



SUNNINGHILL SQUARE

ROYAL COUNTY OF BERKSHIRE

4 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 FOUR BEDROOM HOMES

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



Computer generated image of the Harlowe home 4 (far left) and 7 (far right), indicative only



Computer generated image of the Kingwood homes 2 (far left) and 3 (far right), indicative only. This elevation also applies to homes 37, 38, 39, 40, 68, 69, 70 & 71

THE KINGWOOD

HOMES 2, 3, 37, 38, 39, 40, 68, 69, 70 & 71

A characterful, red brick semi-detached house with a striking bay window and spacious light-filled living areas - perfect for modern family living.

The Kingwood is a stunning home with a welcoming entrance hall leading into a bright study with bay window. Off the hall is a generous open-plan kitchen with breakfast bar, and a dining/family area with access out to the patio and rear garden. The first floor boasts a large living room, great for entertaining, and an impressive principal bedroom with fitted wardrobe and ensuite. The second floor accommodates three further bedrooms, one with ensuite, and a four-piece bathroom.



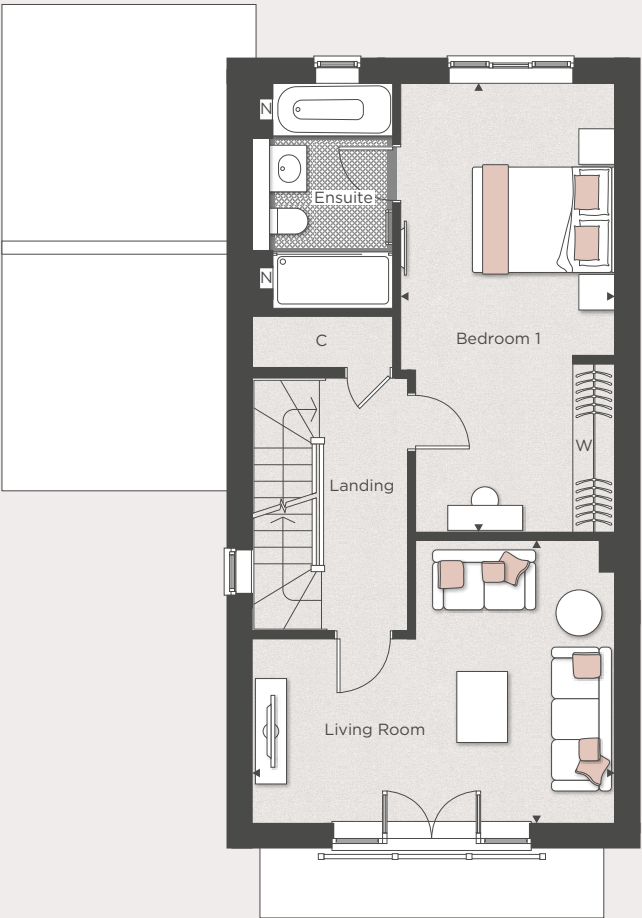
THE KINGWOOD

HOMES 2, 3*, 37, 38*, 39, 40*, 68, 69*, 70 & 71*
TOTAL AREA 165.1 SQ M 1,777 SQ FT



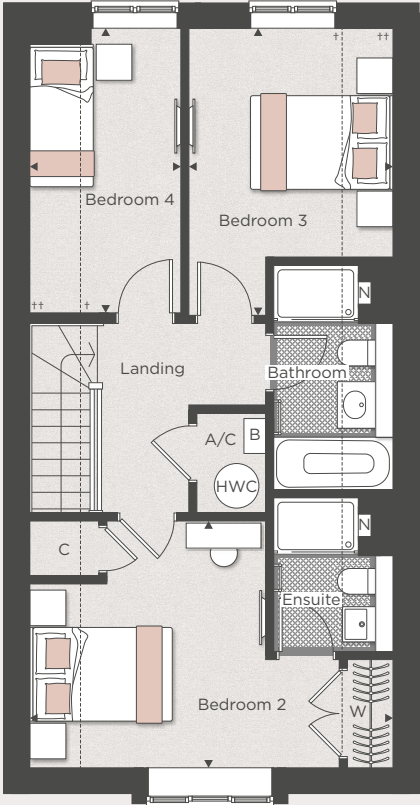
GROUND FLOOR

Kitchen	4.03m x 3.46m	13' 3" x 11' 4"
Dining / Family	5.17m x 4.05m	17' 0" x 13' 4"
Study	2.94m x 2.49m	9' 8" x 8' 2"



FIRST FLOOR

Bedroom 1	3.05m x 6.39m	10' 0" x 21' 0"
Living Room	5.17m x 4.03m	17' 0" x 13' 3"



SECOND FLOOR

Bedroom 2	5.17m x 3.52m	17' 0" x 11' 7"
Bedroom 3	2.90m x 4.08m	9' 7" x 13' 5"
Bedroom 4	2.14m x 4.05m	7' 1" x 13' 4"



◀ ▶ 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 †† 1.6m 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 4BH4+. *Homes are handed.



THE BOWOOD

HOMES 27, 30, 32, 35, 42, 45, 47, 50, 64 & 67

A beautiful four bedroom family home boasting a striking gable detail and bay window frontage. Perfect for family living, make the most of the welcoming living spaces, generous bedrooms and peaceful rear garden.

Enter the Bowood to discover an impressive entrance hall that leads into a bright study with charming bay window. At the heart of the house is a generous open-plan kitchen area with breakfast bar, and dining/family area with French doors opening out to the patio and rear garden. On the first floor, you will find a living room, great for entertaining, and the large principal bedroom with fitted wardrobe and an ensuite. The second floor accommodates three further bedrooms, one with ensuite, and a separate family bathroom.



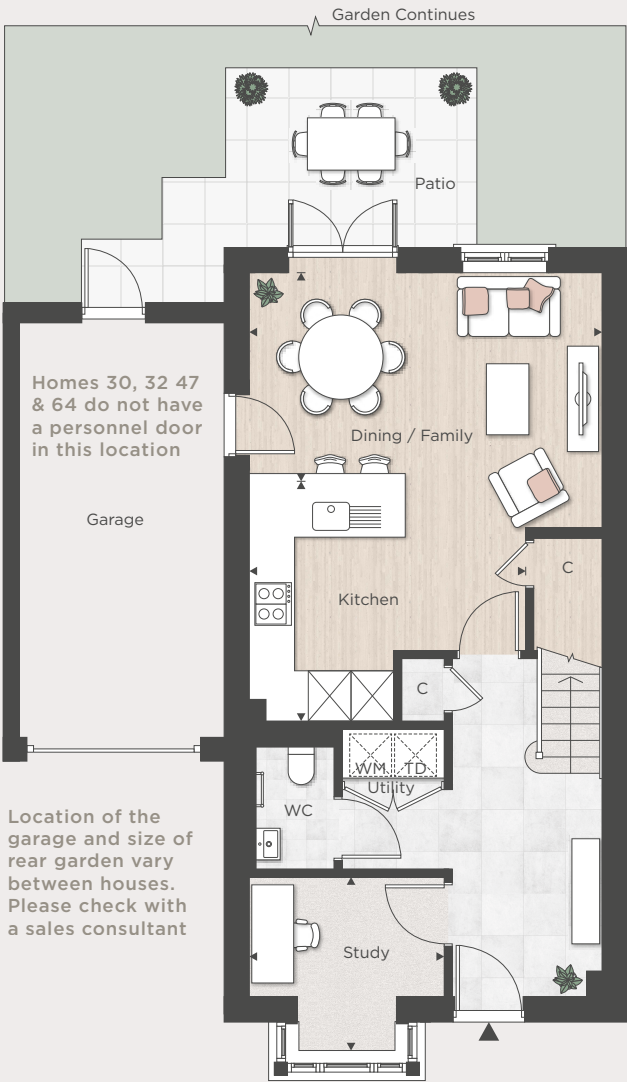


Computer generated image of the Bowood homes 32 (far left) and 35 (far right), indicative only. This elevation also applies to homes 27, 30, 42, 45, 47 & 50

THE BOWOOD

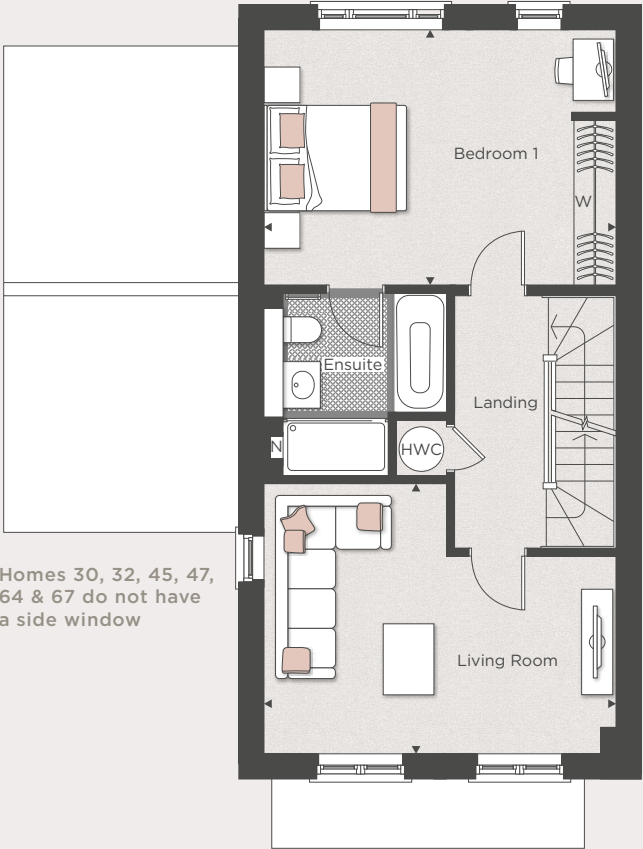
HOMES 27, 30*, 32, 35*, 42, 45*,
47, 50*, 64 & 67*

TOTAL AREA 156.2 SQ M 1,681 SQ FT



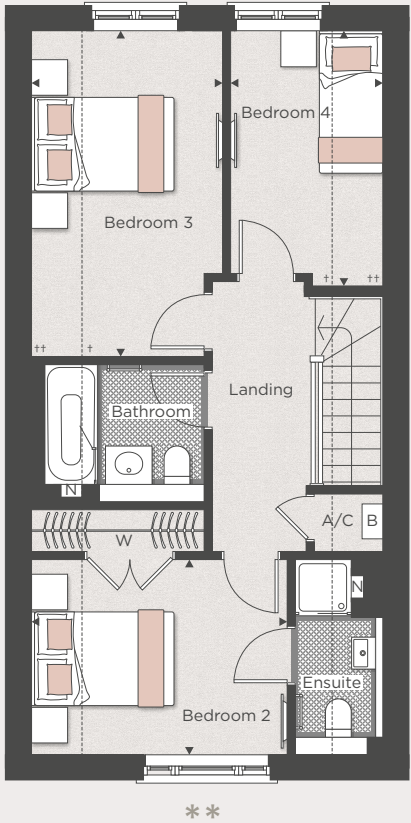
GROUND FLOOR

Kitchen	3.93m x 3.40m	12' 11" x 11' 2"
Dining / Family	5.01m x 2.98m	16' 5" x 9' 9"
Study	2.76m x 2.52m	9' 1" x 8' 3"



FIRST FLOOR

Living Room	5.01m x 3.85m	16' 5" x 12' 8"
Bedroom 1	5.01m x 3.63m	16' 5" x 11' 11"



SECOND FLOOR

Bedroom 2	3.64m x 2.78m	12' 0" x 9' 2"
Bedroom 3	2.72m x 4.63m	8' 11" x 15' 3"
Bedroom 4	2.17m x 3.63m	7' 2" x 11' 11"

**Homes 64 & 67 have deeper window reveals. Please check with a sales consultant



◀ ▶ 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 †† 1.6m Ceiling Height

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THE HARLOWE

HOMES 4, 7, 9 & 12

A distinctive four bedroom home, carefully designed around spacious open-plan living, generous bedrooms and a study.

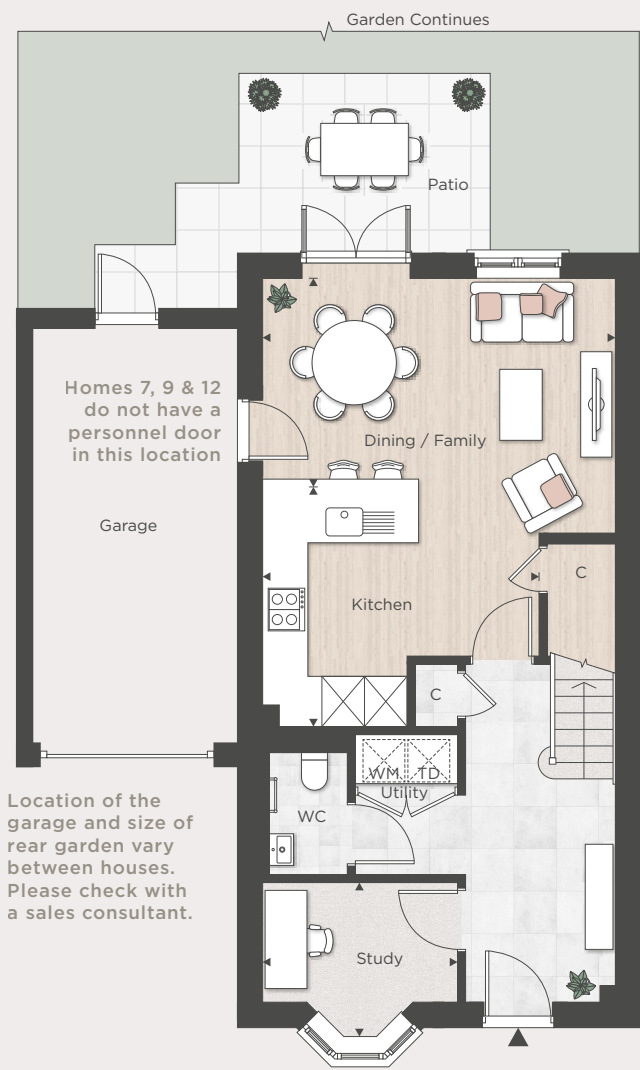
The entrance hall leads into a bright study with hexagonal bay window. Off the hall is a generous kitchen area with breakfast bar, and an open plan dining/family space, with French doors out to the patio and garden. The first floor has an impressive living room, great for entertaining, and a principal bedroom with fitted wardrobe and ensuite. The second floor accommodates three further bedrooms, one with ensuite, and a separate bathroom.



THE HARLOWE

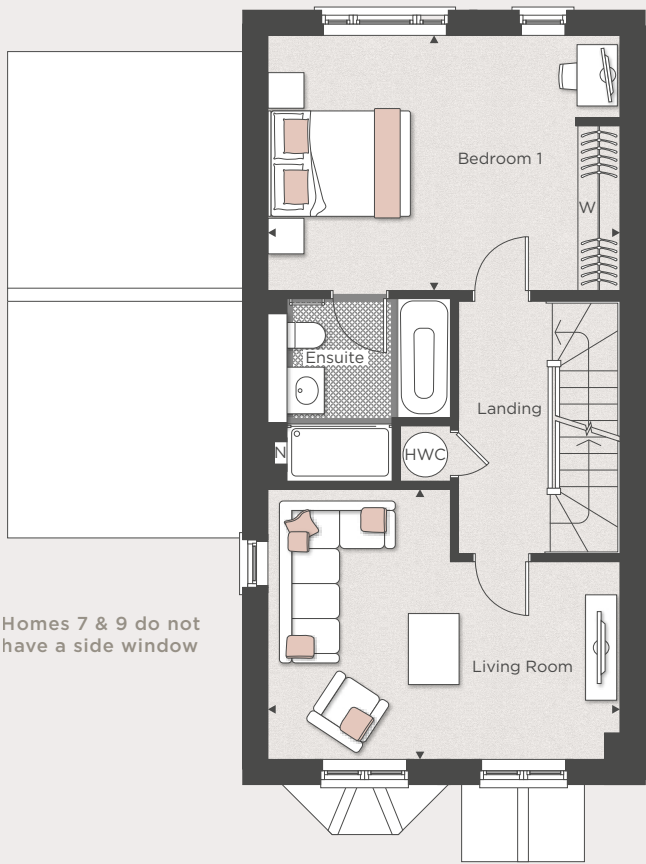
HOMES 4, 7*, 9 & 12*

TOTAL AREA 155.5 SQ M 1,674 SQ FT



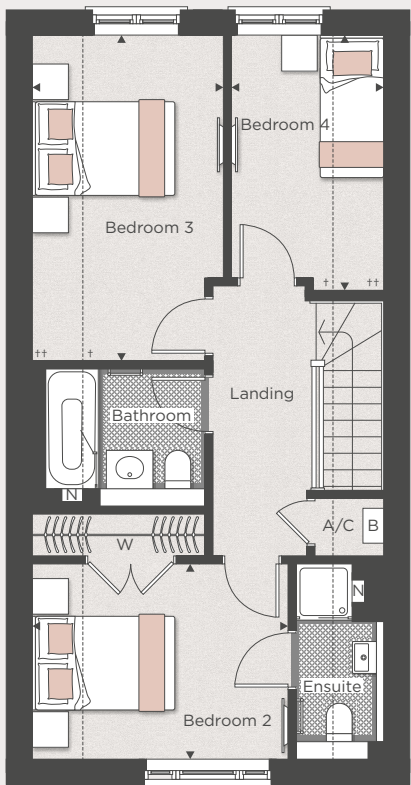
GROUND FLOOR

Kitchen	3.93m x 3.40m	12' 11" x 11' 2"
Dining / Family	5.01m x 2.98m	16' 5" x 9' 9"
Study	2.76m x 2.22m	9' 1" x 7' 4"



FIRST FLOOR

Living Room	5.01m x 3.85m	16' 5" x 12' 8"
Bedroom 1	5.01m x 3.63m	16' 5" x 11' 11"



SECOND FLOOR

Bedroom 2	3.64m x 2.78m	12' 0" x 9' 2"
Bedroom 3	2.72m x 4.63m	8' 11" x 15' 3"
Bedroom 4	2.17m x 3.63m	7' 2" x 11' 11"

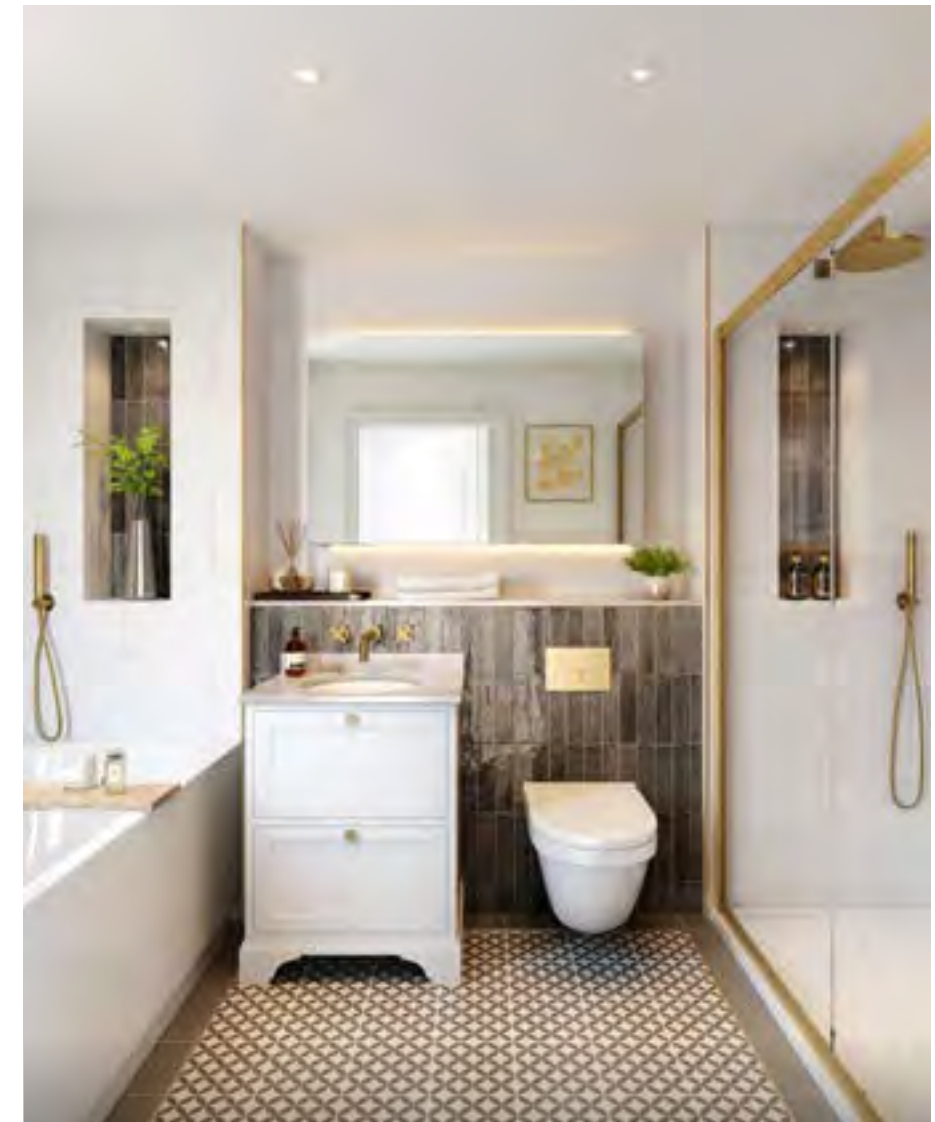


◀ ▶ Measurement Points W Wardrobe C Cupboard AC Airing Cupboard
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WM Washing Machine TD Tumble Dryer B Boiler N Niche
† 2.5m Ceiling Height †† 1.6m Ceiling Height

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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 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
- Feature pendant lighting positioned above breakfast bar
- Brushed brass socket outlets above work surfaces
- Feature wood-effect flooring

*100% derived from recycled materials

FAMILY BATHROOM

- Duravit basin with free-standing 2 drawer vanity with Cosmolite stone top & upstand and brushed brass wall mounted 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 where possible
- Shower enclosure where applicable with brushed brass framed glass screen, Vado brushed brass thermostatic mixer, wall mounted fixed shower head with separate handheld shower
- 4-piece bathrooms will feature bath with Vado brushed brass thermostatic mixer and handheld shower
- 3-piece bathrooms will feature 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 and within shower (where applicable) 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 wall
- Porcelain floor tiling to match hallway

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

ENSUITE 1

- Duravit basin with free-standing 2 drawer vanity with Cosmolite stone top & upstand and brushed brass wall mounted 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
- Bath with Vado brushed brass thermostatic mixer and handheld shower
- Tiled niche within shower and 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

ENSUITE 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
- Shower enclosure with brushed brass framed glass screen, 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



Computer generated imagery, indicative only

INTERIOR FINISHES

- Three panelled, satin painted internal doors with antique brass door furniture
- Feature glazed doors from hall to kitchen/family/dining and from landing to 1st floor living 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 internal fittings to include single and double hanging rails, shelving tower and drawers where possible
- Wardrobes to remaining bedrooms where applicable will be fitted with satin painted internal doors and single shelf and hanging rail
- Porcelain floor tiles to the hallway
- Wood-effect flooring to kitchen/family/dining
- 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

ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- SkyQ / Satellite point to living room
- Television point to all bedrooms and study where applicable
- Data points will be provided adjacent to every television point
- Recessed LED downlights to kitchen/family/dining rooms
- Recessed LED downlights to all bathrooms and to laundry cupboards
- 5-Amp lighting circuit to living room/area as appropriate and to bedroom 1
- Pendant lighting to feature in ground floor entrance halls, living room, landings, bedrooms and study
- 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

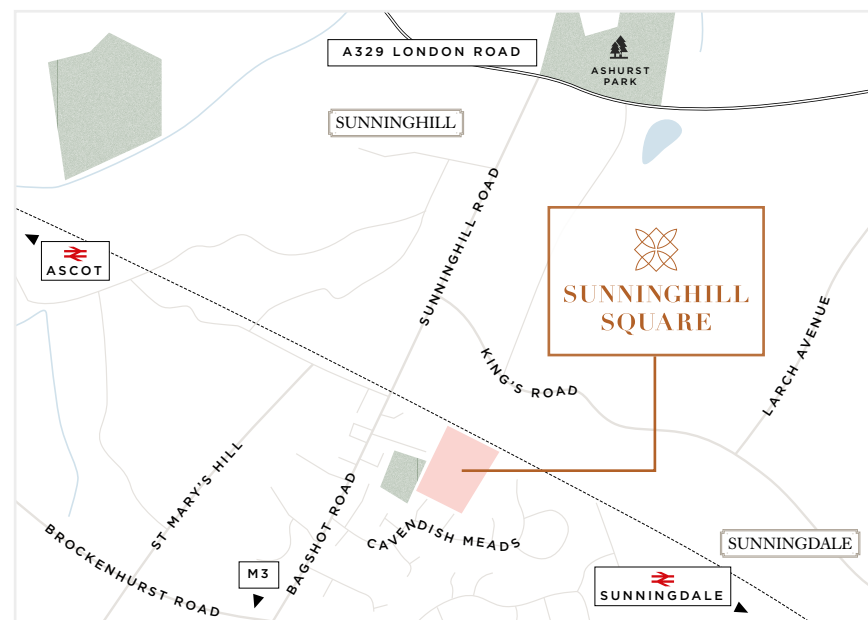
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SUNNINGHILL SQUARE

ROYAL COUNTY OF BERKSHIRE

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