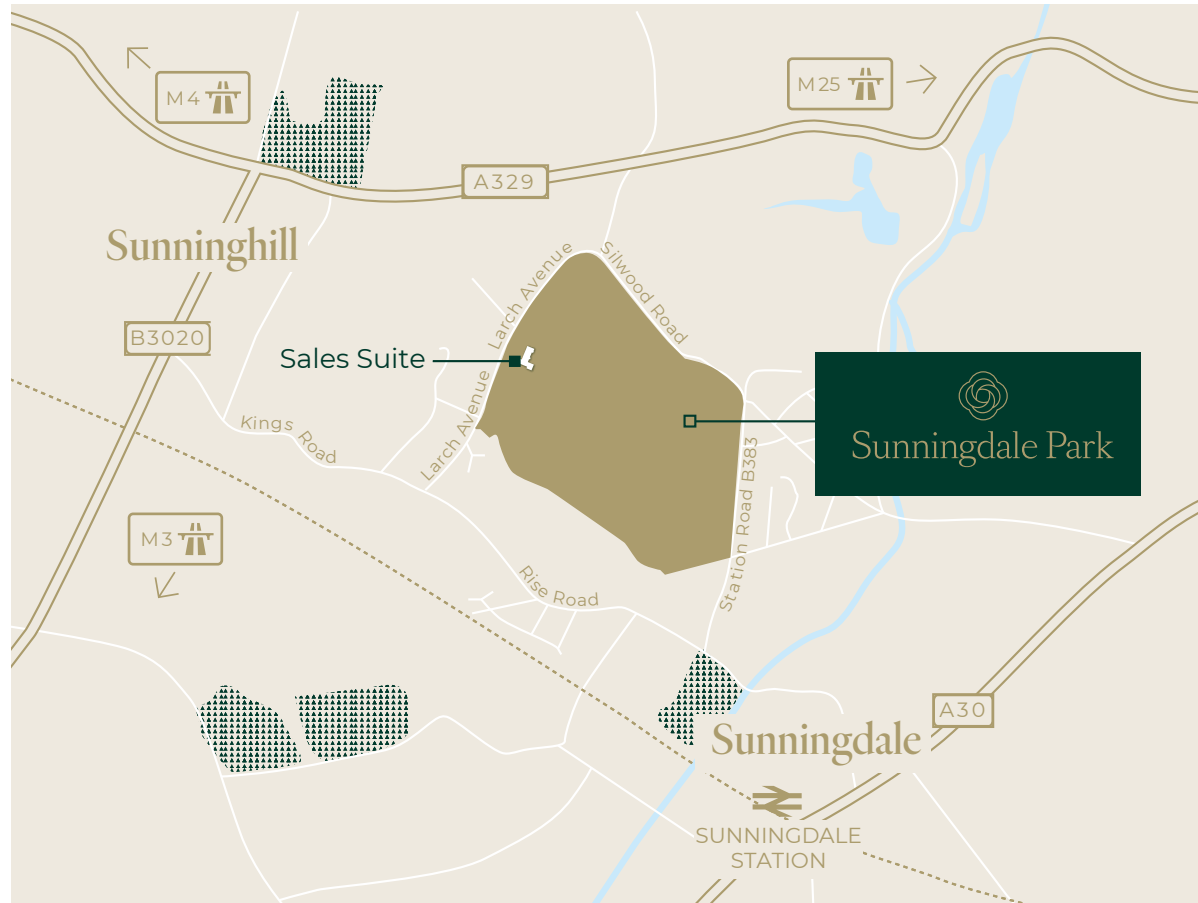
EXTERNAL FEATURES

- Landscaping to front of the properties and turf to the rear garden
- Patio area
- External tap
- External power supply

*Blending old with new,
and balancing practical
with aesthetically
beautiful styles.*



Interior photography showing interior design by Alice Grace Interiors is indicative only. Wall panelling shown on photographs is indicative only and not included in the homes.



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 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 The Dairy, Gardeners' Cottages, Gamekeeper's Lodge and the Estate Collection 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/0622

