



16 CHARTERS COURT

SUNNINGHILL | BERKSHIRE

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THIS LUXURIOUS PENTHOUSE APARTMENT IN CHARTERS ESTATE COMES WITH AN UNRIVALLED LEVEL OF SECURITY AND SERVICE, SET AMIDST 24 ACRES OF BEAUTIFULLY MANICURED GROUNDS. WITHIN EASY REACH OF LONDON AND HEATHROW, CHARTERS OFFERS A UNIQUE LIFESTYLE FOR DISCERNING RESIDENTS.

Penthouse – 3214 sq ft / 298 sq m | Private lift lobby | Entertaining suite & terraces

3 bed, 4 bath | High spec throughout | High security estate

On-site leisure facilities | 24-hour security & Concierge

Close to London & Heathrow | An 'unrivalled lifestyle'



Apartment 16 offers a clever balance of space for everyday living and formal entertaining, all of which exploits the abundance of light and views of the grounds.

Set over two floors, both accessible by lift, the penthouse apartment extends to 3214 square feet / 298 square metres.



The entrance is suitably grand with walnut woodwork, polished steel/chrome, feature lighting leading in to a large Carrera marble floored hallway. To one side is the kitchen, dining and living area, the hub of the home. This partially open plan kitchen, living, dining area features wrap-around windows.

The kitchen is custom fitted with Bulthaup kitchen units and Miele and Gaggenau integrated appliances, the dining area opens on to a balcony while the living area has a feature fireplace for cooler nights.







At the far end of the first floor are two double bedrooms. The main suite includes a walk in wardrobe, beautifully handcrafted in walnut. This room is dual aspect, with the trademark wrap-around windows overlooking mature trees and garden. The en-suite bathroom includes a large shower and bath with a fitted TV because, why not?!

Bedroom two also includes an en-suite shower room. Finishing off the first floor is a utility room, w.c. and hallway cupboard.





The spectacular sun room spans one side of the second floor with wall-to-wall glass opening onto terraces both sides with views of the grounds and a hot tub. The sun room includes a large bar with a fully equipped kitchen, ideal for entertaining.

There is private lift access to this floor, leaving you free to entertain guests while the Concierge escorts new arrivals directly to the sun room.

This is the perfect room for parties, formal events and movie nights. Or perhaps a quiet cocktail at the end of the day in the hot tub.





The other side of the top floor holds bedroom 3, currently used as a study with a balcony and en-suite shower room. The landing area has a reading gallery with fitted shelving units and book cases and views over the terrace and grounds.

The architects of Charters have achieved a rare blend of luxury and grandeur with comfortable functionality much valued by the distinguished residents.



TECHNOLOGY

Crestron home automation technology forms the basis for the in-apartment technology, including:

- Electric Underfloor heating
- Automated heating and air-cooling system
- Audio-visual
- Electronic lighting audio-visual controls
- Motorised curtains

Crestron interfaces with a wide range of technology from other suppliers if required, such as Sonos.

Cat 5 cabling is installed throughout the apartments.

PARKING

There are 3 allocated parking spaces in the secure underground car park, two of which are in front of the lift lobby. There is ample visitor parking.



CHARTERS ESTATE

“There are no such things as problems here. Life is easy and stress free.”

AN UNRIVALLED LIFESTYLE

Amidst 24 acres of beautifully manicured grounds sits Charters Estate, offering the rare combination of peace and tranquillity with the highest standard of privacy and security.

Discretely located between Sunningdale and Sunninghill, Charters is within easy reach of London, Heathrow airport and the M25, M3 and M4 motorways. Closer to home, this area is renowned for superb restaurants, shops and world class recreational facilities including Wentworth Golf Club, Ascot race-course and Guards Polo Club.

HISTORY

Charters has a rich history dating from the Art Deco era and the renovation to create the apartments and the new Garden House and Court blocks has stayed true to that. Indeed, the original architect of the listed building consulted with the developers on the building and renovation works.

Commissioned by Frank Parkinson in the late 1930s, the centrepiece of Charters Estate followed the Art Deco principle of ‘purposeful living’ and incorporated state of the art technology and finishes, some of which remain today.

Upon completion, Country Life lauded Charters as “One of the last great country houses to be built in Britain” and the “Blueprint for future country-house living”. Confirming its social status, Charters went on to play host to Sir Winston Churchill and the Duke and Duchess of Windsor, post abdication.

In the early 2000s Charters underwent a significant renovation to create the apartments and lifestyle we see today.

The grounds and apartments pay homage to the Art Deco era. The original garden columns, now Grade II listed remain, while the new building interiors are finished with polished steel and illuminated etched glass. Charters remains a great country estate to be enjoyed at the highest of today’s standards.

PRIVACY & SECURITY

Charters is a high security estate. Cameras around the perimeter are monitored by 24-hour on-site security and only the Concierge can admit guests who are in turn escorted to their hosts’ apartment.

This is a home for people to relax from the stresses and attentions of the outside world.

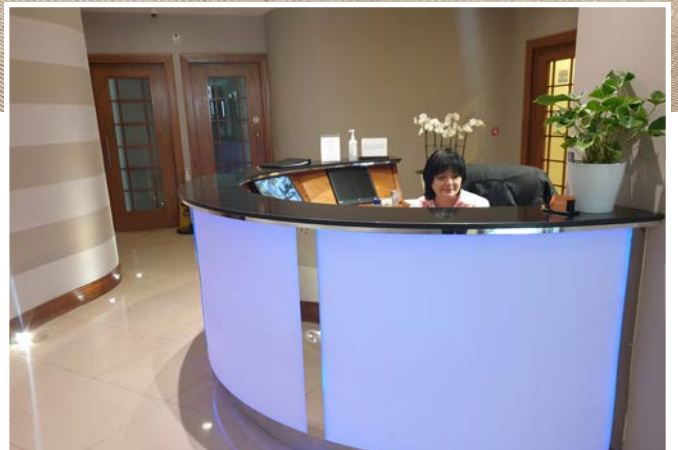
Further details on security measures can be provided on request.

LEISURE FACILITIES

- 25 Metre indoor heated swimming pool
- Sauna & steam room
- Gym
- Tennis court
- Changing rooms with towels, robes and luxury toiletries
- Spa and therapy treatment room
- Billiards room
- Garden pavilion with BBQ and pizza oven

ESTATE MANAGEMENT

- The Estate is freehold with each owner having one share in the Management Company (SAPCL) managed by a full-time Estate Manager and employing around 24 staff
- The Directors of SAPCL are (volunteer) owners
- The Estate Manager works closely with all residents to ensure upgrades and services meet the evolving needs of all residents





THE LOCATION

Sunninghill in Berkshire is a quiet, sought after village popular with discerning residents who value discretion.

With Sunningdale Golf Club, Wentworth Golf Club, Guards Polo Club and Ascot Racecourse all within 3 miles, Sunninghill offers year round activities on the doorstep. Noteworthy dining and social spots include Coworth Park Hotel, Bluebells and Pazzia. Twenty minutes away is the village of Bray with The Fat Duck, The Waterside Inn, The Crown and Hinds Head Michelin starred restaurants.

For shopping, Sunninghill is a pretty, friendly village a short walk from Charters with a few independently owned shops, hairdressers and restaurants. Sunningdale is a mile away with boutiques, tailors, interior designers, cafes, a butcher and a Waitrose. Sunningdale also has a mainline train station, or if you prefer, a Rolls Royce dealership. For something a little sportier, nearby you'll find a Maserati and Ferrari showroom, also in an Art Deco design and a McLaren showroom.

There are three garden centres nearby where you will variously find Bevans, voted the UKs best butcher, a Lakeland concession and other select brands.

Windsor Great Park is nearby, the 4500 acre park stretching to Windsor Castle. Within the park you'll find Savill Garden, Virginia Water Lake and on the far side, The Long Walk. Windsor Great Park is ideal for beautiful English countryside walks, whatever the season.

Charters is popular with international buyers who value the internationally renowned schools nearby including The Sunningdale School with its impressive track record of securing places at Eton and Harrow. Papplewick, ACS International School and the Marist School are all on the doorstep.

Roads

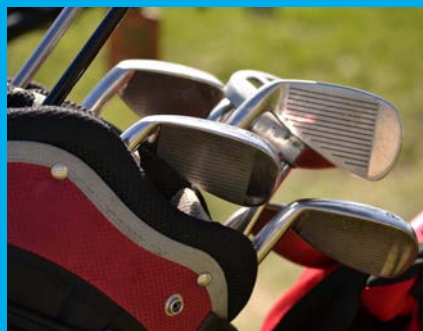
- A30: 0.7 miles
- M3: 3.5 miles
- M25: 6 miles
- M4: 10 miles

Trains

- Sunningdale train station: 1 mile. Every 30 minutes – 51 minutes direct to Waterloo

Airport

- London Heathrow: 10 miles



SELLER INSIGHT

We were one of the first residents at Charters. We saw an article about the estate in the Sunday Times, jumped straight in the car and bought off-plan. Charters offered an exceptional and unique luxury lifestyle, there is probably nowhere else like this in the country.

We appreciated the Art Deco style of the building with its clean lines, high ceilings and quality finish. The gardens are beautifully manicured and free from traffic noise or pollution. Charters has the perfect balance of peace and tranquillity.

The quality and ease of lifestyle here has a sense of luxury usually only found in 6* hotels. The 24-hour Concierge service is outstanding and comprehensive and designed to make our lives easier and smoother.

It's a beautiful part of the country with high quality residential areas. We have some of the best golf courses in the world on our doorstep, lovely villages, great restaurants and easy access to London and Heathrow airport. Sunninghill village is a 12 minute walk with some good shops and restaurants – the Carpenter's Arms – a French-owned bistro - is our favourite.

PRIVACY AND SECURITY

Residents value their privacy deeply, it's one of the benefits of living here. People tend to keep to themselves, although we know most residents to say hello to on the rare occasion we cross paths and some great friendships have been formed here.

Charters is a high security estate. We have 24 hour security with cameras around the perimeter. Many residents have other homes and travel extensively, so the level of security here is invaluable and adds to the stress-free lifestyle Charters affords us. During absences, the Concierge, security and in-house housekeeping team will look after the apartment for you. It's the perfect 'lock up and leave' home.

CONCIERGE

The Concierge service here is second to none. We have a 24-hour service with ample staff ensuring that there are never delays or compromises. It feels like having our own team on hand.

Communicating with the Concierge via intercom, WhatsApp, or phone means that accessing them is easy. Deliveries are made to the front-door and a WhatsApp sent to notify us so that we are not disturbed; rubbish we place outside our door disappears within minutes after notifying the Concierge. These services are actually our favourites because it's a regular need and feels rather indulgent!

The Concierge can offer high level support if required. For instance, the 'welcome home' service is popular; we can go away for 3 months knowing they're checking the apartment regularly, they'll drive the cars around the estate every now and then, arrange servicing and cleaning, organise apartment cleaning and stock the fridge, on instruction, for our return.

GROUNDS AND FACILITIES

We use the sauna and steam room from time to time; it's in our building so we can access the spa directly from our apartment, in dressing gown and slippers if desired. We call the Concierge ahead of time so the sauna is ready for us when we head downstairs.



The billiards room can be privately booked so we use it fairly regularly for meetings or other get-togethers. The bar can be stocked too if required. Our guests enjoy using the facilities here as well; the pool is particularly popular with our grandchildren!

There are no such things as problems here. Life is easy and stress free and enables us to live our lives without worrying about the little details and inconveniences.

APARTMENT 16

We spend most of our time in the kitchen/living/dining area. It's big enough to conduct our daily lives and while it's open plan it's not too open,

stark or cold. We start the day here with breakfast, sometimes on the balcony, work at our desks and finish the day with dinner and TV.

The sun room/entertainment room upstairs is great for entertaining; guests can arrive by lift directly to the top floor, escorted by the Concierge, so it's ideal if guests are arriving at different times. Sunny days are wonderful up there; such a light space with huge terraces and plenty of fresh air. Even on cold days, the hot tub is ideal for relaxing and enjoying the views.

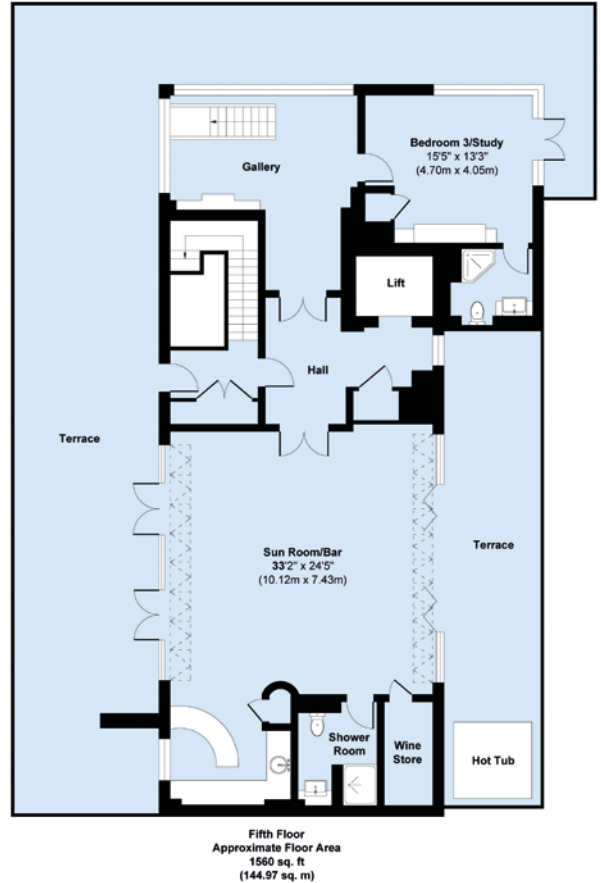
The whole apartment is wonderfully light, even on cloudy days so no matter which room we're in we find it incredibly relaxing and indulgent to be here.





FLOOR PLAN

Charters



Approximate Gross Internal Floor Area = 3214 sq.ft / 298.60 sq.m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. © Elements Property. All enquiries must be directed to the agent, vendor or party representing this floor plan.

EPC Rating: D

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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