



# COUNTRY PARK *Living*

## DESIGNER STYLE

Meet the interior designers  
behind our stunning  
new showhomes

## A PIECE OF HISTORY

Discover The Ride,  
Abbey Barn Park's  
unique country park

## OUTDOOR LIVING

How more time outside  
can boost your wellbeing

## WANT MORE SPACE AND CHOICE?

Three storeys could  
be the answer

## "WHY WE LEFT LONDON FOR ABBEY BARN PARK"

First-time buyers  
share their story

NATURALLY INSPIRING LIVING

ABBAY BARN PARK NEWS / ISSUE 1 / OCTOBER 2020

**Berkeley**  
Designed for life

# A PIECE OF *History*

THE RIDE IS THE STUNNING NEW COUNTRY PARK AT ABBEY BARN PARK, A HISTORIC LANDSCAPE SURROUNDED BY MATURE TREES.

Once part of Wycombe Abbey Park, the land around the Abbey Barn Park site has a long history. Loakes House was the original manor building, transformed in the early 1800s by architect James Wyatt into a striking Gothic-style residence, and renamed Wycombe Abbey.

The Ride was originally a stretch of landscaped green space created in the 1800's when an avenue of Lime trees was planted in Wycombe Abbey Park. This extended from Daws Hill House, a large farm house owned by the 3rd Lord Carrington. The original planting was later supplemented in the 1900s with a second line creating the view that can still be seen today.

Work is now beginning on breathing new life into The Ride and making it the centrepiece of Abbey Barn Park. With 34 acres of beautifully landscaped green space, it will feel like an extension of residents' gardens. There will be allotments to tend, play areas to scramble over, lawns to picnic on, and fields to run through. A range of different sports can be played on the multi-use games area, while community gardens will give residents the opportunity to meet neighbours and make friends.

Children will love the exciting play area. Inspired by a badger sett with tunnels, dens, slide, climbing logs and a labyrinth of paths, it will be the perfect place to let them and their imaginations run free.

Adults will be able to get active on the fitness trail too, a 1.5km circular loop through the lime trees, with outdoor exercise equipment for a workout in the fresh air.

As well as residents, The Ride will also be a welcoming place for wildlife. Planting includes native trees, shrubs and rough grassland to create a flourishing natural habitat and attract a rich diversity of animals, insects and birds. With this abundance of space, flora and fauna, The Ride is the ideal place for you to reconnect with nature.



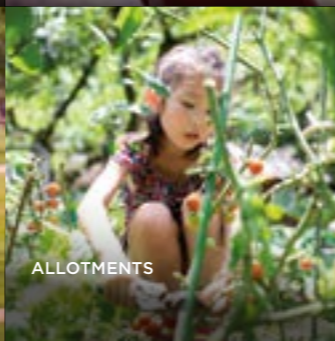
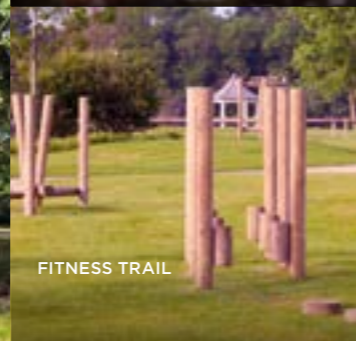
## MASTERPLAN

FITNESS TRAIL

PLAY TRAIL



OUR WORK  
ON THE RIDE  
IS UNDERWAY



# DISCOVER THE BENEFITS OF MORE TIME *Outside*

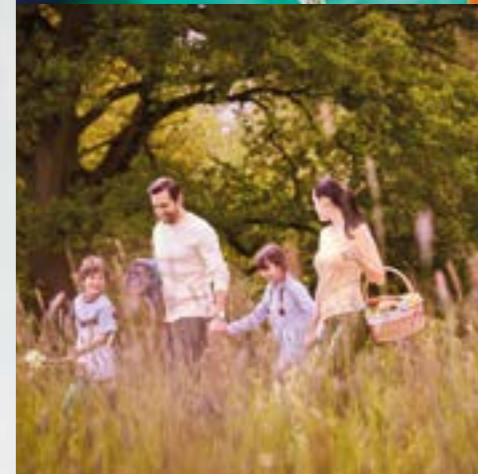
WITH ACRES OF GREEN SPACE, OUTDOOR LIVING IS CENTRAL TO LIFE AT ABBEY BARN PARK

**Outside space has become increasingly important in all our lives. Not only does outdoor activity such as walking, running and cycling bring health benefits, but time outside also helps us to feel more positive and boosts our sense of wellbeing. With over 40 acres of grounds and adjacent woodland, Abbey Barn Park gives you plenty of space to enjoy the great outdoors – all on your doorstep.**

As well as the 34 acre country park, there are pockets of green and wooded dells running through the development. Together, these form a safe green route all the way to the adjacent primary school, so you can walk or cycle there each day. They are also home to ponds, hedgerows and nature-friendly planting, creating a relaxing environment and lots of places to explore.

Deangarden Wood runs along the northern edge of Abbey Barn Park. Trails and footpaths weave their way between the trees, giving you more options for running or walking. The Chiltern Rangers is a local voluntary group that looks after the woods. They will have a new base at Abbey Barn Park, supporting them in their work and making it easy for you to be involved with their important work.

Abbey Barn Park makes spending time outside so accessible. Just open your door and off you go. Whether it's to get active, enjoy stress-relieving activities such as gardening, or simply meet with friends in the open air, you will feel so much better physically and mentally for being outside and connecting with nature.



## MAKE YOUR GARDEN MORE BEE-FRIENDLY

Perspective buyers at Abbey Barn Park have been receiving Beebombs, a wildflower seed ball packed full of bee-friendly seeds. Simply scatter these seeds onto a clear patch of ground in your garden and wait – no watering or tending required! Before too long, you will have a glorious meadow of colourful wildflowers to brighten your garden and attract butterflies and bees, which are vital for biodiversity.





### CREATING A BALANCED APPROACH

While some people find that working from home has freed up their time, particularly if they have long commutes, others have found the opposite. It's very easy to carry on working late into the evening when your work is at home.

Some people also find it harder to focus when not in the office. To help you achieve a better work/life balance, try the following:

**Create a schedule.**

**Establish set working hours.**

**Block social media distractions while you're working.**

**Make time to get outside and do something active.**



ENJOY MORE SPACE AND CHOICE WITH

## three storey living

AN EXTRA FLOOR CAN MAKE ALL THE DIFFERENCE NOW  
WE'RE ALL SPENDING MORE TIME AT HOME.



**Offices may slowly be reopening, but for many of us, working from home is an option that looks like it is here to stay. That can bring huge benefits, allowing you to cut your commute, spend more time with family and on interests and activities, and giving greater choice and flexibility over where you choose to live.**

If you do opt for more remote working, then having a dedicated space for your office is the ideal scenario. Somewhere quiet and separate from the rest of the house will make it even easier to leave work behind when you've finished for the day. That's where three storey living comes in. Abbey Barn Park gives you this choice, with many houses offering bedroom and living space across the top two floors.

With three storeys to choose from, you can dedicate one room to your office, kitting it out with a good desk and chair, task lighting and storage for paperwork and files. This would also give you a space to tackle all those life admin tasks, or somewhere quiet for the children to do homework.

A home office isn't the only option for your extra room. How about turning it into your own fitness or yoga studio? Or a space where you can finally enjoy your hobbies, whether that's playing musical instruments, painting, or crafts? Or how about a peaceful library you can escape to, with a comfy chair to sink into as you read? Just imagine that...

If you want to keep the third storey for a bedroom, a separate area for guests can also work well. It gives them some privacy, and when not in use, you can just shut the door. And if you have teenagers in the house, make it a floor for them, so you can all have your own space, then spend time together in the living areas downstairs.



## SAVE MONEY WITH THE STAMP DUTY HOLIDAY

The introduction of the Stamp Duty Holiday means that you could save thousands of pounds when you buy a new home. Anyone completing on a main residence costing up to £500,000 before 31 March 2021 will not have to pay any stamp duty, and if you buy a home over £500,000, you will only be taxed on the value above this amount. So now really is a fantastic time to buy your new home at Abbey Barn Park. For more information, please speak to one of our sales consultants.

# Case study

ANEESHA AND AVIK



First-time buyers Aneesha and Avik share their story of why they're choosing to leave London and buy at Abbey Barn Park.

**Aneesha and Avik Banerjee both work in the capital and are currently renting a two bedroom flat in Canning Town, East London. Aneesha is a lawyer for a tech banking company in Holborn and Avik is a banker based in Canary Wharf. When they began looking to buy, they realised that moving out of London might be the answer.**

"Living and working in London has made our commute very easy, whilst we have been saving hard to buy our first home," says Aneesha. "Unfortunately, we can't afford to buy the size of home we want in London, so we started looking at property in the Home Counties, focusing on key commuter towns.

"Some of our friends already own Berkeley properties in London and we were very impressed by the quality of design and the finish. So we decided

**" We loved the whole vision for the development and the setting is just beautiful"**



**"I particularly like the ground floor layout as it has an open plan living/dining space as well as a separate kitchen"**



**" We knew that our new home needed to have enough space for us to have separate rooms to work from"**

to research commuter locations where Berkeley is currently building new homes close to good transport links."

Aneesha and Avik were delighted to discover that Berkeley are creating Abbey Barn Park, in High Wycombe, and decided to investigate further.

"We were so impressed by just how much more we would get for our money," Aneesha explains. "We chose a three-bedroom detached property, as having plenty of room was crucial! Like many, we have both been working from home during lockdown. We knew that our new home needed to have enough space for us to have separate rooms to work from should it ever happen again! Having three bedrooms means we also have space to start a family.

"I particularly like the ground floor layout as it has an open plan living/dining space as well as a separate kitchen. We've also got a lovely garden and garage.

"We loved the whole vision for the development and the setting is just beautiful. Avik enjoys keeping fit, so was pleased that the development will have fitness trails and woodland walks. It will also be lovely for us when we have children to enjoy it with.

"Abbey Barn Park is close to the station, so commuting back into London will be very straightforward for us both as we can get a direct train from High Wycombe into Marylebone.

"We chose to reserve our house off plan in mid-June, during lockdown, before the show homes opened, as we know that Berkeley builds high quality homes to a great specification.

"We paid £525,000 for our house and were able to buy it under the Help to Buy scheme. We were also delighted to hear of the newly introduced Stamp Duty holiday - it means we will now have the added bonus of very little Stamp Duty to pay."

To book your appointment to view Abbey Barn Park and discover its spacious homes and appealing lifestyle, call us today on **01494 854483**.

**" Commuting back into London will be very straightforward for us both"**

# Discover

## THE BEAUTIFUL NEW SHOW HOMES AT ABBEY BARN PARK



### DESIGN DUO ZETTER BLUNT EXPLAIN THEIR APPROACH TO THE SHOW HOMES AT ABBEY BARN PARK



Grace Zetter and Hannah Blunt are a creative partnership of interior designers known as Zetter Blunt Design. Having worked together for seven years, they have developed a strong working relationship with a unique style, as well as their own little black book of suppliers and artisans.

Zetter Blunt Design creates confident, on-trend aesthetics, embracing seasonal colour trends, organic materials and artwork to create distinctive interiors for developers, which perspective buyers will remember.

Berkeley Homes recently commissioned Zetter Blunt Design to style two of the properties within its first collection of show homes at Abbey Barn Park, and showcase the range of flexible accommodation on offer.

Grace and Hannah explain their approach to creating these stylish and memorable interiors. “We design spaces that reflect the character and lifestyle of the perspective purchasers, and curate carefully selected pieces that will make a lasting impact on them, bringing out the best in the space given.



“Abbey Barn Park is a stunning new development featuring a wide selection of properties designed to appeal to a broad range of purchasers. We were asked by Berkeley to design two houses – one with three bedrooms, the other with four – to reflect the lifestyles of two specific purchaser profiles: a young couple creating their first home; and an established family with three children.

“The Beech is a detached three bedroom home (1075 sq.ft), featuring a large living/ dining entertaining space with separate kitchen. This house has been styled to reflect the lifestyle of a young couple of creative professionals, who work in London and have just bought their first home together.

“We adopted a style influenced by a new trend called Japandi – a blend of Danish and Japanese culture – accessorising the home with fabrics inspired by the latest fashion trends. Cobalt blue was our chosen statement colour – a big Pantone trend for 2020 – complemented by a mix of textures, fabrics and artwork styles to create key points of interest for perspective buyers. The main entertaining space showcases an eclectic mix of ceramic accessories and Danish artwork to complete the look.

“The Hazel is a substantial detached four bedroom house (1602 sq.ft), which reflects the lifestyle of a family of five. There’s a teenage son, who currently goes to Royal Grammar School in High Wycombe, and three-year-old twin girls.

“Our aim with this property was to showcase effortless, natural family living by blending traditional styles with how families want to live today. William Morris wallpaper and bespoke panelling in the kitchen are complemented by one-off textural art pieces and bold colour palettes such as chalky emerald green. We also chose to create a formal living area offering a luxurious escape for adults to socialise and entertain.

“Prospective buyers at Abbey Barn Park will all have their own personal tastes and styles, so it’s key for the homes to be designed to appeal to a wide range of preferences.”

If you’re interested in viewing the new show homes, call 01494 857271 to book your appointment, or visit [www.abbey-barn.co.uk](http://www.abbey-barn.co.uk) for more information. Homes at Abbey Barn Park are available from £250,000\* for a one bedroom apartment.

\*Price correct at time of going to press, October 2020.





## ABBHEY BARN PARK

HIGH WYCOMBE | BUCKINGHAMSHIRE

# Discover MEADOW VALE AT ABBHEY BARN PARK



## 2, 3, 4 & 5 BEDROOM HOUSES NOW AVAILABLE

Meadow Vale is a new collection of beautiful and spacious houses launching this autumn at Abbey Barn Park. Enjoy a superb quality of life at this leafy development, with a 34-acre country park and neighbouring woodland, located just 10 minutes\*\* from the amenities and transport links of High Wycombe.

2 BEDROOM HOMES FROM £375,000\* 3 BEDROOM HOMES FROM £510,000\*  
REGISTER YOUR INTEREST TODAY

01494 855 451

[abbeybarn@berkeleygroup.co.uk](mailto:abbeybarn@berkeleygroup.co.uk)

[www.abbey-barn.co.uk](http://www.abbey-barn.co.uk)

**Sales & Marketing Suite** Abbey Barn Lane, High Wycombe, Buckinghamshire HP10 9QQ

\*Prices correct at time of going to press and subject to availability. \*\*From High Wycombe train station. Timing is approximate. Computer generated image and Showhome photography is indicative only.

**LIFE IS FOR LIVING. Naturally.**