





# Sunningdale Park

ROYAL BERKSHIRE



SCHOLARS  
ROW

Berkeley  
Designed for life.



Set over 79 acres in an idyllic corner  
of the Royal County of Berkshire,  
Sunningdale Park is a country estate  
re-imagined for 21st century living

When you first see Sunningdale Park, you will marvel at the stunning views over the expansive parkland with its open fields, woodland, walled garden and lake. Many of our homes are historic estate buildings that will be lovingly restored and sympathetically converted to reside in harmony alongside a range of new houses and apartments.

Meander amongst the meadow grassland and woodland trails with its abundance of wildlife. Admire the 500-year-old chestnut tree, one of almost 10,000 trees that populate the estate. Glimpse Northcote House, a neo-Georgian mansion, tucked in a quiet corner of the parkland as it peeks through the treetops.

All this beauty and tranquillity is on the very doorstep of homes built to Berkeley's exacting standards. Step into Sunningdale Park and see a special place where a spectacular landscape and the captivating history of a country estate form the backdrop for a new and thriving community.



Perfectly located and surrounded  
by natural beauty

Windsor Great Park

Guards Polo Club

Virginia Water Lake

Coworth Park Hotel & Spa

Sunningdale  
Station

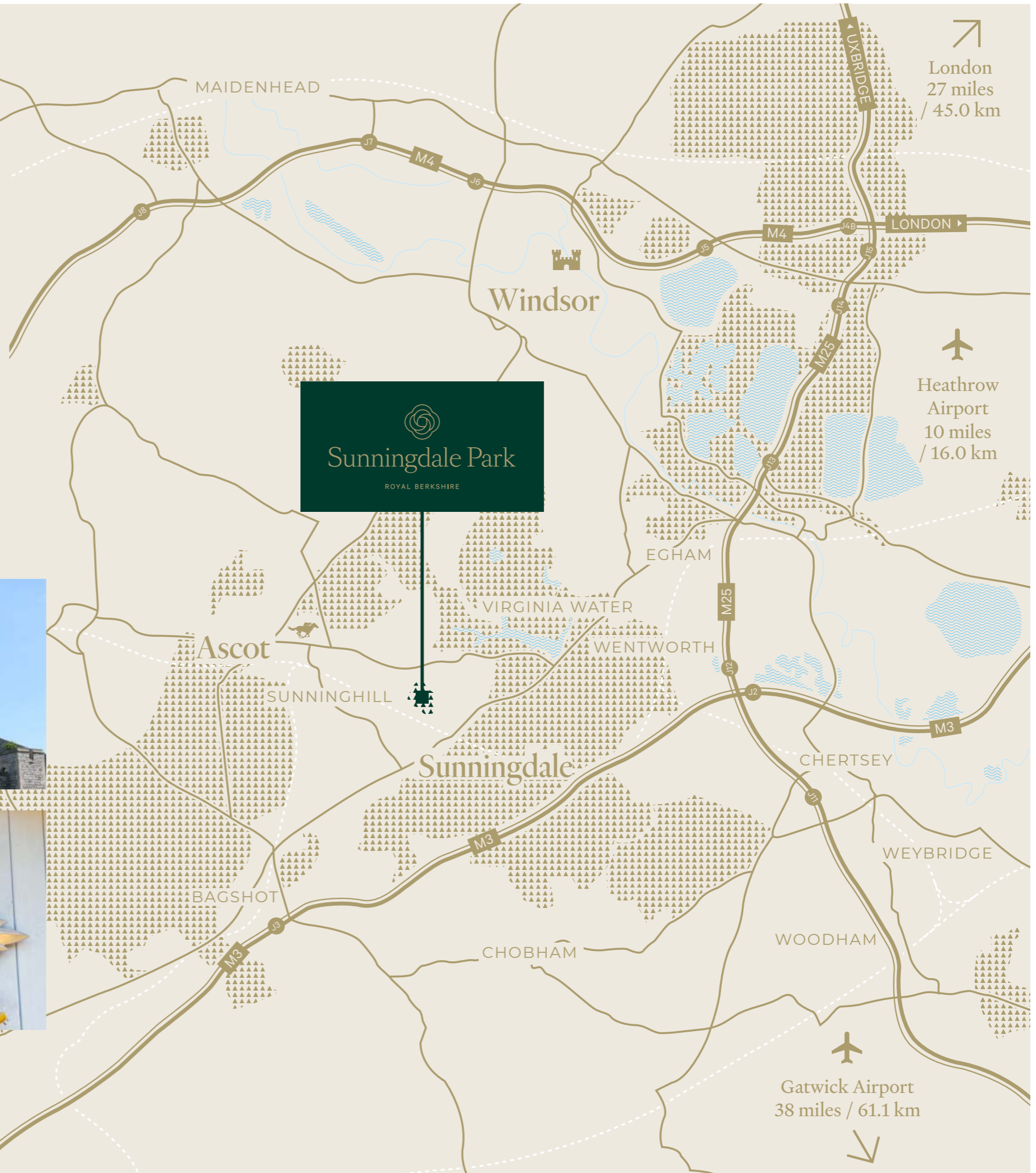
1.3 miles  
/ 2.0 km

Northcote House



**Sunningdale Park**  
ROYAL BERKSHIRE

Within the 'golden triangle' that takes in neighbouring Windsor and Ascot, Sunningdale Park offers a truly enviable lifestyle





# Scholars Row

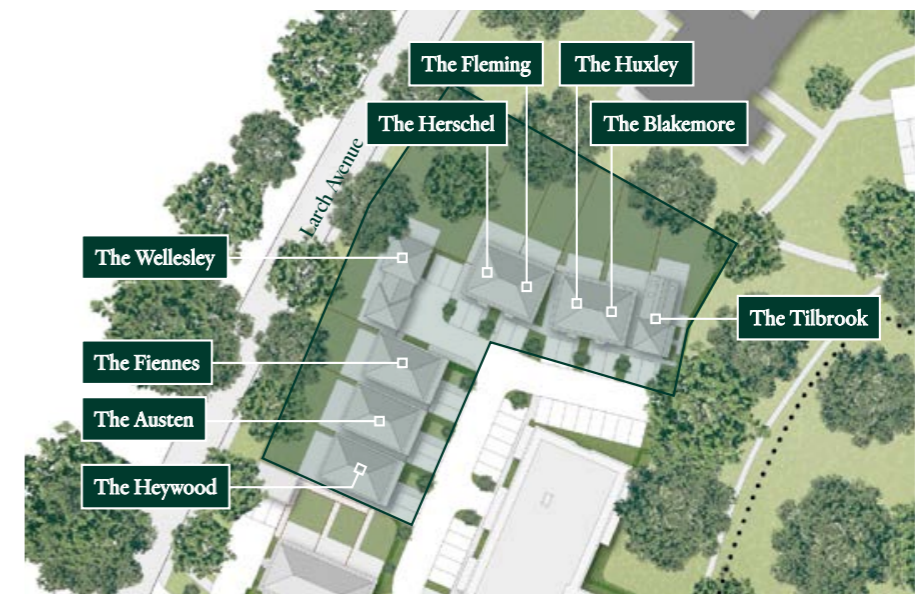
## An evocation of the classical style

Enjoying a tranquil position along Larch Avenue and adjacent to the glorious 47-acre parkland, Scholars Row is a collection of nine beautiful homes offering a unique opportunity to experience the quintessential Sunningdale Park lifestyle.

In each home, three storeys of exquisite accommodation are carefully considered and rich in detail. You will be impressed from the first moment, as you step into the entrance hall and glimpse the inviting living spaces beyond. The kitchens, hand crafted by Charles Yorke, have timeless Shaker-style cabinetry and appliances of the highest calibre, while the bathrooms are a stunning blend of modernity and luxury.

Throughout, herringbone design flooring, ornate panelling and cornices, which complement the panelled doors, set the tone of traditional elegance.

Each Scholars Row home also has its own north or west facing garden, enabling you to enjoy outdoor life in privacy.



\* Northcote House and Gardens are being undertaken by Audley Retirement Villages

Site plans are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, landscaping and specification at any time.



## A natural panorama

As the seasons change, the beauty of the surrounding parkland reveals itself, from spring and summer verdancy to the crisper hues of autumn and winter. A glorious landscape to explore, run, relax or walk the dog. Sunrise to sunset, this is a magical place to be.

## True to tradition

The entrance of Sunningdale Park has been designed to continue the beautiful tree-lined approach from the existing Larch Avenue into a new boulevard, offering direct views into the parkland beyond. Scholars Row is positioned off this main route, with generous amounts of landscaping complementing the surroundings.

The architecture of the houses is rooted in the neo-classical style, featuring red and buff brick with contrasting brick and stone banding.

The resulting street scene is elegant, calming, and in complete harmony with its surroundings.



Computer generated image, indicative only and subject to change.



The Heywood

The Austen

The Fiennes



# The Heywood, The Austen, The Fiennes

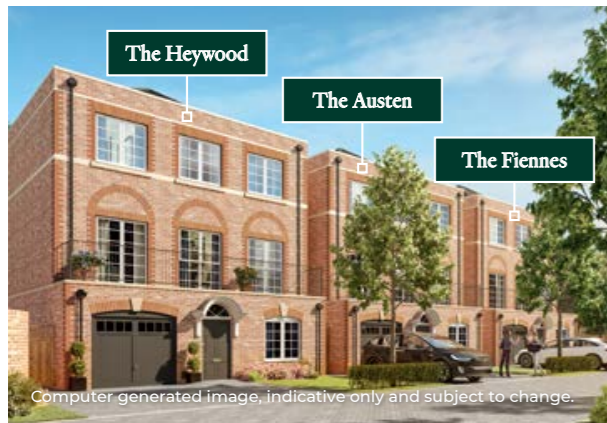
5 bedroom detached house with integral garage

Total Area 291.3 sq m 3,136 sq ft

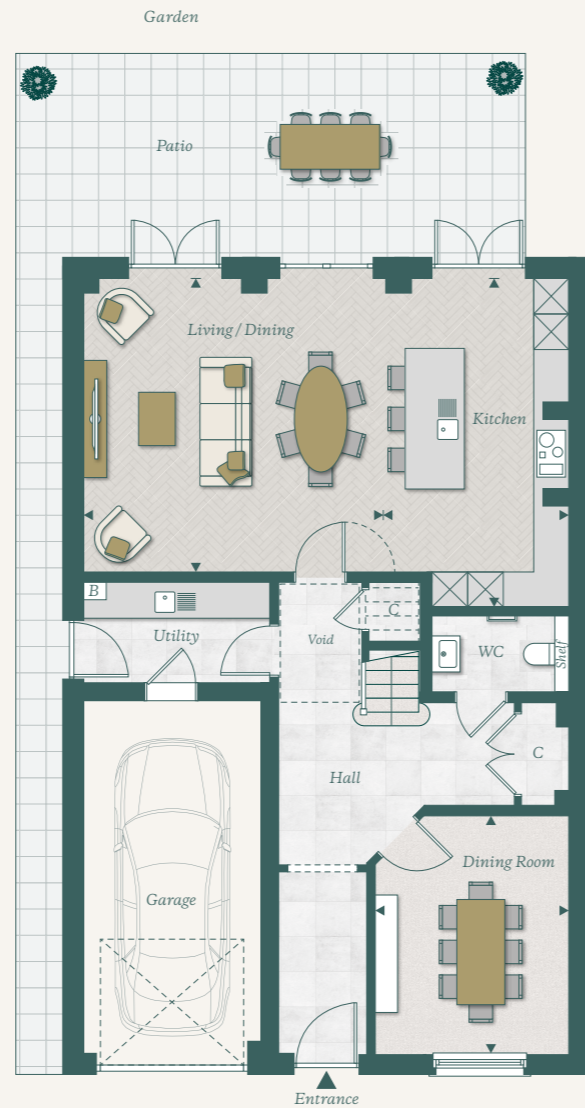
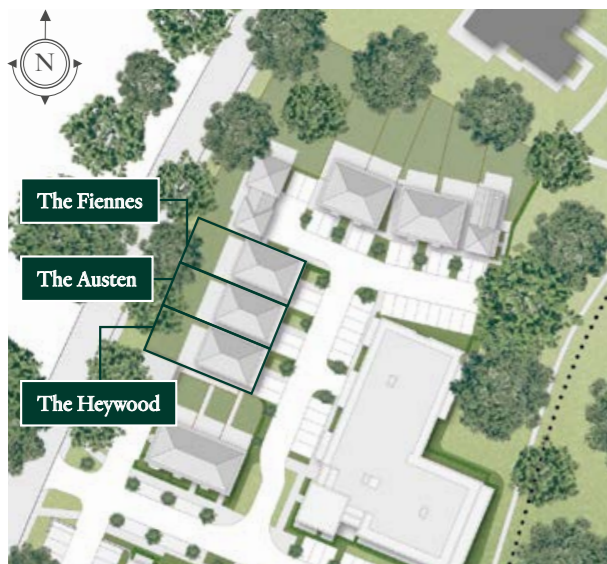
These impressive detached homes are lavish in space and detail. The open-plan kitchen, living, dining area extends the width of the house and one can step into the garden through two sets of double doors. There is access to this room from the garage via the utility area, and a separate dining room allows for more formal entertaining.

The first floor features a spacious landing, a drawing room with large balcony and a separate study. The principal bedroom comes with a walk-through dressing room leading to a luxurious ensuite.

Bedrooms 2, 3, 4 and 5 are on the second floor. Bedroom 2 benefits from an ensuite and a dressing room. Bedroom 3 is also ensuite, while the family bathroom, which contains a bath and a walk-in shower, serves the remaining bedrooms.



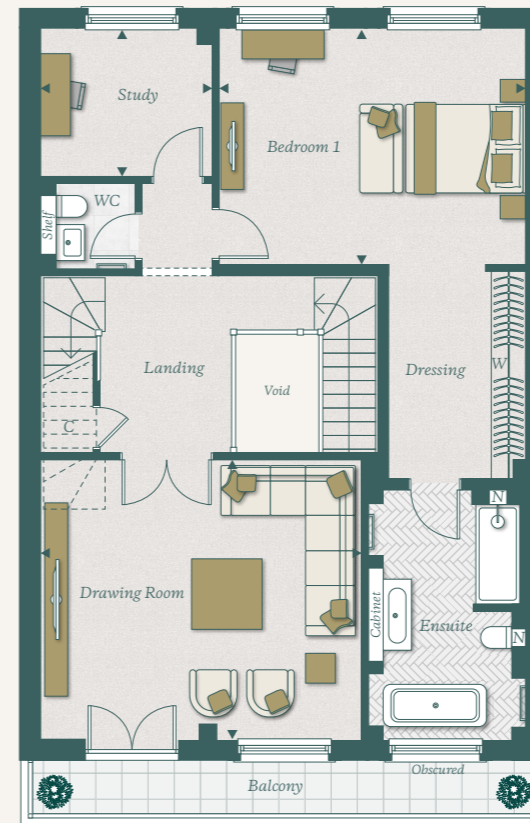
Computer generated image, indicative only and subject to change.



## GROUND FLOOR

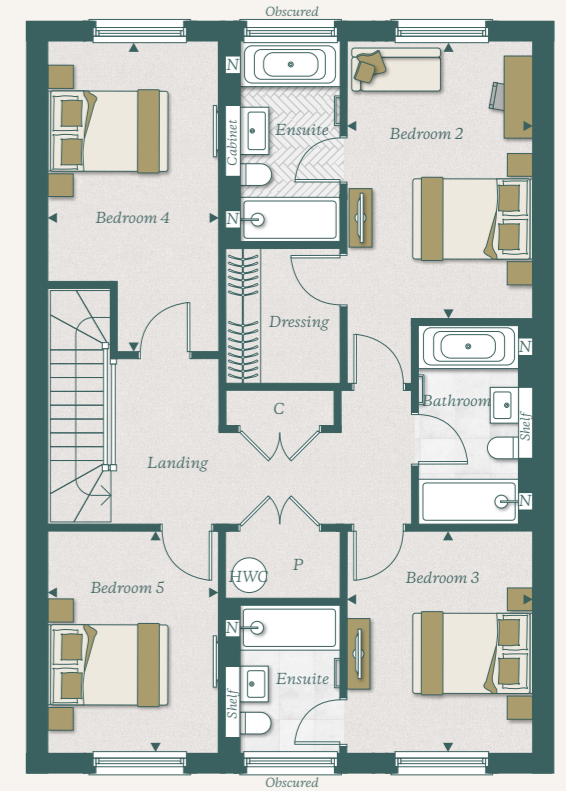
Kitchen	5.61m x 3.20m	18' 5" x 10' 6"
Living / Dining	5.01m x 5.09m	16' 5" x 16' 8"
Dining Room	4.05m x 3.31m	13' 3" x 10' 10"
Patio	Please refer to Sales Consultant	

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. 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. Paving to terrace is indicative only. 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. Ceiling heights may vary. Please ask Sales Consultant for further information.



## FIRST FLOOR

Drawing Room	4.77m x 5.47m	15' 8" x 17' 11"
Bedroom 1	4.01m x 5.25m	13' 2" x 17' 2"
Study	2.51m x 2.92m	8' 3" x 9' 7"



## SECOND FLOOR

Bedroom 2	4.71m x 3.18m	15' 5" x 10' 5"
Bedroom 3	3.77m x 3.18m	12' 4" x 10' 5"
Bedroom 4	5.28m x 2.92m	17' 4" x 9' 7"
Bedroom 5	3.77m x 2.92m	12' 4" x 9' 7"

◀ Measurement Points C Cupboard W Wardrobe HWC Hot Water Cylinder P Plant N Niche B Boiler ☒ Tall Cupboard

No.77 – The Fiennes; No.78 – The Austen; No.79 – The Heywood



The Wellesley



# The Wellesley

4 bedroom detached house with double garage

Total Area 213.3 sq m 2,296 sq ft

The kitchen/dining space and welcoming entrance hall define the ground floor of this house. From here, terrace doors take you to the double-aspect garden, which wraps around the house. A cloakroom and utility room, with direct access to the garden, complete the ground floor.

On the first floor, the spacious drawing room overlooks the garden. The principal bedroom suite, an extensive space with a dressing area, and large ensuite with a bath and walk-in shower, is also located on this level; as is bedroom 4, the family bathroom and the study.

Bedrooms 2 and 3, both of which are ensuite, are to be found on the second floor.



Computer generated image, indicative only and subject to change.



### GROUND FLOOR

Kitchen	3.44m x 4.60m	11' 3" x 15' 1"
Living / Dining	3.50m x 4.60m	11' 6" x 15' 1"
Patio	Please refer to Sales Consultant	

### FIRST FLOOR

Drawing Room	6.94m x 4.60m	22' 9" x 15' 1"
Bedroom 1	3.65m x 3.97m	12' 0" x 13' 0"
Bedroom 4	3.00m x 2.72m	9' 10" x 8' 11"
Study	2.18m x 2.15m	7' 2" x 7' 0"

### SECOND FLOOR

Bedroom 2	3.70m x 2.75m	12' 2" x 9' 0"
Bedroom 3	3.10m x 4.87m	10' 2" x 16' 0"

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◀ Measurement Points   C Cupboard   W Wardrobe   HWC Hot Water Cylinder   P Plant   N Niche   B Boiler   ☒ Tall Cupboard

No.76 – The Wellesley



The Herschel

The Fleming

The Huxley

The Blakemore



# The Herschel, The Fleming\*, The Huxley & The Blakemore\*

4 bedroom semi-detached house with integral garage

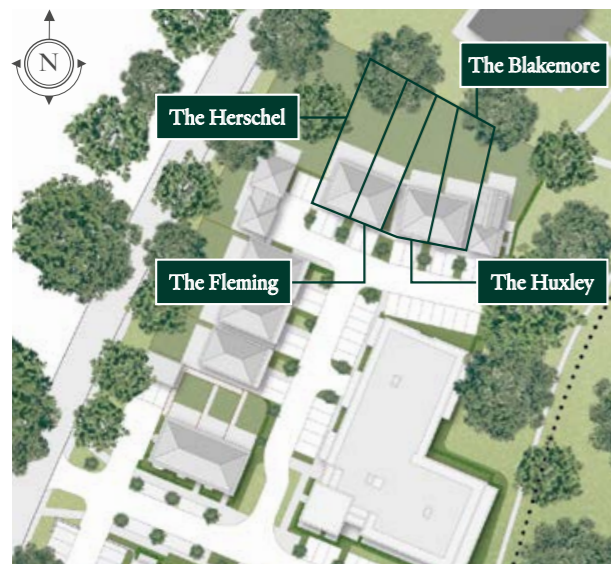
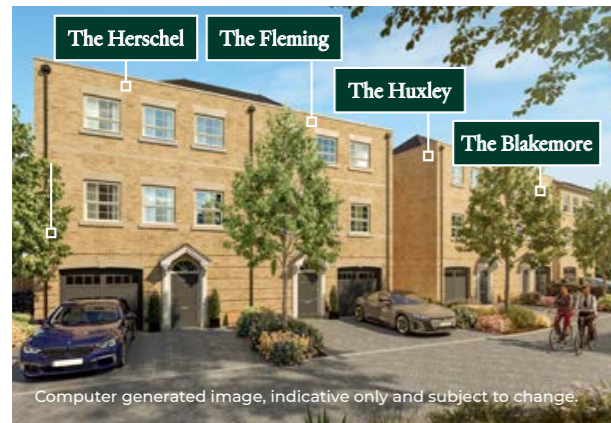
Total Area 181.6 sq m 1,955 sq ft

\*Handed

The open plan kitchen and dining room is an ideal modern family living space. It is designed to include a breakfast bar and opens to the garden through terrace doors. The ground floor is completed by a cloakroom and utility room, and access to the garage from the hallway.

A drawing room with ample space for an office or study area is to be found on the first floor. The luxurious principal bedroom suite includes a large dressing area and bathroom with a bath and walk-in shower.

On the second floor, bedroom 2 has an ensuite, while the generous family bathroom serves bedrooms 3 and 4. Bedroom 4 would also make an ideal study, a quiet area at the top of the house.

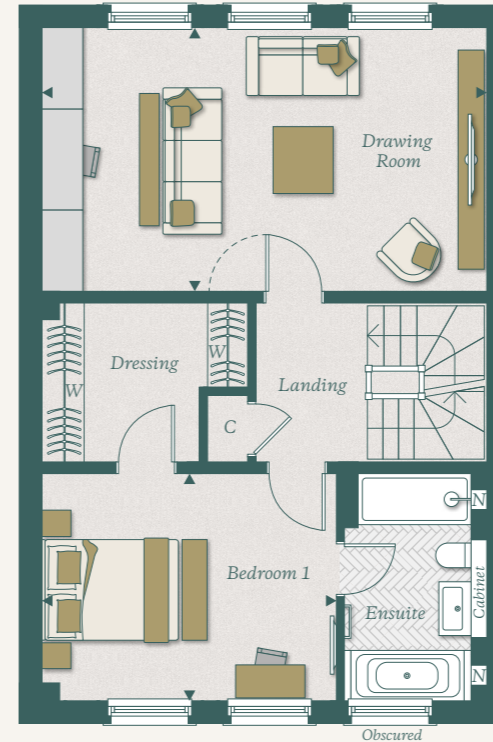


\*\* Patios are individual to each plot.  
Please ask Sales Consultant for further information.

## GROUND FLOOR

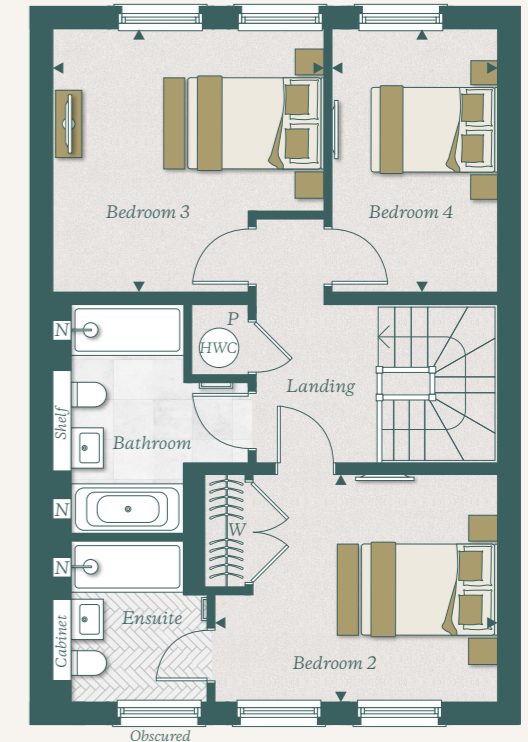
Kitchen	3.76m x 3.32m	12' 4" x 10' 11"
Dining	3.94m x 3.35m	12' 11" x 11' 0"
Patio	Please refer to Sales Consultant	

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## FIRST FLOOR

Drawing Room	3.93m x 6.67m	12' 11" x 21' 11"
Bedroom 1	3.39m x 4.41m	11' 2" x 14' 5"



## SECOND FLOOR

Bedroom 2	3.39m x 4.26m	11' 2" x 14' 0"
Bedroom 3	3.94m x 4.06m	12' 11" x 13' 4"
Bedroom 4	3.94m x 2.50m	12' 11" x 8' 2"

◀ Measurement Points C Cupboard W Wardrobe HWC Hot Water Cylinder P Plant N Niche B Boiler ☒ Tall Cupboard

No.72 – The Blakemore; No.73 – The Huxley; No.74 – The Fleming; No.75 – The Herschel



The Tilbrook



# The Tilbrook

3 bedroom house with integral garage

Total Area 187.7 sq m 2,021 sq ft

The ground floor kitchen/dining room, which includes a breakfast bar, is a multi-functional space with large French doors opening out to the garden. The floor is completed by a utility room and cloakroom, as well as an integrated single garage which can be accessed from the hallway.

Another distinguishing feature of this home is the first floor balcony overlooking the Country Park, opening from the extensive drawing room.

The dual aspect principal bedroom enjoys a bathroom with bath and shower, and a walk-in dressing area.

Bedrooms 2 and 3 are located on the second floor, along with a cosy study for two. Both are ensuite, with a dressing area to bedroom 2 and built-in wardrobes to bedroom 3.



Computer generated image, indicative only and subject to change.



### GROUND FLOOR

Kitchen / Dining	5.14m x 5.46m	16' 10" x 17' 11"
Patio	Please refer to Sales Consultant	

### FIRST FLOOR

Drawing Room	5.14m x 5.13m	16' 10" x 16' 10"
Bedroom 1	3.07m x 4.67m	10' 1" x 15' 4"

### SECOND FLOOR

Bedroom 2	3.27m x 5.13m	10' 9" x 16' 10"
Bedroom 3	3.16m x 3.20m	10' 4" x 10' 6"

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◀ Measurement Points   C Cupboard   W Wardrobe   RL Roof Light   HWC Hot Water Cylinder   P Plant   N Niche   B Boiler   ☒ Tall Cupboard

No.71 – The Tilbrook

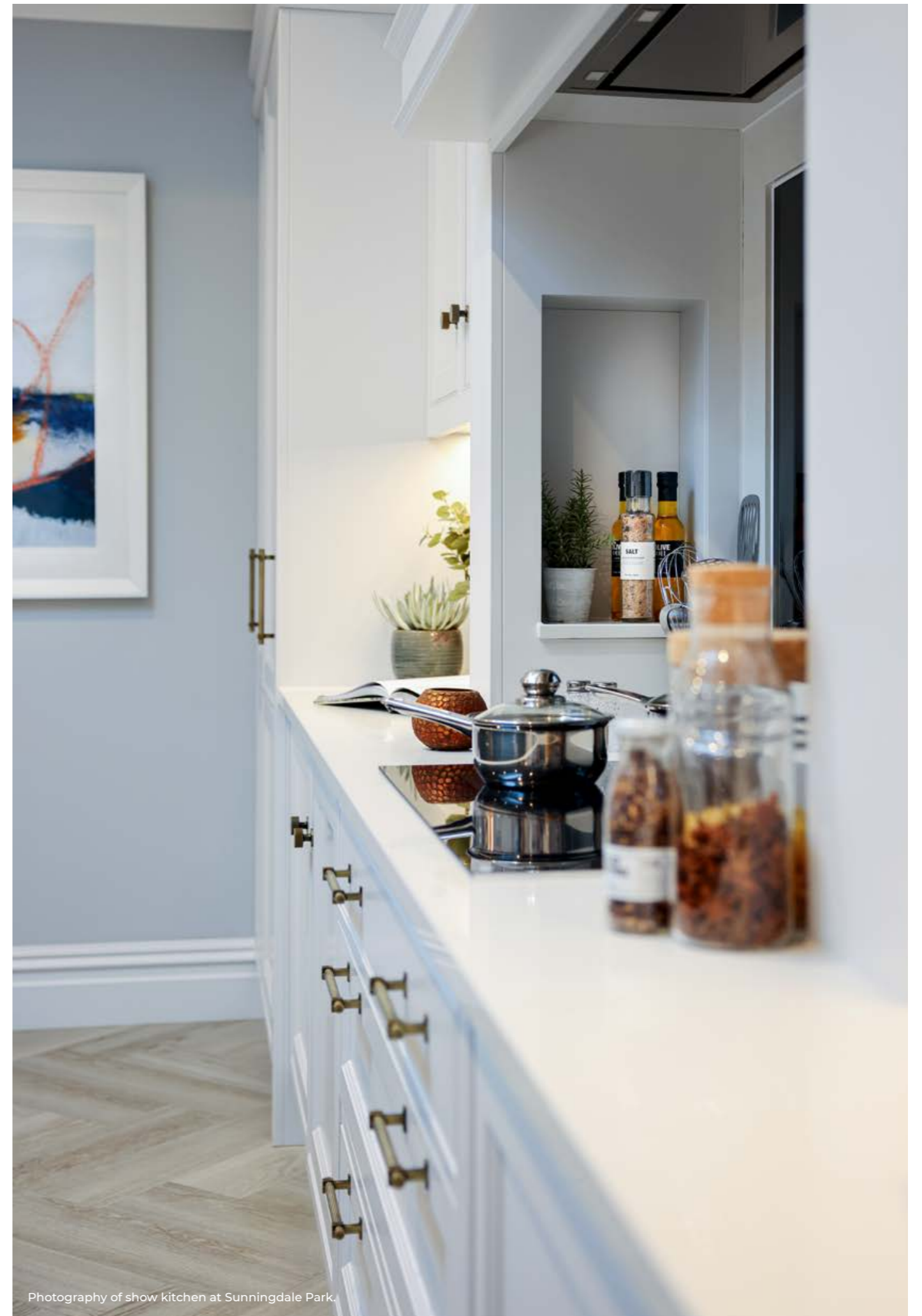


Truly bespoke -  
An aura of timeless luxury

Berkeley uses only the finest materials and fittings from leading brands, appointing each home to a high specification. Across all aspects of the design, intelligent planning is combined with an exceptional attention to detail, ensuring that every element is beautifully finished.



Photography of show kitchen at Sunningdale Park.



Photography of show kitchen at Sunningdale Park.



Traditional kitchen  
craftsmanship

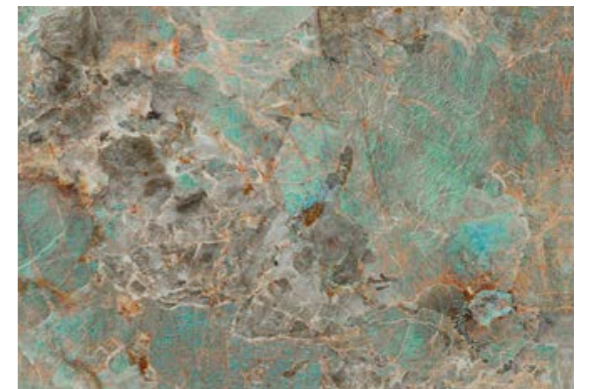


The Shaker-style cabinets are from leading British furniture-maker Charles Yorke, partnered by composite stone work tops and the full complement of Miele/Siemens appliances.



## Contemporary contrasts

Elegant and modern, the bathrooms and ensuites are havens of clean-lined luxury. Duravit sanitaryware is accessorised with Dornbracht fittings and feature tiled niches with LED lighting\*. Underfoot, the wood-effect porcelain herringbone flooring\* is both practical and comfortable.



\*Feature tiles and wood-effect porcelain herringbone flooring to ensuites 1 & 2 only.



## SCHOLARS ROW

### THE HOMES

- No.71* – The Tilbrook
- No.72* – The Blakemore
- No.73* – The Huxley
- No.74* – The Fleming
- No.75* – The Herschel
- No.76* – The Wellesley
- No.77* – The Fiennes
- No.78* – The Austen
- No.79* – The Heywood

### KITCHENS

- Handcrafted kitchens manufactured by Charles Yorke
- Composite stone worktops with matching upstand
- Mirror splashback to selected areas
- Stainless steel appliances throughout including:
  - Miele multi-function single oven
  - Miele compact microwave combination oven
  - Miele induction hob to homes 71-75, 77-79
  - Siemens integrated multi-function dishwasher
  - Siemens Larder Fridge
  - Siemens Larder Freezer
  - Falmecc induction hob with integrated downdraught extractor to home 76
  - Integrated extractor to homes 71-75, 77-79
  - Undermount stainless steel sink and brushed brass mixer tap
- Feature LED lighting to underside of wall units
- Feature pendant lighting above breakfast bar/Island where appropriate
- Feature wood-effect herringbone flooring

### UTILITY ROOM

- Composite stone worktop with matching upstand
- Space and plumbing provided for free-standing washing machine and tumble dryer
- Undermount stainless steel sink with mixer tap to homes 76, 77, 78, 79,
- Porcelain floor tiles to homes 71-79

### BATHROOMS

#### ENSUITE 1\*

- Duravit feature seamless bonded basin and vanity with Dornbracht single lever basin mixer
- Duravit wall mounted WC with soft-closing seat and dual flush plate
- Mirrored wall cabinet with integral lighting and shaver socket
- Shower enclosure with brushed nickel framed glass sliding door, Dornbracht chrome thermostatic mixer, wall mounted fixed shower head with separate handheld shower
- Freestanding bath with Dornbracht floor standing mixer and handheld shower to homes 77, 78, 79
- Steel enamel bath to remaining homes with Dornbracht mixer and handheld shower and tiled bath panel
- Feature tiled niches with LED lighting

#### ENSUITE 2

- Duravit feature seamless bonded basin and vanity with Dornbracht single lever basin mixer
- Duravit wall mounted WC with soft-closing seat and dual flush plate
- Fixed mirror over basin within home 76
- Mirrored wall cabinet with integral lighting and shaver socket to remaining homes
- Shower enclosure with brushed nickel framed glass sliding door, Dornbracht chrome thermostatic mixer, wall mounted fixed shower head with separate handheld shower
- Steel enamel bath to homes 77-79 with Dornbracht mixer and handheld shower and tiled bath panel
- Feature tiled niches with LED lighting

#### ENSUITE 3 / FAMILY SHOWER ROOM (WHERE APPLICABLE)

- Duravit basin and vanity with Dornbracht single lever basin mixer
- Duravit wall mounted WC with soft-closing seat and dual flush plate
- Fixed mirror over basin
- Shower enclosure with brushed nickel framed glass sliding door, Dornbracht chrome thermostatic mixer, fixed shower head with separate handheld shower
- Tiled niches with LED lighting

#### FAMILY BATHROOM (WHERE APPLICABLE)

- Duravit basin and vanity with Dornbracht single lever basin mixer
- Duravit wall mounted WC with soft-closing seat and dual flush plate
- Mirrored wall cabinet with integral lighting and shaver socket to home 76
- Fixed mirror over basin to remaining homes
- Shower enclosure where applicable with brushed nickel-framed glass sliding door, Dornbracht chrome thermostatic mixer, wall mounted fixed shower head with separate handheld shower
- Steel enamel bath to homes 72-75, 77-79 with Dornbracht mixer, handheld shower and tiled bath panel
- Steel enamel bath to home 76 with Dornbracht mixer, wall mounted fixed shower head with separate handheld shower, glass screen and tiled bath panel
- Feature tiled niches with LED lighting

### CLOAKROOMS

#### GROUND FLOOR CLOAKROOM

- Duravit feature seamless bonded basin and washstand with glass shelf and Dornbracht single lever basin mixer
- Duravit wall mounted WC with soft-closing seat and dual flush plate
- Fixed mirror over basin

#### FIRST FLOOR CLOAKROOM (WHERE APPLICABLE)

- Duravit wall mounted basin with chrome bottle trap and Dornbracht single lever basin mixer
- Duravit wall mounted WC with soft-closing seat and dual flush plate
- Fixed mirror over basin

### ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- CAT 6 cabling throughout with data points provided to all rooms allowing for internet TV service
- Recessed LED downlights to kitchen/dining area, drawing room, hallway, utilities, bathrooms & cloakrooms and enclosed dressing rooms\*
- 5-Amp lighting circuit to formal drawing room, formal dining rooms and bedroom 1
- Pendant lighting to feature in drawing room\*, living/dining area\*, dining room\*, study\*, snug\*, bedrooms and landings

### HEATING

- Gas fired central heating with mains pressure hot water and cylinder
- Underfloor heating to ground and first floor with radiators to the second floor
- Chrome heated towel rail to bathrooms

\*Where applicable.

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 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 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. Photography of specification and computer generated images are indicative only and subject to change.



## SCHOLARS ROW

### INTERIOR FINISHES

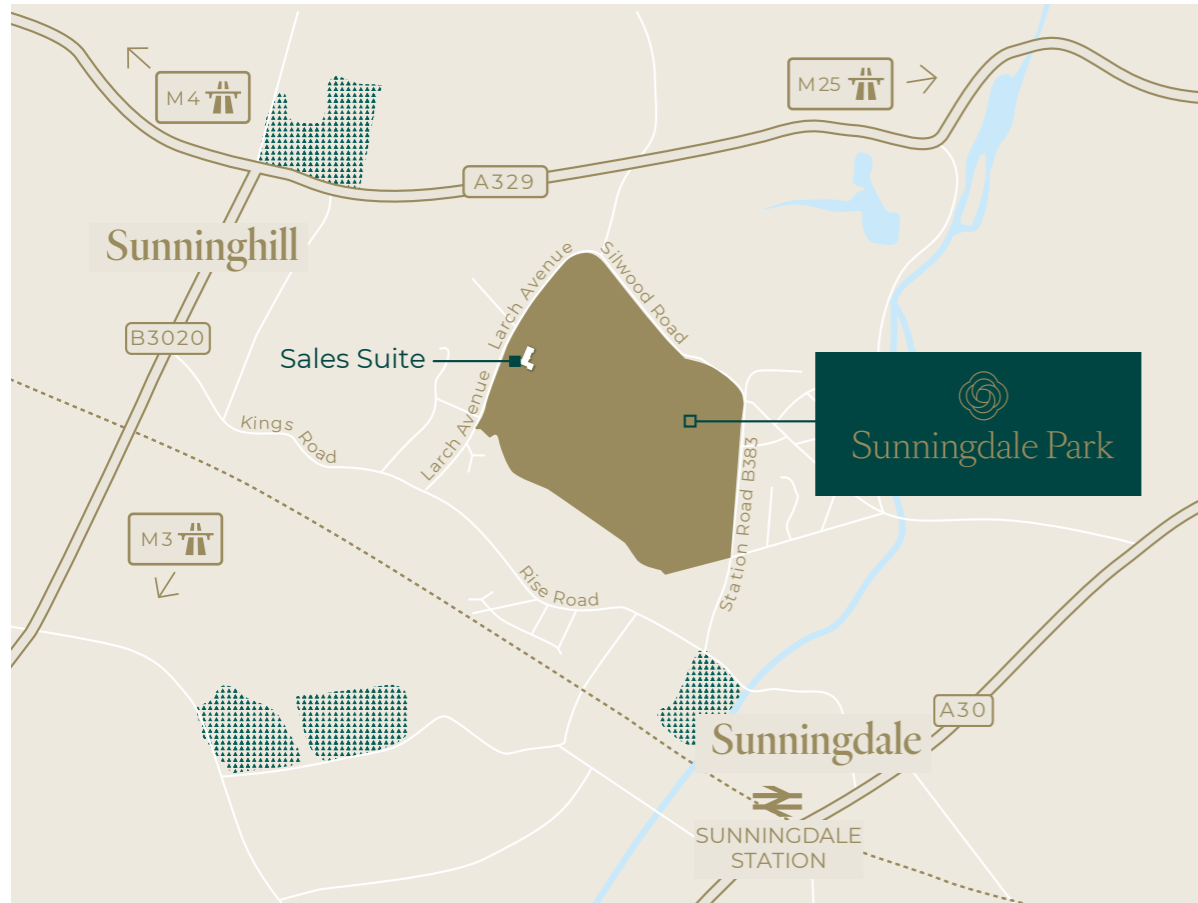
- Two panelled satin painted internal doors with antique brass door furniture
- Feature glazed doors to kitchen/living/dining\*, kitchen/dining\*, drawing room and dining room\* with antique brass door furniture
- Satin painted skirting and architraves
- Painted staircase – with grey stained oak to newel caps and handrail. Base rail, newel post and balusters painted to suit woodwork
- Decorative cornice to feature throughout kitchen, reception rooms (excluding study), hallway and landings
- Decorative panelling-effect to drawing room and formal dining room\*
- Bespoke fitted dressing room to bedroom 1 with satin painted internal door with internal fittings to include single & double hanging and drawers applicable to homes 72-75
- Bespoke fitted wardrobes to bedroom 1 with internal fittings to include single & double hanging rails & drawers to homes 71, 76-79
- Bespoke fitted dressing room to bedroom 2\* with satin painted internal door with internal fittings to include single & double hanging
- Wardrobes to bedroom 2 with satin painted internal doors and single shelf and hanging rail
- Ceramic/porcelain wall tiling to selected walls in bathrooms, ensuites and cloakrooms
- Porcelain floor tiles to the hallway, bathrooms and cloakrooms
- Wood-effect flooring to kitchen/living/dining
- Carpet laid to remainder of the property

### CURITY & PEACE OF MIND

- Property will include an intruder alarm with wireless panic button
- 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 warranty

### EXTERNAL FEATURES

- Landscaping to front of the properties and turf to the rear garden
- Patio area
- External tap
- External power supply to the rear of property
- Garage with electric doors and provision for future electric vehicle charging to homes 71-79



For more information please contact:

T: +44 (0) 1344 551 120 | [sunningdalepark@berkeleygroup.co.uk](mailto:sunningdalepark@berkeleygroup.co.uk) | [sunningdalepark.com](http://sunningdalepark.com)

### Sales Suite

Larch Avenue, Sunningdale,  
Ascot, Berkshire SL5 0AR

### Directions

Please scan the QR code for  
directions to Sunningdale Park.



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 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 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. Sunningdale Park and Scholars Row are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. O417/05CA/0123

