



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.





Guards Polo Club

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



Henley Regatta

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



BMW PGA Championship

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



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



University of Surrey Guildford, Surrey 13.5 miles / 21.7 km



University of Reading Reading, Berkshire 14.6 miles / 23.5 km



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



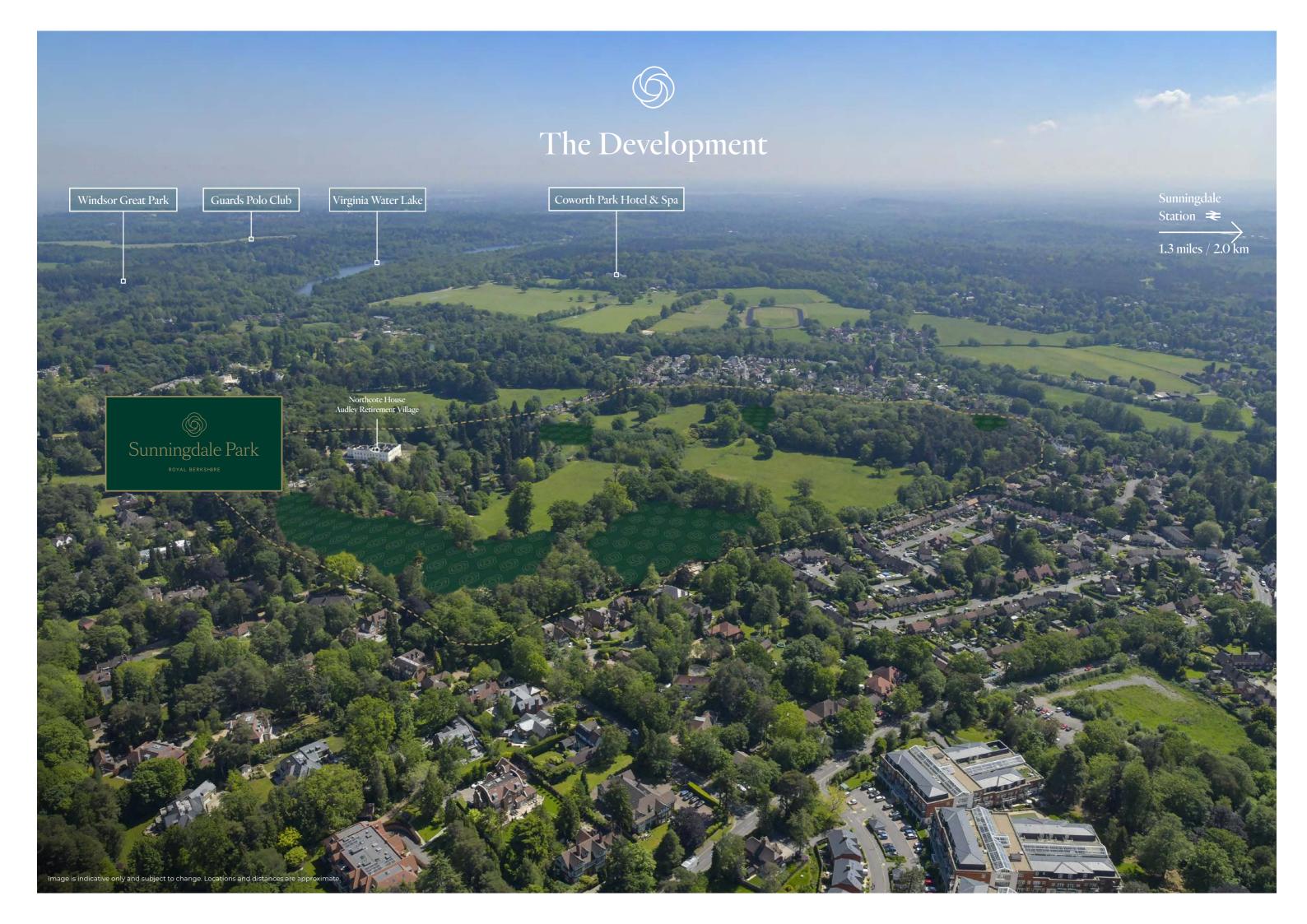
St Mary's, University of London Twickenham 22 miles / 35.4 km



University of College London London 27.9 miles / 44.9 km



King's College London 28.2 miles / 45.4 km





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

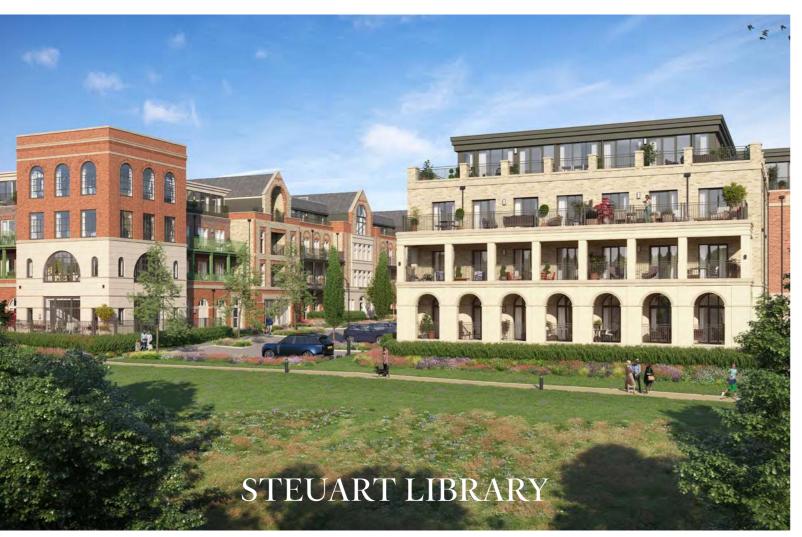
CONCIERGE SERVICE

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
	Total (Private Homes)	149
Mackenzie House	Affordable apartments	41



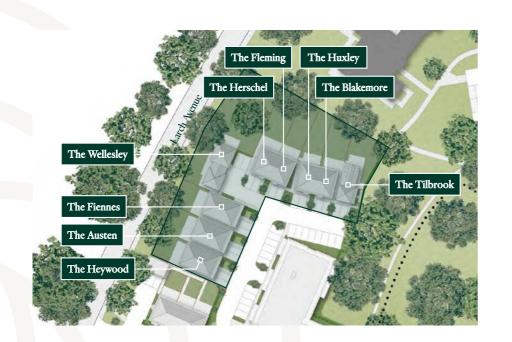






Scholars Row

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







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.







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.









Scholars Row Houses

HOUSE	ТҮРЕ	FLOORS	BEDROOMS	BATHROOMS	SQM	SQFT	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





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

4 bedroom semi-detached house with integral garage

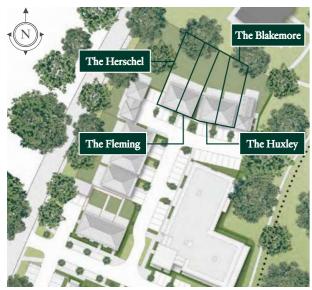
Total Area 181.6 sq m 1,955 sq ft *Handed

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.

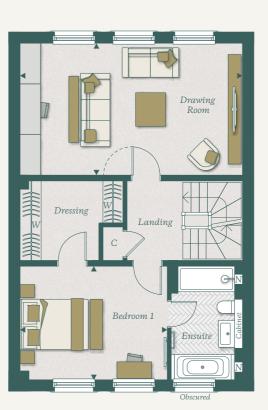


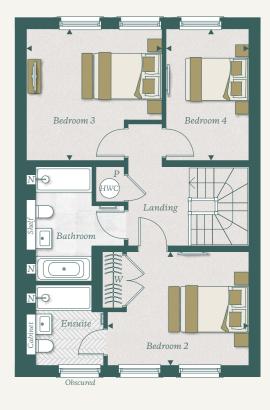


Garden



** 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 Sa	les Consultan

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FIRST FLOOR

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

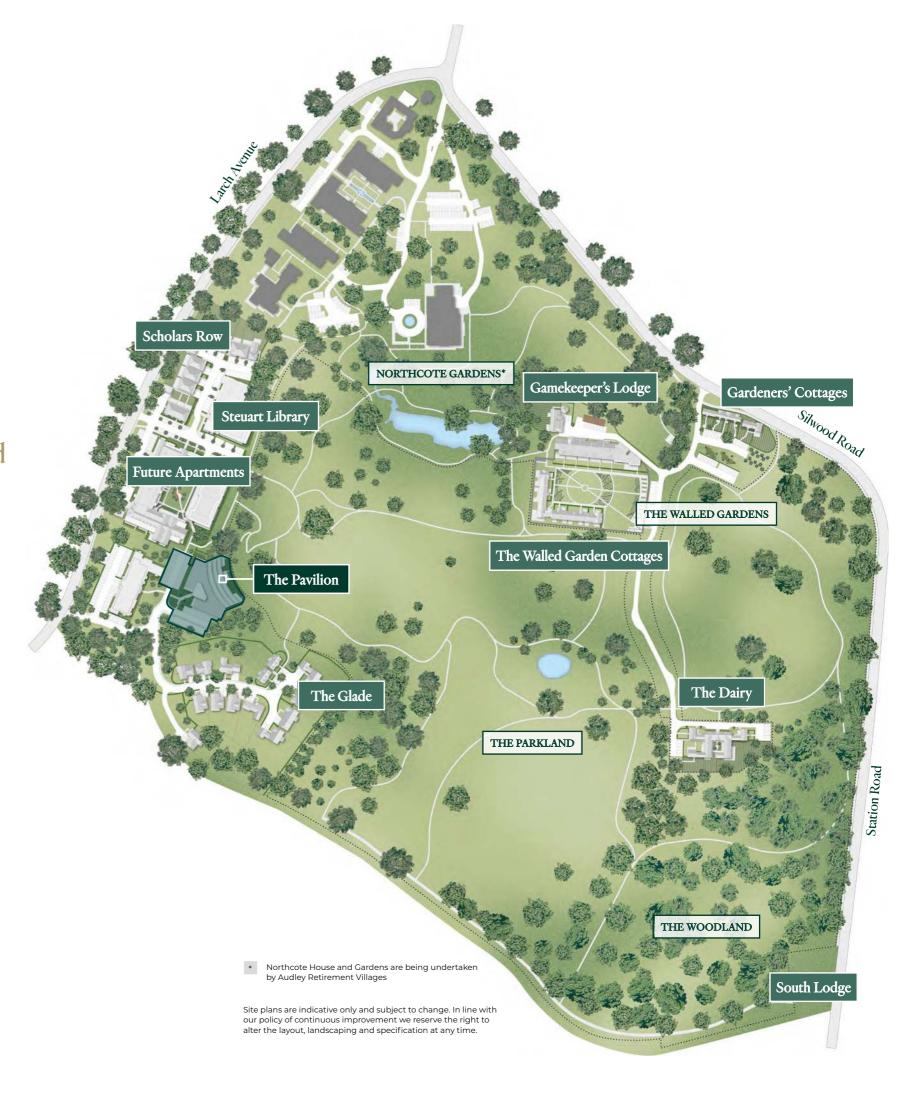
SECOND FLOOR

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



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























The Pavilion Apartments & Penthouses

APARTMENT	FLOOR	BEDROOMS	SQM	SQFT	PARKING
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



No. 3 THE PAVILION

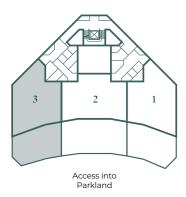
Two bedroom apartment

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.

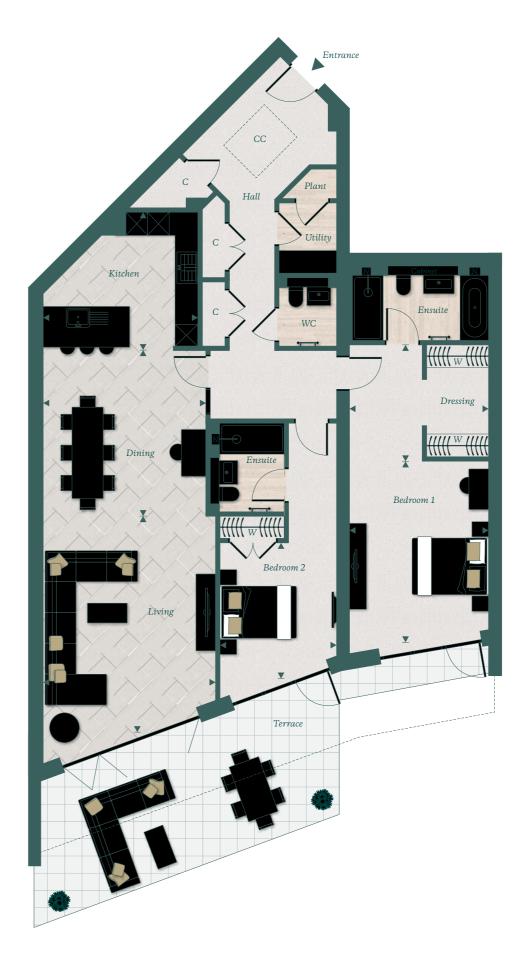


LEVEL ZERO



TOTAL AREA 152.5 SQ M 1,641 SQ FT

Kitchen	4.04m x 3.62m	13' 3" × 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	"וו'11" × 9
Bedroom 2	3.05m x 3.52m	10' 0" x 11' 7"
Terrace	Please refer to S	ales Consultant



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◆ Measurement Points C Cupboard W Wardrobe N Niche CC Coffered Ceiling ☑ Tall Cupboard ---- Terrace Above





No. 5 THE PAVILION

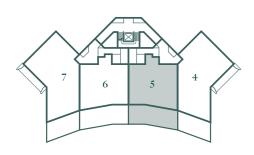
Two bedroom apartment

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.



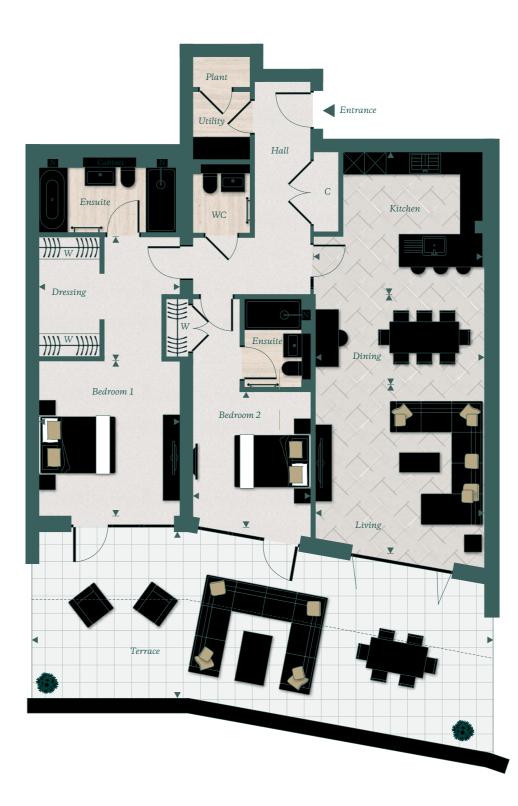
LEVEL ONE



TOTAL AREA 125.2 SQ M 1,348 SQ FT

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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" × 13' 3
Dressing	3.22m x 3.24m	10'7" x 10'8
Bedroom 2	3.09m x 3.54m	10' 2" × 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

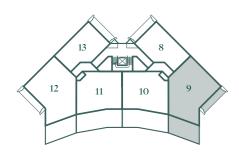
Two bedroom apartment

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" × 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" × 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





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.



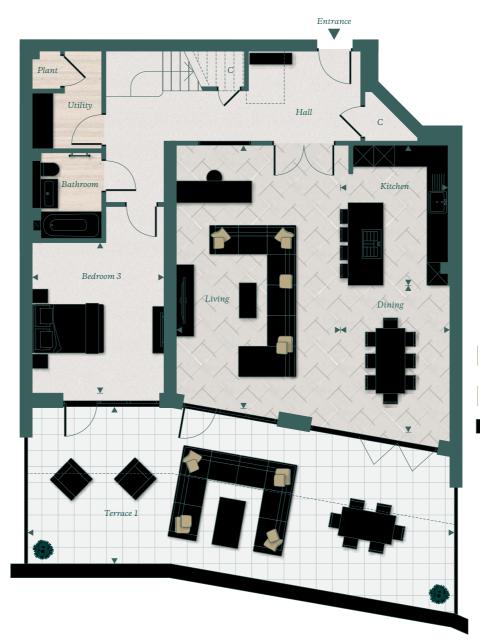
TOTAL AREA	181.5 SQ M	1,953 SQ FT
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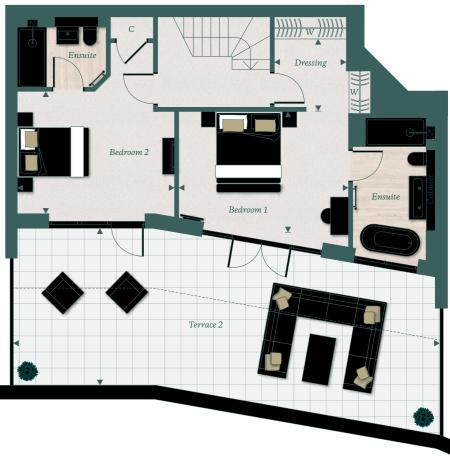
Kitchen	3.90m x 3.00m	12' 10" x 9' 10"
Living	7.33m x 4.57m	24' 1" x 15' 0"
Dining	4.10m x 3.05m	13' 5" x 10' 0"
Bedroom 1	4.75m x 3.38m	15' 7" x 11' 1"
Dressing	2.01m x 2.60m	6'7" x 8'6"
Bedroom 2	4.38m x 3.41m	14' 5" x 11' 2"
Bedroom 3	4.20m x 3.68m	13' 9" x 12' 1"
Terrace 1	11.97m x 4.34m	39' 3" x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

LEVEL TWO

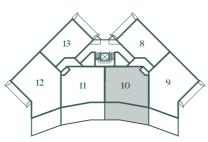
LEVEL THREE



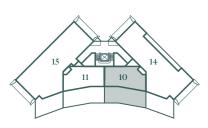




LEVEL TWO







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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

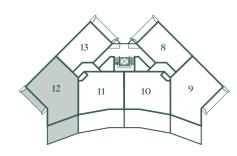
Two bedroom apartment

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.



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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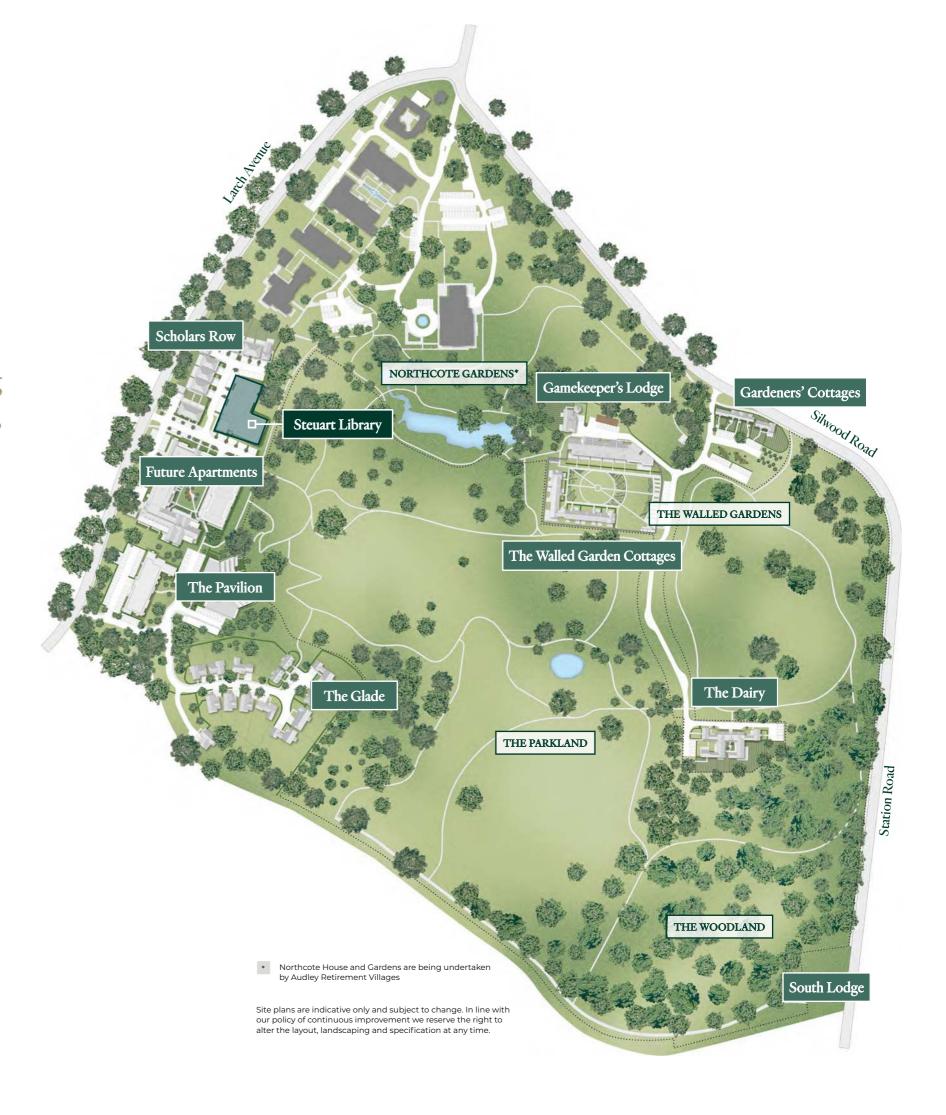
◆ Measurement Points C Cupboard W Wardrobe N Niche ☐ Tall Cupboard ---- Terrace Above



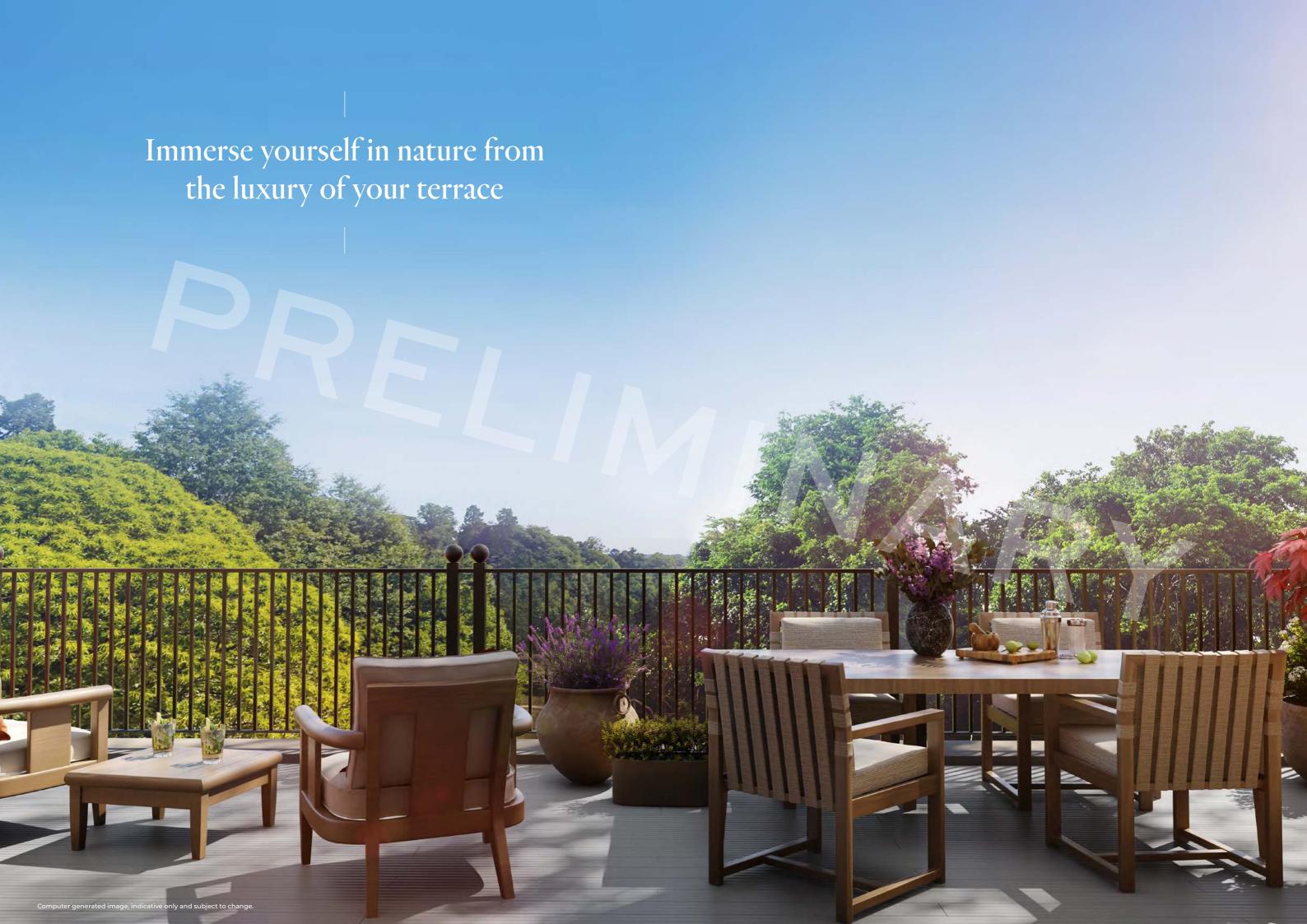


Spanning across four floors, Steuart Library is a strikingly beautiful building just off Larch Avenue consisting of two, three and four bedroom apartments and penthouses.













Steuart Library Apartments & Penthouses

APARTMENT	FLOOR	BEDROOMS	SQ METRE	SQFOOT
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)

