



ABBEY BARN PARK

HIGH WYCOMBE | BUCKINGHAMSHIRE



Photography of Abbey Barn Park

ROOM TO GROW, SPACE TO BREATHE

Welcome to Abbey Barn Park, a new community offering contemporary homes, nestled in a tranquil countryside setting in High Wycombe.

Located 18 miles/29 km north west of Heathrow Airport and 30 miles/48 km to central London, this new development brings a collection of apartments and houses in a striking rural location – yet just minutes from a buoyant town centre with superb shopping and leisure amenities.

Renowned for its choice of outstanding schools, High Wycombe is a thriving market town currently undergoing a significant regeneration programme, which will see the town centre reshaped with new public spaces and new opportunities for economic growth.



Photography of Abbey Barn Park

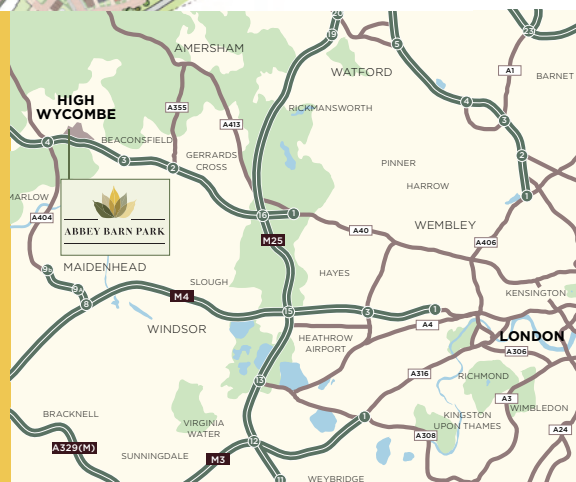
Bordered by a glorious 34-acre country park and ancient woodland, Abbey Barn Park has been created with wellbeing and a healthy lifestyle in mind. Featuring allotments, play areas, fitness and nature trails, orchards and wellness gardens, providing endless opportunities for you and the whole family to enjoy the great outdoors.

Berkeley
Designed for life



THE LOCATION

- Set in the county of Buckinghamshire and the Chilterns Area of Outstanding Natural Beauty
- 30 miles/48 km to central London and 18 miles/29 km to Heathrow Airport
- 27 minutes (1 stop) to London Marylebone by train
- 2.6 miles/4 km to High Wycombe town centre and station
- 2.9 miles/4.5 km to Eden Shopping Centre, one of the region's top shopping destinations, including a host of dining and leisure experiences
- Oxford, Reading, Ascot and Royal Windsor all within a 30 mile/48 km drive
- 34 miles/55 km to Bicester Village



CONNECTIVITY



OUTSTANDING EDUCATION

PRIMARY

- Abbey View Primary Academy
1.3 miles/2 km
- Crown House Prep School
1.7 miles/2.7 km
- Chepping View Primary Academy (Outstanding*) 2.5 miles/4 km

SECONDARY

- Wycombe High School (Outstanding*)
1.9 miles/3 km
- John Hampden Grammar School (Outstanding*)
2.1 miles/3 km
- Wycombe Abbey 2.5 miles/4 km
- Royal Grammar School (Outstanding*) 3.1 miles/5 km

UNIVERSITIES

- Bucks New University 2.5 miles/4 km
- Brunel University 14.8 miles/24 km
- Reading 19 miles/30.5 km
- Holloway 22.5 miles/36 km
- University of Oxford 27.3 miles/44 km
- Imperial College London 27.7 miles/44.5 km



THE DEVELOPMENT

- 550 homes, including 220 affordable housing
- 80-acre site on the outskirts of High Wycombe
- Multi-use games area, fitness trail, allotments, natural habitats and woodland walks
- Launched in 2019 and whole development due to be completed in 2028

THE HOMES

- A stylish collection of 3, 4 & 5 bedroom houses
- All properties include allocated parking and varies according to property type
- High quality specification – individually designed kitchens with Bosch and Beko appliances, contemporary bathrooms and underfloor heating to the ground floor of houses

CURRENT AVAILABILITY

TYPE	SIZE RANGE (SQ. FT.)	SIZE RANGE (SQ. M.)	PRICES FROM (£)	EST. RENTAL RANGE* (£/M)	EST. RENTAL YIELD* (%)
Deangarden Reach – Ready in 2026					
4 Bedroom House	1,205-1,357	111-126	£635,000	£2,500-£3,000	4.1%-5.7%
Willow Rise – Ready from Q3 2027					
3 Bedroom House	1,123-1,207	104-112	£650,000	£2,500-£2,750	4.5%-4.7%
4 Bedroom House	1,256-1,582	116-146	£742,500	£3,250-£3,500	4.7%-5.3%
Ride View & Mallard House – Ready from Q2 2027					
1 bed apartment	549-631	51-58	£282,500	£1,400-£1,450	5.3%-5.9%
2 bed apartment	753-874	69-81	£390,000	£1,800-£1,900	4.7%-5.6%

*Leaders Romans Group & Kingshills, 2026

REASONS TO BUY



34-ACRE COUNTRY PARK AND WOODLAND WALKS



SET IN BUOYANT MARKET TOWN WITH EXCELLENT SHOPPING AND LEISURE FACILITIES



EXCEPTIONAL EDUCATION IN HIGH WYCOMBE (INCLUDING THREE OUTSTANDING GRAMMAR SCHOOLS)



26 MINUTES* BY TRAIN TO LONDON MARYLEBONE (1 STOP)



GOOD CONNECTIONS BY ROAD WITH EASY ACCESS TO M40, M25 AND M4



*HEATHROW AIRPORT IS 18 MILES/29 KM AWAY BY CAR



STRONG RENTAL DEMAND IN HIGH WYCOMBE



EXTENSIVE RANGE OF QUALITY HOMES AVAILABLE

*Sources: TfL, Google Maps and National Rail.



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THE AMENITIES

- 34-acre country park
- Woodland walks
- Multi-use games area and fitness trail
- Proposed allotments and wellness gardens
- New primary school adjacent to development

LOCAL AUTHORITY

Buckinghamshire Council

COMPLETION DATES

- Deangarden Reach Houses from Q2 2025 to Q2 2027
- Willow Rise Houses from Q3 2027 to Q4 2028
- Ride View & Mallard House Apartments from Q2 2027 to Q4 2027

SERVICE CHARGES

Deangarden Reach & Willow Rise Houses est. £469.21 per annum

Ride View & Mallard House Apartments est. £1,785 to £2,595 per annum

TENURE

Houses – Freehold

Apartments – Leasehold 999 years

BUILDING INSURANCE

Deangarden Reach – 10 year NHBC

Willow Rise – 10 year premier

THE DEVELOPER

Berkeley Homes is a proud member of the Berkeley Group, one of the UK's premier housebuilders and a FTSE100 listed company. Renowned for fantastic homes in amazing places, the Berkeley Group believes in placemaking, not just housebuilding and create sustainable places where people aspire to live.

TERMS OF PAYMENT

1. £2,000 payable on reservation for apartments. £5,000 payable on reservation for houses.
2. Exchange of contracts is required to take place 28 days from the receipt of legal contracts by your solicitor.
3. 10% of the purchase price (minus the reservation fee) is payable upon exchange of contracts.
4. 10% of purchase price within 6 months of the date of exchange (when property completion is over 12 months from reservation date).
5. Balance payable on completion.

PARKING

All properties include allocated parking and varies according to property type.



WILLOW RISE HOUSES



DEANGARDEN REACH HOUSES



RIDE VIEW & MALLARD HOUSE APARTMENTS

Abbey Barn Park

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OUR VISION
2030
TRANSFORMING TOMORROW

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Group
Proud member of the
Berkeley Group

 **The Institute of
Customer Service**
MEMBER

50
YEARS

Berkeley
Designed for life

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