



ABBEY BARN PARK

HIGH WYCOMBE | BUCKINGHAMSHIRE

EVERGREEN WALK
MIRABELLE HOUSE & AVALON 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 great range 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 pretty 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 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.



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.



Heathrow Airport



Wembley Stadium



Central London



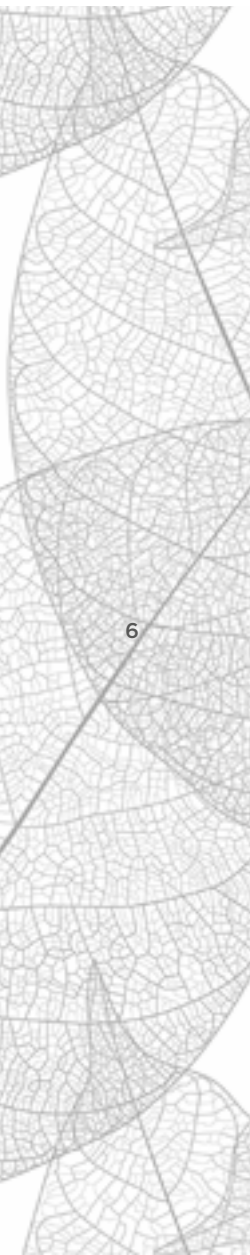
Beaconsfield



Chiltern Railways



Bicester Village



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 less than three golf courses within an 8 mile drive of Abbey Barn Park.



The Hand & Flowers



Eden Shopping Centre



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 No5
- 33 Prelibato

SHOPPING

34 The Eden Shopping centre

- Blacks
- House of Fraser
- Kurt Geiger
- M&S
- MAC
- Paperchase
- Superdry
- Waterstones
- Zara

Marlow

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

Beaconsfield

- 40 Cook
- 41 Hearne's of Beaconsfield
- 42 Mint Velvet
- 43 Phase Eight
- 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.

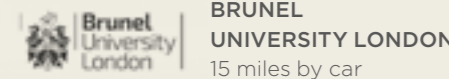
There are good train links into London for the capital's top universities, such as Imperial College London, UCL and LSE. Abbey Barn Park is well positioned for several institutions in the area too, including the world famous Oxford University.



BUCKINGHAMSHIRE UNIVERSITY
2.3 miles by car



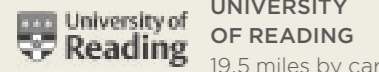
ROYAL HOLLOWAY UNIVERSITY OF LONDON
22.5 miles by car



BRUNEL UNIVERSITY LONDON
15 miles by car



UNIVERSITY OF OXFORD
27.5 miles by car



UNIVERSITY OF READING
19.5 miles by car



UNIVERSITY OF BEDFORDSHIRE
38 miles 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

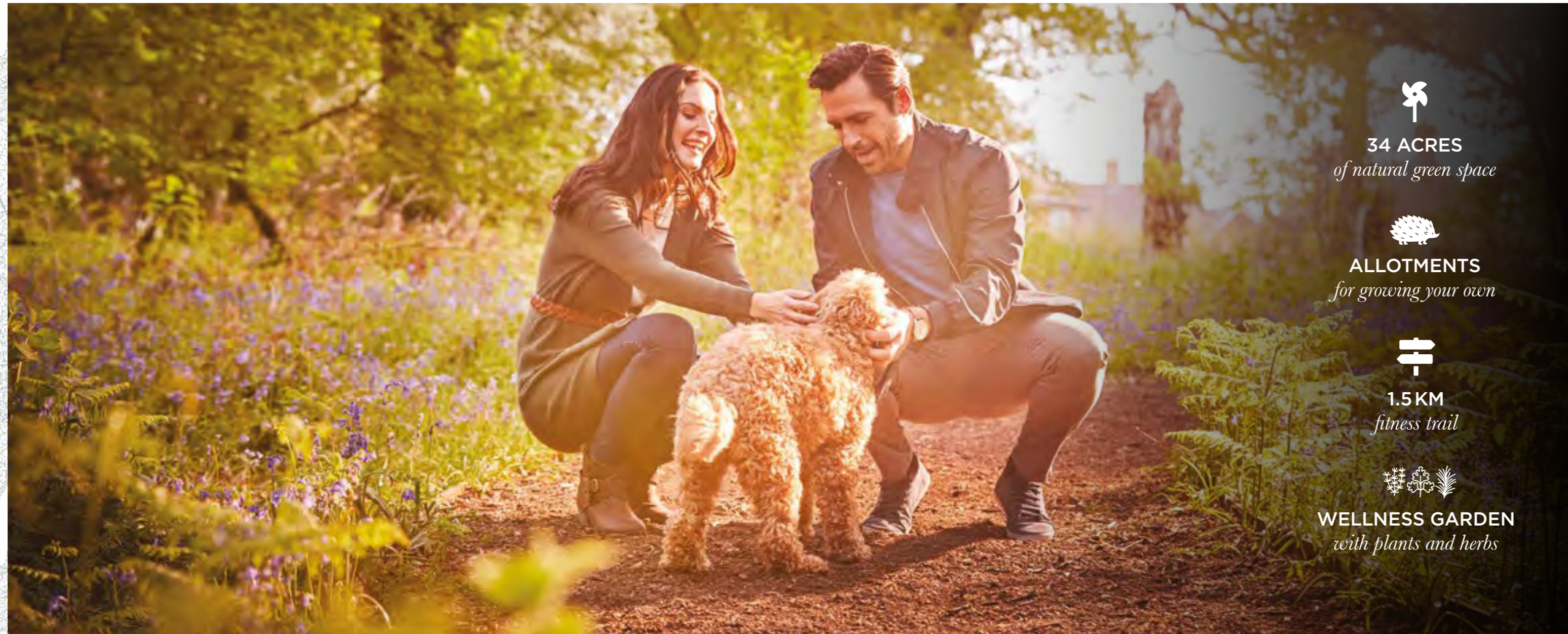
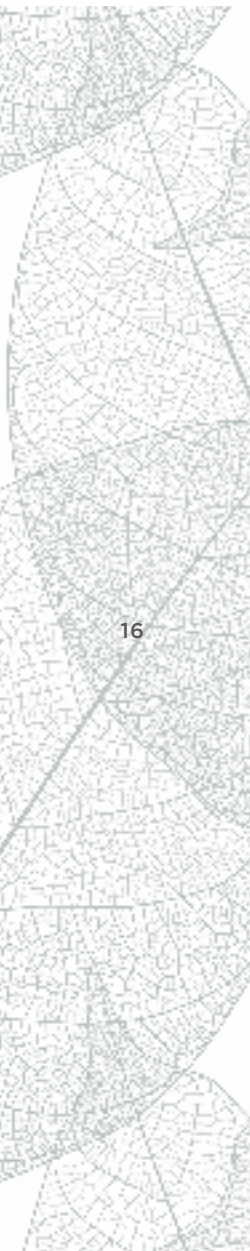
Travel times are approximate. Source: Google Maps



THE PERFECT SETTING

- FITNESS TRAIL
- PLAY TRAIL
- EVERGREEN WALK





34 ACRES
of natural green space



ALLOTMENTS
for growing your own



1.5 KM
fitness trail



WELLNESS GARDEN
with plants and herbs

GREENER SURROUND

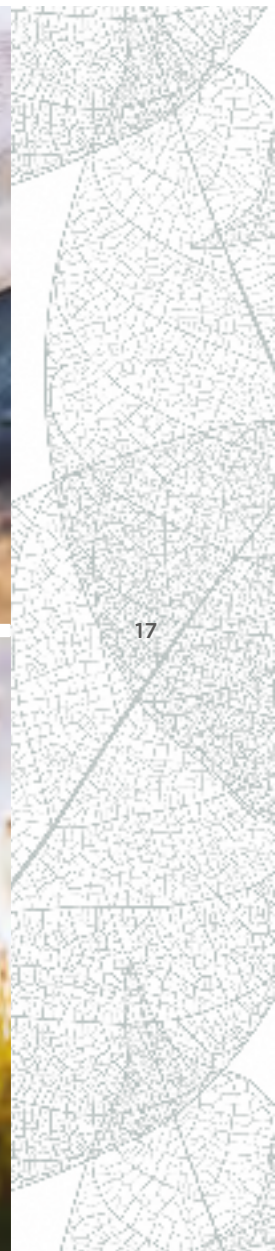
Abbey Barn Park is perfectly located amongst acres of green open spaces, providing you with endless opportunities to enjoy the great outdoors.

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.



AVALON HOUSE

MIRABELLE HOUSE



BEAUTIFUL NEW HOMES

Mirabelle House and Avalon House within Evergreen Walk are stylish collections of 1 and 2 bedroom apartments and 1 and 3 bedroom coach houses.

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.

Computer generated image of Mirabelle House and Avalon House is indicative only



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Computer generated image of The Ride is indicative only



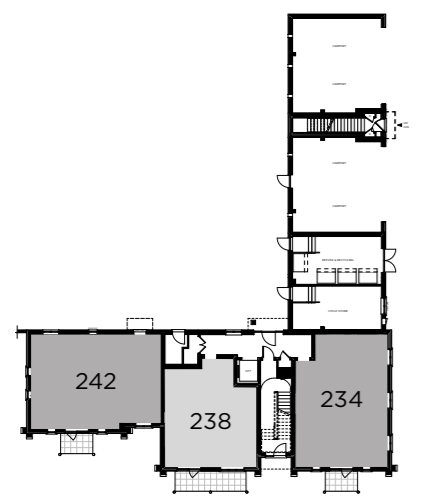
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The Abbey Barn Park site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.

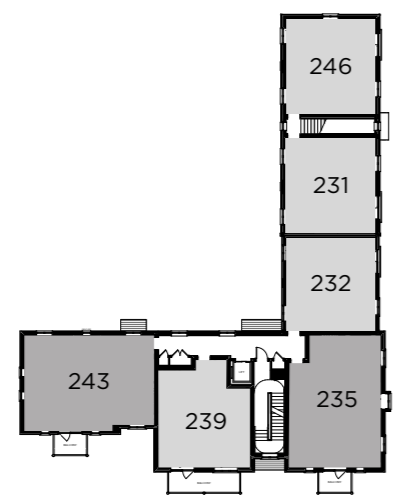
☐ Affordable/Shared Ownership properties

MIRABELLE HOUSE

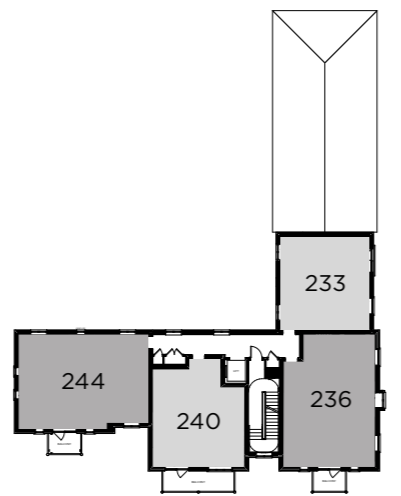
APARTMENT LOCATOR



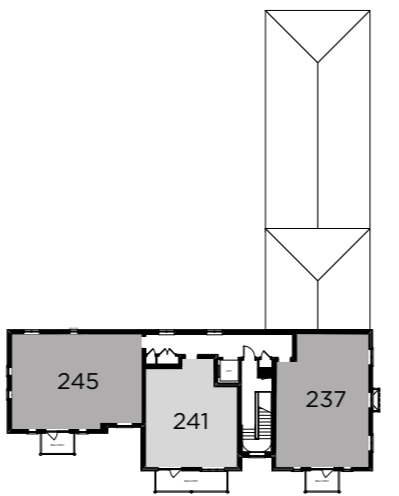
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

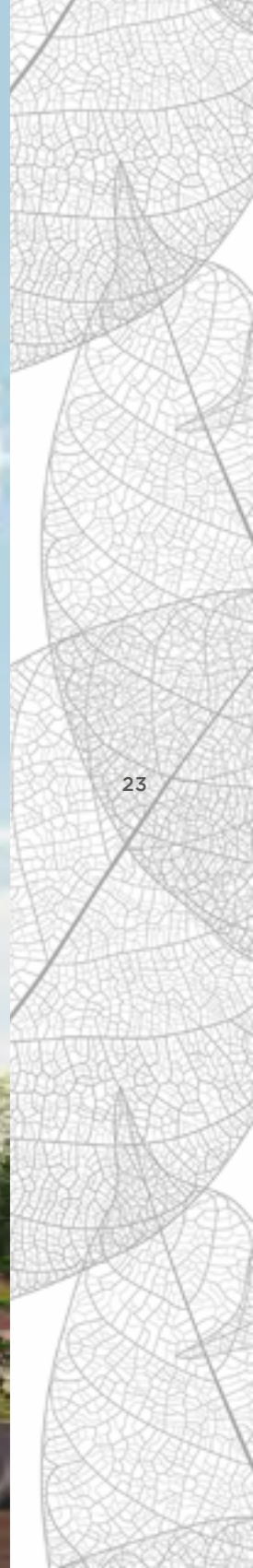


THIRD FLOOR

ONE BEDROOM
TWO BEDROOM



Computer generated image of Mirabelle House is indicative only



MIRABELLE HOUSE

GROUND FLOOR

PLOTS 234, 238 & 242

PLOT 234

Total Area	65 sq m	704 sq ft
Kitchen/Living/Dining	6.75m x 3.59m (max)	22'2" x 11'9" (max)
Bedroom 1	3.47m x 3.37m (max)	11'5" x 11'1" (max)
Bedroom 2	3.47m x 2.70m	11'5" x 8'10"

PLOT 238

Total Area	50 sq m	537 sq ft
Kitchen/Living/Dining	3.54m x 7.25m (max)	11'7" x 23'9" (max)
Bedroom	3.17m x 3.63m	10'5" x 11'11"

PLOT 242

Total Area	70 sq m	749 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	2.84m x 3.24m	9'4" x 10'8"



MIRABELLE HOUSE

FIRST FLOOR

PLOTS 232, 235, 239 & 243

PLOT 232

Total Area	47 sq m	506 sq ft
Kitchen/Living/Dining	6.60m x 3.31m (max)	21'8" x 10'10" (max)
Bedroom	3.21m x 3.45m	10'6" x 11'4"

PLOT 235

Total Area	65 sq m	704 sq ft
Kitchen/Living/Dining	6.75m x 3.59m (max)	22'2" x 11'9" (max)
Bedroom 1	3.47m x 3.37m (max)	11'5" x 11'1" (max)
Bedroom 2	3.47m x 2.70m	11'5" x 8'10"

PLOT 239

Total Area	50 sq m	537 sq ft
Kitchen/Living/Dining	3.54m x 7.25m (max)	11'7" x 23'9" (max)
Bedroom	3.17m x 3.63m	10'5" x 11'11"

PLOT 243

Total Area	70 sq m	749 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	2.84m x 3.24m	9'4" x 10'8"



MIRABELLE HOUSE

SECOND FLOOR

PLOTS 233, 236, 240 & 244

PLOT 233

Total Area	47 sq m	506 sq ft
Kitchen/Living/Dining	6.60m x 3.38m (max)	21'8" x 11'1" (max)
Bedroom	3.21m x 3.45m (max)	10'6" x 11'4" (max)

PLOT 236

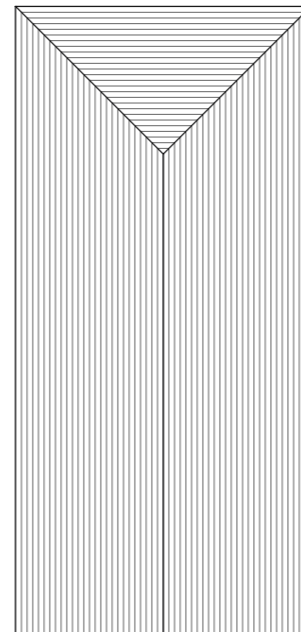
Total Area	65 sq m	704 sq ft
Kitchen/Living/Dining	6.75m x 3.59m (max)	22'2" x 11'9" (max)
Bedroom 1	3.47m x 3.37m (max)	11'5" x 11'1" (max)
Bedroom 2	3.47m x 2.70m	11'5" x 8'10"

PLOT 240

Total Area	50 sq m	537 sq ft
Kitchen/Living/Dining	3.54m x 7.25m (max)	11'7" x 23'9" (max)
Bedroom	3.17m x 3.63m (max)	10'5" x 11'11" (max)

PLOT 244

Total Area	70 sq m	749 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	2.84m x 3.24m	9'4" x 10'8"



MIRABELLE HOUSE

THIRD FLOOR

PLOTS 237, 241 & 245

PLOT 237

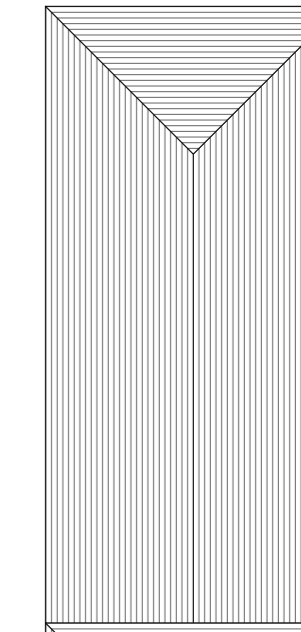
Total Area	65 sq m	704 sq ft
Kitchen/Living/Dining	6.75m x 3.59m (max)	22'2" x 11'9" (max)
Bedroom 1	3.47m x 3.37m (max)	11'5" x 11'1" (max)
Bedroom 2	3.47m x 2.70m	11'5" x 8'10"

PLOT 241

Total Area	50 sq m	537 sq ft
Kitchen/Living/Dining	3.54m x 7.25m (max)	11'7" x 23'9" (max)
Bedroom	3.17m x 3.63m (max)	10'5" x 11'11" (max)

PLOT 245

Total Area	70 sq m	749 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	2.84m x 3.24m	9'4" x 10'8"





MIRABELLE HOUSE

ONE BEDROOM COACH HOUSES

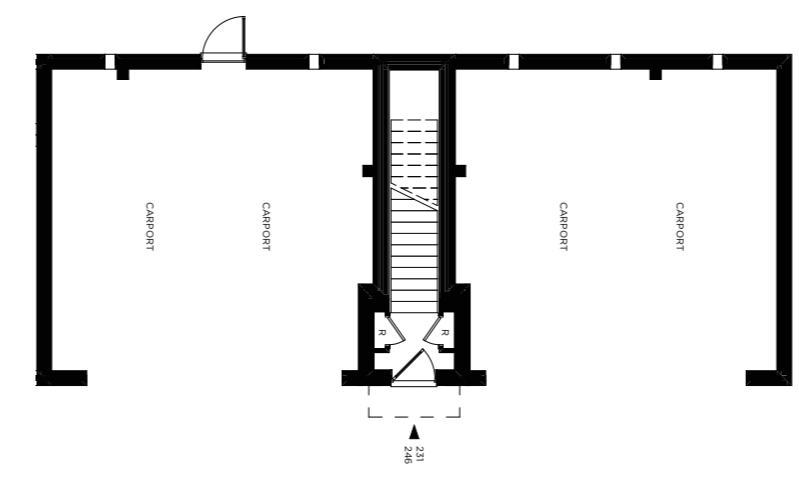
PLOTS 231 & 246

PLOT 231

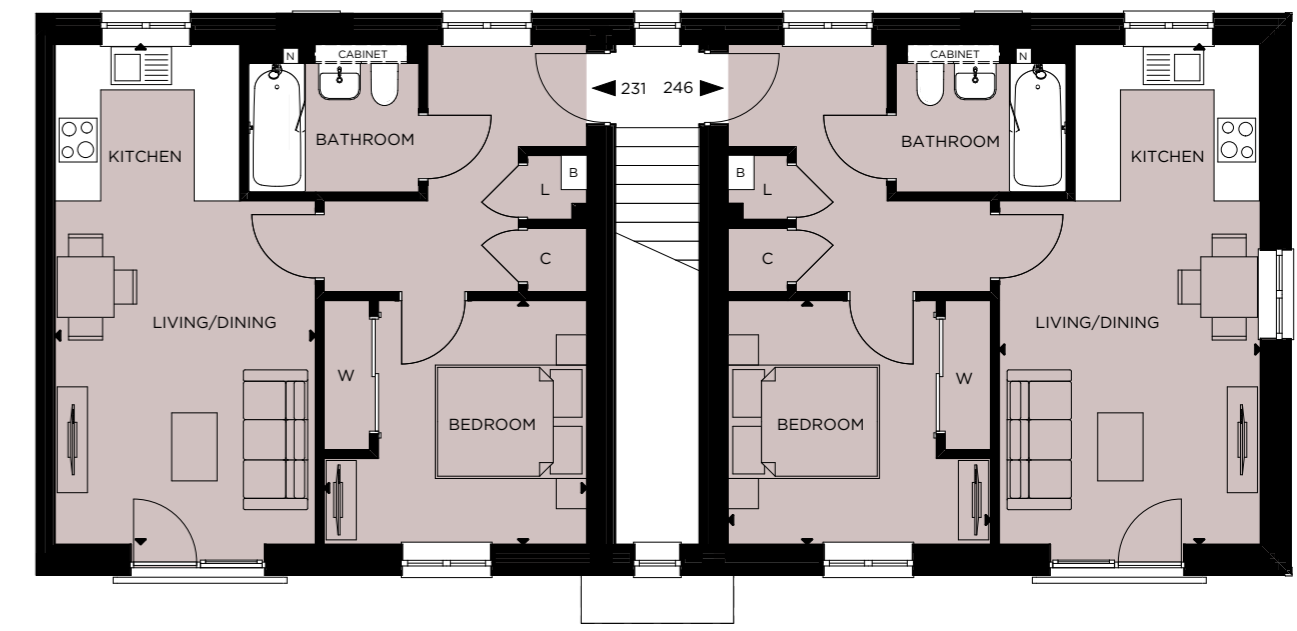
Total Area	48 sq m	515 sq ft
Kitchen/Living/Dining	6.60m x 3.43m (max)	21'8" x 11'3" (max)
Bedroom	3.22m x 3.46m (max)	10'7" x 11'4" (max)

PLOT 246

Total Area	48 sq m	515 sq ft
Kitchen/Living/Dining	6.60m x 3.44m (max)	21'8" x 11'3" (max)
Bedroom	3.22m x 3.46m (max)	10'7" x 11'4" (max)



GROUND FLOOR



FIRST FLOOR

◀▶ Measurement Points C Cupboard W Wardrobe L Laundry B Boiler N Niche 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.

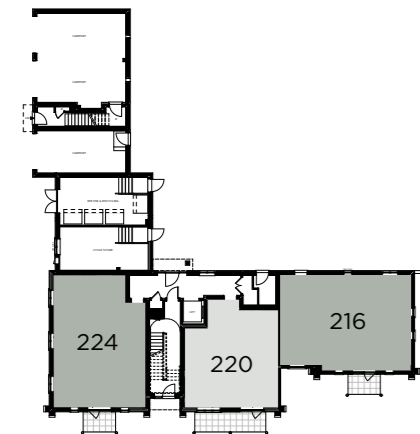
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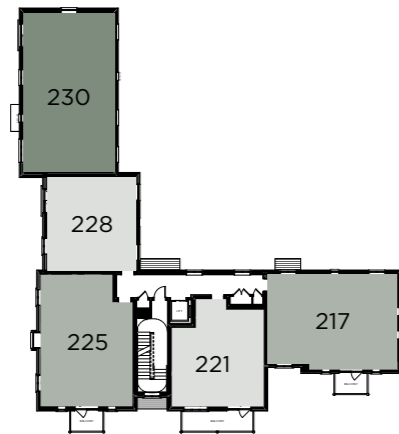
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AVALON HOUSE

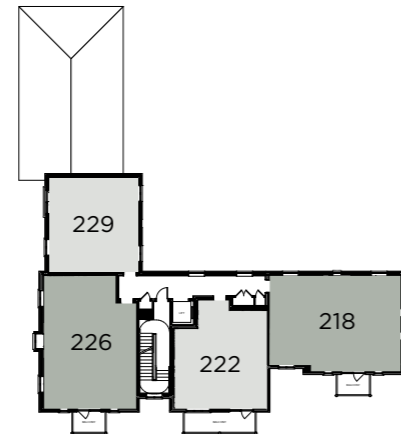
APARTMENT LOCATOR



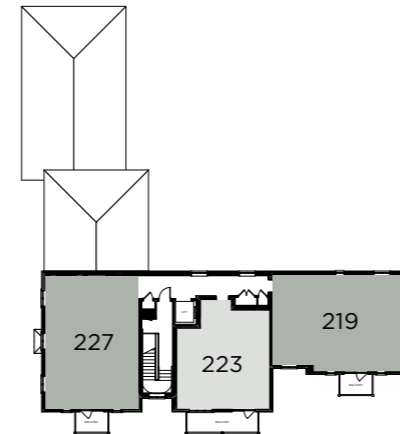
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM



Computer generated image of Avalon House is indicative only

AVALON HOUSE

GROUND FLOOR

PLOTS 216, 220 & 224

PLOT 216

Total Area	68 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	2.84m x 3.24m	9'4" x 10'8"

PLOT 220

Total Area	50 sq m	537 sq ft
Kitchen/Living/Dining	3.54m x 7.25m (max)	11'7" x 23'9" (max)
Bedroom	3.17m x 3.63m (max)	10'5" x 11'11" (max)

PLOT 224

Total Area	65 sq m	704 sq ft
Kitchen/Living/Dining	6.75m x 3.59m (max)	22'2" x 11'9" (max)
Bedroom 1	3.47m x 3.37m	11'5" x 11'1"
Bedroom 2	2.47m x 2.70m	11'5" x 8'10"



AVALON HOUSE

FIRST FLOOR

PLOTS 217, 221, 225 & 228

PLOT 217

Total Area	68 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	2.84m x 3.24m	9'4" x 10'8"

PLOT 221

Total Area	50 sq m	537 sq ft
Kitchen/Living/Dining	3.54m x 7.25m (max)	11'7" x 23'9" (max)
Bedroom	3.17m x 3.63m (max)	10'5" x 11'11" (max)

PLOT 225

Total Area	65 sq m	704 sq ft
Kitchen/Living/Dining	6.75m x 3.59m (max)	22'2" x 11'9" (max)
Bedroom 1	3.47m x 3.37m (max)	11'5" x 11'1" (max)
Bedroom 2	3.47m x 2.70m	11'5" x 8'10"

PLOT 228

Total Area	47 sq m	505 sq ft
Kitchen/Living/Dining	6.60m x 3.37m (max)	21'8" x 11'1" (max)
Bedroom	3.21m x 3.45m	10'6" x 11'4"



AVALON HOUSE

SECOND FLOOR

PLOTS 218, 222, 226 & 229

PLOT 218

Total Area	68 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	2.84m x 3.24m	9'4" x 10'8"

PLOT 222

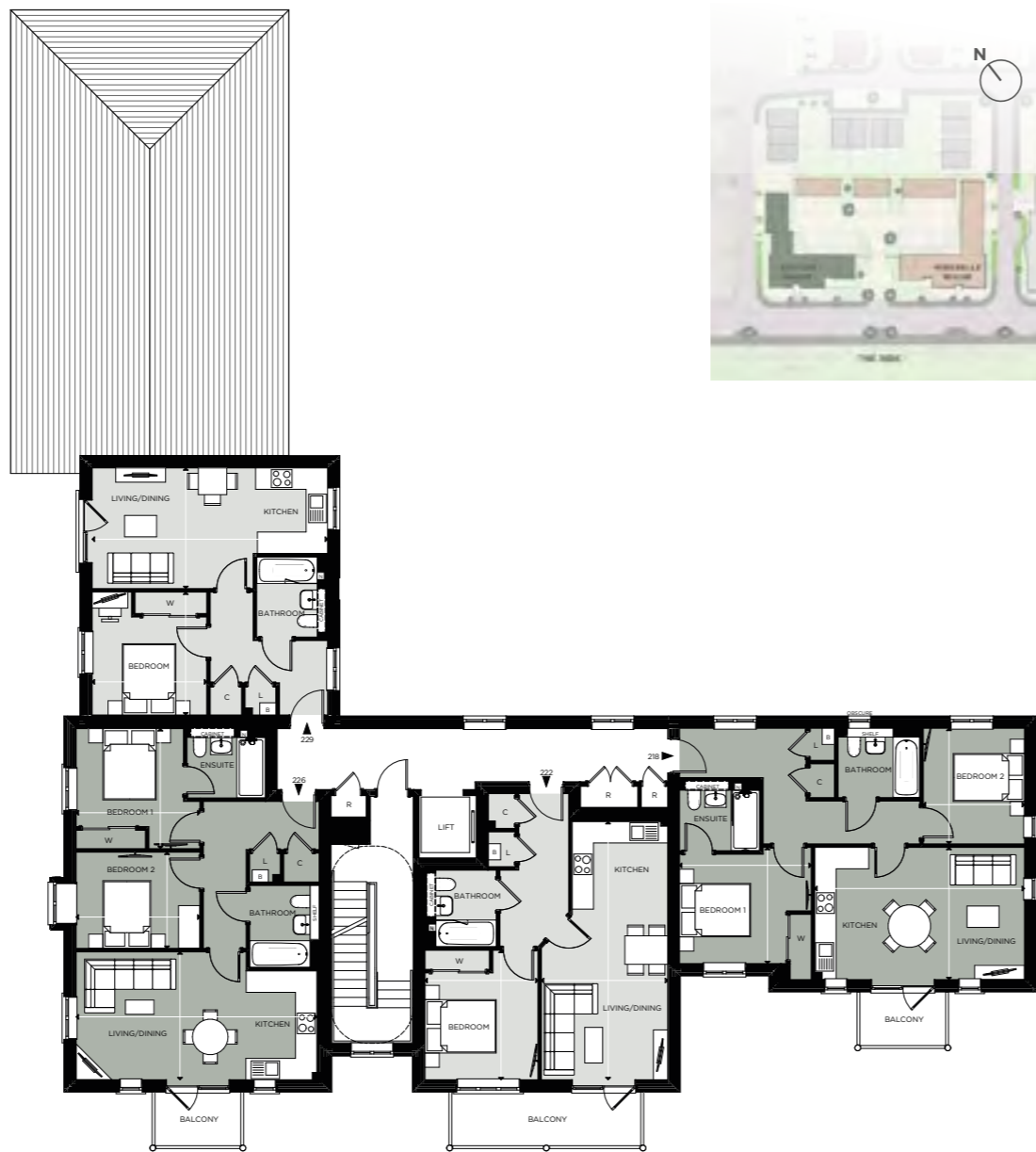
Total Area	50 sq m	537 sq ft
Kitchen/Living/Dining	3.54m x 7.25m (max)	11'7" x 23'9" (max)
Bedroom	3.17m x 3.63m	10'5" x 11'11"

PLOT 226

Total Area	65 sq m	704 sq ft
Kitchen/Living/Dining	6.75m x 3.59m (max)	22'2" x 11'9" (max)
Bedroom 1	3.47m x 3.37m (max)	11'5" x 11'1" (max)
Bedroom 2	3.47m x 2.70m	11'5" x 8'10"

PLOT 229

Total Area	47 sq m	505 sq ft
Kitchen/Living/Dining	6.60m x 3.38m (max)	21'8" x 11'1" (max)
Bedroom	3.21m x 3.45m (max)	10'6" x 11'4" (max)



AVALON HOUSE

THIRD FLOOR

PLOTS 219, 223 & 227

PLOT 219

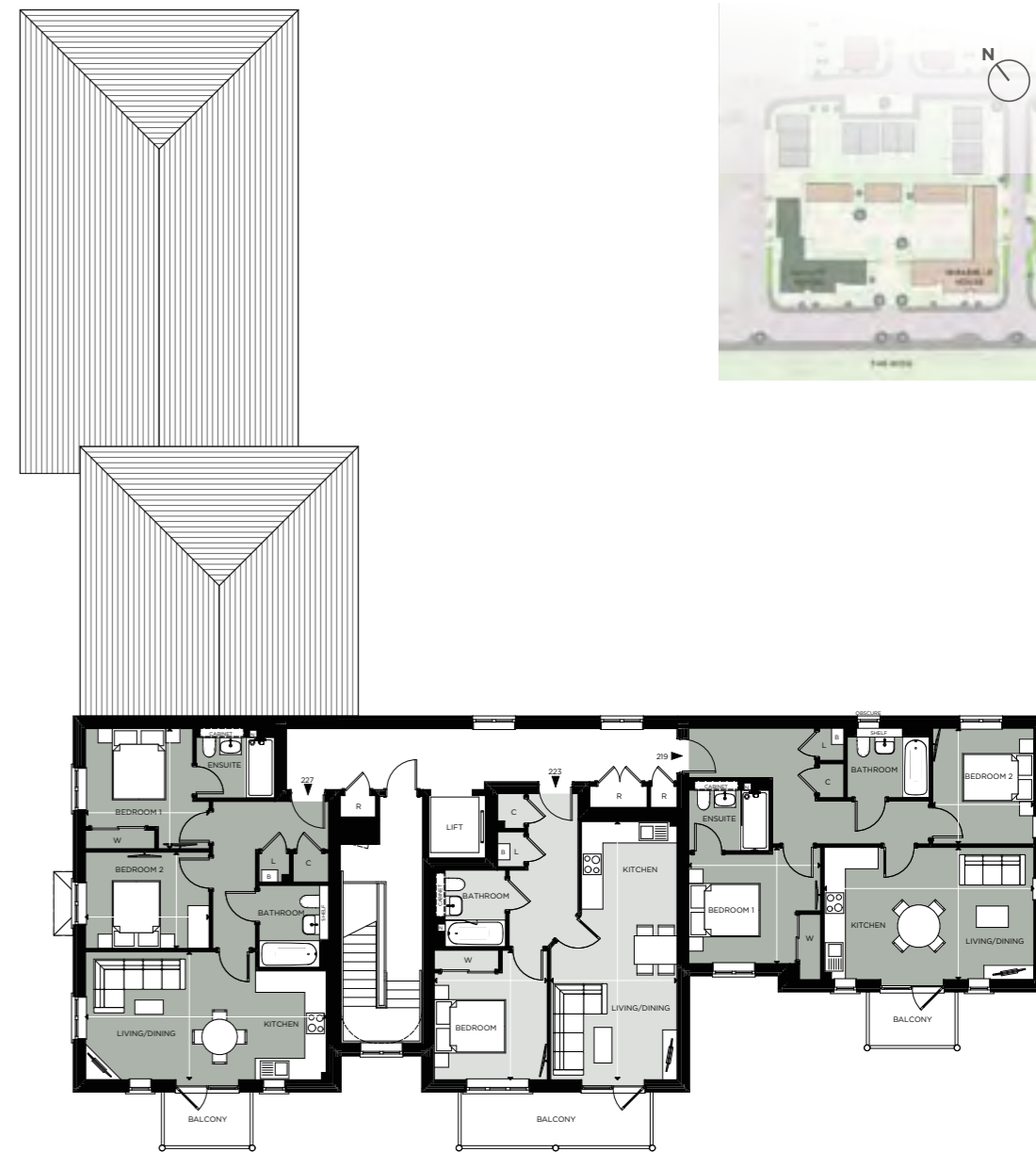
Total Area	68 sq m	735 sq ft
Kitchen/Living/Dining	5.89m x 3.71m	19'4" x 12'2"
Bedroom 1	3.69m x 3.26m (max)	12'1" x 10'8" (max)
Bedroom 2	2.84m x 3.24m	9'4" x 10'8"

PLOT 223

Total Area	50 sq m	537 sq ft
Kitchen/Living/Dining	3.54m x 7.25m (max)	11'7" x 23'9" (max)
Bedroom	3.17m x 3.63m (max)	10'5" x 11'11" (max)

PLOT 227

Total Area	65 sq m	704 sq ft
Kitchen/Living/Dining	6.75m x 3.59m (max)	22'2" x 11'9" (max)
Bedroom 1	3.47m x 3.37m (max)	11'5" x 11'1" (max)
Bedroom 2	3.47m x 2.70m	11'5" x 8'10"



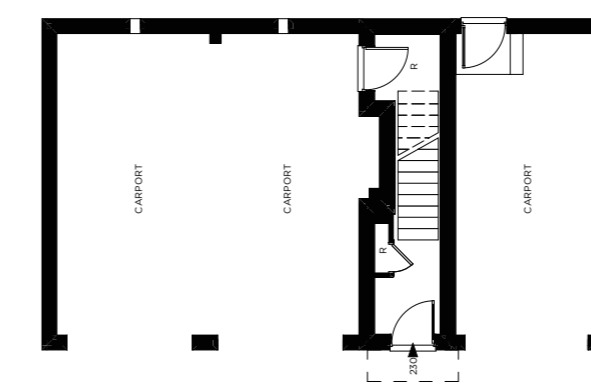


AVALON HOUSE

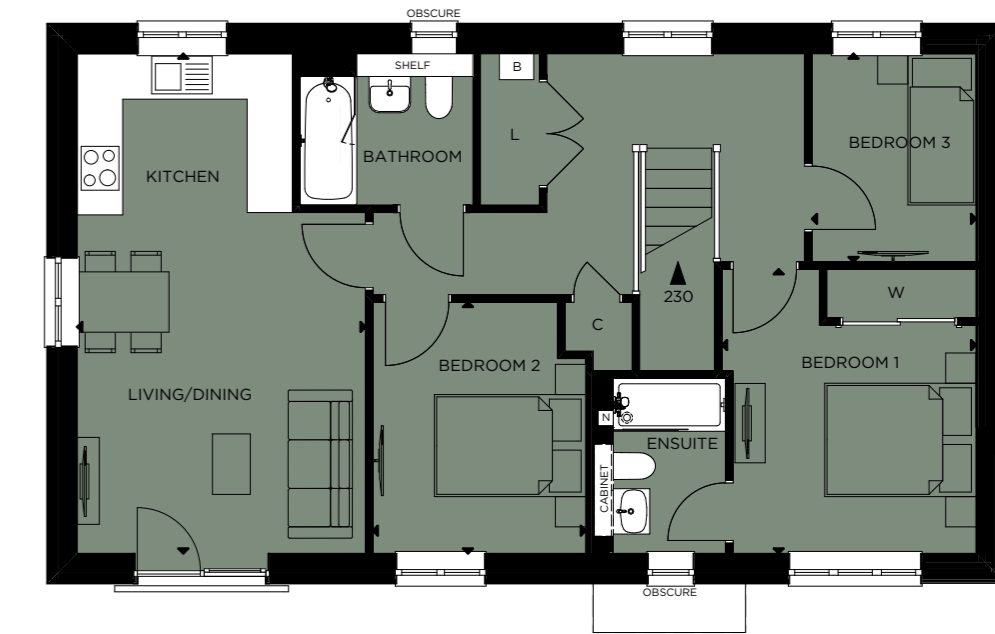
THREE BEDROOM COACH HOUSE PLOT 230

PLOT 230

Total Area	85 sq m	918 sq ft
Kitchen/Living/Dining	6.60m x 3.81m (max)	21'8" x 12'6" (max)
Bedroom 1	3.75m x 3.35m (max)	12'4" x 11'0" (max)
Bedroom 2	3.32m x 2.81m (max)	10'11" x 9'3" (max)
Bedroom 3	2.75m x 2.16m	9'0" x 7'1"



GROUND FLOOR



FIRST FLOOR

◀▶ Measurement Points C Cupboard W Wardrobe L Laundry B Boiler N Niche 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.

Computer generated image is indicative only

SPECIFICATION 1 & 2 BEDROOM APARTMENTS AND 3 BEDROOM COACH HOUSE – NUMBERS 216-246

STYLISH KITCHENS

- Individually designed layouts
- Laminate worktops
- Toughened safety backed 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
- Inset single bowl 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 Number 230

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 Number 230

CONTEMPORARY BATHROOMS

ENSUITE

Applicable to numbers 216-219, 224-227, 230, 234-237, 242-245

- Wall mounted basin with contemporary hansgrohe 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, hansgrohe chrome thermostatic mixer, wall mounted shower riser rail and shower set, where applicable
- 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 Number 230

BATHROOM

- Wall mounted basin with contemporary hansgrohe single lever basin mixer
- Back-to-wall floor standing WC, soft-closing seat and cover, concealed cistern and chrome dual flush plate
- Bath within remaining homes fitted with a two panel bath screen, hansgrohe chrome thermostatic mixer/diverter and a wall mounted shower bar
- Chrome heated towel rail
- Recessed double fronted mirrored cabinet with shaver socket and concealed lighting to Numbers 220-223, 228, 229, 231-233, 238-241 & 246
- Mirror to be fitted over basin with satin chrome shaver socket to remaining homes
- Recessed LED downlights
- Ceramic / Porcelain wall tiling to selected areas
- Porcelain floor tiles*
- Luxury Amtico flooring to Number 230

HEATING

- Gas fired central heating and hot water system fitted with combination boiler
- Underfloor heating throughout to Numbers 216-229, 232-245
- Thermostatically controlled radiators to Numbers 246, 230 and 231

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 Number 230
- Bedroom 1 will feature a wardrobe with bespoke sliding doors and shelf and hanging rail fitted within
- Carpet laid to remainder of the property

SECURITY & PEACE OF MIND

- Audio / video door entry system excluding Number 230
- Property pre-wired for intruder alarm
- Mains supply smoke detectors and heat detectors with battery back up
- Multi-point locking to entrance door
- 10 Year Premier Guarantee issued on build completion

COMMUNAL AREA WITHIN APARTMENT BLOCK (Numbers 216-229 & 231-246 only)

- 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 it may not be possible to provide the branded products as referred to in the specification. 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 time frames, 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



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

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.

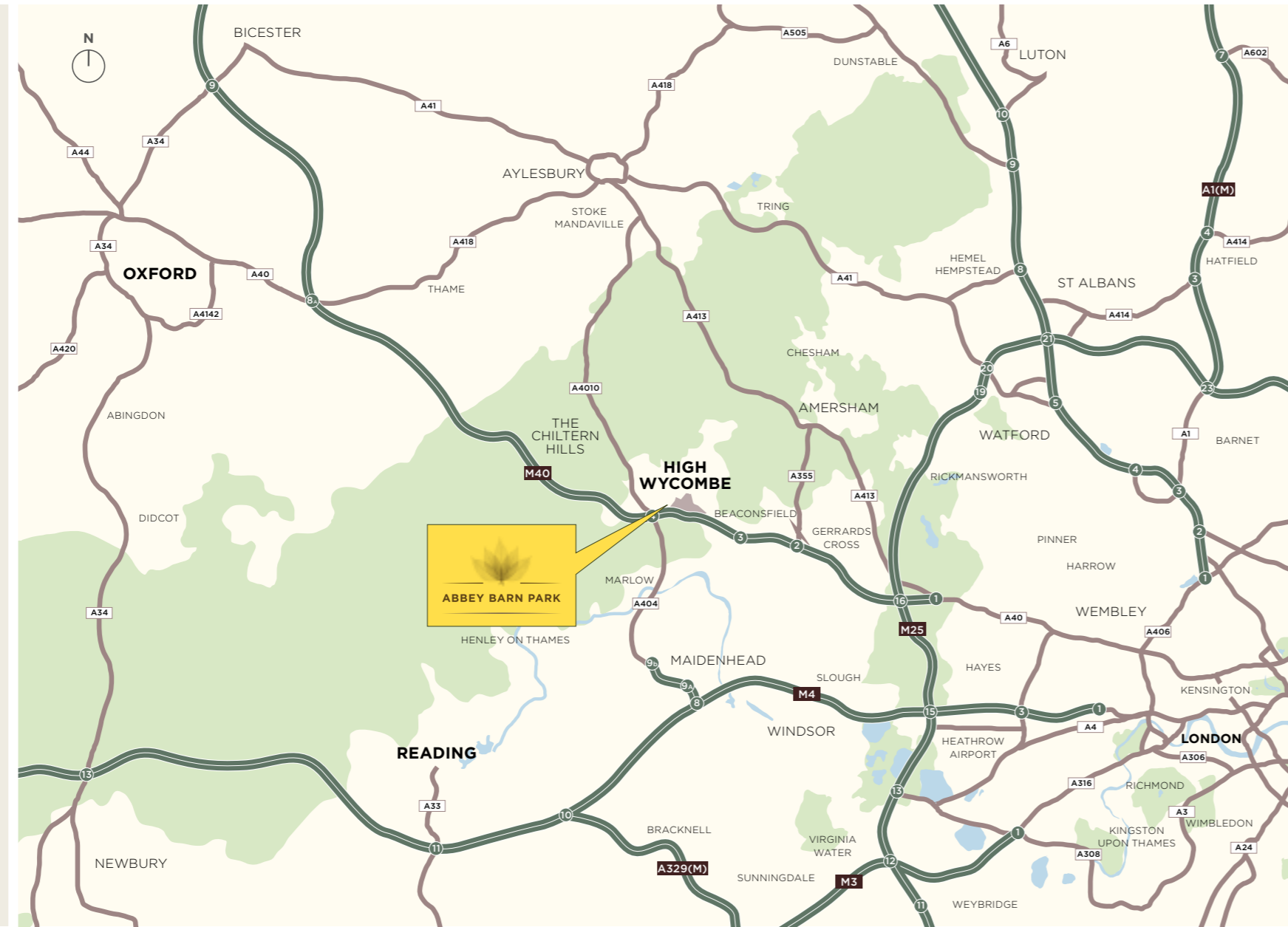
ABBEY BARN PARK

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.

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Map not to scale and is indicative only



OUR VISION
2030
TRANSFORMING TOMORROW



Berkeley
Designed for life

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.

O435/O2CA/O822

