



COUNTRY PARK

Living

AT ABBEY BARN PARK

SHOWHOME STYLE

Explore the latest showhome, beautifully designed by Dapa Interiors



HIGH PRAISE FOR HIGH WYCOMBE

Recently voted one of the top 5 places to live!



OUTDOOR LEARNING

Abbey View Primary School is taking learning outside the classroom



WHAT DO YOU WANT FROM YOUR HOME?

How flexible living gives you all the options



MEET THE TEAM

Abbey Barn Park Sales Consultant Leah tells us about working here

Househunting IN HIGH WYCOMBE

A RECENT SURVEY FROM
RIGHTMOVE HAS IDENTIFIED
HIGH WYCOMBE IN THE **TOP
5 HAPPIEST PLACES TO LIVE**
IN THE SOUTH EAST*

High Wycombe, a vibrant and historic market town located in an Area of Outstanding Natural Beauty (AONB), has so much to offer: a compelling combination of superb transport links, outstanding schools and excellent shopping and leisure facilities.

Spurred on by government initiatives such as the Stamp Duty holiday and the Help to Buy scheme, property searches in the area have increased significantly in the past year. With the Stamp Duty holiday extended to the end of September, this demand has not shown any signs of slowing.

Tim Foreman, Managing Director of The Leaders Romans Group Land and New Homes division, comments: "This year has started off on a high - with the data indicating there is a strong appetite for house hunters in High Wycombe. The market is so buoyant - we have seen nearly a 20% increase in sales compared with this time last year.

"Our local office registered over 80% more property search applicants in January this year, compared with the same month last year. This increase has possibly been fuelled by the current lockdown freeing up more time for online house searches, plus a pent-up desire by many to move home.

"One of our challenges in High Wycombe is that demand is currently outstripping supply. Government initiatives such as the Stamp Duty holiday have meant a large proportion of available properties on the market have been snapped up, resulting in a limited stock of properties available to buy.

"New build schemes such as Abbey Barn Park are therefore helping to meet the demand for high quality homes in the area."

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Tim Foreman
*Managing Director of The
Leader Romans Group Land
and New Homes division*



Photography of Abbey Barn Park is indicative only.



High Wycombe



Hand & Flowers, Marlow



Roald Dahl Museum



There are plenty of shopping and dining options in and around High Wycombe.

HOMES WITH THE *space and flexibility* YOU NEED

OVER THE PAST YEAR, HOMES HAVE BECOME WHERE WE WORK, STUDY, GO TO SCHOOL, WATCH MOVIES, VIRTUALLY MEET WITH FRIENDS AND FAMILY, EXERCISE AND - IF WE'RE LUCKY - RELAX!

As a result of the Covid-19 pandemic, people are now looking for greater flexibility from their homes. At Abbey Barn Park, the popular townhouses have been cleverly designed to accommodate various living areas spread over three floors, lending themselves to being more adaptable as lifestyles change over the years.



Computer Generated Image is indicative only.

Townhouse living gives you the extra space to lead the lifestyle you want. You can adapt your home to suit what you need right now, but also in the future. Need a space to exercise? Or a dedicated home office? Or have you always dreamed of relaxing in your own library or cinema room? It's all possible with three storey living.

As well as adaptability, townhouses can provide you with additional privacy. As living areas are easily separated, you can press on with cooking in the open-plan kitchen downstairs, or enjoy a quiet environment to work in, whilst your children have a space to make a mess and let off steam. This is where three storey living comes into its own.

With an abundance of extra space, townhouses can be flexible to furniture layouts too, so you can make your home truly unique and adaptable to meet your needs as your family expands.

In essence, three storey homes work for all different stages of life, as they can evolve with you and your ever-changing needs, making them perfect whether you are a first time buyer, a growing family or rightsizers.

Call us today on 01494 854 706 to find out more about the townhouses available at Abbey Barn Park.



FLEXIBLE
living space



OUTDOOR LEARNING AT *forest school* IN ABBEY BARN PARK

WITH 34 ACRES OF PARKLAND AT THE HEART OF ABBEY BARN PARK, BERKELEY HAS ENABLED ACCESS TO A UNIQUE LEARNING ENVIRONMENT FOR THE CHILDREN AT ABBEY VIEW PRIMARY ACADEMY, BY PROVIDING DIRECT ACCESS TO THE RIDE AHEAD OF THE COUNTRY PARK OPENING TO THE PUBLIC.

Pupils can now explore the natural environment, learn how to work effectively together, and engage in team building pursuits and problem solving, such as learning to build shelters and cook on campfires in a safe environment, something they might not normally have the chance to do.

Vicky Wetherell, Forest School Lead at Abbey View Primary Academy explains: "We started our Forest School in The Ride last spring and now have two sessions a week. Forest School uses the natural woodland setting to enable children to experience free, holistic, child-led play and learning in an outdoor setting. We have also been able to use this unique learning environment to support a number of topics from the wider curriculum such as the Great Fire of London and the Stone Age - where the children have had the opportunity, first hand, to build their own shelters, learn about local natural materials and how to safely manage fire and use tools."

"We are so lucky to be able to use the Ride - Berkeley has created a secure and safe unique outdoor learning environment. We have our own gate from the school grounds which opens into a dedicated woodland area with a cluster of mature trees and saplings, known as a roundel. The children get the chance to take part in a whole host of new outdoor activities, from building natural shelters, to studying woodland habitats, to learning about the safety and dangers of fire and its benefits. A real favourite in the winter is heating milk on an open fire to make hot chocolate. We also had a lot of fun making campfire pancakes on Shrove Tuesday."

Miss Mirza, Principal at Abbey View Primary Academy, said: "During lockdown, our roundel has also been a brilliant place for key worker children to socialise in the fresh air, in a safe and fun environment."

"We are so lucky to be able to use The Ride - Berkeley has created a secure and safe unique outdoor learning environment."

Vicky Wetherell
Abbey View Primary
Academy



"The children get the chance to take part in a whole host of new outdoor activities"



"We've been able to use this unique learning experience to support a number of topics"



"A real favourite in the winter is heating milk on an open fire to make hot chocolate."



Thanks to Abbey View Primary Academy for the photography.

Meet our residents

DUNCAN AND ALYSSA



Duncan is a community-based Mental Health Nurse in Hillingdon for the NHS. Alyssa also works in Hillingdon as the Academic Principal at ACS Hillingdon International School. Alyssa is a dual- UK-US citizen raised in America and Duncan grew up in Hastings.

Uxbridge, West London has been home to Duncan, aged 43 and Alyssa, aged 41, since they got married eight years ago. Their work brought them to Hillingdon – a neighbourhood unfamiliar to them both – so they chose to rent a property, rather than buy. This enabled them to get a feel for the area, whilst saving for the deposit to buy their first home together.

Alyssa explains: “We rented for a long time, not only to save money towards a deposit, but we were also trying to decide where we wanted to settle, as neither of us are from the area. During the first lockdown, we re-evaluated our priorities and decided

it was time to bite the bullet, finally stop paying someone else’s mortgage and buy our first home together.”

“We love the fact that lots of our neighbours will be moving in around the same time, giving us the opportunity to become part of a new, growing community, particularly as neither of us have family nearby.”



Duncan continued: “When starting our search, we knew we wanted a new build property, ideally in a more rural location, with plenty of space. Our dream was to find a house with three bedrooms, a garage, garden and separate utility room. So Alyssa googled “new build properties near me” and that’s how we found Abbey Barn Park in High Wycombe. We had a look around the website and decided to request more information.

“The rest all happened in a whirlwind – four days later we were viewing the show home and then we made an offer the week after that – we decided to move fast to ensure we secured the house we wanted. Abbey Barn Park’s location was a big part of the appeal, as the houses are built around a fantastic country park known as The Ride.

“When we walked round the show home, we were so impressed by the quality of the fixtures and fittings that Berkeley include in their properties, it also gave us inspiration as to how our new home could look once complete.

“We were able to see the size and layout of the houses from floor plans and chose one that ticked all the boxes on our wish list. We also loved the fact that because it is a new build property, we could personalise it to our own taste. We got to choose the style of flooring; colour and style of kitchen cabinets; and the tiles in our new bathrooms.

“We are so thrilled to have the added bonus of the country park, with its open green space and are really looking forward to enjoying the walking trails that The Ride provides. Having lived in suburbia for such a long time, it will be amazing to have so many lovely walks literally on our doorstep.

“After years of renting, we are most looking forward to having a home that is finally ours. We are buying a beautiful blank canvas, that we can make our mark on. We are really excited about the fact that everything will be new and finished to a high standard. We will be able to focus on the fun stuff, buying accessories, and just enjoy living in our home rather than moving into a home that requires a great deal of remodelling or modernisation.

“We are so thrilled to have the added bonus of the country park, with its open green space”

NEW SHOWHOME AT ABBEY BARN PARK SHOWCASES

townhouse living



ROB BURTON



DANIEL MUMFORD

A COMPELLING PARTNERSHIP FOR OVER 15 YEARS, ROB BURTON AND DANIEL MUMFORD, CO-FOUNDERS OF DAPA, HAVE WORKED WITH SOME OF THE LARGEST AND MOST PRESTIGIOUS DEVELOPERS IN THE UK.

Specialising in the luxury end of the market in London and the South East of England, Dapa ensures that every scheme is tailored to reflect individual client brand values and target audiences, delivering a highly regarded, bespoke design led service.

Their creative and award-winning design team consistently create on trend, forward thinking designs to emulate modern lifestyles, that will resonate with prospective customers.

Dapa has recently brought its talented touch to Abbey Barn Park, designing and dressing a new showhome for the latest phase, Evergreen Walk. The result is a stunning showcase for the flexible accommodation that these four bedroom townhouses offer.

The property is spread across three storeys - the ground floor features a fabulous open-plan living space ideal for the demands of family life, with dedicated zones for cooking, eating and relaxing. The first floor features a separate living room, which can either be used as an adult space or a dedicated playroom for the children; plus a master bedroom with en suite bathroom. The top floor is home to three further bedrooms, plus a family bathroom.

“Our design is contemporary yet practical - to highlight the flexibility of the property.”

Rebecca Harris
Senior Sales Manager, Dapa Interiors

Rebecca Harris, Senior Sales Manager at Dapa Interiors, explains: “Designing a showhome is not only about showcasing the living accommodation available, but also about creating an aspirational lifestyle. For our second showhome at this prestigious development, the brief, was to emulate the lifestyle of a professional, well-travelled family with a teenage son.

“Our design is contemporary, yet practical - to highlight the flexibility of the property. The entrance hall leads to a bright and spacious open-plan kitchen with a feature breakfast bar, plus dining and family area. Chevron backed bar stools in warm grey velvet are complemented by dining chairs with contrasting back fabric and piping. A stunning rich blue curved sofa is enhanced by oversized and abstract artwork, to complete this vibrant, luxurious space. Outside, the landscaped garden features a dedicated alfresco dining area with furniture in a grey washed wood blend.

“Upstairs, the first floor living room boasts a Santorini blue and rust feature wallpaper with an ivory bespoke corner sofa, complemented by a rich blue upholstered footstool enhanced by bespoke artwork. A strong architectural brass pendant light and design led geometric sideboard in brass and ebony complete this room. The main bedroom is also on this floor and boasts a dual fabric fluted wall-to-wall headboard, with a deep blue feature wallpaper to set the tone, bespoke ethereal artwork and elegant brass chandelier.



“On the top floor, a guest bedroom includes a bespoke banquette seating area with storage beneath, bespoke abstract artwork and brass framed shelving above. Light grey shagreen bedside tables frame a king size bed, to create a luxurious room for overnight visitors.

“The next bedroom is styled for a teenage boy - with a deep rust and ivory geometric designed headboard and a brass and mango wood bedside table.

“With so many now working from home, the final bedroom has been designed as a study for two. Stunning bespoke joinery in grey oak and brass creates a functional working area, with a generous, practical desk top space, with drawers and high-level shelving for ample storage.”

To view our showhomes, please call 01494 854 706 to book your appointment, or visit www.abbeybarn.co.uk for more information.



“With so many now working from home, the final bedroom has been designed as a study for two.”

Rebecca Harris
Senior Sales Manager,
Dapa Interiors

Show home photography of Abbey Barn Park townhouse is indicative only.





Spotlight

ON APARTMENT 76

Overlooking the stunning country park, this contemporary two bedroom apartment on the third floor of Elmwood House is beautifully finished throughout, making it a welcoming sanctuary to come home to each day.

Making the most of its beautiful setting, this apartment offers a flexible, open-plan living area featuring a stylish kitchen fully fitted with integrated Bosch appliances.

The two double bedrooms are calming spaces with high quality carpet underfoot, and there is a built-in wardrobe included in the principal bedroom. A luxuriously finished bathroom completes the accommodation. There is underfloor

heating throughout, and two allocated parking spaces to make life even more convenient.

This apartment will be ready to move into this Autumn and comes with a 999 year lease. For first-time buyers, it's available with Help to Buy: Equity Loan, meaning you can buy your first home at Abbey Barn Park with just a 5% deposit. Combined with acres of green space on your doorstep and easy access to local amenities and transport links, it is the ideal choice for your first home.

For more information or to book your appointment, please call us on 01494 854 706.

**2 BEDROOM
APARTMENT
PRICE
£337,500**



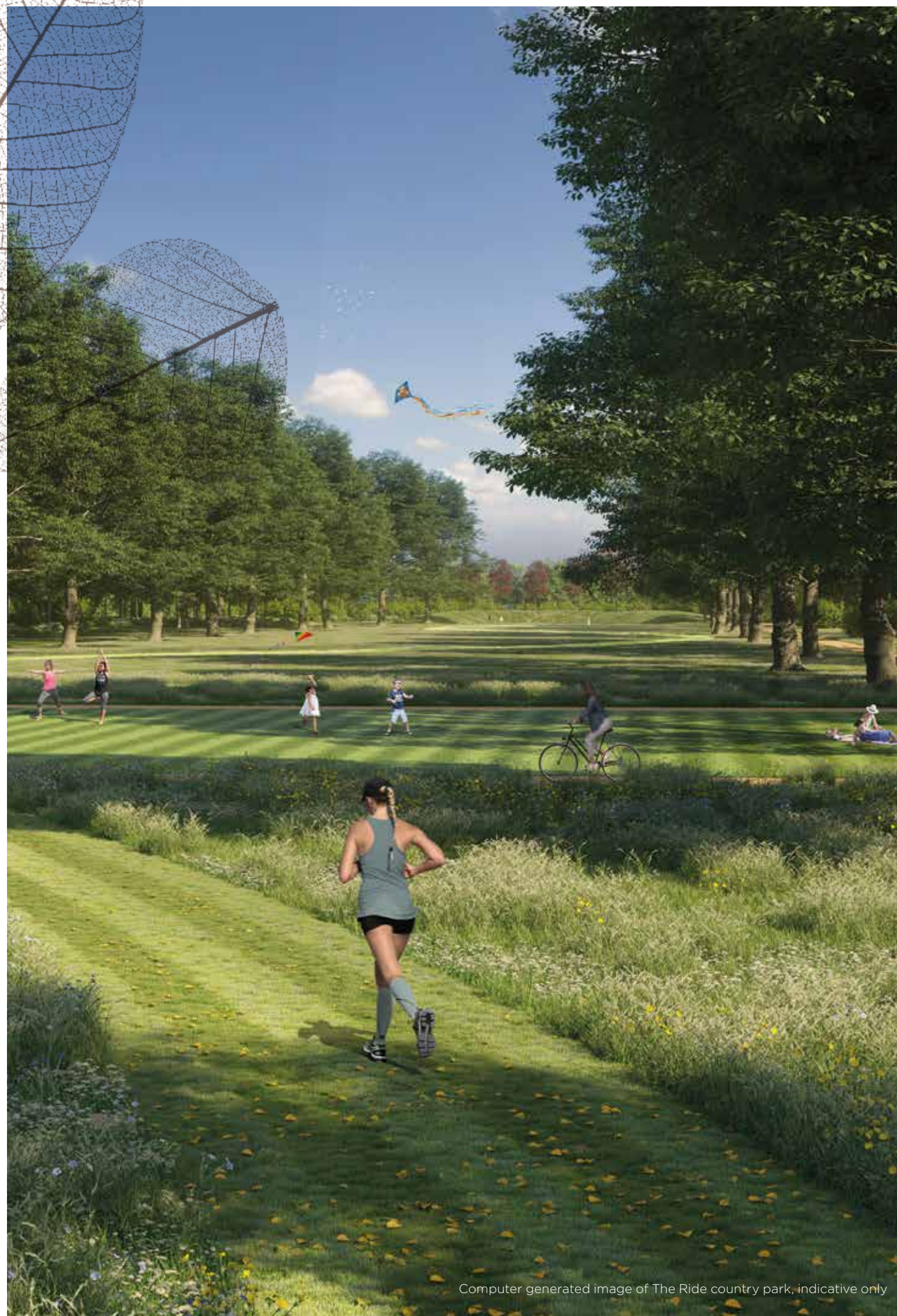
Backed by
HM Government

**AVAILABLE WITH JUST A 5% DEPOSIT WITH HELP TO BUY
- First Time Buyers only**



Apartment photography of a previous Berkeley showhome is indicative only





Computer generated image of The Ride country park, indicative only

Meet Leah

LEAH GORMAN



SALES CONSULTANT AT ABBEY BARN PARK

WE TALK TO LEAH, A SALES CONSULTANT AT ABBEY BARN PARK, ABOUT WHAT IT'S LIKE TO WORK THERE AND HOW APPOINTMENTS ARE BEING RUN IN LINE WITH GOVERNMENT GUIDANCE TO KEEP PEOPLE SAFE.

Q: How long have you been working here?

A: Just over a year now at Abbey Barn Park - I joined the development on the 8th February 2020.

Q: What do you enjoy most about your job?

A: The people that I meet and the fact every day is different. I find it a pleasure to be involved in such a life changing decision for people, and I like being able to make a positive difference to what can sometimes be a stressful experience. If I can ensure our customer's enjoy their journey it can really take the pressure off them.

Q: What do you think is the best thing about Abbey Barn Park?

A: The country park definitely! The fact that it has a fitness trail wrapping around the circumference, I wish I could get out there running on my lunch break!

Q: How are you keeping people safe during appointments?

A: First and foremost, prior to appointments we are ensuring we communicate our guidelines to all of our customers. These include all the safety measures we have implemented since Coronavirus, where we ensure everyone's temperature is checked on arrival and we have sanitising stations throughout the office, and we are lucky enough to have a spacious office where it is easy to socially distance! We clean the show homes handles, surfaces etc. in between visits because it is so important that our customers can feel the Berkeley quality!

Q: If people don't want to visit in person, can they view the homes virtually?

A: Of course, we have been carrying out virtual appointments since March last year, and some customers have even purchased virtually without ever visiting! We look forward to the day that they do however!



ABBHEY BARN PARK

HIGH WYCOMBE | BUCKINGHAMSHIRE

WOODLAND PATHS FOR WALKIES

Find your happy place

2 bedroom apartments from £337,500 - Available with Help to Buy*
3 & 4 bedroom houses from £485,000

Discover your favourite spot for woodland walks at Abbey Barn Park, a thriving 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 enjoys a striking rural location on the outskirts of a buoyant market town with superb amenities - with Central London accessible in just 26 minutes* by train.

Book your appointment today
01494 855 626

abbeybarn@berkeleygroup.co.uk
www.abbey-barn.co.uk

Sales & Marketing Suite open daily 10am - 5pm
Abbey Barn Lane, High Wycombe,
Buckinghamshire HP10 9QQ

Price correct at time of going to press and subject to availability.
*Travel times are approximate. *Help to Buy terms and conditions
apply, visit www.helpstobuy.gov.uk for more information.

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