



Sunningdale Park

ROYAL BERKSHIRE



Computer generated image of Larch Court, indicative only and subject to change.



Computer generated Penthouse image, indicative only and subject to change.



Photography at Sunningdale Park.

A country estate re-imagined

Welcome to Sunningdale Park, nestled in an idyllic corner of the Royal County of Berkshire. Located 10 miles/16km west of Heathrow and in between the sought-after areas of Ascot, Virginia Water and Windsor, this beautiful setting, featuring a 47 acre parkland, is one of the most desirable places to live in the country.

Sunningdale Park is a truly special place, where a spectacular landscape and the captivating history of a country estate serves as the backdrop for a new community featuring a diverse range of homes in new and refurbished historic buildings.

We currently have a selection of contemporary apartments and prestigious houses available, including Larch Court, our latest collection of luxurious apartments and penthouses, set at the top of Chestnut Hill with views over the parkland and podium garden.



The Location

Located 45km / 27 miles west of central London, Sunningdale Park offers an idyllic country setting with world-class schools, sports, leisure and cuisine nearby.

- Famous sporting venues and events include Royal Ascot, Guards Polo Club, Henley Regatta and the BMW PGA Golf at Wentworth
- Renowned golf courses include Wentworth, Sunningdale and The Berkshire
- Windsor and Ascot offer a great range of boutique and high street shops. Bray, 16km / 10 miles away, is home to several Michelin starred restaurants
- For parks and wildlife visit Windsor Great Park, Virginia Water or Swinley Forest
- Local 5-star luxury hotels and spas include Coworth Park and Pennyhill Park



Education



Holy Trinity Primary School	1.4km / 0.9m
The Marist School	1.1km / 0.7m
Papplewick School	4.7km / 3m
St George's School	3km / 1.9m
Charters School	2.3km / 1.4m
St Mary's School	2.9km / 1.8m
LVS Ascot	5.4km / 3.4m
Eton College	14.8km / 9.2m
Wellington College	18.4km / 11.4m
Royal Holloway University	7.5km / 4.7m
Imperial College London	40km / 24.9m

Travel Connections

By train from Sunningdale Station*

There are direct one-stop services to stations below



By car from Sunningdale Park**

A30	A330	M3	B383	A332	A30
4.4km / 2.7 miles	8.4km / 5 miles	11.5km / 7 miles	16km / 10 miles		
ASCOT	JUNCTION 3	WINDSOR	HEATHROW (T5)		

*Approximate travel times taken from Sunningdale Train Station showing the quickest journey time available. Source: www.nationalrail.co.uk

**All travel times & distances shown are average travel times as sourced from google.co.uk/maps. Map above is not to scale, indicative only. Source: Google Maps, locations are approximate.

The Development

Former 18th century country estate which incorporates 47 acres of beautiful parkland.

ARCHITECTS

BHP Harwood/Berkeley

LANDSCAPE ARCHITECTS

Murdock Wickham

There will be 149 private houses and apartments and 41 affordable housing:

THE GLADE **ALL SOLD**

THE WALLED GARDEN **ALL SOLD**

THE ESTATE COLLECTION **ALL SOLD**

THE PAVILION **FINAL HOME REMAINING**

15 luxurious apartments and penthouses overlooking the parkland

SCHOLARS ROW **ALL SOLD**

9 luxurious 3, 4 & 5 bedroom houses

STEUART LIBRARY **ALL SOLD**

20 prestigious 2, 3 & 4 bedroom apartments

LARCH COURT

64 sophisticated 1, 2 & 3 bedroom apartments and 3 & 4 bedroom penthouses



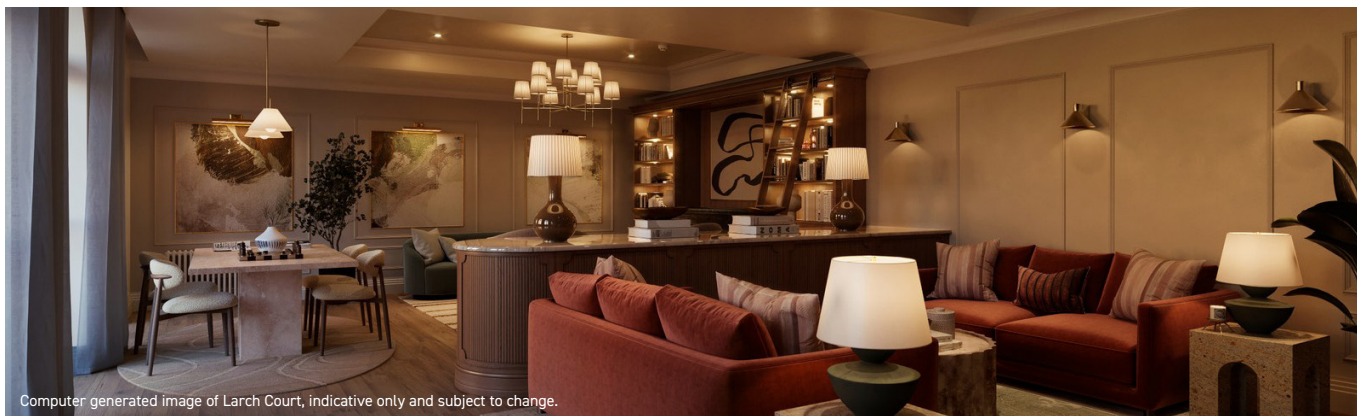
LARCH COURT - CURRENT AVAILABILITY						
	Size Range (sq ft)	Size Range (sq m)	Price from	Est. Rental Range PCM*	Est. Gross Rental Yield % pa*	Completion
1 bedroom apartment	602	55	£445,000	£2,250 - £2,500	Up to 6.4%	Q3 2027 - Q1 2028
2 bedroom apartment	810 - 1399	75 - 130	£699,500	£2,800 - £4,750	Up to 5.2 %	Q4 2026 - Q1 2028
3 bedroom apartment	1286 - 2564	119 - 238	£995,000	£4,500 - £8,500	Up to 5.4 %	Q4 2026 - Q1 2028
3 bedroom penthouse	2042 - 2564	189 - 238	£1,995,000	£7,000 - £8,500	Up to 4.2 %	Q1 2027 - Q1 2028
4 bedroom penthouse	2754 - 3664	255 - 340	£2,400,000	£8,500 - £12,000	Up to 4.3 %	Q4 2026 - Q1 2028

5 YEAR HOUSE PRICE GROWTH FORECAST**

	2026	2027	2028	2029	2030	Total
UK	-2.0%	2.5%	5.0%	6.0%	6.0%	18.5%
Central London	-4.0%	1.0%	3.5%	5.0%	5.0%	10.6%
South East	-3.5%	1.5%	4.0%	5.5%	5.5%	13.4%

* Estimated figures, September 2026. Correct at time of print.

** Based on Savills Residential Forecasts Q3 2026



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ESTATE / SERVICE CHARGE

First review after 25 years at RPI and subsequent reviews every 25 years at RPI.

Larch Court – £2,020 - £8,604 pa

Costs are subject to change. Please ask for details.

TENURE

Leasehold – 999 years - The Pavilion & Larch Court apartments

Peppercorn ground rent is applicable to all apartments.

BUILDING INSURANCE

10-year Premier Guarantee

PARKING

The Pavilion – Allocated undercroft and surface space(s).

Larch Court – Allocated undercroft and surface space(s).

Parking varies between homes. Please check for details.

SCAN THE QR CODES TO VIEW OUR LARCH COURT BROCHURE



LOCAL AUTHORITY

Royal Borough of Windsor and Maidenhead

DOCUMENTATION TO RESERVE

- One form of photo identification is required for each purchaser – passport, driving licence, State ID card
- One form of proof of address for each individual – current utility bill or bank statement showing name and home address no older than 3 months
- Confirmation of source of funds, such as proof of cash
- Confirmation of purchase as owner/occupier or investor

Should the purchase be made in a Company name, the following is required:

- Certificate of Company Incorporation and Memorandum of Articles and Association
- Full list of Directors and Shareholders
- Evidence of the Company's registered address
- Photo identification and proof of address for all Directors and Shareholders (as individual purchasers)

TERMS OF PAYMENT

1. At the point of reservation,

a fee of £10,000 will be taken on a credit /debit card to reserve your new home.

2. Exchange of contracts is required to take place 28 days from the receipt of legal contracts by your solicitor.

3. Our usual procedure is that upon exchange 10% of the purchase price, less reservation fee paid, is required. A further 10% advance payment of purchase price is payable no later than 6 months after exchange of contracts. The balance of 80% is due on legal completion of your new Berkeley home.



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OUR
VISION

The Institute of
Customer Service
MEMBER

Berkeley
Group
Proud member of
the Berkeley Group

50
YEARS

Berkeley
Designed for life

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. This information does not constitute a contract or warranty. Sunningdale Park is a marketing name 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. Planning Application Ref:18/00356/FULL (Royal Borough of Windsor & Maidenhead). Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision. 0417/05CA/0225