

ROYAL BERKSHIRE

THE WALLED GARDENS

Berkeley Designed for life

Welcome to Sunningdale Park

A country estate re-imagined

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.

The Walled Garden is an exclusive collection of 12 two and three bedroom cottages set within Sunningdale Park's former kitchen gardens



The Walled Garden cottages have been inspired by historic glasshouses and are carefully positioned to maximise the central space of the beautiful landscaped garden

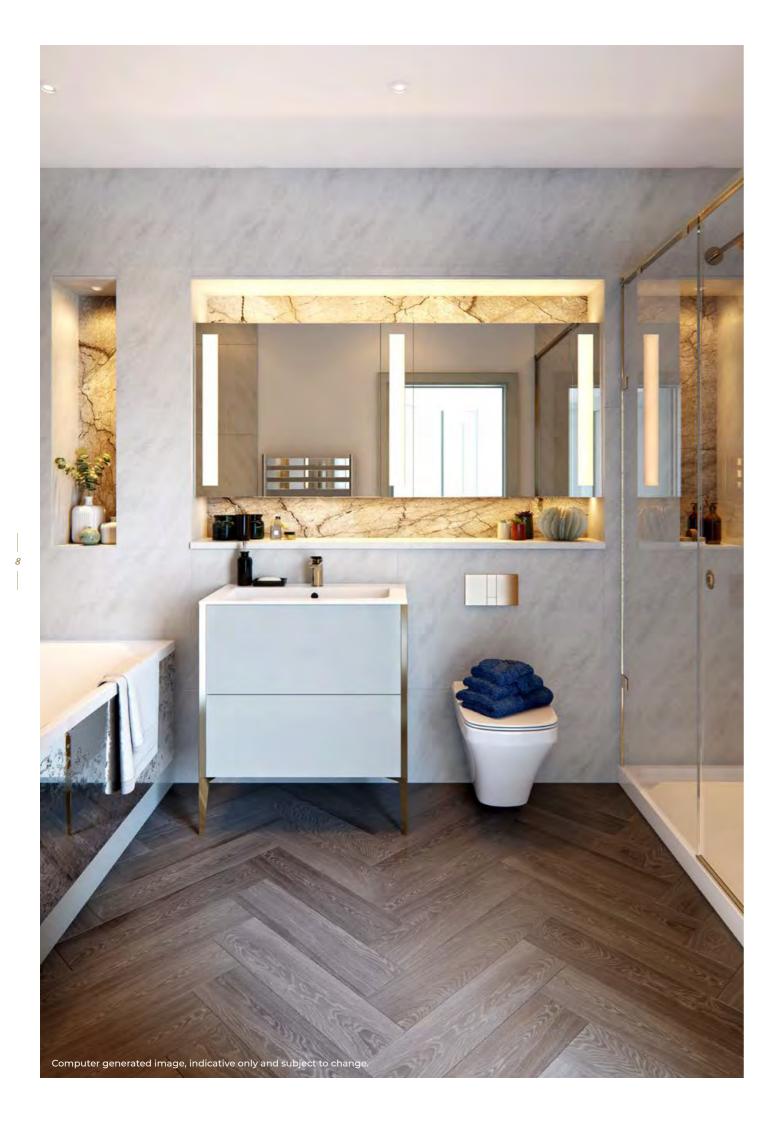
Computer generated image, indicative only and subject to chang

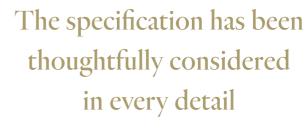
Lateral living at its finest to include handcrafted kitchens by British furniture company, Charles Yorke

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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.

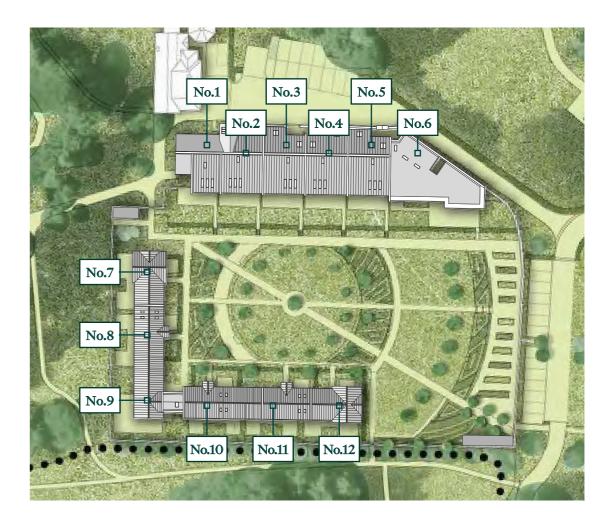




Centrally located within Sunningdale Park is the Walled Garden which has historical value illustrating the role of the kitchen garden in the life of a country estate. The original use of the garden was highly practical as a source of fruit, vegetables and flowers for Northcote House.

Our vision at Berkeley is to carefully restore, where possible, the original garden walls to provide an exceptionally stunning landscaped walled garden that will be accessible for the community to enjoy.

The new Walled Garden is formal and symmetrically arranged featuring a variety of trees, raised planters and pergolas for a range of herbs and flowers which will create a diverse and colourful setting and beautiful views, for the new homes within.



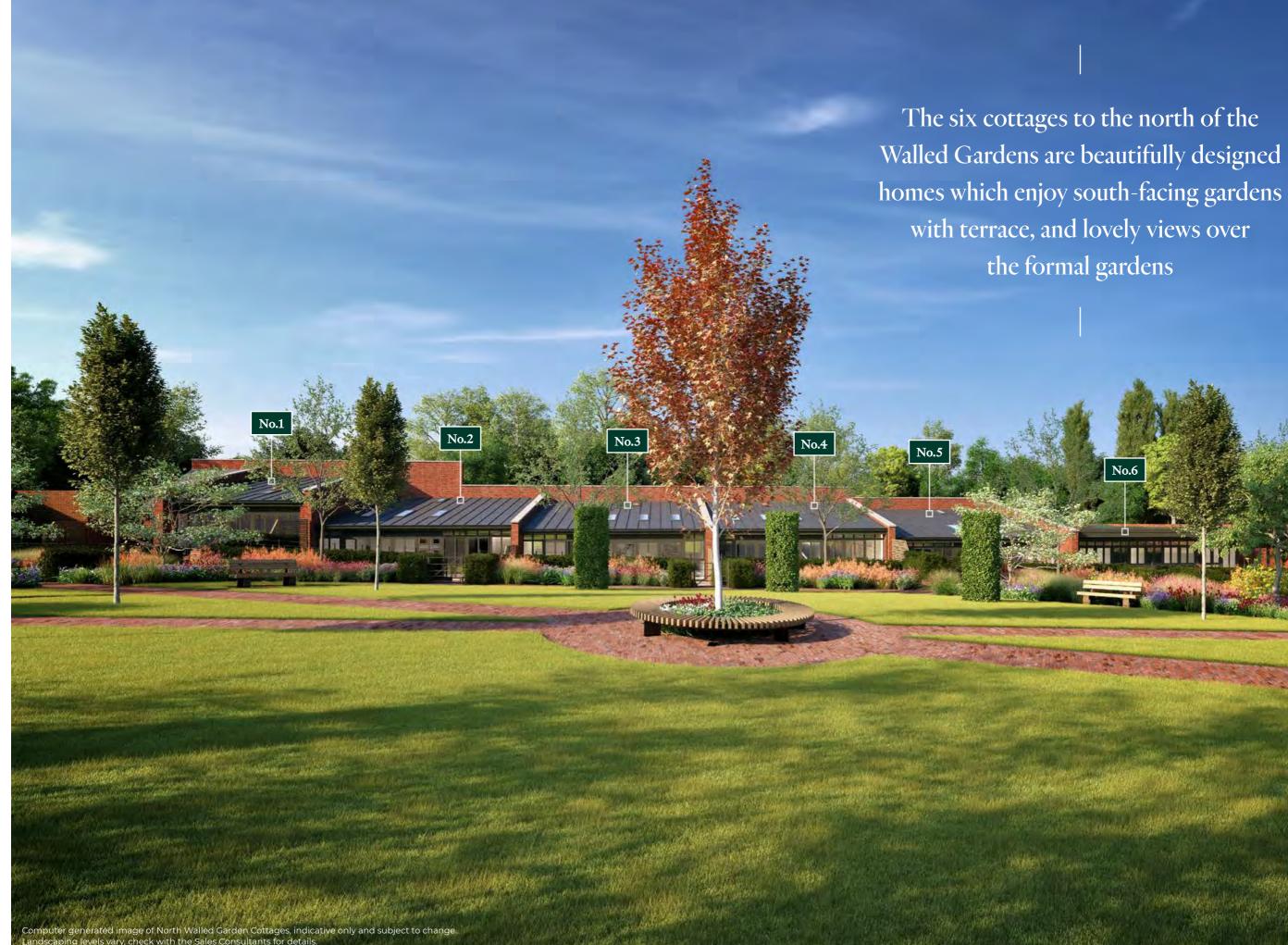


Future Berkeley development

10

* 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.





This multi-level, end of terrace cottage has a large hallway and a separate kitchen, leading to a stunning, open plan living and dining area with a dramatic vaulted ceiling. The two bedrooms also have vaulted ceilings, lending elegance, space and light. Bifold doors lead from the spacious interior to

> the south-facing garden and large terrace, with direct access to the Walled Garden.

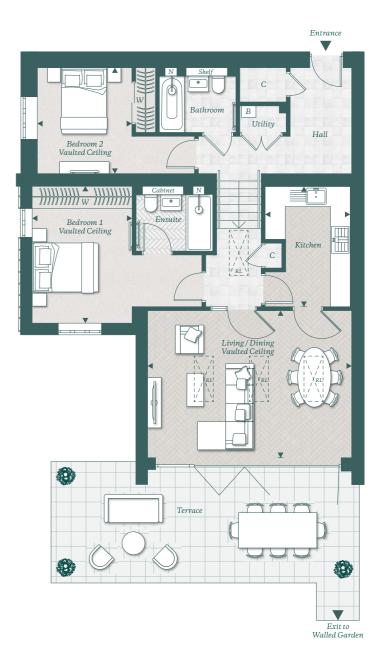


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◀▶ Measurement points C Cupboard W Wardrobe B Boiler RL Roof light N Niche P Plant

14





TOTAL AREA	101 SQ M	1,085 SQ FT
Living/Dining	4.76m x 6.14m	15' 7" x 20' 2"
Kitchen	3.62m x 2.70m	11' 10" x 8' 10"
Bedroom 1	4.12m x 3.02m	13' 6" x 9' 11"
Bedroom 2	3.19m x 2.84m	10' 6" x 9' 4"
Terrace	Please refer to Sales Consultant	

Two bedroom cottage









This property features dramatic vaulted ceilings to the open plan living and dining area, the principal bedroom and bedroom two. There is a separate kitchen and utility room, and roof lights illuminate the porch and hallway.

Double doors lead to the spacious living space and bifold doors open onto a south-facing garden and large terrace. Additional access to the garden is from the principal bedroom.

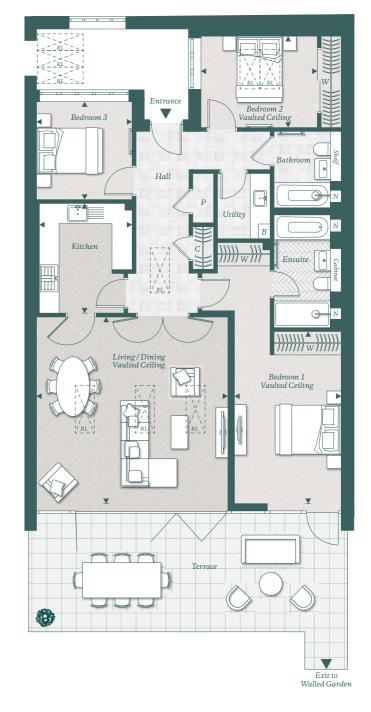


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16





TOTAL AREA	121 SQ M	1,299 SQ FT
Living/Dining	5.62m x 5.77m	18' 5" x 18' 11"
Kitchen	3.30m x 2.80m	10' 10" x 9' 2"
Bedroom 1	5.18m x 3.22m	17' 0" x 10' 7"
Bedroom 2	2.75m x 3.51m	9' 0" x 11' 6"
Bedroom 3	2.95m x 2.88m	9' 8" x 9' 5"
Terrace	Please refer to	Sales Consultant

PLOT 147







This property features dramatic vaulted ceilings to the open plan living and dining area and the three double bedrooms. There is a separate kitchen and utility room, and roof lights illuminate the porch and hallway. Double doors lead to the living space and bifold doors open onto a south-facing garden and large terrace. Additional access to the garden is from the principal bedroom.

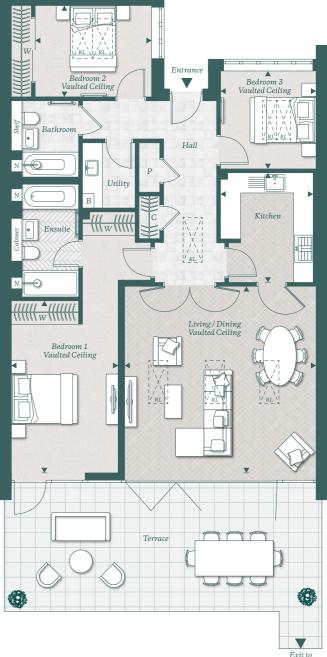


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18





TOTAL AREA	121 SQ M	1,299 SQ FT
Living/Dining	5.62m x 5.77m	18' 5" x 18' 11"
Kitchen	3.30m x 2.80m	10' 10" x 9' 2"
Bedroom 1	5.18m x 3.22m	17' 0" x 10' 7"
Bedroom 2	2.75m x 3.51m	9' 0" x 11' 6"
Bedroom 3	2.95m x 2.88m	9' 8" x 9' 5"
Terrace	Please refer to	Sales Consultant









This property features dramatic vaulted ceilings to the open plan living and dining area and the three double bedrooms. There is a separate kitchen and utility room, and roof lights illuminate the porch and hallway. Double doors lead to the living space and bifold doors open onto a south-facing garden and large terrace. Additional access to the garden is from the principal bedroom.

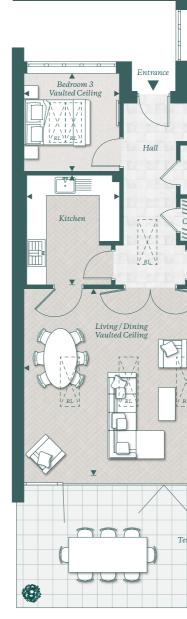


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20





TOTAL AREA	121 SQ M	1,299 SQ FT
Living/Dining	5.62m x 5.77m	18' 5" x 18' 11"
Kitchen	3.30m x 2.80m	10' 10" x 9' 2"
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Bedroom 2	2.75m x 3.51m	9' 0" x 11' 6"
Bedroom 3	2.95m x 2.88m	9' 8" x 9' 5"
Terrace	Please refer to	Sales Consultant











This property features dramatic vaulted ceilings to the open plan living and dining area and the three double bedrooms. There is a separate kitchen and utility room, and roof lights illuminate the porch and hallway. Double doors lead to the living space and bifold doors open onto a south-facing garden and large terrace. Additional access to the garden is from the principal bedroom.

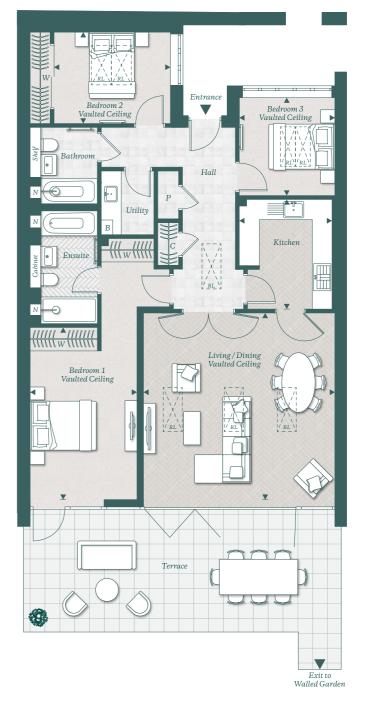


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22





TOTAL AREA	121 SQ M	1,299 SQ FT
Living/Dining	5.62m x 5.77m	18' 5" x 18' 11"
Kitchen	3.30m x 2.80m	10' 10" x 9' 2"
Bedroom 1	5.18m x 3.22m	17' 0" x 10' 7"
Bedroom 2	2.75m x 3.51m	9' 0" x 11' 6"
Bedroom 3	2.95m x 2.88m	9' 8" x 9' 5"
Terrace	Please refer to	Sales Consultant







This unique corner cottage is the largest home within the Walled Gardens with a carport and two parking spaces. The clever use of space reveals a beautiful, enclosed private courtyard between the study and second bedroom. It has a separate kitchen and utility room with roof lights to illuminate the long hallway. The principal bedroom enjoys the luxuries of an ensuite, dressing area and direct garden access. Bedroom two benefits from a four-piece ensuite whilst a shower room serves bedroom three.

Two sets of bifold doors lead from the spacious open plan living and dining area onto a large terrace with south-facing garden.





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TOTAL AREA	168 SQ M	1,806 SQ FT
Living	(Max) 6.91m x 5.86m	(Max) 22'7" x 19'2"
Dining	3.77m x 5.29m	12' 4" x 17' 4"
Kitchen	3.50m x 2.70m	11' 6" x 8' 10"
Bedroom 1	3.40m x 3.19m	11' 2" x 10' 6"
Bedroom 2	3.64m x 3.20m	11' 11" x 10' 6"
Bedroom 3	3.64m x 3.29m	11' 11" x 10' 10"
Study	2.57m x 3.00m	8' 5" x 9' 8"
Terrace	Please refer to Sales Consultant	

PLOT 151





The six light-filled cottages positioned to the south of the Walled Gardens enjoy private gardens adjacent to the open parkland

Computer generated image of South Walled Garden Cottages, indicative only and subject to change. Landscaping levels vary, check with the Sales Consultants for details.



No.8





This end of terrace cottage has a spacious entrance hall and benefits from a dramatic vaulted ceiling in the open plan living and dining area leading from the separate kitchen. The triple aspect living area has bifold doors opening onto the first terrace and a secluded, west-facing garden with parkland views. The principal bedroom enjoys the luxuries of an ensuite, dressing area with double wardrobes and direct

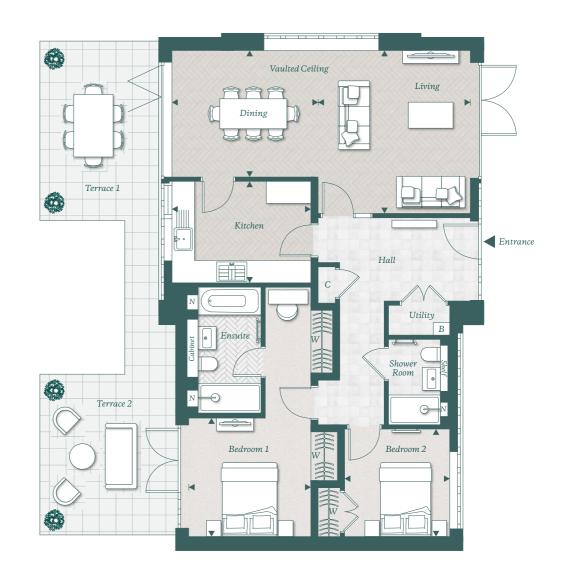






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28



TOTAL AREA	103 SQ M	1,108 SQ FT
Living	4.12m x 4.40m	13' 6" x 14' 5"
Dining	3.94m x 3.41m	12' 11" x 11' 2"
Kitchen	3.75m x 2.74m	12' 4" x 9' 0"
Bedroom 1	3.30m x 3.20m	10' 10" x 10' 6"
Bedroom 2	2.84m x 2.90m	9' 4" x 9' 6"
Terrace 1 & 2	Please refer to S	Sales Consultant

PLOT 152







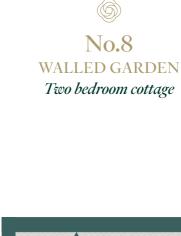
This cottage is accessed via a full height, glazed porch, opening up into a spacious hallway. The stunning, dual aspect open plan kitchen, living and dining area has a dramatic vaulted ceiling and French doors with access to the terrace and secluded, west-facing garden.

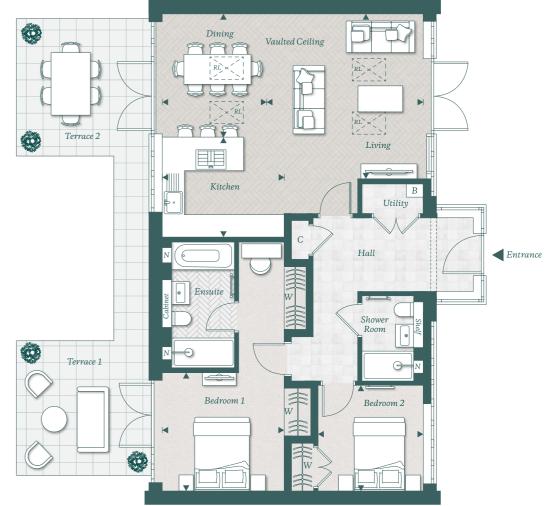
> The principal bedroom enjoys the luxuries of an ensuite, dressing area with double wardrobes and direct garden access through French doors.



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◀▶ Measurement points C Cupboard W Wardrobe B Boiler RL Roof light N Niche P Plant





TOTAL AREA	96 SQ M	1,036 SQ FT
Living	4.27m x 4.46m	14' 0" x 14' 8"
Dining	2.78m x 4.46m	9' 1" x 14' 8"
Kitchen	3.30m x 2.70m	10' 10" x 8' 10"
Bedroom 1	3.30m x 3.20m	10' 10" x 10' 6"
Bedroom 2	2.84m x 2.86m	9' 4" x 9' 4"
Terrace 1 & 2	Please refer to	Sales Consultant







This unique corner cottage has a spacious, wrap-around terrace and south-west-facing garden. The stunning, double aspect kitchen, living and dining area features a kitchen island and dramatic vaulted ceiling. Two sets of bifold doors access the terrace and garden. The spacious principal bedroom has French doors with garden

access and a large ensuite with roof light.



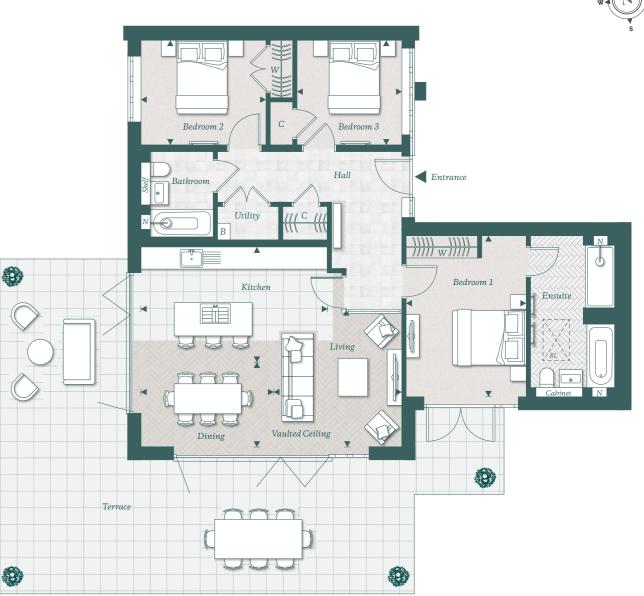
Computer generated image of No.9 Walled Garden, indicative only

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◀▶ Measurement points C Cupboard W Wardrobe B Boiler RL Roof light N Niche P Plant

32





TOTAL AREA	106 SQ M	1,145 SQ FT
Living	3.46m x 3.70m	11' 4" x 12' 2"
Dining	3.59m x 2.28m	11' 9" x 7' 6"
Kitchen	5.04m x 3.11m	16' 6" x 10' 3"
Bedroom 1	3.26m x 4.35m	10' 8" x 14' 3"
Bedroom 2	3.38m x 2.83m	11' 1" x 9' 3"
Bedroom 3	2.84m x 2.83m	9' 4" x 9' 3"
Terrace	Please refer to S	Sales Consultant

PLOT 154







This cottage is accessed via a full height, glazed porch, opening up into a spacious hallway. The stunning, dual aspect open plan kitchen, living and dining area has a dramatic vaulted ceiling and two sets of French doors with access to the terrace and secluded, south-facing garden.

> The principal bedroom enjoys the luxuries of an ensuite, dressing area with double wardrobes and direct garden access through French doors.

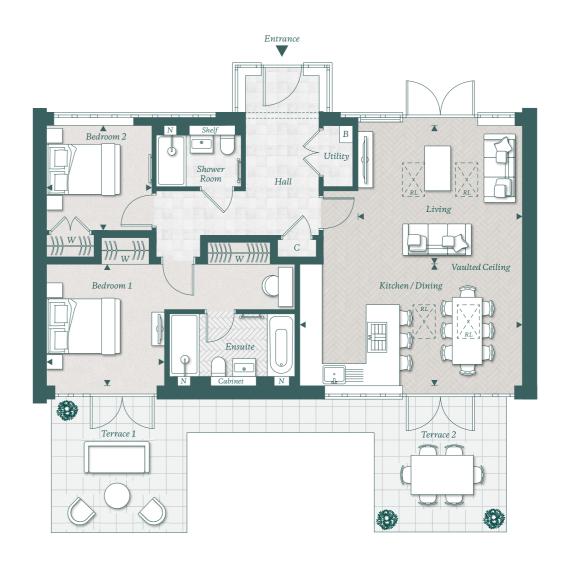


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◀▶ Measurement points C Cupboard W Wardrobe B Boiler RL Roof light N Niche P Plant

34





TOTAL AREA	96 SQ M	1,035 SQ FT
Living	4.46m x 3.75m	14' 8" x 12' 4"
Kitchen/Dining	6.03m x 3.30m	19' 9" x 10' 10"
Bedroom 1	3.20m x 3.30m	10' 6" x 10' 10"
Bedroom 2	2.86m x 2.84m	9' 4" x 9' 4"
Terrace 1 & 2	Please refer to	Sales Consultant







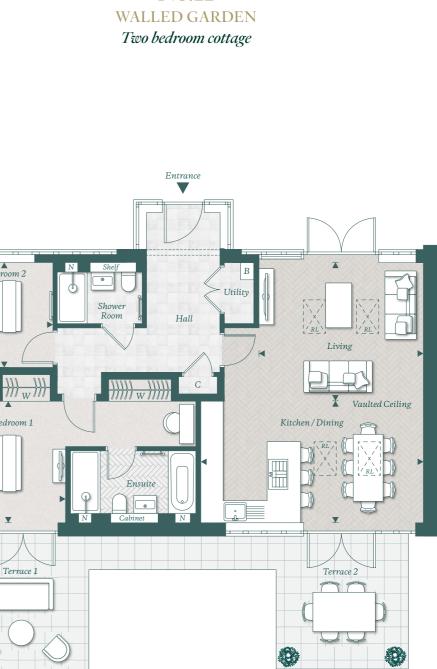
This cottage is accessed via a full height, glazed porch, opening up into a spacious hallway. The stunning, dual aspect open plan kitchen, living and dining area has a dramatic vaulted ceiling and two sets of French doors with access to the terrace and secluded, south-facing garden. The principal bedroom enjoys the luxuries of an ensuite, dressing area with double wardrobes and direct garden access through French doors.



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◀▶ Measurement points C Cupboard W Wardrobe B Boiler RL Roof light N Niche P Plant

36



TOTAL AREA	96 SQ M	1,035 SQ FT
Living	4.46m x 3.75m	14' 8" x 12' 4"
Kitchen/Dining	6.03m x 3.30m	19' 9" x 10' 10"
Bedroom 1	3.20m x 3.30m	10' 6" x 10' 10"
Bedroom 2	2.86m x 2.84m	9' 4" x 9' 4"
Terrace 1 & 2	Please refer to Sales Consultant	

PLOT 156

© No.11 LED GARDEN bedroom cottage







This end of terrace cottage is accessed by a spacious entrance hall and features a separate kitchen adjoining an open plan living and dining area with vaulted ceiling. The triple aspect living area has bifold doors opening onto the terrace and a secluded, south-facing garden.

> The principal bedroom enjoys the luxuries of an ensuite, dressing area with double wardrobes and direct garden access through French doors.





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◀▶ Measurement points C Cupboard W Wardrobe B Boiler N Niche P Plant

38



TOTAL AREA	103.0 SQ M	1,108 SQ FT
Living	4.40m x 4.12m	14' 5" x 13' 6"
Dining	3.41m x 3.94m	11' 2" x 12' 11"
Kitchen	2.74m x 3.75m	9' 0" x 12' 4"
Bedroom 1	3.20m x 3.30m	10' 6" x 10' 10"
Bedroom 2	2.90m x 2.84m	9' 6" x 9' 4"
Terrace 1 & 2	Please refer to :	Sales Consultant

PLOT 157







THE WALLED GARDENS

STYLISH KITCHENS

- Handcrafted kitchens manufactured by British furniture company **Charles Yorke**
- Individually designed layout
- Composite stone worktops with matching upstand and drainer grooves
- Feature mirror splashback to selected areas
- Siemens stainless steel appliances throughout including:
- Multi-function single oven
- Multi-function single oven with built-in microwave
- Integrated multi-function dishwasher
- Integrated fridge/freezer
- Induction hob to homes 1-7 & 12
- Falmec hob with integrated downdraught extractor to homes 8-11
- Built in telescopic extractor to homes 1-7 & 12

40

- Undermount single bowl stainless steel sink with drainer grooves in stone and pull-out chrome mixer tap
- Feature LED lighting to underside of wall units
- Recessed LED downlights to kitchen area
- Polished chrome socket outlets above work surfaces
- Feature wood-effect herringbone flooring

UTILITY ROOM

- Composite stone worktop with matching upstand and drainer grooves to homes 2-6
- Space and plumbing provided for free-standing washing machine and tumble dryer or washer/dryer
- Undermount stainless steel sink with drainer grooves in stone and chrome mixer tap to homes 2-6
- Recessed LED downlights
- Porcelain floor tiles

CONTEMPORARY BATHROOMS

ENSUITES

- Duravit basin and vanity with contemporary Dornbracht single lever basin mixer
- Duravit wall mounted WC with softclosing seat and cover. concealed cistern and dual flush plate
- · Mirrored wall cabinet with integral lighting and shaver socket with composite stone shelf underneath
- · 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 & handheld shower and bespoke antique mirrored bath panel to homes 2-12
- Feature tiled niches with LED lighting
- · Chrome heated towel rail
- Recessed LED downlights
- · Porcelain wall tiling to selected walls
- · Porcelain floor tiles laid in herringbone

FAMILY BATHROOM TO HOMES 1-5 & 9

- Duravit basin and vanity with contemporary Dornbracht single lever basin mixer
- · Duravit wall mounted WC with softclosing seat and cover, concealed cistern and dual flush plate
- Fixed mirror over basin within niche
- · Steel enamel bath with Dornbracht mixer and hair rinser, bath screen and bespoke antique mirrored bath panel
- Tiled niches with LED lighting
- · Chrome heated towel rail
- Recessed LED downlights
- · Porcelain wall tiling to selected areas
- · Porcelain floor tiles

SHOWER ROOMS TO HOMES 6-8, 10-12

- Duravit basin and vanity with contemporary Dornbracht single lever basin mixer
- Duravit wall mounted WC with softclosing seat and cover, concealed cistern and dual flush plate
- Fixed mirror over basin within niche
- 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
- · Chrome heated towel rail
- Recessed LED downlights
- Porcelain wall tiling to selected areas
- Porcelain floor tiles







ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- SkyQ / Satellite point to living/dining room
- Television point to bedrooms and study*
- · Data points will be provided adjacent to every television point
- · Recessed LED downlights to kitchen*, living/dining*, bedroom 1*, dressing area* and hallway
- Pendant lighting to feature in bedrooms* and study*
- Wall lighting to feature in living/ dining room*, bedrooms*
- 5-Amp lighting circuit to living/dining areas and bedrooms 1 and 2
- White metal sockets and switches throughout with white plastic fittings to cupboards
- USB points to kitchen, bedrooms and study*

INTERIOR FINISHES

- Two panelled satin painted internal doors with polished chrome door furniture
- Feature glazed doors to kitchen/ living/dining areas with polished chrome door furniture
- to complement internal doors
 - Bespoke fitted dressing area to bedroom 1 with internal fittings to include single and double hanging, shelving and drawers applicable to home 6
 - Bespoke fitted wardrobes to bedroom 1 featuring Shaker doors with mirrored inserts and internal fittings to include single and double hanging rails, shelving and drawers to homes 1-5, 7-12
 - · Bespoke fitted wardrobe to bedroom 2 featuring satin painted doors and internal fittings to include shelf and hanging rail
 - Porcelain floor tiles to the hallway
 - Herringbone wood-effect flooring to kitchen/living/dining areas
 - · Carpet laid to remainder of the property

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 and/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.

*Where applicable





- Satin painted skirting and architraves

HEATING

- Gas fired central heating and hot water system fitted with combination boiler
- Underfloor heating throughout

SECURITY & PEACE OF MIND

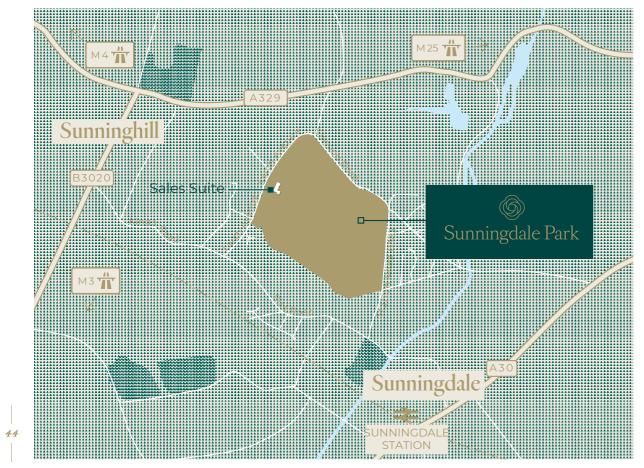
- Property will include an intruder alarm with wireless panic button
- Mains supply smoke and heat detectors with battery back up
- · Multi-point locking to entrance door
- External light provided to front and rear of property
- 10-Year Premier Guarantee issued on build completion

EXTERNAL FEATURES

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



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.



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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 Walled Garden 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. o417/0422







