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## ABBEY BARN PARK

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HIGH WYCOMBE | BUCKINGHAMSHIRE

DELL GARDENS  
BELMONT HOUSE & MULBERRY HOUSE APARTMENTS

**Berkeley**  
Designed for life



## 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 community 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.

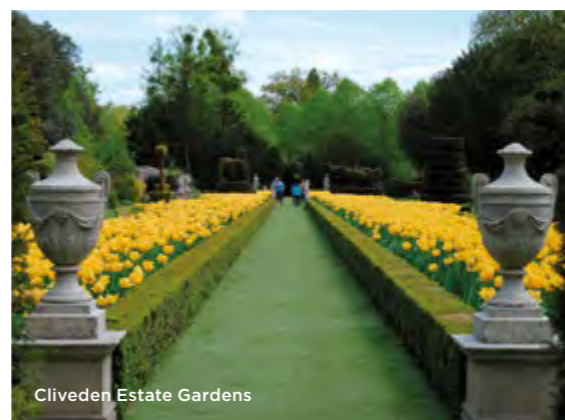
## THE PERFECT LOCATION

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 its own theatre, cinema and leisure centre, the town enjoys a varied mix of shops and restaurants, and excellent sports facilities nearby.

Nature and heritage are never far away from your new home at Abbey Barn Park. There are plenty of charm-filled towns and villages in the area to explore, including Marlow and Beaconsfield, 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 the perfect way to feel reinvigorated.

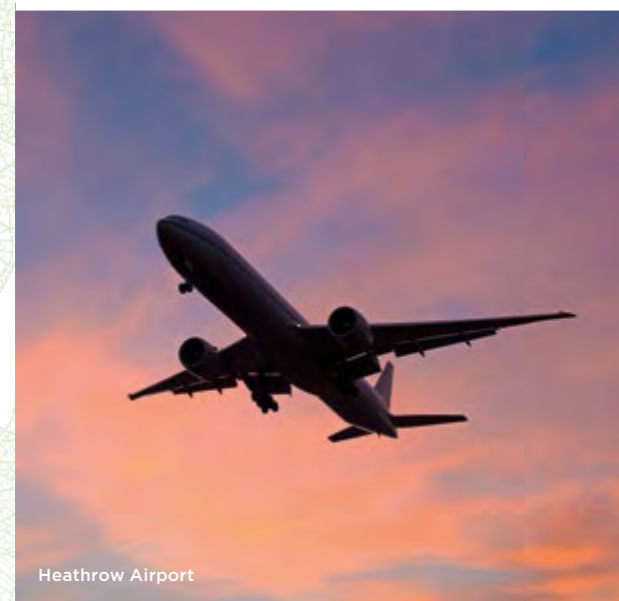
A popular choice for commuters, High Wycombe also benefits from superb road and rail connections, with trains into London Marylebone taking just 26 minutes. Road links are equally convenient, as the town is located close to the M40 and A40, and only a short drive from the M4 and the M25.



# EXCELLENT CONNECTIONS

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

You can access the M40 by car in 2.2 miles, and the M25 and the M4 in 10 miles. For international travel, Heathrow Airport is just 18 miles away. High Wycombe rail station is 2.6 miles away, with train services to London taking as little as 27 minutes, or to Oxford taking 41 minutes. There is also a direct bus route from Abbey Barn Park that will take you into High Wycombe town centre in 20 minutes.



Heathrow Airport



Wembley Stadium



Central London



Beaconsfield



Bicester Village



Chiltern Railways



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.

## 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 buzzy cafés, pubs and restaurants, including 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.

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 six miles of High Wycombe – are also popular shopping destinations, while Bicester Village designer outlet, 34 miles 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 fewer than three golf courses within an 8 mile drive of Abbey Barn Park.



# 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 The Crazy Bear
- 33 Prelibato

## SHOPPING

- 34 **The Eden Shopping centre**
- Blacks
  - House of Fraser
  - Pandora
  - M&S
  - Beaverbrooks
  - The Perfume Shop
  - Superdry
  - Waterstones
  - Zara

## Marlow

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

## Beaconsfield

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

## RETAIL OUTLETS/SUPERSTORES

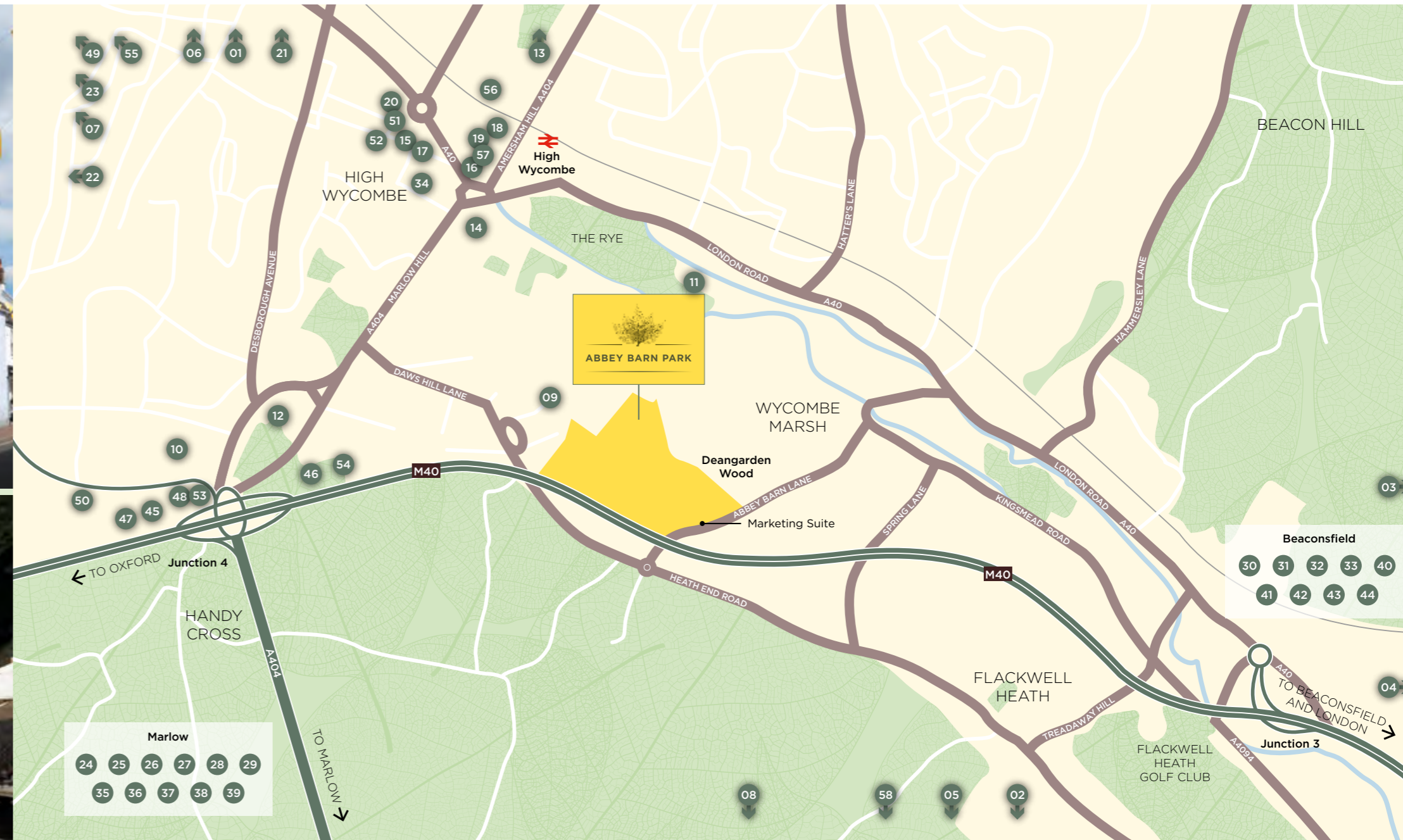
- 45 Asda Superstore
- 46 Waitrose & Partners
- 47 John Lewis & Partners
- 48 Next
- 49 Bicester Village

## SPORT AND LEISURE

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

## ART, CULTURE AND HERITAGE

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



## INSPIRED LEARNING

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

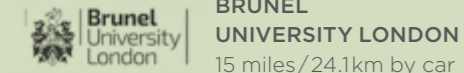
There are good train links into London for the capital's top universities, such as Imperial College London, UCL and LSE. Abbey Barn Park is well positioned for several institutions in the area too, including the world famous Oxford University.



**BUCKINGHAMSHIRE  
UNIVERSITY**  
2.3 miles/3.7km by car



**ROYAL HOLLOWAY  
UNIVERSITY OF LONDON**  
22.5 miles/36.2km by car



**BRUNEL  
UNIVERSITY LONDON**  
15 miles/24.1km by car



**UNIVERSITY  
OF OXFORD**  
27.5 miles/44.2km by car



**UNIVERSITY  
OF READING**  
19.5 miles/31.4km by car



**UNIVERSITY  
OF BEDFORDSHIRE**  
38 miles/61.1km by car

**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



## LONDON UNIVERSITIES

London Marylebone is just a 26-minute journey from High Wycombe Railway Station. From there, it is just a walk or tube journey to these top universities.

**REGENT'S UNIVERSITY**  
9 mins on foot

**UCL**  
9 mins by tube and on foot

**KING'S COLLEGE LONDON**  
21 mins by tube and on foot

**LONDON SCHOOL OF ECONOMICS**  
24 mins by tube and on foot

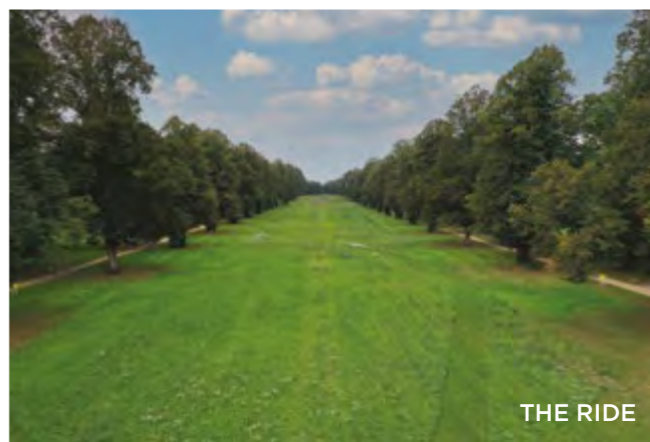
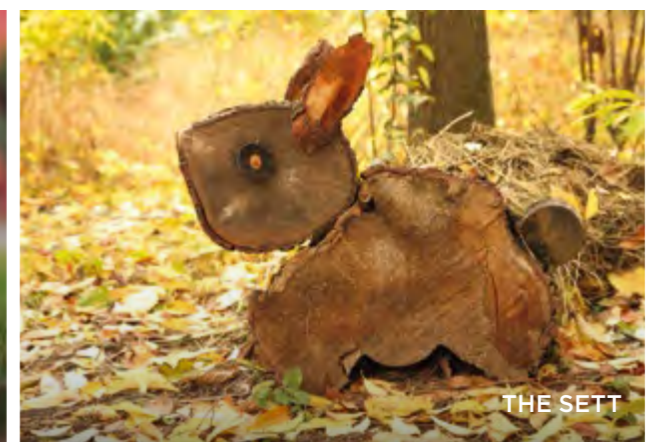
**IMPERIAL COLLEGE**  
27 mins by tube and on foot

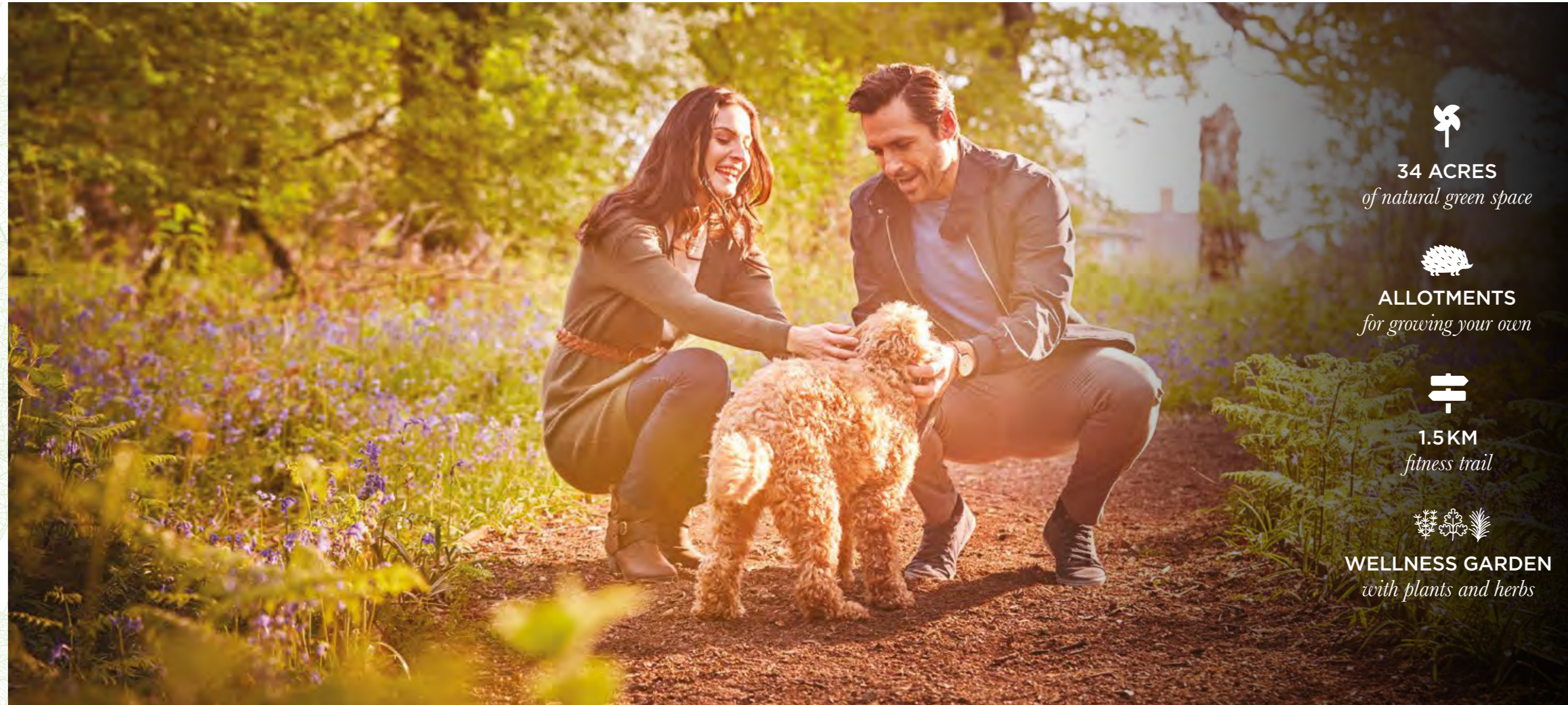
Travel times are approximate. Source: Google Maps





# THE PERFECT SETTING





**34 ACRES**  
*of natural green space*



**ALLOTMENTS**  
*for growing your own*



**1.5KM**  
*fitness trail*



**WELLNESS GARDEN**  
*with plants and herbs*

## GREENER SURROUNDS

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

### THE RIDE

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

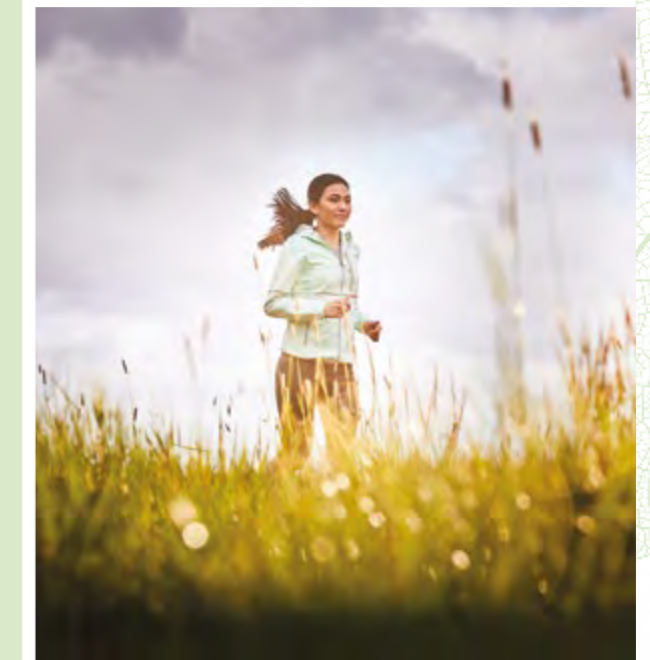
A multi-use games area and mini football pitches are available for sport, while community allotments will give you the opportunity to make new friends as the development grows.

### 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.



MULBERRY HOUSE

BELMONT HOUSE

## BEAUTIFUL NEW HOMES

Belmont House and Mulberry House, situated within Dell Gardens, are stylish collections of 1 and 2 bedroom apartments and 3 bedroom coach houses.

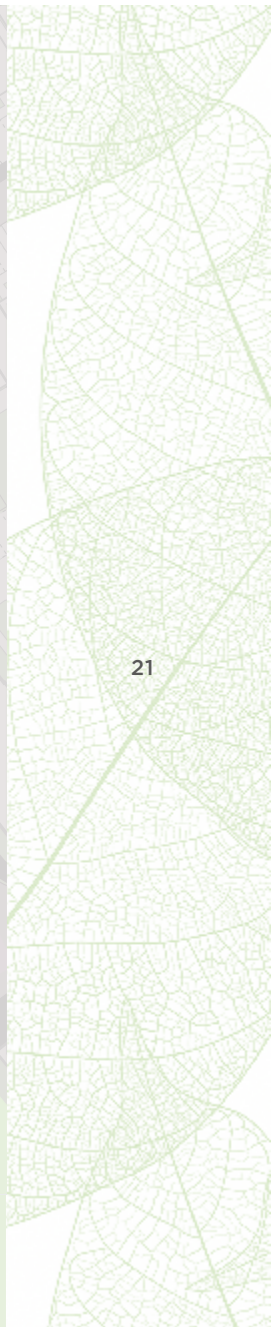
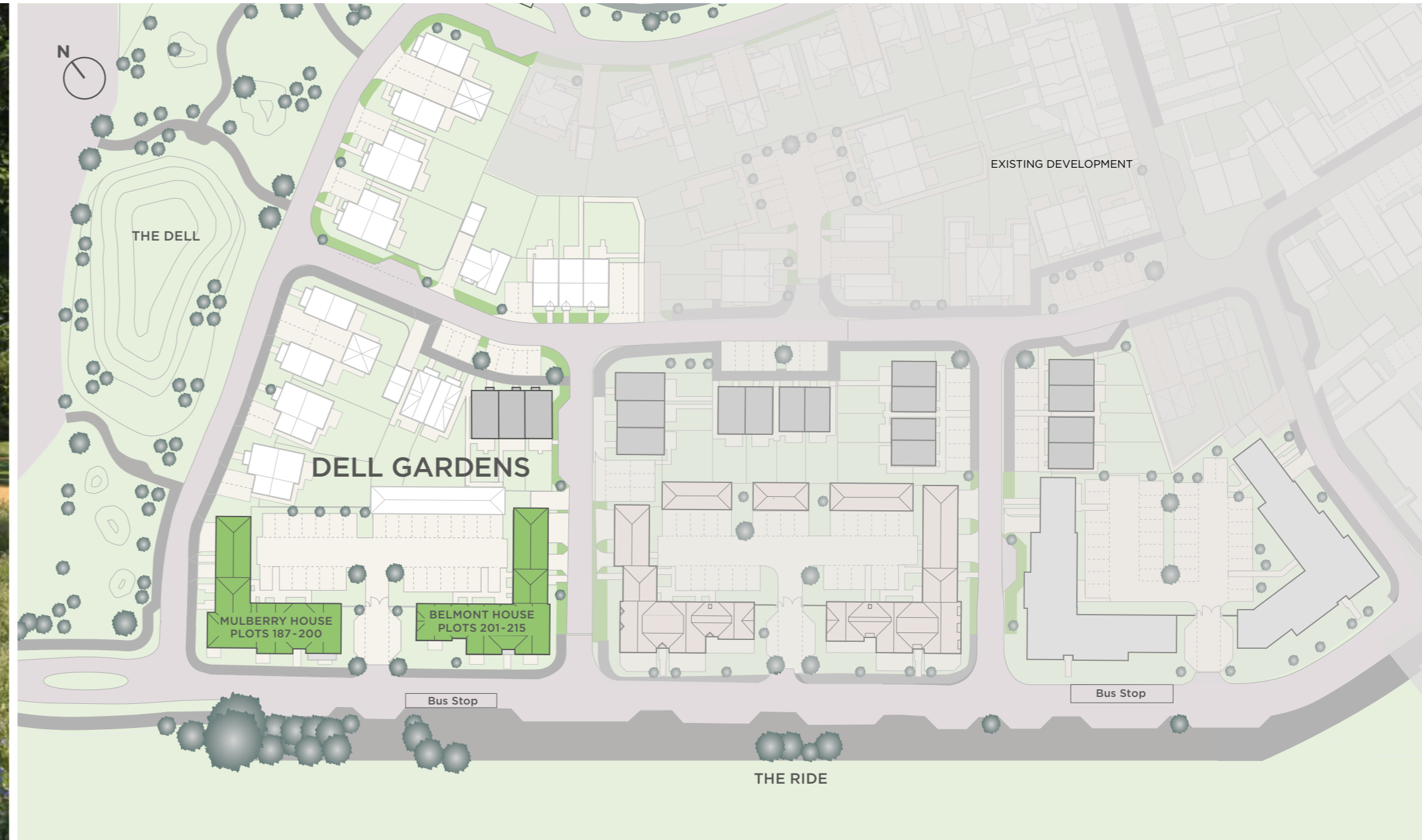
Designed to help life flow effortlessly, each home is filled with natural light and benefits from flexible, open-plan living spaces – perfect for socialising, entertaining and time to recharge.

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

Computer generated image of Belmont House and Mulberry House is indicative only



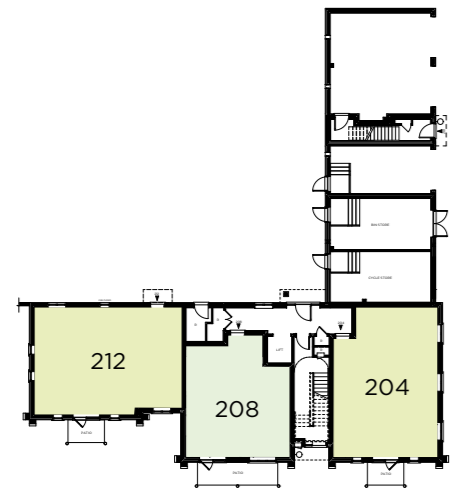
Computer generated image of The Ride is indicative only



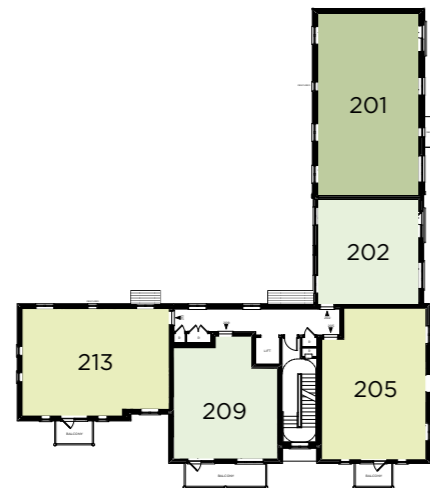
The Abbey Barn Park site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.

# BELMONT HOUSE

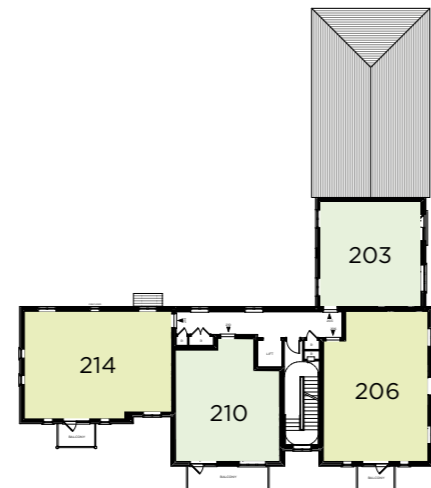
## APARTMENT LOCATOR



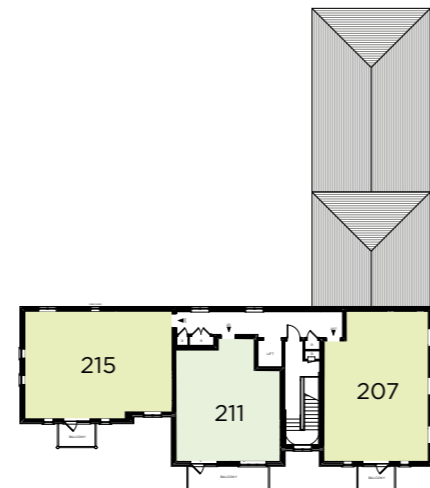
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

ONE BEDROOM

TWO BEDROOM

THREE BEDROOM



Computer generated image of Belmont House is indicative only

# BELMONT HOUSE

## GROUND FLOOR

PLOTS 204, 208 & 212

### PLOT 204

Total Area	65.4 sq m	704 sq ft
Kitchen	1.98m x 3.05m	6'6" x 10'0"
Living/Dining	4.77m x 3.59m	15'8" x 11'9"
Bedroom 1	3.47m x 3.36m (max)	11'5" x 11'0" (max)
Bedroom 2	3.47m x 2.70m	11'5" x 8'10"

### PLOT 208

Total Area	50.2 sq m	540 sq ft
Kitchen/Living/Dining	3.54m x 7.25m (max)	11'7" x 23'9" (max)
Bedroom	3.17m x 3.62m (max)	10'5" x 11'11" (max)

### PLOT 212

Total Area	68.3 sq m	735 sq ft
Kitchen/Living/Dining	5.89m x 3.71m	19'4" x 12'2"
Bedroom 1	3.69m x 3.26m (max)	12'1" x 10'8" (max)
Bedroom 2	2.82m x 3.24m	9'3" x 10'8"



See page 28 for 3 bedroom Coach House



# BELMONT HOUSE

## FIRST FLOOR

PLOTS 202, 205, 209 & 213

### PLOT 202

Total Area	46.2 sq m	498 sq ft
Kitchen	2.08m x 2.38m	6'10" x 7'10"
Living/Dining	4.52m x 3.27m	14'10" x 10'9"
Bedroom	3.21m x 3.45m (max)	10'6" x 11'4" (max)

### PLOT 205

Total Area	65.4 sq m	704 sq ft
Kitchen	1.98m x 3.05m	6'6" x 10'0"
Living/Dining	4.77m x 3.59m	15'8" x 11'9"
Bedroom 1	3.47m x 3.36m (max)	11'5" x 11'0" (max)
Bedroom 2	3.47m x 2.70m	11'5" x 8'10"

### PLOT 209

Total Area	50.2 sq m	540 sq ft
Kitchen/Living/Dining	3.54m x 7.25m (max)	11'7" x 23'9" (max)
Bedroom	3.17m x 3.62m (max)	10'5" x 11'11" (max)

### PLOT 213

Total Area	68.3 sq m	735 sq ft
Kitchen/Living/Dining	5.89m x 3.71m	19'4" x 12'2"
Bedroom 1	3.69m x 3.26m (max)	12'1" x 10'8" (max)
Bedroom 2	2.82m x 3.24m	9'3" x 10'8"



See page 28 for 3 bedroom Coach House



# BELMONT HOUSE

## SECOND FLOOR

PLOTS 203, 206, 210 & 214

### PLOT 203

Total Area	46.2 sq m	498 sq ft
Kitchen	2.08m x 2.38m	6'10" x 7'10"
Living/Dining	4.52m x 3.27m	14'10" x 10'9"
Bedroom	3.21m x 3.45m (max)	10'6" x 11'4" (max)

### PLOT 206

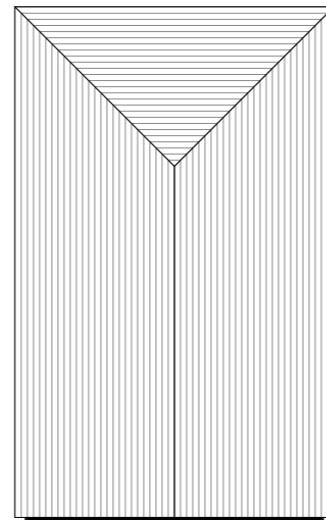
Total Area	65.4 sq m	704 sq ft
Kitchen	1.98m x 3.05m	6'6" x 10'0"
Living/Dining	4.77m x 3.59m	15'8" x 11'9"
Bedroom 1	3.47m x 3.36m (max)	11'5" x 11'0" (max)
Bedroom 2	3.47m x 2.70m	11'5" x 8'10"

### PLOT 210

Total Area	50.2 sq m	540 sq ft
Kitchen/Living/Dining	3.54m x 7.25m (max)	11'7" x 23'9" (max)
Bedroom	3.17m x 3.62m (max)	10'5" x 11'11" (max)

### PLOT 214

Total Area	68.3 sq m	735 sq ft
Kitchen/Living/Dining	5.89m x 3.71m	19'4" x 12'2"
Bedroom 1	3.69m x 3.26m (max)	12'1" x 10'8" (max)
Bedroom 2	2.82m x 3.24m	9'3" x 10'8"



# BELMONT HOUSE

## THIRD FLOOR

PLOTS 207, 211 & 215

### PLOT 207

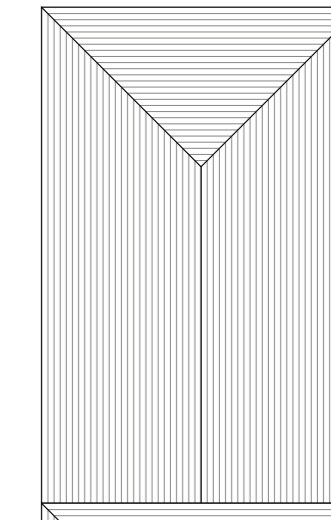
Total Area	65.4 sq m	704 sq ft
Kitchen	1.98m x 3.05m	6'6" x 10'0"
Living/Dining	4.77m x 3.59m	15'8" x 11'9"
Bedroom 1	3.47m x 3.36m (max)	11'5" x 11'0" (max)
Bedroom 2	3.47m x 2.70m	11'5" x 8'10"

### PLOT 211

Total Area	50.2 sq m	540 sq ft
Kitchen/Living/Dining	3.54m x 7.25m (max)	11'7" x 23'9" (max)
Bedroom	3.17m x 3.62m (max)	10'5" x 11'11" (max)

### PLOT 215

Total Area	68.3 sq m	735 sq ft
Kitchen/Living/Dining	5.89m x 3.71m	19'4" x 12'2"
Bedroom 1	3.69m x 3.26m (max)	12'1" x 10'8" (max)
Bedroom 2	2.82m x 3.24m	9'3" x 10'8"



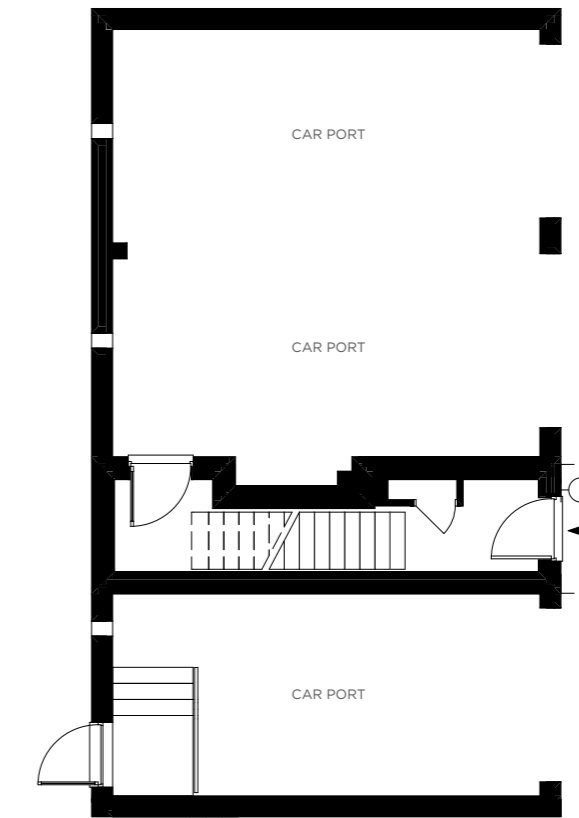


# BELMONT HOUSE

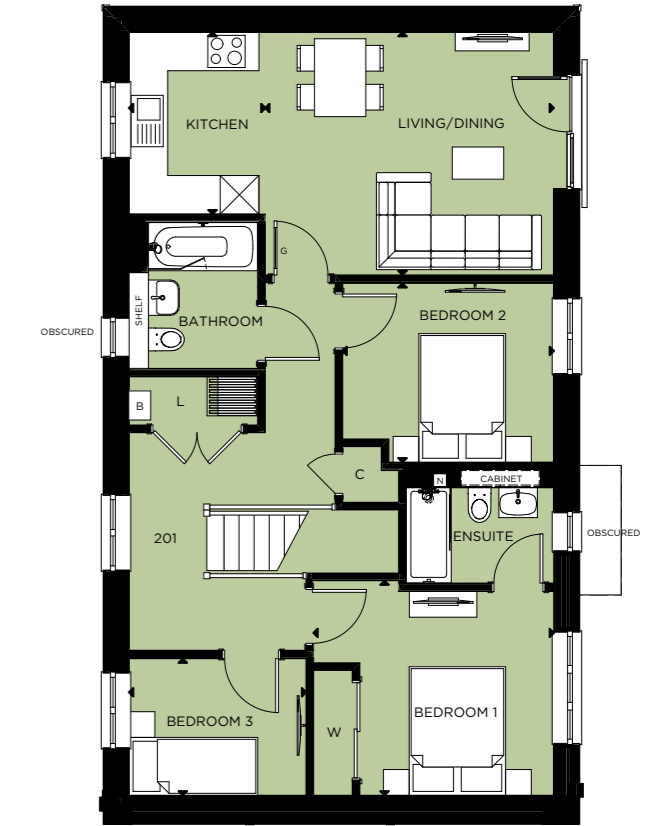
## THREE BEDROOM COACH HOUSE PLOT 201

### PLOT 201

Total Area	88.3 sq m	950 sq ft
Kitchen	2.11m x 2.83m	6'11" x 9'3"
Living/Dining	4.48m x 3.77m	14'8" x 12'4"
Bedroom 1	3.73m x 3.34m (max)	12'3" x 10'11" (max)
Bedroom 2	3.28m x 2.78m	10'9" x 9'1"
Bedroom 3	2.75m x 2.12m	9'0" x 6'11"



GROUND FLOOR



FIRST FLOOR

◀▶ Measurement Points    ☒ Tall Units    C Cupboard    W Wardrobe    B Boiler    G Glazed Door    N Niche    L Laundry    ... Change in Ceiling Height    R Riser

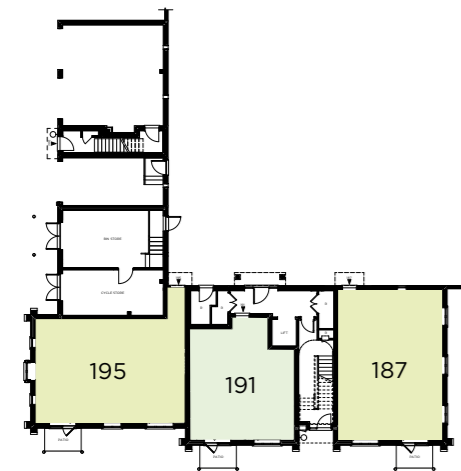
Computer generated image is indicative only

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.



# MULBERRY HOUSE

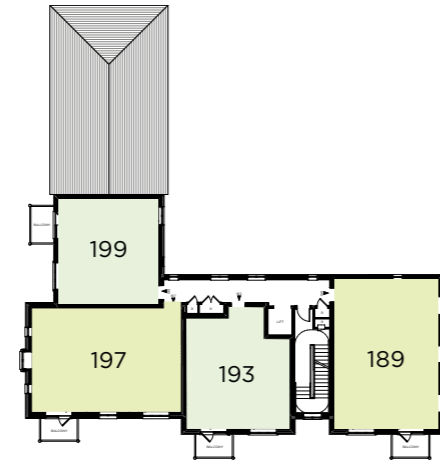
## APARTMENT LOCATOR



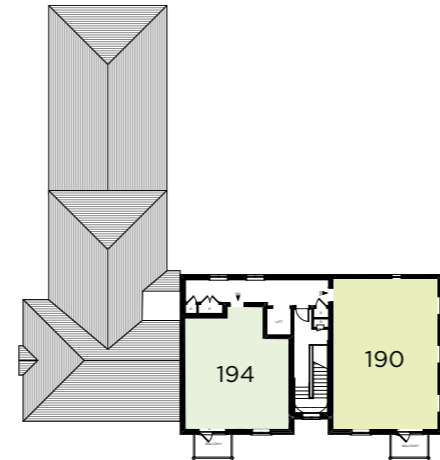
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM



Computer generated image of Mulberry House is indicative only

# MULBERRY HOUSE

## GROUND FLOOR PLOTS 187, 191 & 195

### PLOT 187

Total Area	68.6 sq m	738 sq ft
Living/Dining	4.77m x 3.59m	15'8" x 11'9"
Kitchen	1.98m x 3.40m	6'6" x 11'2"
Bedroom 1	3.47m x 3.38m (max)	11'5" x 11'1" (max)
Bedroom 2	3.47m x 2.70m	11'5" x 8'10"

### PLOT 191

Total Area	50.2 sq m	540 sq ft
Kitchen/Living/Dining	3.54m x 7.25m (max)	11'7" x 23'9" (max)
Bedroom	3.17m x 3.62m (max)	10'5" x 11'11" (max)

### PLOT 195

Total Area	70.8 sq m	762 sq ft
Kitchen	3.04m x 1.98m	10'0" x 6'6"
Living/Dining	3.59m x 4.77m	11'9" x 15'8"
Bedroom 1	3.37m x 3.47m (max)	11'1" x 11'5" (max)
Bedroom 2	2.70m x 3.47m	8'10" x 11'5"



# MULBERRY HOUSE

## FIRST FLOOR PLOTS 188, 192, 196 & 198

### PLOT 188

Total Area	68.6 sq m	738 sq ft
Living/Dining	4.77m x 3.59m	15'8" x 11'9"
Kitchen	1.98m x 3.40m	6'6" x 11'2"
Bedroom 1	3.47m x 3.38m (max)	11'5" x 11'1" (max)
Bedroom 2	3.47m x 2.70m	11'5" x 8'10"

### PLOT 192

Total Area	50.2 sq m	540 sq ft
Kitchen/Living/Dining	3.54m x 7.25m (max)	11'7" x 23'9" (max)
Bedroom	3.17m x 3.62m (max)	10'5" x 11'11" (max)

### PLOT 196

Total Area	68.4 sq m	736 sq ft
Kitchen	3.04m x 1.98m	10'0" x 6'6"
Living/Dining	3.59m x 4.77m	11'9" x 15'8"
Bedroom 1	3.37m x 3.47m (max)	11'1" x 11'5" (max)
Bedroom 2	2.70m x 3.47m	8'10" x 11'5"

### PLOT 198

Total Area	46.5 sq m	501 sq ft
Kitchen	2.09m x 2.40m	6'10" x 7'10"
Living/Dining	4.51m x 3.32m	14'10" x 10'11"
Bedroom	3.21m x 3.45m (max)	10'6" x 11'4" (max)



# MULBERRY HOUSE

## SECOND FLOOR

PLOTS 189, 193, 197 & 199

### PLOT 189

Total Area	68.6 sq m	738 sq ft
Living/Dining	4.77m x 3.59m	15'8" x 11'9"
Kitchen	1.98m x 3.40m	6'6" x 11'2"
Bedroom 1	3.47m x 3.38m (max)	11'5" x 11'1" (max)
Bedroom 2	3.47m x 2.70m	11'5" x 8'10"

### PLOT 193

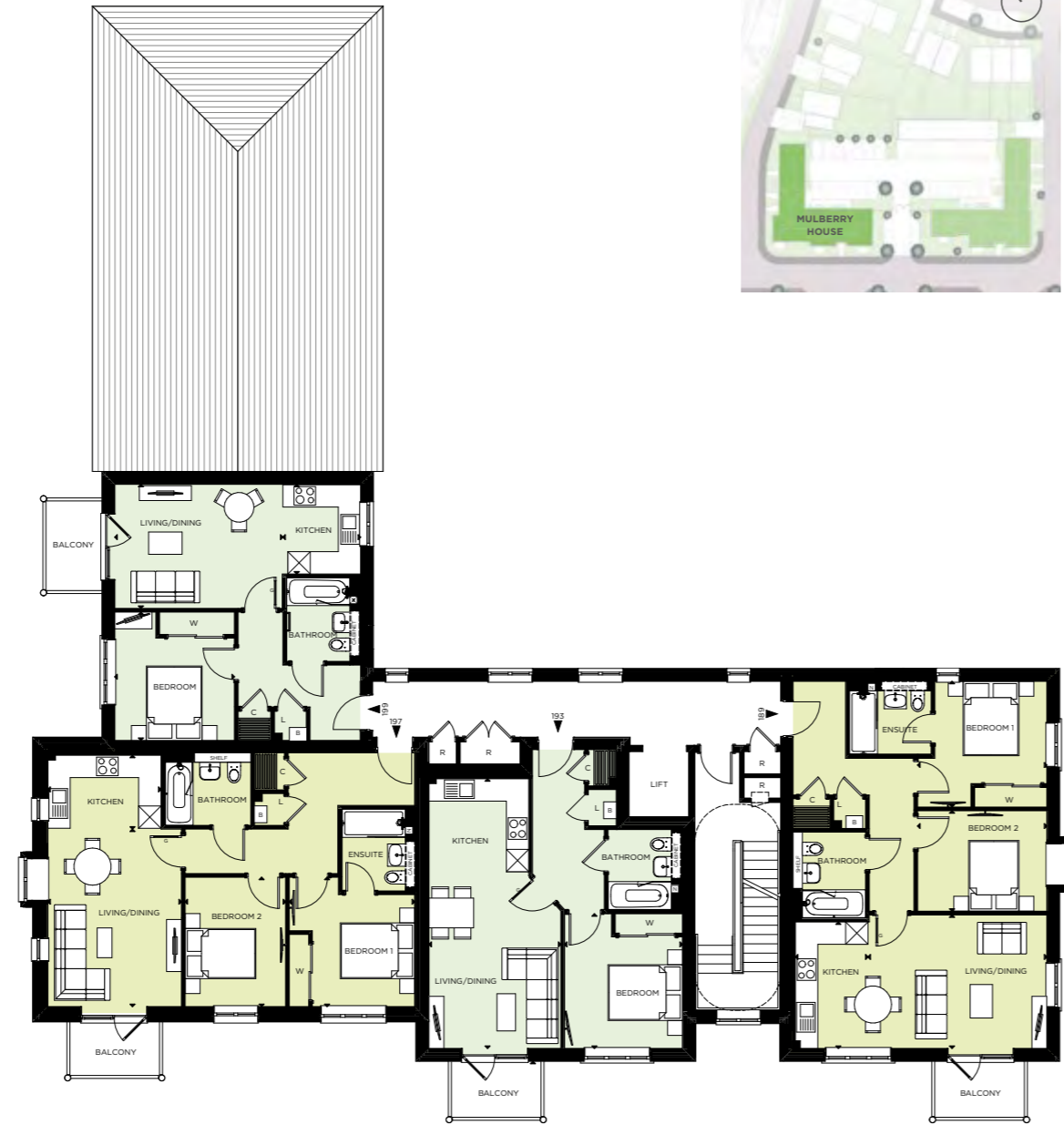
Total Area	50.2 sq m	540 sq ft
Kitchen/Living/Dining	3.54m x 7.25m (max)	11'7" x 23'9" (max)
Bedroom	3.17m x 3.62m (max)	10'5" x 11'11" (max)

### PLOT 197

Total Area	68.4 sq m	736 sq ft
Kitchen	3.04m x 1.98m	10'0" x 6'6"
Living/Dining	3.59m x 4.77m	11'9" x 15'8"
Bedroom 1	3.37m x 3.47m (max)	11'1" x 11'5" (max)
Bedroom 2	2.70m x 3.47m	8'10" x 11'5"

### PLOT 199

Total Area	46.5 sq m	501 sq ft
Kitchen	2.09m x 2.40m	6'10" x 7'10"
Living/Dining	4.51m x 3.32m	14'10" x 10'11"
Bedroom	3.21m x 3.45m (max)	10'6" x 11'4" (max)



# MULBERRY HOUSE

## THIRD FLOOR

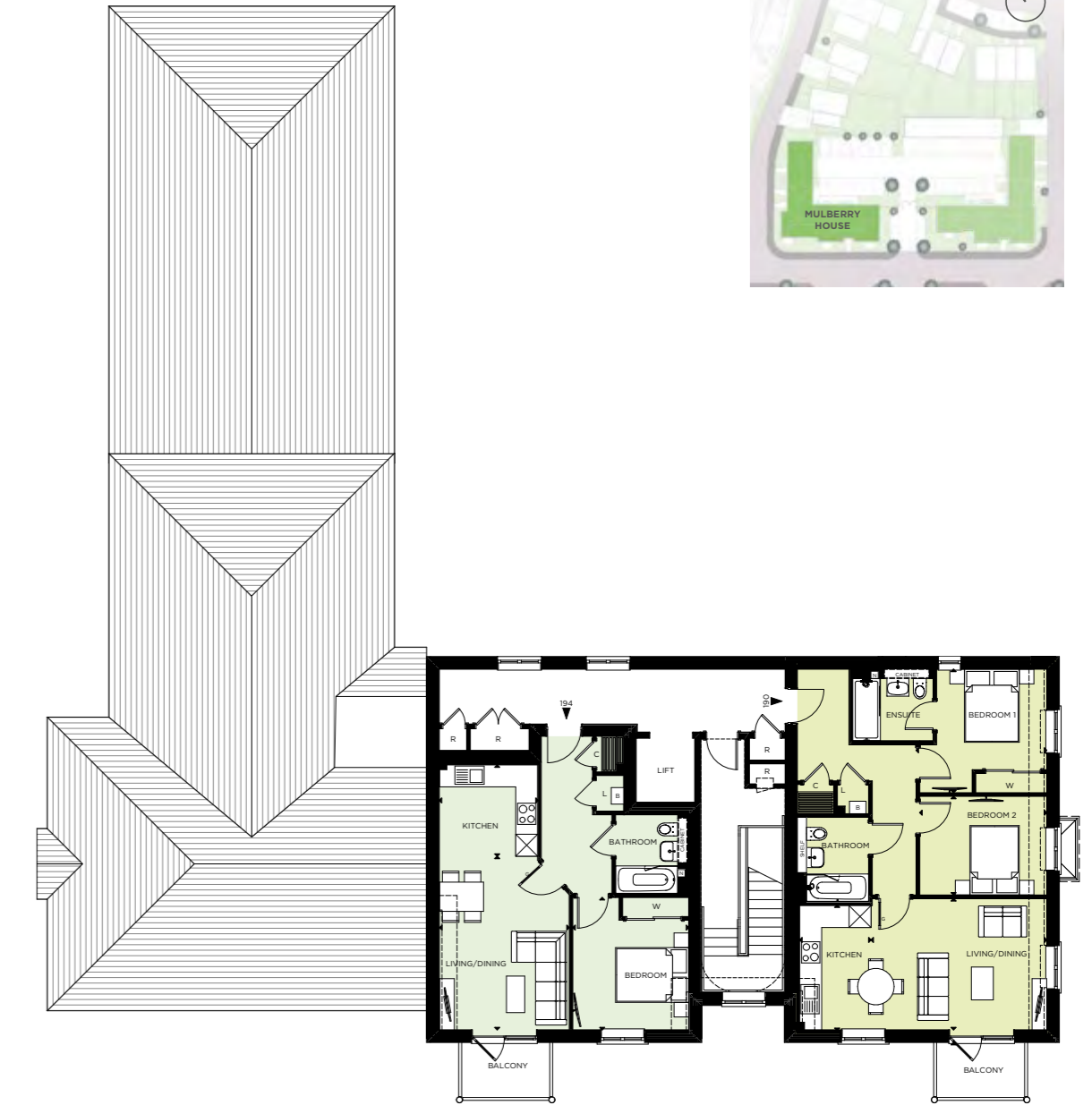
PLOTS 190 & 194

### PLOT 190

Total Area	68.6 sq m	738 sq ft
Living/Dining	4.77m x 3.59m	15'8" x 11'9"
Kitchen	1.98m x 3.40m	6'6" x 11'2"
Bedroom 1	3.47m x 3.38m (max)	11'5" x 11'1" (max)
Bedroom 2	3.47m x 2.70m	11'5" x 8'10"

### PLOT 194

Total Area	50.2 sq m	540 sq ft
Kitchen/Living/Dining	3.54m x 7.25m (max)	11'7" x 23'9" (max)
Bedroom	3.17m x 3.62m (max)	10'5" x 11'11" (max)





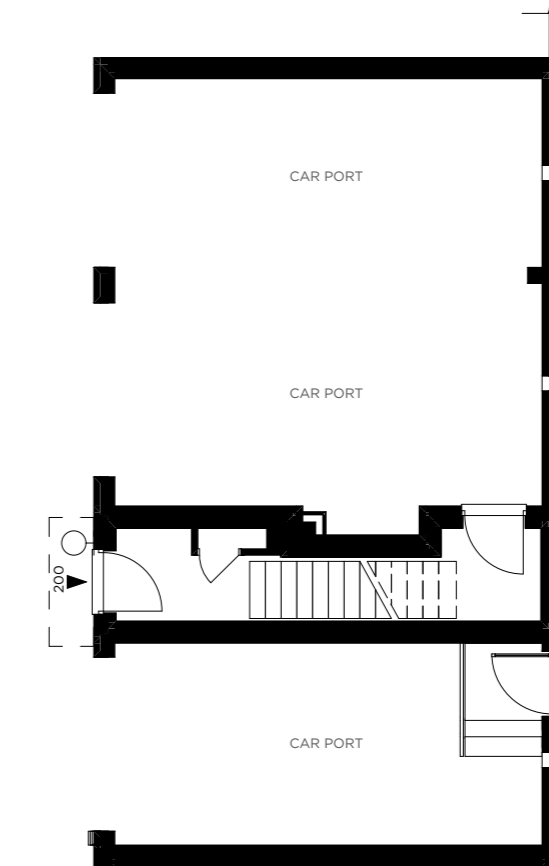
Computer generated image is indicative only

# MULBERRY HOUSE

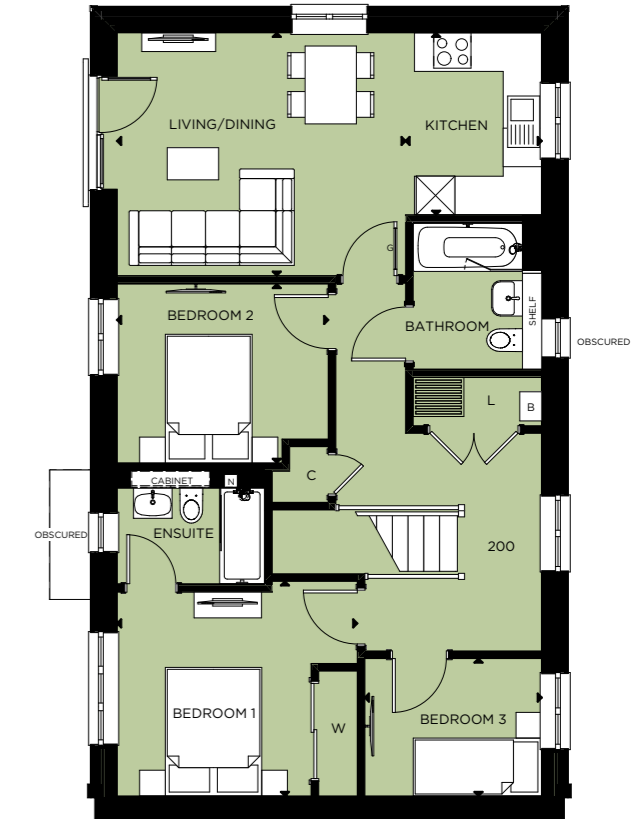
## THREE BEDROOM COACH HOUSE PLOT 200

### PLOT 200

Total Area	88.5 sq m	953 sq ft
Kitchen	2.11m x 2.83m	6'11" x 9'3"
Living/Dining	4.48m x 3.77m	14'8" x 12'4"
Bedroom 1	3.73m x 3.33m (max)	12'3" x 10'11" (max)
Bedroom 2	3.28m x 2.78m	10'9" x 9'1"
Bedroom 3	2.75m x 2.13m	9'0" x 7'0"



GROUND FLOOR



FIRST FLOOR

◀ Measurement Points ☒ Tall Units C Cupboard W Wardrobe B Boiler G Glazed Door N Niche L Laundry ... Change in Ceiling Height R Riser

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 1 & 2 BEDROOM APARTMENTS AND 3 BEDROOM COACH HOUSES

## STYLISH KITCHEN

- Individually designed layouts
- Laminate worktops
- 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
- 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\*
- Luxury Amtico flooring to Homes 200 and 201

## LAUNDRY/AIRING CUPBOARD

- Space and plumbing provided for free-standing washer dryer
- Recessed LED downlights
- Porcelain floor tiles to match kitchen\*
- Luxury Amtico flooring to match kitchen in Homes 200 and 201

## ENSUITE

- Wall mounted basin with 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, thermostatic mixer, wall mounted shower riser rail and shower set\*
- 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
- Porcelain floor tiles\*
- Luxury Amtico flooring to Homes 200 and 201

## BATHROOM

- Wall mounted basin with 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, thermostatic mixer/diverter and a wall mounted shower bar\*
- Chrome heated towel rail
- Recessed double fronted mirrored cabinet with shaver socket and concealed lighting\*
- Mirror to be fitted over basin with satin chrome shaver socket\*
- Recessed LED downlights
- Ceramic/Porcelain wall tiling to selected areas
- Porcelain floor tiles\*
- Luxury Amtico flooring to Numbers 200 and 201

## HEATING

- Gas fired central heating and hot water system fitted with combination boiler
- Underfloor heating throughout to Homes 187-199, 202-215
- Thermostatically controlled radiator to Homes 200 and 201

## ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- Television (SkyQ/terrestrial) point to living/dining area
- Television (terrestrial) point to bedrooms
- Data points will be provided adjacent to every television point
- Pendant lighting to feature in living/dining area, hallway and bedrooms

## INTERIOR FINISHES

- Two panelled painted internal doors with polished chrome door furniture
- Feature glazed door to kitchen/living/dining area
- Painted skirting and architraves to match internal doors
- Painted staircase with oak newel caps and handrail to Homes 200 and 201
- Bedroom 1 will feature a wardrobe with bespoke sliding doors and shelf & hanging rail fitted within
- Carpet laid to remainder of the property

## SECURITY AND PEACE OF MIND

- Audio/video door entry system, excluding Homes 187, 195, 200, 201 and 212
- Property pre-wired for intruder alarm
- Mains supply smoke detectors and heat detectors with battery back up
- Multi-point locking to entrance door
- Electric gates to parking area
- 10 Year Premier Guarantee issued on build completion

## COMMUNAL AREA WITHIN APARTMENT BLOCKS ONLY (Homes 187-199, 202-215)

- Bin Store
- Cycle Store
- Ceramic tiling to ground floor communal entrance
- Panel heaters provided to ground floor communal entrance
- Carpet finish to remaining communal areas
- Communal television aerial and satellite dish

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley Homes reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.  
\* where applicable



Berkeley Showhome photography 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.



Proud members of the Berkeley Group



Photography of Woodhurst Park, Berkshire

# 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](http://berkeleyfoundation.org.uk)

[berkeleygroup.co.uk](http://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.

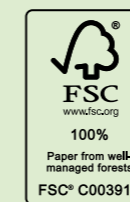
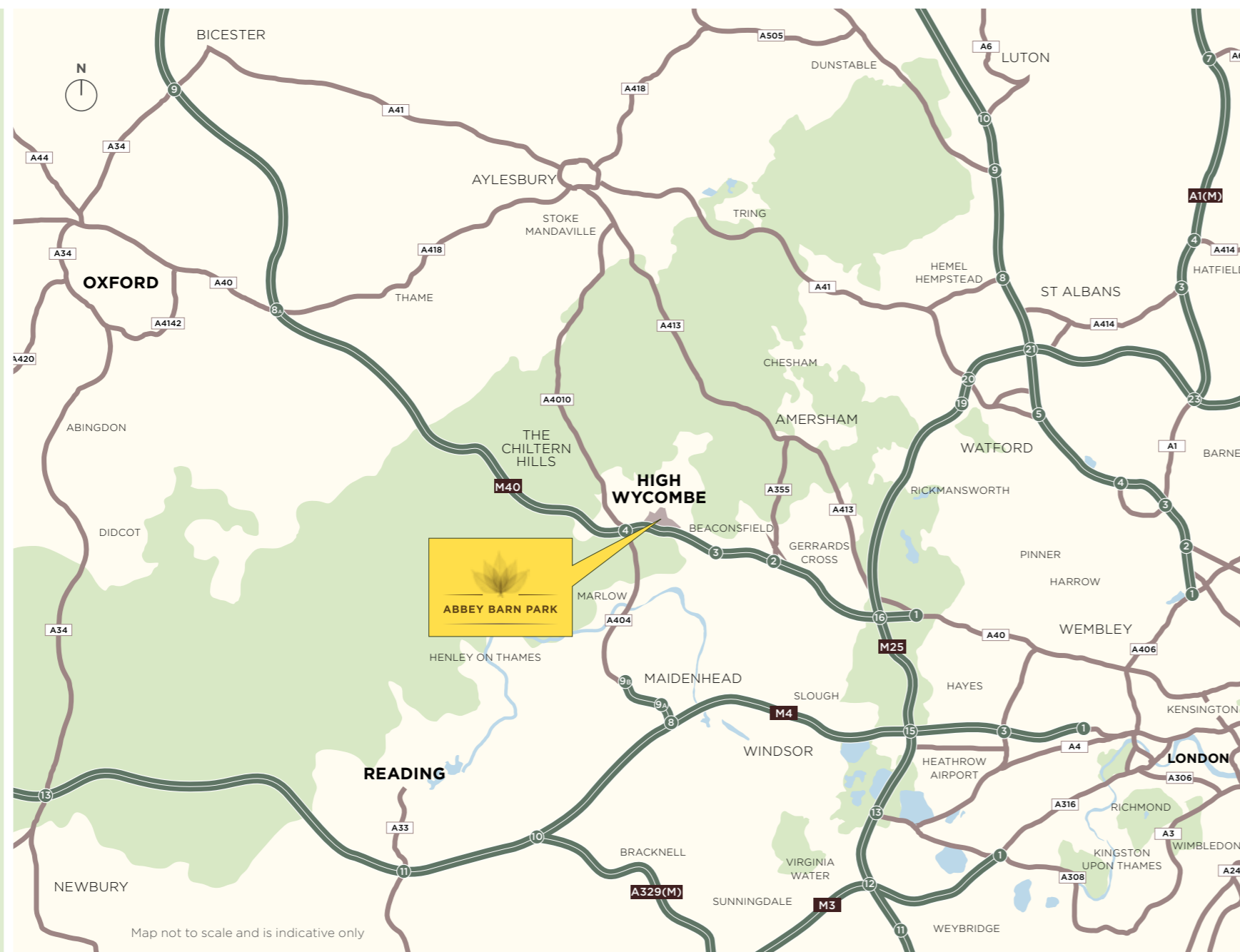
# ABBEY BARN PARK

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.

## Sales & Marketing Suite

Abbey Barn Lane  
High Wycombe  
Buckinghamshire  
SATNAV: HP10 9QQ

Tel: 01494 690144  
E: [abbeybarn@berkeleygroup.co.uk](mailto:abbeybarn@berkeleygroup.co.uk)  
W: [www.abbey-barn.co.uk](http://www.abbey-barn.co.uk)



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.

0435/02CA/1122



