



SUNNINGHILL SQUARE

ROYAL COUNTY OF BERKSHIRE

3 BEDROOM HOUSES

Berkeley
Designed for life

St William
Designed for life



Photography of lifestyle imagery, 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

A HIDDEN GEM

Set within a friendly and welcoming village community, Sunninghill Square is a distinctive place to call home.





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

BEAUTIFUL THREE BEDROOM HOMES

A unique collection of distinctive homes make this boutique development ideal for family living, all with two parking spaces, private gardens and its very own Village Green.



Computer generated image of The Bexley home 65 (middle left) and 66 (middle right), indicative only



THE LIVINGSTON

HOMES 5, 6, 10, 11, 28, 29, 33 & 34

The Livingston is a modern terraced home boasting three generous double bedrooms, three bathrooms and a rear garden.

The welcoming entrance hall leads to the contemporary kitchen, with adjoining downstairs cloakroom, and a spacious living/dining room where French doors open up onto the patio and rear garden. The first floor boasts two generous bedrooms and two bathrooms, including an ensuite, whilst the second floor accommodates a third double bedroom with built-in wardrobes, a shower room and a handy utility area.

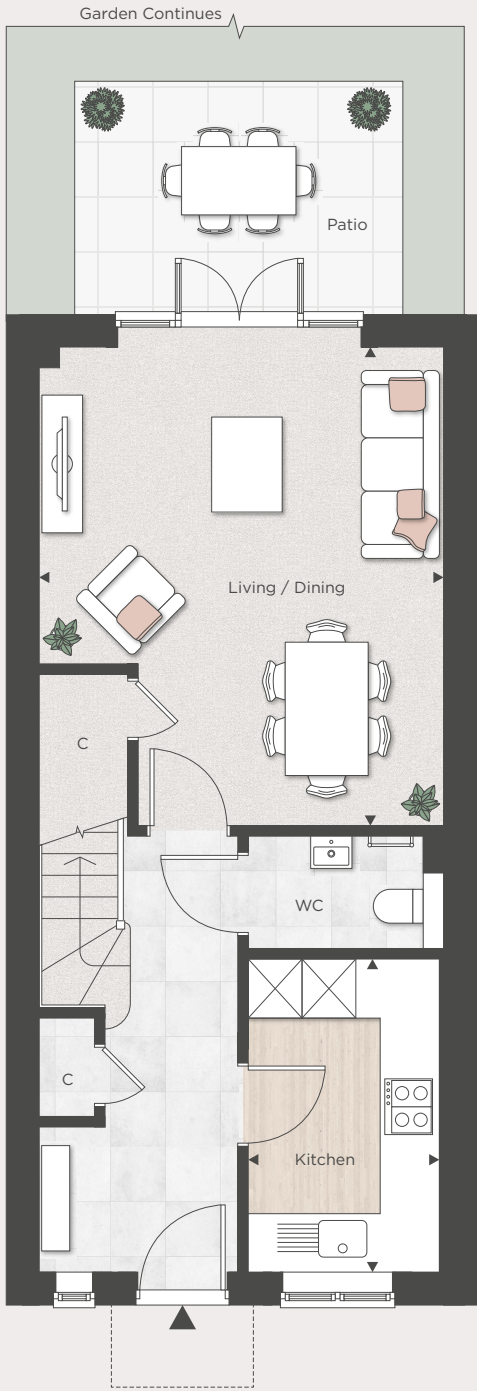




Computer generated image of the Livingston homes 33 (middle left) and 34 (middle right), indicative only. This elevation also applies to homes 28, 29 and also the Bexley homes 43, 44, 48 & 49.

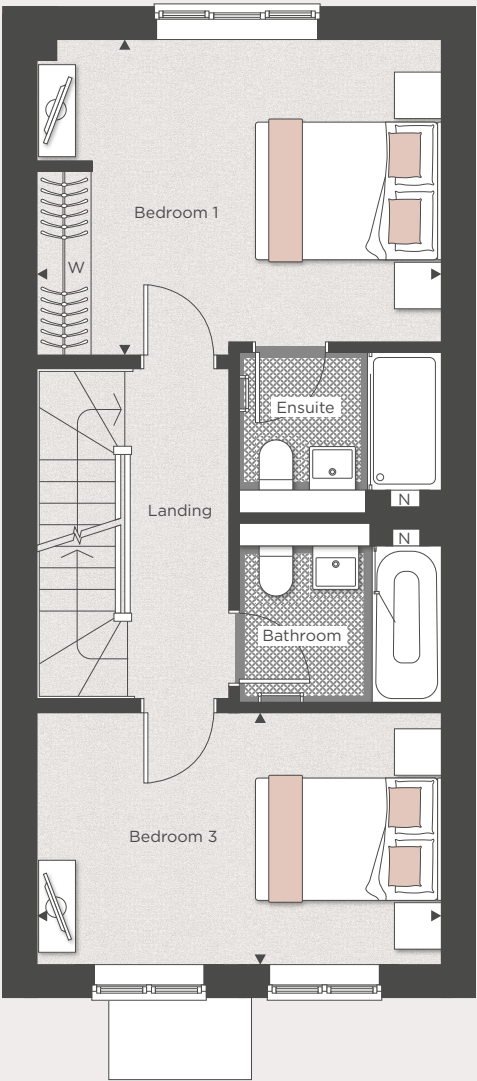
THE LIVINGSTON

HOMES 5*, 6, 10*, 11, 28*, 29, 33* & 34
TOTAL AREA 120.0 SQ M 1,292 SQ FT



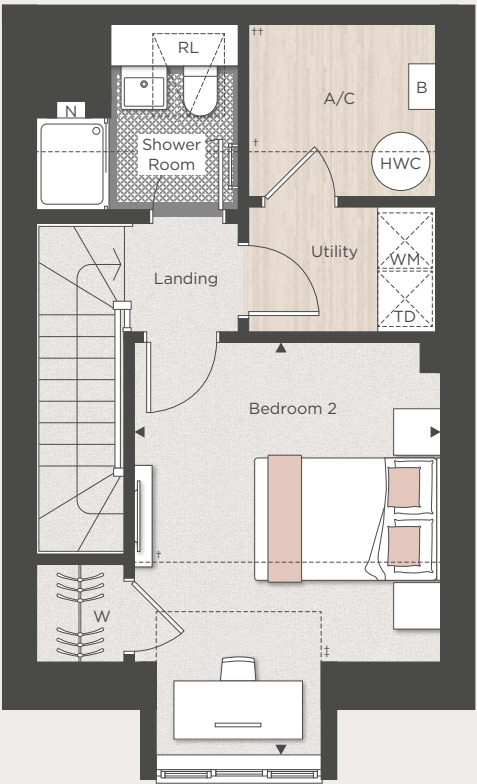
GROUND FLOOR

Kitchen	2.08m x 3.41m	6' 10" x 11' 3"
Living / Dining	4.41m x 5.21m	14' 6" x 17' 2"



FIRST FLOOR

Bedroom 1	4.41m x 3.43m	14' 6" x 11' 3"
Bedroom 3	4.41m x 2.74m	14' 6" x 9' 0"



SECOND FLOOR

Bedroom 2	3.34m x 4.49m	11' 0" x 14' 9"
-----------	---------------	-----------------



◀ ▶ Measurement Points W Wardrobe C Cupboard AC Airing Cupboard
HWC Hot Water Cylinder RL Roof Light ☒ Tall Unit
WM Washing Machine TD Tumble Dryer B Boiler N Niche
† 2.5m Ceiling Height †† 1.3m Ceiling Height ‡ 1.55m Ceiling Height

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 house areas are provided as gross internal areas under the RICS measuring practice. Please ask Sales Consultant for further information. Housetype 3BH1-A. *Homes are handed.



THE BEXLEY

HOMES 43, 44, 48, 49, 51, 52, 53, 65 & 66

The Bexley is a characterful house, providing flexible living spaces over three floors, including an open-plan kitchen / dining area, three bedrooms and bathrooms and a rear garden.

The entrance hall takes you to the open-plan kitchen, flowing into the light and spacious living/dining area with large French doors opening up onto the patio and generous rear garden. There are two double bedrooms and two bathrooms, including an ensuite, on the first floor. The top floor accommodates a third double bedroom with built-in wardrobe and ensuite, and a spacious landing with room for a home office.



THE BEXLEY

HOMES 51 & 53
TOTAL AREA 120.2 SQ M 1,294 SQ FT
HOMES 43, 44*, 48, 49*, 52, 65 & 66*
TOTAL AREA 120.0 SQ M 1,292 SQ FT

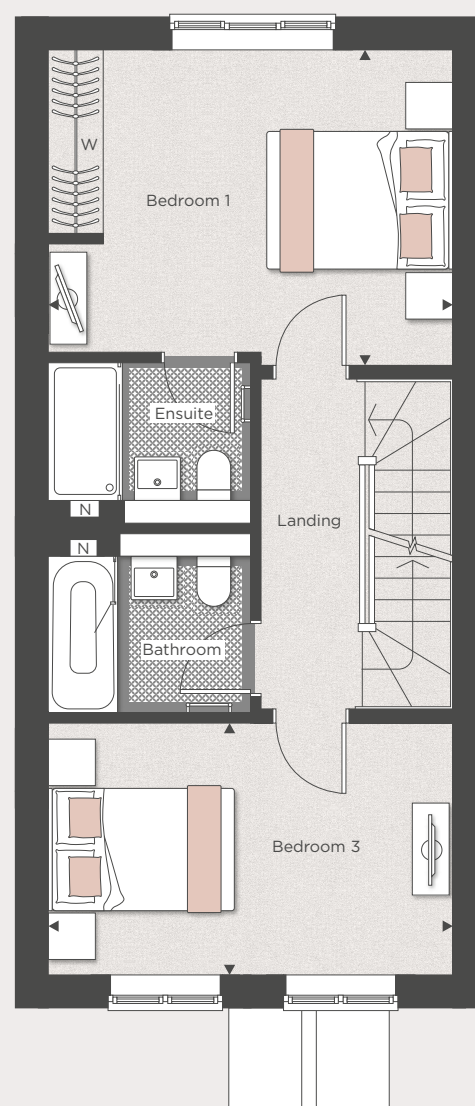


GROUND FLOOR

Kitchen	2.08m x 4.91m	6' 10" x 16' 2"
Living / Dining	4.41m x 5.16m	14' 6" x 17' 0"

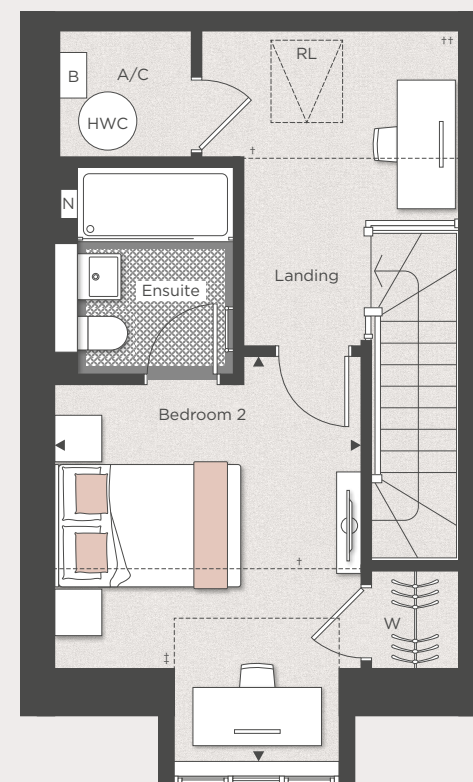
- Location of home 51 side windows
- Location of home 53 side windows

Bedroom 1 in homes
52 & 53 is handed



FIRST FLOOR

Bedroom 1	4.41m x 3.43m	14' 6" x 11' 3"
Bedroom 3	4.41m x 2.74m	14' 6" x 9' 0"



SECOND FLOOR

Bedroom 2	3.33m x 4.31m	10' 11" x 14' 2"
-----------	---------------	------------------

◀ ▶ Measurement Points W Wardrobe C Cupboard AC Airing Cupboard
HWC Hot Water Cylinder RL Roof Light ☒ Tall Unit
WM Washing Machine TD Tumble Dryer B Boiler N Niche
† 2.5m Ceiling Height †† 1.3m Ceiling Height †† 1.55m Ceiling Height



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 house areas are provided as gross internal areas under the RICS measuring practice. Please ask Sales Consultant for further information. Housetype 3BH1-B. *Homes are handed.



A TOUCH OF OPULENCE



Accents such as traditional knurled brass finishes and Victorian-inspired geometric tiles in bathrooms and kitchens add the perfect touch of elegance throughout.

QUALITY IN EVERY DETAIL

The interiors have been carefully selected to exude elegance and luxury.



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
 - Multi-function single oven with built-in microwave
 - Integrated multi-function dishwasher
 - Integrated fridge freezer
 - 60cm induction hob
 - Integrated washer dryer within homes 43, 44, 48, 49, 51, 52, 53, 65 & 66
- 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

UTILITY ROOM / LAUNDRY CUPBOARD

- Space and plumbing provided for free-standing washing machine and tumble dryer with laminate worktop above (where applicable)
- Recessed LED downlights
- Porcelain floor tiling where utility/laundry is off of hallway
- Feature wood-effect flooring where utility/laundry is off of kitchen/dining or landing

ENSUITE 1

- 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
- Double mirrored wall cabinet with integral lighting and shaver socket
- 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
- 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

ADDITIONAL ENSUITES 2

- 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
- Mirror fitted above basin where possible with separate shaver socket
- Shower enclosure with brushed brass framed glass sliding door where appropriate, Vado brushed brass thermostatic mixer and fixed shower head with separate handheld shower
- Tiled niche within shower with LED lighting
- 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
- Double mirrored wall cabinet with integral lighting and shaver socket
- 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
- 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

CLOAKROOM

- 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
- Mirror fitted above basin where possible
- White heated towel rail
- Recessed LED downlights
- Porcelain wall tiling to selected walls
- Porcelain floor tiling to match hallway

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 to laundry cupboards
- 5-Amp lighting circuit to living area and to bedroom 1
- Pendant lighting to feature in ground floor entrance halls, landings and bedrooms
- Pendant lighting to feature within family/dining areas
- White metal switches and white plastic sockets throughout

HEATING

- Gas fired central heating with mains pressure hot water and cylinder
- Underfloor heating to ground floor with radiators to the remaining floors

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 and rear of property
- 10-Year Premier Guarantee issued on build completion

INTERIOR FINISHES

- Three panelled, satin painted internal doors with antique brass door furniture
- Feature glazed door from hall to kitchen and hall to living/dining room with antique brass door furniture
- Satin painted skirting and architraves to complement internal doors
- Painted staircase – with grey stained oak to newel caps and handrail. Base rail, newel post and balusters painted to suit woodwork
- 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
- Porcelain floor tiles to the hallway and WC
- Wood-effect flooring to kitchen area
- Carpet laid to remainder of the property

EXTERNAL FEATURES

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

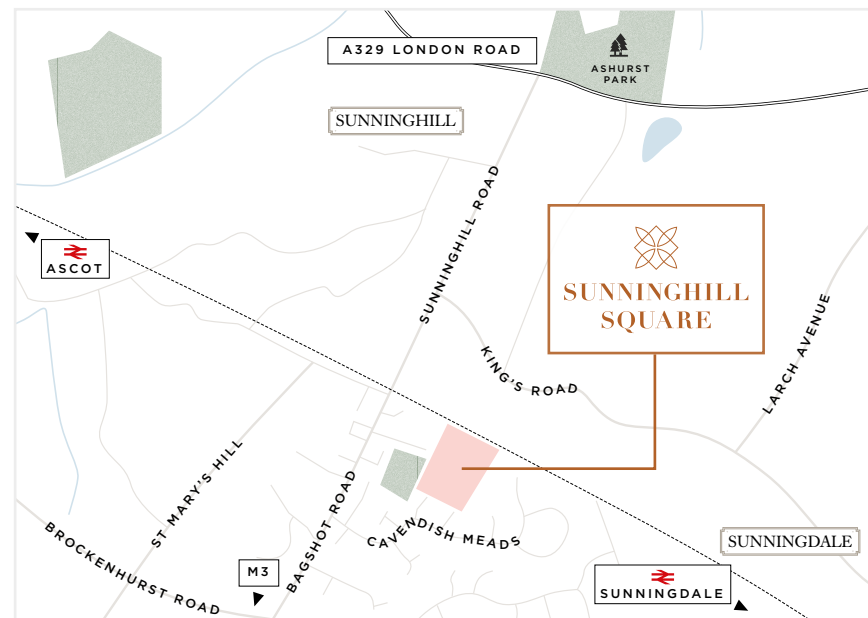
Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley St William reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand 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.



SUNNINGHILL SQUARE

ROYAL COUNTY OF BERKSHIRE

CONTACT US



Sales & Marketing Suite,
Cavendish Meads,
Sunninghill,
Ascot, SL5 9TB

SUNNINGHILLSQUARE.CO.UK
01344 957000



Scan QR code to read more
about Sunninghill Square

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 St William 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 St William 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. Sunninghill Square, the Livingston and the Bexley are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley St William to ascertain the availability of any particular property. Computer generated and lifestyle images are indicative only. Planning permission 18/02704/FULL (Royal Borough of Windsor & Maidenhead). Issue date: April 2022. W301/05CA/0522

SUNNINGHILLSQUARE.CO.UK

Berkeley
Designed for life

St William
Designed for life