

A photograph of a modern indoor swimming pool area. The space features a curved pool with blue water, surrounded by light-colored marble walls and a tiled floor. A living wall with green plants is visible in the background. Two large, cylindrical columns are positioned on either side of the pool. The ceiling has recessed lighting.

SUNNINGDALE PARK  
VILLAGE





## OWN YOUR RETIREMENT

Our idea of retirement is different. At Audley you're in charge, which means you can live the life you love, keep your highly valued independence and own your own property. Because when you've worked hard to become the person you are today, we believe you shouldn't have to change your lifestyle when you retire.

We look after the maintenance and security of your property and the grounds, leaving you free to spend your time however you wish. You could explore the stunning landscaped gardens, enjoy fine dining in our restaurant, indulge in some pampering at the Audley Club or keep up your love of travel knowing your home is safe and sound. What's more, you could join one of our regular get-togethers, take part in an exercise class, de-stress at a mindfulness session or make use of our extensive Audley Care services - all of which are part of our health and wellbeing programme.

Owning a home at Sunningdale Park gives you a truly independent lifestyle in a beautiful and secure environment. We look forward to showing you around.







WELCOME



## SUNNINGDALE PARK LUXURY RETIREMENT VILLAGE

Nestled in the leafy village of Sunningdale, in affluent Berkshire lies Audley Sunningdale Park. At the centre of the village stands Northcote House, a magnificent Grade II listed, neo-Georgian mansion, home to the Audley Club with its health club, library and restaurant. Offering 103 luxury apartments and cottages, the village spans 16.5 acres of beautiful countryside, surrounded by gardens, lakes and extensive natural woodland.





# TRANQUILITY



## RESPECTFULLY RESTORED

In keeping with the historic surroundings, Audley Sunningdale Park has direct access to 40 acres of Grade II\* listed grounds and includes the careful restoration of treasured buildings including Northcote House, North Lodge and The Stables. All 103 apartments and cottages have been designed with the site's architectural style in mind, 16 of which are in converted historic buildings.

## BUILT ON HISTORY

Nestled in the heart of Sunningdale Park, Northcote House is the grand centerpiece of the village. The present house was built in 1931 by Sir Hugo Cunliffe-Owen, President of the British-American Tobacco Company. Sir Hugo and his wife shared a love of horse racing and hosted many Ascot parties.

In 1947, Sir Hugo sold the estate to the government, to be used as an educational premises. It subsequently housed a number of government organisations, most recently the National School of Government until 2014.





Whether you want to be active, exercise and make the most of the local amenities, or simply take it easy, take stock and enjoy a little peace – it's entirely up to you.

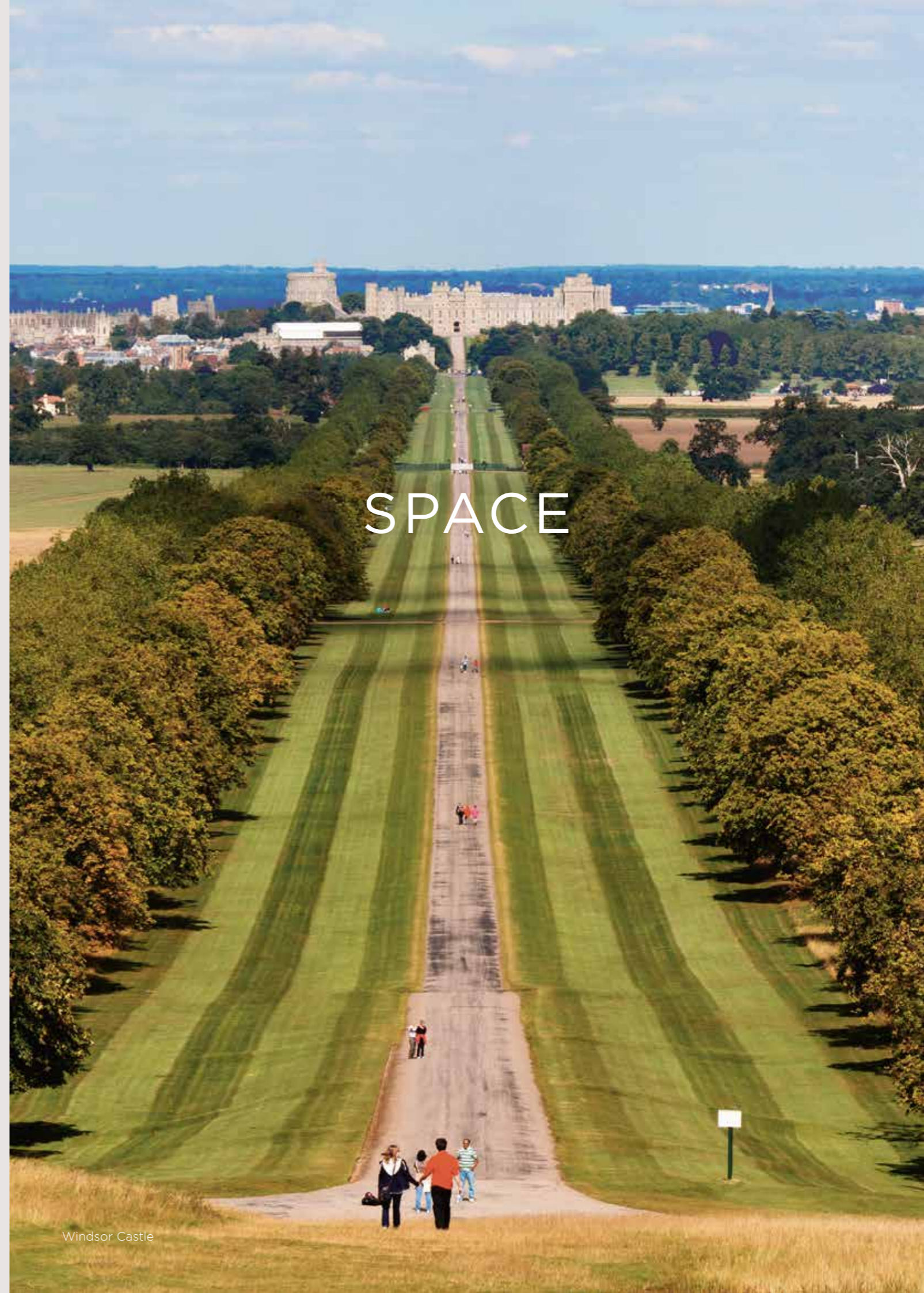
## VIBRANT SUNNINGDALE AND THE SURROUNDING AREA

Situated near Sunningdale village centre and not far from Ascot and Sunninghill High Streets, Audley Sunningdale Park is within close proximity to many essential amenities, including a selection of shops, restaurants, cafés and a Waitrose supermarket.

For larger shops or a trip to the theatre, nearby Windsor is a must. Windsor Castle is the oldest castle in continuous occupation in the world, and no visit is complete without seeing the iconic Changing of the Guard.

The Royal Borough of Windsor and Maidenhead is also home to two world-class golf courses: Wentworth and Sunningdale Golf Club. Plus, there's Ascot Racecourse, which holds races all year round, and Windsor Great Park, which is ideal for cycling, walking and even horse riding.

If it's a little tranquility you're after, a walk around Virginia Water Lake or Savill Gardens, with its seasonal displays and ornamental gardens, is simply breathtaking.



Windsor Castle



# WHERE YOU CAN FIND US

SILWOOD ROAD, BERKSHIRE, SL5 0QD



## FROM THE M3

At junction 3, take the A322 exit towards Woking/Bracknell. Turn left onto New Road/B3029 then at the roundabout, take the 2nd exit onto Guildford Rd/B3029. At the next roundabout, take the 2nd exit onto Bridge Rd/B3029, then turn right onto London Rd/A30. At the final roundabout, take the 2nd exit and stay on London Rd/A30 until you reach Broomhall Ln/B383, where you'll turn left. Then, turn right onto Station Rd/B383, and Audley Sunningdale Park will be on your left.

## FROM THE M25

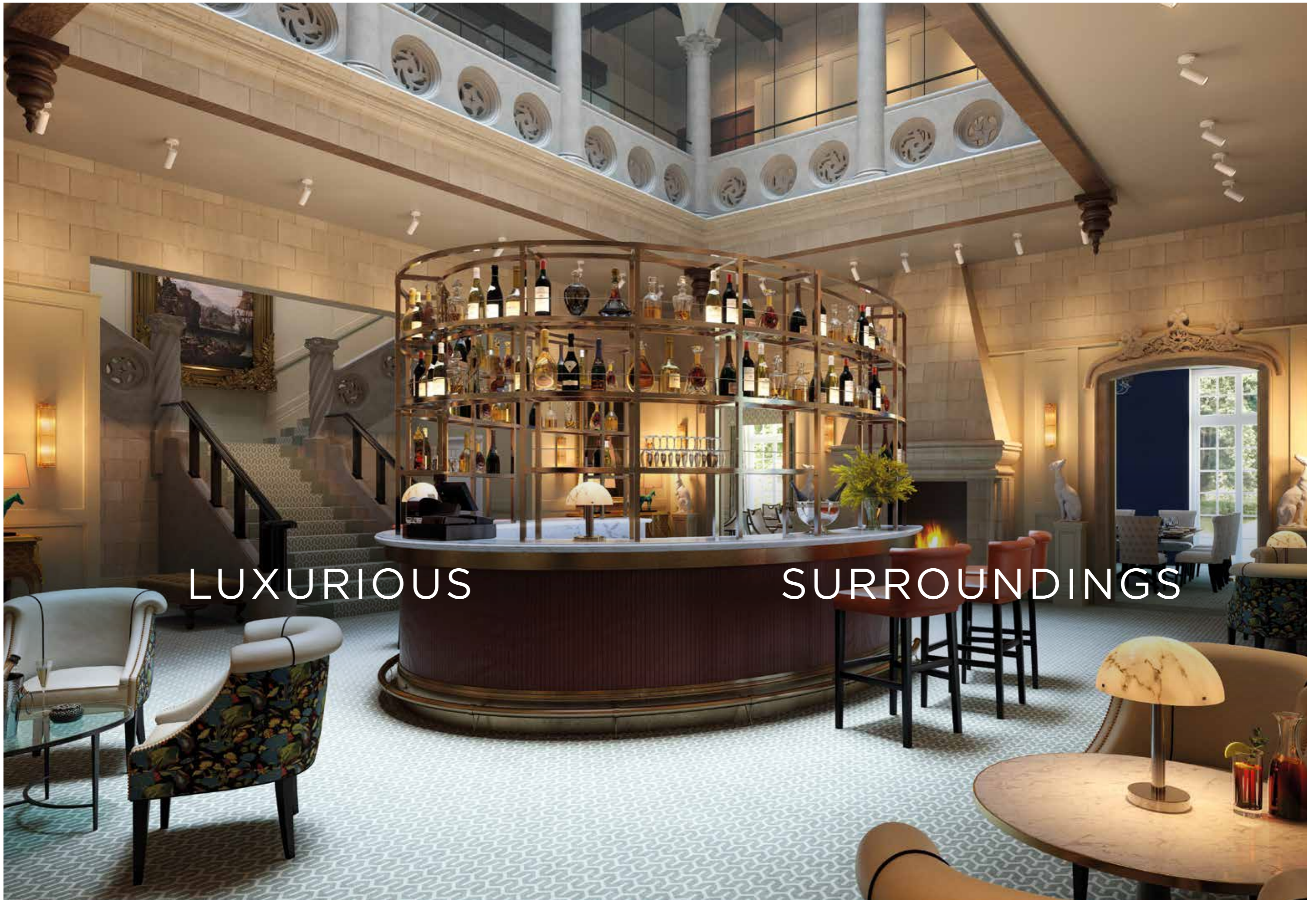
Exit at junction 13 and follow the signs to the A30 towards A308/Bagshot/Egham/Windsor. Continue along The Glanty/A308, then continue straight onto Egham By-Pass/Runnymede Roundabout/The Avenue/A30 for about 3.5 miles. Just after Savill Gardens/Virginia Water Lake, turn right onto Blacknest Rd/A329. After about 2 miles, turn left onto Silwood Rd/B383, where you'll find Audley Sunningdale Park straight ahead of you.

# SITE MAP



- A Building A
- B Building B
- C1 Cottages
- C2 Cottages
- C3 Cottages
- D Building D
- E Building E
- NH Northcote House
- NL North Lodge
- ST The Stables

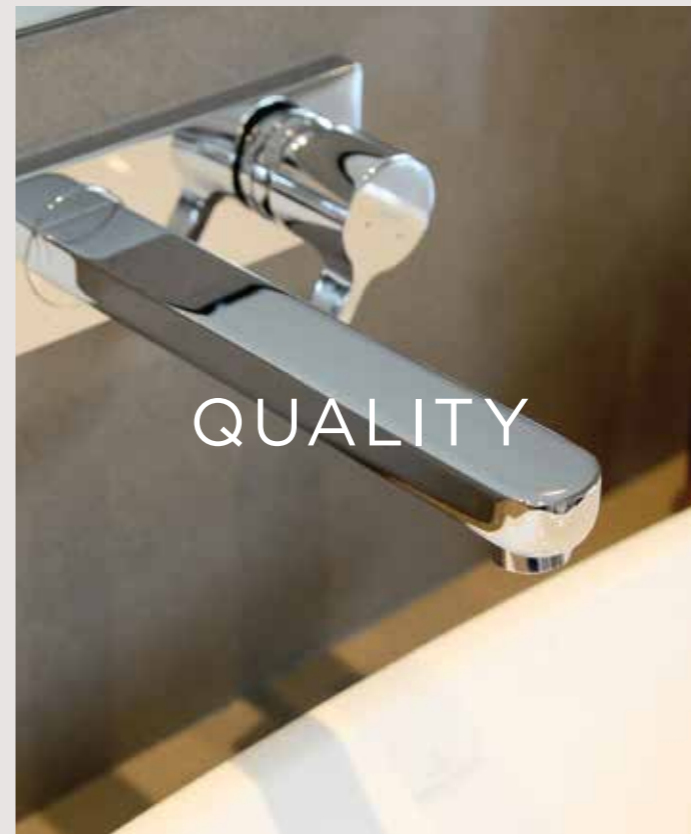
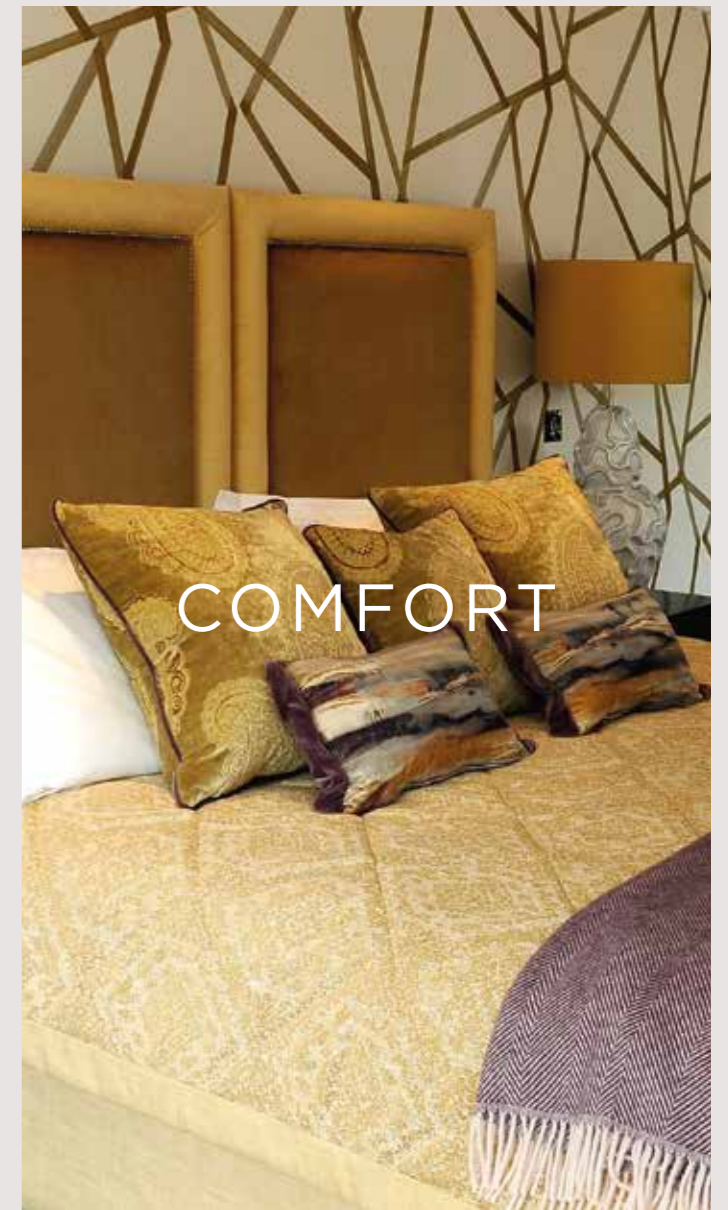




LUXURIOUS

SURROUNDINGS









WELCOME  
TO THE  
**AUDLEY CLUB**





RELAX

## THE AUDLEY CLUB - LIVE WELL, STAY WELL



At Audley, living well and staying well is our number one priority, which is why when you move to one of our retirement villages, you automatically become a member of the Audley Club. You will be looked after by our highly trained Audley Club team who have been chosen for their exceptional personal qualities and provide nothing less than a 'concierge' level of service - ensuring you get the most out of your Club membership.

This membership entitles you to exclusive access to our lounge and library, luxury health and wellbeing centre, and gives you priority booking at our restaurant, bar and bistro. We have also identified eight aspects of mental health and wellness, including emotional, social and intellectual, and have developed a comprehensive programme to support them.

These include:

- Nutritional advice
- Financial advice services
- Creative workshops



## THE AUDLEY CLUB LUXURY FACILITIES

There's so much to enjoy  
at Sunningdale Park:

### HEALTH & FITNESS

#### **Indoor swimming pool and relaxation area**

Take a dip without worrying about the weather,  
or relax in our sauna and steam room.

#### **Exercise in the fitness studio**

Our qualified staff can advise on the right  
programme or exercise class for you.

### LIVING WELL

#### **Time to yourself in the library and lounge**

When you want some real peace and quiet,  
you will find it in the library amongst our huge  
range of books or sit and relax in our lounge.

#### **Hobbies room**

Whatever your interests, you can enjoy them  
to the fullest and without interruption in our  
dedicated hobbies room.

Also yours to enjoy at an additional cost:

#### **Spa therapies in our treatment rooms**

Professional beauticians and therapists are  
available to offer manicures, pedicures, massages  
and facials to help you feel pampered and relaxed.

#### **Hair salon**

Your hair appointment will be just a few short  
steps from your front door with one of the  
area's top hairdressers.

#### **Exquisite dining in the restaurant, bar and bistro**

Not only do our chefs use local ingredients to  
create great menus, but while you dine you can  
also enjoy stunning views. For special occasions,  
there is also a private dining room.

#### **Relax in the bar/lounge**

Our bar staff know how to pour the perfect  
drink and set the perfect scene, so whether  
you're enjoying some quiet time or meeting  
friends, you'll feel right at home.

#### **Guest suite**

Welcome friends and family from outside  
of the village with a luxury suite of their own.  
During their stay, they can enjoy the same  
great benefits as you.







# AUDLEY CARE

As time moves on and some tasks become less easy, there is no reason why you shouldn't continue to live the life you know, in the home you have made. All you need is a visit from a trusted, friendly face; someone to listen or lend a helping hand when you would appreciate it.



## CARE OF THE HIGHEST LEVEL

As one of the UK's most respected care providers and a leader in its field, Audley is recognised, registered and regularly audited by the Care Quality Commission (CQC). Which means the carer you invite into your home is rigorously trained and highly qualified, and our standard of care is second to none.

## SAFE AND SECURE

Not only do we take care of all the exterior maintenance of your home but we also have CCTV that covers the village. We have staff on call every minute of every day, so if you need anything you can just pick up the phone. This means you can go on holiday or visit relatives for as long as you please, knowing your home is looked after. Within each property there is an intruder, smoke and heat alarm connected to the central monitor alarm. There is also an emergency call system.

And don't forget that your neighbours are looking for the same stress-free life as you, so they fully understand and respect your wishes, as you do theirs.

## HOW CAN WE HELP?

Everyone has their own tastes and needs, so our care is made to measure and you only pay for the services you use. Our discreet and friendly staff will help you with as little or as much as you want, including:

- A hand with domestic tasks like cooking, cleaning and ironing
- Assistance with getting up and going to bed, whatever the time
- Someone to go shopping with you or for you, or to collect prescriptions
- Help with personal care or eating
- Someone to walk the dog or feed the cat
- A little help and company if you are recovering from illness
- Live-in, sleep-in or night care, or simply holiday cover
- Long-term, short-term or emergency care
- Someone to accompany you to appointments or social activities





# INTELLIGENT DESIGN

## PROPERTIES DESIGNED WITH YOU IN MIND

Our properties are purposefully designed to fit your needs - for now and in the future. Every apartment and cottage has spacious rooms, wide corridors, well placed storage and space to entertain your loved ones. Discover below the thoughtful design you'll come to expect from an Audley Sunningdale Park property.





# THE PERFECT FIT



## QUALITY CRAFTSMANSHIP

Every fixture and fitting in an Audley Sunningdale Park apartment or cottage has been carefully designed to look beautiful, feel comfortable and provide a safe and relaxing living space. Our properties give you the highest quality of living and are built with your utmost security in mind.

## KITCHENS

- Fully fitted SieMatic kitchen units with a choice of door finishes
- Corian worktops
- Integrated Bosch washer dryer
- Integrated cooking appliances including Neff fan assisted double oven and ceramic hob, auto-sense extractor fan, microwave and dishwasher
- Under unit kitchen lighting
- Coloured glass splashback behind hob
- Soft door and drawer closers
- Fully integrated Neff fridge/freezer
- Stainless steel bowl and a half inset sink with mixertap spray head
- Minoli ceramic floor tiles



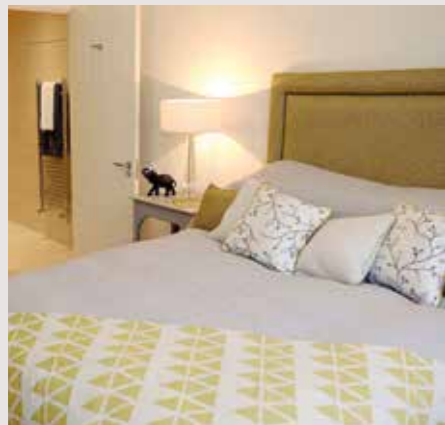
## BATHROOMS & EN SUITE

- Elegant white Villeroy & Boch sanitaryware and Hansgrohe fittings
- Minoli ceramic tiles to full height in bathrooms and en suites
- Walk-in shower with level access (en suite bathrooms)
- Under sink cabinet and mirror with shaver point
- Chrome heated towel rail
- Glass screens in shower areas with Hansgrohe shower controls



## INTERNAL FINISHES

- Double glazed windows
- Painted white internal doors with chrome handles
- Integral wardrobe in the master bedroom
- Carpet to hall, living/dining areas and bedrooms
- Non-slip ceramic floor tiles in the kitchen, bathroom and en suite



## LIGHTING, HEATING & ELECTRICAL

- Recessed down-lighting in the kitchen, bathroom and en suite
- Pendant lighting in the living areas and bedrooms
- Chrome sockets in the kitchen (white sockets elsewhere), chrome light switches throughout
- Wiring for TV, FM and satellite signals into the living room/dining room and looped to the master bedroom
- External lighting to the terrace areas
- Telephone connection points in the living room, bedrooms and hallway
- Fully independently controlled hot water heating system
- Local mechanical extract fans in all properties
- Fully Sky Q compliant fibre line for broadband and telephone services



## SECURITY & SAFETY

- Emergency call system
- Smoke detector
- Heat detector
- Intruder alarm operated via a keypad in the hall and Passive Infrared sensors (PIRs)
- Lifts to all floors available in all apartment buildings

## SUSTAINABILITY FEATURES

- Low energy lighting
- A & B rated appliances in the kitchen
- Combined heat and power unit utilised to contribute to heating and hot water provision for the whole village, distributed within the apartments via a HIU (Heat Interface Unit) rather than a traditional boiler

## STRUCTURAL GUARANTEE

All properties are covered either by a guarantee from Buildzone or Premier Guarantee Provider for 10 years from the date of the initial completion, which can be obtained from your sales advisor.

Whilst every effort has been made to ensure that this information is correct, properties are altered over time and therefore this information is intended as a guide in light of the Property Misdescriptions Act 1991, and the company reserves the right to alter the specification as necessary and without prior notice.





IT'S ALL IN  
THE DETAIL



#### BEAUTIFULLY CRAFTED

You will find every one of our luxury properties beautifully laid out and built to a high specification with quality workmanship. They have all been sensibly designed with your future needs in mind and have flexibility built-in. Every layout has been thoroughly thought through right down to the last detail and each one has all the space you need to live comfortably. And should you want to add a few personal touches, upgrades may be available. Speak to our Sales Team to find out more.





# THE SIMPLE WAY TO SELL YOUR HOME

## AUDLEY HOME BUYING SERVICE

Moving home can be a stressful experience, particularly if you need to sell your current property first. Audley can remove the uncertainty of the process.

## GUARANTEED CASH BUYER FOR YOUR PROPERTY

We act as cash buyers, giving you the peace of mind of a guaranteed sale.

## SPEED

We will make an offer within 7 days and contracts are usually exchanged in 28 days.

## NO CHAIN

Our Part Exchange service removes the risk of delays and fall-throughs often encountered with chains.

## OPTION TO STAY IN YOUR CURRENT HOME AFTER COMPLETION

We can arrange for you to stay in your property for up to 2 weeks after completion on your new Audley property, helping to reduce the stress of arranging your removals.

## FLEXIBILITY

We will consider all types of properties - irrespective of the location or value.

## NO ESTATE AGENT FEES

Not only will we handle all the legal paperwork you'll avoid paying estate agents' fees.

## OUR PART EXCHANGE PARTNERS

The Audley Part Exchange service is managed by our market-leading home buying partners who offer the most competitive and attractive Part Exchange Schemes available.

## HOW IT WORKS



### STEP 1

Once you've found your perfect Audley property, you simply provide the details of your current home to us and we will obtain valuations from our network of trusted local estate agents.



### STEP 2

We will then make an offer to purchase your home. If you accept the offer a survey will be arranged and we will then confirm our offer.



### STEP 3

Your property is now sold, your Audley property can be reserved and solicitors are instructed to proceed to exchange within 6 weeks. You can move in when your property is ready, or up to 2 weeks after the completion date if you need some extra time to make the move.



## BRIDGING FINANCE

Audley Villages has partnered with Knight Frank Finance to help you move into your new Audley property before you sell your current home.

Customers who are awaiting the sale of their home, and need to sell to finance the purchase, will now be able to use bridging finance to speed up their move. This is different from the normal terms of a bridging loan, where the borrower is required to remain in the property. Audley Group and Knight Frank Finance's innovative structures mean customers will be able to move to a village and take advantage of all the facilities and care immediately.

Bridging finance is usually taken between 1 day and 12 months and loans are available at market leading rates.

Audley will take no fee for introducing anyone to Knight Frank Finance, forming part of the value added range of services we provide to prospective customers.





# ENSURING A STRESS-FREE MOVE

Decluttering can be an overwhelming experience, particularly if you are starting to think about downsizing for the first time.

Audley can help ease the pain of moving, we can:

- Sort and pack your possessions
- Arrange and liaise with estate agents, solicitors, financial advisors and other professionals
- Organise a removal company
- Produce floor plans showing how your furniture will look in your new home
- Arrange for the auction, donation or disposal of unwanted items
- Unpack and set up your new home
- Co-ordinate cleaning, property repairs, waste removal and recycling, decorating, flooring and new furniture
- Deal with change of address notifications and co-ordinate connection to gas, electric, water, telephone, TV, internet and other suppliers

## OUR DOWNSIZING PARTNER

We work with The Senior Move Partnership who has a team of trained specialists. Each specialist is committed to providing the highest standard of practical and emotional support.

## RESELLING

We aim to get you the best possible price with the least amount of stress.

Our staff will ensure every effort is made to complete the sale of your home as quickly and as efficiently as possible. On all resales, Audley will charge a sales administration fee of 1% of the greater of either the achieved market price or agreed valuation.

There are two options for selling your property:

- You can instruct a traditional estate agent
- You can instruct us to market your property to our database and waiting lists. This way, you know that the people being targeted are already aware of Audley

Our sales agency fee will be 2% of the sales value achieved (VAT applicable).



# MAKING FINANCES SIMPLE

Naturally, when you are considering your next move, you want to be sure that you are making a sound long-term financial decision. Below you will find all the costs associated with living at an Audley retirement village explained – our aim is to ensure everything is as simple and stress-free as possible for you.

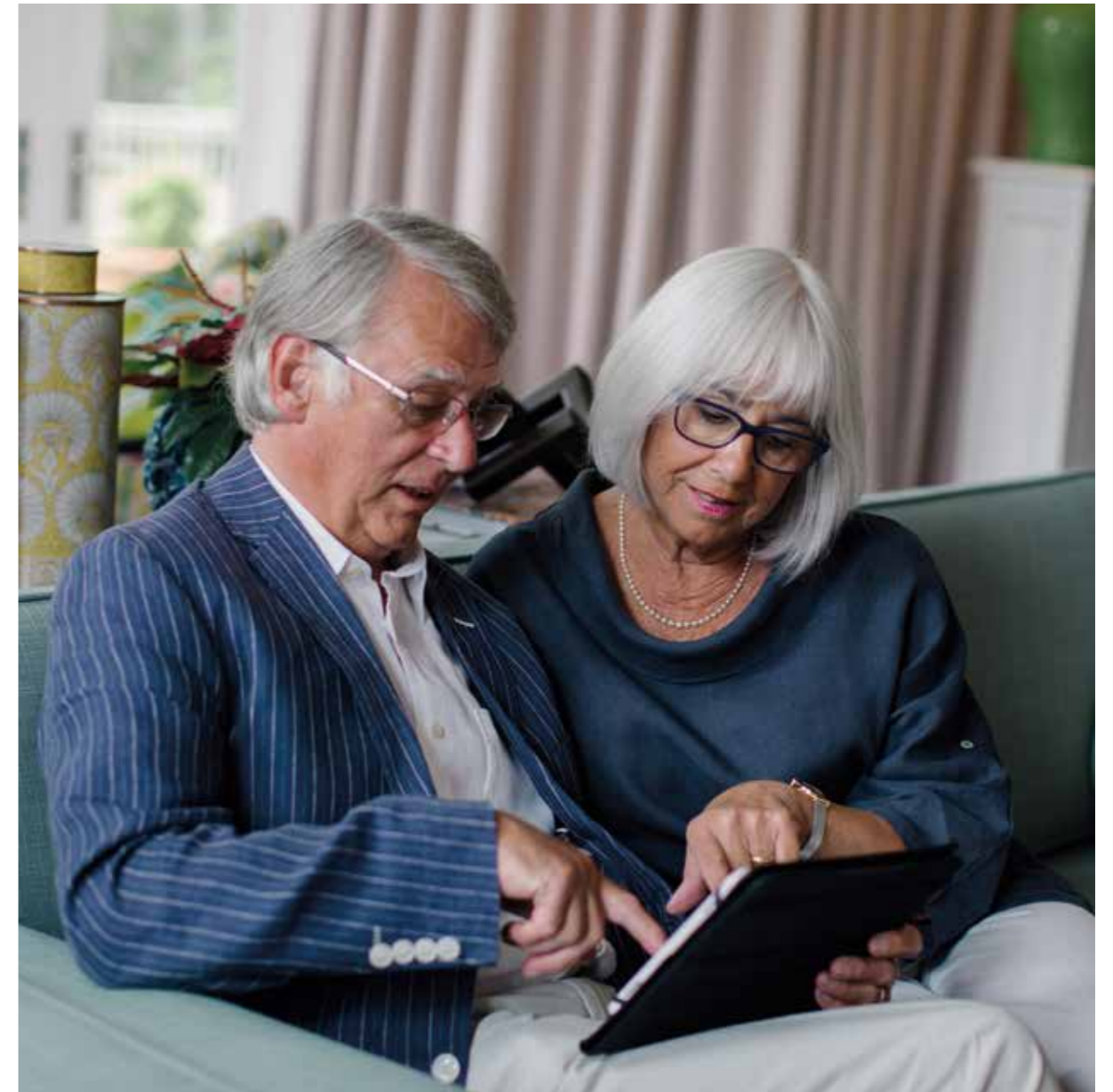
## TWO TYPES OF PAYMENT TO MAKE LIFE EASIER

Our fees cover the overall costs of running an Audley retirement village. These include ongoing costs such as maintaining the exterior of your home, providing discreet but effective security, maintaining the village and the village grounds. Additionally, at some point in the future, expensive structural repairs or improvements will become necessary. We collect two types of fee: a monthly payment and a deferred management charge. These fees ensure we can cover all the ongoing costs of running the village and the expense of any major works required. This means you'll never face a surprise cost and you'll have total peace of mind about your home.

## ALL THESE SERVICES ARE COVERED BY YOUR FEES:

- Building insurance for your home
- External upkeep of your home, so you don't have to worry
- Professional garden and ground maintenance
- Regular clearing of roadways and footpaths
- Servicing of lifts
- Servicing of CCTV, emergency call system, intruder and smoke alarms
- Night Porter and security service
- Firstline home carers and call line services 24 hours a day, 7 days a week
- Nightly removal of your rubbish
- External window cleaning
- A range of luxury facilities with Audley Club membership
- Preferential rates for food and drinks at the restaurant, bar and bistro
- Full servicing of the guest suite, bookable at an advantageous price
- Free inter-property telephone calls
- Onsite General Manager and Head of Audley Care with supporting teams
- Minibus service for shopping trips and days out
- Favourable utility costs
- Social events and activities organised by the General Manager
- Fees associated with managing and operating Audley Court Ltd

We offer additional goods and services at each Audley retirement village should you wish to use them. These vary from village to village and include a restaurant and bar, hairdressing, shopping, laundry and housekeeping. For your convenience, the cost of any additional services used will be added to your monthly invoice.





# BUILDING BETTER FUTURES

We have been building and managing luxury villages for over 20 years but our experience in providing high-quality accommodation and care for older people goes back much further.

In 1983 our Chief Executive Nick Sanderson founded a company called Beaumont - which over time developed the conventional care home concept into something completely different - the UK's very first luxury retirement villages. Over thirty years on we have grown to be a successful company. Our solid foundations and innovative thinking have attracted major financial backing from companies, including Private Patients Plan, 3i and, most recently, Moorfield Group.



## GROWING COMMUNITIES

Willicombe Park in Royal Tunbridge Wells and Hollins Hall in Harrogate, our first retirement villages, opened back in 2000. We are proud to say they are now thriving communities. And thanks to our financial backing, we are also pushing ahead with our plans to build further luxury villages across the UK.







**01344 859 239**

**[sunningdalesales@audleygroup.com](mailto:sunningdalesales@audleygroup.com)**

Audley Sunningdale Park, Silwood Road,  
Ascot, Berkshire SL5 0QD

Audley villages:

**Binswood**, Royal Leamington Spa,  
Warwickshire.

**Chalfont Dene**, Chalfont St Peter, Bucks.

**Clevedon**, Ilkley, Yorkshire.

**Cooper's Hill**, Englefield Green, Surrey.

**Ellerslie**, Malvern, Worcestershire.

**Flete House**, Ivybridge, Devon.

**Inglewood**, Kintbury, Berkshire.

**Mote House**, Bearsted, Kent.

**Nightingale Place**, Clapham, London.

**Redwood**, Failand, Bristol.

**St Elphin's Park**, Darley Dale, Derbyshire.

**St George's Place**, Edgbaston, Birmingham.

**Stanbridge Earls**, Romsey, Hampshire.

**Willicombe Park**, Royal Tunbridge Wells, Kent.

Opening soon:

**Chobham**, Woking, Surrey.

**Fairmile**, Cobham, Surrey.

**Scarcroft Park**, Yorkshire.

**Wycliffe Park**, High Wycombe,  
Buckinghamshire.

[www.audleyvillages.co.uk](http://www.audleyvillages.co.uk)

Images from a variety of Audley villages.  
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