



SUNNINGHILL SQUARE

ROYAL COUNTY OF BERKSHIRE



Computer Generated Imagery, indicative only

DISCOVER THE JOY OF VILLAGE LIFE

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

A boutique collection of Victorian-inspired homes that reflects the character of Sunninghill, a sought-after location neighbouring Ascot and Windsor, 10.4 miles[†] west of Heathrow and 28 miles[†] from central London.

Tucked mere moments away of the charming village high street - rich in independent coffee houses, boutiques, florists, and eateries - and surrounded by a plethora of premium educational options, Sunninghill Square is a peaceful place to call home providing the perfect marriage of privacy and location.

Berkeley
Designed for life

St William
Designed for life



THE LOCATION

- Some of England's most famous towns on the doorstep
- Famous sporting venues and events nearby include Royal Ascot, Guards Polo Club and Henley Regatta
- Renowned golf courses in the area include Wentworth, Sunningdale and The Berkshire
- A range of boutique high street shops can be found at Ascot and Windsor. Enjoy fine dining at a choice of Michelin starred restaurants in Bray, 10 miles (16km²) away
- Soak up the natural beauty of nearby Windsor Great Park, Virginia Water and Swinley Forest
- Local 5-star hotels and spas include Coworth Park and Pennyhill Park



KEY CONNECTIONS

BY TRAIN FROM ASCOT STATION*

READING
7 STOPS, 28 MINUTES
RICHMOND
8 STOPS, 35 MINUTES
CLAPHAM
9 STOPS, 43 MINUTES
WATERLOO
10 STOPS, 54 MINUTES

BY CAR FROM SUNNINGHILL SQUARE*

M3 - JUNCTION 3
3.6 MILES / 5.9 KM
WINDSOR
8.1 MILES / 13.0 KM
HEATHROW
10.4 MILES / 16.7 KM

*Approximate journey distance Source: www.nationalrail.co.uk and www.google.com/maps. Map above is not to scale, indicative only. Source: Google Maps, locations are approximate.

EDUCATION

Primary, Secondary & Colleges

St Michael's School	0.5 mile / 750 m
The Marist School	0.7 mile / 1.2 km
South Ascot Village School	1.3 miles / 2.1 km
Sunningdale School	1.4 miles / 2.2 km
Holy Trinity School	1.6 miles / 2.6 km
Cheapside School	2.2 miles / 3.6 km
Charters School	0.8 mile / 1.3 km
St Mary's School	0.9 mile / 1.4 km
Heathfield School	3.3 miles / 5.3 km
Eton College	9.8 miles / 15.8 km

Universities

Royal Holloway University	5.7 miles / 9.1 km
University of Surrey	13.8 miles / 22.3 km
University of Reading	14.3 miles / 23 km
Imperial College London	25.9 miles / 41.6 km

THE DEVELOPER

Founded in 1976, Berkeley Group is a leading developer of outstanding homes, and has won numerous awards for quality design and customer service.

PROJECT ARCHITECTS

CHBC Architecture

LANDSCAPE ARCHITECTS

Charnwood Landscape Design LTD

THE DEVELOPMENT

A boutique collection of Victorian-inspired homes and a village green, located in the characterful village of Sunninghill.

THE HOMES

3, 4 & 5 bedroom houses and 2 bedroom coach houses, inspired by the Victorian architecture abundant in the area.

All the homes are designed with heritage detail and effortless elegance, creating a contemporary yet timeless finish.



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

ACCOMMODATION MIX

Estimated completion from Q1 2023

	No.	Size Range (sq ft)	Size Range (sq m)	Prices From	Est. Rental Range (PCM)*
2 Bedroom Coach Houses	4	845	78.5	£525,000	£1,800 - £2,000
3 Bedroom Houses	17	1,292 - 1,294	120.0 - 120.2	£760,000	£3,000 - £3,500
4 Bedroom Houses	24	1,674 - 1,777	155.5 - 165.1	£945,000	£3,750 - £4,250
5 Bedroom Houses	8	1,910 - 2,297	177.4 - 213.4	£1,175,000	£5,250 - £5,500

*Based on Savills Lettings Forecast as of April 2022

5 YEAR HOUSE PRICE GROWTH FORECAST*

	2022	2023	2024	2025	2026	5 Year
South East						
Savills	3.0%	2.5%	2.0%	1.5%	1.0%	10.4%

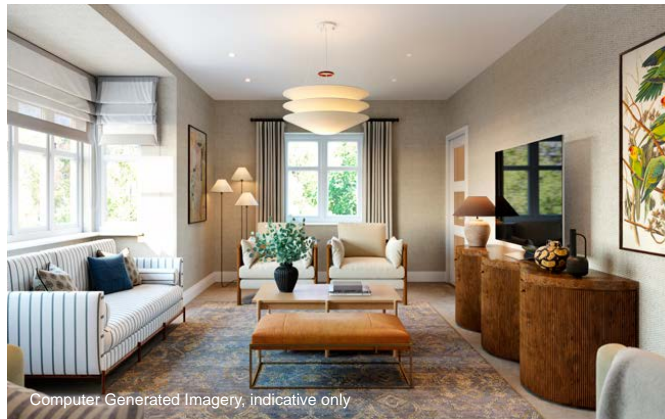
Source: Based on Savills Residential Property Forecast as of November 2021



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ESTATE CHARGE

Houses - £470 pa
Coach houses - £1,100 pa

STAMP DUTY LAND TAX

Payable on UK properties for owner/occupier purposes and at a higher rate for investors who own multiple properties in the UK and overseas

TENURE

Houses - Freehold
Coach Houses - Leasehold 999 years

CAR PARKING

Single garage and / or allocated parking spaces. Varies between properties. Please check for details.

LOCAL AUTHORITY

Royal Borough of Windsor and Maidenhead

BUILDING INSURANCE

10-year Premier Guarantee

COMPLETIONS

2023-2024

TERMS OF PAYMENT

1. At the point of reservation, a fee of £5,000 will be taken on a credit / debit card to reserve your new home.
2. Exchange of contracts is required to take place 28 days from the receipt of legal contracts by your solicitor.
3. Our usual procedure is that upon exchange, 10% of the purchase price, less reservation fee paid, is required. A further 10% advance payment of purchase price is payable no later than 6 months after exchange of contracts.
4. The remaining balance of 80% will be due on legal completion of your new home.

DOCUMENTATION

Documentation required to reserve:

- One form of photo identification is required for each purchaser - passport, driving licence, State ID card
- One form of proof of address for each individual - current utility bill or bank statement showing name and home address no older than 3 months
- Confirmation of source of funds, such as proof of cash
- Confirmation of purchase as owner/occupier or investor

Should the purchase be made in a Company name, the following is required:

- Certificate of Company Incorporation and Memorandum of Articles and Association

Sunninghill Square, Cavendish Meads, Sunninghill, Ascot, SL5 9TB

Call us: 01344 957 000 | sunninghillsquare@berkeleygroup.co.uk | www.sunninghillsquare.co.uk

Berkeley St William
Designed for life

Proud member of the Berkeley Group of companies

OUR VISION
2030
TRANSFORMING TOMORROW



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†Approximate distances. Source: www.google.com/maps. 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's 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. 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 is a marketing name 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. The property areas are provided as gross internal areas under the RICS measuring practice 6th edition recommendation. Houses are freehold, coach houses are acquired with a 999 years leasehold starting from 2023. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. Applicants should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision. Our sales representatives for overseas property work exclusively in relation to properties outside Hong Kong and are not to deal with any property situated in Hong Kong unless expressly stated otherwise, are not licensed under the Estate Agents Ordinance to deal with Hong Kong properties. Computer generated and lifestyle images are indicative only. Planning permission 18/02704/FULL (Royal Borough of Windsor & Maidenhead). Date of publication: April 2022.