

BARTON · WYATT

LANCASTER HOUSE, SUNNINGDALE, ASCOT



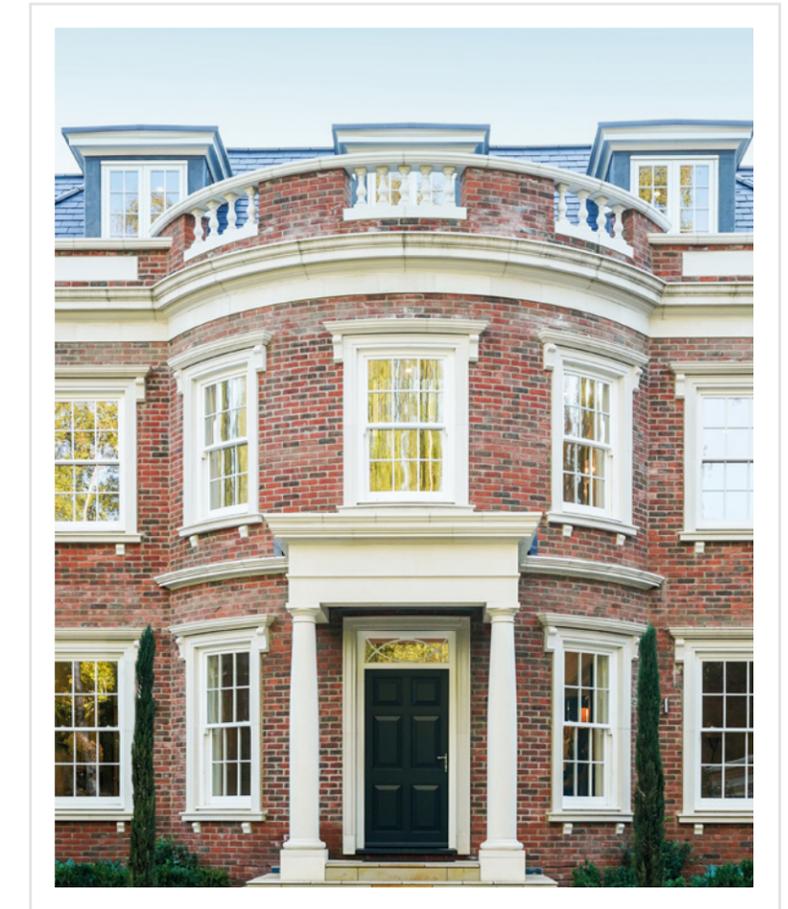
Lancaster House is the very essence of luxury living set in stunning southerly facing gardens of around 3/4 acres. The beautiful interior combines architectural integrity, design excellence and optimum proportion and scale.

Interior designers and craftsmen have blended traditional values with contemporary, to create sophisticated, elegant yet practical interiors, using the very best materials, fittings and cutting-edge home technology.

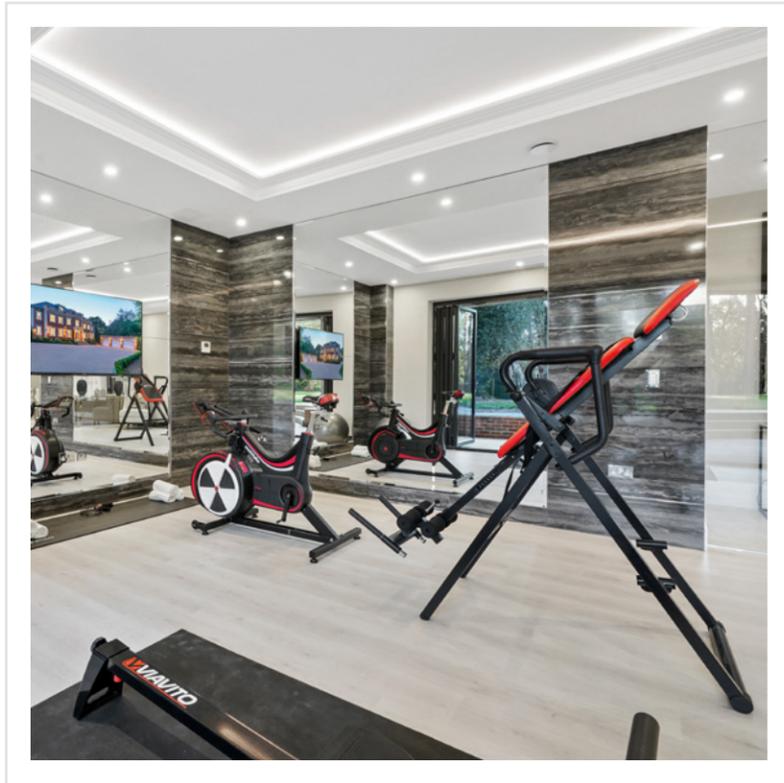
Ascot 1.5 mile, Sunningdale 1.2 mile, Wentworth Club 3 miles, Heathrow T5 11 miles, M3 (Junction 3) 2.8 miles, M25 (Junction 13) 6 miles, London Waterloo 50 minutes by train (All distances approximate)



Front Aspect



Portico



Gym



Swimming Pool



Leisure Floor



Cinema Room



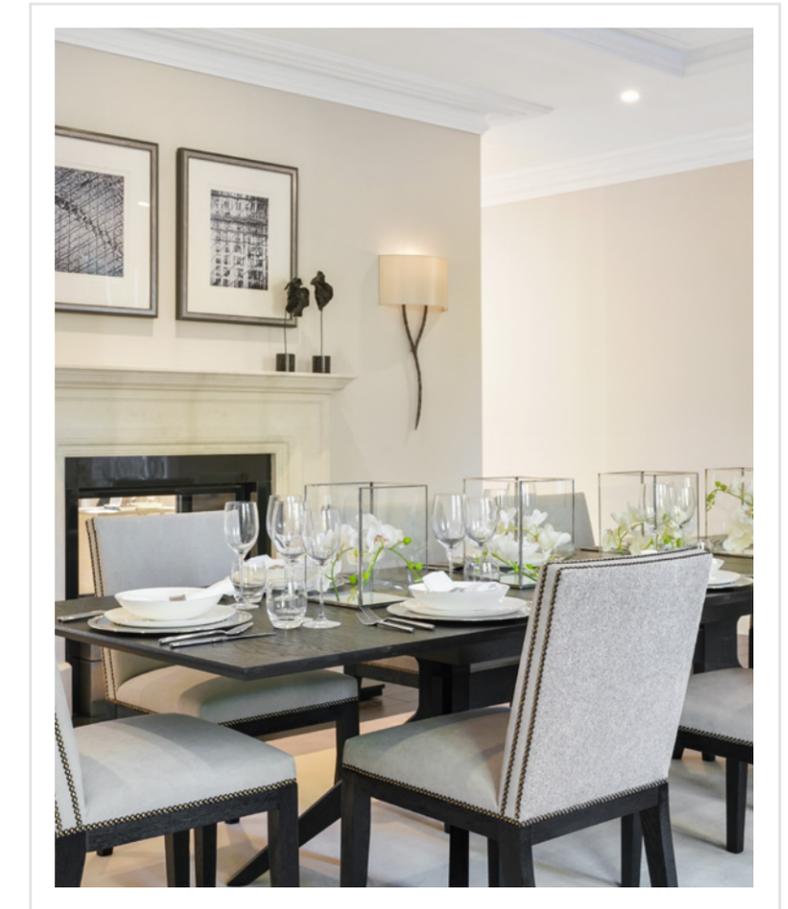
Breakfast Area



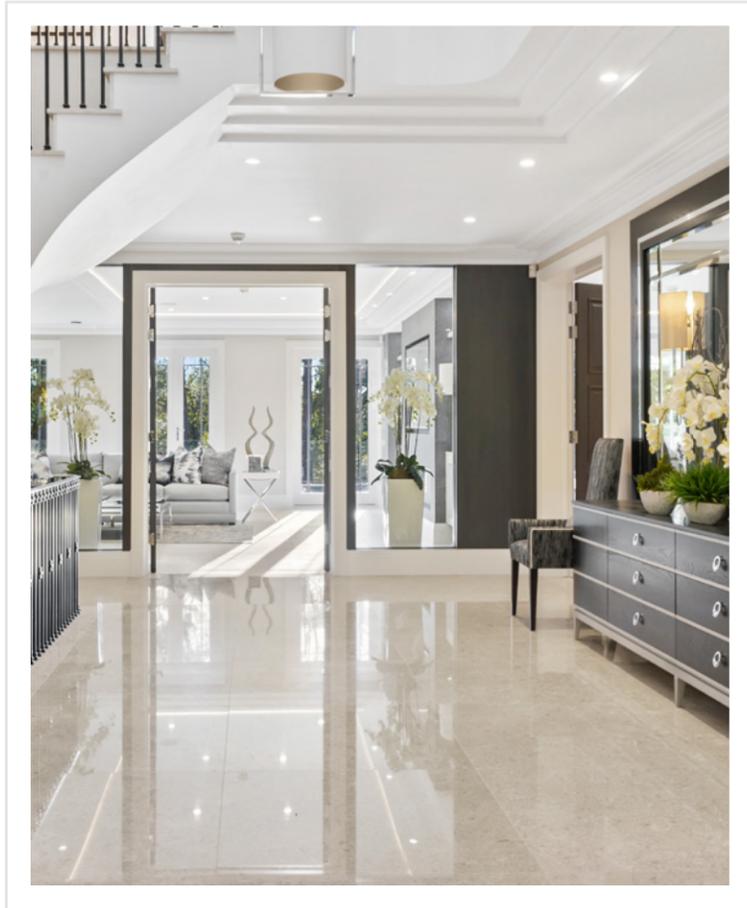
Kitchen



Drawing Room



Dining Room



Reception Hall



Family Room



Study



Landing & Master Suite

Every Crownmead Home is meticulously planned, from the initial concept through design, specification, build and finish. The result is a unique home of unsurpassed style and quality.

Crownmead Homes blend contemporary design with classical proportions and an uncompromising commitment to quality. This ethos defines the prestige and exclusivity of the Crownmead Homes brand.



CONCEPT

Every new Crownmead Home project undergoes a detailed evaluation by our specialist design team. This involves several stages of concept design refinement, to arrive at the ultimate balance of style, quality and design integrity. Every element of the build then goes through the same rigorous process until a final theme is agreed.

Architecture, fixtures, finishes and landscaping – all are integral to creating a unique luxury living experience.

DESIGN

The design and planning phase is crucial in taking the concept and creating a Crownmead Home. The concept is rigorously assessed and every detail scrutinised, to ensure it meets the design principles in terms of practicality, quality and aesthetic. It is this uncompromising approach which defines a Crownmead Home, in which every detail is impeccably crafted and seamlessly integrated.

THE DIFFERENCE



INTERIOR DESIGN

Crownmead Homes are the epitome of luxury living. Enter a Crownmead Home and you are welcomed by beautiful contemporary interiors and elegant architectural detail. Materials of impeccable quality and rigorous design values combine to deliver uniquely stylish and elegant home environments.



CONSTRUCTION

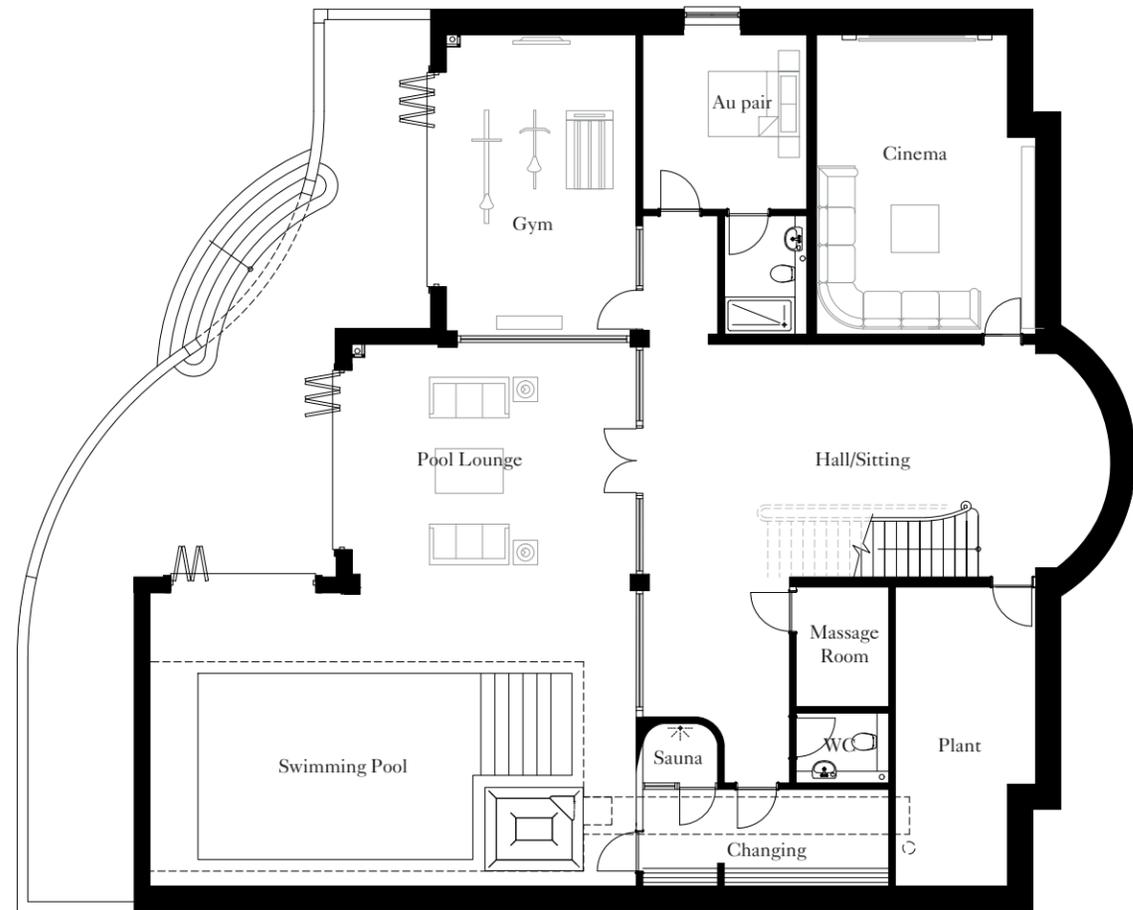
In order to hold true to the design team's concept and maintain our values of quality and consistency throughout, construction of all Crownmead Homes is controlled from end-to-end by our own internal team. This means the same team of dedicated professionals remains with the project, from first concept through to handover.

LOCATION



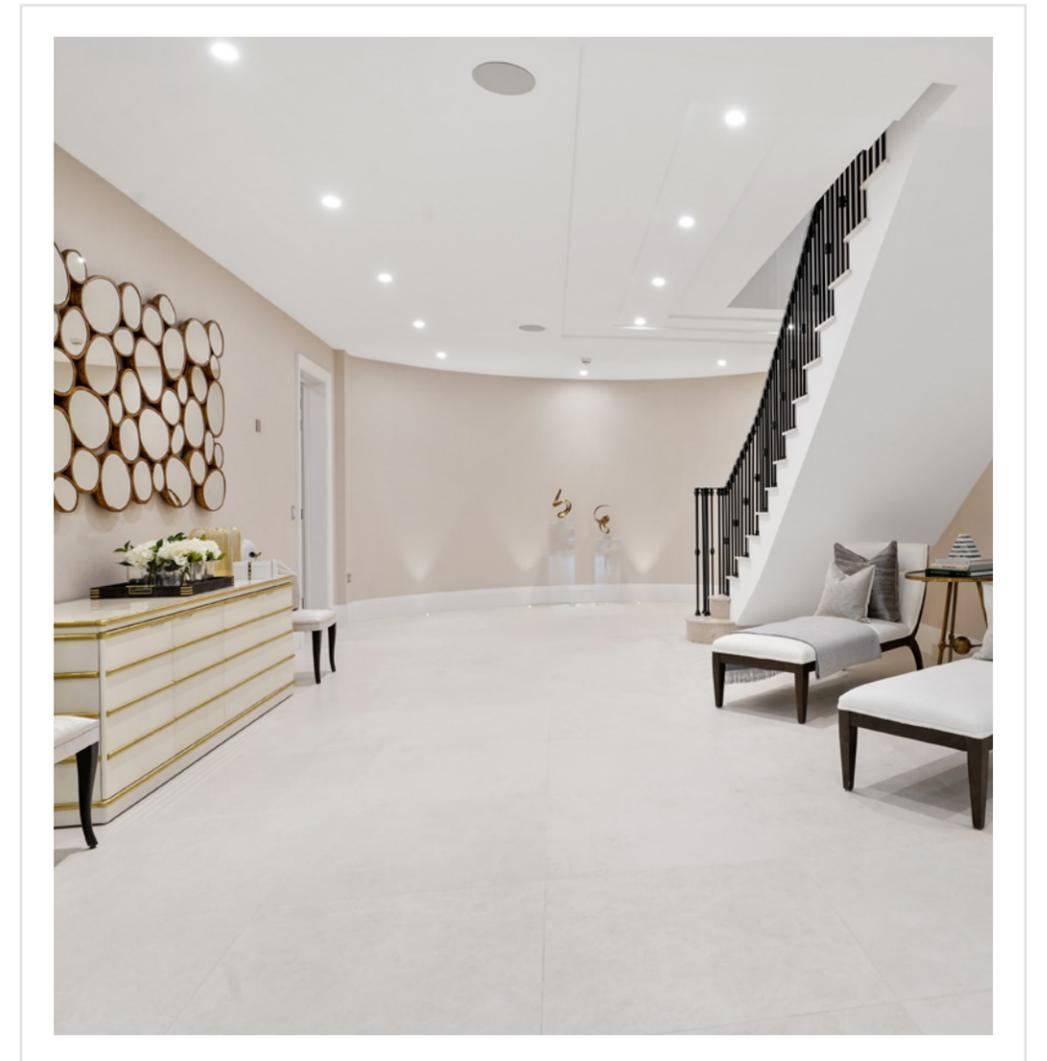
Very few places offer the combination of exclusivity, heritage, tradition and exceptional schooling that befits a Crownmead Home. Our carefully selected locations are surrounded by countryside, yet are ideally placed to take advantage of the many private clubs and prestigious sporting events within the locality, including royal Ascot, Guards Polo, Wentworth PGA and more. By rail or motorway, communications links to Central London are excellent, and both Heathrow and Gatwick airports are readily accessible.



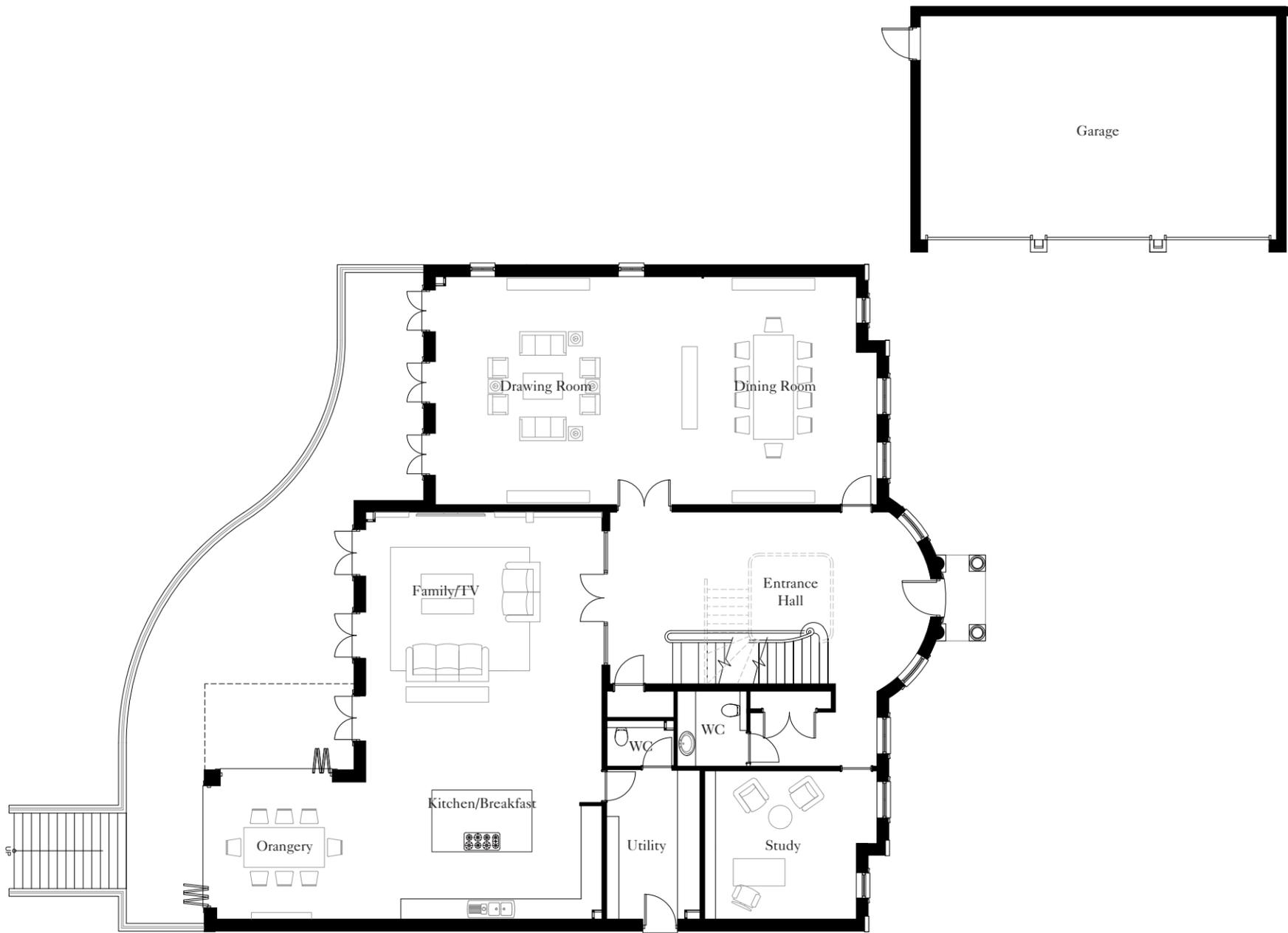


LOWER GROUND FLOOR

Cinema	4.3 x 6.6
Gym	4.0 x 6.6
Pool Lounge	5.5 X 5.0
Swimming Pool	10.4 x 6.6
Changing Room	4.7 x 2.3
Kitchen	2.0 x 2.5
WC	1.5 x 2.0
Plant	3.2 x 6.6
Au-Pair	3.5 x 4.0
Ensuite	1.75 x 2.5

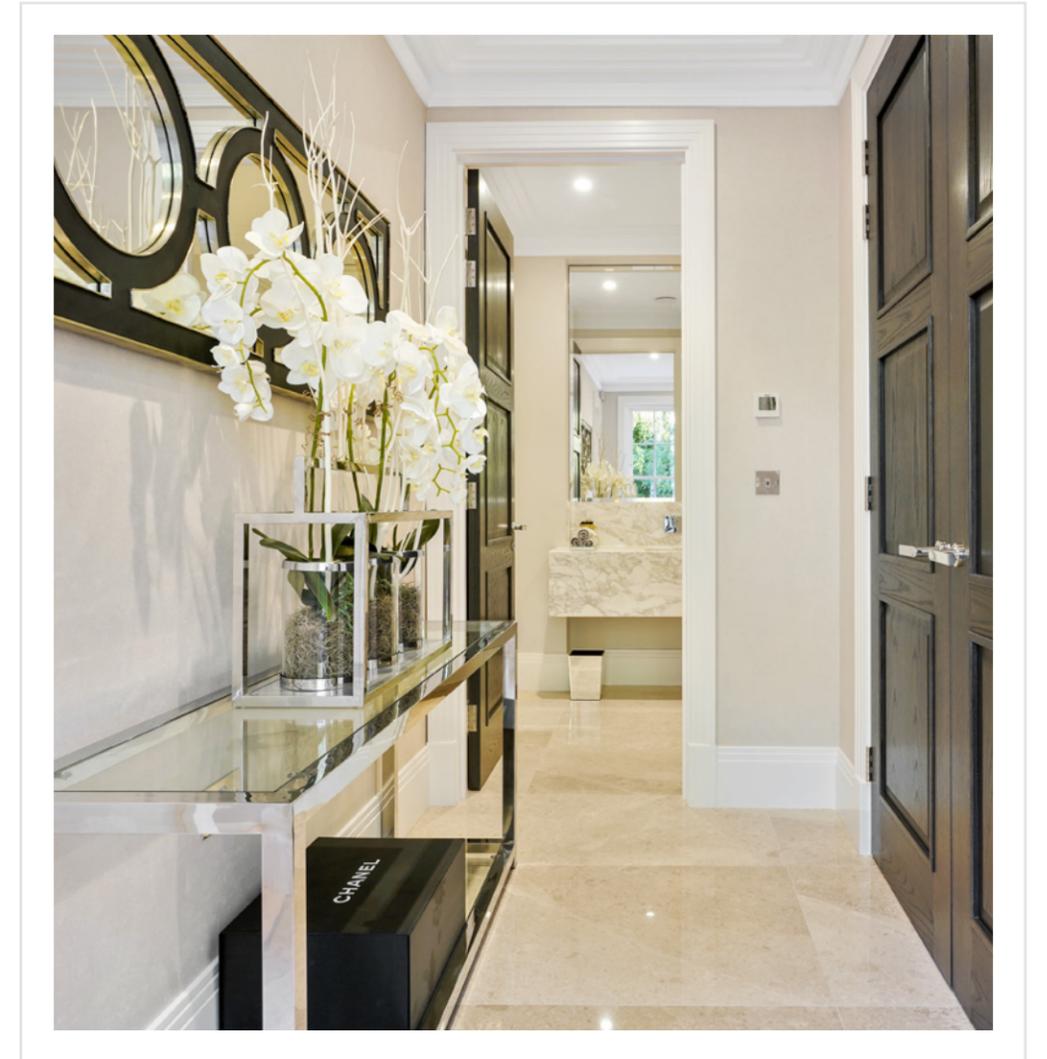


Floor Plans. These plans are for general guidance only and must not be relied upon as a statement of fact. Please refer to the completed property for detail.



GROUND FLOOR

Entrance Hall	9.25 x 5.0
Drawing Room	7.25 x 6.7
Dining Room	5.0 x 6.7
Family/Kitchen	6.8 x 11.5
Orangery	4.3 x 4.3
Study	4.8 x 4.4
Cloakroom	2.0 x 2.2
Utility	4.4 x 2.7
Garage	6.2 x 9.0

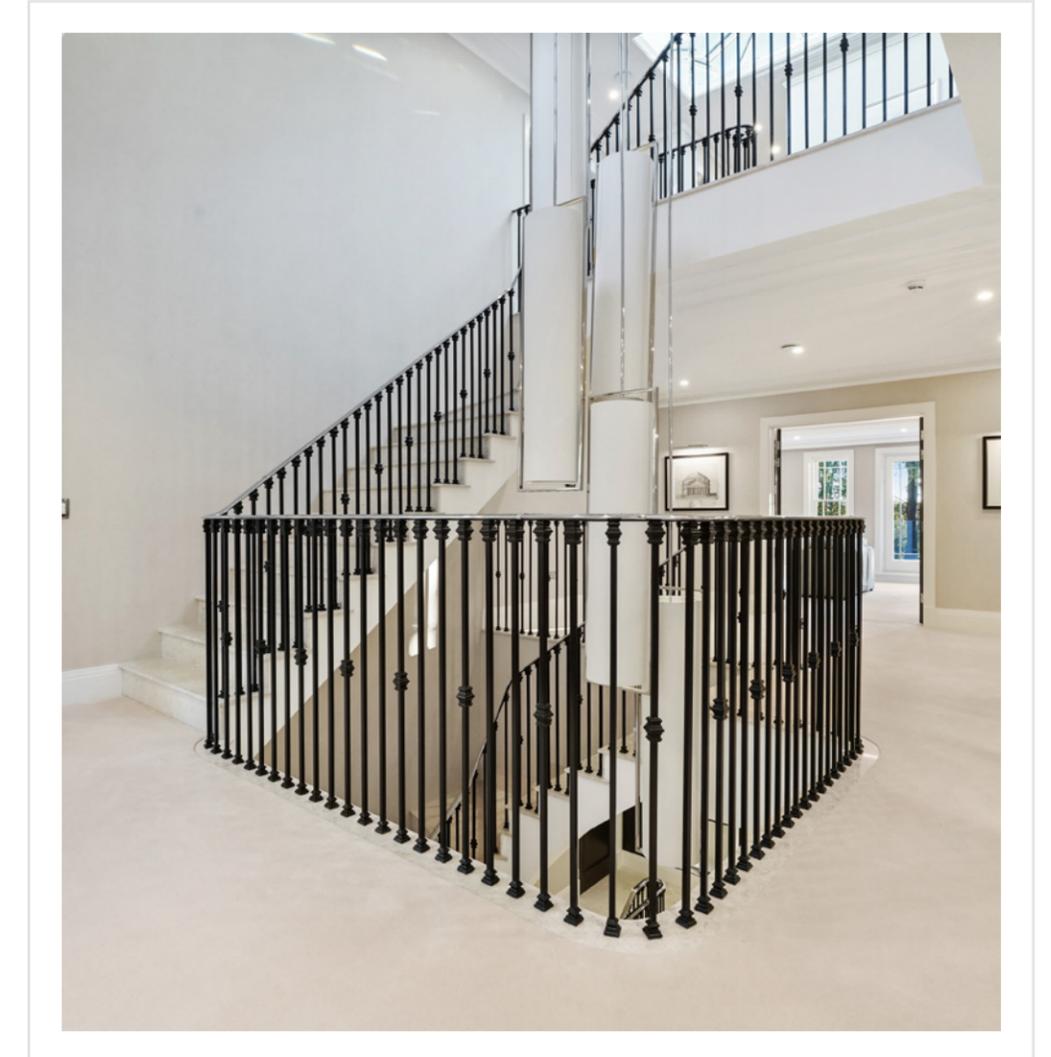


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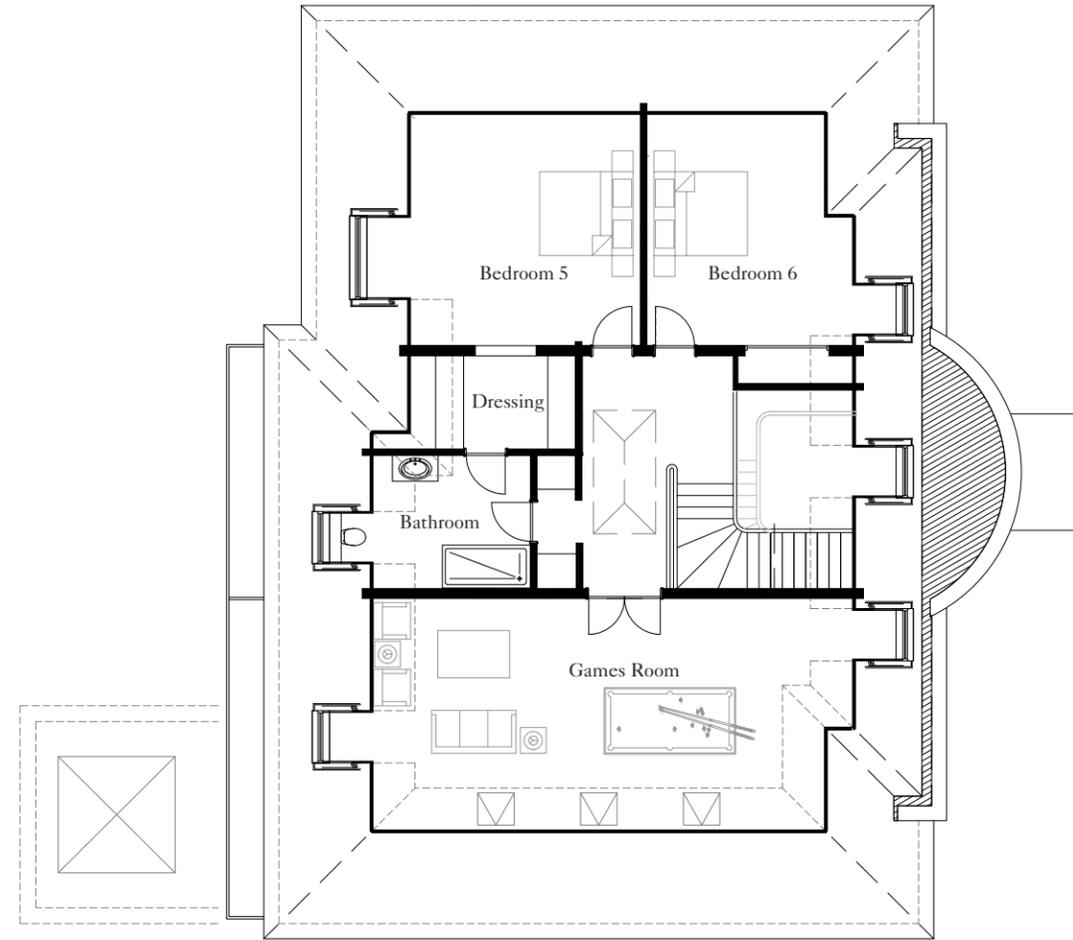


FIRST FLOOR

Master suite	5.3 x 9.65
Dressing	2.7 x 5.7
Ensuite	4.5 x 4.2
Bedroom 2	6.6 x 4.5
Dressing	2.0 x 2.3
Ensuite	4.2 x 2.75
Bedroom 3	5.25 x 4.4
Dressing	2.1 x 2.0
Ensuite	2.4 x 2.8
Bedroom 4	4.2 x 4.4
Dressing	2.3 x 2.0
Ensuite	2.0 x 3.1

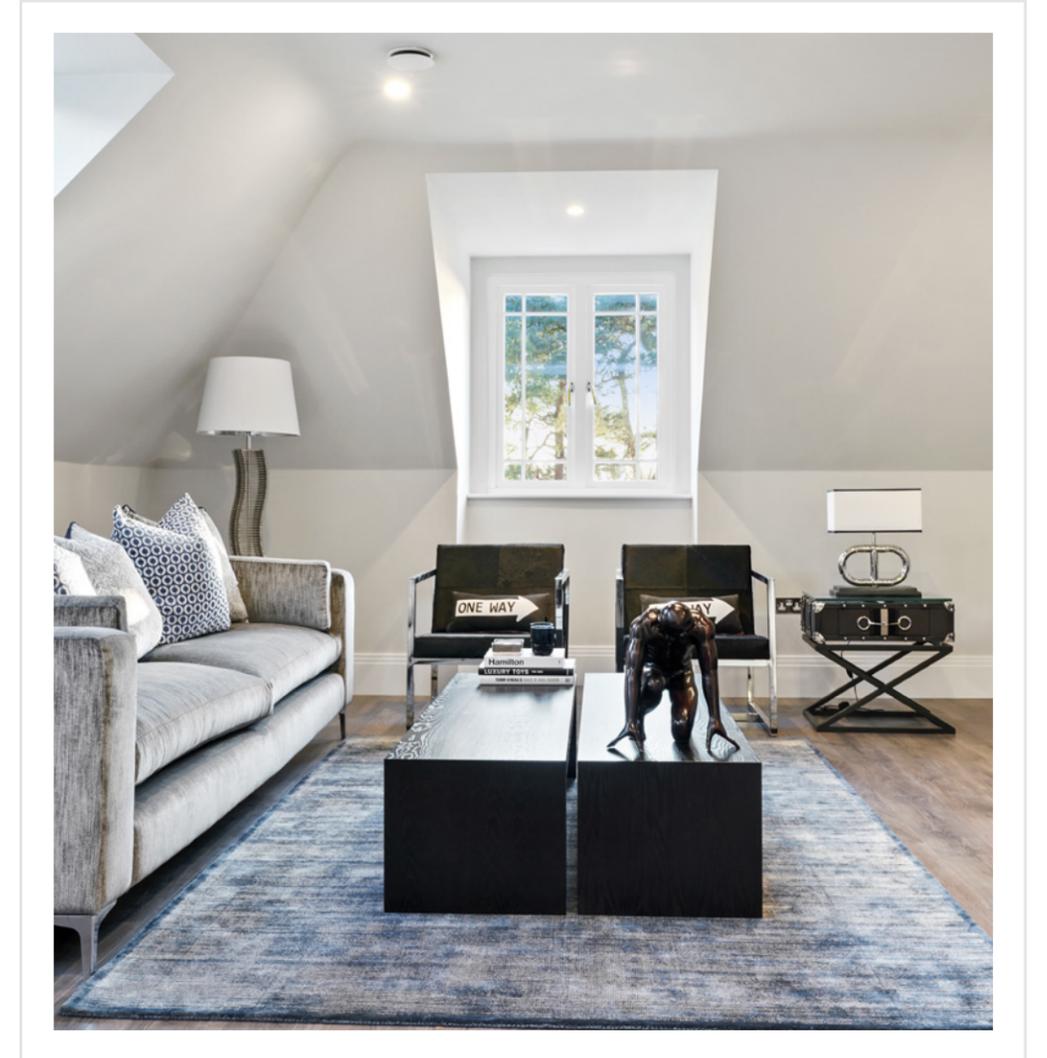


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SECOND FLOOR

Bedroom 5	5.0 x 5.0
Dressing	3.8 x 2.0
Jack n Jill Bathroom	3.6 x 2.75
Bedroom 6	4.5 x 5.0
Games Room	10.0 x 5.0



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SPECIFICATION



HOME AUTOMATION

The luxury home environment is perfectly enhanced by a Control4 smart home automated system. The ultimate in practical home automation, this state-of-the-art solution seamlessly integrates the management of lighting, audiovisual, heating, gate entry and security. It can be tailored to meet homeowners' specific needs and is controlled via a range of devices, including smart phones and tablets.

KITCHEN ZONE

Contemporary living has brought enhanced status to the kitchen, which is reflected in Crownmead Homes' exceptional standards of specification, architectural detailing and custom design. Complementing the overall home design themes, the kitchen zone brings together bespoke hand-fitted furnishings with state-of-the-art equipment and technology. The result is an unrivalled blend of luxury, style and convenience. The kitchen zone is fully connected to Control4 and equipped with surround sound. Lighting themes create mood and ambience. Floors are laid with porcelain tiles and work surfaces are prestige, high-quality stone. Appliances include an extra large hob and hidden extractor fan. Utility rooms too are comprehensively fitted, for ultimate practicality.

MASTER SUITE

Master suites comprise an elegantly styled bedroom / sitting room with a beautiful contemporary fireplace and hidden track curtains. The dressing rooms are fitted with full height faux leather and mirror doors with finished interiors, trimmed within a coffered ceiling. Complementing the overall design principles of the home, the ensuite uses the very best materials and quality sanitaryware whilst remaining wholly practical. Architectural detailing, marbles, large mirrors and exclusive furnishings combine in a sophisticated bathroom environment, fully supported by the Control4 home automated system.



EN-SUITES

Design themes across the home are echoed in the ensuites, creating a unified yet distinct ambience to each space. Our interior designers specify only the finest furniture and sanitaryware. Architectural detail, large mirrors and finishes of porcelain, marble or stone complement the furnishing, allowing each room to retain its individual character. All ensuites have chrome towel radiators served by an independent system to allow towel drying during the summer months.

CLOAKROOM

Cloakrooms have been designed to be integral to the theme of the reception hall with marble flowing through surfaces – floor, window sill and skirting. Furniture is bespoke and designed to create a stunning look when set against the architectural detailing and specialist lighting. The cloakroom has an automatic light sensor fitted.

ELECTRICAL

A comprehensive lighting system with white rimmed LED low voltage fittings and chrome switches. The main rooms are controlled and programmed to suit homeowners via the Control4 home automation system. Automatic light sensor to main WC. Polished chrome power sockets throughout. External lights controlled by motion detectors and Control4 smoke and heat detectors fitted according to regulations. Comprehensive supply of telephone points. Comprehensive supply of TV points, with main rooms wired to receive HD quality.



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Important Notice:

The photographs in this brochure were taken in 2019. The home has since been occupied but is still furnished with the same pieces.