



ABBAY BARN PARK

HIGH WYCOMBE | BUCKINGHAMSHIRE

LIFE INPIRED BY NATURE

DEANGARDEN REACH
3 & 4 BEDROOM HOMES
IN A PARKLAND SETTING

Berkeley
Designed for life



Photography is indicative only.



ENJOY A *fresh* *new lifestyle*

Welcome to Abbey Barn Park, a new and thriving community offering contemporary homes in an inspiring natural setting in High Wycombe.

Bordered by a glorious country park and ancient woodlands, this community on the edge of the Chiltern Hills has been created with a balanced, healthy lifestyle in mind. It brings you a striking rural location close to a bustling town centre with superb amenities, excellent schools and an easy commute into London.

Deangarden Reach is a collection of three and four bedroom homes, bordered by Deangarden Wood, an ancient woodland featuring trails and footpaths which connect the local area.



The Ride

A vibrant and welcoming **PLACE TO LIVE**

Set in the heart of the Chilterns – an Area of Outstanding Natural Beauty – High Wycombe is a historic market town with excellent shopping and leisure facilities, all within easy reach of London.

Dating back to Roman times, High Wycombe is a bustling town with real character and a sense of community. As well as its own theatre, cinema and leisure centre, the town enjoys a varied mix of shops and restaurants, and excellent sports facilities nearby.

Grand country houses including West Wycombe Park, Hughenden Manor and the gardens of the Cliveden Estate are a great choice for a day out with the family, or if you enjoy long country walks, striding up the nearby Chiltern Hills is the perfect way to feel reinvigorated.

Nature and heritage are never far away from your new home at Abbey Barn Park. There are plenty of attractive towns in the area to explore, including Marlow and Beaconsfield with their charming high streets and smart dining destinations. Picturesque local villages offer lovely walks and relaxed lunches in historic pubs such as The Crown Inn at Penn, The Polecat Inn at Prestwood, or The Grouse & Ale at Lane End.



Marlow



High Wycombe



Beaconsfield



Chiltern Hills



CONNECT

with ease

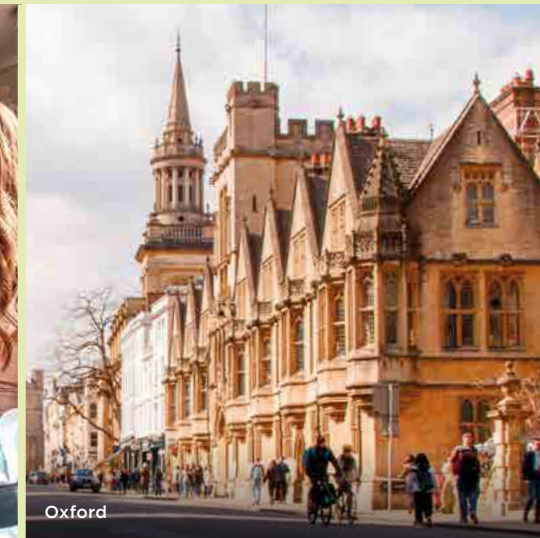
Abbey Barn Park brings you the best of both worlds: easy access to fast transport links as well as a rural feel with lots of green, open spaces to explore.

High Wycombe rail station is 2.6 miles away, with train services to London taking as little as 27 minutes, so you can easily commute into work, or visit the capital for theatre trips, dining out and other activities. Heading in the opposite direction, trains to Oxford take 41 minutes. There is also a direct bus route from Abbey Barn Park that will take you into High Wycombe town centre in 20 minutes.

Road links are equally convenient; you can access the M40 by car in 2.2 miles, and the M25 and the M4 in 10 miles. For international travel, Heathrow Airport is just 18 miles away.



Central London



Oxford



Travel times and distances are approximate. Sources: Google Maps and www.nationalrail.co.uk

MEET NEIGHBOURS

and make friends

As well as a beautiful collection of homes, Abbey Barn Park is blossoming into a real community, with plenty of spaces where residents can meet, get to know each other and enjoy time together.

Thanks to the wide range of properties available, designed to suit different lifestyles, people of all ages and stages of life will make Abbey Barn Park their home, helping to create a naturally diverse community. The acres of open space, in particular the 34-acre country park The Ride, offer the ideal location for community events and get-togethers, such as summer barbecues and nature walks.

The Ride is also a fantastic place for children living at Abbey Barn Park, providing them with a natural environment to explore and learn in, with family members as well as new friends. These shared spaces and experiences will build a flourishing community for you to enjoy for many years to come.



COMMUNITY FUN AND ACTIVITIES

Residents at Abbey Barn Park can enjoy regular community events, such as:

CHRISTMAS FESTIVITIES
An evening with neighbours enjoying mulled wine and mince pies, carols from a local choir and presents handed out by Father Christmas.

SUMMER PICNIC
Fun and games for all ages, a tasty picnic and ice creams to bring residents together.



ECOLOGY WALKS
A wonderful opportunity to see the bird boxes and ecology features with a walk through the local landscape.

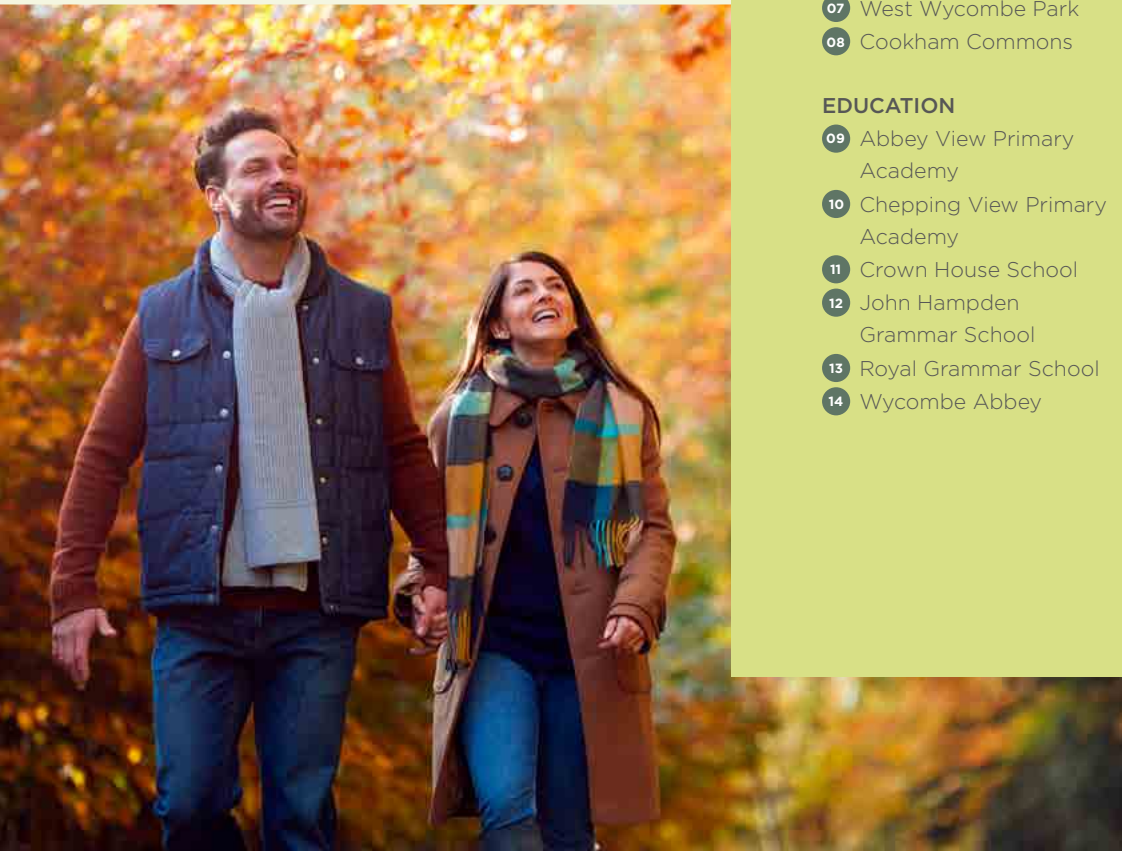
BE A RANGER DAY
Activities for children run by the Chiltern Rangers, including painting and planting bee pots to encourage bees into their gardens, and hunting for bugs in The Ride.

EASTER EGG HUNT
Big and little kids hunt high and low for chocolate treats – and make new friends along the way.



HALLOWEEN COMPETITIONS
Spooky homes and ghoulish costumes are on show for these fun seasonal competitions.





Discover your LOCAL AREA

DAYS OUT

- 01 Hughenden Manor
- 02 Cliveden
- 03 Bekonscot Model Village and Railway
- 04 Beaconsfield
- 05 Legoland, Windsor
- 06 Roald Dahl Museum and Story Centre, Great Missenden
- 07 West Wycombe Park
- 08 Cookham Commons

EDUCATION

- 09 Abbey View Primary Academy
- 10 Chepping View Primary Academy
- 11 Crown House School
- 12 John Hampden Grammar School
- 13 Royal Grammar School
- 14 Wycombe Abbey

RESTAURANTS AND CAFÉS

- High Wycombe**
- 15 Dolce Vita
 - 16 Kappad
 - 17 Pizza Express
 - 18 The Front Room
 - 19 Vanilla Pod Café Patisserie
 - 20 Wagamama
 - 21 Apple Orchard Coffee Shop, West Wycombe
 - 22 The Squirrel
 - 23 The Sir Charles Napier, Chinnor

Marlow

- 24 Côte Brasserie
- 25 La Cantina Del Vino
- 26 The Botanist
- 27 The Coach
- 28 The Hand and Flowers
- 29 The Ivy Marlow Garden

Beaconsfield

- 30 Brasserie Blanc
- 31 Giggling Squid
- 32 The Crazy Bear
- 33 Prelibato

SHOPPING

- 34 The Eden Shopping centre**
- Blacks
 - Clarks
 - Pandora
 - M&S
 - Beaverbrooks
 - H&M
 - Superdry
 - Waterstones

Marlow

- 35 JoJo Maman Bébé
- 36 Marlow Bookshop
- 37 Space NK
- 38 The White Company
- 39 Jigsaw

Beaconsfield

- 40 Cook
- 41 Hearne's of Beaconsfield
- 42 Mint Velvet
- 43 White Stuff
- 44 Sweaty Betty

RETAIL OUTLETS / SUPERSTORES

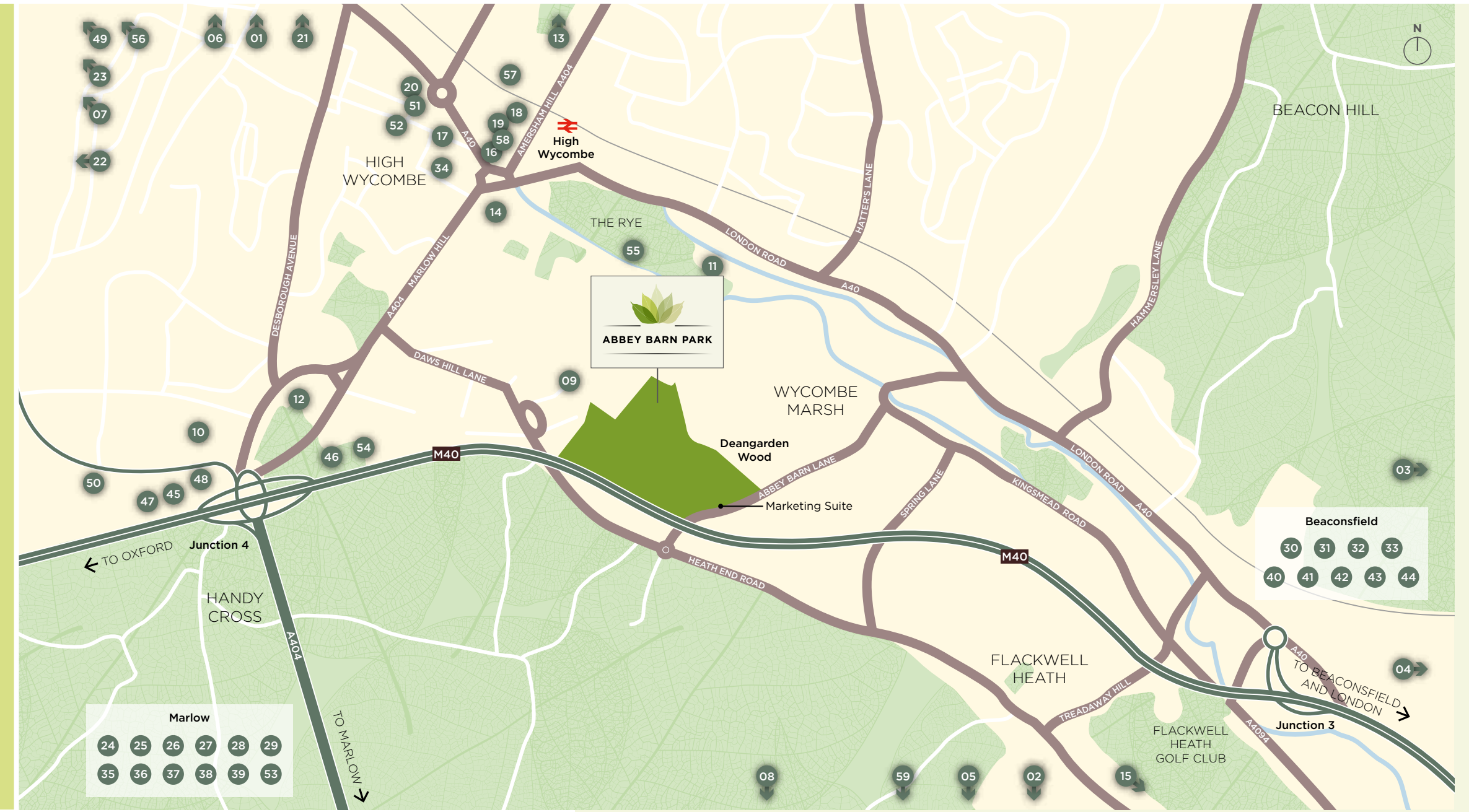
- 45 Asda Superstore
- 46 Waitrose & Partners
- 47 John Lewis & Partners
- 48 Next
- 49 Bicester Village

SPORT AND LEISURE

- 50 Bucks Indoor Tennis Centre
- 51 Cineworld
- 52 Hollywood Bowl
- 53 Marlow Everyman
- 54 Wycombe Leisure Centre
- 55 Wycombe Rye Lido

ART, CULTURE AND HERITAGE

- 56 The Hellfire Caves
- 57 Wycombe Museum
- 58 Wycombe Swan Theatre
- 59 Windsor Castle



Map is not to scale and shows approximate locations only.



PLACES TO GO, *people to see*

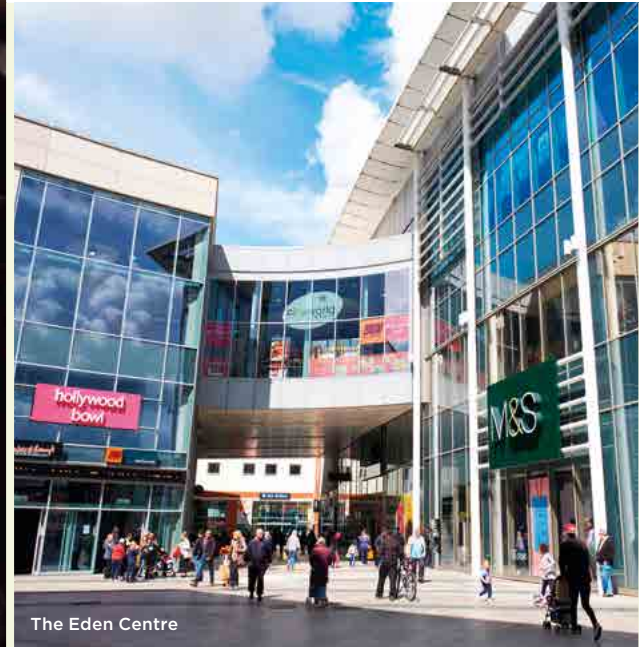
From dining out to shopping in style and getting active, there is plenty to entertain you when you live at Abbey Barn Park.

High Wycombe is home to a wealth of buzzy cafés, pubs and restaurants, including favourites such as Pizza Express and Wagamama. TV chef Tom Kerridge's two Michelin-starred The Hand and Flowers in nearby Marlow is definitely worth visiting if you are looking for a special meal out.

High Wycombe's historic high street and modern retail mall have all your shopping needs covered. The Eden Centre is a fantastic shopping and entertainment destination with over 100 shops on offer, including fashion favourites and high-end brands, along with a host of dining and leisure experiences.

Marlow and Beaconsfield – each within six miles of High Wycombe – are also popular shopping destinations, while Bicester Village designer outlet, 34 miles away, is the place to go for a complete day of retail therapy.

For more active pursuits, you will find a great range of leisure facilities either in High Wycombe itself or within easy reach. Swimmers will love the pool at Wycombe Leisure Centre, plus there is a heated outdoor option at the Wycombe Rye Lido. Tennis fans can play whatever the weather at Bucks Indoor Tennis Centre, and for the golf aficionado, there are no fewer than three golf courses within a 10-minute drive of Abbey Barn Park.



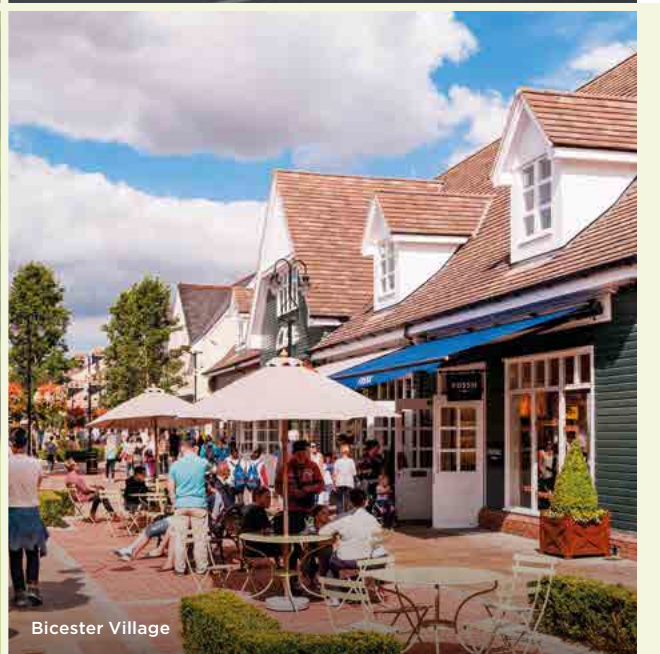
The Eden Centre



The Hand and Flowers, Marlow



Local golf courses



Bicester Village

THE GREAT OUTDOORS

is waiting for you

Living at Abbey Barn Park, you have the whole of the Chiltern Hills waiting for you to explore.

Designated an Area of Outstanding Natural Beauty, the Chilterns offer miles of unspoilt rolling countryside with chalk streams, ancient beech woods and charming villages featuring pretty, brick-and-flint cottages.

Walking, cycling and horse riding trails meander through this stunning landscape, meaning there's something for everyone when it's time to get out and enjoy the great outdoors.



LOCAL WALKS

Favourite walks close to Abbey Barn Park:

WEST WYCOMBE

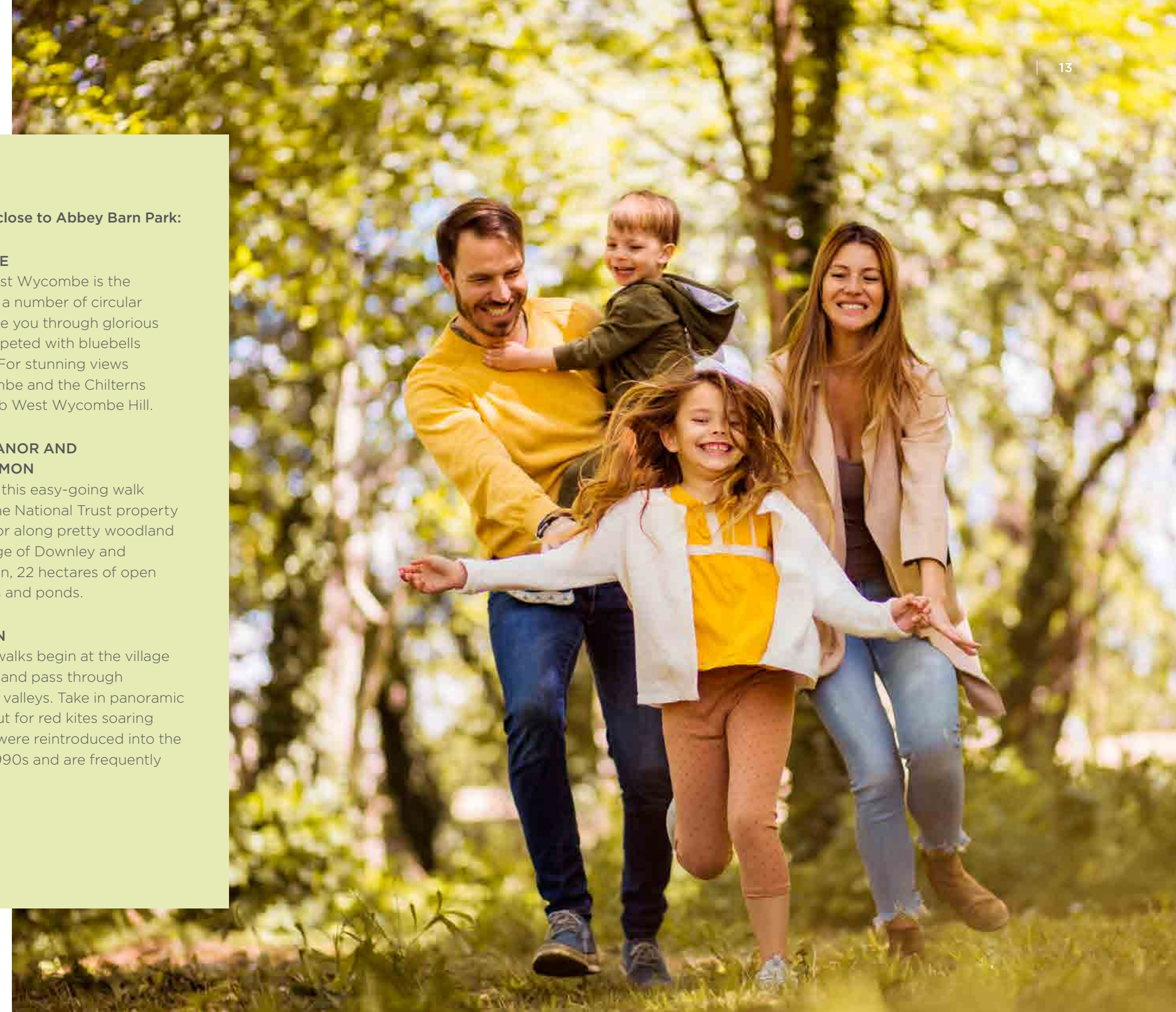
The village of West Wycombe is the starting point for a number of circular walks. Routes take you through glorious beech woods carpeted with bluebells and wildflowers. For stunning views over High Wycombe and the Chilterns countryside, climb West Wycombe Hill.

HUGHENDEN MANOR AND DOWNLEY COMMON

Ideal for families, this easy-going walk takes you from the National Trust property Hughenden Manor along pretty woodland paths to the village of Downley and Downley Common, 22 hectares of open grassland, woods and ponds.

STUDLEY GREEN

Three 'Red Kite' walks begin at the village of Studley Green and pass through beautiful Chiltern valleys. Take in panoramic views and look out for red kites soaring overhead - they were reintroduced into the Chilterns in the 1990s and are frequently seen in the area.



INSPIRED LEARNING

for curious minds

With excellent local schools and easy access to a wide range of universities, Abbey Barn Park is well placed when it comes to educational opportunities.

A NEW PRIMARY SCHOOL Opened in 2019, Abbey View Primary Academy is located adjacent to Abbey Barn Park, which will be just a short walk away.	BEST PREP SCHOOL Crown House School was the best performing independent prep school in Buckinghamshire last year, and 18th overall in the UK.	OUTSTANDING* SECONDARY SCHOOLS John Hampden Grammar School and Royal Grammar School are both a short drive from the development.	95.2% A* - A GRADES Achieved at GCSE level at Wycombe Abbey girls' boarding school.
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ABBEY VIEW PRIMARY ACADEMY Kennedy Avenue High Wycombe HP11 1PZ www.abbeyviewprimary.academy.org	CROWN HOUSE SCHOOL Bassetsbury Manor Bassetsbury Lane High Wycombe HP11 1QX www.crownhouseschool.co.uk	ROYAL GRAMMAR SCHOOL - OUTSTANDING* Amersham Road High Wycombe HP13 6QT www.rgshw.com
CHEPPING VIEW PRIMARY ACADEMY - OUTSTANDING* Cressex Road High Wycombe HP12 4PR www.cheppingviewprimary.academy.org	JOHN HAMPDEN GRAMMAR SCHOOL - OUTSTANDING* Marlow Hill High Wycombe HP11 1SZ www.jhgs.bucks.sch.uk	WYCOMBE ABBEY High Wycombe HP11 1PE www.wycombeabbey.com



*Source: Schools' websites for Ofsted ratings

LOCAL UNIVERSITIES

There are a number of universities and colleges in the surrounding area, including world-famous Oxford University.

BUCKINGHAMSHIRE NEW UNIVERSITY
Queen Alexandra Road
High Wycombe HP11 2JZ
3 miles / 5km

HENLEY BUSINESS SCHOOL
Greenlands
Henley-on-Thames
Oxfordshire RG9 3AU
11 miles / 18km

UNIVERSITY OF READING
Whiteknights
Reading
Berkshire RG6 6UR
19 miles / 31km

OXFORD UNIVERSITY
Wellington Square
Oxford OX1 2JD
27 miles / 44km



LONDON UNIVERSITIES

London Marylebone is a 27-minute journey from High Wycombe Railway Station. From there, it is just a walk or tube journey to these top universities in central London.	UCL 9 mins by tube and on foot	KING'S COLLEGE LONDON 21 mins by tube and on foot	IMPERIAL COLLEGE 27 mins by tube and on foot
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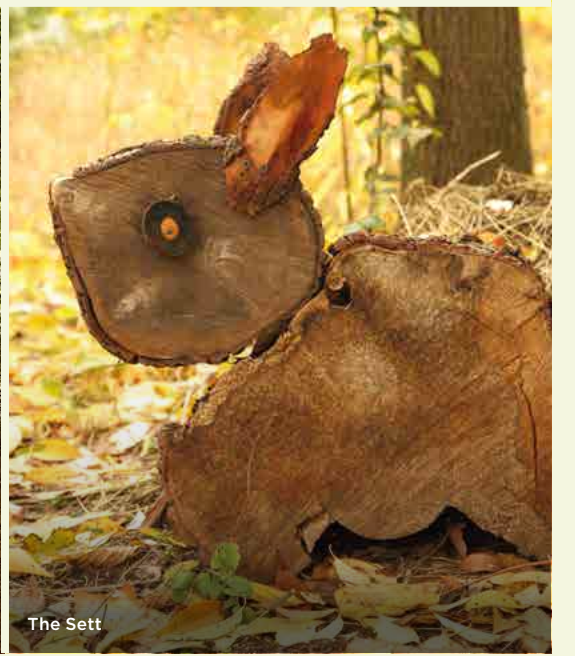
These London universities are situated outside of the city centre, so can easily be reached by car.	BRUNEL UNIVERSITY LONDON 15 miles / 24km	UNIVERSITY OF WEST LONDON 23 miles / 37km	ROYAL HOLLOWAY UNIVERSITY OF LONDON 25 miles / 40km
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Travel times are approximate. Source: Google Maps



Designed as a
NATURAL RETREAT

The outdoor space at Abbey Barn Park has been considered as carefully as the inside, creating beautiful landscapes that will bring benefits to all residents.



ACRES OF GREEN

space to explore

Set amid acres of lush green landscape, Abbey Barn Park is perfectly located for revitalising walks, exhilarating bike rides and time in the fresh air.

THE RIDE

Lying at the heart of the community, The Ride is a glorious 34-acre country park offering a mix of open spaces, planting and gardens, activity areas and natural habitats. There are orchards to enjoy, a fitness trail for exercise, lawns to picnic on, and meadow grass to run through.

A multi-use games area and mini football pitches are available for sport, while allotments will give you the opportunity to make new friends as the development grows.

DEANGARDEN WOOD

This ancient woodland bordering Abbey Barn Park features a meandering trail and footpaths that connect with the local area.

NATURAL HABITATS

Abbey Barn Park is designed to co-exist peacefully with the local wildlife. You'll find ponds, hedgerows and nature-friendly planting across the development, all of which helps to nurture a healthy and thriving ecosystem.



34 ACRES
of natural green space



ALLOTMENTS
for growing your own



1.5 KM
fitness trail



WELLNESS GARDEN
with plants and herbs



Computer generated image is indicative only.

DEANGARDEN REACH

siteplan

- **THE FOXGLOVE**
3 BEDROOM HOUSE
HOMES 429, 430, 432 & 433
- **THE ORCHID**
3 BEDROOM HOUSE
HOMES 361, 376, 378 & 379
- **THE POPPY**
3 BEDROOM HOUSE
HOME 375
- **THE BLUEBELL**
3 BEDROOM HOUSE
HOMES 355, 356, 357, 358,
359, 360, 381 & 382

- **THE POPLAR**
4 BEDROOM HOUSE
HOMES 362, 374, 428 & 431
- **THE CAMPION**
4 BEDROOM HOUSE
HOMES 377, 380, 434, 435,
436 & 437
- **THE WILLOW**
4 BEDROOM HOUSE
HOMES 353, 354, 383 & 384
- **AFFORDABLE HOUSING**

Siteplan, layout and housetypes are subject to planning.



the Foxglove

3 BEDROOM TERRACED HOUSE

PLOTS 429, 430*, 432 & 433*

(90.3 SQ M 971.7 SQ FT)

PLOTS 429, 430*, 432 & 433*

Kitchen	3.80m (max) x 2.41m (max)	12'5" (max) x 7'11" (max)
Family/Dining	5.38m (max) x 4.83m (max)	17'7" (max) x 15'10" (max)
Bedroom 1	3.18m x 3.04m (max)	10'5" x 9'11" (max)
Bedroom 2	3.68m (max) x 2.61m (max)	12'0" (max) x 8'6" (max)
Bedroom 3	2.71m x 2.09m	8'10" x 6'10"

*Handed to floorplan shown



GROUND FLOOR



FIRST FLOOR

◄ Measurement Points C Cupboard L Laundry Cupboard AC Airing Cupboard W Wardrobe B Boiler N Niche
 WM Space and Plumbing for Washing Machine WD Space and Plumbing for Washer/Dryer TD Space and Plumbing for Tumble Dryer
 Room dimensions may slightly vary between plots. Speak to a sales consultant for further information.



Computer generated image of plots 432 & 433 is indicative only.

Floorplans shown for Berkeley Homes are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

the Orchid

3 BEDROOM HOUSE

PLOTS 361, 376, 378 & 379*
(97.9 SQ M 1,054.1 SQ FT)

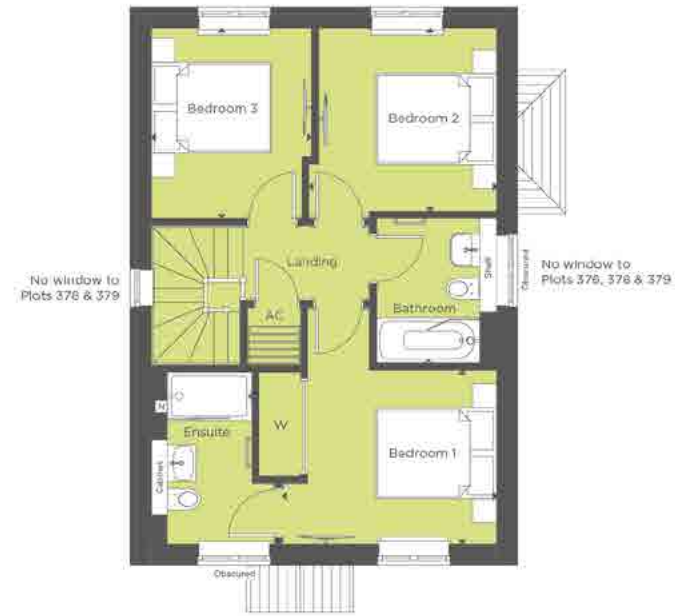
PLOTS 361, 376, 378 & 379*

Kitchen	4.41m (max) x 2.51m (max)	14'5" (max) x 8'2" (max)
Family/Dining	5.71m x 3.99m	18'8" x 13'1"
Bedroom 1	3.54m (max) x 2.87m	11'7" (max) x 9'5"
Bedroom 2	3.10m (max) x 3.02m	10'2" (max) x 9'10"
Bedroom 3	3.14m x 2.65m (max)	10'3" x 8'8" (max)

*Handed to floorplan shown



GROUND FLOOR



FIRST FLOOR

◄ Measurement Points C Cupboard L Laundry Cupboard AC Airing Cupboard W Wardrobe B Boiler N Niche
WM Space and Plumbing for Washing Machine WD Space and Plumbing for Washer/Dryer TD Space and Plumbing for Tumble Dryer



Computer generated image of plots 379 & 380 is indicative only.

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the Poppy

3 BEDROOM HOUSE

PLOT 375

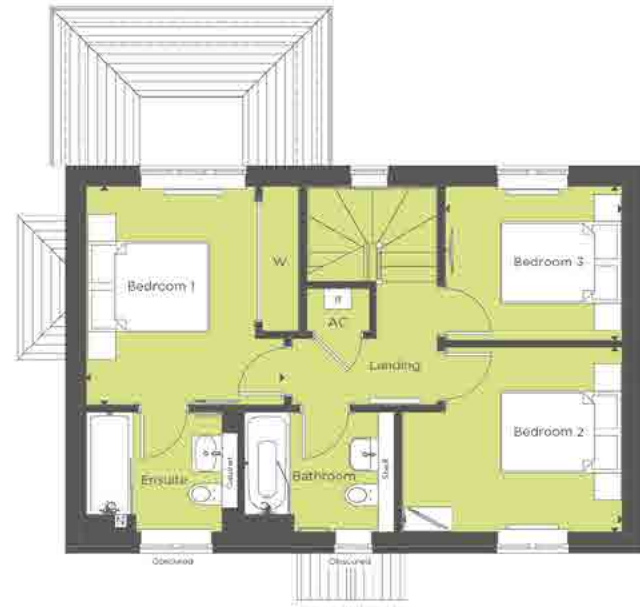
(110.1 SQ M 1,185.2 SQ FT)

PLOT 375

Kitchen	2.87m x 2.82m	9'4" x 9'2"
Dining	2.89m x 2.87m	9'5" x 9'4"
Living Room	5.74m x 3.46m	18'9" x 11'4"
Study	3.46m x 2.21m	11'4" x 7'3"
Bedroom 1	3.61m x 3.27m (max)	11'9" x 10'8" (max)
Bedroom 2	3.64m (max) x 3.05m	11'11" (max) x 9'11"
Bedroom 3	2.93m x 2.54m	9'7" x 8'4"



GROUND FLOOR



FIRST FLOOR

◄► Measurement Points C Cupboard L Laundry Cupboard AC Airing Cupboard W Wardrobe B Boiler N Niche
 WM Space and Plumbing for Washing Machine WD Space and Plumbing for Washer/Dryer TD Space and Plumbing for Tumble Dryer



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the Bluebell A

3 BEDROOM HOUSE

PLOTS 355, 356*, 357*, 358, 359* & 360*

(approx. 105.6 SQ M, 1,136.1 SQ FT)

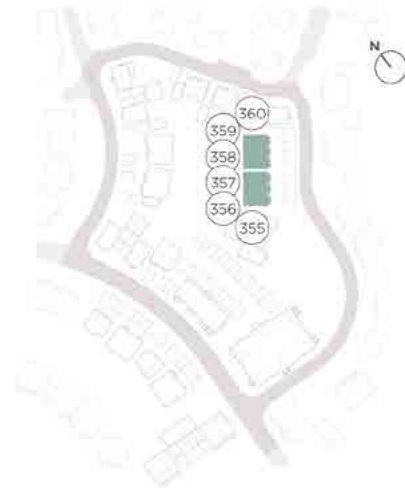
PLOTS 355, 357*, 358 & 360*

Kitchen	3.38m (max) x 2.78m (max)	11'1" (max) x 9'1" (max)
Family/Dining	3.89m (max) x 3.62m (max)	12'9" (max) x 11'10" (max)
Living Room	3.89m x 2.67m	12'9" x 8'8"
Bedroom 1	3.96m (max) x 3.89m (max)	13'0" (max) x 12'9" (max)
Bedroom 2	3.89m x 2.84m	12'9" x 9'3"
Bedroom 3	3.89m x 2.67m	12'9" x 8'8"

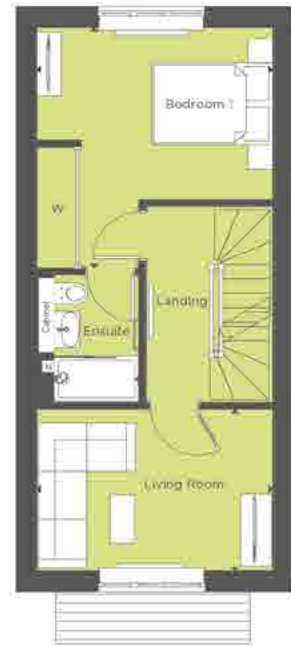
PLOTS 356* & 359*

Kitchen	3.38m (max) x 2.78m (max)	11'1" (max) x 9'1" (max)
Family/Dining	3.82m (max) x 3.62m (max)	12'6" (max) x 11'10" (max)
Living Room	3.88m x 2.67m	12'8" x 8'8"
Bedroom 1	3.96m (max) x 3.89m (max)	13'0" (max) x 12'9" (max)
Bedroom 2	3.88m x 2.84m	12'8" x 9'3"
Bedroom 3	3.88m x 2.67m	12'8" x 8'8"

*Handed to floorplan shown



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SECOND FLOOR

Second floor layout for plots 356 & 359 - ceiling lines variation

◀▶ Measurement Points C Cupboard L Laundry Cupboard AC Airing Cupboard W Wardrobe B Boiler N Niche
 WM Space and Plumbing for Washing Machine WD Space and Plumbing for Washer/Dryer TD Space and Plumbing for Tumble Dryer
 Room dimensions may slightly vary between plots. Speak to a sales consultant for further information.



Computer generated image of plots 355 - 357 & 358 - 360 is indicative only.

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the Bluebell B

3 BEDROOM HOUSE

PLOTS 381 & 382*

(approx. 105.6 SQ M 1,136.1 SQ FT)

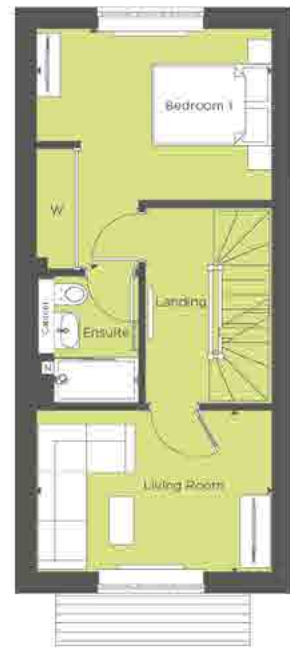
PLOTS 381 & 382*

Kitchen	3.38m (max) x 2.81m (max)	11'1" (max) x 9'2" (max)
Family/Dining	3.92m (max) x 3.62m (max)	12'10" (max) x 11'10" (max)
Living Room	3.92m x 2.67m	12'10" x 8'8"
Bedroom 1	3.96m (max) x 3.92m (max)	13'0" (max) x 12'10" (max)
Bedroom 2	3.92m x 2.84m	12'10" x 9'3"
Bedroom 3	3.92m x 2.67m	12'10" x 8'8"

*Handed to floorplan shown



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

◀▶ Measurement Points C Cupboard L Laundry Cupboard AC Airing Cupboard W Wardrobe B Boiler N Niche
 WM Space and Plumbing for Washing Machine WD Space and Plumbing for Washer/Dryer TD Space and Plumbing for Tumble Dryer
 Room dimensions may slightly vary between plots. Speak to a sales consultant for further information.



Computer generated image of plots 355 - 357 & 358 - 360 is indicative only. Plots 381 & 382 are semi-detached.

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the Poplar

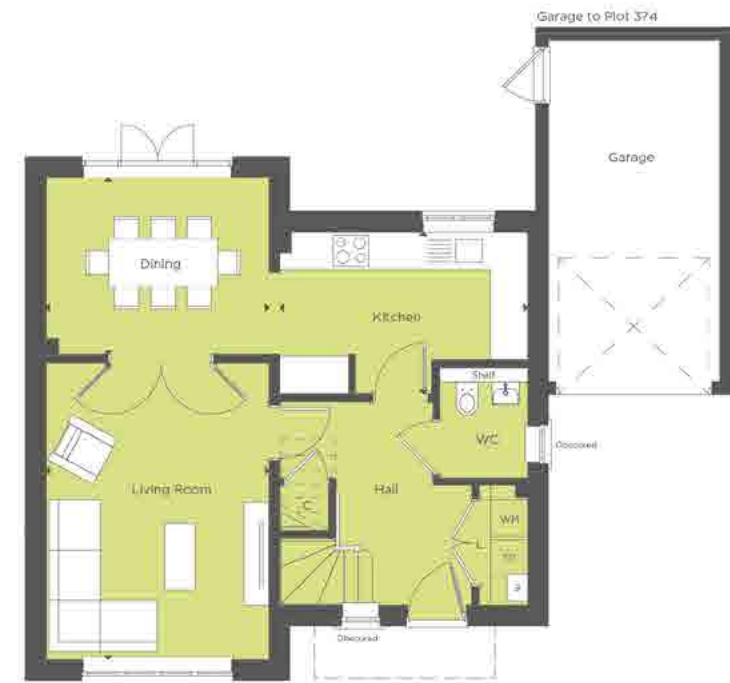
4 BEDROOM HOUSE

PLOTS 362, 374, 428* & 431
(111.9 SQ M, 1,204.8 SQ FT)

PLOTS 362, 374, 428* & 431

Kitchen	4.09m x 2.66m (max)	13'5" x 8'8" (max)
Dining	3.68m x 2.92m	12'0" x 9'6"
Living Room	4.90m x 3.68m	16'0" x 12'0"
Bedroom 1	3.68m (max) x 3.40m (max)	12'0" (max) x 11'1" (max)
Bedroom 2	3.68m (max) x 3.17m (max)	12'0" (max) x 10'4" (max)
Bedroom 3	2.85m x 2.50m	9'4" x 8'2"
Bedroom 4	3.54m (max) x 2.07m (max)	11'7" (max) x 6'9" (max)

* Handed to floorplan shown



GROUND FLOOR



FIRST FLOOR

◀▶ Measurement Points C Cupboard L Laundry Cupboard AC Airing Cupboard W Wardrobe B Boiler N Niche
WM Space and Plumbing for Washing Machine WD Space and Plumbing for Washer/Dryer TD Space and Plumbing for Tumble Dryer



Computer generated image of plot 362 is indicative only.

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the Champion

4 BEDROOM HOUSE

PLOTS 377 & 380*

(126.9 SQ M, 1,365.7 SQ FT)

PLOTS 434*, 435, 436* & 437

(126.1 SQ M, 1,356.8 SQ FT)

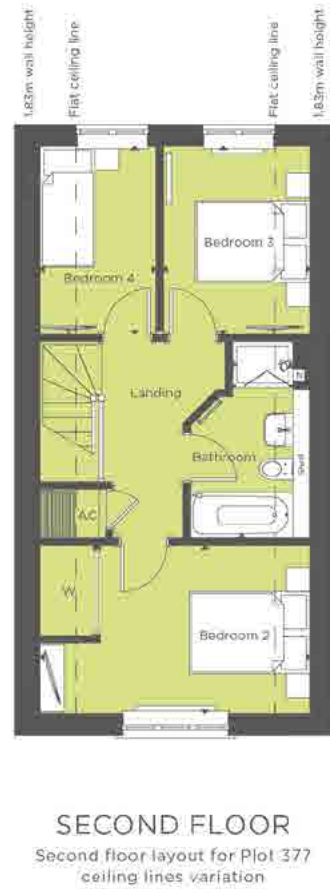
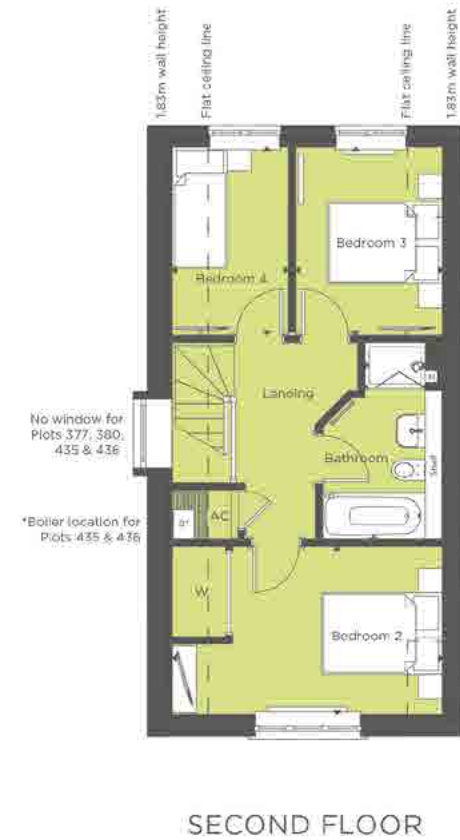
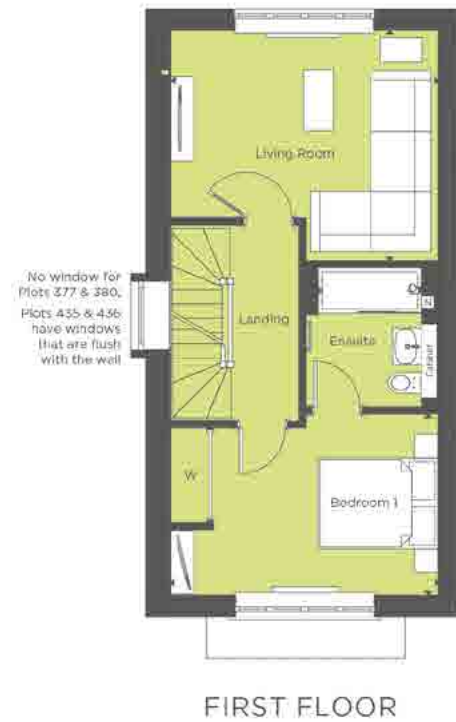
PLOTS 434*, 435, 436* & 437

Kitchen	3.38m (max) x 3.35m (max)	11'0" (max) x 10'11" (max)
Family/Dining	4.49m x 4.38m (max)	14'8" x 14'4" (max)
Living Room	4.49m (max) x 3.76m (max)	14'8" (max) x 12'3" (max)
Bedroom 1	4.49m (max) x 3.00m (max)	14'8" (max) x 9'10" (max)
Bedroom 2	4.49m (max) x 2.78m (max)	14'8" (max) x 9'1" (max)
Bedroom 3	3.04m x 2.42m	9'11" x 7'11"
Bedroom 4	3.04m x 1.94m	9'11" x 6'4"

PLOTS 377 & 380*

Kitchen	3.35m (max) x 3.17m (max)	10'11" (max) x 10'4" (max)
Family/Dining	4.63m (max) x 4.46m	15'2" (max) x 14'7"
Living Room	4.46m x 3.87m (max)	14'7" x 12'8" (max)
Bedroom 1	4.46m (max) x 3.00m (max)	14'7" (max) x 9'10" (max)
Bedroom 2	4.47m (max) x 2.78m (max)	14'7" (max) x 9'1" (max)
Bedroom 3	3.16m x 2.42m	10'4" x 7'11"
Bedroom 4	3.16m x 1.91m	10'4" x 6'3"

*Handed to floorplan shown



◀▶ Measurement Points C Cupboard L Laundry Cupboard AC Airing Cupboard W Wardrobe B Boiler N Niche
WM Space and Plumbing for Washing Machine WD Space and Plumbing for Washer/Dryer TD Space and Plumbing for Tumble Dryer



Computer generated image of plots 379 & 380 is indicative only.

Floorplans shown for Berkeley Homes are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

the Willow

4 BEDROOM HOUSE

PLOTS 353, 354*, 383 & 384*

(139.9 SQ M 1,506.1 SQ FT)

PLOTS 353, 354*, 383 & 384*

Kitchen	3.82m (max) x 3.23m (max)	12'6" (max) x 10'6" (max)
Family/Dining Area	5.03m x 4.34m	16'6" x 14'2"
Living Room	5.03m x 3.34m	16'6" x 10'11"
Bedroom 1	3.25m x 2.96m	10'7" x 9'8"
Bedroom 2	3.35m (max) x 2.96m (max)	11'0" (max) x 9'8" (max)
Bedroom 3	3.23m x 2.58m	10'7" x 8'5"
Bedroom 4	3.23m x 2.32m	10'7" x 7'7"

*Handed to floorplan shown



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

◀▶ Measurement Points C Cupboard L Laundry Cupboard AC Airing Cupboard W Wardrobe B Boiler N Niche
 WM Space and Plumbing for Washing Machine WD Space and Plumbing for Washer/Dryer TD Space and Plumbing for Tumble Dryer



Computer generated image of plots 353 & 354 is indicative only.

Floorplans shown for Berkeley Homes are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

Specification

3 & 4 BEDROOM HOMES

STYLISH KITCHENS

- Individually designed layouts
- Laminate worktops to The Foxglove, The Orchid, The Poppy & The Bluebell
- Composite stone worktops to The Poplar, The Campion & The Willow
- Feature glass splashback and upstands
- Bosch integrated appliances throughout including:
 - Multi-function single oven to The Foxglove, The Orchid, The Poppy & The Bluebell
 - Two multi-function single ovens to The Poplar, The Campion & The Willow
 - Microwave
 - Multi-function dishwasher
 - Induction hob
 - Integrated fridge/freezer to The Orchid, The Poppy, The Bluebell, The Campion & The Willow
 - Integrated larder fridge and undercounter freezer to The Poplar
 - Telescopic extractor
- Inset single bowl stainless steel sink with drainer and chrome mixer tap to The Foxglove, The Orchid, The Poppy & The Bluebell
- Undermount single bowl stainless steel sink with chrome mixer tap and drainer grooves in stone to The Poplar, The Campion & The Willow
- Feature LED lighting to underside of wall units
- Satin chrome socket outlets and USB point above work surface

LAUNDRY / AIRING CUPBOARD

- Space and plumbing provided for free-standing washing machine and tumble dryer with laminate worktop fitted above to the Orchid, the Poplar & the Willow
- Space and plumbing provided for free-standing washer dryer to The Foxglove, The Poppy, The Bluebell & The Campion

ENSUITE 1

- Wall mounted basin with contemporary hansgrohe single lever basin mixer
- Back-to-wall floor standing WC, soft-closing seat and cover, concealed cistern and chrome dual flush plate
- Shower enclosure with glass sliding door, hansgrohe chrome thermostatic mixer, wall mounted shower riser rail and shower set
- The Willow features a bath fitted with chrome thermostatic mixer/diverter and hand shower
- Recessed double fronted mirrored cabinet with shaver socket and concealed lighting
- Tiled niche within shower areas
- Ceramic / Porcelain wall tiling to selected areas

ENSUITE 2 (TO THE WILLOW)

- Wall mounted basin with contemporary hansgrohe single lever basin mixer
- Back-to-wall floor standing WC, soft-closing seat and cover, concealed cistern and chrome dual flush plate
- Shower enclosure with glass sliding door, hansgrohe chrome thermostatic mixer, wall mounted shower riser rail and shower set
- Mirror to be fitted over basin with satin chrome shaver socket
- Ceramic / Porcelain wall tiling to selected areas

FAMILY BATHROOM

- Wall mounted basin with contemporary hansgrohe single lever basin mixer
- Back-to-wall floor standing WC, soft-closing seat and cover, concealed cistern and chrome dual flush plate
- Bath fitted with a two panel bath screen, hansgrohe chrome thermostatic mixer/diverter and a wall mounted shower bar to The Foxglove, The Orchid, The Poppy, The Poplar & The Willow
- Bath fitted with chrome thermostatic mixer/diverter and hand shower to The Bluebell & The Campion
- Shower enclosure with glass door, hansgrohe chrome thermostatic mixer, wall mounted shower riser rail and shower set to The Bluebell & The Campion
- Mirror to be fitted over basin with satin chrome shaver socket
- Ceramic / Porcelain wall tiling to selected areas

CLOAKROOM

- Wall mounted basin or basin with vanity unit below and single lever basin mixer*
- Floor standing WC, soft-closing seat and cover, concealed cistern and dual flush plate
- Mirror to be fitted over basin*
- Recessed LED downlights
- Ceramic / Porcelain wall tiling to selected areas
- Porcelain floor tiling

ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- TV (terrestrial) cabling to living room and family room*
- Data provision to living room, family room* and bedrooms
- Pendant lighting to feature in living/ dining & family areas, hall, landings and bedrooms
- Downlights to feature throughout kitchen area, all bathrooms, utility and cloakroom

HEATING & HOT WATER

- Gas fired central heating with mains pressure hot water and cylinder to The Willow
- Gas fired central heating and hot water system fitted with combination boiler to remaining homes
- Underfloor heating to ground floor with radiators to remaining floors*
- Chrome heated towel rails to all bathrooms
- Waste water heat recovery system

INTERIOR FINISHES

- Two panelled painted internal doors and feature glazed doors to selected areas
- Painted modern skirting and architraves to match internal doors
- Painted staircase with oak newel caps and handrail
- Bedroom 1 will feature either a dressing room with bespoke fitted interiors or a wardrobe with bespoke sliding doors and fitted interiors*

- Bedroom 2 wardrobes will be fitted with painted internal sliding doors, shelf and hanging rail to The Poplar, The Campion & The Willow
- Porcelain floor tiles to kitchen, utility/laundry cupboard and cloakroom, and Amtico flooring to all bathrooms
- Carpet laid to remainder of the property

SECURITY & PEACE OF MIND

- Facility for future wireless intruder alarm system
- Mains supply smoke detectors and heat detectors with battery back up
- External light provided to front
- Manually operated single garage doors*
- 10 Year NHBC Warranty issued on build completion

EXTERNAL FEATURES

- Landscaping to front of the properties and turf to the rear garden
- Patio area
- External tap
- Inline solar photovoltaic panels
- All homes will have provision for EV charging

* where applicable



Photography of Abbey Barn Park Showhomes is indicative only.

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 Homes reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley Homes 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. *where applicable

DESIGNED *for life*

At Berkeley, 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 well-being and quality of life for residents and visitors. Where people feel a sense of community.

CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of nature, amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

CHOICE AND DIVERSITY

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that’s a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

QUALITY FIRST TO LAST

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

GREEN LIVING

We are committed to creating a better environment within our developments and in the areas that surround them. That’s why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, promote recycling and enable residents to choose sustainable transport options.

COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, though intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don’t just build for today; we build for the future too.



Proud members of the Berkeley Group



Sustainability

This is how we are ensuring sustainability at Abbey Barn Park.

PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley’s 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 Abbey Barn Park.



Lifestyle imagery is indicative only.

NATURE AND BIODIVERSITY

Parkland, trees, flowers, living 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 Abbey Barn Park, we have created natural habitats that encourage wildlife to flourish. We are working with Bradley Murphy Design Ltd to engage residents in the natural landscapes that we have created.

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. Individual homes and apartment buildings also benefit from rainwater harvesting, which is used in gardens and landscaped areas.

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. All lighting is low energy and kitchen appliances are selected to deliver high levels of energy efficiency.

SUSTAINABLE MATERIALS

We commit to sourcing the materials for the construction of our buildings in a sustainable and responsible way. All timber and wood-based products used to build your home should be certified to either the Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) scheme. This means it will have come from a responsibly managed forest. Our focus on materials doesn’t just stop there – as a business we are committed to measuring and reducing the embodied carbon of our buildings, which

where possible, includes sourcing low carbon materials, and those with high levels of recycled content.

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.

CLEAN AIR

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

SUSTAINABLE TRANSPORT

High Wycombe rail station is 2.6 miles away, with train services to London in just 27 minutes and Oxford take 41 minutes. There is also a shuttle bus service from Abbey Barn Park that will take you into High Wycombe town centre in minutes.

We also provide cycle paths, secure cycle parks and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. Promoting walking and cycling as methods of transport also help encourage healthier lifestyles.

STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with appointed managing agents and residents to ensure the development 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 how we can adapt to future climate change in our future designs.

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.



Please scan this QR code for more information on how we are TRANSFORMING TOMORROW.



TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



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 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 FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



We set up the Berkeley Foundation in 2011. It supports voluntary sector organisations to improve people's lives in the communities where we work, and last year worked with 49 different organisations and their beneficiaries.

Our staff have been instrumental in making the Foundation grow, with over 60% getting involved last year and raising over £935k. They also give their time and skills, for example by mentoring young people to help them become more confident and job ready.

Since its launch, the Foundation has committed over £14.9 million to more than 100 charities and worthy causes. Berkeley Group covers all overhead costs, so all money raised goes directly to charitable causes.



Proud members of the Berkeley Group



berkeleyfoundation.org.uk

berkeleygroup.co.uk



DISCOVER MYHOME PLUS

To help and support you throughout the buying process of your new Berkeley home, MyHome Plus was developed and designed to contain all of the information relevant to buying, moving into, and living in your new home in one easy-to-navigate place with 24-hour access.

This might be documents concerning your new home, or contact details for our on-the-ground team. You can also receive regular updates about the development via MyHome Plus, keeping you informed every step of the way.

ABBEY BARN PARK

Turn off the M40 at Junction 4. At the roundabout, exit onto Marlow Hill/A404. Turn right onto Daws Hill Lane. At the roundabout, take the 3rd exit and stay on Daws Hill Lane. Continue onto Heath End Road, then turn left onto Abbey Barn Lane. Abbey Barn Park is on your left.

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Map is not to scale and shows approximate locations only.



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 Homes policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley Homes reserves the right to make these changes as required. 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. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Abbey Barn Park and Woodland Gardens are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property.

O435/O2CA/0824



Berkeley
Designed for life