



Lancaster House
SUNNINGDALE

*prestigious homes for
the discerning client*

A Crownmead Home is the very essence of luxury living. Set in the most select of locations, our homes combine architectural integrity, design excellence and optimum proportion and scale.

Our interior designers and craftsmen blend 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)*

Lancaster House

SUNNINGDALE

GROUND FLOOR:

Entrance Hall, Study, Dining Room, Drawing Room, Family/TV Room,
Kitchen/Breakfast, Orangery, Utility/Larder, 2 cloakrooms.

LOWER GROUND FLOOR:

Sitting Area, Cinema, Pool Lounge, Swimming Pool, Spa Pool, Gym,
Changing Room, WC, Kitchen, Au-Pair, Ensuite, Plant Room, WC

FIRST FLOOR:

Landing, Master suite, Master Dressing Room, Master Ensuite,
Bedroom 2, Dressing Room, Ensuite.
Bedroom 3, Dressing Room, Ensuite.
Bedroom 4, Dressing Room, Ensuite.

SECOND FLOOR:

Games Room, Bedroom 5, Dressing Room,
Bathroom, Bedroom 6

External:

Stunning landscaped gardens, large terraced patios. Triple Garage.

Grounds approaching 0.75 acre





APPROXIMATE GROSS INTERNAL FLOOR AREAS

Ground Floor - 298m²/3,208 ft²

Lower Ground Floor - 306m²/3,294 ft²

First Floor - 264m²/2,841 ft²

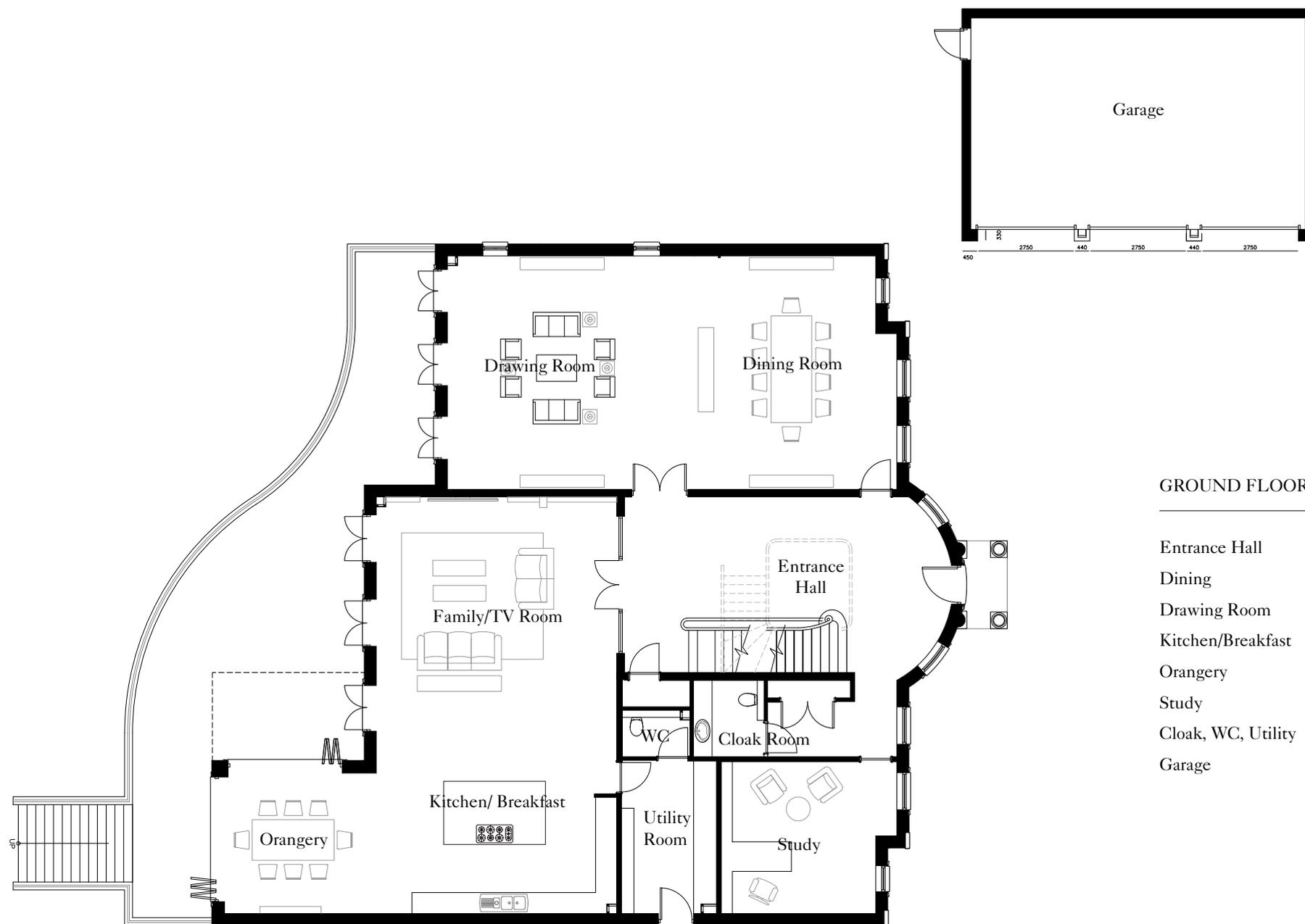
Second Floor - 162m²/1,743 ft²

Garage - 55m²/592 ft²

Total: 1,085m²/11,678 ft²

Stunning landscaped gardens,
large terraced patios, Triple Garage.

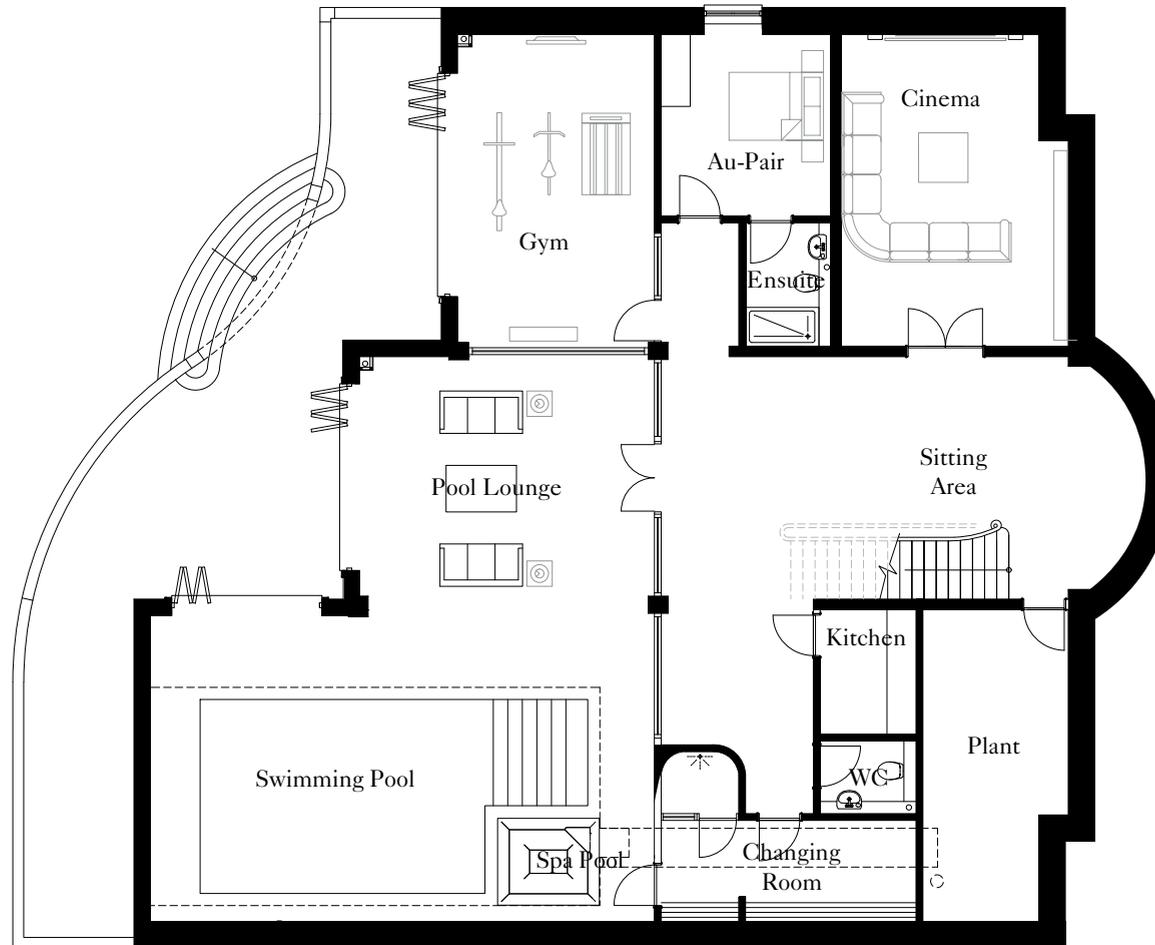
Grounds approaching 0.75 acre



GROUND FLOOR

Entrance Hall	8.4 x 5.0
Dining	5.25 x 6.6
Drawing Room	7.4 x 6.6
Kitchen/Breakfast	11.8 x 6.8
Orangery	4.2 x 4.4
Study	4.9 x 4.3
Cloak, WC, Utility	
Garage	6.6 x 10.0

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.



LOWER GROUND FLOOR

Cinema	6.6 x 4.3
Gym	6.5 x 4.0
Pool sitting	5.0 x 6.0
Pool hall	6.6 x 10.3
Swimming Pool	10.4 x 6.6
Changing Room	5.2 x 2.3
Kitchen	2.6 x 2.0
Plant	6.6 x 3.2
Au-Pair	4.0 x 3.5
Lower hallway	10.0 x 5.0
WC	

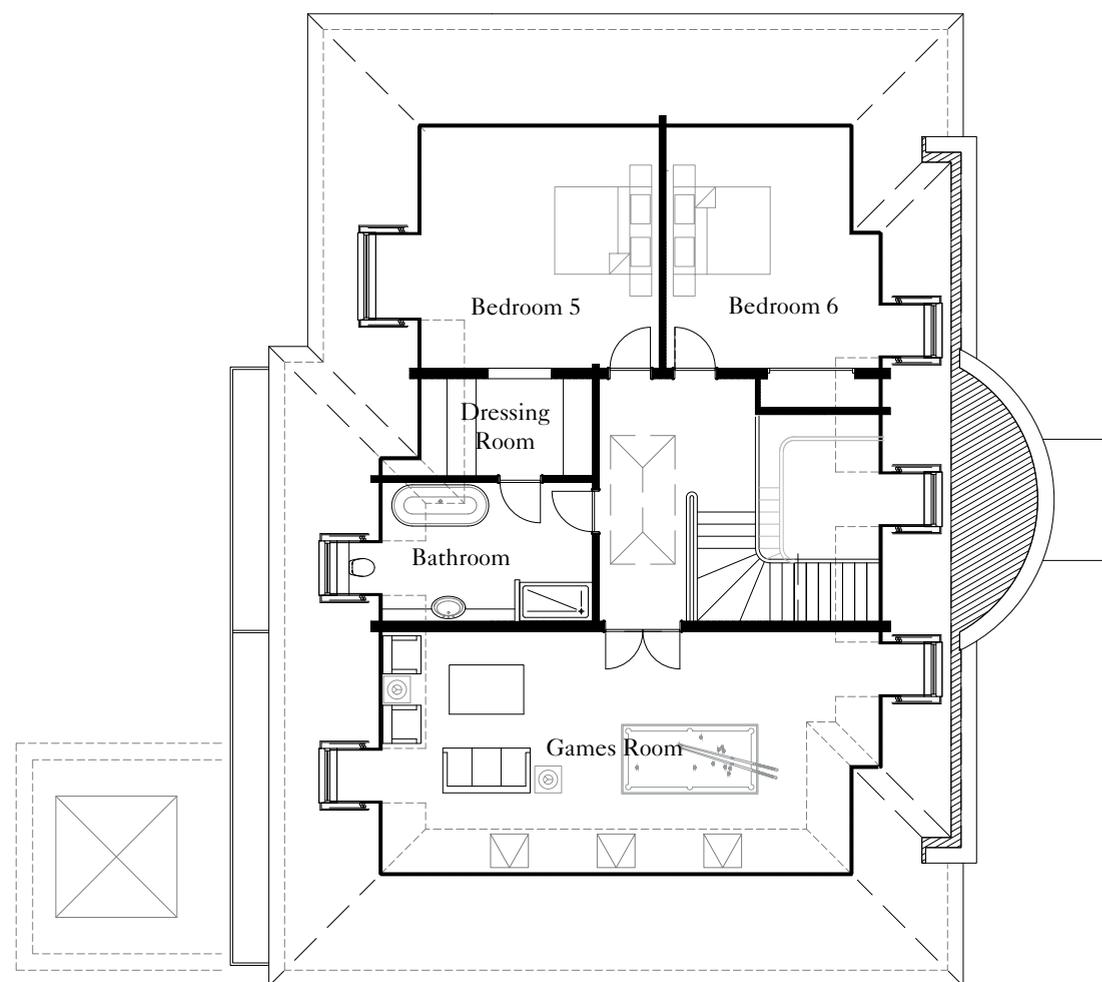
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FIRST FLOOR

Master Suite	7.5 x 5.3
Dressing	5.1 x 2.1
Ensuite	4.2 x 4.5
Bedroom 2	6.6 x 6.6
Dressing	1.7 x 2.0
Ensuite	4.2 x 3.1
Bedroom 3	4.4 x 5.3
Dressing	1.5 x 2.0
Ensuite	2.8 x 2.4
Bedroom 4	4.4 x 4.2
Dressing	1.5 x 2.3
Ensuite	3.0 x 2.1

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.



SECOND FLOOR

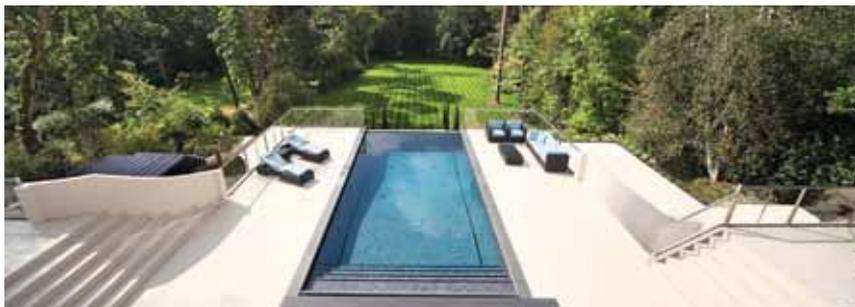
Bedroom 5	5.0 x 5.7
Bathroom	2.9 x 5.0
Bedroom 6	5.0 x 5.3
Games Room	5.0 x 10.2



GALLERY

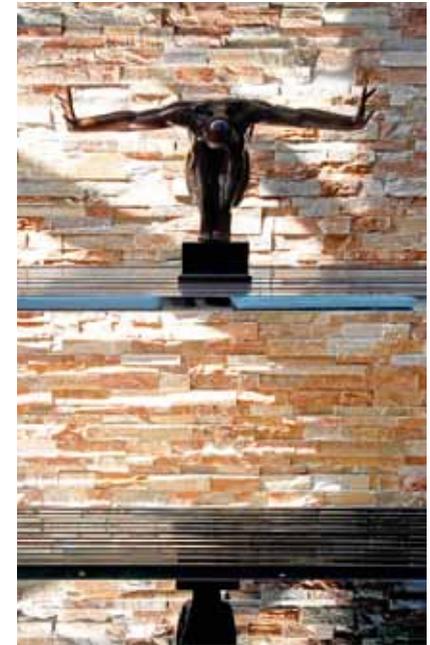


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ABOUT



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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 Homes 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.



LOCATIONS

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.



Locations Include:

ASCOT
SUNNINGDALE
SUNNINGHILL
VIRGINIA WATER
WENTWORTH

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 unrivaled 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 ensembles, 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 ensembles 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.

Crownmead Homes' design philosophy is based around the highest standards of specification and meticulous attention to detail. We source the very best materials and prestigious brands from around the world. We use these to craft distinctive interiors, to meet and exceed our clients' exacting standards.

INTERNAL FINISHES

Homes are individually designed using interior designers, with architectural detailing:

- Extra tall ceilings - ground floor at 3m tall and first floor at 2.7m tall
- Bespoke finished extra tall oak veneer doors with chrome furnishings
- Coffer ceilings
- Hidden lighting
- Hidden track curtains
- Reception hall and main WC incorporate polished marble floors
- Main staircases are uniquely designed and use a solid platform leading to a first floor galleried landing
- Fireplaces are balanced flues providing maximum efficiency
- Drawing rooms are traditional fireplaces using limestone surrounds and marble hearths. Modern fireplaces can also be used in master bedrooms and within the kitchen TV zone
- Extensive large cornice used throughout



- Window surrounds are dressed to match internal door architrave
- Feature walls decorated with beautiful wallpaper
- Walls finished with high quality paints

PLUMBING

- Underfloor heating is provided to all floors with individual thermostatic controls, connected to the Control4 system.
- Ensuites also have separate heated towel radiators.
- High pressure pumped water system ensures pressure throughout the home.
- MVHR whole house ventilation system throughout.

SECURITY

- Approved intruder alarm system.
- Integrating garage doors.
- Approved fire alarm system.
- CCTV can be added to the Control4 home automation system.
- Video door entry connected to Control4 home automation system linked to the electric gates.
- Motion sensor controlled external lights.

CONSTRUCTION

- Traditional cavity wall, with use of handmade bricks.
- Concrete floors throughout with insulated screed.
- Concrete main stairs.
- Wet plaster to all walls.
- Wet cast Portland stonework to windows, doors and further architectural detailing.
- Wet cast Portland stone portico.
- Slate tiles to the roof.
- Windows are large double glazed wood sash with security locks.

EXTERIOR

- Remote electronically operated entrance gates with Control4 video entry system.
- Three car garage with individual electronic operated doors.
- Fully landscaped grounds with comprehensive planting.
- Lawn areas laid with high quality Rolawn.
- Featured patio / terrace and paths finished in sandstone to the rear of the property.
- Lighting to the front, rear and sides of the property.
- Water taps and electrical sockets provided.

For further information on
our current or future developments,
or for any other enquiries,
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Important Notice

Whilst the general specification sheet within this book is accurate at time of going to press, details are subject to change. Each Crownmead development will use this as a template with some properties having variations in keeping with Crownmead Homes' high levels of specification. Photographs are as accurate a representation as possible of the completed property, but are taken while the build is in progress. Some therefore may make use of computer image manipulation to help visualise the final finish. Plans and floor areas shown are for general guidance only and must not be taken as a statement of fact.

