



SUNNINGHILL SQUARE

ROYAL COUNTY OF BERKSHIRE

2 BEDROOM COACH HOUSES

Berkeley
Designed for life

St William
Designed for life



Computer generated imagery of Sunninghill Square, indicative only



SUNNINGHILL SQUARE

ROYAL COUNTY OF BERKSHIRE

A boutique collection of Victorian-inspired homes, offering the best of village living, just 28 miles* west of central London.

Nestled within the Royal County of Berkshire lies a hidden gem.

Our beautiful individually designed homes are inspired by the majestic Victorian architecture abundant in the area. Homes that pay homage to the past with heritage detail and effortless elegance, creating a contemporary yet timeless finish. At the heart of Sunninghill Square is the Village Green, where wildflowers and grasses flourish to create an appealing natural landscape. Where children can enjoy the timber play area and the athletically-inclined can work out on the accompanying fitness trail.

Sunninghill Square is a peaceful place to call home providing the perfect marriage of privacy and location, offering the rare opportunity to live a village lifestyle. The charming and characterful high street is rich in independent coffee houses, boutiques, florists and eateries. On your doorstep are some of England's most famous towns, such as Ascot and Windsor.

The surrounding area provides a plethora of premium educational options, from nurseries right through to colleges including the esteemed Charters School, all ready and waiting to nurture curious minds.

DISCOVER THE JOY OF VILLAGE LIFE.

*Source: Distance from [google.co.uk/maps](https://www.google.co.uk/maps) taken from central London



THE ELCOTT

HOMES 8, 31, 46 & 63

A beautiful two bedroom coach house with balcony, offering bright and spacious living areas - perfect for contemporary living.

These light and spacious two bedroom coach houses enjoy their own entrance on the ground floor. On the first floor, the landing leads to a generous open-plan kitchen/dining and living area, great for entertaining. There are two bedrooms and two bathrooms, for ultimate convenience. The homes also come with two allocated parking spaces.





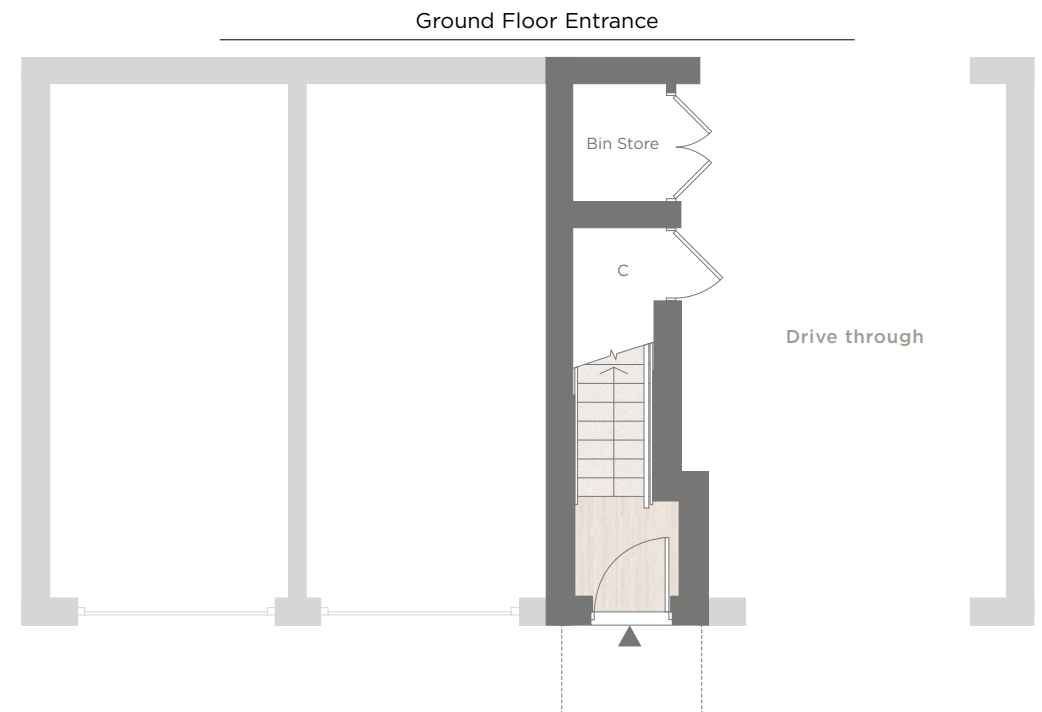
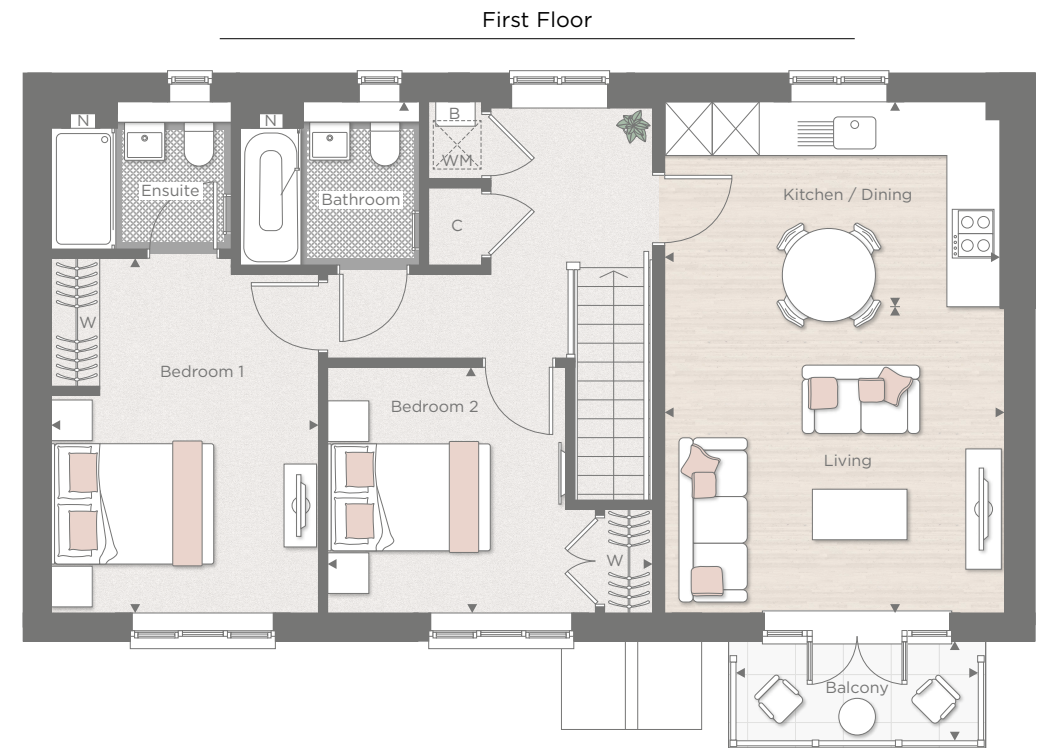


- 1 VILLAGE GREEN & PLAY PARK ● THE ELCOTT
- 2 SCHOOL PLAYING FIELD
- 3 SUNNINGHILL HIGH STREET

The 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, building style, landscaping and specification at any time without notice.
 *Location of telephone mast. *Approximate travel time taken from Sunninghill Square. Source: www.google.com

2 BEDROOM COACH HOUSE

HOMES 8, 31, 46 & 63*
 TOTAL AREA 78.5 SQ M 845 SQ FT



Kitchen/Dining	4.18m x 2.57m	13' 9" x 8' 5"
Living	4.23m x 3.80m	13' 11" x 12' 6"
Bedroom 1	3.33m x 4.22m	10' 11" x 13' 11"
Bedroom 2	4.05m x 3.06m	13' 4" x 10' 1"
Balcony	3.03m x 1.24m	9' 11" x 4' 1"

◀ ▶ Measurement Points W Wardrobe C Cupboard WM Washing Machine B Boiler N Niche ☒ Tall Unit

Floorplans shown for Sunninghill Square are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5% and are to the maximum room dimensions. 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 and subject to change. The coach house areas are provided as gross internal areas under the RICS measuring practice. Please ask Sales Consultant for further information. Housetype 2BFOG-1. *Home is handed.

A TOUCH OF OPULENCE



High quality fixtures and fittings give
the homes a luxurious feel

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 St William 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 St William 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.

STYLISH KITCHENS

- Handcrafted British kitchens
- Individually designed layouts
- New Cosmolite recycled stone worktops*
- Feature geometric tiled splashback
- Siemens stainless steel appliances including:
 - Multi-function single oven
 - Integrated multi-function dishwasher
 - Integrated fridge freezer
 - 60cm induction hob
- Integrated telescopic extractor
- Undermount single bowl stainless steel sink with drainer grooves in stone and brushed brass mixer tap
- Feature LED lighting to underside of wall units
- Recessed LED downlights to kitchen area
- Brushed brass socket outlets above work surfaces
- Feature wood-effect flooring

*100% derived from recycled materials

LAUNDRY CUPBOARD

- Space and plumbing provided for free-standing washer dryer
- Recessed LED downlights
- Feature wood-effect flooring

ENSUITE

- Duravit wall mounted basin with brushed brass bottle trap and brushed brass, deck mounted single lever basin mixer
- Duravit wall mounted WC with soft-closing seat and cover
- Concealed cistern and brushed brass dual flush plate
- Shower enclosure with brushed brass framed glass screen, Vado brushed brass thermostatic mixer, wall mounted fixed shower head with separate handheld shower
- Tiled niche within shower with LED lighting
- Mirror fitted above basin with separate shaver socket
- White heated towel rail
- Recessed LED downlights
- Ceramic wall tiling to selected walls
- Feature porcelain floor tiles featuring a geometric pattern with contrasting border tile and brushed brass inlaid trim

FAMILY BATHROOM

- Duravit wall mounted basin with brushed brass bottle trap and brushed brass, deck mounted single lever basin mixer
- Duravit wall mounted WC with soft-closing seat and cover
- Concealed cistern and brushed brass dual flush plate
- Bath with glass bath screen with brushed brass frame, Vado brushed brass thermostatic mixer, wall mounted fixed shower head and separate handheld shower
- Tiled niche above bath with LED lighting
- Mirror fitted above basin with separate shaver socket
- White heated towel rail
- Recessed LED downlights
- Ceramic wall tiling to selected walls
- Feature porcelain floor tiles featuring a geometric pattern with contrasting border tile and brushed brass inlaid trim

ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- SkyQ / Satellite point to living room
- Television point to all bedrooms
- Data points will be provided adjacent to every television point
- Recessed LED downlights to kitchen area only
- Recessed LED downlights to all bathrooms and laundry cupboard
- 5-Amp lighting circuit to living area and to bedroom 1
- Pendant lighting to feature in ground floor entrance halls, landings, bedrooms
- Pendant lighting to feature within family/dining areas
- White metal switches and white plastic sockets throughout

HEATING

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

INTERIOR FINISHES

- Three panelled, satin painted internal doors with antique brass door furniture
- Feature glazed door between landing and kitchen / living / dining with antique brass door furniture
- Satin painted skirting and architraves to complement internal doors
- Bespoke fitted wardrobes to bedroom 1 to feature painted Shaker doors with brushed brass handles and single shelf and hanging rail
- Wardrobes to bedroom 2 will be fitted with satin painted internal doors and single shelf and hanging rail
- Wood-effect flooring to kitchen / living / dining
- Wood-effect flooring to ground floor entrance hall
- Carpet laid to remainder of the property

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

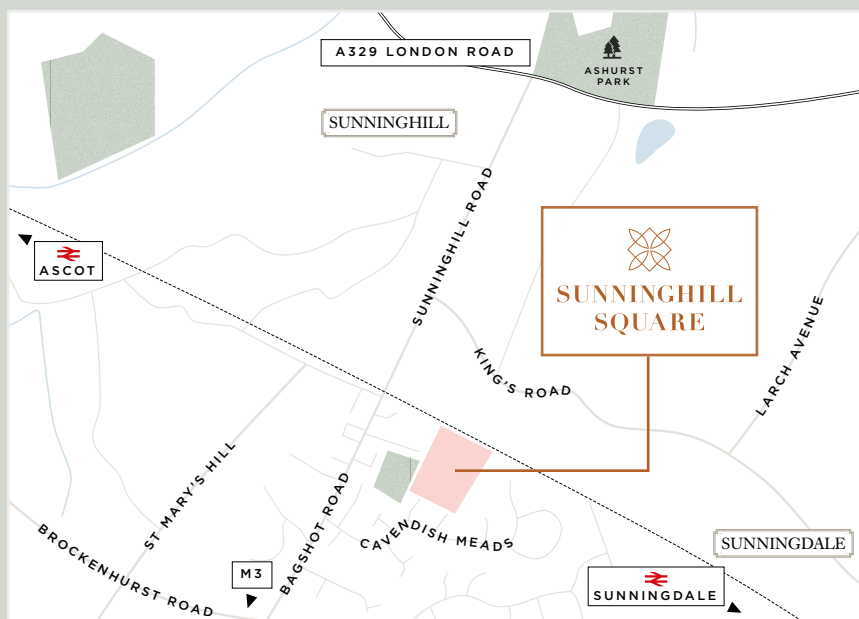
- Spacious first floor balcony



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ROYAL COUNTY OF BERKSHIRE

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about Sunninghill Square

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OUR VISION
2030
TRANSFORMING TOMORROW



Berkeley St William
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