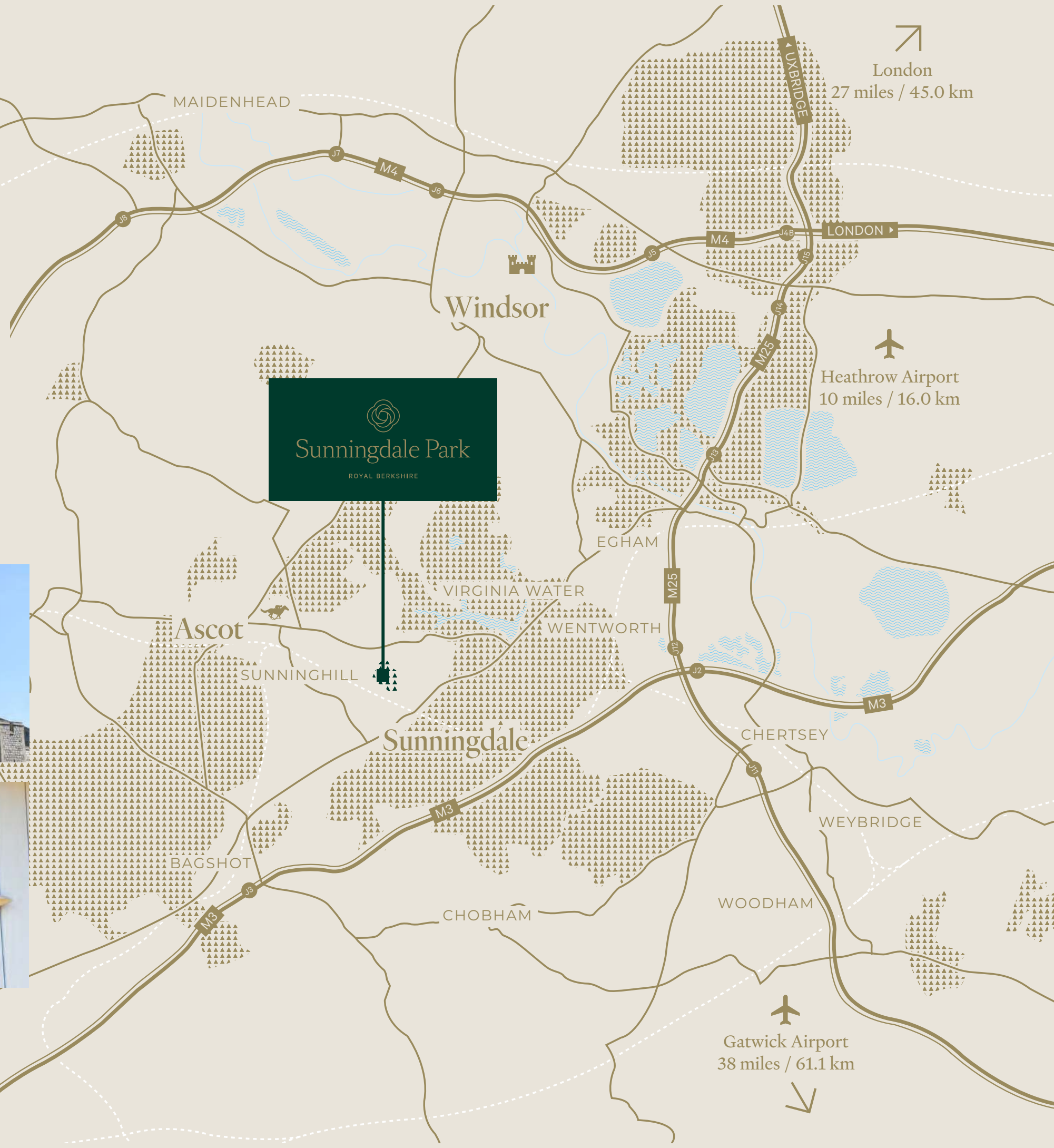


Within the 'golden triangle' that takes in neighbouring Windsor and Ascot, Sunningdale Park offers a truly enviable lifestyle



Map is not to scale, indicative only. Source: Google Maps, locations are approximate



## Royal Berkshire

- Berkshire is a county in South East England, bordering London, Surrey and Oxfordshire
- South East of England ranked #1 in Large European
- South East of England ranked #1 in Large European Regions of the Future 2022/23 (fDi Intelligence)
- Known for the M4 Tech corridor due to high concentration of digital businesses in the region
- Main towns are Reading, Maidenhead, Windsor
- Famous for royal heritage and horse racing, incl. Lambourn for horse training, Ascot racecourse
- ‘Royal’ – Windsor Castle, official royal residence of the late HM Queen Elizabeth II located in the county







# 10 reasons to live in Sunningdale



Less than 1 hour to London Waterloo  
by train (45km/27 miles)



Wentworth Spa & Golf Club  
(5 km/3 miles)



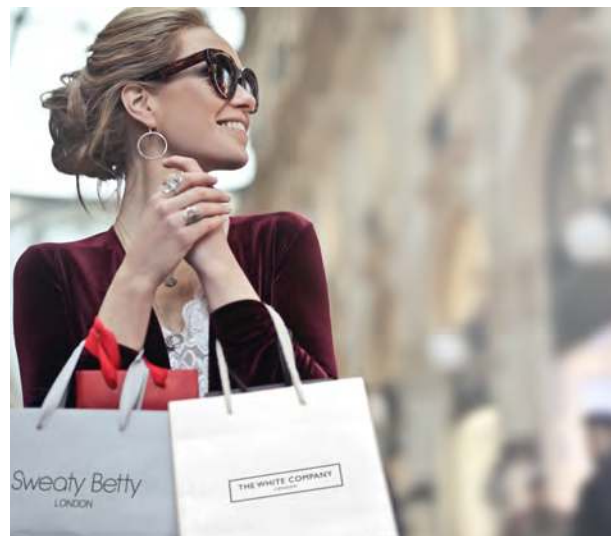
Top performing independent and  
state schools incl. Charters and  
Eton College



Coworth Park – 5 star hotel with  
Michelin Star restaurant  
(3.5 km/2.5 miles)



Virginia Water & Windsor Great Park  
(5 km/3 miles)



Excellent shopping at Windsor and  
Ascot incl. high end retailers and  
smaller independent shops



17 minute drive from  
Heathrow Airport



Easy access to local towns including  
Windsor and Bray



The Guards Polo Club  
(4 km/2.5 miles)



Good motorway links M4/M3





# Enjoy the seasons through Sunningdale Park

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.

## Social Events



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



Guards Polo

### Guards Polo Club

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



BMW PGA Championship

### BMW PGA Championship

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



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.





## Top 10 education spots



**ACS International Schools**  
Egham, Surrey  
3.5 miles / 5.7 km  
ISI Compliant



**The American International School**  
Thorpe, Surrey  
5.7 miles / 9.2 km  
ISI Compliant



**Richmond, American International University**  
Richmond, London  
24.7 miles / 39.8 km



**Royal Holloway, University of London**  
Egham, Surrey  
4.3 miles / 6.9 km



**ICMA Centre, Henley Business School**  
Reading, Berkshire  
16 miles / 25.8 km



**King's College**  
London  
28.2 miles / 45.4 km



**University of Surrey**  
Guildford, Surrey  
13.5 miles / 21.7 km



**St Mary's, University of London**  
Twickenham  
22 miles / 35.4 km



**University of Reading**  
Reading, Berkshire  
14.6 miles / 23.5 km



**University of College London**  
London  
27.9 miles / 44.9 km







# The Development

Windsor Great Park

Guards Polo Club

Virginia Water Lake

Coworth Park Hotel & Spa

Sunningdale Station    
1.3 miles / 2.0 km

Northcote House  
Audley Retirement Village



**Sunningdale Park**  
ROYAL BERKSHIRE





## Key Development Facts

### 79 ACRES

47 acres of which is country parkland which will be open to general public

### FORMER COUNTRY ESTATE

Dating back to 18th century, centred around Northcote House, with kitchen gardens, dairy, various lodges & cottages

### PREVIOUS OWNERS

Land recently owned by UK Govt. Cabinet Office

### A PLACE TO ENJOY, ENTERTAIN & FLOURISH

Amenities at Northcote House by Audley are open to general public by booking – bar, restaurant, cinema room, pool and spa

### NATURAL BEAUTY

Parkland, woodland, orchards, ponds, walled gardens and meandering footpaths

### CENTURIES-LONG HISTORY

Previous owners include James Steuart (local farmer), Charles Crosley (Sheriff of London), Sir James Mackenzie, Sir Hugo Cunliffe Owen (industrialist, winner of 1928 Epsom Derby with Felstead)

### REDEVELOPMENT

By Berkeley and Audley Retirement Villages. The northern area of site incl. Northcote House are retirement apartments

### CONCIERGE SERVICE

The Pavilion and Steuart Library residents will benefit from the added convenience of a concierge service

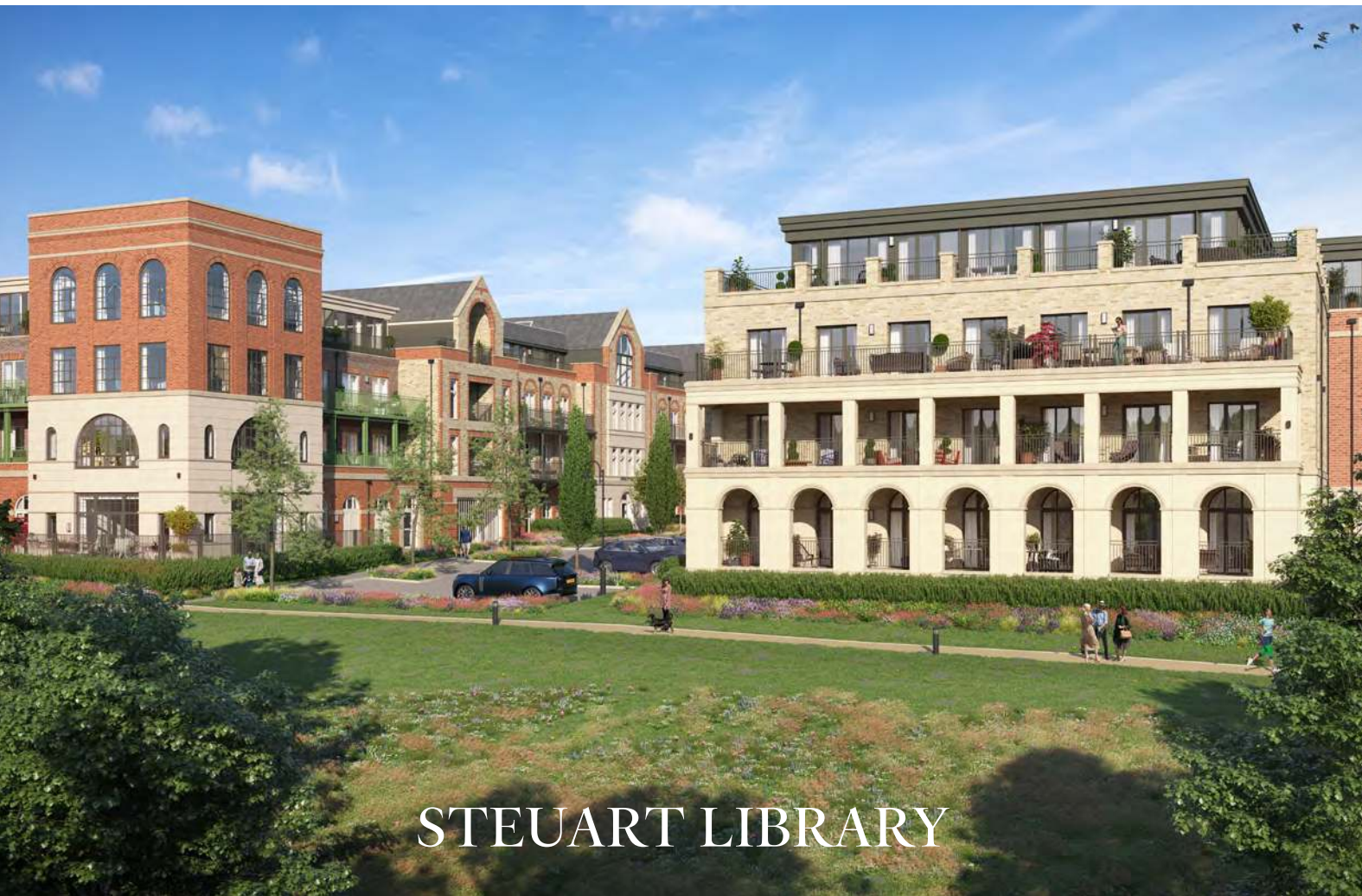




Classic contemporary homes in perfect harmony  
with their surroundings – a place for everyone

PHASE	TYPE	NO.
The Glade	4 & 5 bedroom detached houses	14
The Walled Gardens	2 & 3 bedroom houses	12
The Pavilion	2 & 3 bedroom apartments & penthouses	15
The Dairy	1, 3 & 4 bed houses	5
Gamekeeper's Lodge	4 bedroom house	1
Gardeners' Cottages	1, 2 & 4 bedroom houses	5
Crosley Apartments	1 - 4 bedroom apartments	64
Steuart Library	2 - 4 bedroom apartments	20
Scholars Row & Gatehouse	3 & 4 bedroom terraced, semi and detached houses	12
South Lodge	2 bedroom house	1
<b>Total (Private Homes)</b>		<b>149</b>
Mackenzie House	Affordable apartments	41





STEUART LIBRARY



SCHOLARS ROW



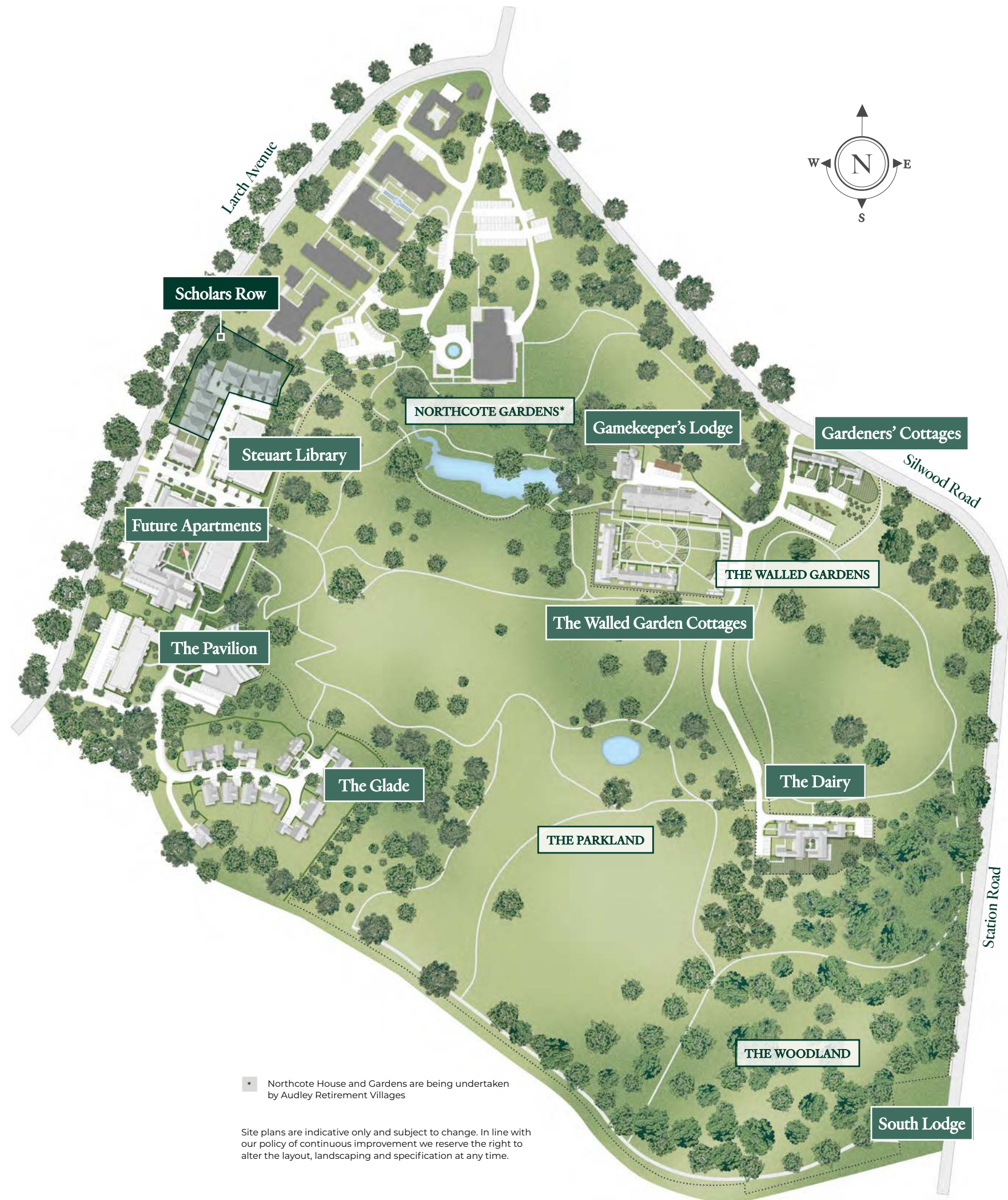
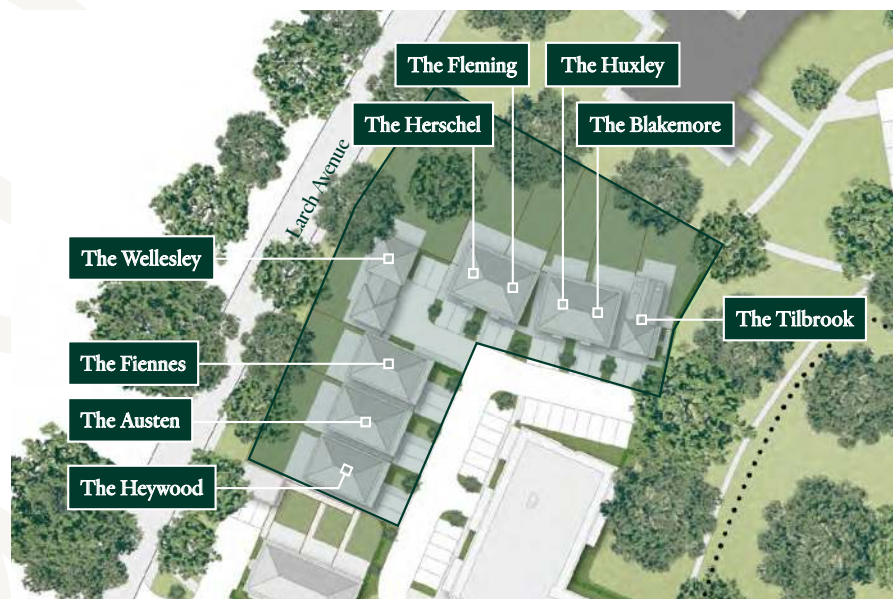
THE PAVILION





# Scholars Row

Scholars Row is a collection of nine beautiful homes offering a unique opportunity to experience the quintessential Sunningdale Park lifestyle.



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

Site plans are 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.





# A natural panorama

As the seasons change, the beauty of the surrounding parkland reveals itself, from spring and summer verdancy to the crisper hues of autumn and winter. A glorious landscape to explore, run, relax or walk the dog. Sunrise to sunset, this is a magical place to be.



## True to tradition

The entrance of Sunningdale Park has been designed to continue the beautiful tree-lined approach from the existing Larch Avenue into a new boulevard, offering direct views into the parkland beyond.





Traditional kitchen  
craftsmanship

The Shaker-style cabinets are from leading British furniture-maker Charles Yorke, partnered by composite stone work tops and the full complement of Miele/Siemens appliances.





Computer generated image, indicative only and subject to change.

## Contemporary contrasts

Elegant and modern, the bathrooms and ensuites are havens of clean-lined luxury. Duravit sanitaryware is accessorised with Dornbracht fittings and feature tiled niches with LED lighting\*. Underfoot, the wood-effect porcelain herringbone flooring\* is both practical and comfortable.



\*Feature tiles and wood-effect porcelain herringbone flooring to ensuites 1 & 2 only.





## Scholars Row Houses

HOUSE	TYPE	FLOORS	BEDROOMS	BATHROOMS	SQ M	SQ FT	PARKING
No.72 – The Blakemore	Semi-detached House	3 Storey	4 + Study	3	181.6	1,955	Garage & 1 space
No.73 – The Huxley	Semi-detached House	3 Storey	4 + Study	3	181.6	1,955	Garage & 1 space
No.74 – The Fleming	Semi-detached House	3 Storey	4 + Study	3	181.6	1,955	Garage & 1 space
No.75 – The Herschel	Semi-detached House	3 Storey	4 + Study	3	181.6	1,955	Garage & 1 space

Anticipated Completion from Q3/Q4 2024. Freehold.





The Herschel

The Fleming

The Huxley

The Blakemore





# The Herschel, The Fleming\*, The Huxley & The Blakemore\*

4 bedroom semi-detached house with integral garage

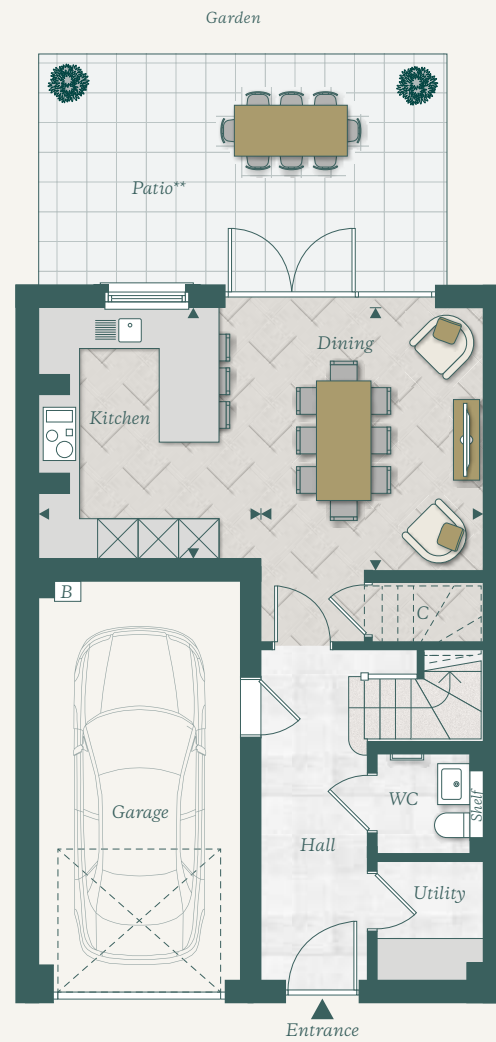
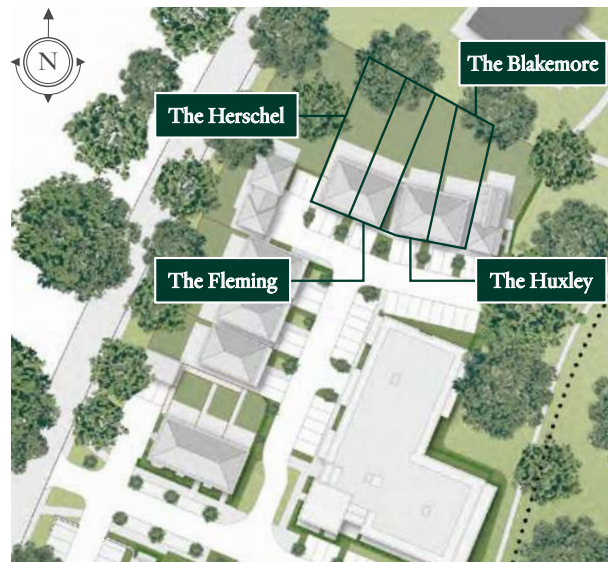
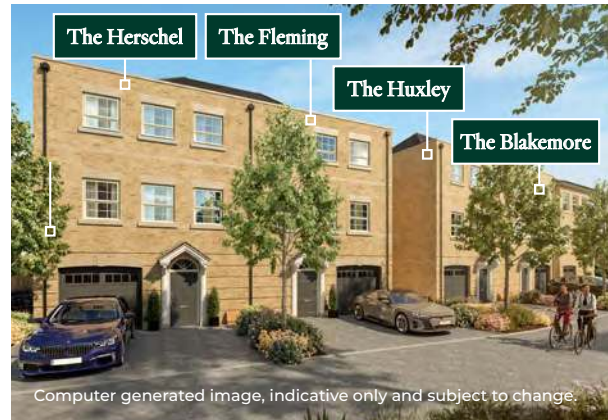
Total Area 181.6 sq m 1,955 sq ft

\*Handed

The open plan kitchen and dining room is an ideal modern family living space. It is designed to include a breakfast bar and opens to the garden through terrace doors. The ground floor is completed by a cloakroom and utility room, and access to the garage from the hallway.

A drawing room with ample space for an office or study area is to be found on the first floor. The luxurious principal bedroom suite includes a large dressing area and bathroom with a bath and walk-in shower.

On the second floor, bedroom 2 has an ensuite, while the generous family bathroom serves bedrooms 3 and 4. Bedroom 4 would also make an ideal study, a quiet area at the top of the house.

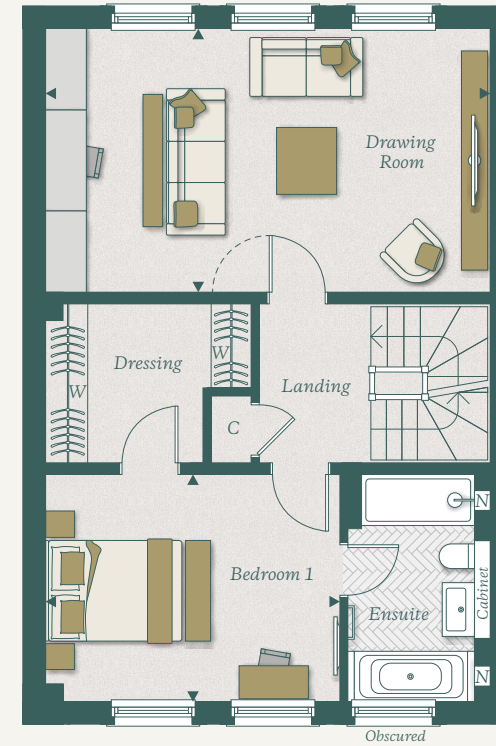


\*\* Patios are individual to each plot.  
Please ask Sales Consultant for further information.

## GROUND FLOOR

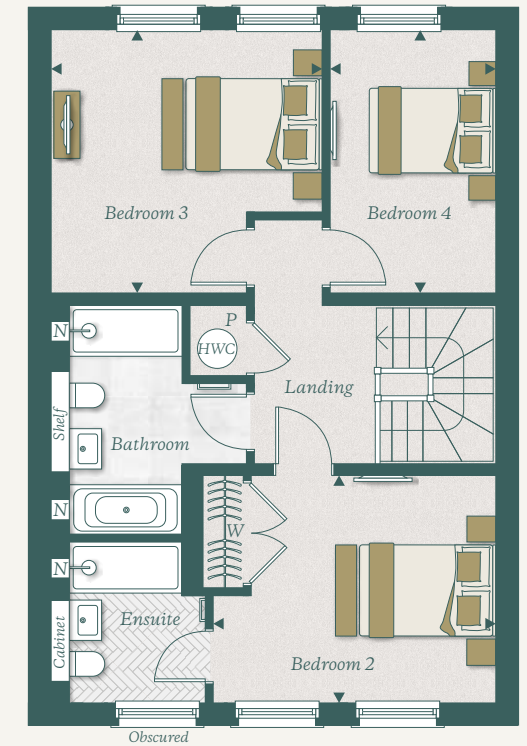
Kitchen	3.76m x 3.32m	12' 4" x 10' 11"
Dining	3.94m x 3.35m	12' 11" x 11' 0"
Patio	Please refer to Sales Consultant	

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Paving to terrace is indicative only. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages. Ceiling heights may vary. Please ask Sales Consultant for further information.



## FIRST FLOOR

Drawing Room	3.93m x 6.67m	12' 11" x 21' 11"
Bedroom 1	3.39m x 4.41m	11' 2" x 14' 5"



## SECOND FLOOR

Bedroom 2	3.39m x 4.26m	11' 2" x 14' 0"
Bedroom 3	3.94m x 4.06m	12' 11" x 13' 4"
Bedroom 4	3.94m x 2.50m	12' 11" x 8' 2"

◀▶ Measurement Points C Cupboard W Wardrobe HWC Hot Water Cylinder P Plant N Niche B Boiler ☒ Tall Cupboard

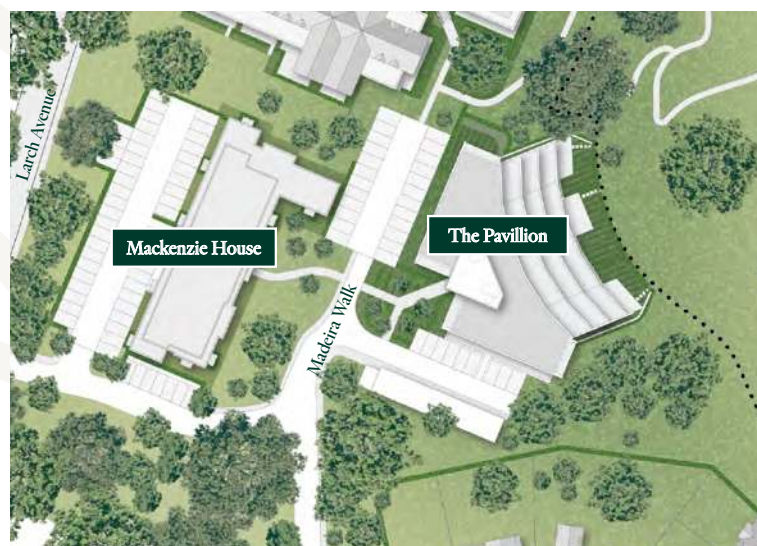
No.72 – The Blakemore; No.73 – The Huxley; No.74 – The Fleming; No.75 – The Herschel





# The Pavilion

The Pavilion features 15 two and three bedroom apartments and penthouses in a striking crescent shaped building with spectacular views over the rolling parkland





|  
Immerse yourself in nature from  
the luxury of your terrace  
|





|  
Meticulously designed to be a quiet  
observer of the wonderful landscape  
|





Enjoy the beauty of all seasons from your spacious sun terrace or balcony featured in each of the apartments at The Pavilion





|  
A contemporary style  
with a modernist twist  
|







The living and dining space opens out onto a spacious sun terrace, most with bifold doors, ideal for entertaining





Daylight floods into the clean lined, open plan Charles Yorke kitchens, creating a sense of elegant simplicity





The specification has been  
thoughtfully considered  
in every detail





The Pavilion Room is designed  
for your exclusive enjoyment,  
where a warm welcome awaits you





## The Pavilion Apartments & Penthouses

<b>APARTMENT</b>	<b>FLOOR</b>	<b>BEDROOMS</b>	<b>SQ M</b>	<b>SQ FT</b>	<b>PARKING</b>
3 The Pavilion	Ground	2	152.5	1,641	Garage & 1 space
5 The Pavilion	First	2	125.2	1,348	2 spaces
6 The Pavilion	First	2	125.2	1,348	2 spaces
9 The Pavilion	Second	2	141	1,517	2 spaces
10 The Pavilion	Second/Third	3	181.5	1,953	Garage & 1 space
12 The Pavilion	Second	2	151	1,517	2 spaces

Anticipated Completion from Q3 2023. Leasehold 999 years. Service Charge TBC





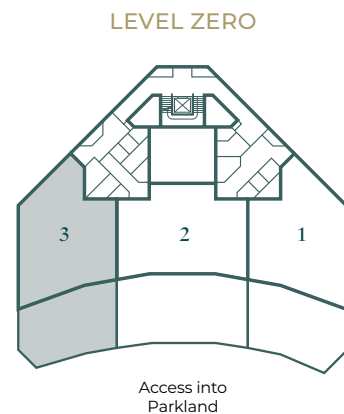
# No. 3

## THE PAVILION

### Two bedroom apartment

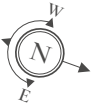
This apartment features a coffered ceiling to the entrance hall which leads to the main living space. The sun terrace can be accessed directly through bifold doors from the open plan living/dining/kitchen space, and also the two bedrooms. The focal point of the versatile kitchen is a peninsular island ideal for breakfast or informal gatherings. Both bedrooms have ensuite bathrooms and the principal bedroom has a dressing area.

This home includes a private garage, with provision for electrical charging, and an allocated parking space. It affords wonderful views and benefits from a garden with direct access to the parkland.



TOTAL AREA 152.5 SQ M 1,641 SQ FT

Kitchen	4.04m x 3.62m	13' 3" x 11' 10"
Living	4.49m x 5.63m	14' 9" x 18' 6"
Dining	4.24m x 4.31m	13' 11" x 14' 2"
Bedroom 1	3.64m x 4.71m	11' 11" x 15' 6"
Dressing	3.64m x 3.04m	11' 11" x 9' 11"
Bedroom 2	3.05m x 3.52m	10' 0" x 11' 7"
Terrace	Please refer to Sales Consultant	



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◀▶ Measurement Points C Cupboard W Wardrobe N Niche CC Coffered Ceiling ☒ Tall Cupboard - - - - Terrace Above





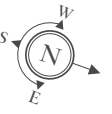
# No. 5

## THE PAVILION

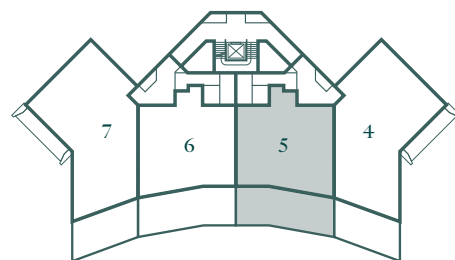
### Two bedroom apartment

This apartment on level one has bifold doors from the open plan living/dining/kitchen out to the elegant sun terrace that runs the entire width of the apartment. The bedrooms have direct access out on to the terrace so you can wake up to the stunning parkland views. Both bedrooms have ensuite bathrooms and the principal bedroom also benefits from a large dressing area.

This home includes allocation for 2 parking spaces with provision for electrical charging to one space.



#### LEVEL ONE



TOTAL AREA 125.2 SQ M 1,348 SQ FT

Kitchen	4.43m x 3.73m	14' 6" x 12' 3"
Living	4.43m x 4.41m	14' 6" x 14' 6"
Dining	4.43m x 2.33m	14' 6" x 7' 8"
Bedroom 1	3.68m x 4.05m	12' 1" x 13' 3"
Dressing	3.22m x 3.24m	10' 7" x 10' 8"
Bedroom 2	3.09m x 3.54m	10' 2" x 11' 7"
Terrace	11.97m x 4.37m	39' 3" x 14' 4"

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◀▶ Measurement Points C Cupboard W Wardrobe N Niche ☒ Tall Cupboard ---- Terrace Above





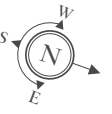
# No. 9

## THE PAVILION

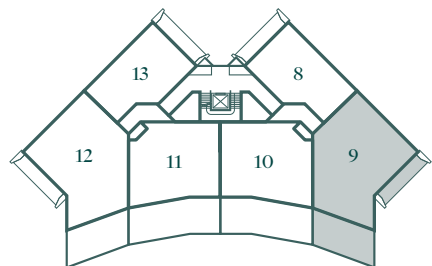
### Two bedroom apartment

This corner apartment on level two has a large terrace which is accessed via bifold doors from the open plan kitchen/living/dining space. It benefits from an additional side terrace that can be reached from both the kitchen and the principal bedroom, so you can enjoy the stunning views over the parkland. Both bedrooms have fitted wardrobes and the principal bedroom has an ensuite. A separate utility area can be accessed from either the kitchen or hallway.

This home has allocation for 2 parking spaces with provision for electrical charging to one space.



#### LEVEL TWO



**TOTAL AREA 141 SQ M 1,517 SQ FT**

Living/Dining	6.83m x 7.68m	22' 5" x 25' 2"
Kitchen	3.64m x 3.72m	11' 11" x 12' 2"
Bedroom 1	3.74m x 5.61m	12' 3" x 18' 5"
Bedroom 2	3.24m x 3.45m	10' 7" x 11' 4"
Terrace 1	8.35m x 4.13m	27' 5" x 13' 7"
Terrace 2	7.15m x 1.68m	23' 5" x 5' 6"

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Paving to terrace is indicative only. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages. Please ask Sales Consultant for further information. Original plot number 23.

◀ Measurement Points C Cupboard W Wardrobe N Niche TC Tall Cupboard ---- Terrace Above





# No. 10

## THE PAVILION

### Three bedroom penthouse

Carefully designed over two levels with a spacious terrace on both levels, from which you can enjoy elevated views over the rolling parkland. Both terraces are easily accessed from all of the bedrooms, as well as from the living/dining/kitchen. There is an ensuite to two of the bedrooms and the guest bathroom adjoins bedroom 3. The principal bedroom suite also features a free-standing bath and dressing area.

This home includes a private garage, with provision for electrical charging, and an allocated parking space.



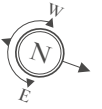
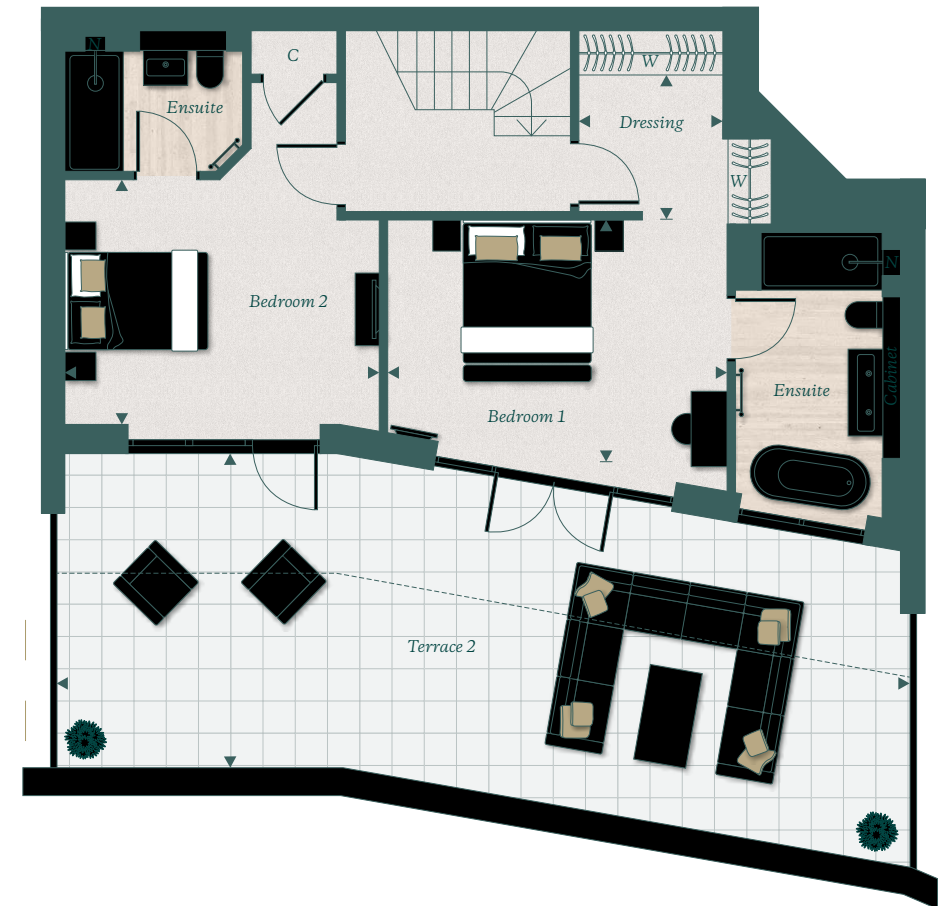
Computer generated image, indicative only and subject to change. For clarity trees have been omitted. Please check with a Sales Consultant for more information on the landscaping.

TOTAL AREA	181.5 SQ M	1,953 SQ FT
Kitchen	3.90m x 3.00m	12' 10" x 9' 10"
Living	7.33m x 4.57m	24' 1" x 15' 0"
Dining	4.10m x 3.05m	13' 5" x 10' 0"
Bedroom 1	4.75m x 3.38m	15' 7" x 11' 1"
Dressing	2.01m x 2.60m	6' 7" x 8' 6"
Bedroom 2	4.38m x 3.41m	14' 5" x 11' 2"
Bedroom 3	4.20m x 3.68m	13' 9" x 12' 1"
Terrace 1	11.97m x 4.34m	39' 3" x 14' 3"
Terrace 2	11.97m x 4.37m	39' 3" x 14' 4"

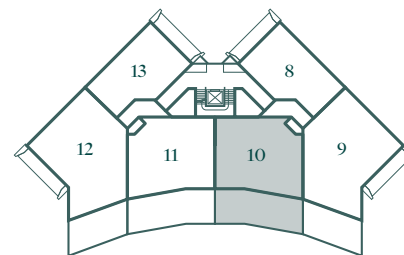
LEVEL TWO



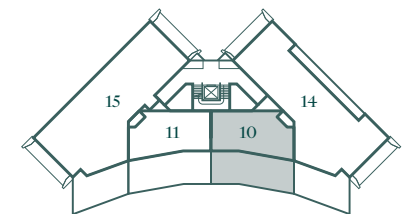
LEVEL THREE



LEVEL TWO



LEVEL THREE



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◀ Measurement Points C Cupboard W Wardrobe N Niche ☒ Tall Cupboard - - - - Terrace above at Level Two, Roofline above at Level Three





# No. 12

## THE PAVILION

*Two bedroom apartment*

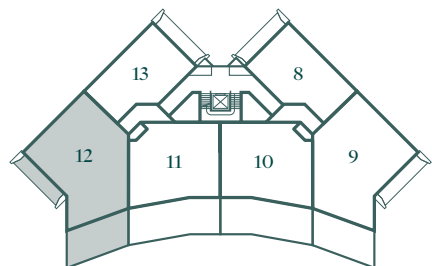
The elegant terrace of this apartment can be accessed via bifold doors from the open plan kitchen/living/dining space. It has the luxury of another side terrace that can be accessed from both the kitchen and the principal bedroom, to appreciate fully the glorious parkland backdrop. A separate utility area can be accessed from either the kitchen or hallway. The principal bedroom has an ensuite and wardrobes are fitted in both bedrooms.

This home includes allocation for 2 parking spaces with provision for electrical charging to one space.



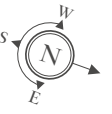
Computer generated image, indicative only and subject to change. For clarity trees have been omitted. Please check with a Sales Consultant for more information on the landscaping.

### LEVEL TWO



**TOTAL AREA 141 SQ M 1,517 SQ FT**

Living/Dining	6.83m x 7.68m	22' 5" x 25' 2"
Kitchen	3.64m x 3.72m	11' 11" x 12' 2"
Bedroom 1	3.74m x 5.61m	12' 3" x 18' 5"
Bedroom 2	3.24m x 3.45m	10' 7" x 11' 4"
Terrace 1	8.35m x 4.13m	27' 5" x 13' 7"
Terrace 2	7.15m x 1.68m	23' 5" x 5' 6"



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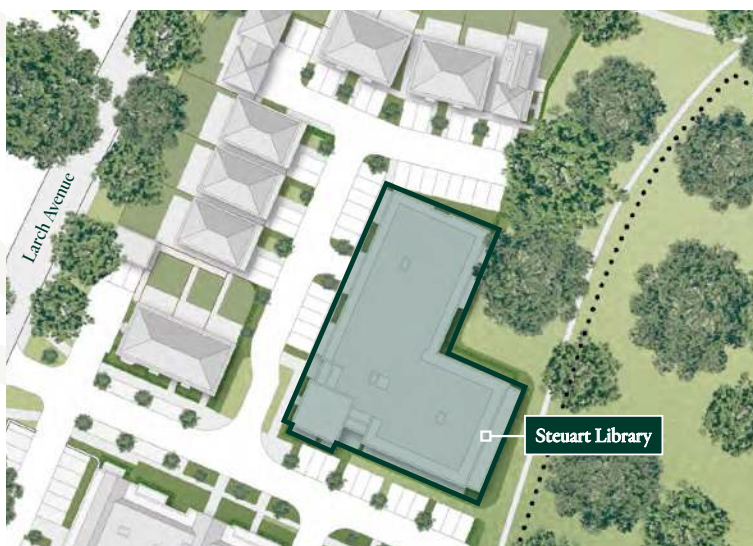
◀▶ Measurement Points C Cupboard W Wardrobe N Niche ☒ Tall Cupboard - - - - Terrace Above





# Steuart Library

Spanning across four floors, Steuart Library is a strikingly beautiful building just off Larch Avenue consisting of two, three and four bedroom apartments and penthouses.





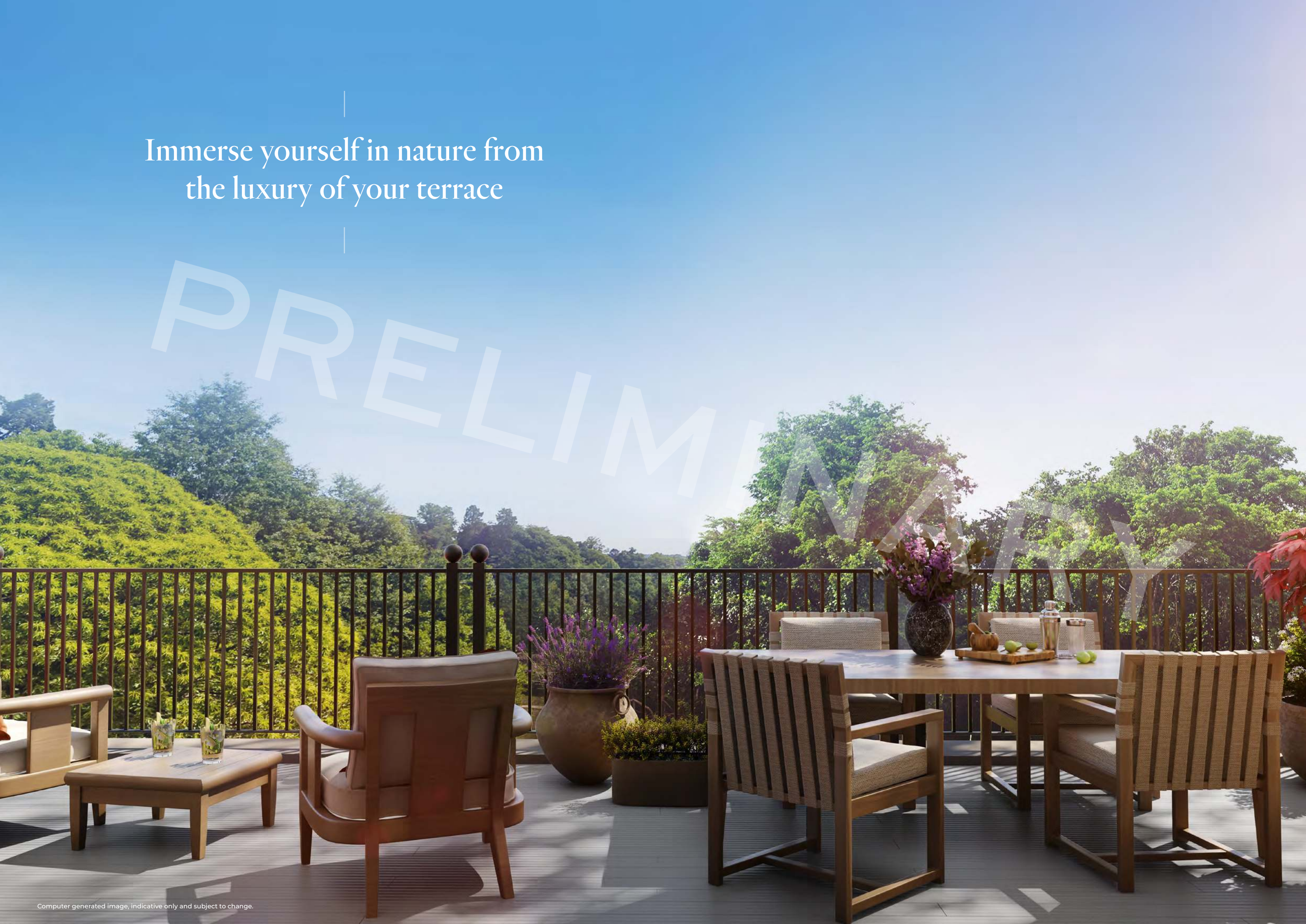


Modern living,  
Georgian splendour



Immerse yourself in nature from  
the luxury of your terrace

PRELIMINARY





A study in exceptional  
interior design







## Steuart Library Apartments & Penthouses

APARTMENT	FLOOR	BEDROOMS	SQ METRE	SQ FOOT
No.83	Ground	2	106.9	1,151
No.84	Ground	3	198.3	2,135
No.85	Ground	2	152.2	1,638
No.86	First	3	198.4	2,136
No.87	First	2	152.3	1,639
No.88	First	2	158.5	1,706
No.89	First	3	174.4	1,877
No.90	First	2	74.7	804
No.91	First	2	74.7	804
No.92	First	2	136.5	1,469
No.93	Second	3	198.4	2,136
No.94	Second	2	152.3	1,639
No.95	Second	2	158.	1,706
No.96	Second	3	174.4	1,877
No.97	Second	2	74.7	804
No.98	Second	2	74.7	804
No.99	Second	2	136.5	1,469
No.100	Third	3	238.2	2,564
No.101	Third	4	255.0	2,745
No.102	Third	3	246.2	2,650

Anticipated Completion from Q1 2025. Leasehold 999 years. Service Charge TBC





## Pricing & Reservation Process

£10,000  
Reservation Fee

Exchange of contracts  
28 days from your  
solicitor's receipt of  
legal contracts

10% of the purchase  
price on exchange of  
contracts

Further 10% of purchase  
price payable no later  
than 6 months after  
exchange of contracts  
(international buyers)





*Thank you*