



SUNNINGHILL SQUARE

ROYAL COUNTY OF BERKSHIRE

5 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.





BEAUTIFUL FIVE 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 Harewood home 74, indicative only. This elevation also applies to home 76

THE TEDDINGTON

HOMES 1, 36, 41 & 72

A stunning, five bedroom house boasting generous living spaces and distinctive features such as a Tudor-style gable, impressive bay windows and decorative brickwork.

Step into the impressive entrance hall of The Teddington, and discover the welcoming living room to the right, great for entertaining. Off to the left is a bright kitchen/dining area with a feature bay window leading out to the generous patio and rear garden. The first floor accommodates the spacious bedrooms 1 & 2, both with ensuite and fitted wardrobes. The second floor features three further bedrooms, one with ensuite, and a separate bathroom.



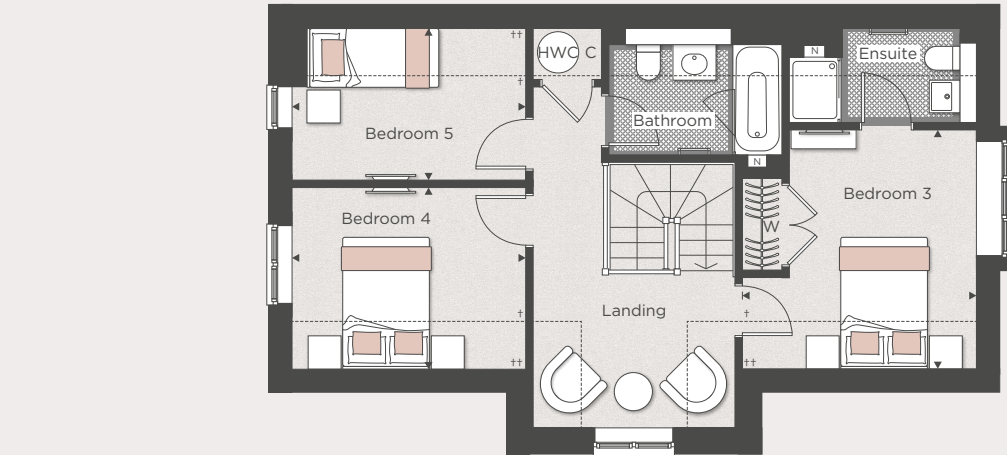
WELCOME TO YOUR NEW HOME



Computer generated image of the Teddington home 1, indicative only. This elevation also applies to homes 36, 41 & 72

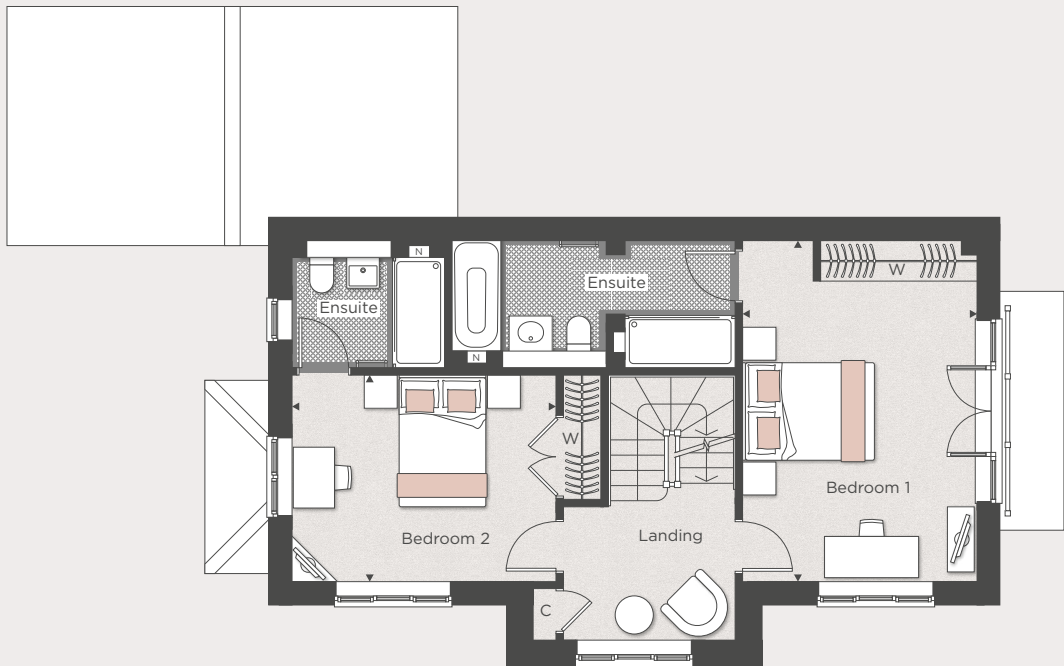
THE TEDDINGTON

HOMES 1, 36, 41* & 72*
TOTAL AREA 177.4 SQ M 1,910 SQ FT



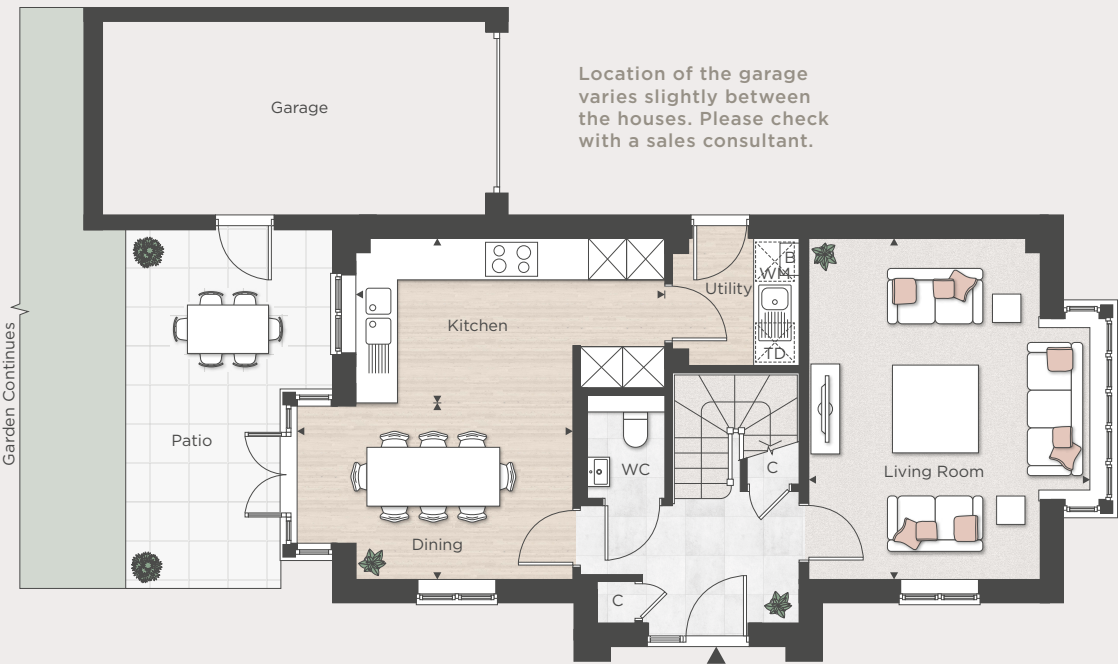
SECOND FLOOR

Bedroom 3	3.59m x 3.67m	11' 10" x 12' 1"
Bedroom 4	3.59m x 2.79m	11' 10" x 9' 2"
Bedroom 5	3.59m x 2.34m	11' 10" x 7' 8"



FIRST FLOOR

Bedroom 1	3.59m x 5.24m	11' 10" x 17' 3"
Bedroom 2	4.06m x 3.17m	13' 4" x 10' 5"



GROUND FLOOR

Kitchen	4.75m x 2.52m	15' 7" x 8' 4"
Dining	4.24m x 2.72m	13' 11" x 8' 11"
Living Room	4.35m x 5.24m	14' 3" x 17' 3"



◀ ▶ 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. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages. Please ask Sales Consultant for further information.
Housetype 5BH1. *Homes are handed.

THE HAREWOOD

HOMES 73, 74, 75 & 76

An impressive five bedroom home for the whole family to enjoy. It offers bright and airy living areas, five generous bedrooms, three bathrooms and a private rear garden.

The arched porchway of The Harewood leads you through to the impressive entrance hall. Discover the elegant living room to the right, great for entertaining. On the left is a bright kitchen/dining area with French doors leading out to a large patio and rear garden. The first floor includes an additional living area that can be used as a home office as well as the dual-aspect bedroom 1 with large feature windows, a four piece ensuite and walk-in dressing room. The second floor accommodates four further bedrooms, one with an ensuite, and a family bathroom.



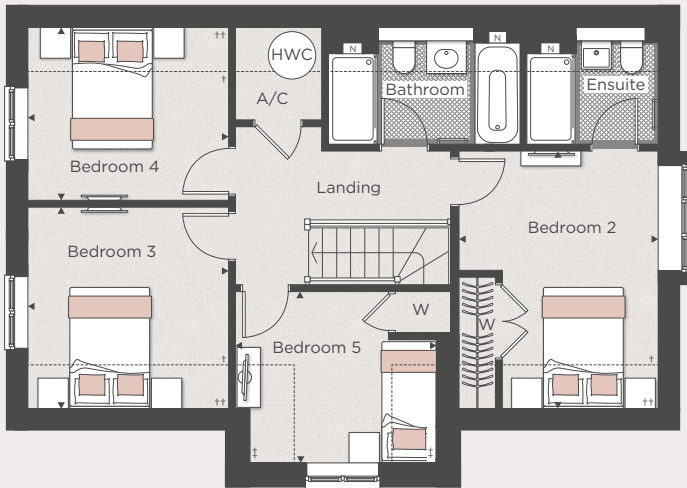
WELCOME TO YOUR NEW HOME



Computer generated image of the Harewood home 73, indicative only. This elevation also applies to home 75

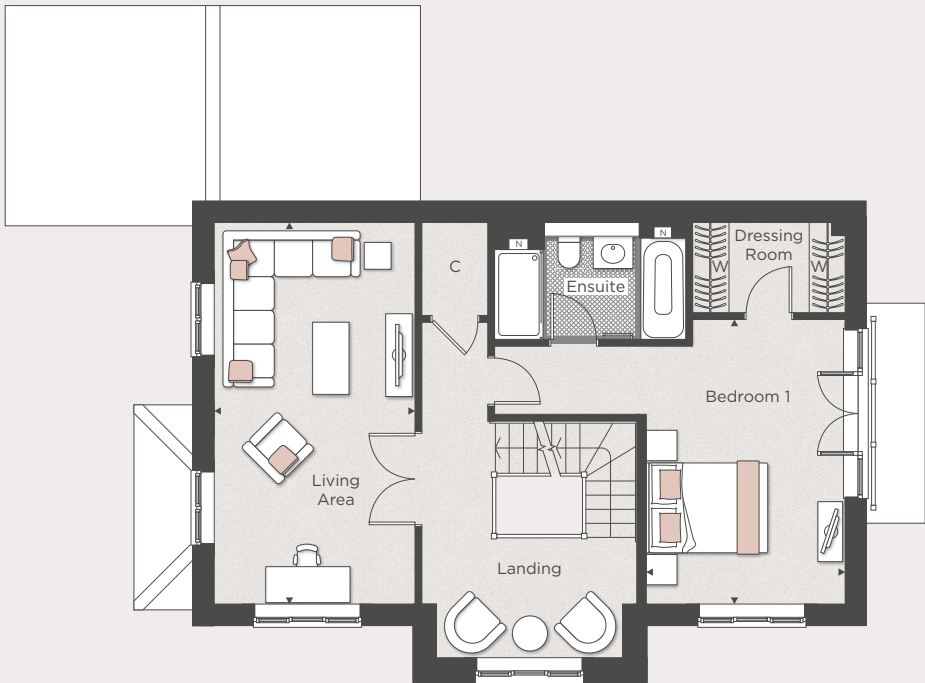
THE HAREWOOD

HOMES 73, 74*, 75 & 76*
TOTAL AREA 213.4 SQ M 2,297 SQ FT



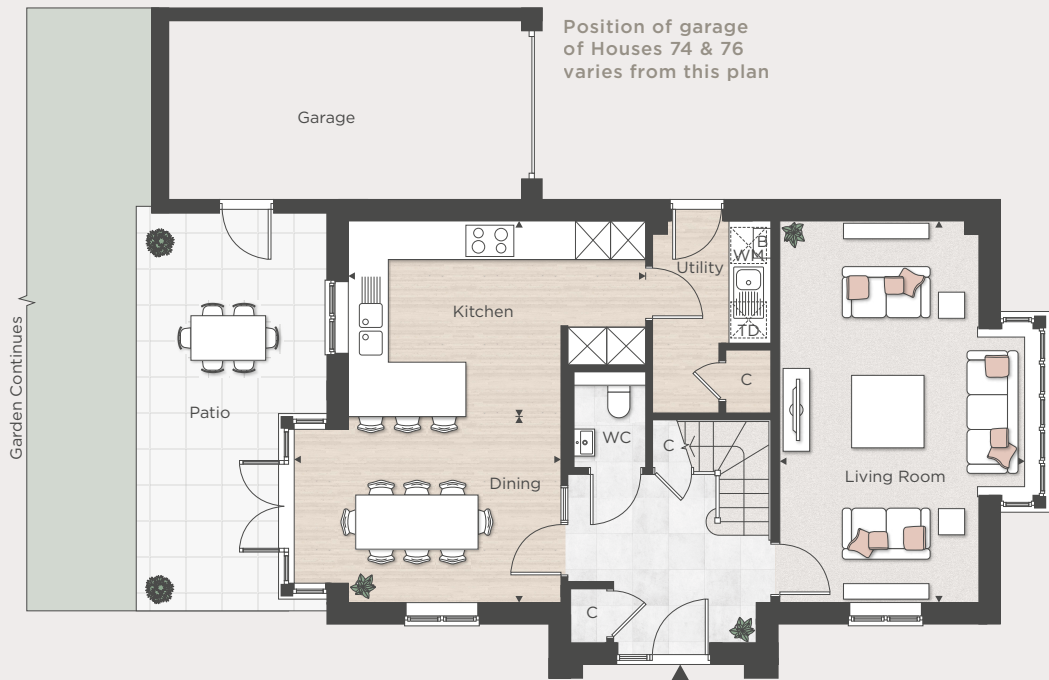
SECOND FLOOR

Bedroom 2	3.32m x 4.30m	10' 11" x 14' 2"
Bedroom 3	3.34m x 3.36m	11' 0" x 11' 1"
Bedroom 4	3.34m x 2.89m	11' 0" x 9' 6"
Bedroom 5	3.36m x 2.86m	11' 0" x 9' 5"



FIRST FLOOR

Living Area	6.37m x 3.34m	20' 11" x 11' 0"
Bedroom 1	6.37m x 3.32m	20' 11" x 10' 11"



GROUND FLOOR

Kitchen	4.96m x 3.26m	16' 4" x 10' 8"
Dining	4.46m x 3.11m	14' 8" x 10' 3"
Living Room	6.37m x 4.11m	20' 11" x 13' 6"



◀ ▶ 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 †‡ 1.5m Ceiling Height

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Housetype 5BH2. *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.

The stunning high ceilings create a sense of space and elegance. The Victorian design emanating throughout is reflected in the bright, airy atmosphere of the light-filled living area.



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 larder fridge and larder freezer
- 80cm induction hob
- Integrated telescopic extractor
- Two undermount single bowl stainless steel sinks 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 where applicable
- 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
- 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 wall
- 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

UTILITY ROOM

- Space and plumbing provided for free-standing washing machine and tumble dryer with Cosmolite recycled stone worktop above, stainless steel sink and mixer tap
- Recessed LED downlights
- Feature wood-effect flooring

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

ENSUITES 2 AND 3+

- 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 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

ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- SkyQ / Satellite point to living room
- SkyQ / Satellite point to ground floor living room & first floor living room to homes 73, 74, 75, 76
- Television point to all bedrooms and study where applicable

*Where applicable



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

INTERIOR FINISHES

- Three panelled, satin painted internal doors with antique brass door furniture
- Feature glazed doors from ground floor hall to kitchen/family/dining and living room and from landing to 1st floor living room (where applicable) 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
- Decorative panelling-effect to 1st floor living room to homes 73, 74, 75 & 76.
- Decorative panelling-effect to ground floor living room to homes 1, 36, 41, 72

- Bespoke fitted dressing room to bedroom 1 within numbers 73, 74, 75, 76 with satin painted internal door and internal fittings to include single and double hanging, shelving and drawers where possible
- Bespoke fitted wardrobes to bedroom 1 within remaining homes 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/dining
- 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 and rear of property
- 10-Year Premier Guarantee issued on build completion

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

SPECIFICATION

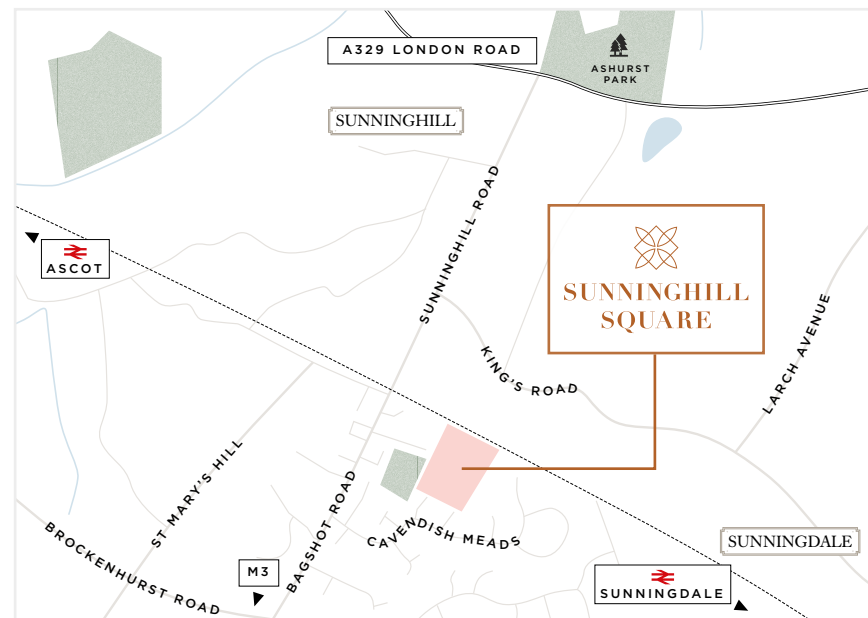
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ROYAL COUNTY OF BERKSHIRE

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