



ABBEY BARN PARK

HIGH WYCOMBE | BUCKINGHAMSHIRE

SPACIOUS HOMES IN A TRANQUIL GREEN SETTING

MEADOW VALE
Village Houses

Berkeley
Designed for life



LIFE IS FOR LIVING

Welcome to Abbey Barn Park in High Wycombe, a wonderful place to live with beautiful homes set in leafy grounds, and bordered by a new country park and woodland.



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IDEALLY LOCATED

Abbey Barn Park is in High Wycombe, a historic market town and a fantastic place to have on your doorstep, within easy reach of London.

Located in the county of Buckinghamshire, High Wycombe is in a desirable part of the south east with many attractive towns, villages and open stretches of countryside close by. The historic Hellfire Caves are a fascinating attraction, a short drive away in West Wycombe, while The Chiltern Hills, an Area of Outstanding Natural Beauty, offers exhilarating walks and bike rides.

Discover your favourite place for a meal out, an exciting programme of cultural events, and a wide range of shopping and leisure activities.

High Wycombe is also particularly well connected, with fast road and rail links to both London and Oxford.



Marlow



High Wycombe





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Hughenden Manor



Local area and lifestyle photography is indicative only

DISCOVER NEW ADVENTURES

At Abbey Barn Park, you have the whole of the Chiltern Hills to roam and enjoy.

It's a varied landscape with chalk streams, ancient beech woods, open commons, traces of historic settlements and charming villages with brick and flint cottages. It's all just waiting for you to explore, with lots of walking, cycling and horse riding trails meandering through the landscape.

It also provides the perfect opportunity to become part of the welcoming local community, with plenty of activity groups and sports clubs taking advantage of the open space, and to get out into the fresh air with new friends and neighbours.

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 independent cafés, family friendly chains, well-regarded pubs and a feast of international restaurants. For a real treat, head to nearby Marlow, for Tom Kerridge's two Michelin-starred The Hand and Flowers and one Michelin-starred The Coach.

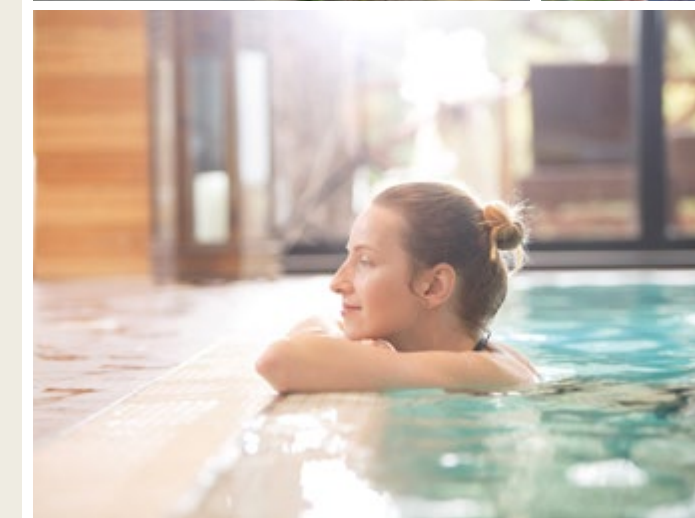


High Wycombe's historic high street and modern Eden Centre mall feature dozens of independent retailers and high street favourites, plus there's a large John Lewis just 10 minutes' drive from Abbey Barn Park. Marlow and Beaconsfield are also attractive places for shopping, while Bicester Village Designer Outlet offers a complete day of retail therapy.

For more active pursuits, there's Wycombe Leisure Centre, The Rye Park and Lido, Bucks Indoor Tennis Centre and three golf courses within a 10-minute drive of Abbey Barn Park.



The Hand and Flowers, Marlow



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

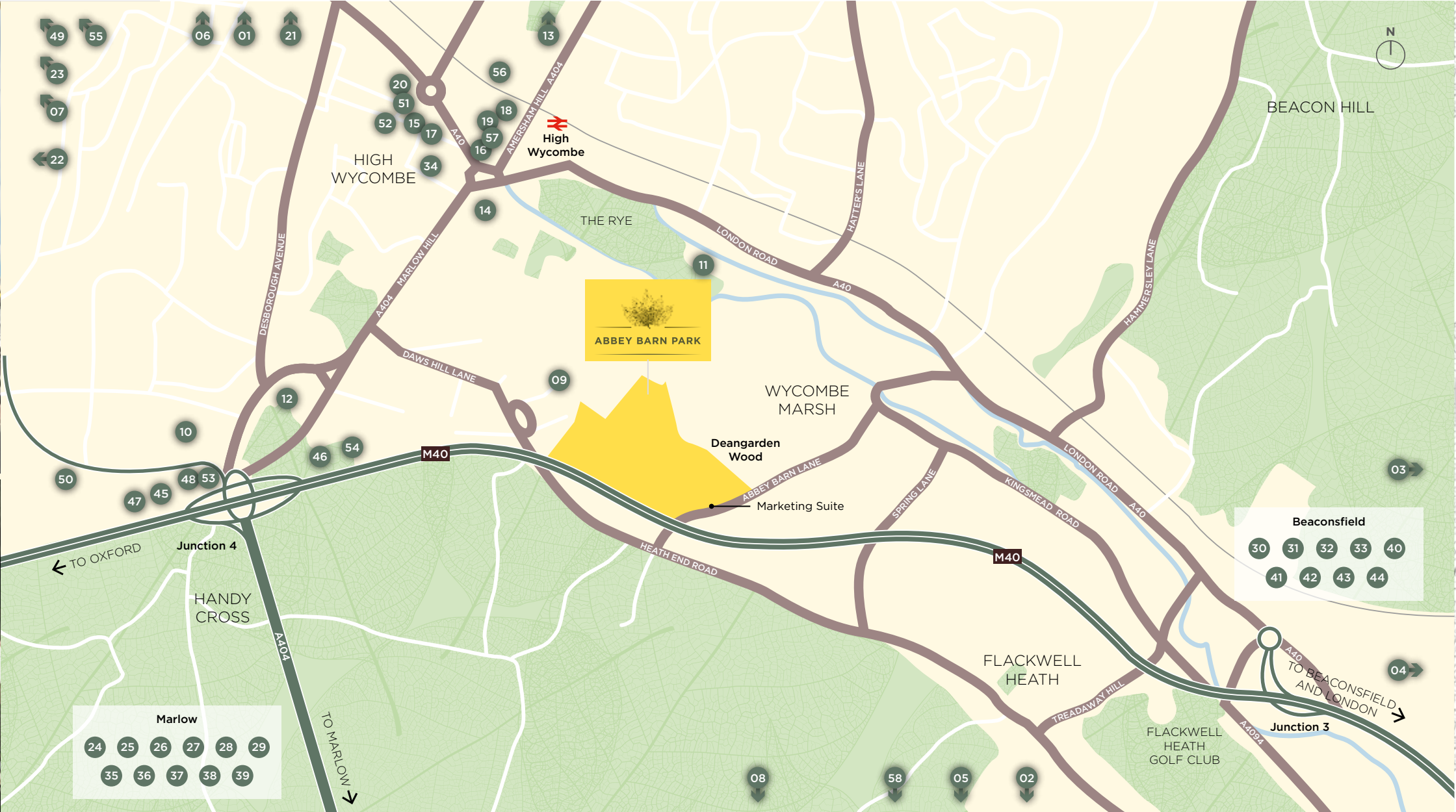
- 55 The Hellfire Caves
- 56 Wycombe Museum
- 57 Wycombe Swan Theatre
- 58 Windsor Castle



Roald Dahl Museum



The Hell Fire Caves

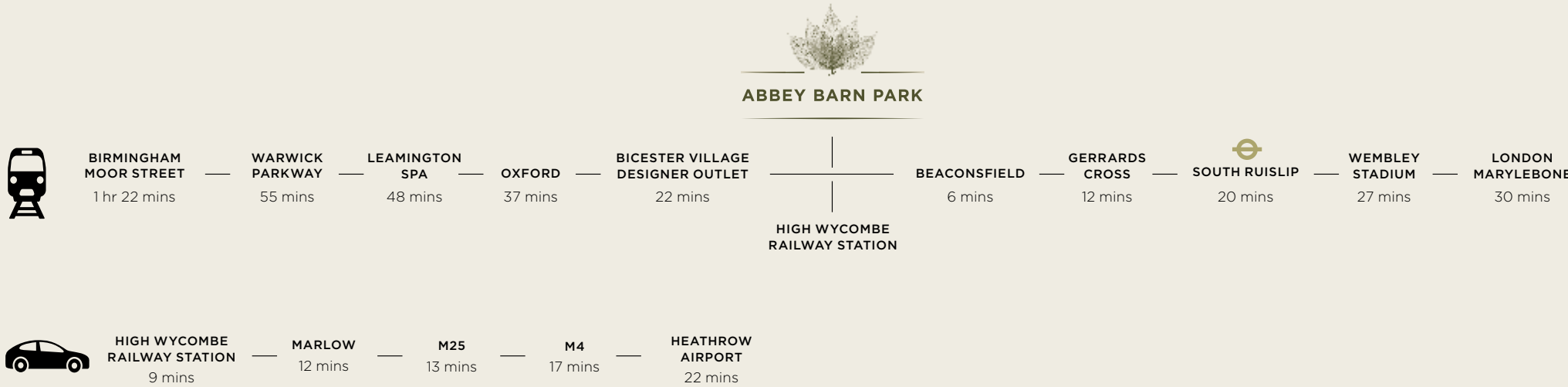


Map not to scale and is indicative only.

MAKING CONNECTIONS

Despite its rural feel, Abbey Barn Park is in an extremely well-connected location.

You can reach the M40 by car in seven minutes, the M25 in 13 minutes, and the M4 in 17 minutes. Heathrow Airport is just 22 minutes away. High Wycombe rail station is 10 minutes away by car, or 16 minutes by bike, where you can reach London Marylebone in 30 minutes. Travelling in the opposite direction, you can reach Oxford in 37 minutes by train. There are also two bus routes with stop a short walk from Abbey Barn Park that will take you into High Wycombe town centre.



INSPIRING LEARNING

At Abbey Barn Park, you are well placed for an excellent range of schools.

Green routes lead through the development to the adjacent school, Abbey View Primary Academy. There are also a range of well-regarded state and private 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



ADJACENT SCHOOL

Opened in 2019, Abbey View Primary Academy is located next to the development, connected via easy walking routes.

BEST PREP SCHOOL

Crown House School was the best performing private prep school in Bucks last year, and 18th overall in the UK.

OUTSTANDING* SECONDARY SCHOOLS

John Hampden Grammar School and Royal Grammar School, 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.

THE PERFECT SETTING

Abbey Barn Park offers the very best of country inspired living: a beautiful rural setting with all the convenience of good connections and a fantastic range of amenities close by.

With a range of homes in different styles and sizes, Abbey Barn Park has the perfect space for you, whatever your need. They have been designed to sit naturally within their environment, with a carefully considered range of architectural features.

Acres of green space, woodland and a country park sit right on your doorstep, so you can enjoy the benefits of being outside in uplifting natural surroundings whenever you want.



GREENER SURROUNDS

Outside space lies at the heart of Abbey Barn Park. There are 40 acres of grounds in the development, within which sits the 34-acre country park. Go exploring on bike or foot, or simply relax in the wooded dells and green pockets nestled amid the homes.

Deangarden Wood borders the development along the northern edge, an ancient woodland that takes you right back to nature. Local organisation The Chiltern Rangers manage the woods on behalf of the community and will have a new base at Abbey Barn Park.



DEANGARDEN WOOD

Borders Abbey Barn Park, featuring 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.

THE CHILTERN RANGERS

A local organisation of volunteers that works with communities to provide practical habitat management in the Chilterns area. They look after the Deangarden Wood and will have a new home at Abbey Barn Park.





Map not to scale and is indicative only.



DEANGARDEN WOOD



THE DELL



FITNESS TRAIL



MULTI USE
GAMES AREA



THE SETT



ALLOTMENTS





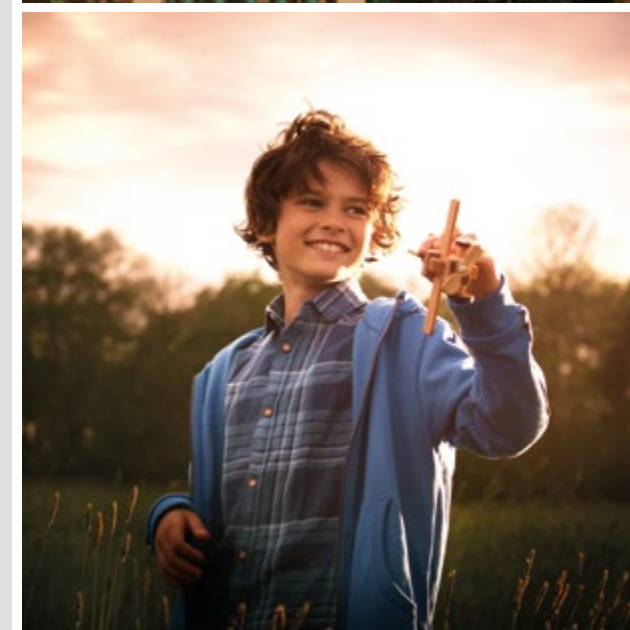
Computer generated image of The Ride is indicative only

HISTORIC LANDSCAPE

The stunning centrepiece of the development is The Ride, a country park with 34 acres of natural green space.

This unique landscape was created in the late 1800s when large tree roundels were planted in Wycombe Abbey Park, forming an avenue that extended from Daws Hill House. These were later supplemented with a double avenue of lime trees planted in the early 1900s.

The Ride has a mix of open space, 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.



MEADOW VALE

SITE PLAN

- | | | | |
|---|--|---|--|
| <p>THE LIME
2 BEDROOM HOME
PLOTS 101, 102, 103, 104,
120, 121, 127 & 128</p> | <p>THE BEECH
3 BEDROOM HOME
PLOTS 108, 109, 110, 111, 112,
113, 114, 123, 124 & 125</p> | <p>THE CAMPION
4 BEDROOM HOME
PLOTS 82 & 84</p> | <p>THE ELM
4 BEDROOM HOME
PLOTS 117 & 118</p> |
| <p>THE BLUEBELL
3 BEDROOM HOME
PLOTS 83, 119, 122, 126 & 129</p> | <p>THE POPPY
3 BEDROOM HOME
PLOTS 60, 61 & 80</p> | <p>THE PRIMROSE
4 BEDROOM HOME
PLOTS 100 & 105</p> | <p>THE HAWTHORN
5 BEDROOM HOME
PLOT 116</p> |
| <p>THE ANEMONE
3 BEDROOM HOME
PLOTS 59, 98 & 99</p> | <p>THE SYCAMORE
3 BEDROOM HOME
PLOTS 106, 107 & 130</p> | <p>THE HAZEL
4 BEDROOM HOME
PLOTS 81 & 115</p> | |





Computer generated image is indicative only. From left to right: Plot 112, Plot 113, Plot 114, Plot 115.

BEAUTIFUL NEW HOMES

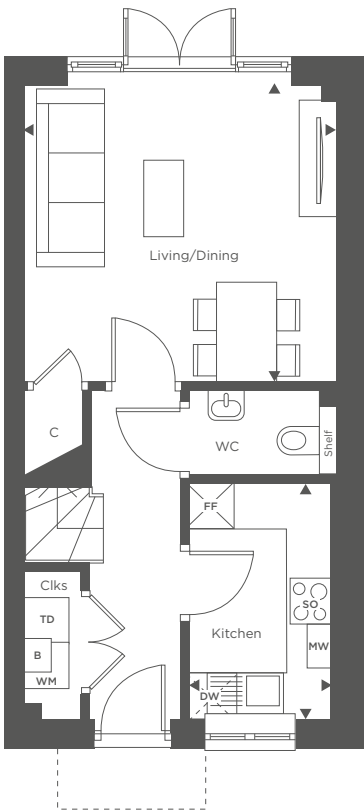
Welcome to the Meadow Vale House Collection, featuring 2, 3, 4 and 5 bedroom houses, all beautifully crafted to complement their natural setting.

Enjoy spacious, contemporary living, with homes that are filled with natural light, and benefit from flexible, open plan spaces for living, dining and relaxing. The quality is exceptional, with a high specification throughout, including individually designed kitchens, contemporary bathrooms and underfloor heating, plus a 10-year Premier guarantee for extra peace of mind.

THE LIME

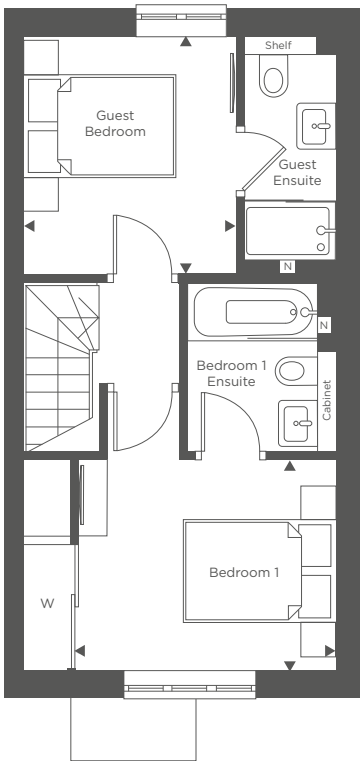
2 BEDROOM HOME

PLOTS 101, 102*, 103, 104*, 120*, 121, 127* & 128



GROUND FLOOR

Kitchen	3.10m x 1.90m	10'2" x 6'3"
Living/Dining	4.15m x 4.06m	13'7" x 13'4"



FIRST FLOOR

Bedroom 1	3.43m x 2.87m	11'3" x 9'5"
Guest Bedroom	3.21m x 2.83m	10'6" x 9'3"

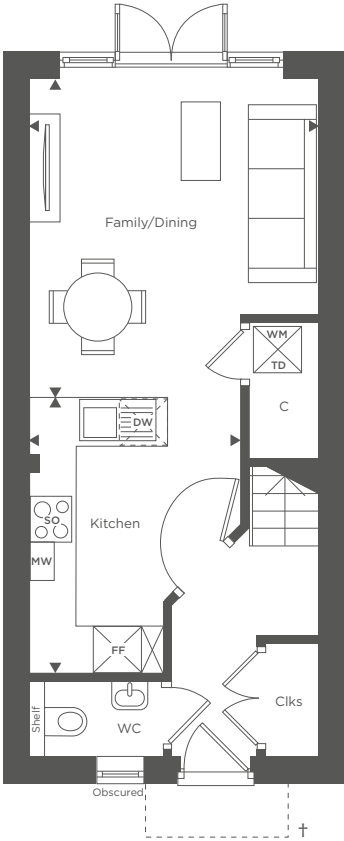


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THE BLUEBELL

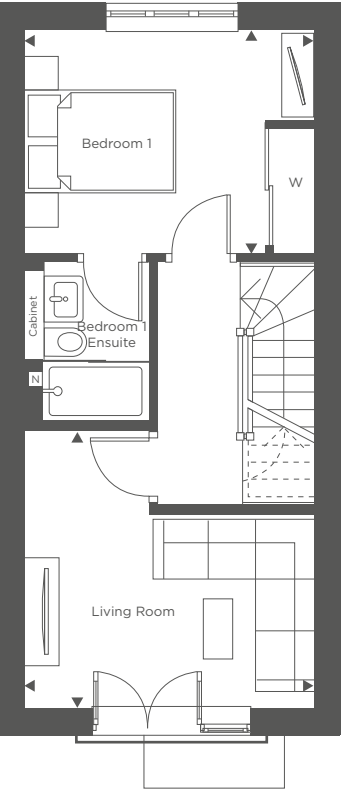
3 BEDROOM HOME

PLOTS 83, 119, 122*, 126 & 129*



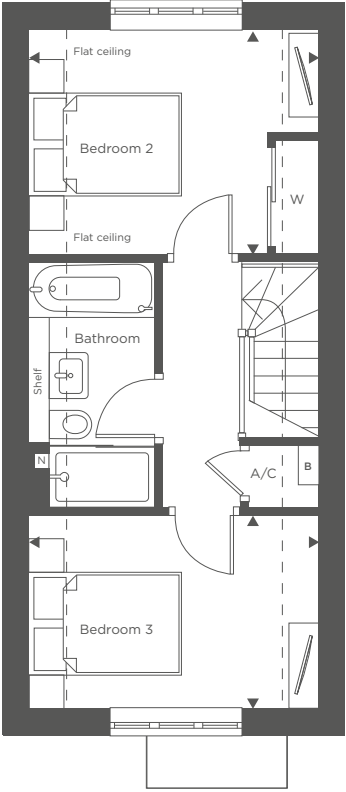
GROUND FLOOR

Family/Dining	4.20m x 3.85m	13'9" x 12'8"
Kitchen	3.65m x 2.71m	12'0" x 8'11"



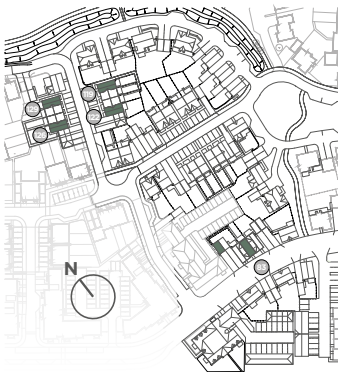
FIRST FLOOR

Living Room	3.88m x 3.67m	12'9" x 12'0"
Bedroom 1	3.88m x 2.94m	12'9" x 9'8"



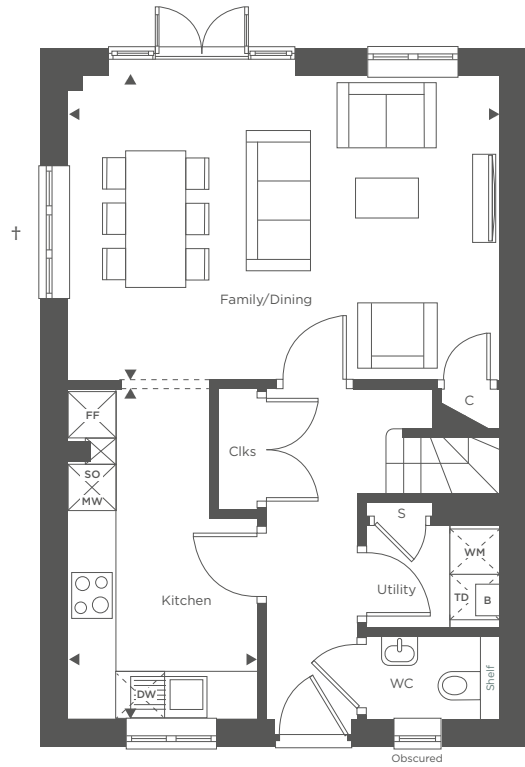
SECOND FLOOR

Bedroom 2	3.88m x 2.94m	12'9" x 9'8"
Bedroom 3	3.88m x 2.56m	12'9" x 8'5"



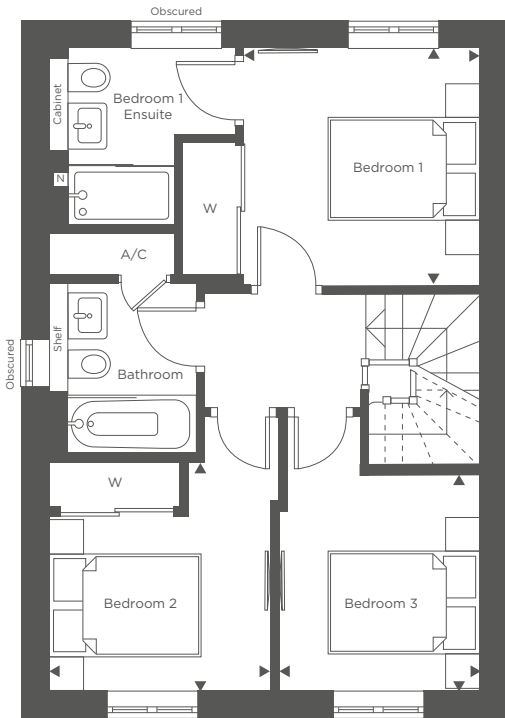
THE ANEMONE

3 BEDROOM HOME
PLOTS 59, 98* & 99



GROUND FLOOR

Family/Dining	5.71m x 3.99m	18'9" x 13'1"
Kitchen	4.39m x 2.51m	14'5" x 8'3"



FIRST FLOOR

Bedroom 1	3.49m x 3.11m	11'5" x 10'2"
Bedroom 2	3.04m x 2.94m	10'0" x 9'8"
Bedroom 3	2.85m x 2.65m	9'4" x 8'8"

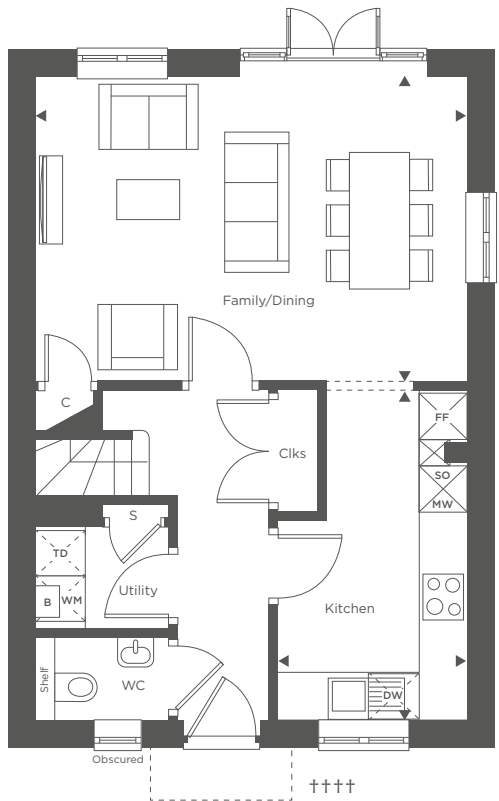


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THE BEECH

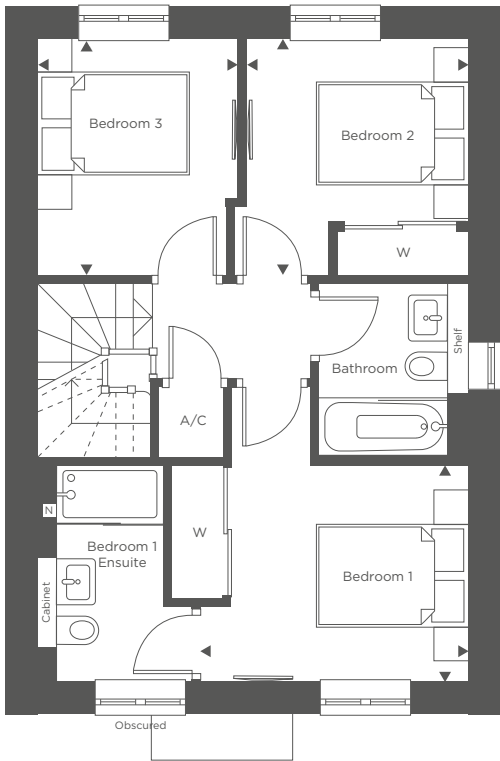
3 BEDROOM HOME

PLOTS 108*, 109, 110*, 111, 112**, 113*, 114*, 123, 124 & 125*



GROUND FLOOR

Family/Dining	5.71m x 3.99m	18'9" x 13'1"
Kitchen	4.39m x 2.50m	14'5" x 8'2"



FIRST FLOOR

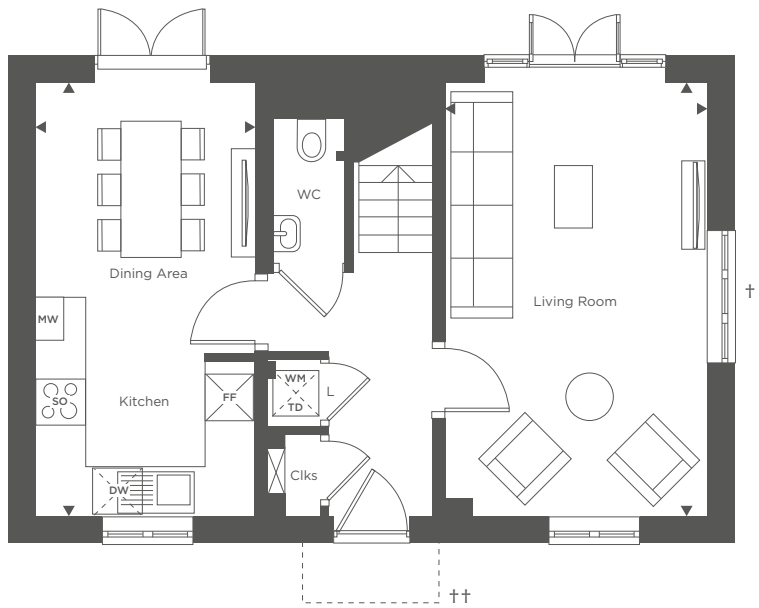
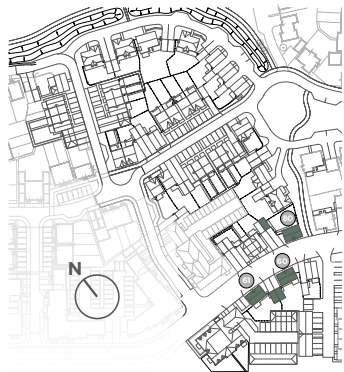
Bedroom 1	3.54m x 2.87m	11'7" x 9'5"
Bedroom 2	3.10m x 2.94m	10'2" x 9'8"
Bedroom 3	3.10m x 2.64m	10'2" x 8'8"



Computer generated image is indicative only

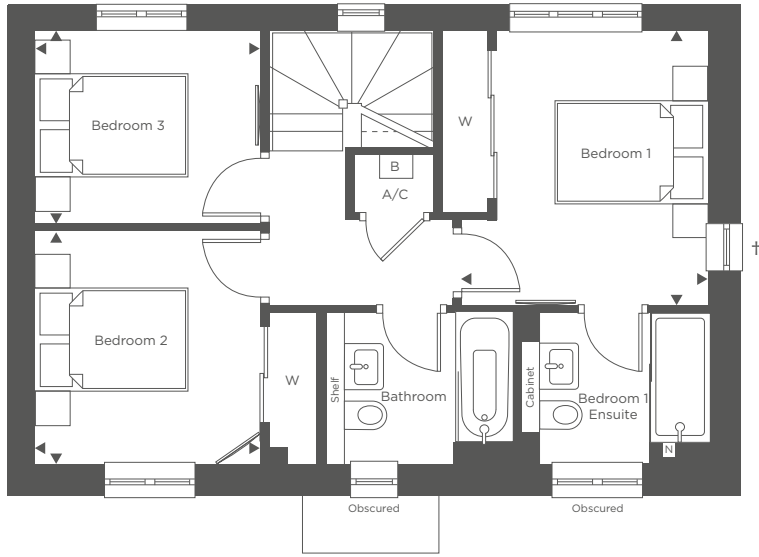
THE POPPY

3 BEDROOM HOME
PLOTS 60, 61 & 80



GROUND FLOOR

Kitchen/Dining	5.70m x 2.88m	18'8" x 9'5"
Living	5.70m x 3.45m	18'8" x 11'4"



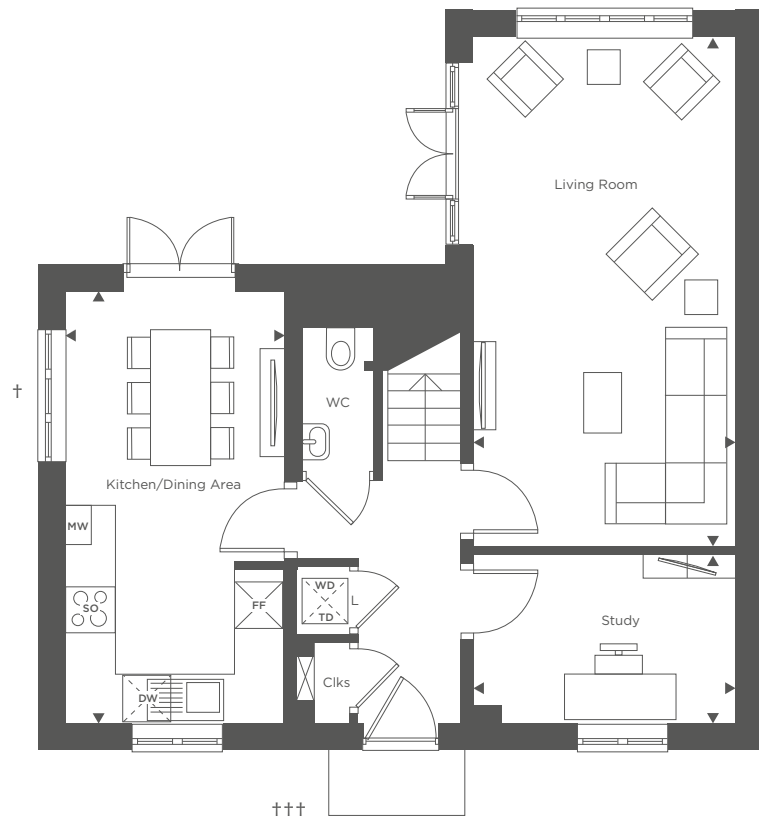
FIRST FLOOR

Bedroom 1	3.60m x 3.25m	11'10" x 10'8"
Bedroom 2	3.05m x 2.94m	10'0" x 9'8"
Bedroom 3	2.94m x 2.53m	9'8" x 8'4"



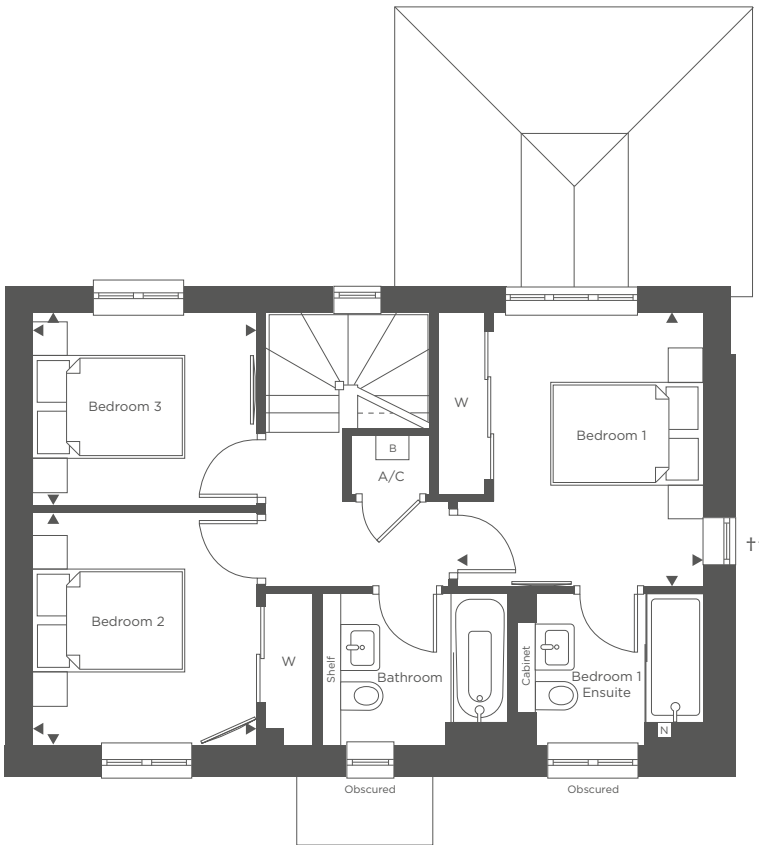
THE SYCAMORE

3 BEDROOM HOME
PLOTS 106, 107* & 130



GROUND FLOOR

Kitchen/Dining	5.70m x 2.89m	18'8" x 9'6"
Living Room	6.75m x 3.46m	22'2" x 11'4"
Study	3.46m x 2.21m	11'4" x 7'3"



FIRST FLOOR

Bedroom 1	3.60m x 3.25m	11'10" x 10'8"
Bedroom 2	3.05m x 2.95m	10'0" x 9'8"
Bedroom 3	2.94m x 2.54m	9'8" x 8'4"



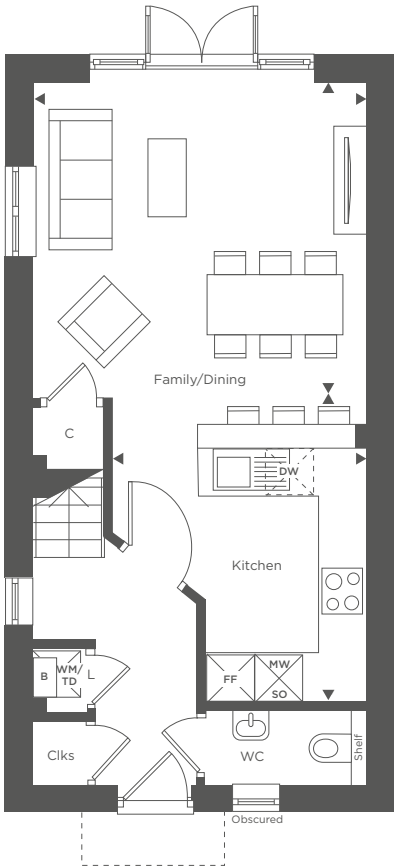
Computer generated image is indicative only

◀▶ Measurement Points ☒ Tall Units ☒ Under Counter Units C Cupboard W Wardrobe B Boiler N Niche WM Space and Plumbing for Washing Machine TD Space and Plumbing for Tumble Dryer DW Dishwasher MW Microwave Oven SO Single Oven FF Combined Fridge Freezer --- Change in Ceiling Height
Floorplan shows plot 107. *No window to plot 106. **No window to plots 106, 130. ***Porch details differ between plots.

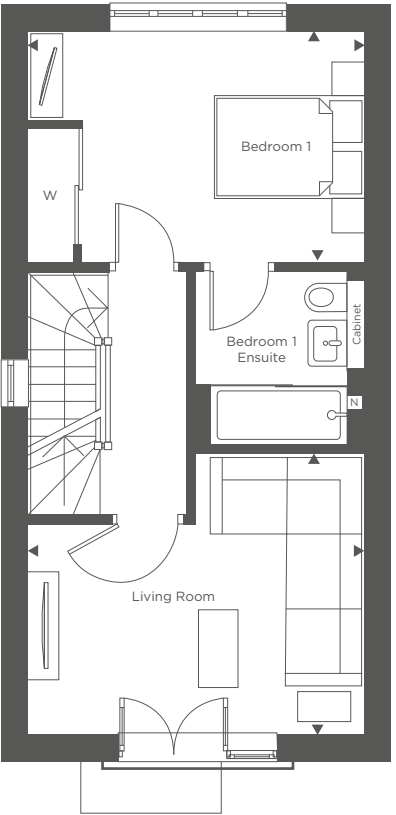
THE CAMPION

4 BEDROOM HOME

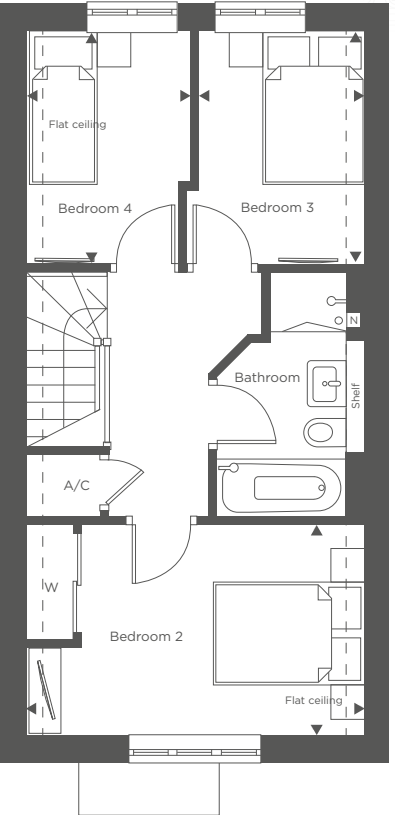
PLOTS 82 & 84*



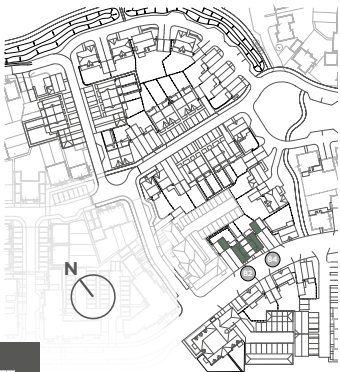
GROUND FLOOR		
Family/Dining	4.41m x 4.20m	14'6" x 13'9"
Kitchen	3.98m x 3.36m	13'1" x 11'0"



FIRST FLOOR		
Living Room	4.46m x 3.71m	14'8" x 12'2"
Bedroom 1	4.46m x 3.05m	14'8" x 10'0"

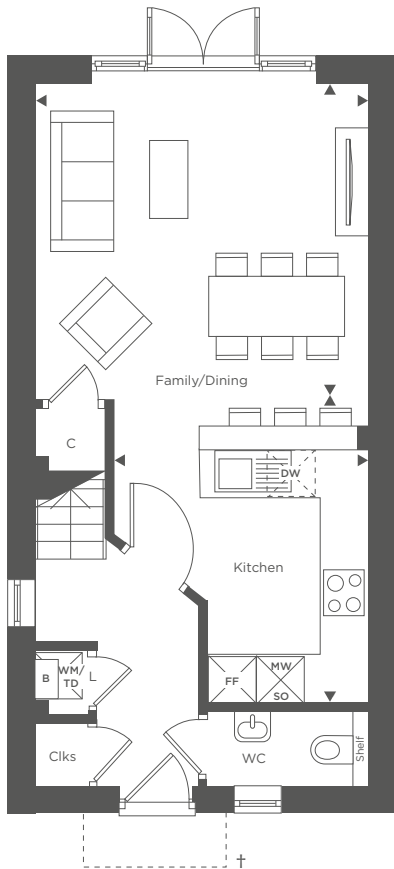


SECOND FLOOR		
Bedroom 2	4.46m x 2.78m	14'8" x 9'1"
Bedroom 3	3.06m x 2.20m	10'0" x 7'3"
Bedroom 4	3.06m x 2.14m	10'0" x 7'0"

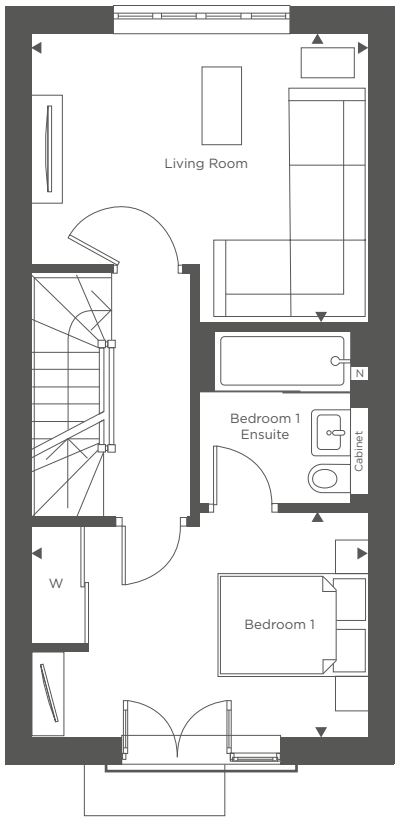


THE PRIMROSE

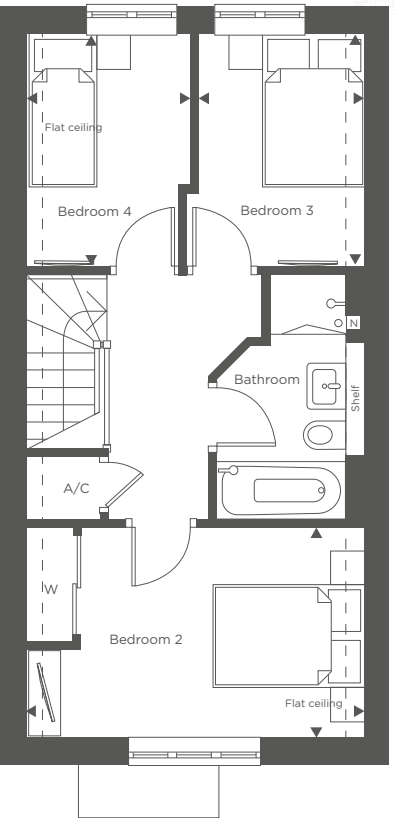
4 BEDROOM HOME
PLOTS 100 & 105*



GROUND FLOOR		
Family/Dining	4.41m x 4.20m	14'6" x 13'9"
Kitchen	3.98m x 3.26m	13'1" x 10'8"



FIRST FLOOR		
Living Room	4.46m x 3.78m	14'8" x 12'5"
Bedroom 1	4.46m x 2.98m	14'8" x 9'9"



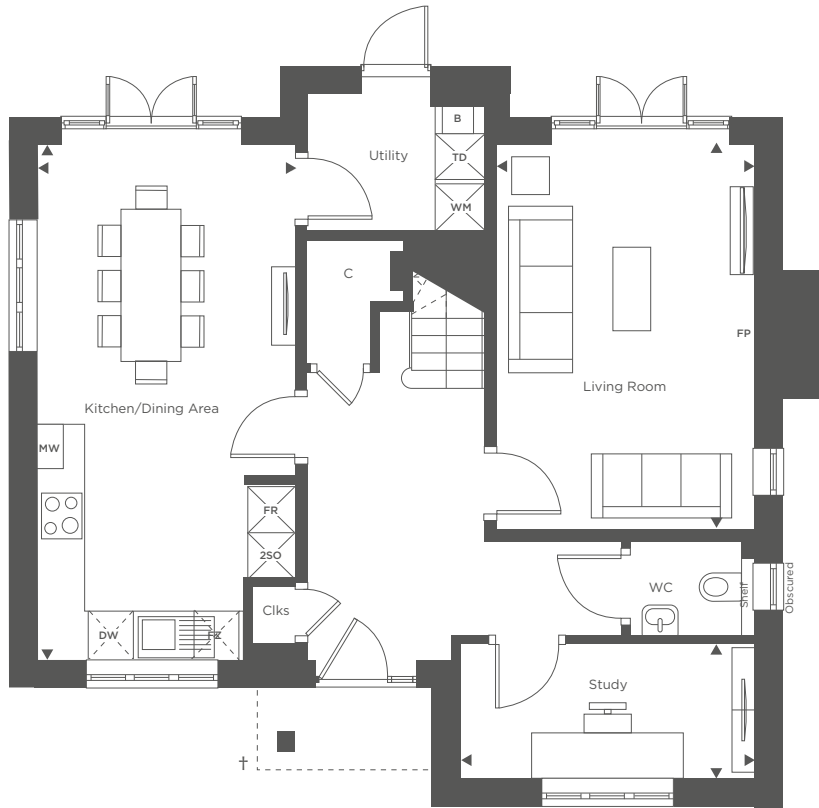
SECOND FLOOR		
Bedroom 2	4.46m x 2.78m	14'8" x 9'1"
Bedroom 3	3.06m x 2.20m	10'0" x 7'3"
Bedroom 4	3.06m x 2.14m	10'0" x 7'0"



Computer generated image is indicative only

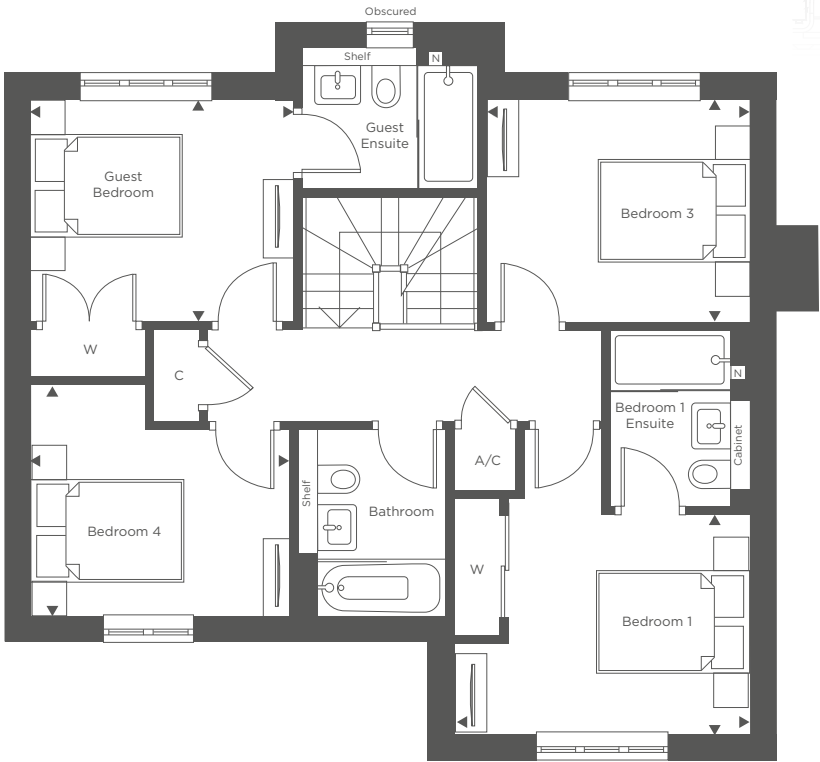
THE HAZEL

4 BEDROOM HOME
PLOTS 81* & 115



GROUND FLOOR

Kitchen/Dining	6.83m x 3.42m	22'5" x 11'3"
Living Room	5.10m x 3.42m	16'9" x 11'3"
Study	3.90m x 1.78m	12'10" x 5'10"



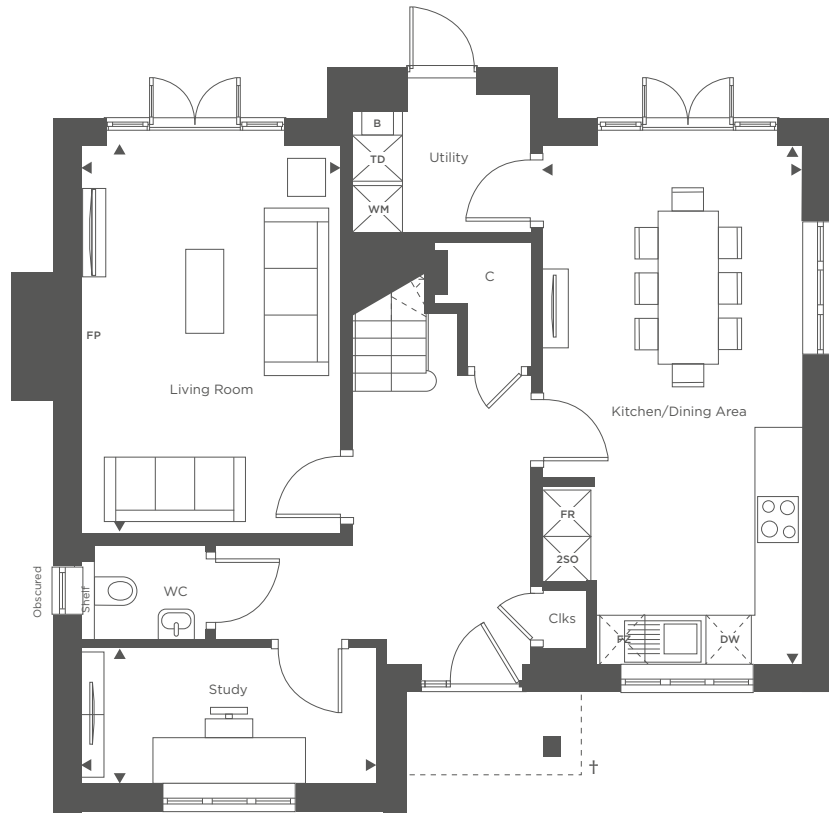
FIRST FLOOR

Bedroom 1	3.90m x 2.91m	12'10" x 9'7"
Guest Bedroom	3.47m x 2.94m	11'5" x 9'8"
Bedroom 3	3.47m x 2.94m	11'5" x 9'8"
Bedroom 4	3.43m x 3.05m	11'3" x 10'0"



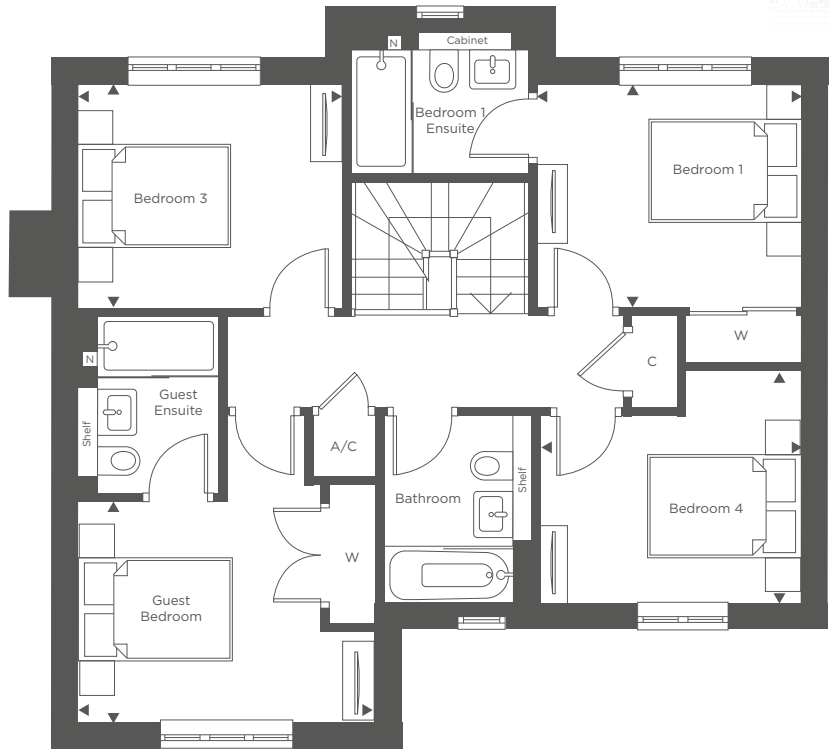
Computer generated image is indicative only

THE ELM
4 BEDROOM HOME
PLOTS 117* & 118



GROUND FLOOR

Kitchen/Dining	6.83m x 3.42m	22'5" x 11'3"
Living Room	5.10m x 3.42m	16'9" x 11'3"
Study	3.90m x 1.78m	12'10" x 5'10"



FIRST FLOOR

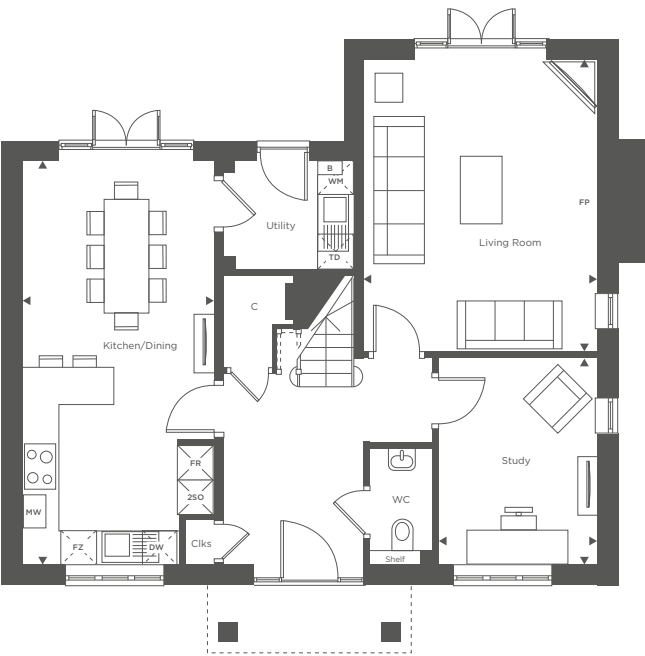
Bedroom 1	3.47m x 2.94m	11'5" x 9'8"
Guest Bedroom	3.90m x 2.90m	12'10" x 9'6"
Bedroom 3	3.94m x 3.47m	12'11" x 11'5"
Bedroom 4	3.43m x 3.05m	11'3" x 10'0"



Computer generated image is indicative only

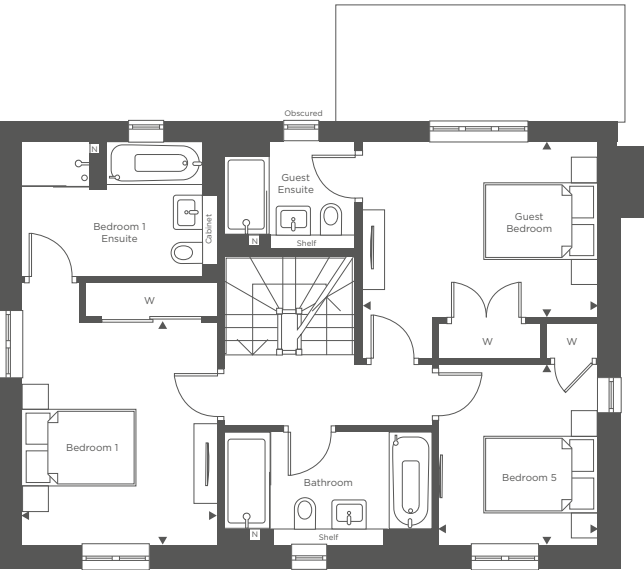
THE HAWTHORN

5 BEDROOM HOME
PLOT 116



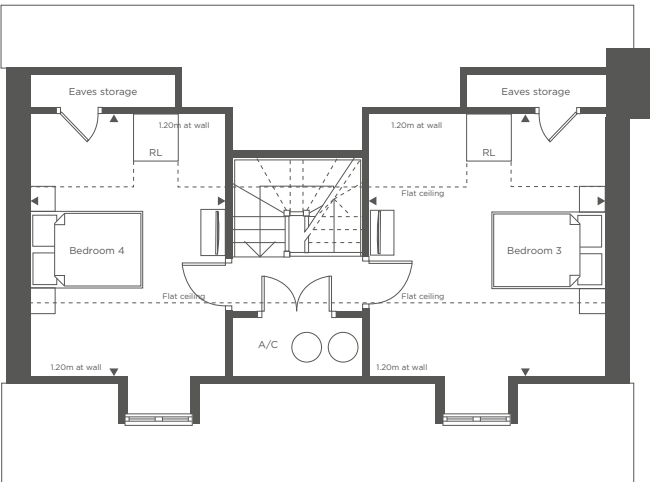
GROUND FLOOR

Living Room	5.18m x 4.13m	17'0" x 13'7"
Kitchen/Dining	7.17m x 3.40m	23'6" x 11'2"
Study	3.66m x 2.80m	12'0" x 9'2"



FIRST FLOOR

Bedroom 1	3.94m x 3.44m	12'11" x 11'3"
Guest Bedroom	4.17m x 3.12m	13'8" x 10'3"
Bedroom 5	3.21m x 2.81m	10'6" x 9'3"



SECOND FLOOR

Bedroom 3	4.67m x 4.19m	15'4" x 13'9"
Bedroom 4	4.67m x 3.46m	15'4" x 11'4"



Computer generated image is indicative only

SPECIFICATION 2, 3 & 4 BEDROOM HOMES – NUMBERS 59-61, 80-84, 98-130

KITCHEN

- 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 numbers 59, 98, 99, 101-104, 108-114, 120, 121, 123-125, 127, 128 with laminate worktop fitted above
- Space and plumbing provided for free-standing washer dryer in numbers 60, 61, 80, 82-84, 100, 105-107, 119, 122, 126, 129, 130
- Recessed LED downlights
- Porcelain floor tiles to match kitchen

BEDROOM 1 ENSUITE

- 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
- Numbers 101-104, 120, 121, 127, 128 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 and over bath in numbers 101-104, 120, 121, 127, 128
- Chrome heated towel rail
- Recessed LED downlights
- Ceramic / Porcelain wall tiling to selected areas
- Luxury Amtico flooring

GUEST ENSUITE / 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
- Numbers 83, 101-104, 119-122, 126-129 will feature a shower enclosure with glass sliding door, hansgrohe chrome thermostatic mixer, wall mounted shower riser rail and shower set

- Numbers 82, 84, 100 and 105 will feature a shower enclosure with glass bi-fold door, hansgrohe chrome thermostatic mixer, wall mounted shower riser rail and shower set
- Bath fitted within numbers 82-84, 100, 105, 119, 122, 126, 129 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
- Telephone points provided to reception room, bedroom 1 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, bedrooms and study where applicable

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 family/dining in numbers 59, 98, 99, 108-114, 123-125
- Feature glazed doors to kitchen/dining and living room in numbers 60, 61, 80, 82-84, 100, 105-107, 119, 122, 126, 129, 130
- Painted 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 shelf and hanging rail fitted within
- Remaining wardrobes will be fitted with painted internal sliding 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 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 & 5 BEDROOM SEMI DETACHED AND DETACHED HOMES

KITCHEN

- Individually designed layouts
- Composite stone worktops
- Toughened safety backed glass splashback and upstands
- Bosch integrated appliances throughout including:
 - Two multi-function single ovens
 - 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

- Space and plumbing provided for washing machine and tumble dryer with laminate worktop above
- Stainless steel inset single bowl sink with chrome mixer tap to number 116
- Recessed LED downlights
- Porcelain floor tiles to match kitchen

BEDROOM 1 ENSUITE

- 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
- Number 116 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
- Chrome heated towel rail
- Recessed LED downlights
- Ceramic / Porcelain wall tiling to selected areas
- Luxury Amtico flooring

GUEST ENSUITE

- 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 within number 116 will feature a hansgrohe chrome thermostatic mixer and hair rinser
- Bath within numbers 81, 115, 117, 118 fitted with a two panel bath screen, hansgrohe chrome thermostatic mixer/diverter and a wall mounted shower bar
- Shower enclosure within number 116 with glass sliding door, hansgrohe chrome thermostatic mixer, wall mounted shower riser rail and shower set
- 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
- Telephone points provided to kitchen / dining area, living room, bedroom 1 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 with mains pressure hot water and cylinder
- Underfloor heating to ground floor with radiators to remaining floors
- Class one flue provision and gas supply (only) located within the living room

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
- Remaining 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
- Number 116 will feature double, electrically operated garage doors, remaining homes will feature manually operated doors
- 10 Year Premier Guarantee issued on build completion

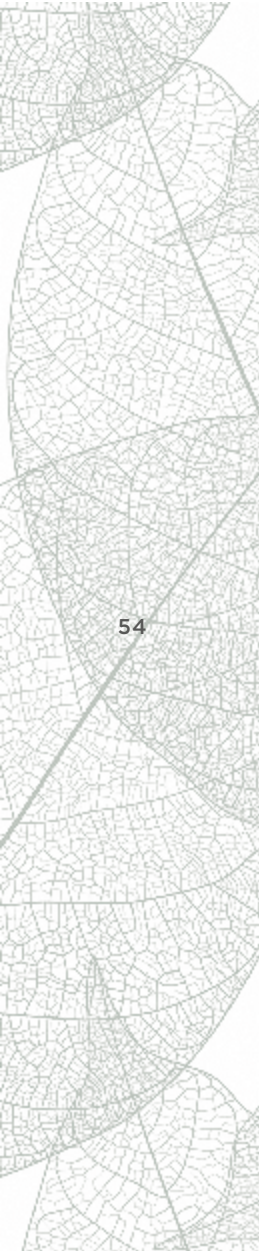
EXTERNAL FEATURES

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

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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

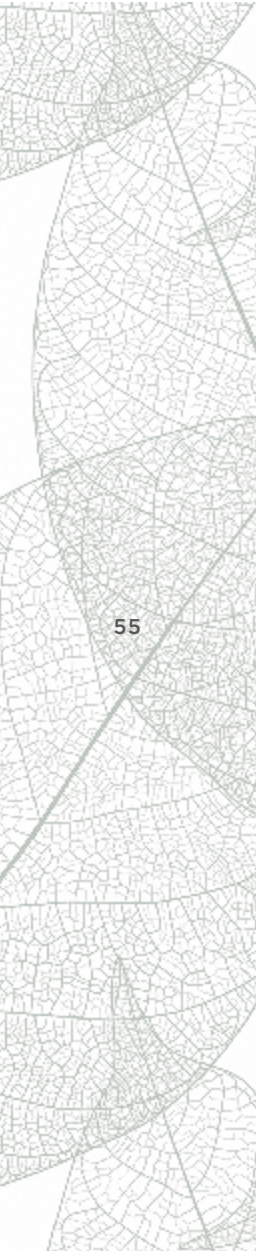
Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. 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.



Proud to be members of the Berkeley Group of companies



Photography of Woodhurst Park, Warfield



Our vision

for your future

A COMMITMENT TO THE FUTURE

Over the years, the Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's strategic plan for the business, designed to raise standards higher still. Our goal is to be a world-class business, defined by the quality of the places we create, generating long-term value and having a positive impact on society.

We take our responsibilities towards our customers, the environment, our workforce and the communities in which we work very seriously. Our plan for the business has five areas of strategic focus: Customers, Homes, Places, Operations and Our People.

OUR COMMITMENT TO THE FUTURE

To be a world-class business, defined by the quality of the places we create, generating long-term value and having a positive impact on society.

FIVE FOCUS AREAS

AN EXCEPTIONAL CUSTOMER EXPERIENCE

We put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

HIGH QUALITY HOMES

We aim to build high quality, well-designed homes with low environmental impact, where customers have the opportunity to achieve healthy, comfortable and sustainable lifestyles, now and in the future. Attention to detail in design is paramount to ensure our homes meet the needs of our customers.

GREAT PLACES

We seek to create strong communities where people choose to live, work and spend their time and which directly encourage people's wellbeing and quality of life. These are places characterised by the quality of their design, external spaces, transport and access to jobs and amenities.

EFFICIENT AND CONSIDERATE OPERATIONS

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A COMMITMENT TO PEOPLE

The safety, health, wellbeing and development of our people is a high priority. We aim to have a positive impact on society through our support of the Berkeley Foundation.

Some features are only applicable to specific developments.
Please ask sales negotiator for further information.



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 to be a member of the Berkeley Group of Companies



berkeleyfoundation.org.uk

berkeleygroup.co.uk

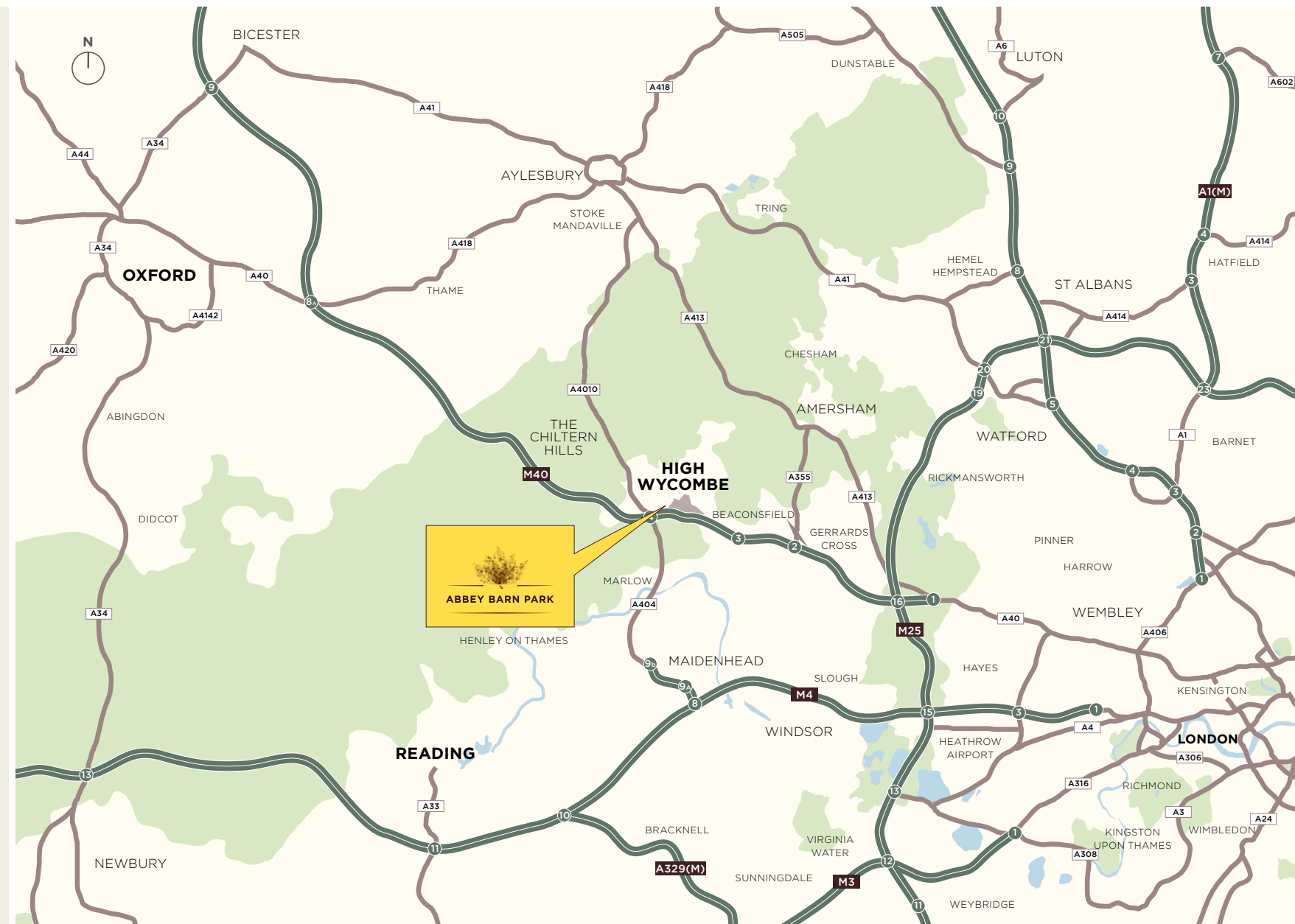


FINDING ABBEY BARN PARK

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.

Abbey Barn Park

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High Wycombe
Buckinghamshire
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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. 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.

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