



LARCHWOOD
PLACE
Sunninghill

Contents

The Opportunity	03
Your Customisation Journey	06
Inspiration	07
Specifications	11
Floorplans	15
Setting and Location	18





Introducing Larchwood Place

Are you tirelessly searching for the perfect home but continually facing disappointment? Do you often dream of building your own house but feel overwhelmed by the complexities and challenges often associated with self-building, and wish you had a more straightforward path to make that dream a reality?

Introducing Larchwood Place by Concept-Two Homes offering a worry-free Design & Build solution that brings your dream home within reach and without the stress.

Here's how we make it simple for you:-

Choose a Floor Plan

Select from customisable internal floor layouts to perfectly suit your lifestyle, ensuring every detail of your home meets your unique needs.

Personalise Your Interiors

Customise every detail of your home's interior finishes, to make your home uniquely yours.

Stress-Free Construction

Sit back and relax as our award-winning team handles the entire construction process from start to finish, delivering a home that meets the highest standards of quality and craftsmanship.





Plot 1 at a glance

Luxury Living

6,197 Sq.ft of living space in a stunning five bedroom detached home.

Private and Exclusive

Set within gated grounds spanning approximately 0.83 acres offering privacy and security.

Expert Construction

Fully managed and built by highly regarded Concept-Two Homes, recognised for their exceptional quality and innovative design.

Fixed Price Build Contract

Secure your new home with an all-inclusive land and build package.

Significant Savings

Tax savings for early purchase more information contact the agent.

Ready to Go

Construction can begin immediately, with a 12/15 month timeline ensuring a timely completion.

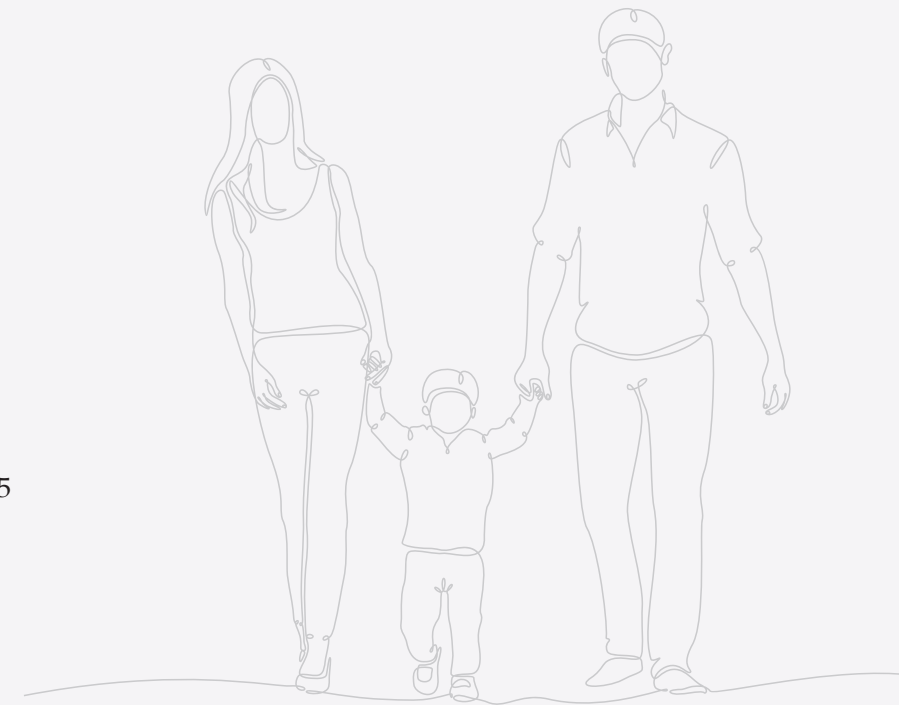
Peace of Mind

Enjoy the confidence of a 10-year warranty, ensuring your investment is protected.

Don't let the challenges of self-building hold you back from the home you've always dreamed of.

Choose Plot 1, Larchwood Place where your vision becomes reality, without the unpredictability.

Take the first step towards your dream home. Contact us today to learn more and schedule an appointment to view.







Indicative specifications

Please note that these specifications are not exhaustive and provide a general indication of the finishes available. Clients' specifications are customised to their personal preferences.



Kitchen features

- Handcrafted, painted shaker style cabinetry
- Quartz worktops with upstands to both Kitchen & Utility
- Full range of Miele or Siemens appliances throughout to include:- Multifunction single oven, combi microwave/oven, Tall larder fridge, Tall larder freezer, Wine cooler, Venting or Induction Hob with Downdraught extractor, Dishwasher
- Feature pendant lighting above Kitchen Island
- LED lighting under wall cabinets

Interior finishes

- Two panelled oak or painted internal doors with satin chrome or antique brass door furniture
- Satinwood skirtings and architraves
- Decorative cornice throughout
- Oak or painted/stained staircase with carpet with stair rods
- Fitted dressing rooms to Master Bedroom and Bed 2
- Fitted wardrobes to Beds 3, 4 (Bed 5 optional) with painted internal doors, single shelf and hanging rail
- Full porcelain/ceramic wall tiling to en-suites
- Large format porcelain floor tiles to entrance hall area & Cloakroom
- Amtico or Karndean herringbone flooring to Kitchen, Snug, Living & Dining areas
- Carpet to Drawing Room, Study, Bedrooms & 1st Floor Landing





Master En-Suite

- Duravit, Crosswater or V&B sanitaryware
- Double vanity units & basins
- Wall mounted rimless WC
- Mirror above vanity units or mirrored wall cabinet
- Free standing bath
- Walk in shower enclosure
- Feature tiled niches with LED lighting

Bed 2 En-Suite

- Duravit, Crosswater or V&B sanitaryware
- Vanity unit & basin
- Wall mounted rimless WC
- Mirror above vanity unit/basin or mirrored wall cabinet
- Walk in shower enclosure
- Feature tiled niches with LED lighting

Beds 3, 4 & 5 En-Suites

- Sanitaryware & WC as per Bed 2 en-suite
- Mirror above vanity unit/basin
- Shower enclosure with sliding glass door

Electrical and Multimedia

- Cat 6 cabling throughout with data point to all rooms throughout
- Recessed LED downlights throughout
- 5-Amp lighting circuit to formal drawing room and Bed 1
- Satin, chrome or brass sockets & switches throughout

Central Heating & Hot Water

- Air Source Heat Pump
- Underfloor Heating to all floors
- Heatmeiser smart heating system
- Heated towel rails to en-suites

Security

- Intruder alarm
- CCTV provision
- Mains supply smoke & heat detectors
- Multi point locking to entrance door
- External lighting to front and rear of house
- 10 Year Build Warranty with Concept-Two Homes providing an aftercare package to include the first 2 years upon completion of property

External

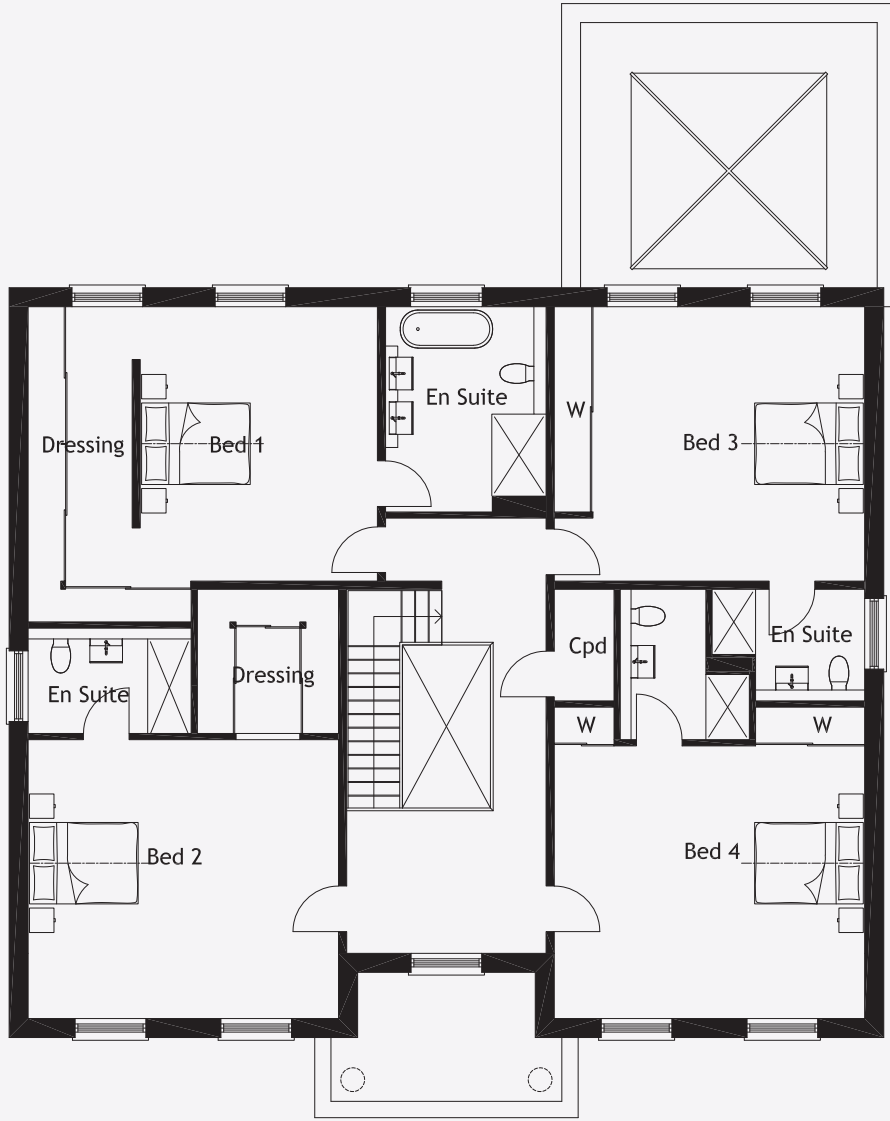
- Landscaping to front garden
- Turf to rear garden
- Paved terrace area
- External sockets to rear and garage
- External water tap
- Electronically operated garage doors with remote control, power & light
- EV car charging point



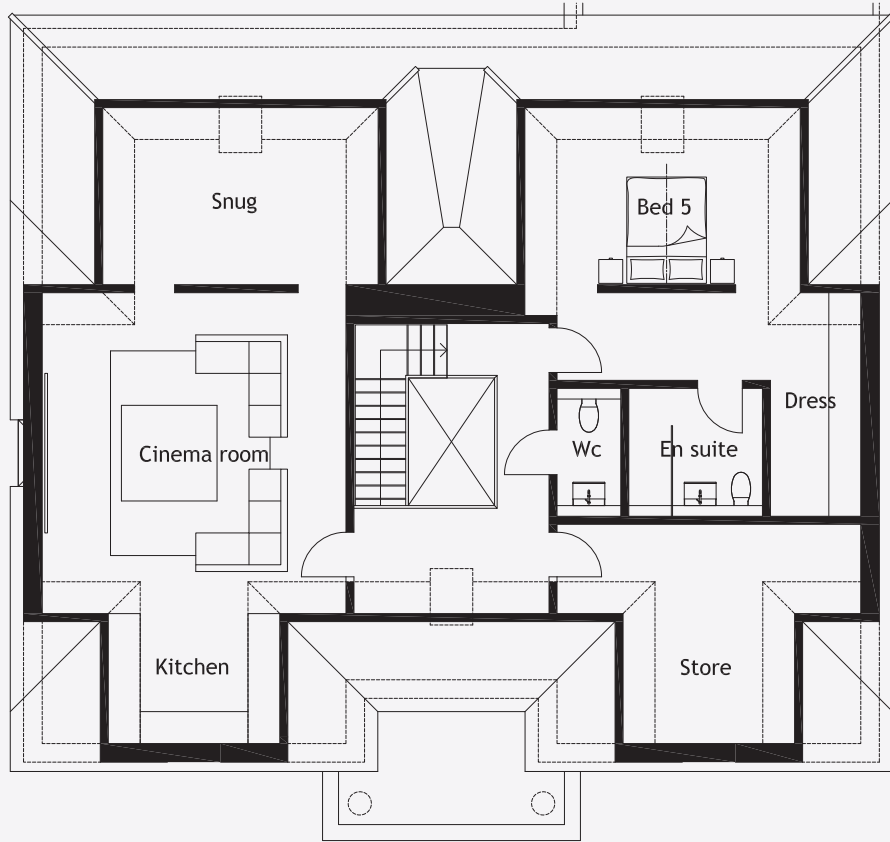
Floorplans



Ground Floor



First Floor



Second Floor





The best of both worlds

Larch Avenue is a prestige road within walking distance from Sunninghill High Street. It is a popular choice for good quality state schools; Charters, St Michaels, St Francis and Cheapside and private schools which include, Hall Grove, Lambrook, LVS, St George's, St Mary's, The Marist and ACS International School to name a few.

The village has a number of independent local high street businesses, cafes, restaurants, pubs and theatre.

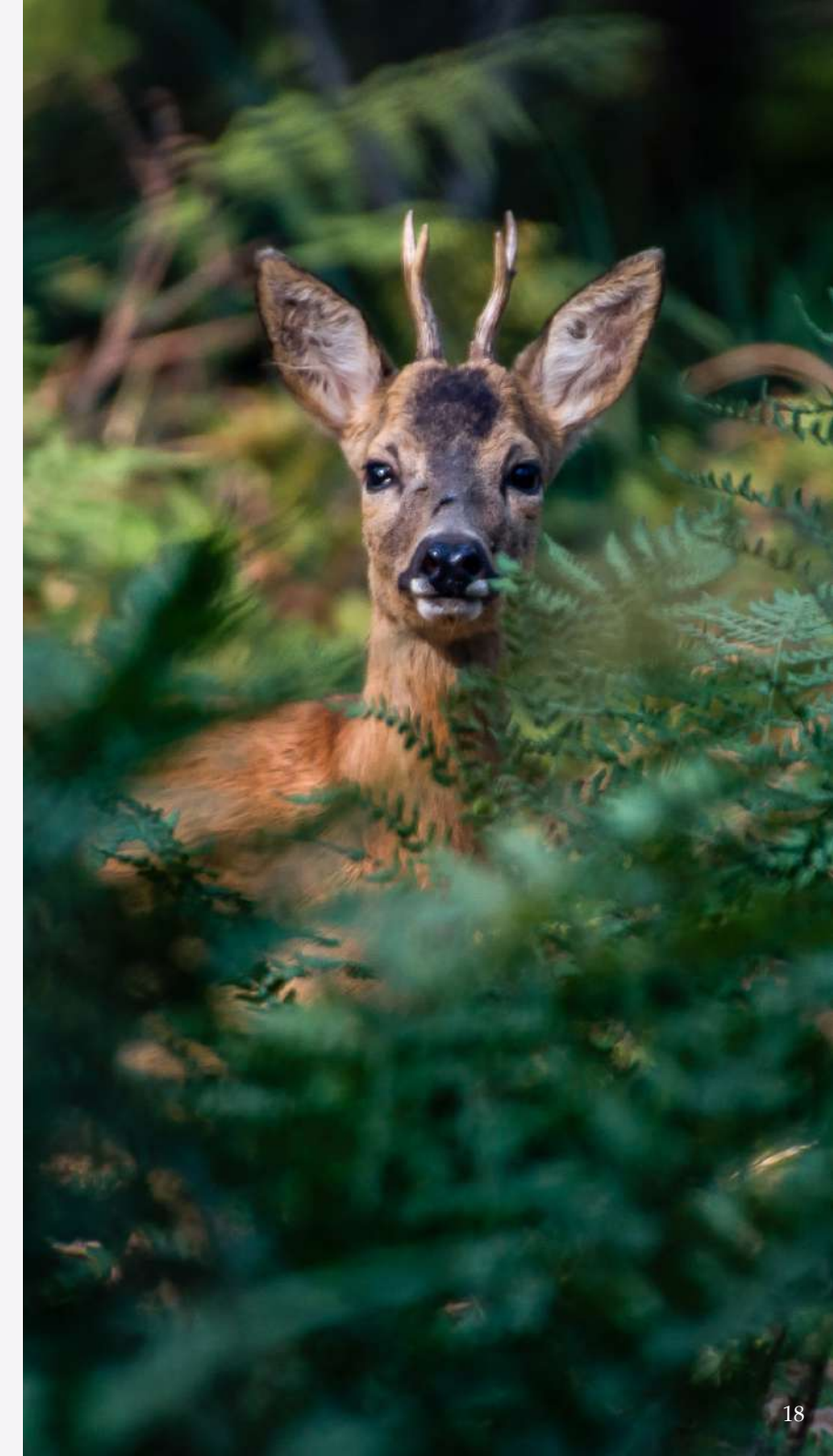
Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Wentworth Golf Club, Virginia Water and Windsor Great Park.


Sunninghill is in close proximity to a number of attractions like Ascot Racecourse, Coworth Park, Guards Polo Club, Thorpe Park, The Lexicon and Swinley Forest. The picturesque Virginia Water Lake and The Savill Garden are also within easy reach. If golf is your passion, there are a number of local clubs including Sunningdale Golf Club, Wentworth Golf Club, The Berkshire Golf Club and Windlesham Golf Club to name a few.

Two outstanding hotels nearby are Coworth Park (The Dorchester Collection) and the Fairmont Windsor Park Hotel.

Commuter links are excellent; rail services to London (Waterloo) are available from Sunningdale and Ascot and it is also convenient for the M3, M4, M25 and Heathrow Airport.

With its charming village feel, lush green surroundings, and close-knit community, Sunninghill offers a lifestyle that's both relaxed and well-connected, a place to settle in, explore at your own pace, and truly feel at home.





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CONCEPT
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