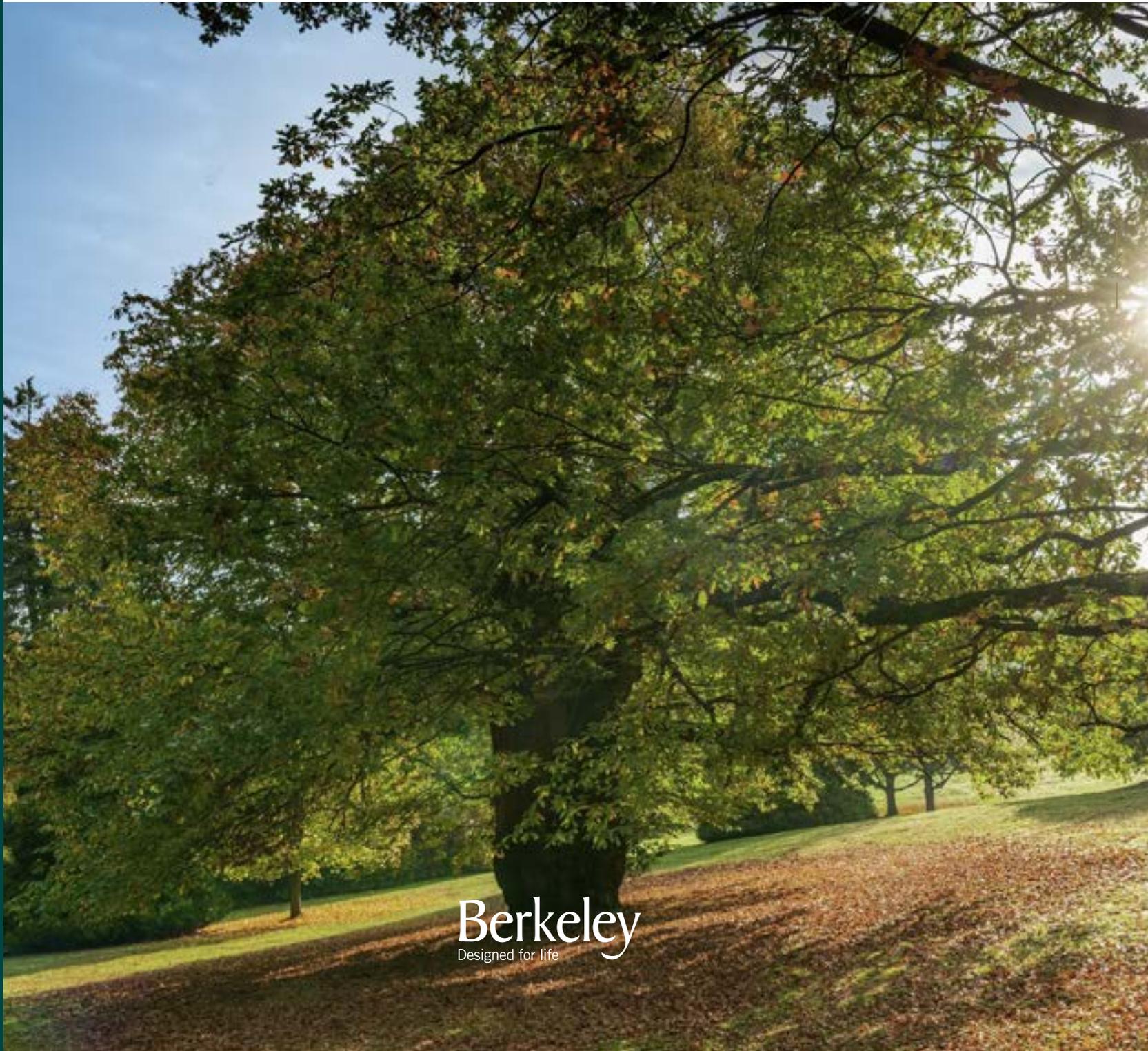




Sunningdale Park

ROYAL BERKSHIRE



Berkeley
Designed for life

|

Set in 79 acres of undulating parkland
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.

Welcome to
Sunningdale Park

A country estate re-imagined



Welcome to Sunningdale Park

A country estate re-imagined

SUNNINGDALE PARK

Windsor Great Park

Guards Polo Club

Virginia Water Lake

Coworth Park Hotel & Spa

Perfectly located and surrounded
by natural beauty

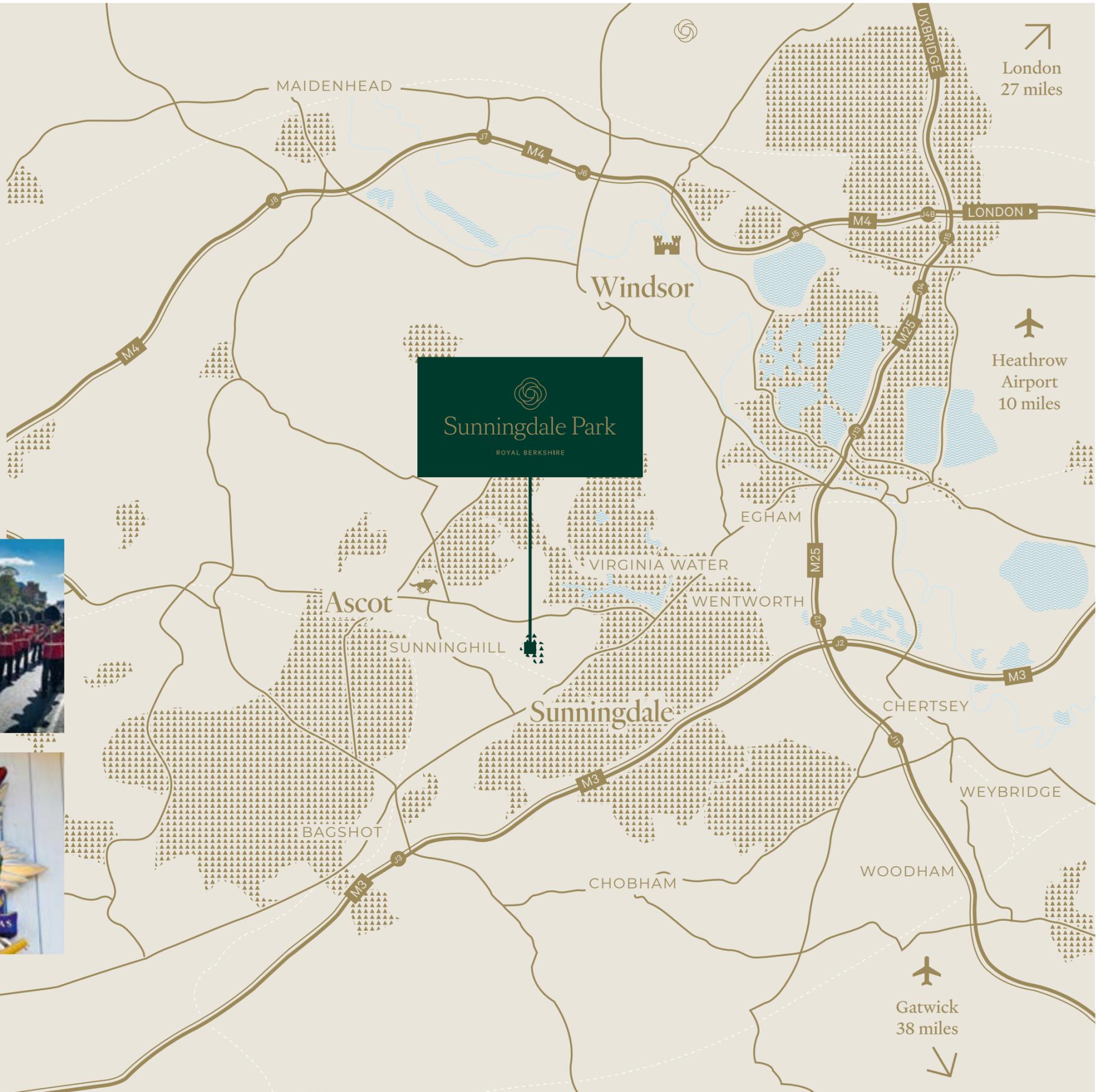
Sunningdale
Station →
1.3 miles

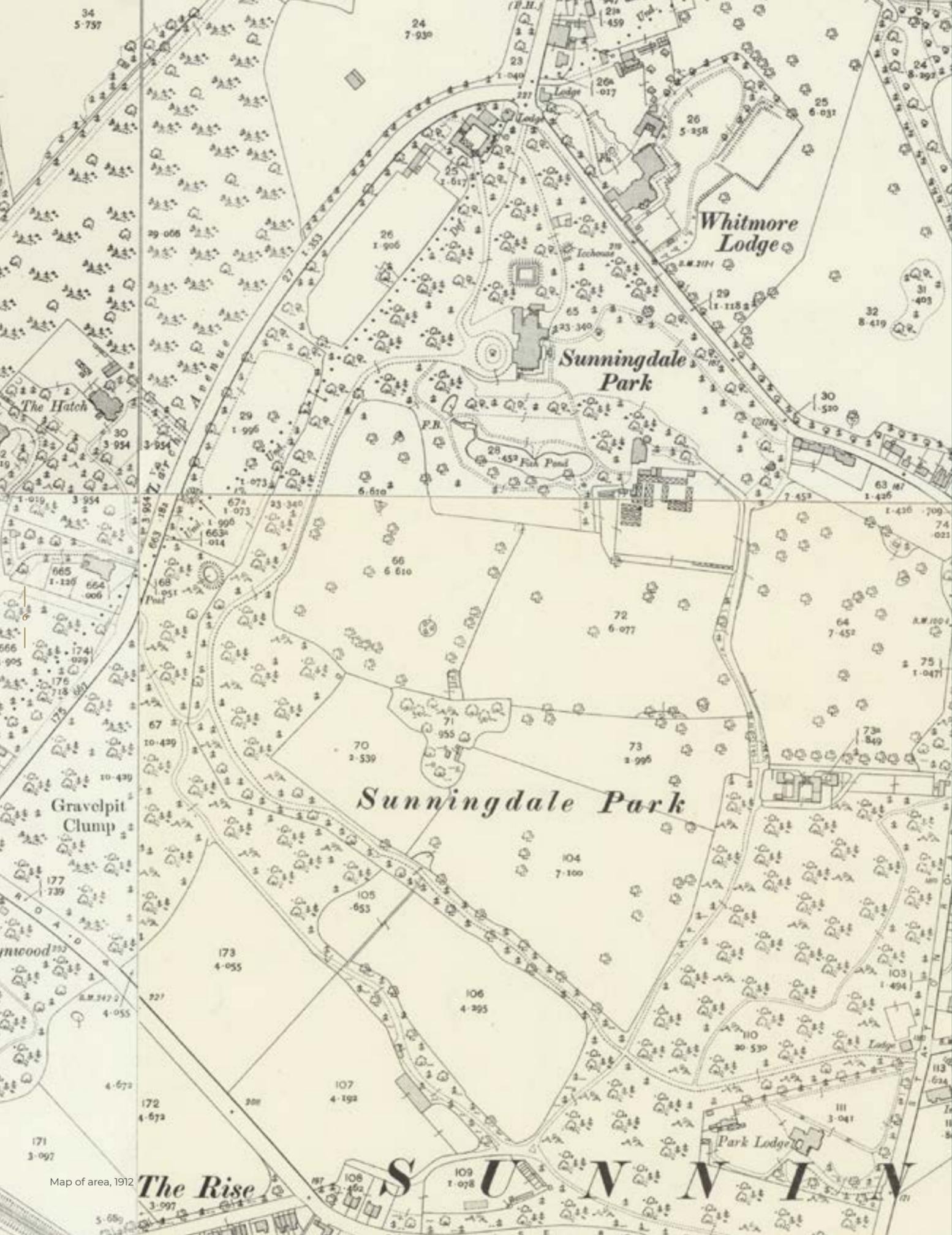
Sunningdale Park
ROYAL BERKSHIRE

Northcote House

SUNNINGDALE PARK

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





Map of area, 1912



WELCOME TO
SUNNINGDALE
PARK



The site of Sunningdale Park was within the Royal Forest of Windsor, until the forest's enclosure in 1813



A walk through history

Living at Sunningdale Park, you will become part of its special centuries-long history.

A garden at Sunningdale was first mentioned in 1798 when James William Steuart purchased the heathland around his family home, Northcote House. By 1845, the estate had extended to nearly 80 acres, with a new house at the top of the hill overlooking lawns, woodland and an attractive parkland. The horse racing enthusiast, Major William Joicey, bought the estate in 1890 and rebuilt the walled garden, also adding new stables, gardeners' cottages and lodges. He expanded the lake and created the beautiful rockwork garden, which was built in Pulhamite, artificial stone and is the main reason the gardens are Grade II Listed Registered Gardens.

Sir Hugo Cunliffe Owen, another horse racing enthusiast, bought the house in 1929 and completely remodelled it, leaving the landscape largely unchanged. More recently, Sunningdale Park was owned by the British Government and accommodated the Civil Defence and Civil Service Colleges.



The Rock Garden & Pool Edge, 1931.
Now part of Northcote Gardens



Northcote House



Historic parkland

Sir Hugo Cunliffe Owen was a prominent supporter of thoroughbred horse racing. He won The Derby with his horse Felstead in 1928





Sunningdale Park is home to the notable Northcote House

In 1885, Mr Mackenzie of Kintail bought the estate, his primary reason for buying the house was reportedly for the proximity to Ascot and the "opportunities to mix with high society". It was reported in 1886 during Ascot Week that Mr and Mrs Mackenzie hosted a "small dance" at Sunningdale Park, which had been attended by the Prince and Princess of Wales, Princess Louise, Prince Albert Victor and Prince Christian.

Extract from 1862 sales particulars for Sunningdale Park

"The mansion is commodious.... and presents a handsome elevation, occupying a bold knoll, screened from the north by plantations, with terraces overlooking large and beautiful lawns, embellished by a conservatory, and with banks of flowering shrubs sloping to a parkland studded with some fine old forest timber, and belted by plantations which afford extensive walks. There are also various out-buildings, stable yard with stabling for seven horses, coach-houses, grooms' rooms, large and productive walled kitchen gardens, with gardeners' cottages, vinery and hothouse."



Northcote House viewed from Northcote Gardens



An historic setting restored

Sunningdale Park originally formed part of the historic Forest of Windsor and is characterised by rolling parkland, woodland and pasture. Much of the current landscape dates back to the late nineteenth century when the lakes and gardens were created. Many of the trees on the estate are even older and parts of the southern parkland and grazing fields have been reinstated as ecologically rich grassland. These Grade II Listed historic parklands are of national importance and are on the Register of Historic Parks and Gardens by English Heritage for their special historical interest.

Landscape architects, Murdoch Wickham, have created a scheme to enhance this stunning location and enable the restoration of many historical elements of the estate, including the Gardens and Pleasure Grounds surrounding Northcote House and the exquisite views from the mansion.



Image of John Murdoch, partner at Murdoch Wickham

This beautiful, natural landscape is a place for all seasons



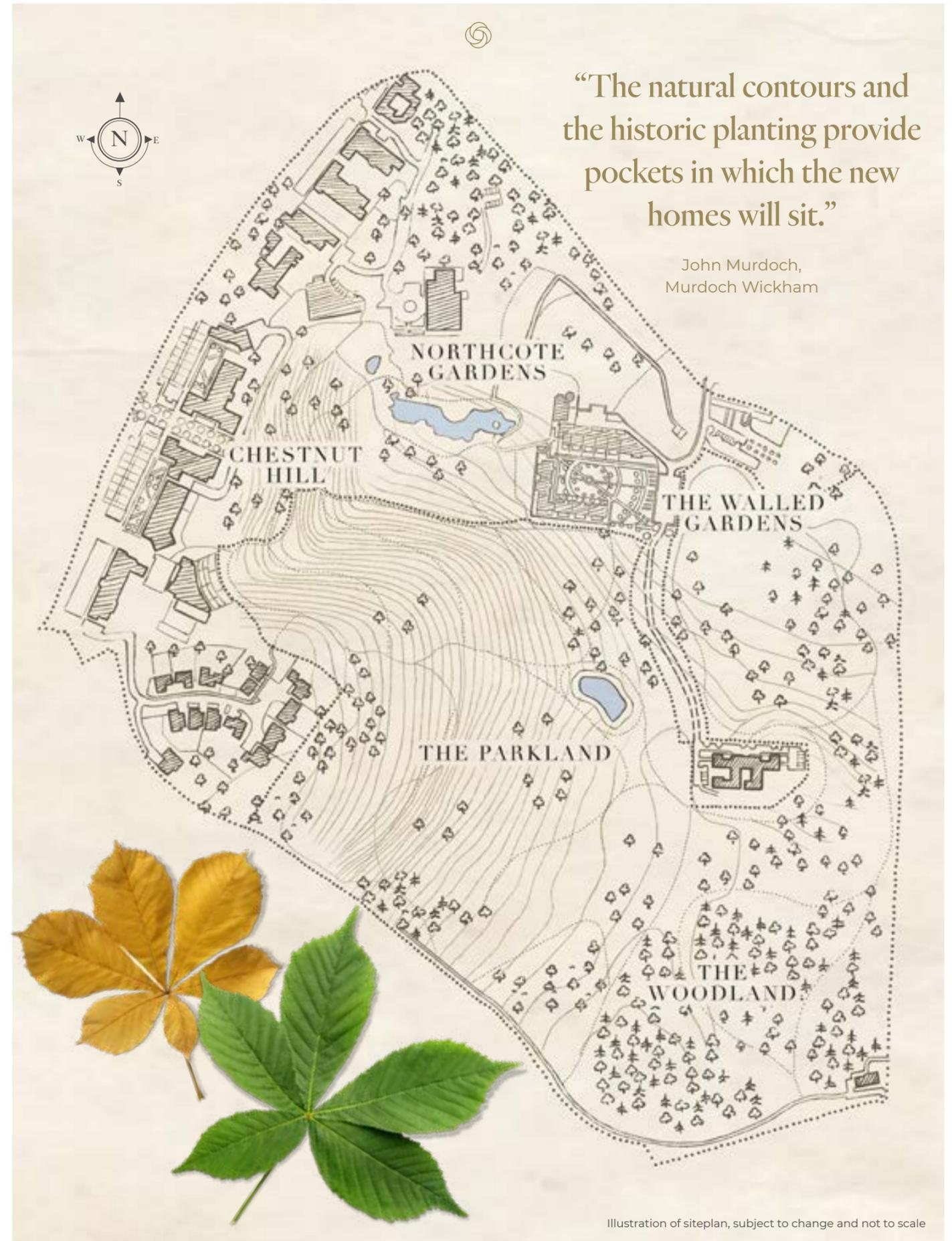
Photography of ancient chestnut tree at Sunningdale Park

The parkland, extending to 47 acres, and the Walled Garden will both be restored and opened for the community to enjoy throughout the seasons. Orchards and other communal gardens are being fashioned in keeping with the splendour of the parkland.

The focus is to both protect and bring new life to the estate, enhance the wildlife and secure the conservation and stewardship of this beautiful landscape for future generations.

“We have adopted a landscape and heritage-led approach to the delivery of a sensitively designed scheme, retaining key buildings and features, providing a range of homes and opening up access to the parkland.”

Our vision for Sunningdale Park - Berkeley



“The natural contours and the historic planting provide pockets in which the new homes will sit.”

John Murdoch,
Murdoch Wickham



Illustration of siteplan, subject to change and not to scale

“High quality landscaping is the essence of our design, creating an attractive place and a variety of spaces where people want to live, enjoy and spend time together.”

John Murdoch, Murdoch Wickham





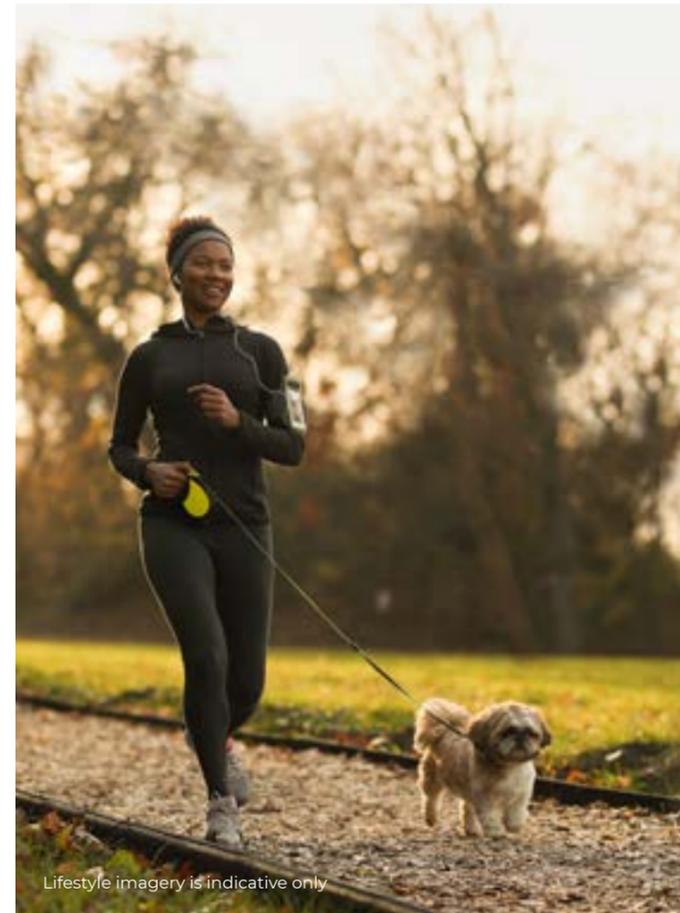
Lifestyle imagery is indicative only



47 acres of parkland, woodland, orchards, ponds and meandering footpaths

Open space is an integral part of Sunningdale Park, where you are surrounded by natural beauty everywhere you turn. The parkland invites you to open your eyes to wildlife, trees and flowers as you embrace the outdoor lifestyle.

Whether you choose an early morning run through the green, open spaces or prefer a more relaxed dog walk through the winding woodland trails, there is something for everyone to feel at one with nature. The parkland is also a natural paradise for children to explore the teeming pondlife and spot all manner of woodland wildlife. If a picnic in a sunlight-dappled, leafy setting with friends is more your style, you will be spoilt for choice.



Lifestyle imagery is indicative only





Muntjac Deer



Great Spotted Woodpecker



Red Admiral Butterfly



Barn Owl

Be at one with nature

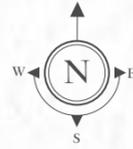
Sunningdale Park has been a rare and captivating protective haven for nature for many centuries. Throughout the year, you can discover the parkland's rich biodiversity as the sights and sounds of nature are here in abundance to inspire and invigorate.

With deer and squirrels in the undergrowth, ducks on the lake, red kites overhead and a myriad of animals in the trees, spending time outside becomes a real pleasure, whatever the weather.

The wide range of habitats, flora and fauna makes Sunningdale Park a unique and special place to live



Red Kite



Five distinct character areas

Sunningdale Park will be made up of character areas that have been informed by the history of the country estate and are defined by the design of the properties and their surroundings. Tree-lined Chestnut Hill has elevated views from the edge of the park, adjacent to Northcote Gardens with its beautiful lake and old 'Gardens & Pleasure Grounds'. The Walled Gardens entice you in to enjoy the landscaped, communal area of the former Victorian kitchen garden. The Parkland's rural 47 acres is Sunningdale Park's pièce de résistance with incredible views over the estate. The Woodland is home to many centuries-old trees allowing you to immerse yourself in the history of the park.

The Character Areas

- CHESTNUT HILL
- THE WALLED GARDENS
- THE PARKLAND
- THE WOODLAND
- NORTHCOTE GARDENS*

The Parkland's rural 47 acres is Sunningdale Park's pièce de résistance with incredible views over the estate

Future Berkeley development

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

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, landscaping and specification at any time.



CHESTNUT HILL

Home to the c. 500 year old chestnut tree and commanding an elevated position over the parkland, Chestnut Hill sits to the north westerly edge of the site. At the centre is a tree-lined avenue, framing views of the parkland.



Photography of lifestyle imagery, indicative only

THE WALLED GARDENS

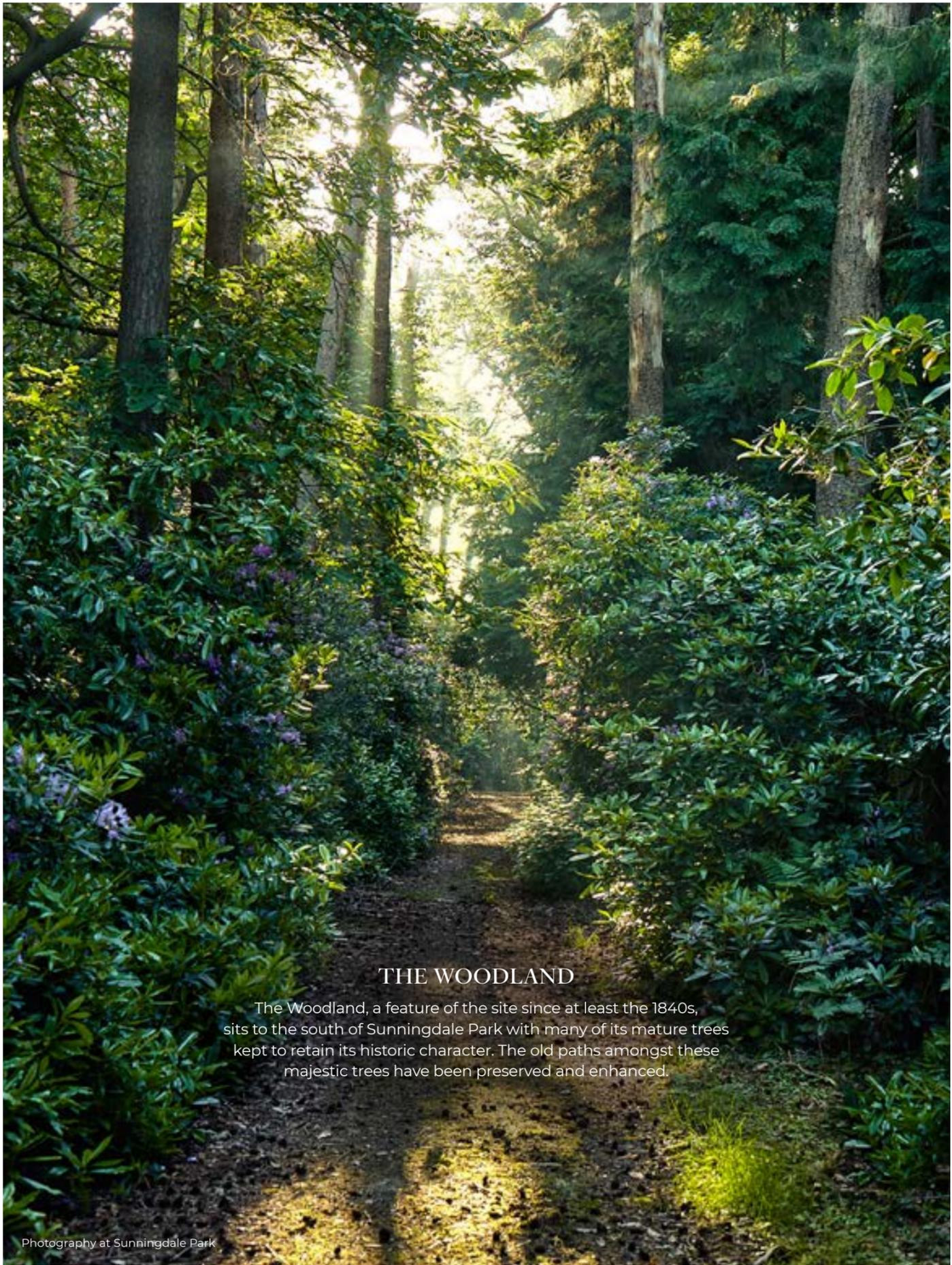
To the east of the Northcote Gardens lake, the historic Walled Gardens provides a beautiful enclosed setting. Within the fully restored Victorian garden walls is a landscaped, communal garden with a variety of espalier fruit trees, raised planters, pergolas and mixed herbaceous and shrub planting, reflecting the former use as a kitchen garden.



THE PARKLAND

Bounded by traditional estate railing, The Parkland is the centrepiece of Sunningdale Park, the perfect place to walk, run or simply relax with family and friends. Covering 47 acres, it offers woodland trails, meandering paths and mown, grass paths in the meadows. A pond and landscaped wooden seating areas enable you to stop, reflect and soak up the spectacular views.

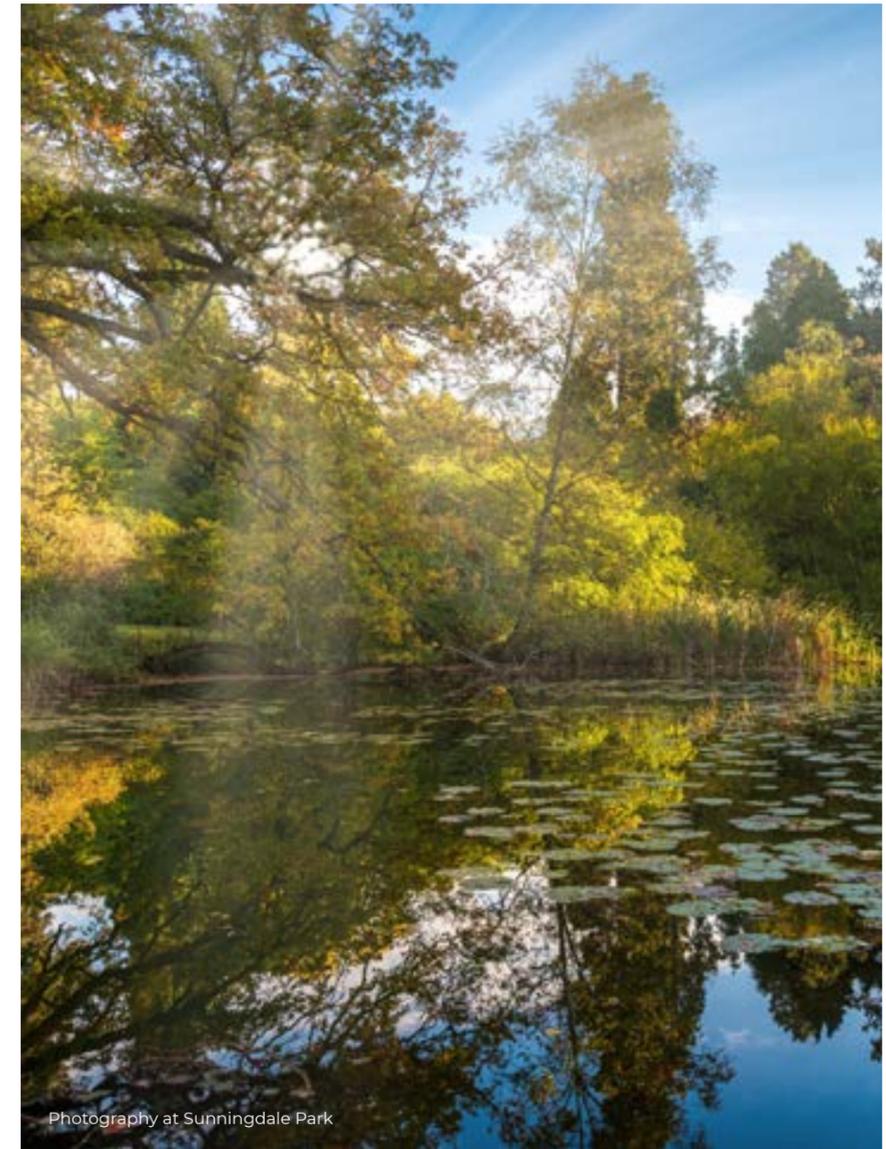
Photography at Sunningdale Park



THE WOODLAND

The Woodland, a feature of the site since at least the 1840s, sits to the south of Sunningdale Park with many of its mature trees kept to retain its historic character. The old paths amongst these majestic trees have been preserved and enhanced.

Photography at Sunningdale Park



Photography at Sunningdale Park

NORTHCOTE GARDENS

This area is centred on the lake created by James Pulham and Son in the 1890s. Glimpse the Grade II Listed neo-Georgian mansion, Northcote House, tucked in a corner of Sunningdale Park, as it peeks through the treetops of the old 'Gardens & Pleasure Grounds'.



INDIVIDUALLY DESIGNED HOMES
BEAUTIFULLY FINISHED



The Berkeley quality ensures that
your house will become a home,
where memories are created



Classic contemporary homes in perfect
harmony with their surroundings
– a place for everyone

The undulating sweep of the parkland, treescapes and woodland have provided a range of unique spaces where we have sympathetically created beautiful, new homes. Character features have been retained within the diverse historic buildings, and all homes have been designed for 21st century living maximising light and views of the natural setting wherever possible.

With a variety of striking properties – from one to four bedroom apartments and penthouses to one to five bedroom detached houses, townhouses and cottages, there is a place for everyone to call home at Sunningdale Park.

Many of the homes will benefit from the added convenience of on-site portorage.*



*Please ask a Sales Consultant for more information



The homes, both new and refurbished, have a specification that has been thoughtfully considered in every detail

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

“Walls and floors are finished in muted colours and textures to complement the exquisite setting of the homes.”

Sunningdale Park Interior Design Team



Lifestyle imagery is indicative only



Lifestyle imagery is indicative only



The houses at Sunningdale Park feature handcrafted kitchens that are individually designed and manufactured by British furniture company, Charles Yorke*



CHARLES YORKE

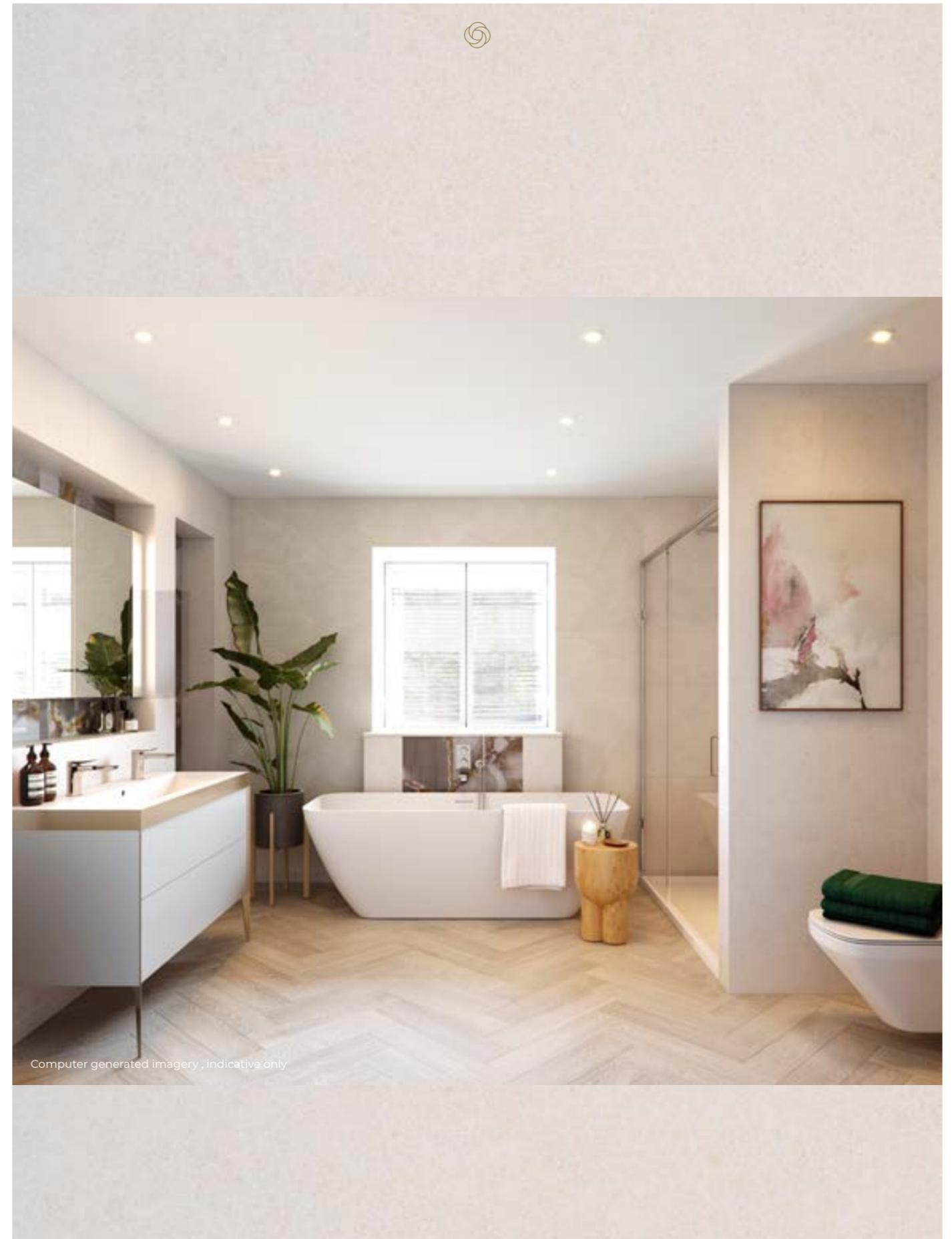
Designed to be the heart of the home, the kitchens feature composite stone worktops, herringbone flooring, LED lighting under wall units, recessed LED downlights, chrome sockets and are well appointed with integrated stainless steel Siemens** appliances.

*Apartments may include a different specification.
**Subject to availability

|
Our elegant bathrooms offer
serene spaces for you to unwind
at the end of a busy day
|



Lifestyle imagery is indicative only



Computer generated imagery, indicative only



Contemporary living at its finest
with beautifully proportioned,
light filled rooms





Photography of the Waterfront Villas at Taplow Riverside



Buy from Berkeley with confidence

We want to ensure that you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication. From exchange of contracts, your dedicated Berkeley Customer Relations Team will help with any questions you may have.

Exceptional customer service

As a first-class business we place the highest priority on customer service and will help and support you throughout the buying process and beyond. Our levels of customer service exceed that of other premium brands, recently receiving a Gold Award by Investor in Customers.

10-Year Premier Warranty

For your peace of mind, our homes benefit from a 10-year Premier Guarantee. This is complemented by a warranty from Berkeley for the first two years and a dedicated Customer Service Team on hand.

Attention to detail

With over 45 years of experience, our expertise shines through in everything we do. From bespoke mirrors in the bathrooms and underfloor heating, to selecting the style of the kitchen cabinets and handles, our attention to detail and quality is where we make a difference.

Sustainability

Our homes are designed for the future, and include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods to create a more sustainable, eco-friendly way of life for you and the environment.



COWORTH · PARK
ASCOT

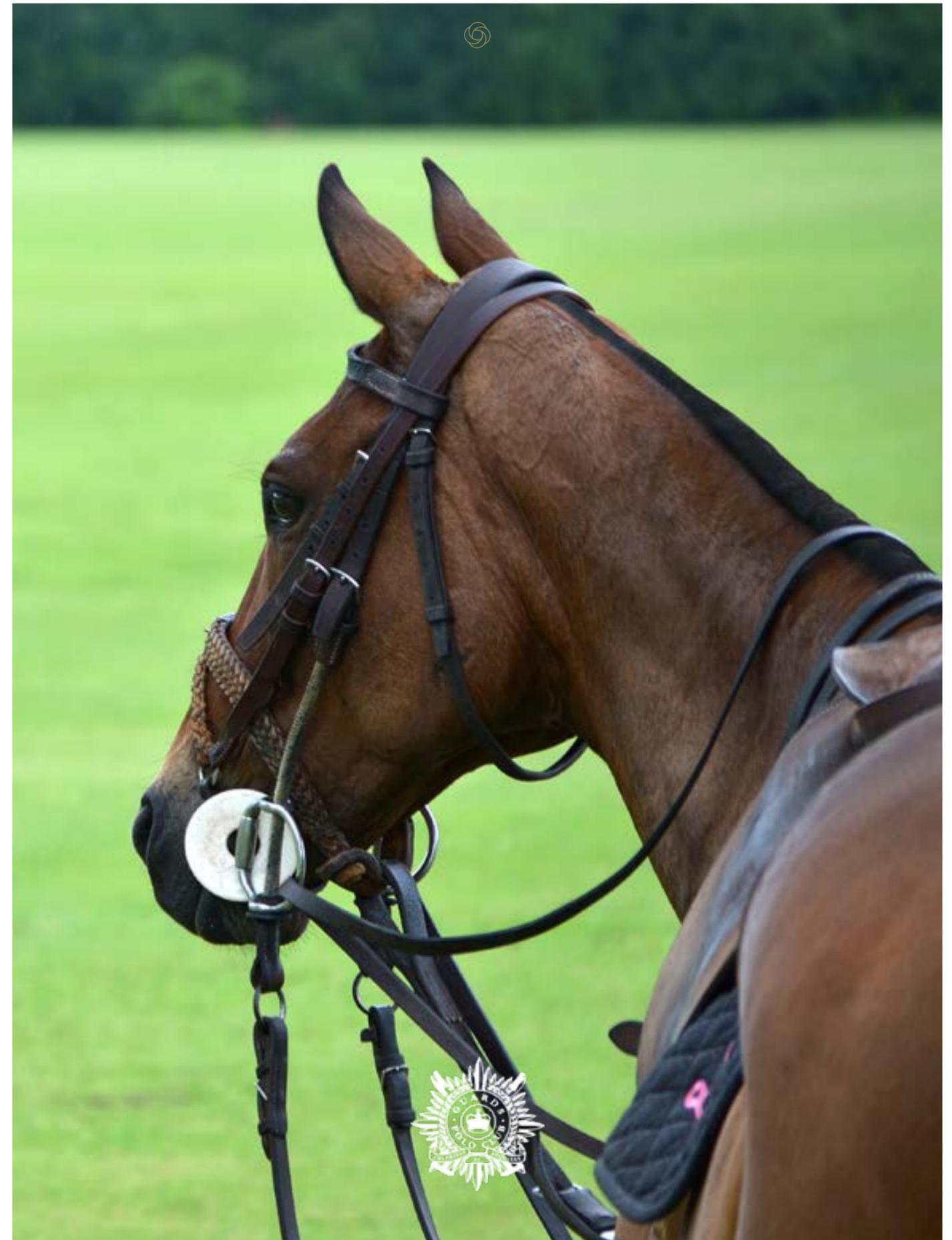
Dorchester Collection



A PLACE TO
ENJOY, ENTERTAIN
& FLOURISH



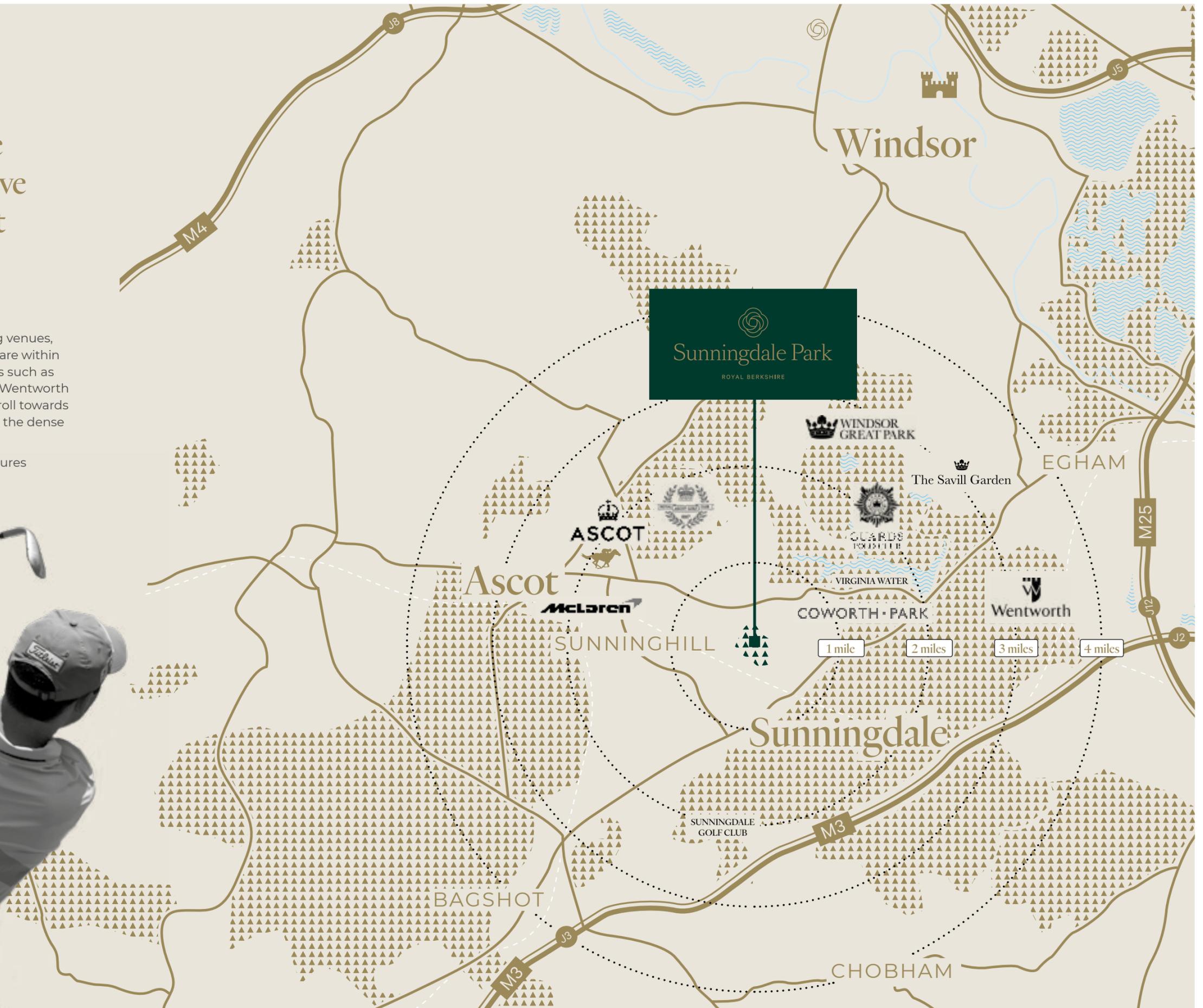
Sunningdale and the surrounding local area offers a myriad of exciting leisure and sporting activities for you to embrace



Whatever the time
of year, the area is alive
with entertainment

Some of the world's most celebrated sporting venues, restaurants, shopping areas, parks and schools are within a few miles of Sunningdale Park. Golf courses such as Berkshire's oldest – Royal Ascot Golf Club – and Wentworth Golf Club are moments away. Take a leisurely stroll towards Windsor Castle along the Long Walk or explore the dense Swinley Woods and Windsor Forest.

Sunningdale Park combines all the pleasures of living in Royal Berkshire.



Please note that the map is not to scale, indicative only. Source: Google Maps

Social Events

A stone's throw from some of the world's most prestigious sporting and cultural events.

With so many hospitality venues nearby, Sunningdale Park is perfectly placed for you to enjoy all of the thrills and spills of big sporting events.



ASCOT RACES

Revered worldwide, Royal Ascot attracts many of racing's finest horses and makes for a spectacular day out.



GUARDS POLO CLUB

The largest polo club in Europe was founded in 1955 at Smiths Lawn, with the stunning backdrop of Windsor Great Park.



Guards Polo

BMW PGA CHAMPIONSHIP

This professional golf tournament, the penultimate FedEx Cup playoff event on the PGA Tour schedule, is not to be missed.



BMW PGA Championship



Henley Regatta

HENLEY REGATTA

Henley Royal Regatta is a traditional rowing event held annually on the River Thames, established in 1839.



Goodwood Revival

GOODWOOD

The world's greatest celebration of motorsport and car culture! The Festival of Speed and the Revival are motorsport's ultimate summer garden party.

11 minute drive

THE SAVILL GARDEN

Unwind in the garden's natural beauty, in an enclosed part of Windsor Great Park, and experience the magnificent horticultural displays every season.



10 minute drive

WINDSOR GREAT PARK

Windsor Great Park spans over 2,000 hectares of sweeping parkland, award-winning gardens, ancient woodland and forest trails just waiting to be explored. It is also home to a deer park.



10 minute drive

CHOBHAM COMMON

Chobham Common is the largest, ancient national nature reserve in the south east and is a wonderful example of lowland heath, with a wildlife-rich patchwork of mini-habitats.



16 minute drive

SWINLEY FOREST

The woodland of Swinley Forest affords a host of outdoor activities, from mountain biking and walking, to Segway trails, horse riding and even a 'Go Ape' treetop adventure.



As well as the magnificent 47 acres of parkland on your doorstep, the area offers many other places to explore.

6 minute drive

VIRGINIA WATER

Virginia Water is popular all year, with its glittering lake and abundance of wildlife. The area is steeped in a rich history that spans centuries - from ancient monuments, to cascading waterfalls and stunning vistas.



Dining out

Sunningdale
*3 minutes by car**

Ascot
*7 minutes by car**

Windsor
*10 minutes by car**

Winkfield
*13 minutes by car**

Bray
*20 minutes by car**

Fine dining

Coworth Park (Sunningdale)

Bluebells (Ascot)

The Fat Duck (Bray)

The Waterside Inn (Bray)

Restaurants & gastro-pubs

The Barn, Coworth Park
(Sunningdale)

Mosiman's at Guards Polo Club**
(Ascot)

The Bevedere Arms (Ascot)

Bill's (Windsor)

Côte Brasserie (Windsor)

Giggling Squid (Windsor)

The Two Brewers (Windsor)

Windsor Grill (Windsor)

Winning Post (Winkfield)

Monkey Island Hotel (Bray)

* All travel times & distances shown
are average travel times as sourced
from google.co.uk/maps

** Seasons only



Dining out

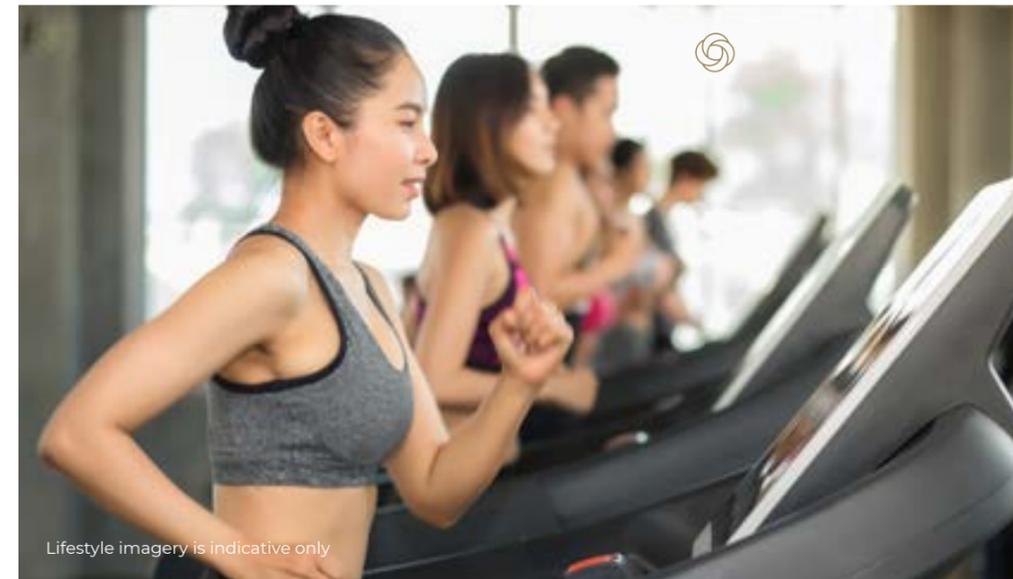
Appetites can be satisfied at a selection of renowned restaurants. For that special dining experience nearby Bray has the highest concentration of Michelin-starred restaurants outside of London.

When you have an occasion to celebrate and want to enjoy a gourmet experience, or you simply don't want to cook, you will be spoilt for choice with an array of restaurants on your doorstep, serving cuisine from all over the world.





Lifestyle imagery is indicative only



Lifestyle imagery is indicative only

Spas, gyms and leisure

Relax and revive at Wentworth Spa or Pennyhill Park near Bagshot. Alternatively, spend the day in serene surroundings at Coworth Park or the Royal Berkshire Hotel. Each hosts excellent gyms, tennis courts and swimming pools.

Whether you're after a challenging workout in the gym or a de-stress and rejuvenate in the spa, there are many amenities on hand to suit your mood and energy levels.



Coworth Park Hotel & Spa



Wentworth Golf Club

Spas, gyms and leisure

Sunningdale
3 minutes by car*

Ascot
7 minutes by car*

Windsor
10 minutes by car*

Bagshot
12 minutes by car*

Runnymede
13 minutes by car*

Winkfield
13 minutes by car*

Bracknell
16 minutes by car*

Gyms

Cube Personal Training (Sunningdale)

David Lloyd (Bracknell)

Leisure

Sunningdale Golf Club (Sunningdale)

Wentworth Golf Club (Sunningdale)

Mill Ride Golf Club (Ascot)

Park View Equestrian Centre (Ascot)

Royal Ascot Golf Club (Ascot)

Swinley Forest Golf Club (Ascot)

Windlesham Golf Club (Bagshot)

Tally Ho Riding Stables (Winkfield)

Spas

Coworth Park Hotel & Spa (Sunningdale)

Pennyhill Park (Bagshot)

Wentworth Golf & Spa (Runnymede)

* All travel times & distances shown are average travel times as sourced from google.co.uk/maps



Shopping

Shopping locally is a delight with so many little gems among the high-end, independent retailers.

Ascot's bustling high street is home to a wide range of shops and services, from chic clothing stores and jewellers to the popular monthly farmers' market.

Luxury brands and high street shopping are Windsor's speciality, a treasure trove of designer labels and fashion treats, all within the shadow of the historic castle.



Shopping

Sunningdale
*3 minutes by car**

Ascot
*7 minutes by car**

Windsor
*10 minutes by car**

Shops

Department stores

Daniel's (Windsor)

Gifts

Alan Kluckow Fine Art (Sunningdale)

Bird (Sunningdale)

Martyn Crossley Florist (Windsor)

Molton Brown (Windsor)

Jo Malone (Windsor)

Ladies clothing

Story Boutique (Sunningdale)

Barbour (Windsor)

Hobbs (Windsor)

Jigsaw (Windsor)

Mint Velvet (Windsor)

Phase Eight (Windsor)

Sweaty Betty (Windsor)

Whistles (Windsor)

Zara (Windsor)

Men's clothing

Green's (Sunningdale)

Mewes (Sunningdale)

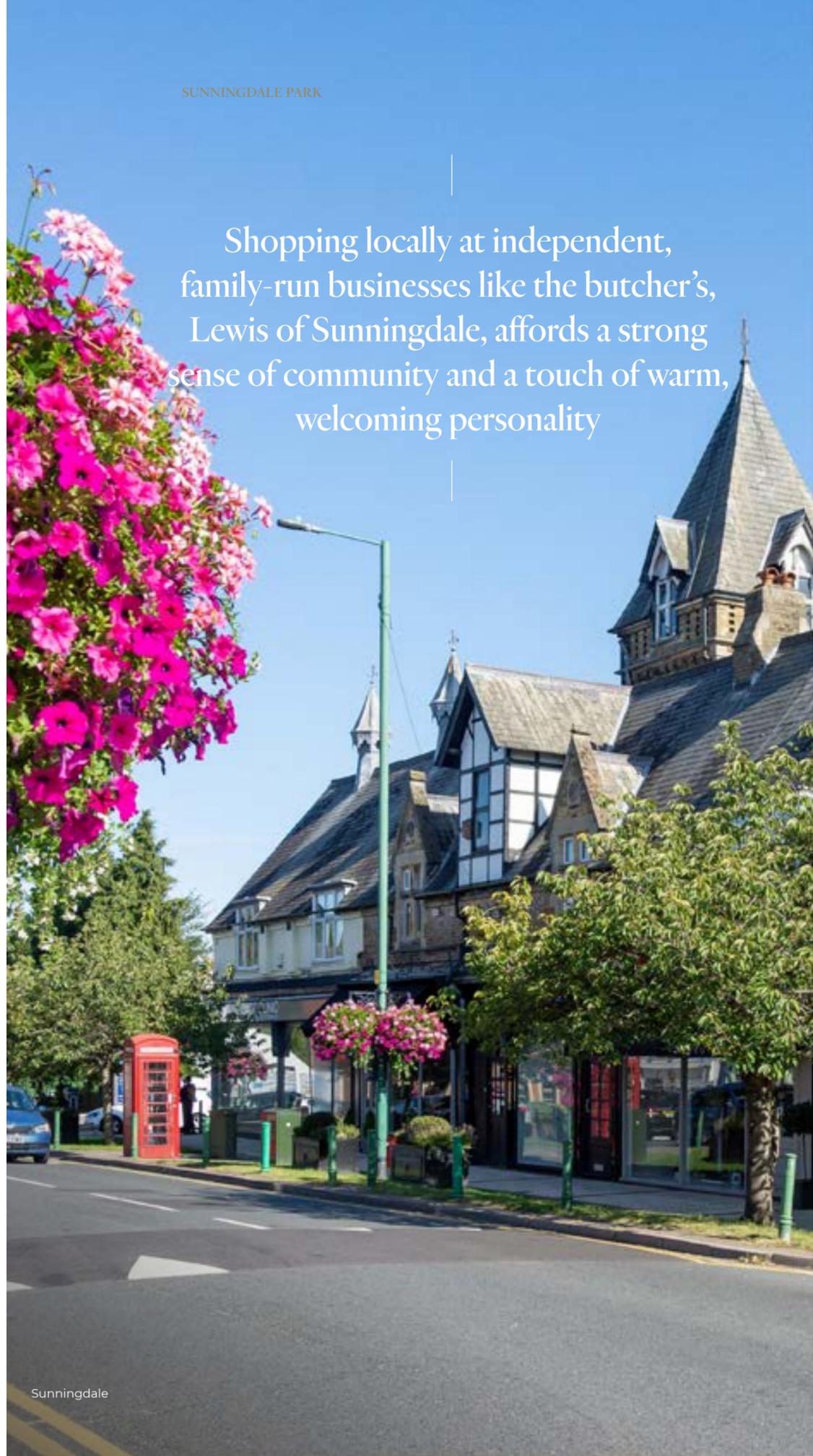
Michael Chell (Windsor)

Warwicks (Windsor)

* All travel times & distances shown are average travel times as sourced from google.co.uk/maps



Shopping locally at independent, family-run businesses like the butcher's, Lewis of Sunningdale, affords a strong sense of community and a touch of warm, welcoming personality



Sunningdale

Local amenities

Sunningdale
3 minutes by car*

Ascot
7 minutes by car*

Sunningdale

- Barclays Bank
- Costa Coffee
- Fego Coffee Shop
- HSBC Bank
- Lewis Butcher's & Fishmonger's
- Majestic Wine
- Nationwide Bank
- Pet's 1st
- Pizza Express Restaurant
- Reboot Health & Wellbeing
- Silwood Stores Newsagent
- Story Boutique
- Sunningdale Pharmacy
- Sunningdale Post Office
- Sunningdale Train Station
- The Tablespoon Brasserie
- Waitrose + Partners

Ascot

- Ascot Pharmacy
- Barclays Bank
- Boots Pharmacy
- Forest House Veterinary Group
- Sainsbury's Local
- Wine Rack

*Food Delivery***

- Deliveroo
- Just Eat
- Ocado

* All travel times & distances shown are average travel times as sourced from google.co.uk/maps

** Information correct at time of going to print



Fego coffee shop, Sunningdale



Story Boutique, Sunningdale

Local amenities

For everyday conveniences, a parade of shops and a post office are a short walk away.

The village of Sunningdale, just four minutes by car, has plenty of shops to suit your day-to-day needs, including Waitrose, a newsagent, post office, chemist and butcher, as well as beauticians, coffee shops and restaurants. There is plenty of parking and a railway station on the Waterloo to Reading line.



Lewis Butcher's & Fishmonger's, Sunningdale



Waitrose, Sunningdale

With excellent links by road, air and rail, Sunningdale is in a prime position for travel into London or around the Berkshire and Surrey areas



Lifestyle imagery is indicative only



Sunningdale Station

Sunningdale Station can be reached in just 22 minutes by foot or 7 minutes by bicycle (1.3 miles). If you would like to travel by car there is a car park at the station with 210 spaces.

By train from Sunningdale Station*



By car from Sunningdale Park**



*Approximate travel times taken from Sunningdale Train Station showing the quickest journey time available. Source: www.nationalrail.co.uk
 **All travel times & distances shown are average travel times as sourced from google.co.uk/maps



Inquisitive minds can be nurtured
at top-performing independent,
state and international schools catering
for all ages and abilities, including
Eton College, Wellington College,
St. Mary's and Charters



Flourish

A good education is paramount, allowing young people to celebrate their intellectual curiosity, by developing individual passions and skills.



From nursery through to sixth form, there is an exceptional choice of primary, prep and secondary schools and colleges in close proximity to Sunningdale Park, ready to nurture young and enquiring minds.

Primary, Pre-Schools & Prep Schools



The Marist School
(Catholic)
Primary & Pre-School
Age 3 - 18 (Girls)
Sunninghill
3 minute* drive
0.8 mile
ISI Compliant



Sunningdale School
Pre-School
Age 2 - 5 (Co-educational)
Sunningdale
3 minute* drive
0.9 mile
Ofsted: Outstanding (2018)



Holy Trinity School
(Church of England)
Primary School
Age 4 - 11 (Co-educational)
Ascot
3 minute* drive
0.9 mile
Ofsted: Good (2018)



Sunningdale School
(Church of England)
Prep School
Age 7 - 13 (Boys)
Ascot
3 minute* drive
0.9 mile
ISI Compliant



St Michael's School
(Church of England)
Primary School
Age 5 - 11 (Co-educational)
Sunninghill
4 minute* drive
0.8 mile
Ofsted: Good (2020)



Cheapside School
(Church of England)
Primary School
Age 4 - 11
(Co-educational)
Ascot
5 minute* drive
1.7 miles
Ofsted: Good (2019)



South Ascot Village School
Primary School
Age 4 - 11 (Co-educational)
Ascot
7 minute* drive
2.2 miles
Ofsted: Good (2019)



Lambrook School
Prep School
Age 3 - 13
(Co-educational)
Bracknell
11 minute* drive
4.9 miles
ISI Compliant

Secondary/Private Schools



Charters School
Secondary
Age 11 - 18
(Co-educational)
Ascot
6 minute* drive
1.4 miles
Ofsted: Outstanding (2009)



St Mary's School
(Roman Catholic)
Private
Age 11 - 18 (Girls)
Ascot
7 minute* drive
1.8 miles
ISI Compliant



Heathfield School
(Church of England)
Private
Age 11 - 18 (Girls)
Ascot
13 minute* drive
3.6 miles
ISI Compliant



Eton College
(Church of England)
Private
Age 13 - 18 (Boys)
Windsor
17 minute* drive
8.8 miles
ISI Compliant



Wellington College
(Church of England)
Private
Age 13 - 18
(Co-educational)
Crowthorne
27 minute* drive
11.8 miles
ISI Compliant

Some of the UK's best universities and colleges elevate Sunningdale Park's enviable country location. It's the perfect base from which to watch your family grow and develop with confidence and independence.

International Schools



ACS International Schools
Egham, Surrey
8 minute* drive
3.5 miles
ISI Compliant



The American International School
Thorpe, Surrey
14 minute* drive
5.7 miles
ISI Compliant



Richmond, American International University
Richmond, London
65 minute* drive
24.7 miles

Universities



Royal Holloway, University of London
Egham, Surrey
10 minute* drive
4.3 miles



ICMA Centre, Henley Business School
Reading, Berkshire
40 minute* drive
16 miles



King's College
London
95 minute* drive
28.2 miles



University of Surrey
Guildford, Surrey
34 minute* drive
13.5 miles



St Mary's, University of London
Twickenham
50 minute* drive
22 miles



University of Reading
Reading, Berkshire
35 minute* drive
14.6 miles



University of College London
London
95 minute* drive
27.9 miles





THE BERKELEY
DIFFERENCE



Home:
the place where you
feel most comfortable,
safe and loved



Berkeley has dedicated itself to creating amazing places for people to live and enjoy

At Berkeley, we know that a home isn't just a house or apartment, however beautifully crafted. A home is the beating heart of a family, in a community with character, friends and a sense of belonging. It's the place where you feel most comfortable, safe and secure.

For 45 years, Berkeley has dedicated itself to creating amazing places for people, in developments that are beautiful to look at with inviting outdoor spaces for everyone to enjoy. But before a single line is drawn on a plan or a brick is laid, we start by asking what the people who are going to live there really want.

Not just fantastic homes, but a sustainable community. Parks to play in, paths where they can walk or run, trees and gentle views, cafés, shops, restaurants, places to meet, leisure facilities, services that make their busy lives that bit easier. Somewhere they can be proud to live.

Then we apply our drive, passion and creativity to the details that will make these wishes a reality. No two developments are the same; each is tailored to its context and the people who will live there. That's why when you buy a Berkeley home you get something truly special.



Placemaking is at the heart of what we do

Residents' Summer "Meet the Neighbours" event at Highwood



Proud to be a member of the Berkeley Group of Companies





Sustainability is carefully considered when we create our new places. Sunningdale Park is no exception

People, planet, prosperity

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Sunningdale Park.

Nature and biodiversity

Parkland, native trees, pollinator-friendly planting, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around Sunningdale Park, we have created and enhanced natural habitats that encourage wildlife to flourish.

Waste and recycling

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

Water efficiency

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

Energy efficiency

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness, with low energy lighting and energy efficient kitchen appliances

Sustainable transport

Sunningdale Park station is close by and there are bus stops along Larch Avenue. We also provide cycle stores and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help encourage healthier lifestyles.

Stewardship

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with managing agents, Encore, and residents to ensure the development remains well maintained.

Future-proof design

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.

Designed for life

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community.

Customers drive all our decisions

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

Choice and diversity

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

Quality first to last

Quality is the defining characteristic of a Berkeley development, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us.

Green living

For Berkeley, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

Commitment to the future

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.



Transforming tomorrow

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



OUR VISION 2030 TRANSFORMING TOMORROW



Transforming places

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



Transforming lifestyles

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



Transforming nature

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



Transforming futures

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



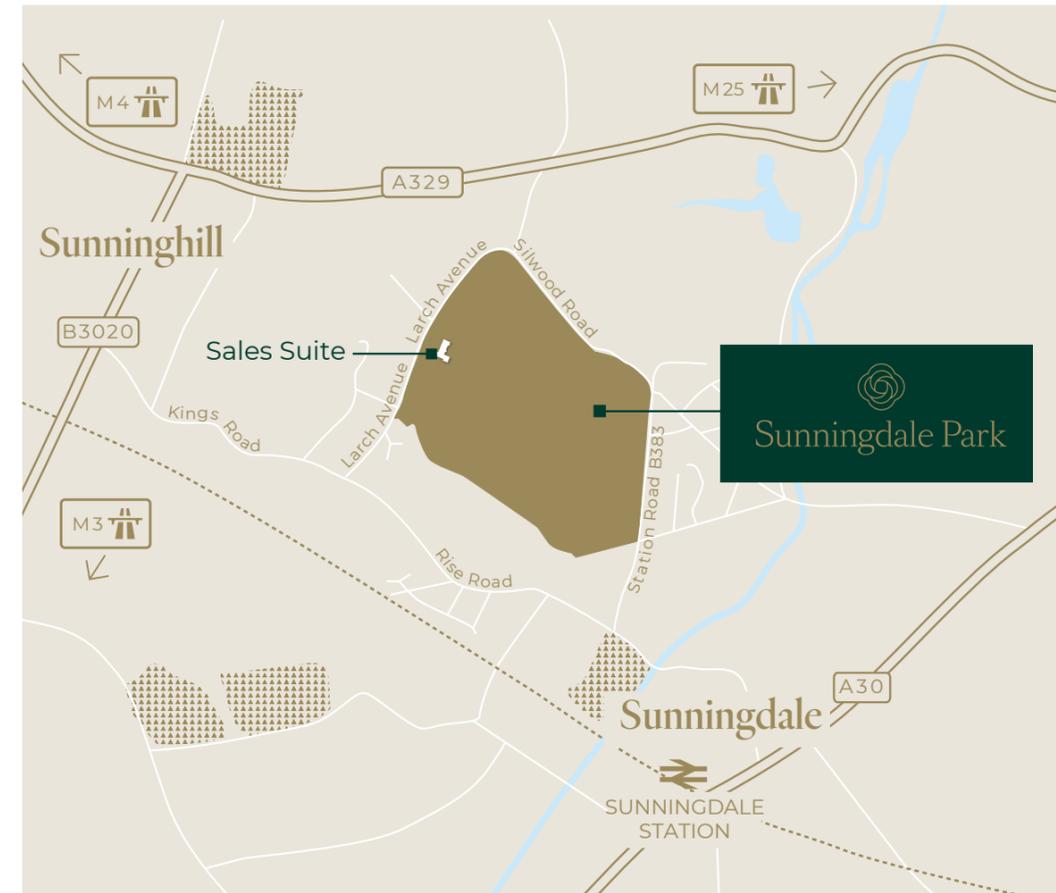
Please scan this QR code for more information on how we are TRANSFORMING TOMORROW



FIND US AT
SUNNINGDALE PARK



Our team would be delighted
to meet with you and present
Sunningdale Park



For more information please contact:

T: +44 (0) 1344 551 120 | sunningdalepark@berkeleygroup.co.uk | sunningdalepark.com

Sales Suite

Larch Avenue, Sunningdale, Ascot, Berkshire SL5 0QE

Directions

Please scan the QR code for directions to Sunningdale Park.



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