



KAI CARTER
ESTATES

4/5 CHARTERS COURT

SUNNINGHILL | BERKSHIRE

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THIS LUXURY GROUND FLOOR APARTMENT HAS A LARGE, FLEXIBLE LAYOUT, EXCELLENT RECEPTION SPACE AND 2 LARGE TERRACES. 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.

3 bed, 3 bath, 3 receptions | Large, flexible layout

2 terraces | High spec throughout | 24-hour security & Concierge

On-site leisure facilities | Close to London & Heathrow

An "unrivalled lifestyle" | 2521 sq ft / 234 sq m



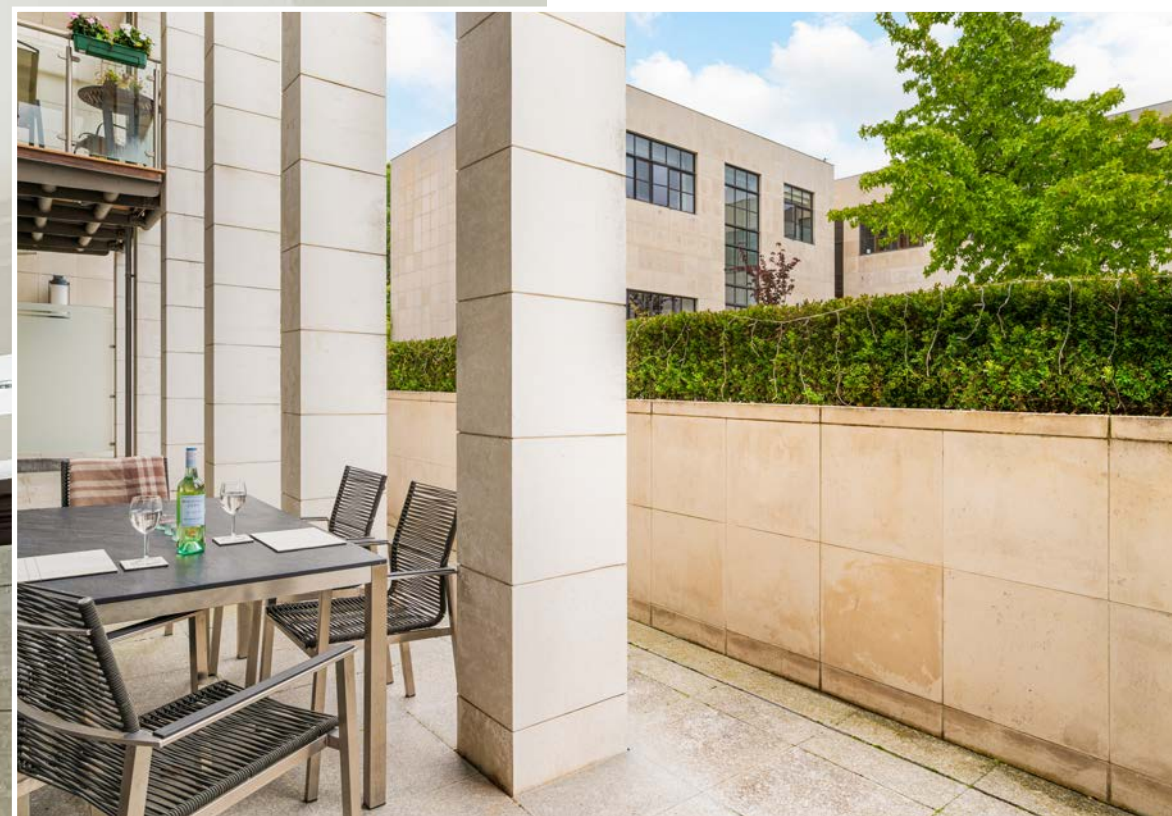
The layout and space of this apartment is rare within Charters Estate and highly valued for its well-balanced layout and large terraces. Viewing is recommended.

This apartment is cleverly arranged with living space to one side and the bedrooms to the other, with a terrace on each side of the apartment.



The large sitting room has a fireplace and floor to ceiling, wall to wall glass with double doors leading to the front terrace. This is a wonderfully bright room with plenty of space for entertaining.

The kitchen/dining area includes custom fitted Bulthaup kitchen units and Gaggenau integrated appliances. Just off the kitchen there's a utility room.



The dining area opens on to the front terrace with plenty of space for seating and entertaining.

Leading from the dining area there's a large office with stunning wall to wall custom cabinetry and desk. This room has direct access on to the terrace.



On the other side of the apartment there are 3 double bedrooms, each en-suite. The main bedroom is a very large double with access on to the rear terrace. A large dressing room with fitted, custom cabinetry leads to an en-suite bathroom with twin sinks, bath with fitted TV and separate shower.

Bedrooms 2 and 3 are both doubles with en-suite bathrooms rooms.

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
- Cat 5 cabling
- Automatic Curtain control

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

PARKING

There are 2 allocated parking spaces in the secure underground car park.

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.

For lazy days at home, Charters has private leisure facilities available to residents, and a Concierge service capable of organising most anything you may desire.

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.

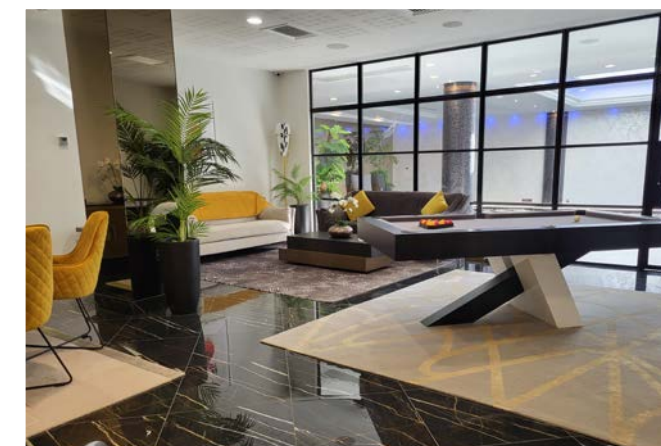
Further details on security measures can be provided on request.

LEISURE FACILITIES

- 20 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 indoor BBQ, pizza oven, fridge and wine cooler. Indoor and outdoor seating for 30 people

ESTATE MANAGEMENT

- The Estate is freehold with each owner having one share in the Management Company managed by a full-time Estate Manager and employing around 20 staff
- The Directors 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 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 UK's 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 love modern properties and ease of living, so Charters Estate was ideal for us, as well as the privacy and security we have here. This apartment was ideal as it has 2 large terraces so we can enjoy being outside as much as inside.

This apartment is very spacious, we like that the main bedroom is away from the others so we and our children all have privacy and our own bathrooms. There's plenty of storage too.

The Crestron smart home system is great, we can control everything from the wall units and an iPad, even when we're away from home, so when we get back everything is as warm or as cool as we want it to be.

We love having the leisure facilities right here. We mostly use the pool and steam room, they're just downstairs from us so they're very convenient. The garden pavilion is great too, we've used it a lot for private parties. There's an indoor pizza oven which makes catering really easy!

The grounds of the estate are wonderful, we have our own pond and there are so many beautiful trees. Late summer, we collect apples

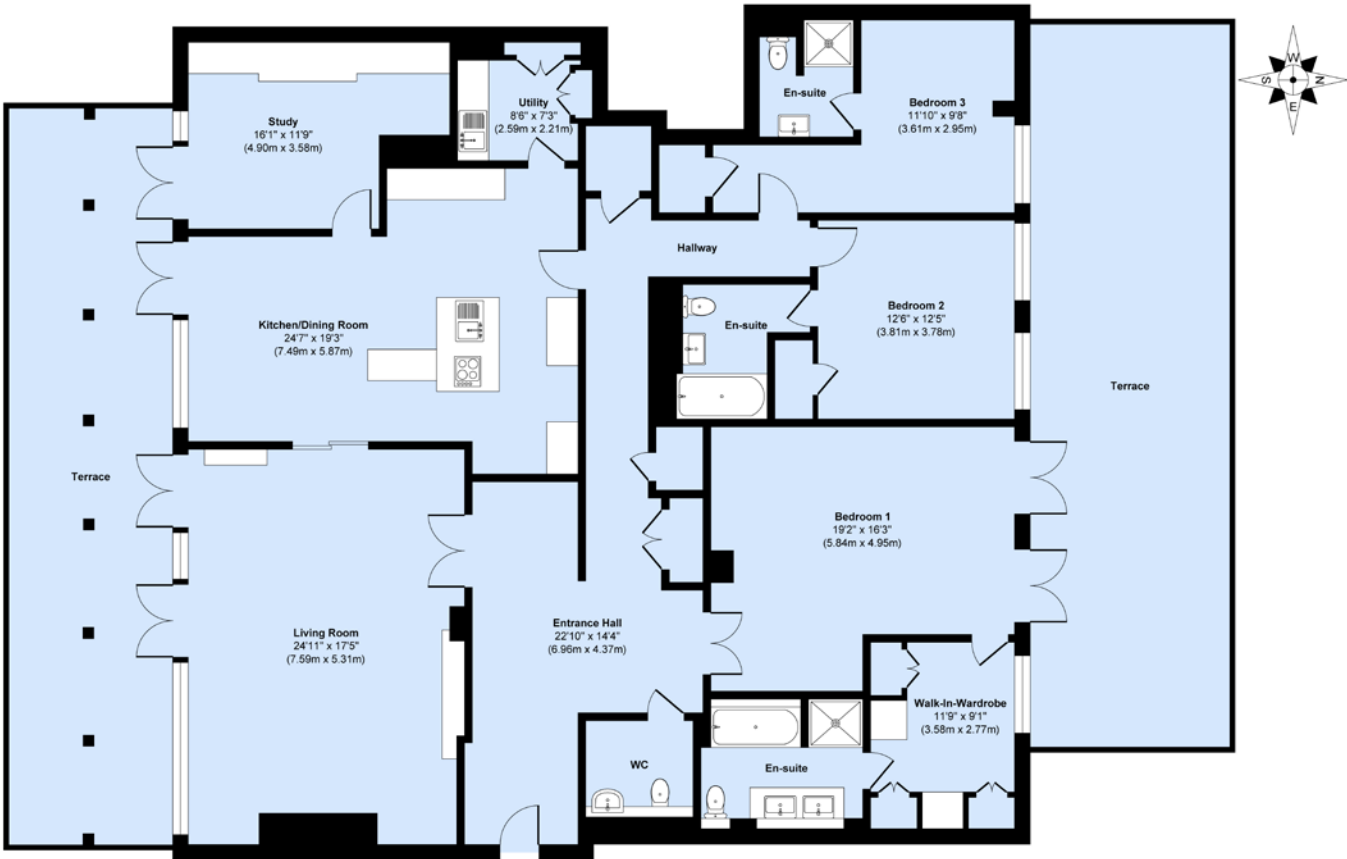
and blackberries for baking and we collect and dry the flowers from the Linden tree, they're great as a cold remedy in the winter months. We also use the honey that's cultured on the estate – it's very cathartic to collect and use what we have here, far away from road pollution and with zero travel miles.

We're directly between Sunningdale and Sunninghill, whichever town we go to we have a variety of shops and restaurants including a really good butcher and bakery – we value good quality food and there are so many choices nearby for that. Virginia Water Park is just up the road, great for walks year round, it's so beautiful there. We're surrounded by nature here but still so close to London and the airport, we travel a lot so that balance is really important to us.

We're now relocating and will miss the estate very much.



FLOOR PLAN



Approximate Gross Internal Floor Area = 2521 sq.ft / 234.20 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: B

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.

