



SUNNINGHILL
SQUARE

ROYAL COUNTY OF BERKSHIRE

Berkeley
Designed for life

St William
Designed for life



SUNNINGHILL SQUARE

ROYAL COUNTY OF BERKSHIRE

A boutique collection of Victorian-inspired homes, offering the best of village living, just 28 miles* west of central London.

Nestled within the Royal County of Berkshire lies a hidden gem.

Our beautiful individually designed homes are inspired by the majestic Victorian architecture abundant in the area. Homes that pay homage to the past with heritage detail and effortless elegance, creating a contemporary yet timeless finish. At the heart of Sunninghill Square is the Village Green, where wildflowers and grasses flourish to create an appealing natural landscape. Where children can enjoy the timber play area and the athletically-inclined can work out on the accompanying fitness trail.

Sunninghill Square is a peaceful place to call home providing the perfect marriage of privacy and location, offering the rare opportunity to live a village lifestyle. The charming and characterful high street is rich in independent coffee houses, boutiques, florists and eateries. On your doorstep are some of England's most famous towns, such as Ascot and Windsor.

The surrounding area provides a plethora of premium educational options, from nurseries right through to colleges including the esteemed Charters School, all ready and waiting to nurture curious minds.

DISCOVER THE JOY OF VILLAGE LIFE.

SUNNINGHILL SQUARE

A collection of beautifully designed
houses and apartments in the heart
of Sunninghill village.

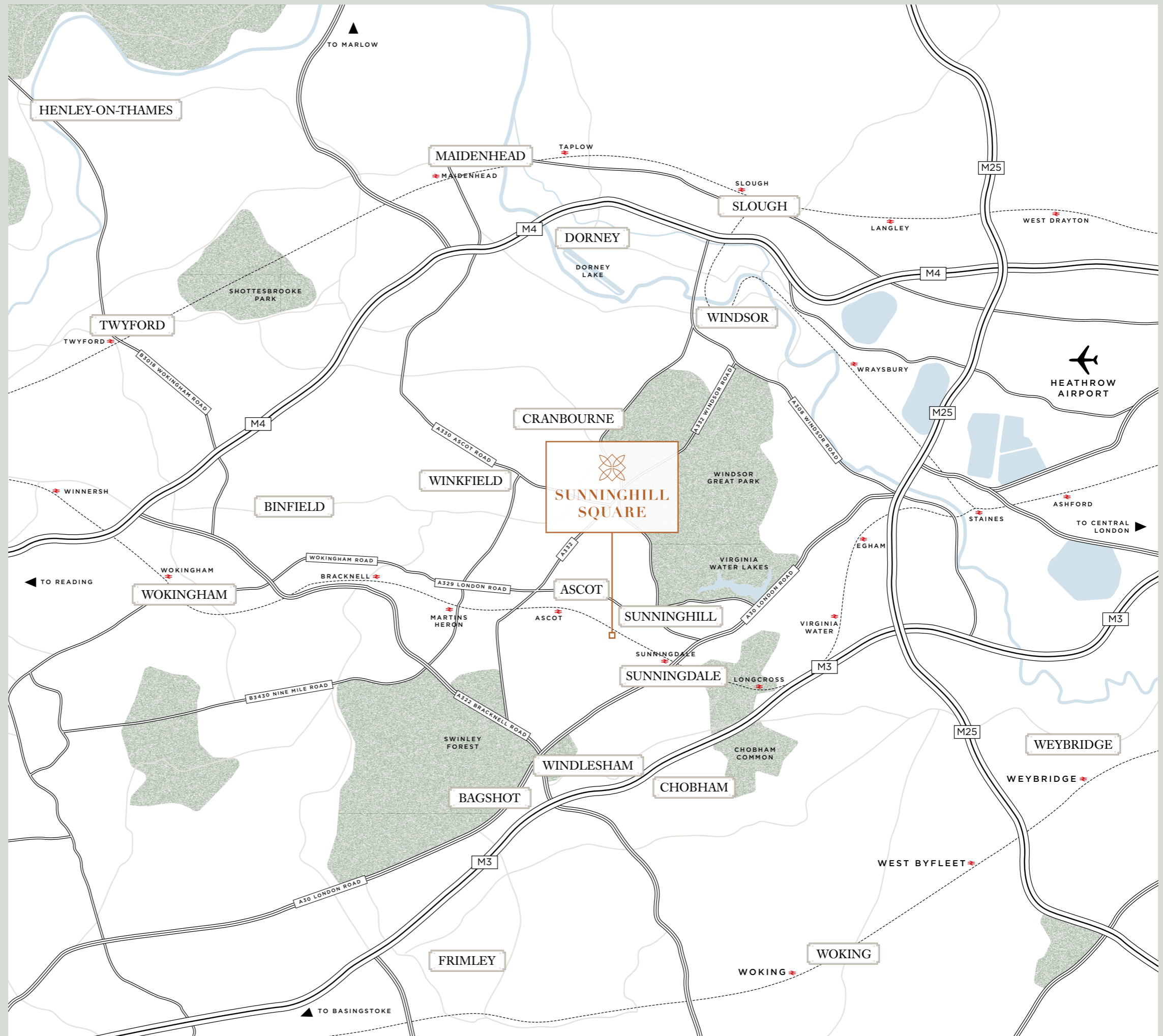




Computer enhanced image of Sunninghill Square is indicative only and subject to change. Locations are approximate

CONNECTED TO THE BEST

Sunninghill Square lies hidden within the 'golden triangle' of neighbouring Windsor, Ascot and Sunningdale, making it the perfect base for year-round adventures, social events and entertainment. Whether it's racing at Ascot or fine dining restaurants, there's much to discover in your own back garden. Sunninghill Square's enviable location is incredibly well connected, with access to Heathrow Airport within 20 minutes,* London Waterloo in under an hour and the nearby M3 and M25 easily accessed.



A PERFECT BASE

Whether travelling by train or by car, Sunninghill Square is very well connected, making it the perfect base for living and working.



Windsor

8.1 miles / 13.0 km

Indulge in some retail therapy, combining luxury brands and high street shops, so you can browse all the latest fashions and designer labels.

Ascot

1.5 miles / 2.4 km

Ascot has a selection of chic clothing stores and boutiques, and the monthly farmers' market opposite the racecourse is always worth a visit.

Sunningdale

1.9 miles / 3.0 km

The nearby, picturesque village of Sunningdale has a parade of shops for everyday conveniences.

Bracknell

5.4 miles / 8.7 km

The Lexicon Shopping Centre has a Waitrose, Marks & Spencer, Fenwick, Cineworld and a vast range of fashion and lifestyle shops.

Lifestyle imagery is indicative only



*Approximate travel times taken from Ascot Train Station showing the quickest journey time available. Source: www.nationalrail.co.uk
 **Approximate travel times taken from Sunninghill Square based on weekday journey at 8am. Source: www.google.com



WELCOME TO THE NEIGHBOURHOOD

Sunninghill Square is bursting with warmth and tradition, the perfect place to call home. A home where family life flourishes, where the true sense of community is realised and where the beauty of village life is a reality. With everything close by, Sunninghill Square is the neighbourhood many have always dreamed of.

VILLAGE LIVING AT ITS FINEST

A two minute walk* from Sunninghill Square brings residents to the coveted high street, bursting with boutiques, independent coffee houses and eateries.



Photography of The Little Flower Pot Florist, Sunninghill High Street

The quaint high street offers something for everyone, a browse through boutique windows or a freshly brewed coffee to-go. Whilst the surrounding areas provide ample opportunity for picturesque walks, perfect for families, strollers and excited pups.

*Approximate travel time taken from Sunninghill Square. Source: www.google.com



Photography of Sunninghill High Street

Anne Marie Patisserie

Serving delicious bread, cakes, sandwiches and hot snacks baked daily for total freshness.

Sun Café

A local café with vegan, vegetarian and gluten-free snack options to choose from.



Photography of Sun Café, Sunninghill High Street

SUNNINGHILL VILLAGE

Whether you need to post a parcel, visit the florist or are simply tempted by the wonderful aromas wafting from one of many artisan cafés, Sunninghill high street has so much to offer.



Photography of Simmons Village Butcher and Post Office at Sunninghill

Post Office

Handy and convenient for birthday cards or last-minute travel money.

Pharmacist

The friendly pharmacy has been on the high street for over 100 years and now offers a travel clinic too.

Simmons of Sunninghill

The village butcher offers top quality fresh meats and service with a smile.

One Stop

For everyday conveniences from newspapers to groceries.

BROWSE THROUGH LOCAL BOUTIQUES



Photography of Mimosa Interiors and lifestyle imagery is indicative only

The Village Barbers of Sunninghill

Long-standing village barber with years of experience and a great reputation.

Figoli

A family-run boutique hair salon with friendly, expert stylists.

Mimosa Interiors

Custom-made curtains and blinds, upholstery, fabrics, wallpaper and bespoke interior design.

The Circle Gallery

An independent art gallery sourcing exceptional artwork to display and sell online.

The Little Flower Pot

A boutique florist with a talented team delivering flowers locally and globally for every occasion.

Jason Charles Jewellery

High-end, independent jeweller providing handmade and bespoke jewellery designs.



Lifestyle imagery is indicative only



Photography of Fox and Hounds public house

A MATTER OF TASTE



Photography of Sunninghill and lifestyle imagery is indicative only



When you're in the mood for a delicious meal there is a wide variety of local favourites to explore. Whether you fancy an authentic Chinese from The Jade, a visit to the family-run Italian, La Sorrentina or traditional British pub fare from The Duke, you will be spoilt for choice.

For special occasions, nearby Bray boasts the highest concentration of 3-star Michelin restaurants outside of London.

BALANCED LIVING



The local area has many places to explore including the 2,000 hectare Windsor Great Park, featuring woodland and forest trails, and Savill Garden which hosts magnificent horticultural displays every season.

Thrill seekers can head to Swinley Forest for a host of outdoor activities, from mountain biking and walking, to Segway trails, horse riding and even a 'Go Ape' treetop adventure. Virginia Water has a tranquil lake that you can stroll or run around, enjoying the magnificent views and cascading waterfall.



Lifestyle imagery is indicative only

Some of England's most celebrated sporting venues are on your doorstep, making it the perfect base for year-round adventures and social events. Famous sporting events include Royal Ascot, Guards Polo Club and Henley Regatta. Renowned golf courses in the area include Wentworth, Sunningdale and The Berkshire. For relaxation, why not try 5-star spa facilities at Coworth Park or Pennyhill Park.



Lifestyle imagery is indicative only



Lifestyle imagery is indicative only

A BRILLIANTLY BRIGHT FUTURE



Photography of Sunninghill and lifestyle imagery is indicative only



Berkshire is renowned for the exceptional educational opportunities for children of all ages.

There is an extensive choice of excellent nurseries, schools and colleges in close proximity to Sunninghill Square, including

the highly regarded Charters School, Eton College, Wellington College and St. Mary's.

Some of the UK's top universities are also nearby for when your family grows up, including Royal Holloway, University of Surrey and King's College London.

EVERYTHING ON YOUR DOORSTEP

FAMILY LEISURE

- 1 The Lookout Discovery Centre
- 2 Coral Reef
- 3 Legoland
- 4 Cineworld
- 5 Windsor Castle

PARKS AND GARDENS

- 6 Windsor Great Park
- 7 Virginia Water
- 8 Swinley Forest
- 9 Chobham Common
- 10 The Savill Garden

PUBS AND RESTAURANTS

- 11 Fox and Hounds
- 12 Belvedere Arms
- 13 Winning Post
- 14 Bluebells Restaurant
- 15 The Duke
- 16 The Jade
- 17 La Sorrentina
- 18 Dog & Partridge
- 19 The Carpenters Arms

SPORTS FACILITIES

- 20 David Lloyd
- 21 Victory Field Recreation Ground
- 22 Guards Polo Club

OTHER PLACES OF INTEREST

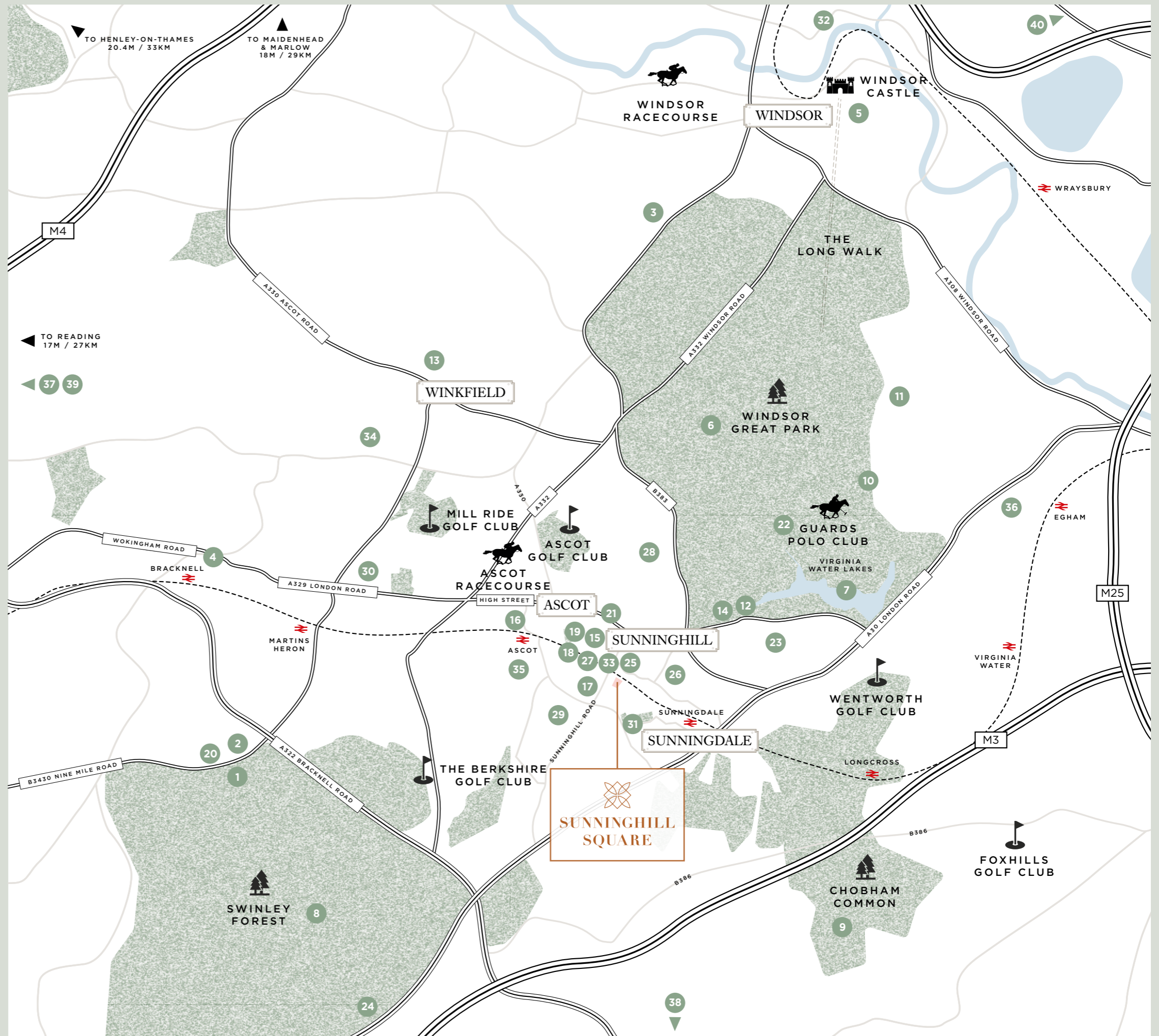
- 23 Coworth Park Hotel & Spa
- 24 Pennyhill Park

EDUCATION

- Schools
- 25 The Marist School
 - 26 Holy Trinity School
 - 27 Sunningdale School
 - 28 Cheapside School
 - 29 St Mary's School
 - 30 Heathfield School
 - 31 Charters School
 - 32 Eton College
 - 33 St Michael's School
 - 34 Lambrook School
 - 35 South Ascot Village Primary School

Higher Education

- 36 Royal Holloway
- 37 ICMA Centre
- 38 University of Surrey
- 39 University of Reading
- 40 King's College London





YOUR NEXT CHAPTER

Perfect for growing and nurturing families, Sunninghill Square echoes the sense of tranquillity of the local area and provides privacy and peacefulness, all within walking distance of the buzz of village life.

A HIDDEN GEM, UNCOVERED BY YOU

Ideal for contemporary family living, Sunninghill Square offers a boutique collection of characterful homes, all with their own distinctive features and private gardens or balcony, and a beautifully landscaped Village Green for everyone to enjoy.



The 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, building style, landscaping and specification at any time without notice.
*Location of telephone mast *Approximate travel time taken from Sunninghill Square. Source: www.google.com

THE VILLAGE GREEN

A commitment to fostering the community, enhancing the natural environment and providing opportunities for exploration and inspiration is evident on every corner of Sunninghill Square.

The dedicated Village Green is a space to discover, relax and play. It provides rich grasslands, willow tunnels, native trees and wildflowers to be enjoyed throughout the seasons. It also holds at its core a specially-built timber play area for children to explore in a safe and exciting environment.



With no detail left untouched, each home has been uniquely designed to reflect and respect the quality of architecture and design from the Victorian era, abundant in the local area.





HOMES WITH HERITAGE AND HEART

Our past is just as important as our future, this sentiment is reflected in the quality of build, design and heritage that is prevalent throughout each and every one of Sunninghill Square's stunning homes.

The Berkeley St William approach is focused on the creation of public spaces, which can be summarised as 'first life, then spaces, then buildings'.

Some of the homes will feature a warm, red brick to match those used in much of Sunninghill, along with slate roofs and stone detailing around doors and windows. On the outer edges, the houses will feature

vertical tiling, elements of Tudor boarding and decorative patterned brickwork, also found in the village.

All of the beautiful, individually designed homes are finished to the highest specifications with a low environmental impact. Sunninghill Square is a special place where residents can move in and start enjoying an exceptional quality of life, now and in the future.

SPACES THAT TELL A STORY

Our team of interior designers have thoughtfully integrated heritage detail into these bespoke homes to create a contemporary, effortless finish.



Inspired by Victorian tiles, our designers have incorporated traditional patterns into innovative spaces throughout the homes. Found on kitchen splashbacks and bathroom floor tiles, it's a thoughtful nod to the beauty of the Victorian era so prevalent throughout Sunninghill.





A STYLISH, SUSTAINABLE FINISH


Accents such as traditional knurled brass finishes and Victorian-inspired geometric tiles in bathrooms and kitchens add the perfect touch of elegance throughout.

The kitchens feature lacquered, double-stepped, contemporary Shaker-style cabinets and Cosmolite stone worktops, made from 100% recycled materials, in a colour to complement your cabinet selection. Energy efficient, branded appliances are used throughout, with Karndean composite timber-effect flooring and feature lighting where applicable.

The bathrooms are finished to a high standard, using the distinctive, small format geometric floor tiles and brushed brass taps, combined with feature wall tiles and Duravit sanitaryware, bespoke mirror cabinet and vanity units.

The wardrobes, internal doors and bathroom washstands all follow the Shaker-style design of the kitchen, for a contemporary yet traditional feel.

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley St William reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. Berkeley St William reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change. Photography of specification is indicative only and subject to change.

A modern living room with high ceilings, featuring a striped sofa, a wooden coffee table, and a large window with a view of greenery. The room is furnished with a striped sofa, a wooden coffee table, and a large window with a view of greenery. The room is furnished with a striped sofa, a wooden coffee table, and a large window with a view of greenery. The room is furnished with a striped sofa, a wooden coffee table, and a large window with a view of greenery.

The stunning high ceilings create a sense of space and elegance. The Victorian design emanating throughout is reflected in the bright, airy atmosphere of the light-filled living area.



THE HEART OF THE HOME



Individually crafted kitchens feature eye-catching, geometric designs with no detail left to chance. The perfect place designed for delicious creations and cuisines.

BRIGHT, BEAUTIFUL BEDROOMS



Lifestyle imagery is indicative only

The perfect place to unwind, reset and recharge, or for children to play in a space of their own, the spacious bedrooms provide the ultimate comfort and relaxation at the end of a busy day.

All principal bedrooms come with fitted wardrobes and an ensuite bathroom.



Photography of a previous show home



A TOUCH OF OPULENCE



Our bathrooms and ensuites have a superior range of elegant finishes, with brushed brass ironmongery and beautiful tiling.



BERKELEY ST WILLIAM

Our vision is to develop sites that have been closed to the public for decades and reconnect them to the community. We want the places we build to be renowned for the quality of their landscape and the open space.



THE BERKELEY DIFFERENCE

Buy a new home from us with complete confidence.

DESIGNED FOR LIFE

At Berkeley St William, 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.

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 In-house Research.

HIGH SPECIFICATION

British Individually designed kitchens with Siemens appliances, Duravit sanitaryware and a carefully selected range of luxury choices and finishes allow you to personalise your home†. Quality comes as standard in all our homes.

PLACEMAKING

We are dedicated to building exceptional places for people to live and to creating a strong community where people enjoy a fantastic quality of life. This prestigious collection of new homes reflects the character of Sunninghill, with plenty of green space for everyone to enjoy.

ATTENTION TO DETAIL

With 40 years of experience, our expertise shines through in everything we do. From fitted wardrobes and underfloor heating, to selecting the style of the kitchen cabinets and handles, our attention to detail is where we make a difference.

AWARD WINNING

With a richly deserved reputation, the Berkeley Group has won a number of prestigious awards including the UK's highest accolade for business success - Britain's most admired companies 2020 - and the Investor in Customers Gold Award.

10-YEAR PREMIER WARRANTY

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

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. There will be provision for an EV charging point to all private homes (either in the garage or parking bay at the front of the house where no garage is included). Fully recycled stone worktops in the bathroom and kitchen.

† Available subject to build cut-off dates



Proud members of the Berkeley Group

Berkeley
Designed for life

St Edward
Designed for life

St George
Designed for life

St James
Designed for life

St Joseph
Designed for life

St William
Designed for life

THE BERKELEY DIFFERENCE

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.

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 FUTURE

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



Lifestyle imagery is indicative only



SUSTAINABILITY AT ITS HEART

SUSTAINABILITY

Sustainability is fundamental to the Berkeley St William 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 Sunninghill Square.

NATURE AND BIODIVERSITY

Parkland, trees, flowers, green roofs, 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 Sunninghill Square, we have created 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, and have been fitted with mechanical ventilation units with heat recovery (MVHR). All lighting is low energy and kitchen appliances provide excellent levels of energy efficiency.

NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

CLEAR AIR

It is hard to avoid polluted air, particularly in our cities. Throughout Sunninghill Square we have planted trees, shrubs and flower beds to help create a cleaner air environment.

SUSTAINABLE TRANSPORT

Sunninghill Square is within close proximity to Ascot train station, which you can reach by foot in under 30 minutes or by bus, with the nearest stop being located on the village high street just a 2 minute walk away. In order to encourage the use of sustainable methods of transport and help reduce air pollution around the development and the wider area, we will ensure the provision of passive EV charging points to all the homes, ready for you to connect in the future should you need to.

STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We will work with a management company and residents to ensure Sunninghill Square remains in pristine condition.

FUTURE-PROOF DESIGN

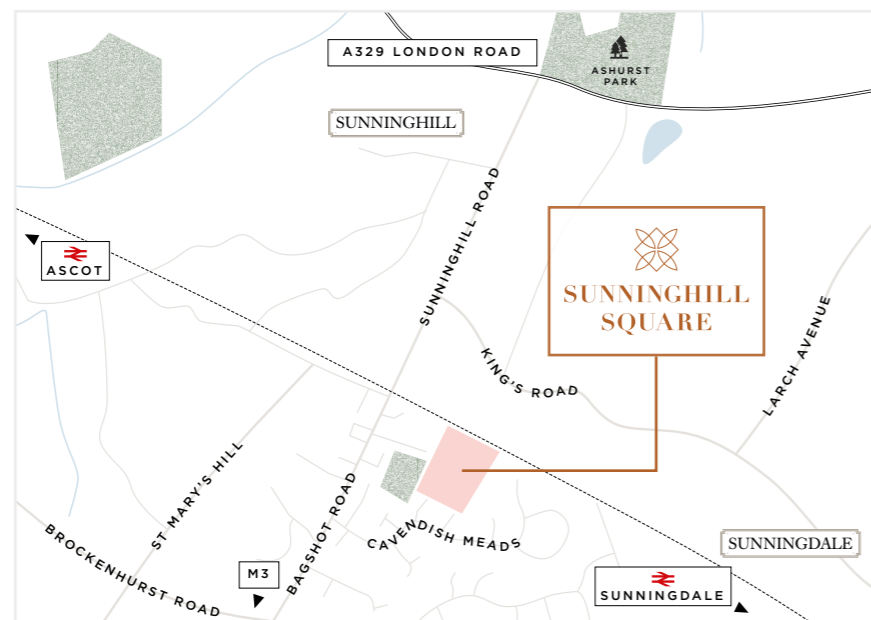
From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are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



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ROYAL COUNTY OF BERKSHIRE

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The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley St William policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Sunninghill Square is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley St William to ascertain the availability of any particular property. Computer generated and lifestyle images are indicative only. Planning permission 18/02704/FULL (Royal Borough of Windsor & Maidenhead). Issue date: April 2022. W301/05CA/0422

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