



SUNDON CRESCENT

VIRGINIA WATER · SURREY

THE HOME

A quiet, modern home in the heart of Wentworth

27 Sundon Crescent sits geographically within the heart of the Wentworth Estate, in an exceptionally quiet crescent just off Wellington Avenue, itself off Harpesford Avenue. It is one of those addresses that reveals itself slowly: no through traffic, no passing footfall, and a rear garden so still that you can hear a pin drop.

The architecture is deliberately restrained. Off-white smooth render is set against black composite cladding and a charcoal plain clay tile roof, with slim matt black aluminium frames drawn as tall, uninterrupted openings. An in-and-out driveway sweeps across the frontage. The result is a home that reads as one confident idea rather than a collection of features.

Inside, 3,200 sq ft is organised around a kitchen, dining and living room that runs the full width of the rear elevation, crowned by a huge pitched glass lantern that turns the middle of the plan into a spectacle and opening directly onto the terrace. A separate family room, a walk-in larder, a utility and a plant room keep the main space free of clutter. Above, four bedrooms are each served by their own en suite, with a 34.8 m² principal suite over the garden. Underfloor heating runs throughout both floors, served by an air source heat pump, with mechanical ventilation and heat recovery, air conditioning and flush-mounted solar photovoltaic panels to the roof.

4

BEDROOMS

4

EN SUITES

3,200

SQ FT GROSS INTERNAL

2

CAR GARAGE

Gross internal area is approximate and stated to GIA convention. Room areas quoted elsewhere in this brochure are the approximate internal areas shown on the architect's general arrangement drawings and exclude the garage. Computer-generated images are indicative of the intended design and finish only. Landscaping, planting, boundary treatments and furniture are shown for illustration and are not included unless expressly stated in the sales contract.



One home, four hours of the day



Front elevation, morning



Front elevation at dusk



Rear elevation and garden



Rear elevation at dusk



Rear elevation at golden hour, computer-generated image



THE DESIGN

Eight decisions that make the home

01 THE ADDRESS

Geographically in the heart of the Wentworth Estate, on a silent crescent off Wellington Avenue.

02 THE APPROACH

An in-and-out driveway in light grey gravel, with pale paving to the threshold and dark slat screening to the boundaries.

03 THE ELEVATIONS

Off-white render, black composite cladding and charcoal clay tiles — three materials, used on every face.

04 THE GLAZING

Slim matt black aluminium with vertical mullions only, so openings read as tall single panes rather than grids.

05 THE GLASS LANTERN

A huge pitched glass lantern over the kitchen, turning the centre of the plan into a genuine spectacle.

06 THE BEDROOM FLOOR

Four bedrooms, four en suites, and a principal suite of 34.8 m² over the garden.

07 THE GARDEN

A silent, secluded garden with a covered 9 x 4 m outdoor kitchen under trained wisteria and jasmine.

08 THE PLANT

Air source heat pump, underfloor heating to both floors, MVHR, air conditioning and flush-mounted solar PV.

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Ground Floor

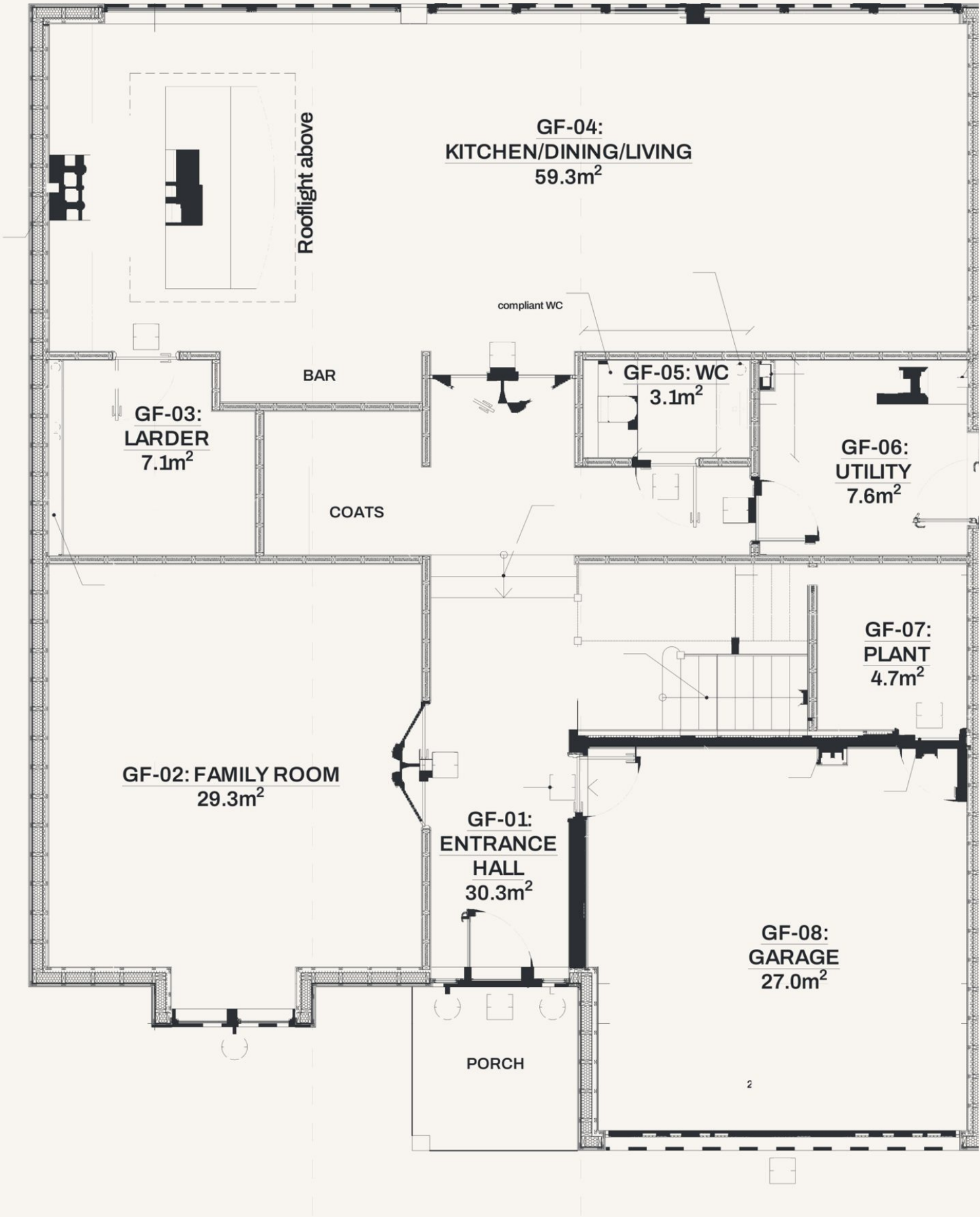
The ground floor is planned as one long living space with quiet rooms behind it. The kitchen, dining and living room runs the full width of the rear elevation, with a huge pitched glass lantern over the island and full-height glazing to the garden. A walk-in larder, utility and plant room take the working parts of the home out of sight, and the family room sits to the front as a separate, calmer space. Underfloor heating runs throughout.

SCHEDULE OF ACCOMMODATION

Entrance Hall	30.3 m ²
Family Room	29.3 m ²
Kitchen / Dining / Living	59.3 m ²
Larder	7.1 m ²
Cloakroom	3.1 m ²
Utility	7.6 m ²
Plant Room	4.7 m ²
Double Garage	27.0 m ²
Ground floor, excluding garage	141.4 m ²



Floor plans are based on the architect's general arrangement drawings (ground floor Rev 2, first floor Rev 3) and are drawn to a common scale. All dimensions and areas are approximate maximum internal figures, are subject to construction tolerance and should not be used for ordering carpets, furniture or fitted joinery. Furniture layouts and kitchen arrangements are indicative only.



First Floor

All four bedrooms have their own en suite.

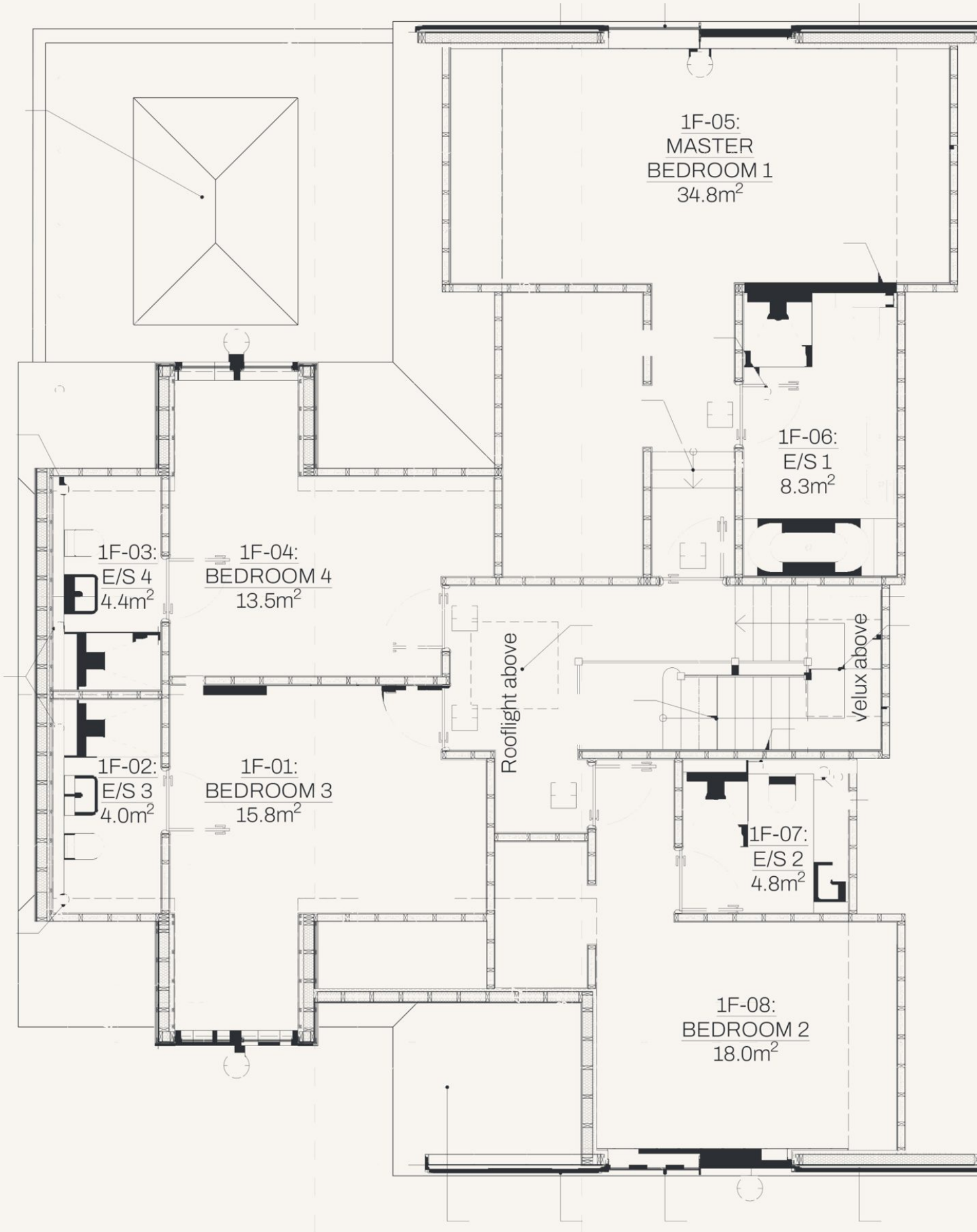
The principal suite occupies the rear of the plan with a 34.8 m² bedroom and a generous en suite, while the landing is lit from above by a rooflight and a further Velux over the stair. Underfloor heating runs throughout the first floor as well as the ground.

SCHEDULE OF ACCOMMODATION

Principal Bedroom	34.8 m ²
En Suite One	8.3 m ²
Bedroom Two	18.0 m ²
En Suite Two	4.8 m ²
Bedroom Three	15.8 m ²
En Suite Three	4.0 m ²
Bedroom Four	13.5 m ²
En Suite Four	4.4 m ²
First floor total	103.6 m ²



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Interior photography of a previously completed Rivium Homes home, indicative of the intended finish



INSIDE THE HOME

The parts of a specification you touch every day

01 THE KITCHEN

The kitchen is bespoke, not assembled from a catalogue: handmade cabinetry in hardwood ply with stone worktops and upstands, integrated Siemens appliances throughout, and feature cabinets finished in stitched leather with marble handles. Above it sits a huge pitched glass lantern. A separate walk-in larder and a fully fitted utility keep the laundry and the noise out of the room the family actually lives in.

02 FITTED BEDROOMS

The principal bedroom and bedroom two are handed over with wall-to-wall fitted wardrobes — hardwood ply carcassing with walnut interiors, Oxford-stitched leather doors, and feature glazed and metal doors with lace set between two sheets of glass. It is joinery a buyer would otherwise commission and pay for after moving in.

03 THE LIGHTING SYSTEM

Lighting is designed as a system rather than fitted as an afterthought. LED circuits run throughout, dimmable in the principal rooms, with integrated illumination inside kitchen cabinetry and every fitted wardrobe, threshold and stair lighting where it is needed, and discreet external lighting to the entry, terrace and outdoor kitchen. The home reads at its best at dusk.

04 WARMTH AND FINISH

An air source heat pump serves underfloor heating throughout both the ground and first floors, with MVHR and air conditioning, flush-mounted solar PV to the roof and an unvented cylinder in the plant room. Internal doors are solid four-panel fire doors with matt black knurled lever handles, set against plain white plaster so every room reads as one calm envelope.

Interior photography is of previously completed Rivium Homes homes and is shown to illustrate the intended standard of specification and finish. It is not 27 Sundon Crescent. Layouts, joinery, sanitaryware, appliances and finishes at 27 Sundon Crescent will differ and are set out in the specification. Furniture, dressing, lighting and planting are shown for illustration and are not included unless expressly stated in the sales contract.

A quiet, white interior shell

The ground floor is finished as a single, quiet shell. Plain white painted plaster runs to all walls and ceilings, with square-set reveals to every opening and no timber panelling anywhere in the home. Engineered pale oak boards carry through the hall, kitchen, dining and living space, so the whole floor reads as one room rather than four.



Kitchen, dining and living space



Island, worktops and garden outlook



Living space, white plaster and pale oak



Bedrooms and en suites

Upstairs the same discipline continues. Four bedrooms, each with its own en suite, are finished in the same white plaster and matt black ironmongery, with large-format porcelain tiling, concealed cisterns, wall-hung sanitaryware and frameless glass screens throughout.



Principal bedroom



Bedroom, rooflight over



Family room



Bathroom, large-format porcelain

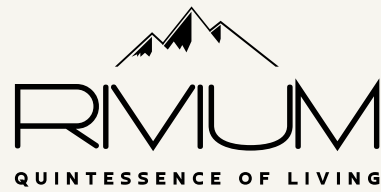


En suite, matt black brassware



En suite, wall-hung sanitaryware

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WENTWORTH, VIRGINIA WATER

Materials, craftsmanship and comfort.

A closer look at the details selected for your home.

Handmade kitchen cabinetry

The bespoke kitchen uses hardwood-ply cabinetry, stone worktops and upstands, with integrated Siemens appliances throughout. Feature cabinets are finished in stitched leather with marble handles. A separate walk-in larder and fitted utility support the open-plan living space.

Fitted bedroom joinery

The principal bedroom and bedroom two have wall-to-wall fitted wardrobes with hardwood-ply carcasses, walnut interiors and Oxford-stitched leather doors. Feature glazed and metal doors and integrated illumination add depth to the fitted joinery.

Four private suites

Each of the four bedrooms has its own en suite. Large-format porcelain covers the bathroom floors and walls, with concealed cisterns, wall-hung sanitaryware, frameless glass shower screens, matt-black brassware and electrically heated towel rails.

A calm interior finish

Sintered stone in the hall and cloakroom meets engineered pale oak in the kitchen, dining and living areas. Bedrooms and dressing areas are carpeted. Plain white plaster, bespoke skirtings and matt-black knurled door handles create a deliberately quiet interior.

Comfort and energy

An air source heat pump serves underfloor heating on both floors. Whole-home MVHR, room-zoned air conditioning, an unvented cylinder and flush-mounted solar PV form part of the specification. EPC A is a design target, subject to final certification.

Designed lighting

Dimmable LED lighting serves the principal rooms, with integrated illumination within kitchen cabinetry, wardrobes and the stair. Discreet lighting extends to the entrance, terrace and outdoor kitchen. Data cabling and an EV charging point support everyday use.

Specified once, and specified properly

KITCHEN & UTILITY

- Bespoke fitted kitchen in hardwood ply with stone worktops and upstands
- Feature cabinets in stitched leather with marble handles
- Integrated Siemens appliances throughout
- Undermount sink with matt black mixer tap
- Separate walk-in larder and a fully fitted utility room

FLOORING

- Sintered stone flooring to the entrance hall and cloakroom
- 19mm engineered pale oak to the kitchen, dining and living space
- Carpet to stairs, landing, bedrooms and dressing areas
- Black marble-effect porcelain threshold detailing where carpet meets tile

HEATING, COOLING & VENTILATION

- Air source heat pump serving underfloor heating throughout both floors
- Mechanical ventilation with heat recovery (MVHR) to the whole home
- Air conditioning, zoned by room
- Unvented hot water cylinder within a dedicated plant room

FITTED BEDROOM JOINERY

- Wall-to-wall fitted wardrobes to the principal bedroom and bedroom two
- Hardwood ply carcassing with walnut interiors
- Oxford-stitched leather doors with feature glazed and metal doors
- Integrated illumination inside every fitted wardrobe

STAIRCASE

- Painted softwood timber staircase with softwood treads and risers, no MDF
- Glass balustrade with a slim hardwood handrail
- Square newels and caps with drip-edge mouldings
- Rooflight and Velux over the stair and landing

ENERGY

- Flush-mounted solar photovoltaic panels to the roof
- Designed to achieve an EPC A rating, confirmed by certificate on completion
- High levels of insulation and airtightness with square-set detailing
- Waste water heat recovery to the principal shower

BATHROOMS & EN SUITES

- Four en suites, one to each bedroom
- Fully tiled in large-format porcelain, walls and floors
- Concealed cisterns, wall-hung sanitaryware and frameless glass screens
- Matt black brassware and black electrically heated towel rails

DECORATION

- Plain white painted plaster to all walls and ceilings
- No timber panelling internally — a deliberately quiet interior shell
- Matt emulsion to walls, eggshell to all joinery
- Square-set plasterboard reveals to every opening

WINDOWS & EXTERNAL FINISHES

- Slim matt black aluminium frames with vertical mullions only
- Full-height glazing and sliding doors to the rear elevation
- Huge pitched glass lantern over the kitchen
- Off-white smooth render, black composite cladding, charcoal clay roof tiles

INTERNAL DOORS & JOINERY

- Solid four-panel fire doors throughout, with traditional painted linings
- Matt black knurled lever handles on rose fittings
- 80mm pencil round architraves and bespoke skirting mouldings
- Fitted coats cupboard to the entrance hall

LIGHTING & POWER

- Designed LED lighting system, dimmable to the principal rooms
- Integrated lighting within kitchen cabinetry, wardrobes and to the stair
- Data cabling to principal rooms with provision for wired networking
- Electric vehicle charging point to the garage

GARDEN & OUTDOOR KITCHEN

- Covered 9 x 4 m outdoor kitchen with built-in fireplace, barbecue and clay pizza oven
- Outdoor sink, beer and wine fridges, overhead heaters and designed lighting
- Trained wisteria and two jasmine climbers over the structure
- In-and-out driveway, pale grey paving, mature trees and hedging

An outdoor room, and complete silence

The rear garden is the reason people will buy this home. It is extensive, completely private and secluded behind mature trees and established hedging on every boundary, and it is silent — quiet enough to hear a pin drop.

At its heart is a substantial covered outdoor kitchen, 9 metres by 4, built to be used from April to October and well beyond. A built-in fireplace, a built-in barbecue and a built-in clay pizza oven run along the back wall, with an outdoor sink and separate beer and wine fridges beneath the worktop. The whole structure is covered, heated by discreet overhead heaters and lit as carefully as the rooms inside.

A mature wisteria is trained across it, with two jasmine climbers threaded through. In high summer the wisteria carries copious amounts of exquisite purple plumes that hang like huge bunches of purple grapes.

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Rear elevation and garden at golden hour, computer-generated image

THE OUTDOOR KITCHEN

Covered outdoor kitchen	9 x 4 m, fully roofed
Built-in fireplace, barbecue and clay pizza oven	Masonry built-in
Outdoor sink, beer fridge and wine fridge	Plumbed and powered
Overhead heaters and designed lighting	Year-round use
Trained wisteria and two jasmine climbers	Established, in flower
Extensive private garden	Mature trees and hedging to all boundaries

THE GARDEN ELEVATION

Virginia Water, Surrey

Virginia Water is a commuter village in the Borough of Runnymede, best known as the home of the Wentworth Estate and Wentworth Club (en.wikipedia.org/wiki/Virginia_Water). The village centre, Virginia Water lake and Windsor Great Park are all close at hand, with Ascot, Sunningdale and Windsor a short drive away.

Trains from Virginia Water reach London Waterloo from around 45 minutes (thetrainline.com). The M25 is accessible at Junction 13 for Heathrow and the wider motorway network.

Schooling in the area is unusually strong. State primary provision includes Trumps Green Infant School in the village (schoolguide.co.uk), while the independent sector nearby includes Papplewick and Sunningdale School for boys and St Mary's Ascot and St George's Ascot for girls (bovingdons.com).

CONNECTIONS

Virginia Water → London Waterloo	From approx. 45 minutes by train
Virginia Water village centre	Shops, cafes and services
Wentworth Club, GU25 4LS	Golf, tennis and spa
Windsor Great Park	Walking and cycling
M25 Junction 13	For Heathrow and the M4 / M3

Travel times and local information are approximate, are drawn from the sources named above and are given as a general guide only. Purchasers should satisfy themselves as to school catchment, admissions criteria and journey times. Computer-generated images are indicative of the intended design and finish only. Landscaping, planting, boundary treatments and furniture are shown for illustration and are not included unless expressly stated in the sales contract.





SUNDON CRESCENT

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