



ABBEY BARN PARK

HIGH WYCOMBE | BUCKINGHAMSHIRE

EVERGREEN WALK
2, 3 & 4 BEDROOM HOMES

Berkeley
Designed for life



Computer generated image of The Ride is indicative only

LIFE IS FOR LIVING

Welcome to Abbey Barn Park, a new community offering contemporary homes nestled in a tranquil countryside setting in High Wycombe.

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

THE PERFECT LOCATION

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 thriving town with real character and a sense of community. As well as offering excellent schools for children of all ages, the town enjoys a great range of shops and restaurants, and also has its own theatre, cinema and leisure centre.

Nature and heritage are never far away from your new home at Abbey Barn Park. There are plenty of pretty villages in the area to explore, as well as grand country houses such as West Wycombe Park,

Hughenden Manor and the gardens of the Cliveden Estate. If you enjoy long country walks, striding up the nearby Chiltern Hills is a guaranteed way to blow away the cobwebs.

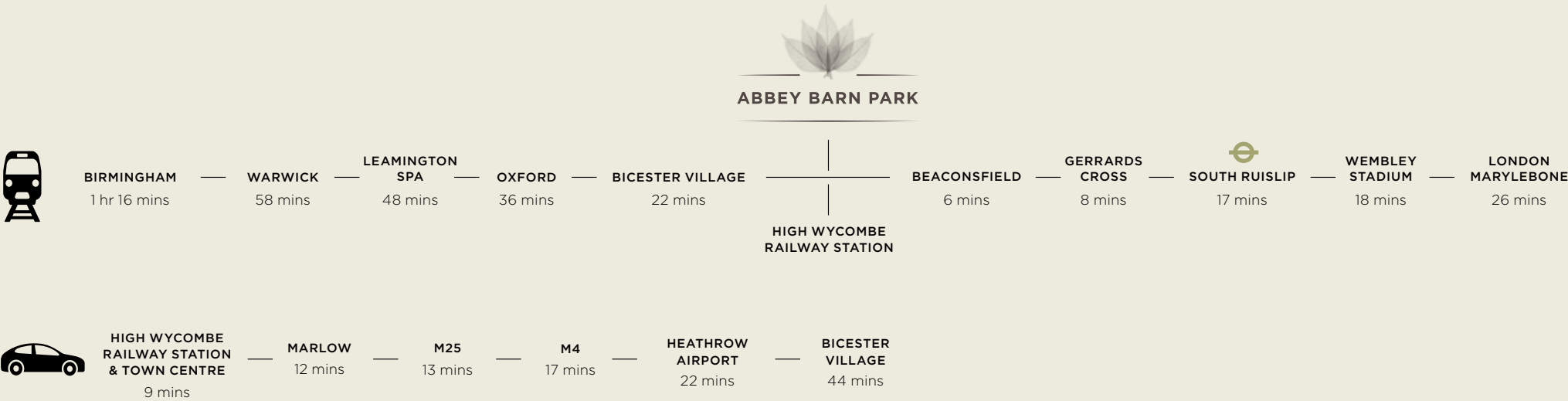
A popular choice for commuters, High Wycombe also benefits from superb road and rail connections, with trains into London Marylebone taking just 26 minutes. Road links are equally convenient, as the town is located close to the M40 and A40, and only a short drive from the M4 and the M25.



EXCELLENT CONNECTIONS

Abbey Barn Park brings you the best of both worlds. Easy access to great transport links as well as a rural feel with lots of green, open spaces to enjoy.

You can reach the M40 by car in seven minutes, the M25 in 13 minutes, and the M4 in 17 minutes. For international travel, Heathrow Airport is just a 22 minute drive away. High Wycombe rail station is 9 minutes away by car, or 16 minutes by bike, where you can catch the 26 minute train to London Marylebone. Travelling in the opposite direction, you can be in Oxford in 36 minutes by train. There are also two bus routes with stops a short walk from Abbey Barn Park that will take you into High Wycombe town centre.



Heathrow Airport



Wembley Stadium



Central London



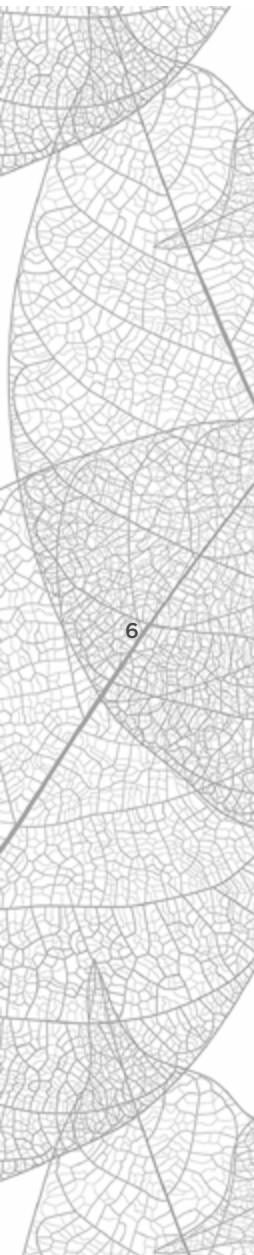
High Wycombe



Chiltern Railways



Bicester Village



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Hughenden Manor



Local area and lifestyle photography is indicative only

DISCOVER NEW ADVENTURES

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 so-called Red Kite walks begin at the village of Studley Green and pass through beautiful Chiltern valleys. Enjoy panoramic views and look out for red kites overhead – they were re-introduced into the Chilterns in the 1990s and are frequently seen in the area.



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A THRIVING LIFESTYLE

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

High Wycombe is home to a wealth of lovely cafés, pubs and restaurants, including family favourites such as Bill's, Pizza Express and Wagamama. TV chef Tom Kerridge's two Michelin-starred The Hand and Flowers is also worth a visit in nearby Marlow, under 15 minutes away.



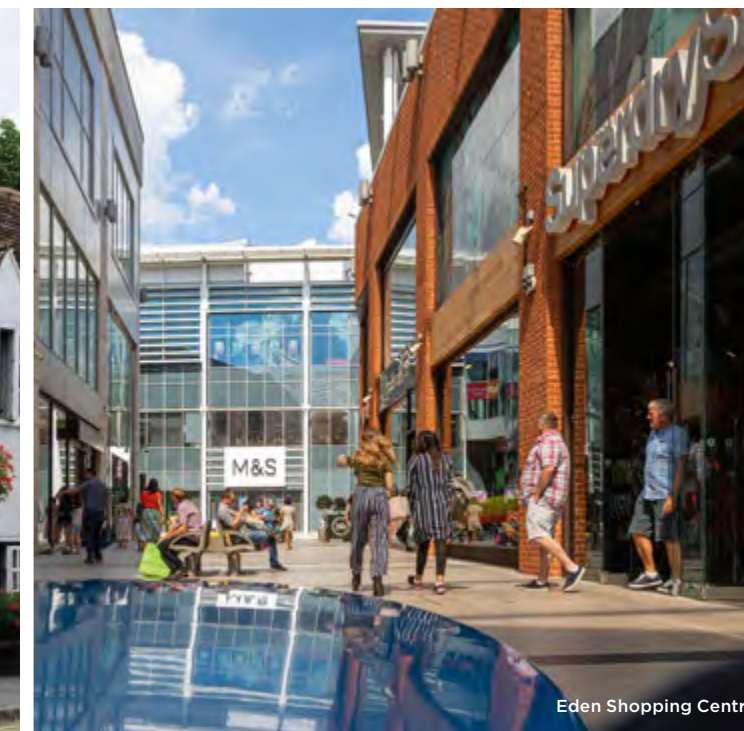
High Wycombe's historic high street and attractive retail mall have all your shopping needs covered. The Eden Centre is a fantastic shopping and entertaining destination with over 100 shops on offer including fashion favourites and high-end brands, along with a host of dining and leisure experiences.

Marlow and Beaconsfield – each within five miles of High Wycombe – are also popular shopping destinations, while Bicester Village designer outlet, under 40 minutes away, will offer you a complete day of retail therapy.

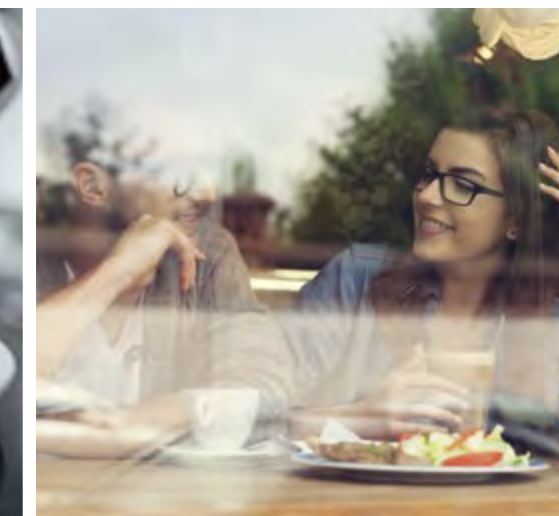
For more active pursuits, you'll find a great range of leisure facilities either in High Wycombe itself or within easy reach. Swimmers will love the pool at Wycombe Leisure Centre and there's also a heated outdoor option at the Wycombe Rye Lido. Tennis fans can play whatever the weather at Bucks Indoor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



The Hand & Flowers



Eden Shopping Centre



OUT AND ABOUT

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 Grammar School
- 12 John Hampden Grammar School
- 13 Royal Grammar School
- 14 Wycombe Abbey

RESTAURANTS AND CAFÉS

- High Wycombe**
- 15 Bill's
 - 16 Lata Lata
 - 17 Pizza Express
 - 18 The Front Room
 - 19 Vanilla Pod Café Patisserie
 - 20 Wagamama
 - 21 Apple Orchard Coffee Shop, West Wycombe
 - 22 The Chequers Inn, Wheeler End
 - 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 No5
- 33 Prelibato

SHOPPING

- 34 The Eden Shopping centre**
- Blacks
 - House of Fraser
 - Kurt Geiger
 - M&S
 - MAC
 - Paperchase
 - Superdry
 - Waterstones
 - Zara

Marlow

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

Beaconsfield

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

RETAIL OUTLETS/SUPERSTORES

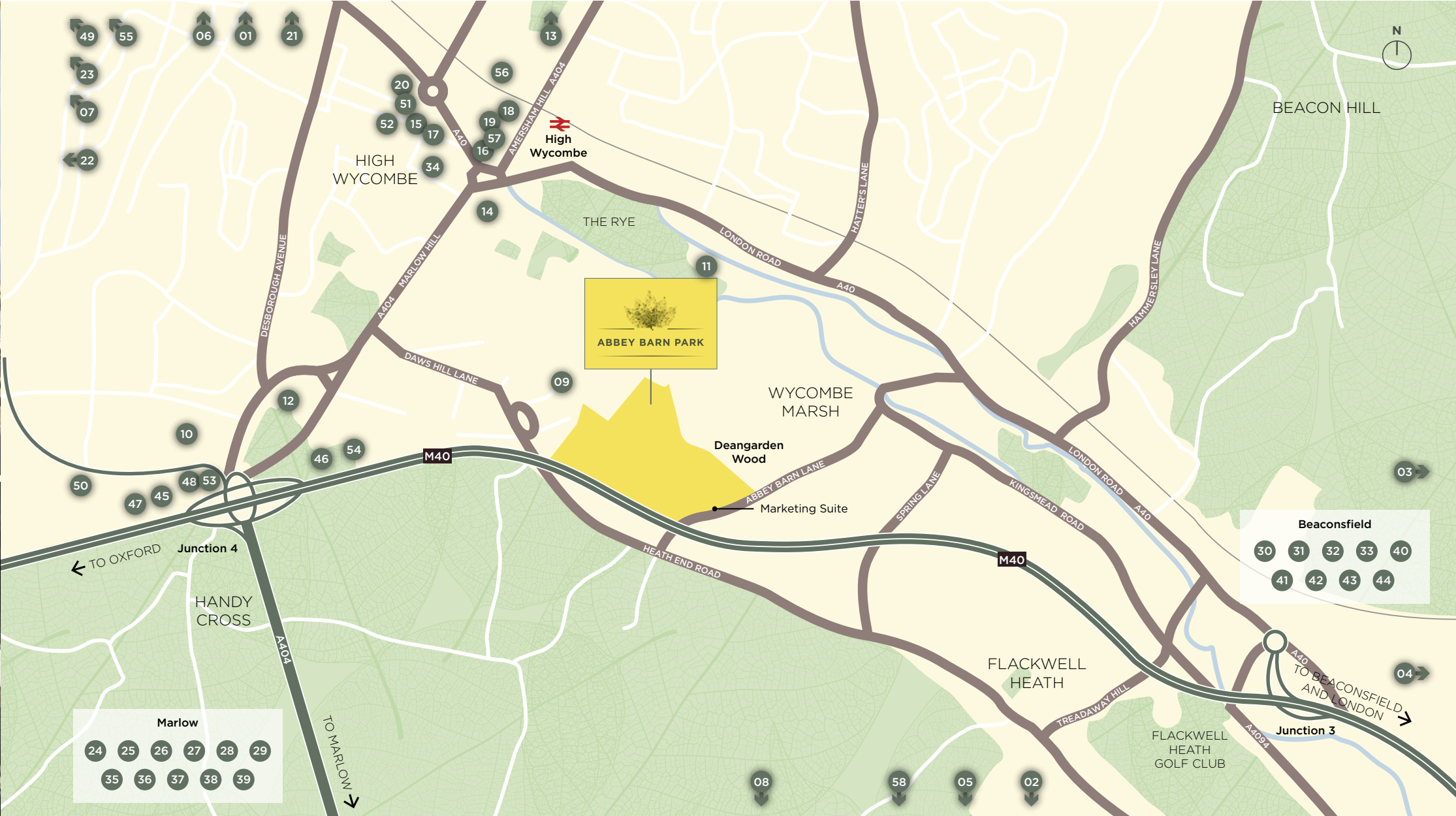
- 45 Asda Superstore
- 46 Waitrose & Partners
- 47 John Lewis & Partners
- 48 Next
- 49 Bicester Village

SPORT AND LEISURE

- 50 Bucks Indoor Tennis Centre
- 51 Cineworld
- 52 Hollywood Bowl
- 53 Empire Cinema
- 54 Wycombe Leisure Centre

ART, CULTURE AND HERITAGE

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



Map not to scale and is indicative only

INSPIRED LEARNING

High Wycombe is known for its outstanding education facilities, with a range of excellent schools to be found in the town as well as in nearby villages.

A short walk from your new home at Abbey Barn Park will take you to Abbey View Primary Academy, a new school offering a wonderful start for children aged between three and 11. There are also a range of well-regarded state and private secondary schools in the area, including John Hampden Grammar, The Royal Grammar School and Wycombe Abbey.

ABBEY VIEW PRIMARY ACADEMY

Kennedy Avenue
High Wycombe HP11 1PZ
www.abbeyviewprimaryacademy.org

CHEPPING VIEW PRIMARY ACADEMY – OUTSTANDING*

Cressex Road
High Wycombe HP12 4PR
www.cheppingviewprimaryacademy.org

CROWN HOUSE SCHOOL

Bassetsbury Manor
Bassetsbury Lane
High Wycombe HP11 1QX
www.crownhouseschool.co.uk

JOHN HAMPDEN GRAMMAR SCHOOL – OUTSTANDING*

Marlow Hill
High Wycombe HP11 1SZ
www.jhgs.bucks.sch.uk

ROYAL GRAMMAR SCHOOL – OUTSTANDING*

Amersham Road
High Wycombe HP13 6QT
www.rgshw.com

WYCOMBE ABBEY

High Wycombe HP11 1PE
www.wycombeabbey.com



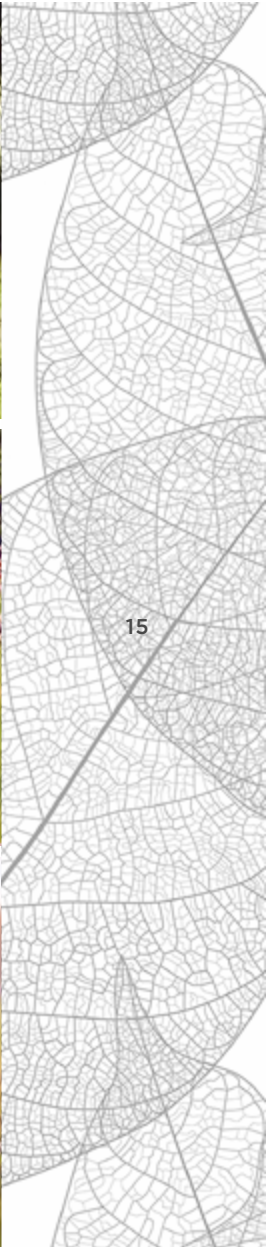
A NEW PRIMARY SCHOOL
Opened in 2019, the Abbey View Primary Academy is located adjacent Abbey Barn Park, just a short walk away.

BEST PREP SCHOOL
Crown House School was the best performing private 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.

*Source: Schools' websites for Ofsted ratings.





34 ACRES
of natural green space



PLAY TRAIL
inspired by local wildlife



1.5 KM
fitness trail



WELLNESS GARDEN
with plants and herbs

GREENER SURROUND

Abbey Barn Park is perfectly located amongst acres of green open spaces, providing you and your family with endless opportunities to enjoy the great outdoors.

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, play areas to scramble over, lawns to picnic on, and fields to run through.

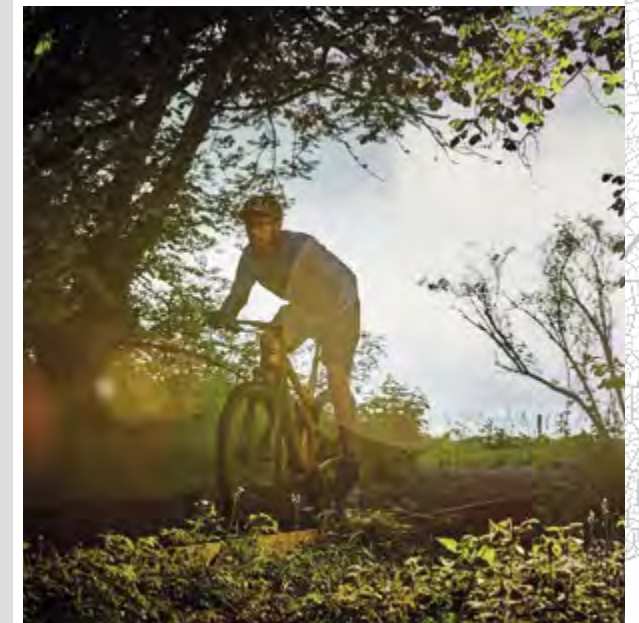
A multi-use games area and mini football pitches are available for sport, while community allotments will give you the opportunity to make new friends as the development grows.

DEANGARDEN WOOD

The ancient woodland borders Abbey Barn Park and features a woodland trail running through and footpaths connecting up to the local area.

NATURAL HABITATS

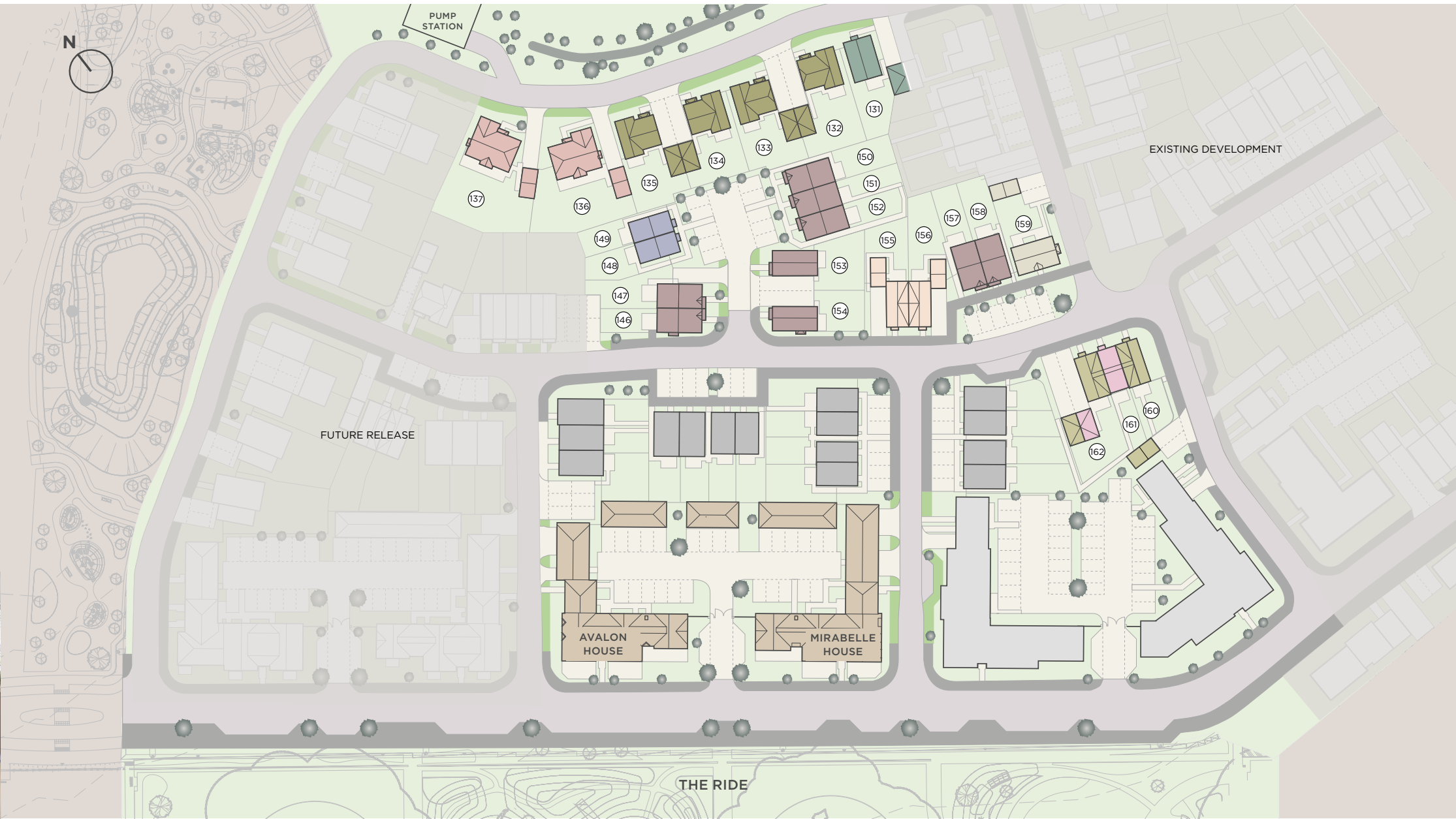
Abbey Barn Park is designed to co-exist peacefully with the local wildlife. You'll find ponds, hedgerows and nature-friendly planting across the development, all of which helps to nurture a healthy and thriving ecosystem.



EVERGREEN WALK

SITE PLAN

- THE LIME**
2 BEDROOM HOUSE
HOMES 148 & 149
- THE BLUEBELL**
3 BEDROOM HOUSE
HOME 161
- THE PRIMROSE**
4 BEDROOM HOUSE
HOMES 160 & 162
- FUTURE APARTMENTS**
AVALON HOUSE
& MIRABELLE HOUSE
- THE FOXGLOVE**
3 BEDROOM HOUSE
HOMES 146, 147, 150, 151,
152, 153, 154, 157 & 158
- THE POPPY**
3 BEDROOM HOUSE
HOME 159
- THE POPLAR**
4 BEDROOM HOUSE
HOMES 132, 133, 134 & 135
- SHARED OWNERSHIP HOMES**
- THE ORCHID**
3 BEDROOM HOUSE
HOME 131
- THE CAMPION**
4 BEDROOM HOUSE
HOMES 155 & 156
- THE OAK**
4 BEDROOM HOUSE
HOMES 136 & 137
- AFFORDABLE HOMES**



Showhome photography is indicative only

The Abbey Barn Park site plan is indicative only and subject to change [and subject to planning]. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.



Computer generated image is indicative only.

BEAUTIFUL NEW HOMES

Evergreen Walk is a new collection of 2, 3 and 4 bedroom homes standing proudly at the heart of the development and adjacent to the beautiful 34-acre country park.

Carefully designed to complement their surroundings, each home is filled with natural light and benefits from flexible, open-plan living spaces which lend themselves both to entertaining and relaxing.

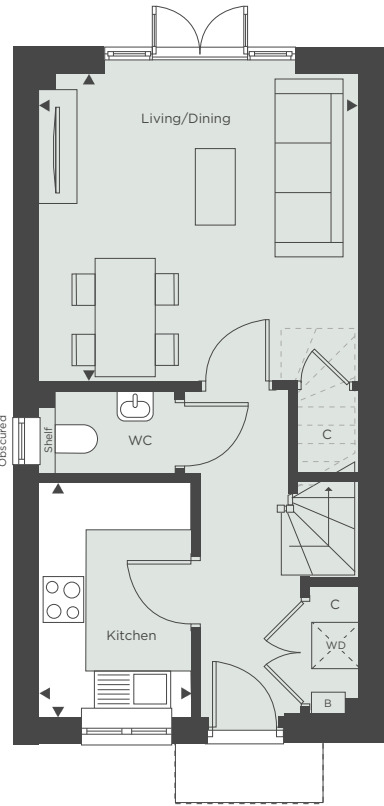
Finished to Berkeley's high standards, all the homes enjoy spacious, contemporary interiors including individually-designed kitchens, stylish bathrooms and underfloor heating. For extra peace of mind, your new home also comes with a 10-year Premier guarantee.

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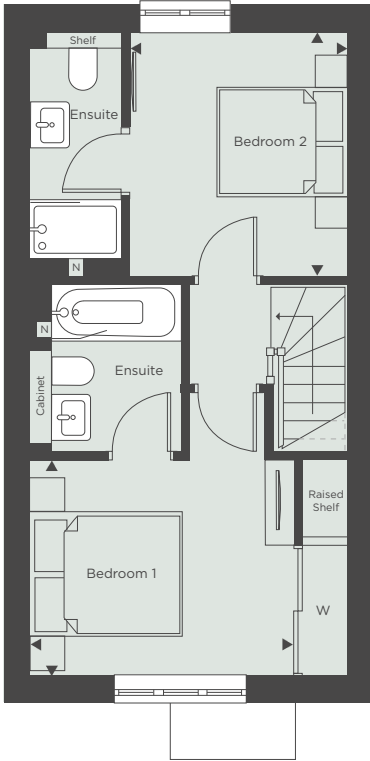
THE LIME

2 BEDROOM HOUSE (73.5 SQ M / 790 SQ FT)

HOMES 148 & 149*



GROUND FLOOR		
Kitchen	3.10m x 2.00m	10'2" x 6'7"
Living/Dining	4.20m x 4.07m	13'9" x 13'4"



FIRST FLOOR		
Bedroom 1	3.48m x 2.86m	11'5" x 9'5"
Guest Bedroom	3.21m x 2.88m	10'6" x 9'5"



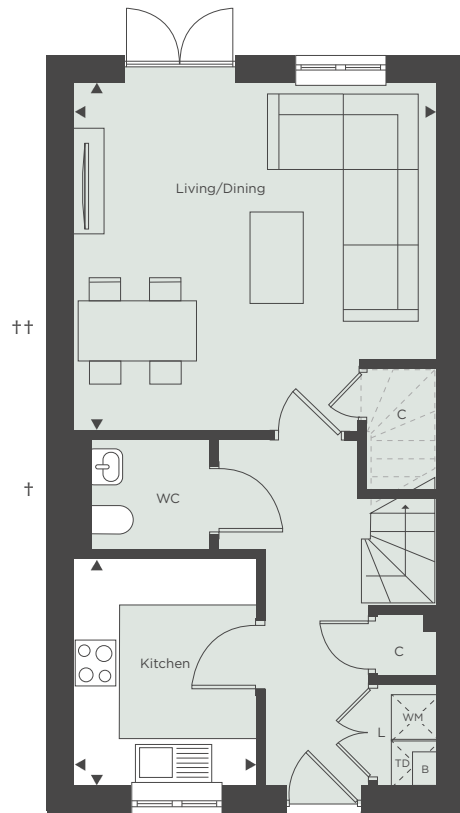
Computer generated image of The Lime is indicative only

◀▶ Measurement Points Under Counter Units C Cupboard W Wardrobe B Boiler N Niche WD Space for Washer Dryer
Floorplan shows housetype 2.1 *Mirrored plot

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5% and are to the maximum room dimensions. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only and subject to change. Floorplans show the bed in bedroom 1 as a king size and standard double beds in all other double bedrooms. Total areas are provided as gross internal areas under the RICS measuring practice. Please ask Sales Consultant for further information.

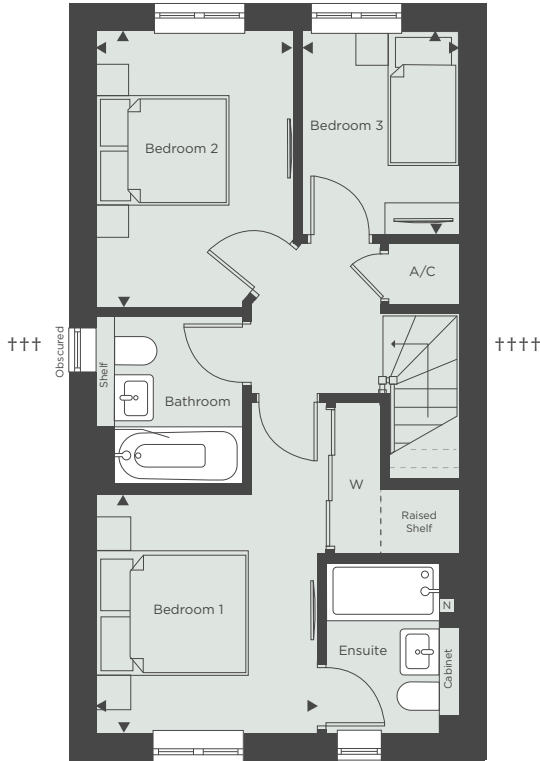
THE FOXGLOVE

3 BEDROOM HOUSE (91.4 SQ M / 983 SQ FT)
HOMES 146, 147*, 150*, 151*, 152*, 153, 154*, 157 & 158*



GROUND FLOOR

Living/Dining	4.82m x 4.61m	15'10" x 15'1"
Kitchen	3.00m x 2.41m	9'10" x 7'11"



FIRST FLOOR

Bedroom 1	3.16m x 2.93m	10'4" x 9'7"
Bedroom 2	3.67m x 2.61m	12'0" x 8'7"
Bedroom 3	2.70m x 2.08m	8'10" x 6'10"



Computer generated image of The Foxglove (plots 146 & 147) is indicative only

◀▶ Measurement Points Under Counter Units C. Cupboard L. Laundry Cupboard A/C. Airing Cupboard W. Wardrobe B. Boiler N. Niche WM. Space and Plumbing for Washing Machine TD. Space and Plumbing for Tumble Dryer
Floorplan shows housetype 3.0.M2 *Mirrored plot. *Obscured window to WC in homes 147, 152, 157, 158 only. **Large window in dining area in home 153. Bay window in dining area in home 146 and 154. ***Obscured window to bathroom in homes 147, 152, 153, 157 and 158 only. ****Window to landing in homes 150 and 153 only

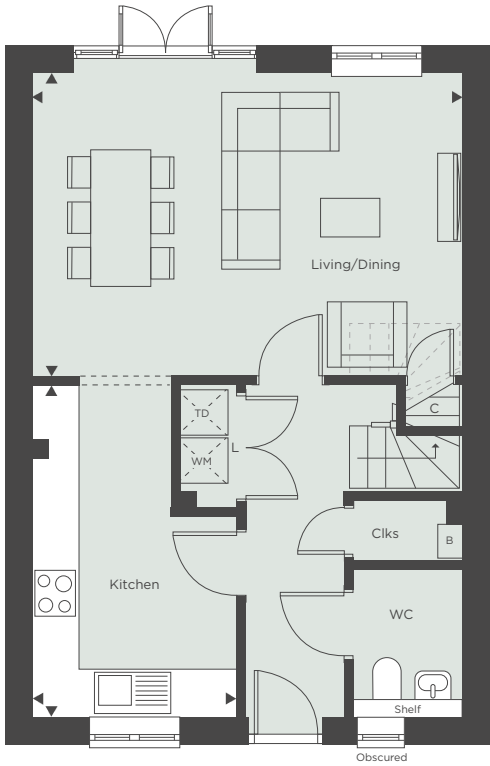
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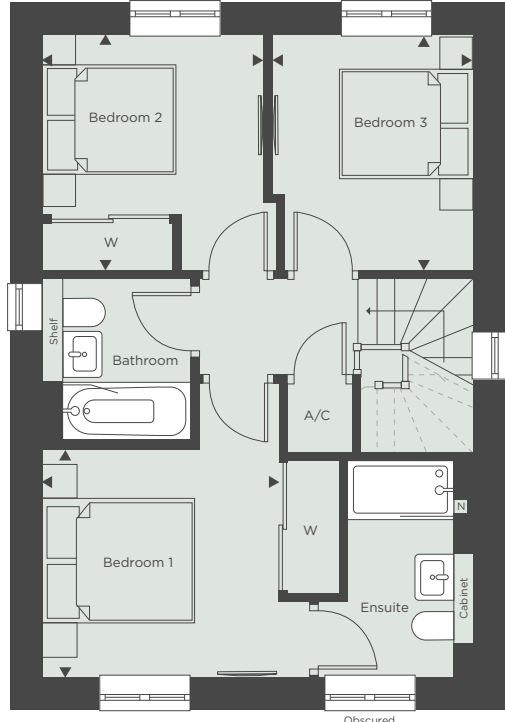
THE ORCHID

3 BEDROOM HOUSE (98.9 SQ M / 1,064 SQ FT)

HOME 131



GROUND FLOOR		
Living/Dining	5.71m x 4.00m	18'9" x 13'1"
Kitchen	4.40m x 2.72m	14'5" x 8'11"



FIRST FLOOR		
Bedroom 1	3.14m x 3.00m	10'4" x 9'10"
Bedroom 2	3.15m x 2.94m	10'4" x 9'8"
Bedroom 3	3.15m x 2.65m	10'4" x 8'8"

◀▶ Measurement Points Under Counter Units C Cupboard L Laundry Cupboard A/C Airing Cupboard W Wardrobe B Boiler N Niche WM Space and Plumbing for Washing Machine TD Space and Plumbing for Tumble Dryer
Floorplan shows housetype 3.1.M2



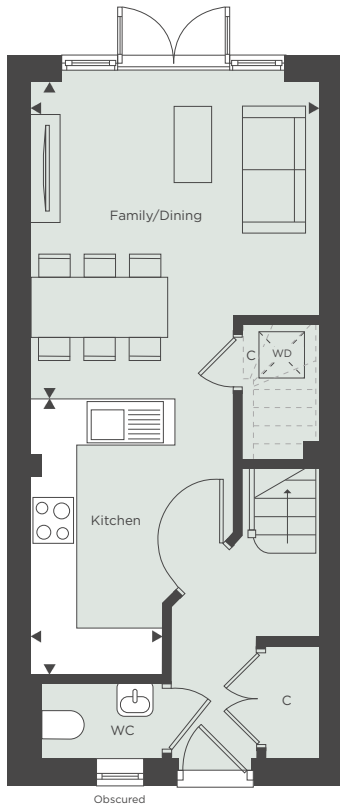
Computer generated image of The Orchid is indicative only

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THE BLUEBELL

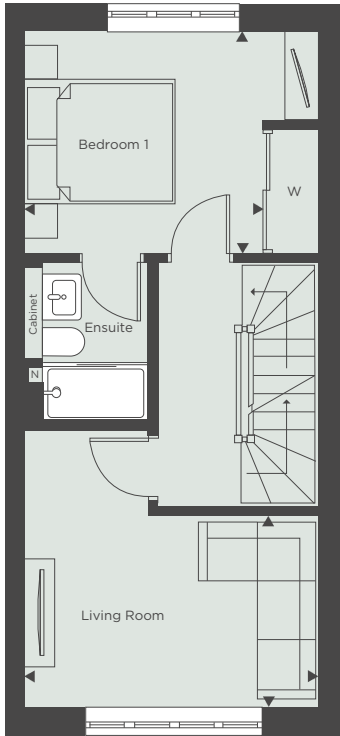
3 BEDROOM HOUSE (107.2 SQ M / 1,153 SQ FT)

HOME 161



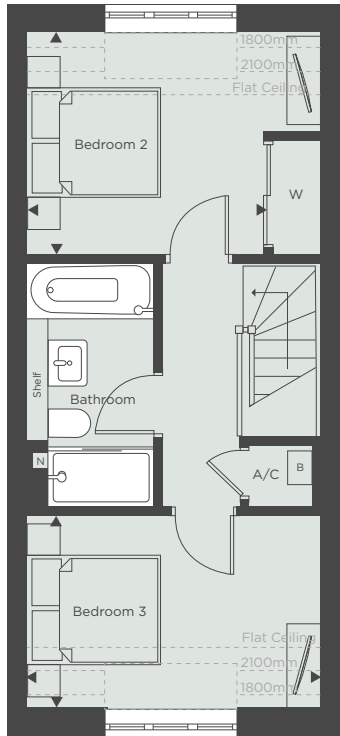
GROUND FLOOR

Family/Dining	4.20m x 3.82m	13'9" x 12'6"
Kitchen	3.65m x 1.74m	12'00" x 5'9"



FIRST FLOOR

Living Room	3.88m x 2.56m	12'9" x 8'5"
Bedroom 1	3.16m x 2.95m	10'4" x 9'8"

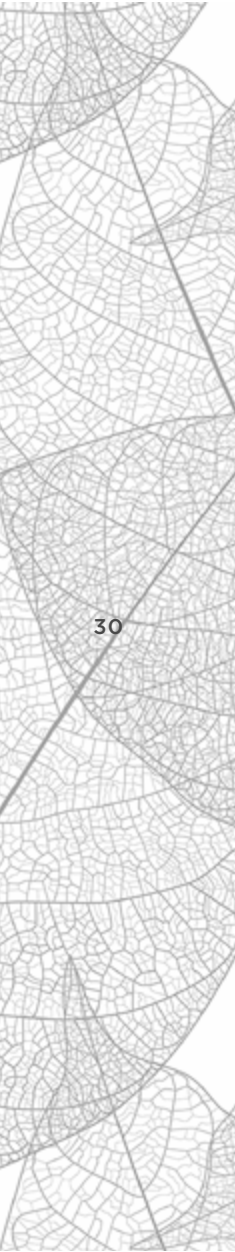


SECOND FLOOR

Bedroom 2	3.16m x 2.95m	10'4" x 9'8"
Bedroom 3	3.88m x 2.56m	12'9" x 8'5"

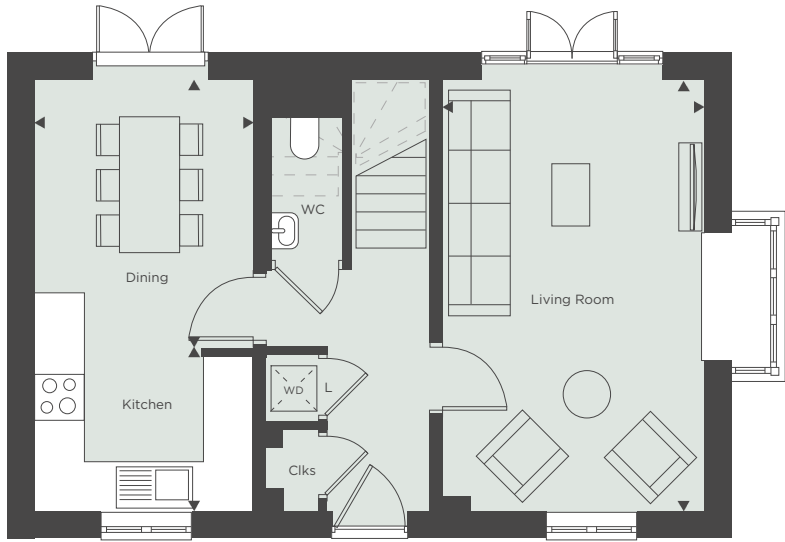


Computer generated image of The Bluebell is indicative only



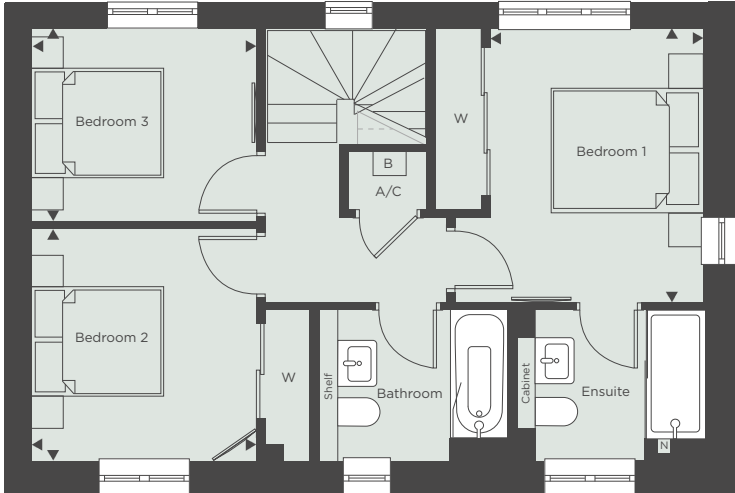
THE POPPY

3 BEDROOM HOUSE (103.2 SQ M / 1,110 SQ FT)
HOME 159



GROUND FLOOR

Kitchen	2.88m x 2.15m	9'5" x 7'1"
Dining	3.55m x 2.88m	11'8" x 9'5"
Living Room	5.70m x 3.45m	18'8" x 11'4"

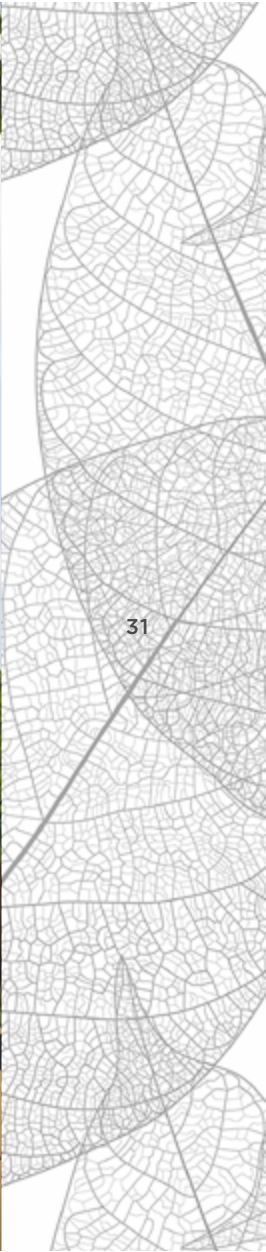


FIRST FLOOR

Bedroom 1	3.60m x 2.80m	11'10" x 9'2"
Bedroom 2	3.05m x 2.94m	10'0" x 9'8"
Bedroom 3	2.94m x 2.53m	9'8" x 8'4"



Computer generated image of The Poppy is indicative only



◀▶ Measurement Points Under Counter Units C Cupboard L Laundry Cupboard A/C Airing Cupboard W Wardrobe B Boiler N Niche WD Space for Washer Dryer
Floorplan shows housetype 3.2.1

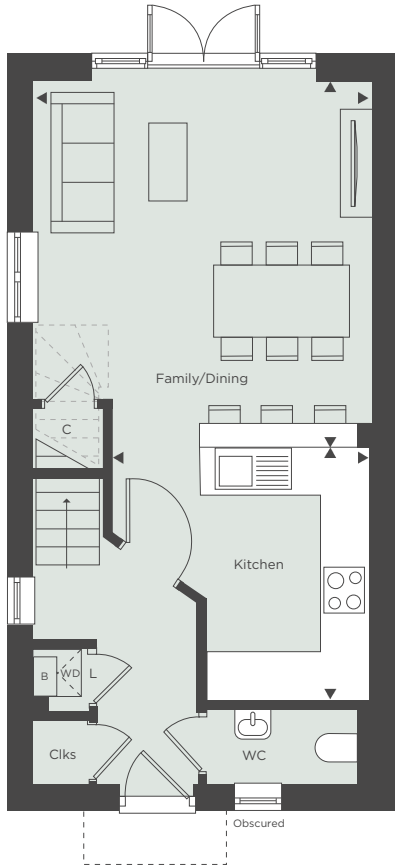
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THE CAMPION

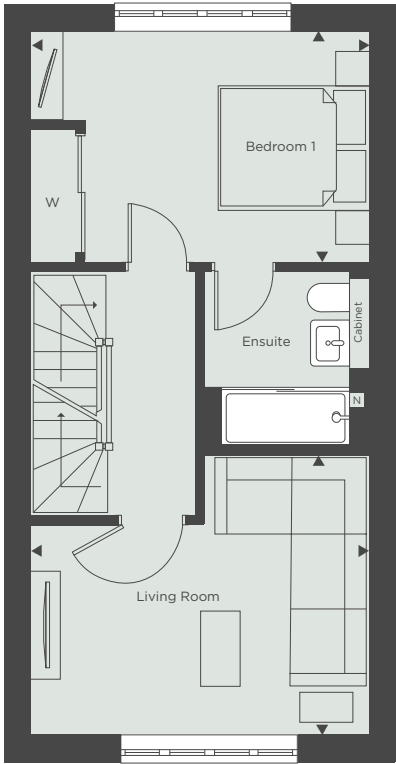
4 BEDROOM HOUSE (127.1 SQ M / 1,368 SQ FT)

HOMES 155 & 156*



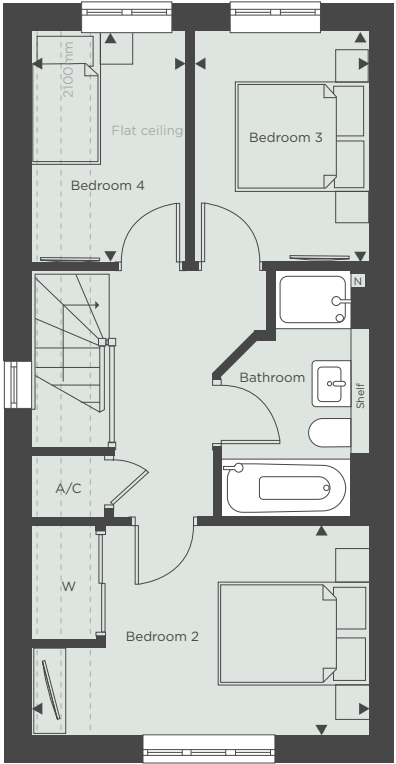
GROUND FLOOR

Family/Dining	4.83m x 4.46m	15'10" x 14'8"
Kitchen	3.35m x 2.11m	11'0" x 6'11"



FIRST FLOOR

Living Room	4.46m x 3.75m	14'8" x 12'4"
Bedroom 1	4.46m x 3.04m	14'8" x 10'0"

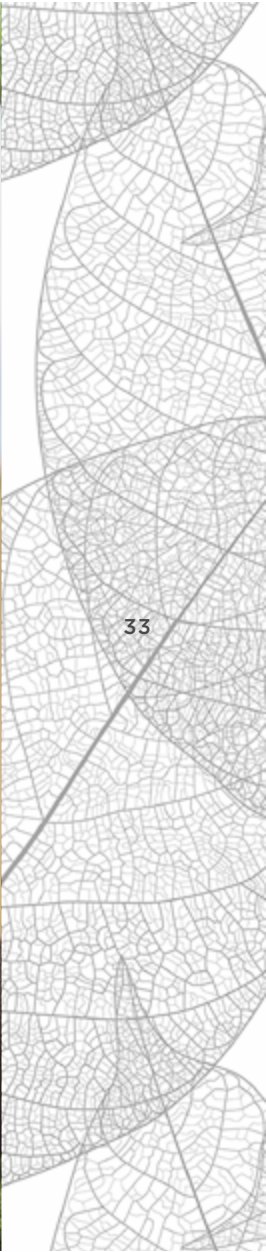


SECOND FLOOR

Bedroom 2	4.46m x 2.76m	14'8" x 9'1"
Bedroom 3	3.05m x 2.16m	10'0" x 7'1"
Bedroom 4	3.05m x 2.17m	10'0" x 7'1"



Computer generated image of The Campion is indicative only

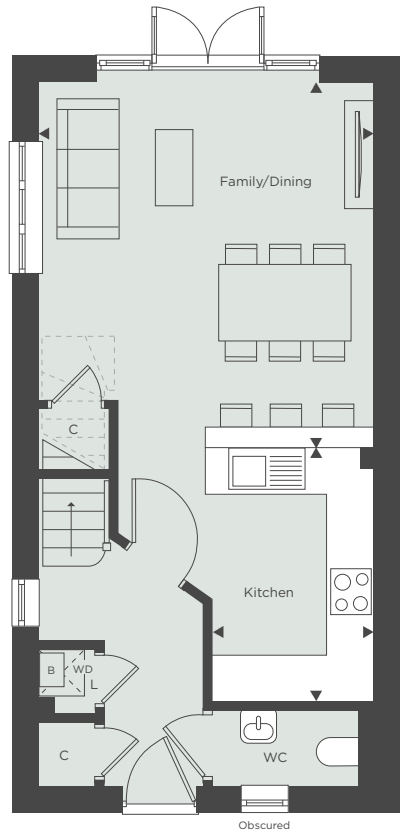


◀▶ Measurement Points Under Counter Units C Cupboard L Laundry Cupboard A/C Airing Cupboard W Wardrobe B Boiler N Niche WD Space for Washer Dryer
Floorplan shows housetype 4.2.1 *Mirrored plot

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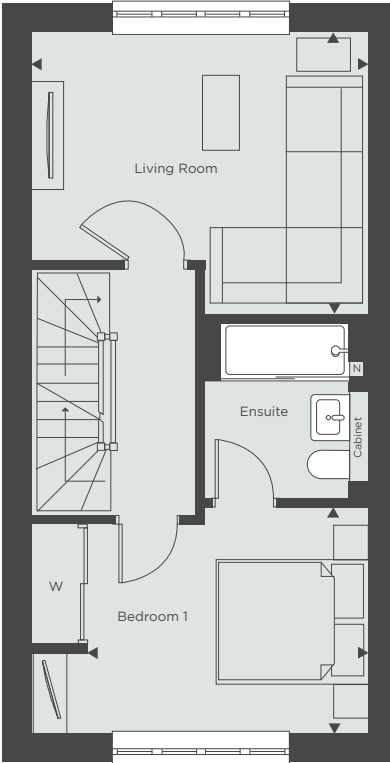
THE PRIMROSE

4 BEDROOM HOUSE (127.1 SQ M / 1,368 SQ FT)
HOMES 160 & 162*



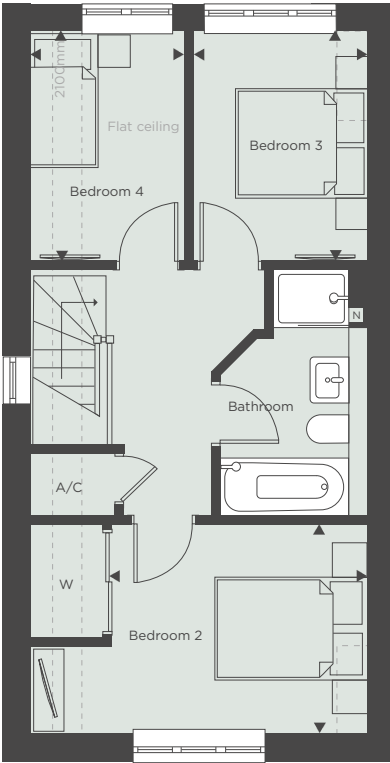
GROUND FLOOR

Family/Dining	4.83m x 4.46m	15'10" x 14'8"
Kitchen	3.35m x 2.13m	11'0" x 7'0"



FIRST FLOOR

Living Room	4.46m x 3.75m	14'8" x 12'4"
Bedroom 1	3.72m x 3.00m	12'2" x 9'10"



SECOND FLOOR

Bedroom 2	3.46m x 2.76m	11'4" x 9'1"
Bedroom 3	3.05m x 2.40m	10'0" x 7'10"
Bedroom 4	3.05m x 1.94m	10'0" x 6'4"



Computer generated image of The Primrose is indicative only

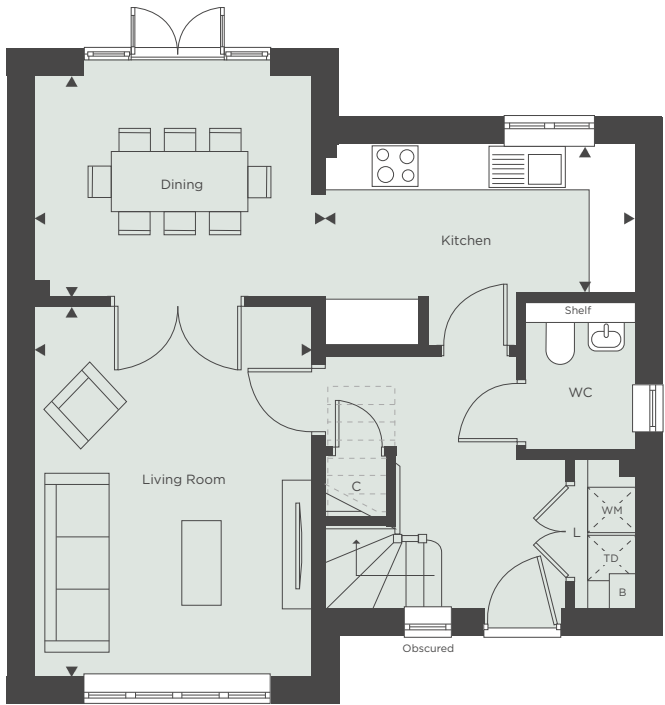
◀▶ Measurement Points Under Counter Units C Cupboard L Laundry Cupboard A/C Airing Cupboard W Wardrobe B Boiler N Niche WD Space for Washer Dryer
Floorplan shows housetype 4.2.2 *Mirrored plot †No window to plot 162

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5% and are to the maximum room dimensions. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only and subject to change. Floorplans show the bed in bedroom 1 as a king size and standard double beds in all other double bedrooms. Total areas are provided as gross internal areas under the RICS measuring practice. Please ask Sales Consultant for further information.

36

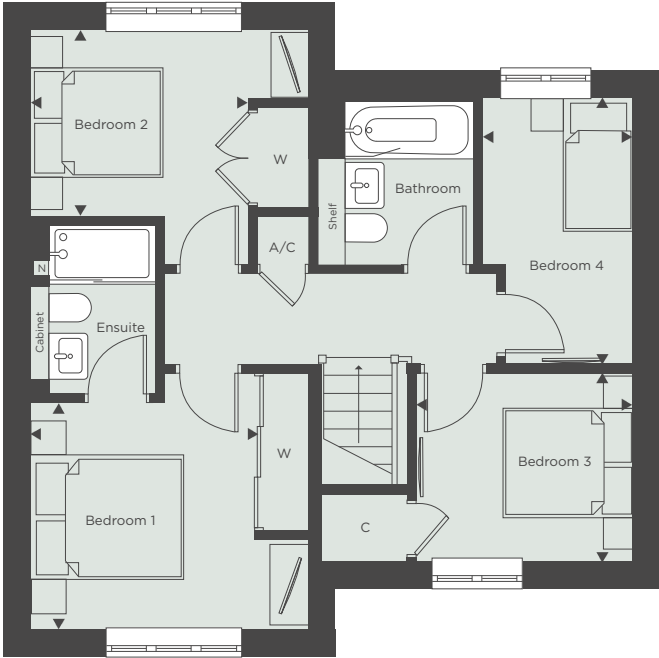
THE POPLAR

4 BEDROOM HOUSE (116.8 SQ M / 1,256 SQ FT)
HOMES 132, 133*, 134 & 135*



GROUND FLOOR

Kitchen	4.09m x 2.01m	13'5" x 6'7"
Dining	3.68m x 2.91m	12'1" x 9'7"
Living Room	4.90m x 3.68m	16'1" x 12'1"



FIRST FLOOR

Bedroom 1	3.01m x 2.96m	9'11" x 9'9"
Bedroom 2	2.88m x 2.48m	9'5" x 8'0"
Bedroom 3	2.85m x 2.50m	9'4" x 8'2"
Bedroom 4	3.53m x 2.07m	11'7" x 6'9"



Computer generated image of The Poplar is indicative only

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◀▶ Measurement Points Under Counter Units C Cupboard L Laundry Cupboard A/C Airing Cupboard W Wardrobe B Boiler N Niche WM Space and Plumbing for Washing Machine TD Space and Plumbing for Tumble Dryer
Floorplan shows housetype 4.1.M2

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5% and are to the maximum room dimensions. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only and subject to change. Floorplans show the bed in bedroom 1 as a king size and standard double beds in all other double bedrooms. Total areas are provided as gross internal areas under the RICS measuring practice. Please ask Sales Consultant for further information.



THE OAK

4 BEDROOM HOUSE (148.5 SQ M / 1,598 SQ FT)
HOMES 136* & 137



GROUND FLOOR

Kitchen	3.11m x 2.74m	10'2" x 9'0"
Dining	3.71m x 3.42m	12'2" x 11'3"
Living Room	5.14m x 3.42m	16'10" x 11'3"
Study	3.07m x 2.33m	10'1" x 7'8"

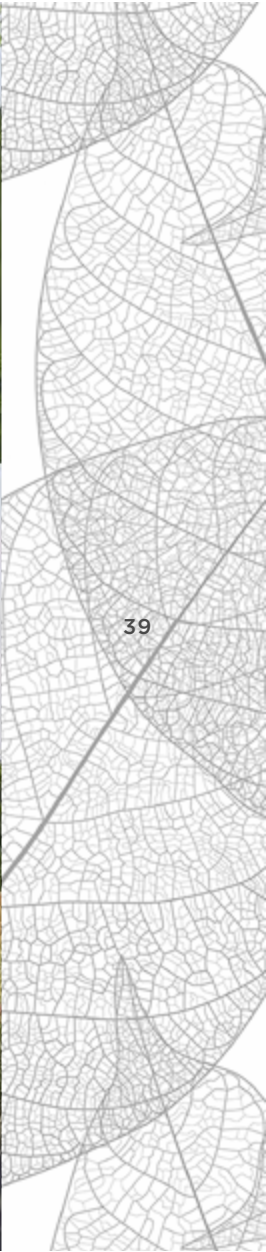


FIRST FLOOR

Bedroom 1	3.18m x 2.93m	10'5" x 9'7"
Bedroom 2	3.48m x 2.93m	11'5" x 9'7"
Bedroom 3	3.48m x 2.93m	11'5" x 9'7"
Bedroom 4	3.43m x 2.46m	11'3" x 8'1"



Computer generated image of The Oak is indicative only



◀▶ Measurement Points Under Counter Units C Cupboard A/C Airing Cupboard W Wardrobe B Boiler N Niche WM Space and Plumbing for Washing Machine TD Space and Plumbing for Tumble Dryer FP Supply for Class 1 Flue and Gas Supply only
Floorplan shows housetype 4.4 *Mirrored plot

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5% and are to the maximum room dimensions. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only and subject to change. Floorplans show the bed in bedroom 1 as a king size and standard double beds in all other double bedrooms. Total areas are provided as gross internal areas under the RICS measuring practice. Please ask Sales Consultant for further information.

SPECIFICATION 2, 3 & 4 BEDROOM HOUSES – HOMES 146 - 162

STYLISH KITCHENS

- Individually designed layouts
- Laminate worktops
- Toughened safety backed glass splashback and upstands
- Bosch integrated appliances throughout including:
 - Multi-function single oven
 - Integrated microwave
 - Integrated multi-function dishwasher
 - Induction hob
 - Integrated fridge / freezer
 - Telescopic extractor

- Inset single bowl stainless steel sink with drainer and chrome mixer tap
- Feature LED lighting to underside of wall units
- Recessed LED down lights to kitchen area
- Satin chrome socket outlets and USB point above work surface
- Porcelain floor tiles

UTILITY / LAUNDRY CUPBOARD

- Space and plumbing provided for free-standing washing machine and tumble dryer in homes 131, 146, 147, 150-154, 157, 158 with laminate worktop fitted above where possible
- Space and plumbing provided for free-standing washer dryer in homes 148, 149, 155, 156, 159-162
- Recessed LED downlights
- Porcelain floor tiles to match kitchen

CONTEMPORARY BATHROOMS

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, where applicable
- Homes 148 & 149 feature a bath fitted with a two panel bath screen, hansgrohe chrome thermostatic mixer/diverter with wall mounted shower bar
- Recessed double fronted mirrored cabinet with shaver socket and concealed lighting
- Tiled niche within shower areas or over bath*
- Chrome heated towel rail
- Recessed LED downlights
- Ceramic / Porcelain wall tiling to selected areas
- Luxury Amtico flooring

FAMILY BATHROOM / ENSUITE 2 (TO HOMES 148 AND 149)

- 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
- Homes 148, 149, 155, 156, 160 & 162 will feature a shower enclosure with glass sliding door, hansgrohe chrome thermostatic mixer, wall mounted shower riser rail and shower set

- Bath fitted within homes 155, 156, 160 & 162 will feature hansgrohe chrome thermostatic mixer and hair rinser
- Bath within remaining homes fitted with a two panel bath screen, hansgrohe chrome thermostatic mixer/diverter and a wall mounted shower bar
- Chrome heated towel rail
- Mirror to be fitted over basin with satin chrome shaver socket
- Recessed LED downlights
- Ceramic / Porcelain wall tiling to selected areas
- Luxury Amtico flooring

CLOAKROOM

- Wall mounted basin with ceramic trap cover and contemporary hansgrohe single lever basin mixer
- Back-to-wall floor standing WC, soft-closing seat and cover, concealed cistern and chrome 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

- Television (SkyQ / terrestrial) point to main reception room
- Television (terrestrial) point to remaining reception rooms, bedrooms and study where applicable
- Data points will be provided adjacent to every television point

- Pendant lighting to feature in living / dining & family areas, hallways, landings and bedrooms

HEATING

- Gas fired central heating and hot water system fitted with combination boiler
- Underfloor heating to ground floor with radiators to remaining floors

INTERIOR FINISHES

- Two panelled painted internal doors with polished chrome door furniture
- Feature glazed door to kitchen/family/dining and living room in homes 155, 156, 159-162
- Feature glazed doors to living/dining in homes 131, 146-154, 157 & 158
- Painted skirting and architraves to match internal doors
- Painted staircase with oak newel caps and handrail
- Master bedroom will feature a wardrobe with bespoke sliding doors and shelf and hanging rail fitted within
- Remaining wardrobes will be fitted with painted internal sliding doors, shelf and hanging rail fitted to homes 131, 155, 156, 159-162
- Carpet laid to remainder of the property

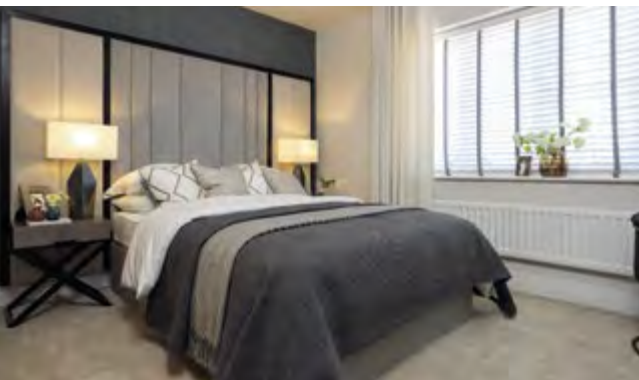
SECURITY & PEACE OF MIND

- Property pre-wired for intruder alarm
- Mains supply smoke detectors and heat detectors with battery back up
- Multi-point locking to entrance door
- External light provided to front and wiring only for external lighting to rear of the property
- 10 Year Premier Guarantee issued on build completion

EXTERNAL FEATURES

- Landscaping to front of the properties and turf to the rear garden
- Patio area
- External tap

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. 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 time frames, availability and change.



Photography of previous Berkeley Showhomes is indicative only

SPECIFICATION 4 BEDROOM DETACHED HOUSES - HOMES 132 - 137

STYLISH KITCHENS

- Individually designed layouts
- Composite stone worktops
- Toughened safety backed glass splashback and upstands
- Bosch integrated appliances throughout including:
 - Two multi-function single oven
 - Integrated microwave
 - Integrated multifunction dishwasher
 - Induction hob
 - Integrated larder fridge, and undercounter freezer
 - Telescopic extractor

- Twin pull out shelving system to one corner base cupboard
- Under mount single bowl stainless steel sink with chrome mixer tap and drainer grooves in stone
- Feature LED lighting to the underside of wall units
- Recessed LED down lights
- Satin chrome socket outlets and USB point above work surface
- Porcelain floor tiles

UTILITY / LAUNDRY CUPBOARD

- Space and plumbing provided for washing machine and tumble dryer with laminate worktop above
- Recessed LED downlights
- Porcelain floor tiles to match kitchen

CONTEMPORARY BATHROOMS

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, where applicable
- Recessed double fronted mirrored cabinet with shaver socket and concealed lighting
- Tiled niche within shower areas
- Chrome heated towel rail
- Recessed LED downlights
- Ceramic / Porcelain wall tiling to selected areas
- Luxury Amtico flooring

ENSUITE 2 (TO HOMES 136 & 137)

- 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

- Chrome heated towel rail
- Recessed LED downlights
- Ceramic / Porcelain wall tiling to selected areas
- Luxury Amtico flooring

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
- Chrome heated towel rail
- Mirror to be fitted over basin with satin chrome shaver socket
- Recessed LED downlights
- Ceramic / Porcelain wall tiling to selected areas
- Luxury Amtico flooring

CLOAKROOM

- Basin with white vanity unit below and contemporary hansgrohe single lever basin mixer
- Back-to-wall 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

- Television (SkyQ / terrestrial) point to living room
- Television (terrestrial) points to dining area, bedrooms and study where applicable
- Data points will be provided adjacent to every television point
- Pendant lighting to living room, hall, landings, bedrooms and study where applicable

HEATING

- Gas fired central heating and hot water system fitted with combination boiler to Homes 132-135
- Gas fired central heating with mains pressure hot water and cylinder to Homes 136 & 137
- Underfloor heating to ground floor with radiators to remaining floors
- Class one flue provision and gas supply (only) located within the living room to Homes 136 & 137

INTERIOR FINISHES

- Two panelled painted internal doors with polished chrome door furniture
- Feature glazed door to kitchen / dining room and living room
- Painted modern skirting and architraves to match internal doors
- Painted staircase with oak newel caps and handrail
- Bedroom 1 will feature a wardrobe with bespoke sliding doors and fitted interiors

- Bedroom 2 wardrobes, whether traditional opening or sliding, will be fitted with painted internal doors and a shelf and hanging rail fitted within
- Carpet laid to remainder of the property

SECURITY & PEACE OF MIND

- Property pre-wired for intruder alarm
- Mains supply smoke detectors and heat detectors with battery back up
- Multi-point locking to entrance door
- External light provided to front and wiring for external lighting to rear of the property
- Manually operated garage doors
- 10 Year Premier Guarantee issued on build completion

EXTERNAL FEATURES

- Landscaping to front of the properties and turf to the rear garden
- Patio area
- External tap

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Photography of previous Berkeley Showhomes is indicative only

Buying a home is one of the most important decisions you will ever make. The qualities that make Berkeley different mean that you can choose a new home from us with complete confidence. When you buy a home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

CUSTOMER SERVICE IS OUR PRIORITY

We place the highest priority on customer service and will manage the whole process for you. Our Customer Care Teams will contact you shortly after you complete on your purchase, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by Berkeley.

GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

QUALITY IS AT THE HEART OF EVERYTHING WE DO

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the ten year warranty all new homes receive, Berkeley operates a two year policy with dedicated Customer Service Teams on hand 24 hours a day to deal with enquiries quickly and effectively.

UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations where you want to live.

A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



Berkeley
Designed for life

St Edward
Designed for life

St George
Designed for life

St James
Designed for life

St Joseph
Designed for life

St William
Designed for life

Proud members of the Berkeley Group

OUR VISION
2030
TRANSFORMING TOMORROW

CONSUMER
CODE FOR
HOME BUILDERS
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tsi
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TRADINGSTANDARDS.JK



Photography of Taplow Riverside, Buckinghamshire.

TRANSFORMING *tomorrow.*

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



TRANSFORMING PLACES

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



TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



TRANSFORMING FUTURES

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



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

OUR VISION
2030
TRANSFORMING TOMORROW



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.

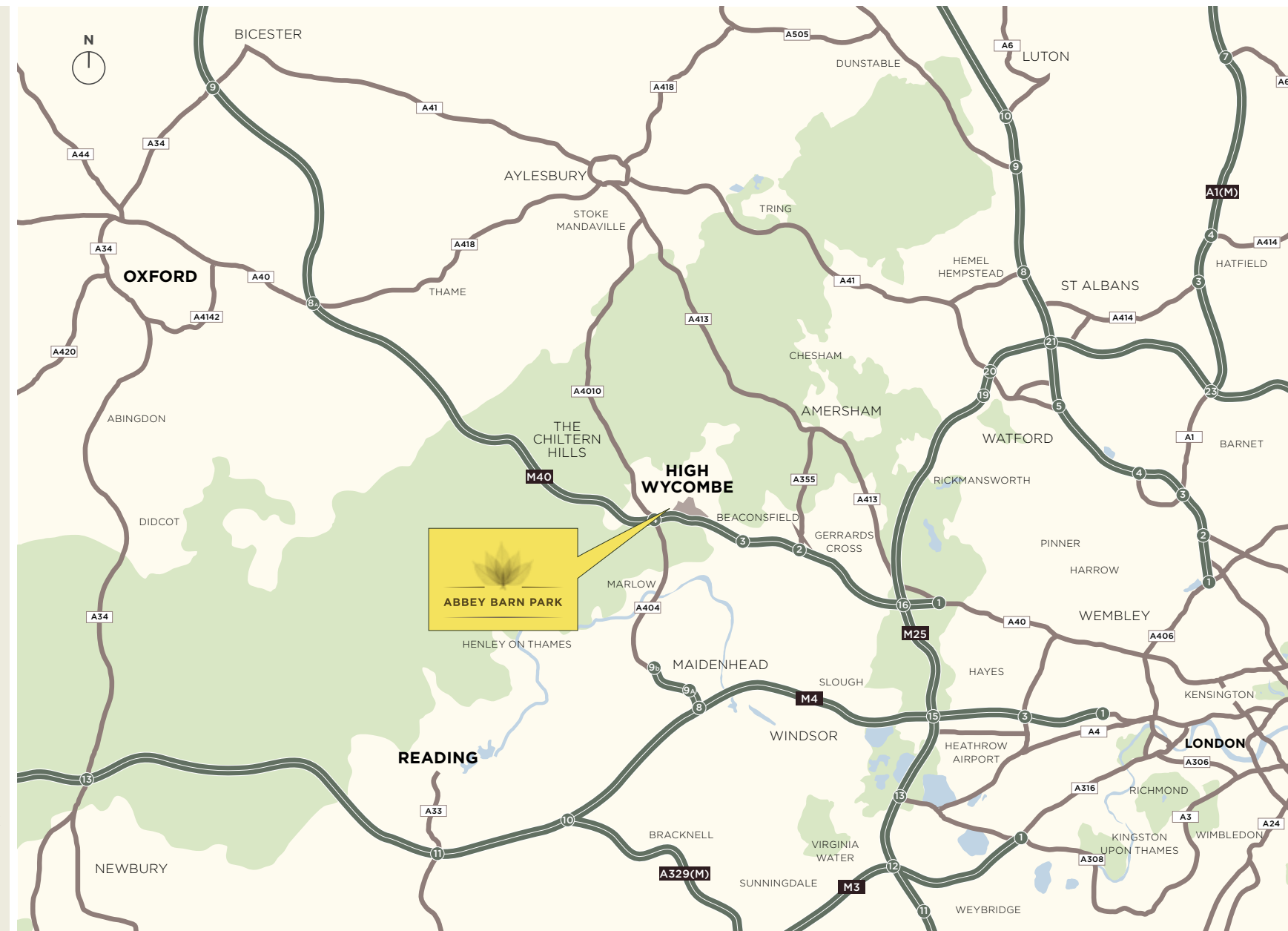
ABBEY BARN PARK

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.

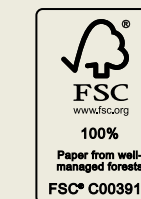
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W: www.abbey-barn.co.uk



Map not to scale and is indicative only



Berkeley
Designed for life

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's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. 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 is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property.

O435/02CA/0621

