



ABBHEY BARN PARK

HIGH WYCOMBE | BUCKINGHAMSHIRE

DELL GARDENS
3, 4 AND 5 BEDROOM HOMES

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, excellent schools and an easy commute into London.

THE PERFECT LOCATION

Set in the heart of the Chilterns – an Area of Outstanding Natural Beauty – High Wycombe is a historic market town with excellent shopping and leisure facilities, all within easy reach of London.

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

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

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

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



Marlow



High Wycombe



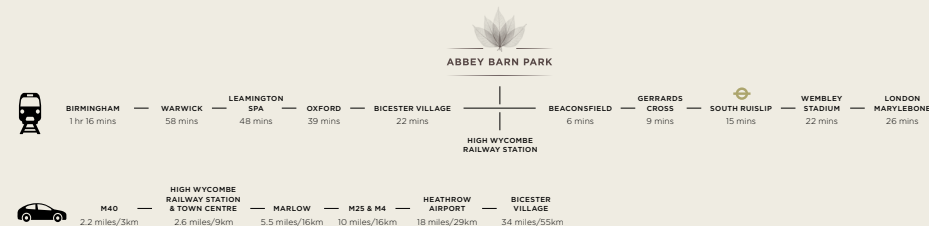
Cliveden Estate Gardens



EXCELLENT CONNECTIONS

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

You can 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 also 2.6 miles away by car or by bike, where you can catch the 26 minute train to London Marylebone. Travelling in the opposite direction, you can be in Oxford in 36 minutes by train. There is a direct bus route from Abbey Barn Park that will take you into High Wycombe town centre in 20 minutes.





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 lovely 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 a 10-minute 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
- 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

The Eden Shopping centre

- Blacks
- House of Fraser
- Pandora
- M&S
- Beaverbrooks
- The Perfume Shop
- Superdry
- Waterstones
- Zara

Marlow

- 34 JoJo Maman Bébé
- 35 Marlow Bookshop
- 36 Space NK
- 37 The White Company
- 38 Cath Kidston

Beaconsfield

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

RETAIL OUTLETS/SUPERSTORES

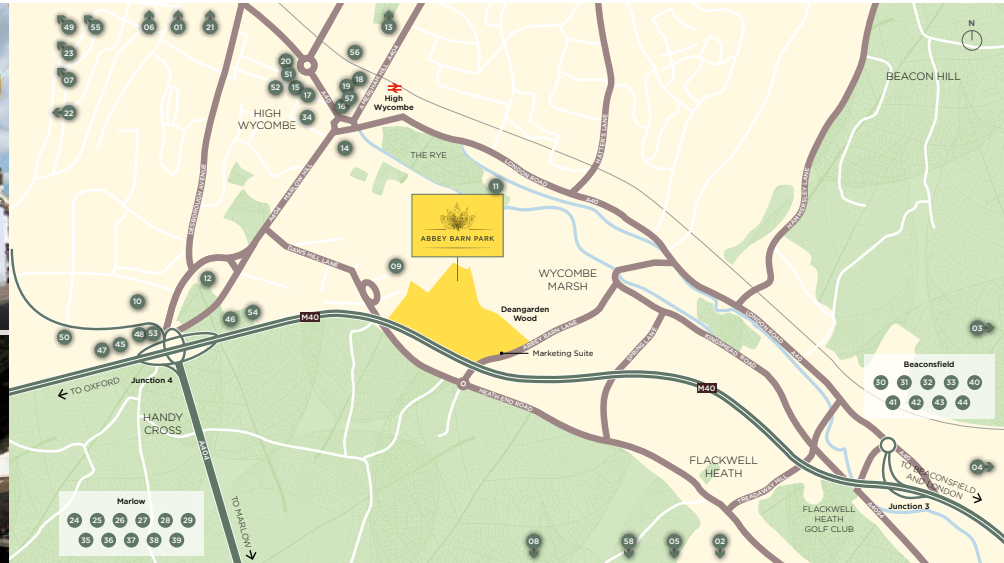
- 45 Asda Superstore
- 46 Waitrose & Partners
- 47 John Lewis & Partners
- 48 Next
- 49 Bicester Village

SPORT AND LEISURE

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

ART, CULTURE AND HERITAGE

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



Map is not to scale and shows approximate locations only.

INSPIRED LEARNING

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

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

ABBEY VIEW PRIMARY ACADEMY
Kennedy Avenue
High Wycombe HP11 1PZ
www.abbeyviewprimaryacademy.org

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

ROYAL GRAMMAR SCHOOL – OUTSTANDING*
Amersham Road
High Wycombe HP13 6QT
www.rgshw.com

CHEPPING VIEW PRIMARY ACADEMY – OUTSTANDING*
Cressex Road
High Wycombe HP12 4PR
www.cheppingviewprimaryacademy.org

JOHN HAMPDEN GRAMMAR SCHOOL – OUTSTANDING*
Marlow Hill
High Wycombe HP11 1SZ
www.jhgs.bucks.sch.uk

WYCOMBE ABBEY
High Wycombe HP11 1PE
www.wycombeabbey.com

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

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

OUTSTANDING* SECONDARY SCHOOLS
John Hampden Grammar School and Royal Grammar School are both a short drive from the development.

95.2% A* – A GRADES
Achieved at GCSE level at Wycombe Abbey girls' boarding school.

*Source: Schools' websites for Ofsted ratings.



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





34 ACRES
of natural green space



ALLOTMENTS
for growing your own



1.5KM
fitness trail



WELLNESS GARDEN
with plants and herbs

GREENER SURROUNDS

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

THE RIDE

Lying at the heart of the community, The Ride is a glorious 34-acre country park offering a mix of open spaces, planting and gardens, activity areas and natural habitats. There are orchards to enjoy, 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.





Computer generated image is indicative only.

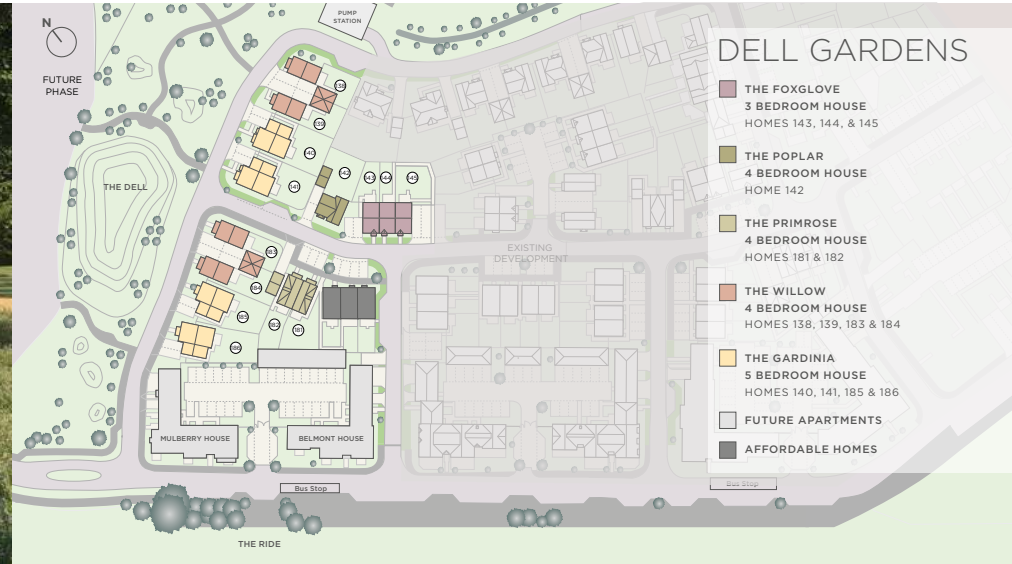
BEAUTIFUL NEW HOMES

Dell Gardens is a collection of 3, 4 and 5 bedroom homes at the heart of Abbey Barn Park, adjacent to The Dell, a landscaped open greenspace linking the 34-acre country park to the ancient woodland.

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

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





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.

THE FOXGLOVE

3 BEDROOM TERRACED HOUSE (91.4 SQ M 983 SQ FT)
PLOTS 143, 144* & 145*

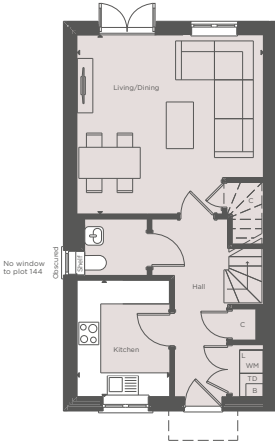
PLOTS 143 & 145*

Kitchen	2.39m x 3.00m	7'10" x 9'10"
Living/Dining	4.79m x 4.60m	15'9" x 15'1"
Bedroom 1	3.02m x 4.38m (max)	9'11" x 14'4" (max)
Bedroom 2	2.59m x 3.66m (max)	8'6" x 12'0" (max)
Bedroom 3	2.08m x 2.70m	6'10" x 8'10"

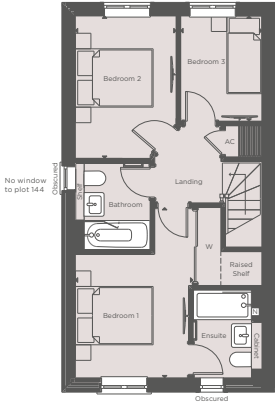
PLOT 144*

Kitchen	2.31m x 3.00m	7'7" x 9'10"
Living/Dining	4.78m x 4.61m	15'8" x 15'1"
Bedroom 1	3.01m x 4.38m (max)	9'11" x 14'4" (max)
Bedroom 2	2.58m x 3.67m (max)	8'6" x 12'0" (max)
Bedroom 3	2.08m x 2.70m	6'10" x 8'10"

* Handed to floorplan shown



GROUND FLOOR



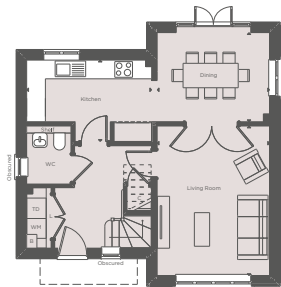
FIRST FLOOR



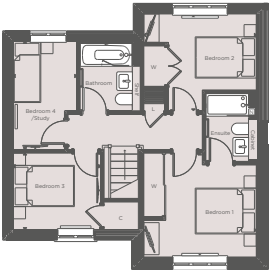
THE POPLAR

4 BEDROOM DETACHED HOUSE (116.8 SQ M 1257 SQ FT)
PLOT 142

PLOT 142		
Kitchen	4.09m x 2.66m (max)	13'5" x 8'9" (max)
Living	3.68m x 4.90m	12'1" x 16'1"
Dining	3.68m x 2.91m	12'1" x 9'7"
Bedroom 1	3.68m x 3.40m (max)	12'1" x 11'2" (max)
Bedroom 2	3.68m x 3.17m (max)	12'1" x 10'5" (max)
Bedroom 3	2.85m x 2.50m	9'4" x 8'2"
Bedroom 4	2.07m x 3.53m (max)	6'9" x 11'7" (max)



GROUND FLOOR



FIRST FLOOR



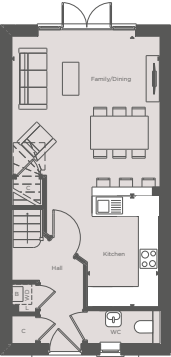
THE PRIMROSE

4 BEDROOM SEMI-DETACHED HOUSE (127.9 SQ M 1377 SQ FT)
PLOTS 181 & 182*

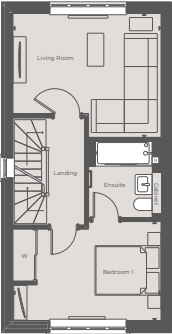
PLOT 181 & 182*

Kitchen	2.20m x 3.35m	7'3" x 11'0"
Family/Dining	4.48m x 4.83m	14'8" x 15'10"
Living	4.48m x 3.75m (max)	14'8" x 12'4" (max)
Bedroom 1	4.48m x 3.00m (max)	14'8" x 9'10" (max)
Bedroom 2	4.48m x 2.76m (max)	14'8" x 9'1" (max)
Bedroom 3	2.41m x 3.05m	7'11" x 10'0"
Bedroom 4	1.94m x 3.05m	6'4" x 10'0"

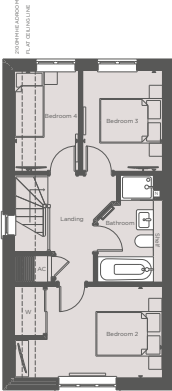
* Handed to floorplan shown



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Computer generated image is indicative only.

THE WILLOW

4 BEDROOM DETACHED HOUSE (141.7 SQ M 1525 SQ FT)
PLOT 138, 139, 183 & 184

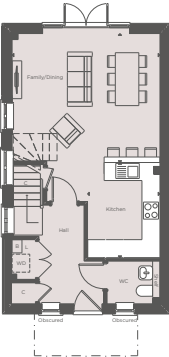
PLOT 138, 139, 183 & 184

Kitchen	2.46m x 3.23m	8'1" x 10'7"
Living	5.03m x 4.38m	16'6" x 14'4"
Dining	5.03m x 3.34m	16'6" x 10'11"
Bedroom 1	2.96m x 3.23m	9'9" x 10'7"
Bedroom 2	2.96m x 3.35m (max)	9'9" x 11'0" (max)
Bedroom 3	2.58m x 3.23m	8'6" x 10'7"
Bedroom 4	2.32m x 3.23m	7'7" x 10'7"

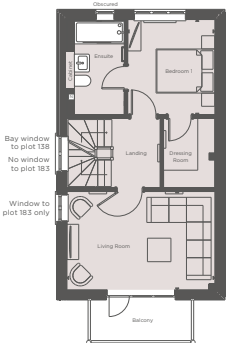
Window to plots 138 & 183

No window to plots 139, 183 & 184

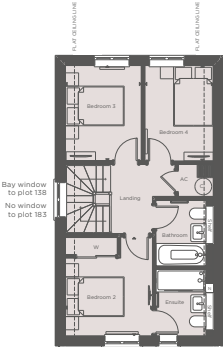
Window to plots 138 & 183



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THE GARDINIA

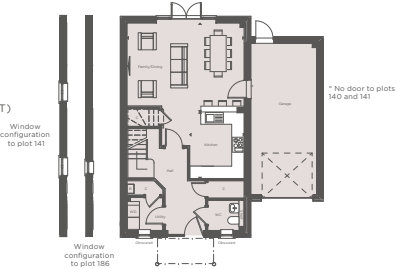
5 BEDROOM DETACHED HOUSE (200.5 SQ M 2158 SQ FT)

PLOTS 140*, 141*, 185 & 186

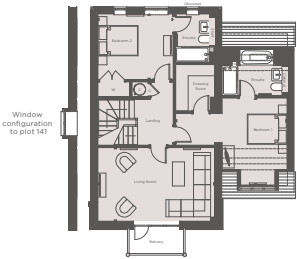
PLOTS 140*, 141*, 185 & 186

Kitchen	2.70m x 3.31m (max)	8'10" x 10'10" (max)
Dining / Family	5.82m x 4.42m	19'1" x 14'6"
Living	5.82m x 3.76m	19'1" x 12'4"
Bedroom 1	5.55m x 4.33m (max)	18'3" x 14'2" (max)
Bedroom 2	3.51m x 3.26m	11'6" x 10'8"
Bedroom 3	5.40m x 3.66m (max)	17'9" x 12'0" (max)
Bedroom 4	2.63m x 4.12m	8'8" x 13'6"
Bedroom 5	2.64m x 4.12m	8'8" x 13'6"

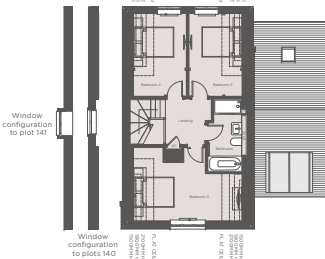
* Handed to floorplan shown



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Computer generated image is indicative only

SPECIFICATION 3, 4 AND 5 BEDROOM HOMES

STYLISH KITCHENS

- Individually designed layouts
- Laminate worktops to The Foxglove and The Primrose
- Composite-stone worktops to The Poplar, The Willow and The Gardinia
- Glass splashback and upstands
- Bosch integrated appliances throughout including:
 - Multi-function oven
 - Microwave
 - Multi-function dishwasher
 - Induction hob
- Fridge / freezer to The Foxglove and The Primrose
- Larger fridge and undercounter freezer to The Poplar, The Willow and The Gardinia
- Telescopic extractor
- Stainless steel sink with chrome mixer tap
- Feature LED lighting to underside of wall units
- Feature LED lighting and LED downlights
- Porcelain floor tiles

LAUNDRY / AIRING CUPBOARD

- Space and plumbing provided for free-standing washing machine and tumble dryer or for washer / dryer, with laminate worktop fitted above*
- Recessed LED downlights
- Porcelain floor tiles

CONTEMPORARY BATHROOMS

FAMILY BATHROOM AND ENSUITES

- Wall mounted basin with single lever basin mixer
- Floor standing WC, soft-closing seat and cover, concealed cistern and chrome dual flush plate
- Shower enclosure with glass door, thermostatic mixer, wall mounted shower riser rail and shower set*
- Bath fitted with thermostatic mixer/diverter and hand shower or wall mounted shower bar*
- Recessed double fronted mirrored cabinet or mirror to be fitted over basin 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

CLOAKROOM

- Wall mounted basin or basin with vanity unit below and single lever basin mixer*
- 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 and television (terrestrial) point to remaining reception rooms, dining area and bedrooms*
- Data points will be provided adjacent to every television point
- Pendant lighting to feature in living/dining & family areas, hall, landings and bedrooms

HEATING

- Gas fired central heating
- Hot water system fitted with combination boiler to The Foxglove and The Primrose
- Mains pressure hot water and cylinder to The Poplar, The Willow and The Gardinia
- Underfloor heating to ground floor with radiators to remaining floors

INTERIOR FINISHES

- Two panelled painted internal doors and feature glazed doors to selected areas
- Painted staircase with oak newel caps and handrail
- Bedroom 1 will feature either a dressing room with bespoke fitted interiors or a wardrobe with bespoke sliding doors and fitted interiors*
- Bedroom 2 wardrobes will be fitted with painted internal sliding or traditional opening doors, shelf and hanging rail fitted within*
- Carpet laid to remainder of the property



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

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

CUSTOMER SERVICE IS OUR PRIORITY

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

GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

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

QUALITY IS AT THE HEART OF EVERYTHING WE DO

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

UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

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

A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

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



Berkeley
Designed for life

St Edward
Designed for life

St George
Designed for life

St James
Designed for life

St Joseph
Designed for life

St William
Designed for life

Proud members of the Berkeley Group



Lifestyle imagery is indicative only.

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.



berkeleyfoundation.org.uk



berkeleygroup.co.uk



berkeleygroup.co.uk



berkeleygroup.co.uk



DISCOVER MYHOME PLUS

To help and support you throughout the buying process of your new Berkeley home, MyHome Plus was developed and designed to contain all of the information relevant to buying, moving into, and living in your new home in one easy-to-navigate place with 24-hour access.

This might be documents concerning your new home, or contact details for our on-the-ground team. You can also receive regular updates about the development via MyHome Plus, keeping you informed every step of the way.



######

