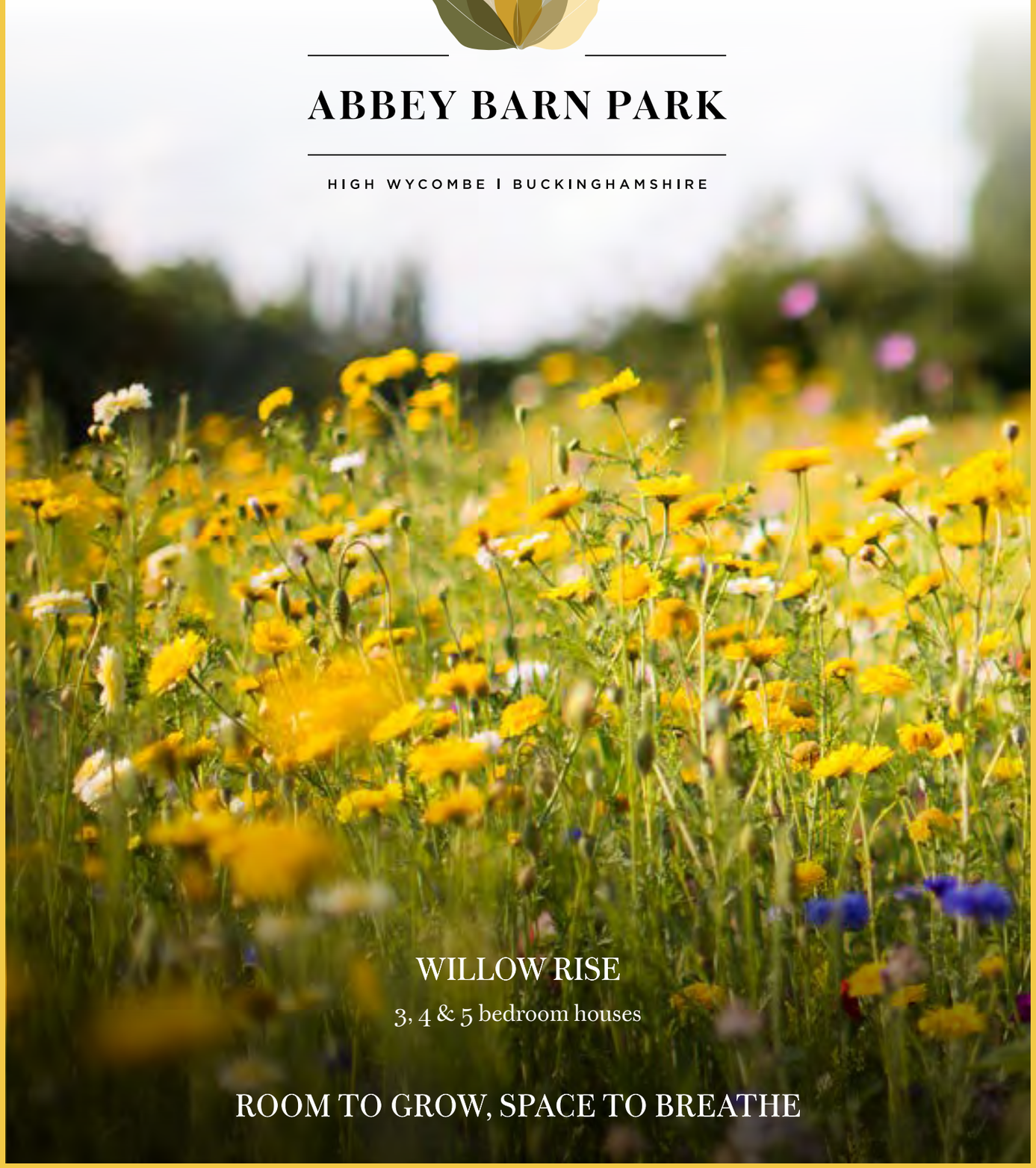
ABBEY BARN PARK

HIGH WYCOMBE I BUCKINGHAMSHIRE



WILLOW RISE

3, 4 & 5 bedroom houses

ROOM TO GROW, SPACE TO BREATHE



Computer generated image is indicative only

EXCLUSIVE HOMES, PERFECTLY PLACED

Welcome to Abbey Barn Park, a thriving community of contemporary homes in an inspiring natural setting in High Wycombe.

Bordered by a glorious country park and peaceful, ancient woodlands, this welcoming neighbourhood brings together beautiful architecture and landscaping, convenient connections, and a vibrant lifestyle. High Wycombe town centre offers superb amenities, excellent schools and an easy commute into London.

Willow Rise is a collection of three, four and five bedroom houses, situated next to Deangarden Wood. Close to 34-acre country park The Ride and just a short walk from Abbey View Primary School, these homes are perfectly placed for family living.

VIBRANT FAMILY LIVING, ALL WITHIN EASY REACH

Set in the heart of the Chilterns – an Area of Outstanding Natural Beauty – High Wycombe is a historic market town with good links to London.



12 minutes by car to the

CHILTERN HILLS




Marlow

8 minutes by car to

HIGH WYCOMBE TOWN CENTRE



Dating back to Roman times, High Wycombe is a bustling 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 attractive towns in the area to explore, including Marlow and Beaconsfield with their charming high streets and smart dining destinations.

Picturesque local villages offer lovely walks and relaxed lunches in historic pubs such as The Crown Inn at Penn, The Polecat Inn at Prestwood, or The Grouse & Ale at Lane End.

Grand country houses including West Wycombe Park, Hughenden Manor and the gardens of the Cliveden Estate are a great choice for a day out with the family, or if you enjoy long country walks, striding up the nearby Chiltern Hills is the perfect way to feel reinvigorated.

Journey times are approximate. Source: Google Maps.

BY TRAIN NORTH WEST

FROM HIGH WYCOMBE RAILWAY STATION

- BICESTER VILLAGE — 22 mins
- OXFORD — 41 mins
- LEAMINGTON SPA — 49 mins
- WARWICK — 54 mins
- BIRMINGHAM — 1 hr 23 mins

BY TRAIN EAST

FROM HIGH WYCOMBE RAILWAY STATION

- BEACONSFIELD — 6 mins
- GERRARDS CROSS — 9 mins
- SOUTH RUISLIP — 13 mins
- WEMBLEY STADIUM — 21 mins
- LONDON MARYLEBONE — 27 mins



Central London

Up to 6 trains per hour to

LONDON MARYLEBONE



High Wycombe Train Station

BY CAR

FROM ABBEY BARN PARK

- M40 — 2.2 miles /3km
- HIGH WYCOMBE RAILWAY STATION & TOWN CENTRE — 2.6 miles /4km
- MARLOW — 5.5 miles /9km
- M25 & M4 — 10 miles /16km
- HEATHROW AIRPORT — 18 miles /29km
- READING — 20 miles /32km
- BICESTER VILLAGE — 34 miles /55km



High Wycombe

Direct trains to

LONDON, OXFORD AND BIRMINGHAM

SEAMLESS TRAVEL, CONVENIENT CONNECTIONS

Abbey Barn Park brings you the best of both worlds: easy access to fast transport links as well as acres of green open spaces to explore.

High Wycombe rail station is 2.6 miles away, with train services to London taking as little as 27 minutes, so you can easily commute into work, or visit the capital for theatre trips, dining out and other activities. Heading in the opposite direction, trains to Oxford take 41 minutes.

There is also a shuttle bus service from Abbey Barn Park that will take you into High Wycombe town centre in 20 minutes.

Road links are equally convenient; 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.

Journey times and distances are approximate. Source: Google Maps and nationalrail.co.uk

A PLACE TO LAY DOWN ROOTS, A COMMUNITY TO BE PART OF

As well as a beautiful collection of homes, Abbey Barn Park is blossoming into a strong community, with plenty of spaces where residents can meet, get to know each other and enjoy time together.

Thanks to the wide range of properties available, designed to suit different lifestyles, people of all ages and stages of life are making Abbey Barn Park their home, helping to create a naturally diverse community.

The acres of open space, in particular the 34-acre country park The Ride, offer the ideal location for community events and get-togethers, such as summer barbecues and nature walks.

The Ride is also a fantastic place for children living at Abbey Barn Park, providing them with a natural environment to explore and learn in, with family members as well as new friends. These shared spaces and experiences are building a flourishing community for you to enjoy for many years to come.











Photography of Abbey Barn Park

COMMUNITY FUN AND ACTIVITIES
Residents at Abbey Barn Park can enjoy regular community events, such as:

EASTER EGG HUNT
Big and little kids hunt high and low for chocolate treats – and make new friends along the way.

BE A RANGER DAY
Activities for children run by the Chiltern Rangers, including painting and planting bee pots to encourage bees into their gardens, and hunting for bugs in The Ride.

ECOLOGY WALKS
A wonderful opportunity to see the bird boxes and ecology features with a walk through the local landscape.

SUMMER PICNIC
Fun and games for all ages, a tasty picnic and ice creams to bring residents together.

HALLOWEEN COMPETITIONS
Spooky homes and ghoulish costumes are on show for these fun seasonal competitions.

CHRISTMAS FESTIVITIES
An evening with neighbours enjoying mulled wine and mince pies, carols from a local choir and presents handed out by Father Christmas.

LOCAL AREA, DIVERSE LIFESTYLE

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 Dolce Vita
16 Kappad
17 Pizza Express
18 The Front Room
19 Vanilla Pod Café Patisserie
20 Wagamama
21 Apple Orchard Coffee Shop, West Wycombe
22 The Squirrel
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**
Clarks
Hotel Chocolat
Pandora
M&S
H&M
Rituals
River Island
Superdry
Waterstones

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 Marlow Everyman
54 Wycombe Leisure Centre

ART, CULTURE AND HERITAGE
55 The Hellfire Caves
56 Wycombe Museum
57 Wycombe Swan Theatre
58 Windsor Castle



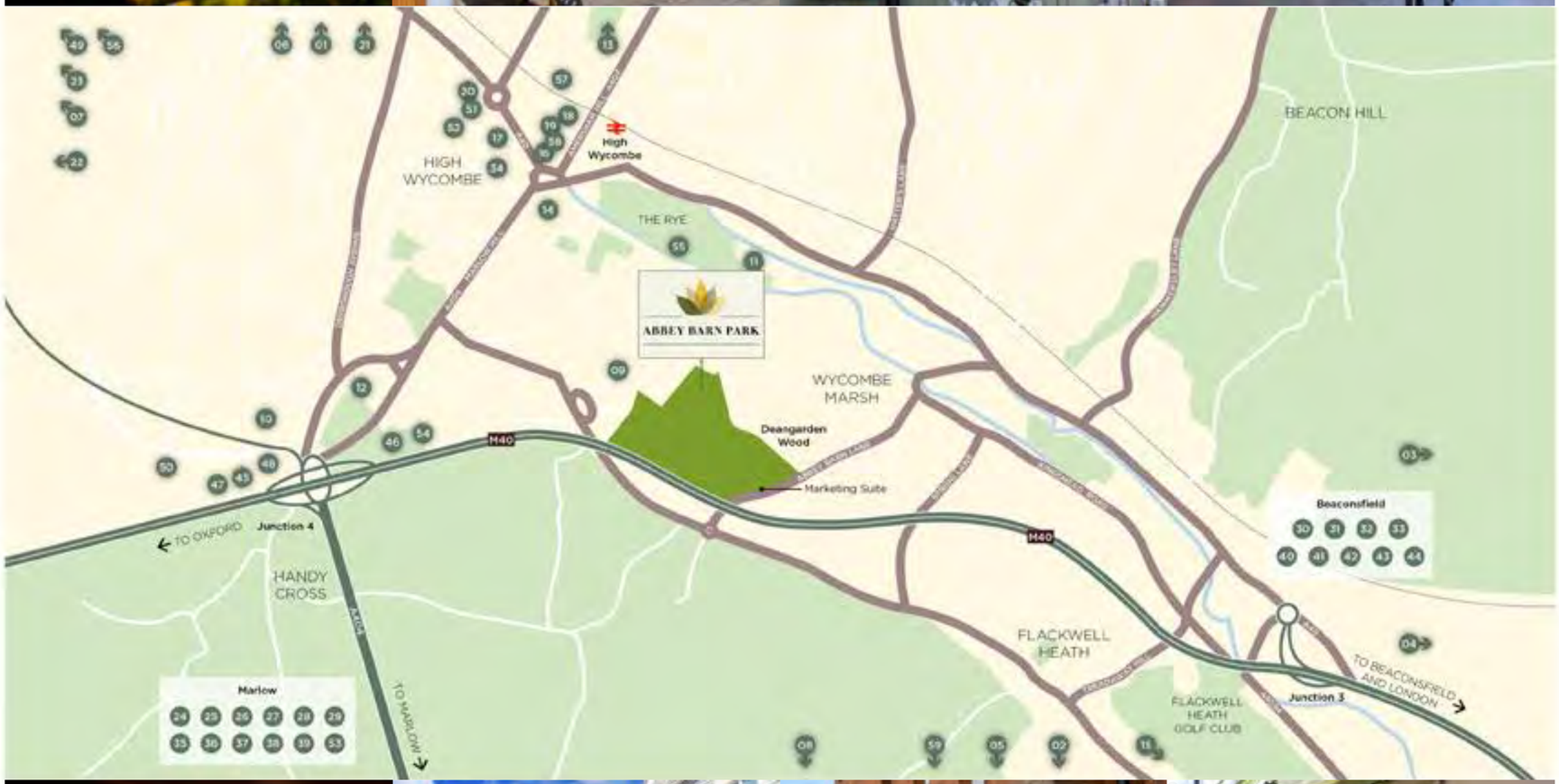

Beaconsfield

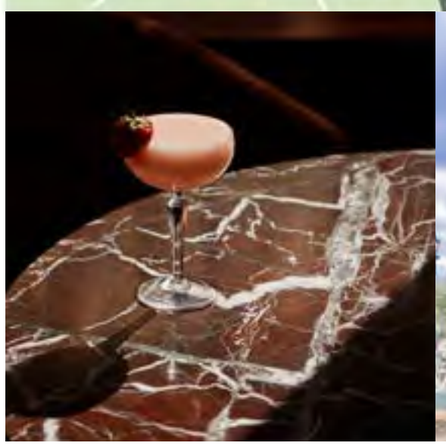


Marlow



The Eden Shopping Centre






Bicester Village



Beaconsfield



Beaconsfield

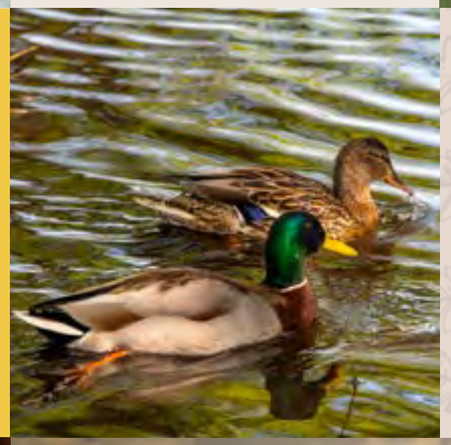
Map is not to scale and shows approximate locations only.


Beaconsfield

BEACONSFIELD

Picturesque Tudor and
Georgian old town





HIGH WYCOMBE

Historic market town with
modern amenities



MARLOW

Foodie hotspot on the
River Thames


Marlow

PLACES TO GO, PEOPLE TO SEE

From dining out to shopping in style and getting active, there is plenty to entertain you when you live at Abbey Barn Park.

High Wycombe is home to a wealth of buzzy cafés, pubs and restaurants, including favourites such as Pizza Express and Wagamama. The historic high street is charming to walk along and browse its range of shops and cafés, while The Eden Centre features over 100 retail names, including fashion favourites and high-end brands, along with dining and leisure experiences.

Marlow, just over five miles away, is a popular destination thanks to its attractive Georgian streets, range of shops and boutiques, and beautiful riverside setting. The town is also something of a culinary hotspot, with celebrated chef Tom Kerridge's two Michelin-starred The Hand and Flowers and one Michelin-starred The Coach offering outstanding food in welcoming surroundings.

Beaconsfield, five miles east of Abbey Barn Park, is another thriving town, known for the remarkable Bekonscot Model Village and Railway – a wonderful family day out. The old town's quaint streets, independent stores and traditional pubs are complemented by the new town's shops, restaurants and cafés. It is also home to the National Film and Television School, helping to make the town a hub of creativity.

For more active pursuits, you will 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, plus there is 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.

Journey times and distances are approximate. Source: Google Maps



Bicester Village

BICESTER VILLAGE

150+ designer brands and
14 places to eat & drink

OXFORD CITY

Vibrant cultural, dining and entertainment scene







Oxford

CITY STYLE, VILLAGE CHIC

As well as High Wycombe itself and nearby towns, Abbey Barn Park is also within easy reach of the world-famous city of Oxford and international shopping destination Bicester Village.

Oxford is one of England's most inspiring cities, with two rivers and idyllic countryside framing its stunning architecture. The ancient university colleges, world-class cultural attractions, and beautiful parks and gardens make it a special place to visit at any time of year. Its streets are home to a dizzying array of shops, cafés, pubs, street food, restaurants and performing arts venues, while a diverse calendar of events means there is something for every taste to enjoy.

For a luxury shopping experience, head to Bicester Village, easily reached by train or by car. This designer outlet, 34 miles away, is the place to go for a complete day of retail therapy, featuring over 150 top brands in a picturesque village-style setting. When it's time for a break, there is an exquisite selection of cafés and restaurants where you can recharge.

Distances are approximate. Source: Google Maps

AN INNOVATIVE ECONOMY, FULL OF OPPORTUNITY


Green Park, Reading

40 minutes by car to
READING


Forbury Place/KPMG

While London is within easy reach, there are also plenty of career opportunities closer to home at Abbey Barn Park.

Large companies in High Wycombe include Johnson & Johnson and Dreams Ltd, as well as numerous smaller businesses and services. The town is also situated close to one of the country's top areas of economic activity, thanks to its proximity to the M4 corridor.

This high-tech hub is home to leading global companies, such as Amazon, Citrix Systems, Dell, Microsoft and Panasonic. The towns of Reading, Slough and Maidenhead, with their clusters of major employers and IT and financial services businesses, are all within commutable distance of Abbey Barn Park.

There are also several business and research parks in the area, with excellent facilities and attractive landscaped settings. These include the business innovation focused Thames Valley Park; Green Park, which ranges from start-ups to multi-nationals; Thames Valley Science Park, with its links to the University of Reading; and Foundation Park, state-of-the-art offices close to Maidenhead.


High Wycombe

29 minutes by car to
SLOUGH

Distances are approximate. Source: Google Maps

CURIOUS MINDS, INSPIRING LEARNING

With excellent local schools, Abbey Barn Park is well placed when it comes to educational opportunities.

Abbey View Primary Academy, opened in 2019, is located adjacent to Abbey Barn Park, so families living there can enjoy an easy walk to school each day. For older children, John Hampden Grammar School and Royal Grammar School are both high achieving secondary schools. For even more choice, there are several independent schools within reach, including leading girls' school Wycombe Abbey.



2 HIGH-ACHIEVING GRAMMAR SCHOOLS

within 3 miles of Abbey Barn Park





PRESCHOOLS AND NURSERIES

FIR TREES NURSERY
5 Micklefield Road
High Wycombe
HP13 7EJ
countrysidenurseries.co.uk/nurseries/fir-trees-nursery/

OVER THE MOON DAY NURSERY
Buckinghamshire College Group
Spring Lane, Flackwell Heath
High Wycombe
HP10 9HE
thtjb-daynursery.co.uk/over-the-moon

PRIMARY SCHOOLS

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

CHEPPING VIEW PRIMARY ACADEMY
Cressex Road
High Wycombe
HP12 4PR
cheppingviewprimaryacademy.org

HIGH WYCOMBE CHURCH OF ENGLAND
Combined School
Loakes Road
High Wycombe
HP11 2JU
hwce.co.uk

SECONDARY SCHOOLS

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

ROYAL GRAMMAR SCHOOL
Amersham Road
High Wycombe
HP13 6QT
rgshw.com

INDEPENDENT SCHOOLS

WYCOMBE PREPARATORY SCHOOL
19 London Road
High Wycombe
HP11 1BJ
wycombeprep.co.uk

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

WYCOMBE ABBEY
Frances Dove Way
High Wycombe
HP11 1PE
wycombeabbey.com

THE CHALFONTS
Maple Court, Queens Road
High Wycombe
HP13 6AQ
thechalfontsgrammar.co.uk

Distances are approximate. Source: Google Maps


Buckinghamshire New University




King's College London

University of Oxford ranked

NO. 1 IN THE WORLD



London School of Economics and Political Science

Imperial College London ranked

NO. 8 IN THE WORLD

REACHING FURTHER WITH HIGHER EDUCATION

When it's time for the next stage of education, there are a number of universities and colleges in the surrounding area, including the internationally renowned University of Oxford.

London's leading universities are also easily accessible from Abbey Barn Park, offering a huge choice of study options in one of the world's greatest cities.

BUCKINGHAMSHIRE NEW UNIVERSITY
Queen Alexandra Road
High Wycombe
HP11 2JZ
bucks.ac.uk
3 miles / 5km

HENLEY BUSINESS SCHOOL
Greenlands
Henley-on-Thames
Oxfordshire
RG9 3AU
henley.ac.uk
11 miles / 18km

UNIVERSITY OF READING
Whiteknights
Reading
Berkshire
RG6 6UR
reading.ac.uk
19 miles / 31km

UNIVERSITY OF OXFORD
Wellington Square
Oxford
OX1 2JD
ox.ac.uk
27 miles / 44km

London Marylebone is a 27-minute journey from High Wycombe Railway Station. From there, it is just a walk or tube journey to these top universities in central London.

UNIVERSITY COLLEGE LONDON
Gower Street
London WC1E 6BT
ucl.ac.uk
9 mins by tube and on foot

KING'S COLLEGE LONDON
Strand
London WC2R 2LS
kcl.ac.uk
21 mins by tube and on foot

IMPERIAL COLLEGE LONDON
Exhibition Road
South Kensington
London SW7 2AZ
imperial.ac.uk
27 mins by tube and on foot

LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE
Houghton Street
London WC2A 2AE
lse.ac.uk
28 minutes by tube and on foot

Distances are approximate. Source: Google Maps. University rankings: The Times Higher Education World University Rankings 2026

GLORIOUS COUNTRYSIDE, YOURS TO ROAM

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. Splendid country estates, such as Cliveden and Hughenden Manor, have acres of gardens and parkland to discover too.

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.



FAVOURITE WALKS CLOSE TO ABBEY BARN PARK

1: WEST WYCOMBE
17 minutes by car

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.

2: HUGHENDEN MANOR AND DOWNLEY COMMON
15 minutes by car

Ideal for families, this easy-going walk takes you from the National Trust property Hughenden Manor along woodland paths to the village of Downley and Downley Common, 22 hectares of open grassland, woods and ponds.





3: STUDLEY GREEN
21 minutes by car

Three 'Red Kite' walks begin at the village of Studley Green and pass through beautiful Chiltern valleys. Take in panoramic views and look out for red kites soaring overhead – they were reintroduced into the Chilterns in the 1990s and are frequently seen in the area.

Journey times are approximate. Source: Google Maps.



Map is not to scale and shows approximate locations only.

EVERY DETAIL THOUGHTFULLY PLANNED



The Ride at Abbey Barn Park

ACRES OF GREEN, AN ABUNDANCE OF NATURE

Set amid lush green landscape, Abbey Barn Park offers a healthy and active lifestyle, with revitalising walks, exhilarating bike rides and time in the fresh air.

THE RIDE
Lying at the heart of the community, The Ride is a 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 meadow grass to run through.

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

DEANGARDEN WOOD
This ancient woodland bordering Abbey Barn Park features a meandering trail and footpaths that connect with 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.

ANCIENT WOODLAND
bordering Abbey Barn Park



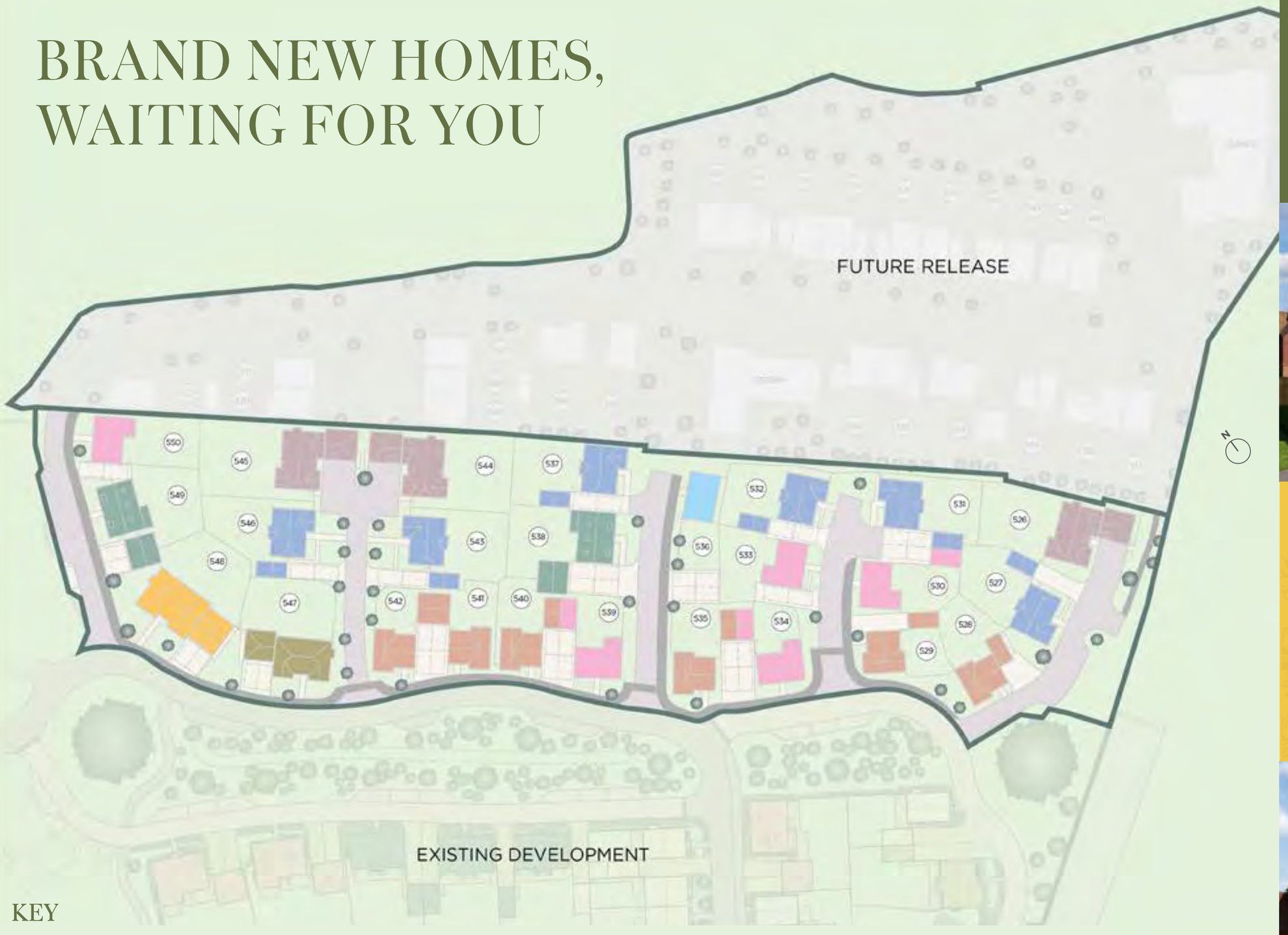
ALLOTMENTS
for growing your own

THE RIDE
34 acres of natural green space

WELLNESS GARDEN
with plants and herbs



BRAND NEW HOMES, WAITING FOR YOU



KEY

- The Hazel
- The Poplar
- The Rowan
- The Laurel
- The Lilac
- The Juniper
- The Mulberry
- The Maple

Site plan is not to scale and shows approximate locations only. Computer Generated Images are indicative only.

DETACHED

3, 4 & 5 bedroom houses



OFF-STREET PARKING

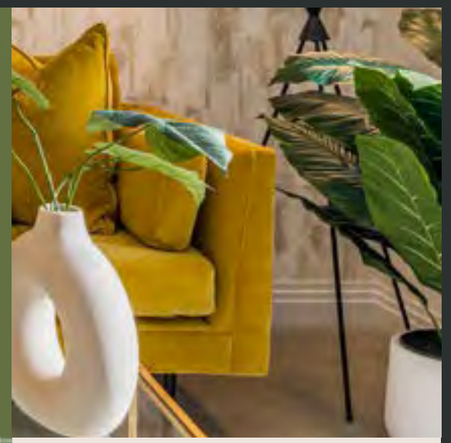
to all homes











HIGH QUALITY





EXPERTLY DESIGNED

DESIGNER FLAIR, LUXURIOUS FINISH

High quality fixtures and fittings, tactile materials and a naturally inspired colour palette – homes at Abbey Barn Park have been designed to create a luxuriously calm haven, where you can entertain, relax, work and play.

With light-filled rooms and well-designed layouts, you will find that life here flows more easily, giving you the space you need to make the most of precious time at home.

Photography of previous Abbey Barn Park showhomes is indicative only.







SPECIFICATION

STYLISH KITCHEN
- Individually designed layouts
- Composite stone worktops and splashbacks
- Bosch integrated cooking appliances including:
  - Multi-function single oven
  - Microwave to The Hazel and The Lilac
  - Combi oven to The Poplar, The Juniper, The Rowan, The Mulberry, The Laurel and The Maple
  - 4 zone induction hob to The Hazel, The Lilac, The Poplar, The Juniper and The Rowan
  - 5 zone induction hob to The Laurel and The Maple
- Beko integrated appliances
  - Multi-function dishwasher
  - Fridge / freezer to The Hazel and The Lilac
  - Larder fridge and undercounter freezer to The Poplar, The Juniper, The Rowan, The Mulberry and The Laurel
  - Larder fridge and larder freezer to The Maple
- Integrated extractor hood
- Under mount single bowl stainless steel sink with chrome mixer tap and drainer grooves in stone
- Feature LED lighting to underside of wall units
- Feature pendant light fitting positioned over breakfast bar (where applicable)
- Satin chrome socket outlets and USB point above work surface

UTILITY / LAUNDRY CUPBOARD
- Space and plumbing provided for free-standing washing machine and tumble dryer in The Juniper, with laminate worktop fitted above where possible
- Space and plumbing provided for free-standing washer dryer in The Hazel, The Lilac and The Poplar
- Space and plumbing provided for free-standing washing machine and tumble dryer with laminate worktop above, stainless steel sink and mixer tap to The Rowan, The Mulberry, The Laurel and The Maple

CONTEMPORARY BATHROOMS

FAMILY BATHROOM
- Wall mounted basin with chrome bottle trap and contemporary chrome single lever basin mixer
- Back-to-wall floor standing WC, soft-closing seat and cover, concealed cistern and chrome dual flush plate
- 3 piece bathrooms* will have a bath fitted with a two panel bath screen and chrome thermostatic mixer with wall mounted shower head and separate handheld shower
- 4 piece bathrooms* feature shower enclosure with a glass sliding door, chrome thermostatic mixer with wall mounted shower head and separate handheld shower and a bath with chrome thermostatic mixer and chrome handheld shower set
- Mirror to be fitted over basin with satin chrome shaver socket
- Ceramic / Porcelain wall tiling to selected areas

EN-SUITE 1
- Wall mounted basin with chrome bottle trap and contemporary chrome single lever basin mixer
- Back-to-wall floor standing WC, soft-closing seat and cover, concealed cistern and chrome dual flush plate
- 3 piece shower rooms* feature shower enclosure with a glass sliding door, chrome thermostatic mixer with wall mounted shower head and separate handheld shower
- 4 piece ensuites* feature shower enclosure with a glass sliding door, chrome thermostatic mixer with wall mounted shower head, separate handheld shower and a bath with chrome thermostatic mixer and chrome handheld shower set
- Recessed double fronted mirrored cabinet with shaver socket and concealed lighting
- Ceramic / Porcelain wall tiling to selected areas

EN-SUITE 2* & 3*
- Wall mounted basin with chrome bottle trap and contemporary chrome single lever basin mixer
- Floor standing WC, soft-closing seat and cover, concealed cistern and dual flush plate
- Shower enclosure with chrome framed glass sliding door, chrome thermostatic mixer with wall mounted shower head and separate handheld shower
- Mirror to be fitted over basin with satin chrome shaver socket
- Ceramic / Porcelain wall tiling to selected areas

CLOAKROOM
- Wall mounted basin with chrome bottle trap and contemporary single lever basin mixer
- Back-to-wall floor standing WC, soft-closing seat and cover, concealed cistern and chrome dual flush
- Fitted mirror over basin where possible

ELECTRICAL FITTINGS AND HOME ENTERTAINMENT
- Full fibre broadband capability for TV streaming and internet services
- Data provision to living room, family room* and bedrooms
- Pendant lighting to feature in living / dining & family areas, study*, hallways, landings and bedrooms
- Downlights to feature throughout kitchen area, all bathrooms, utility* and cloakroom
- USB point to kitchen area

HEATING & HOT WATER
- Gas fired central heating with mains pressure hot water and cylinder to The Juniper, The Rowan, The Mulberry, The Laurel and The Maple
- Gas fired central heating and hot water system fitted with combination boiler to The Hazel, The Poplar and The Lilac
- Underfloor heating to ground floor with radiators to remaining floors
- Chrome heated towel rails to all bathrooms
- Waste water heat recovery system

INTERIOR FINISHES
- Two panelled painted internal doors with polished chrome door furniture
- Painted skirting and architraves to match internal doors
- Painted staircase with oak newel caps and handrail
- Bedroom 1 will feature a dressing room with satin painted internal door and fitted interiors to The Laurel and The Maple
- Wardrobes to Bedroom 1 within all remaining homes will feature bespoke sliding doors and fitted interiors
- Wood effect flooring to kitchen, utility, hallway, cloakroom and all bathrooms
- Carpet laid to remainder of the property

SECURITY & PEACE OF MIND
- Mains supply smoke detectors and heat detectors with battery back up
- Multi-point locking to entrance door
- External light provided to front and wiring only for external lighting to rear of the property
- 10 year latent defects insurance policy provided

EXTERNAL FEATURES
- Landscaping to front of the properties and turf to the rear garden
- Patio area
- External tap
- Inline solar photovoltaic panels
- Electric vehicle charging point to all homes

*Where applicable

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

Photography of previous Abbey Barn Park showhomes is indicative only.



Computer generated image of Plot 550 is indicative only.

THE HAZEL

3 BEDROOM HOUSE

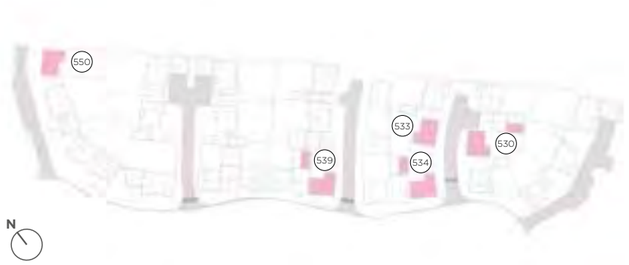
PLOTS 530, 533*, 534, 539 & 550*

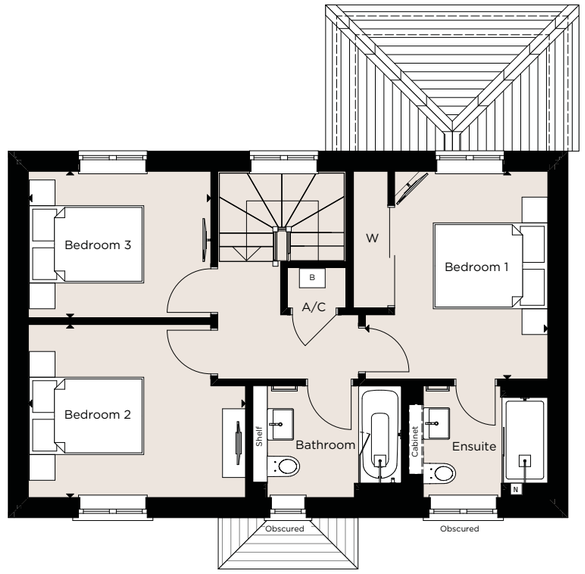
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PLOTS 530, 533, 534, 539 & 550

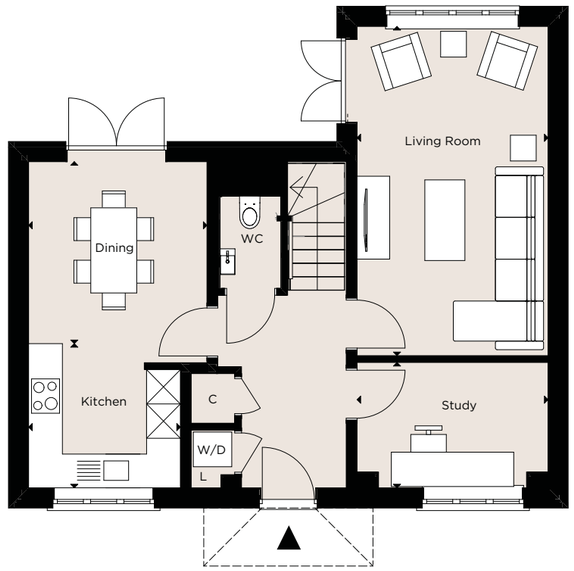
Kitchen	2.65m x 2.52m	8' 8" x 8' 3"
Dining Room	3.11m x 3.18m	10' 2" x 10' 5"
Living Room	5.75m x 3.33m	18' 10" x 10' 11"
Study	3.33m x 2.19m	10' 11" x 7' 2"
Bedroom 1	3.63m (max) x 3.19m (max)	11' 10" (max) 10' 5" (max)
Bedroom 2	3.79m (max) x 3.02m (max)	12' 5" (max) 9' 10" (max)
Bedroom 3	3.19m x 2.56m	10' 5" x 8' 4"

*Handed to floorplan shown





FIRST FLOOR



GROUND FLOOR

Floorplan shown above is Plot 530.

Windows may vary between plots. Please speak to a sales consultant.

◄► Measurement Points **C** Cupboard **L** Laundry Cupboard **AC** Airing Cupboard **W** Wardrobe **B** Boiler **N** Niche
WM Space and Plumbing for Washing Machine **WD** Space and Plumbing for Washer/Dryer **TD** Space and Plumbing for Tumble Dryer

Floorplans shown for Berkeley Homes are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.



THE LILAC

3 BEDROOM HOUSE

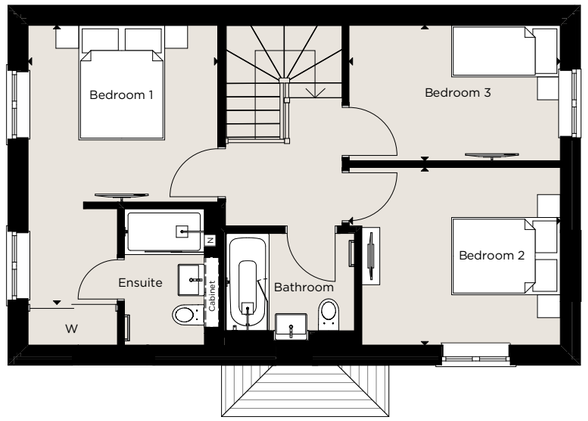
PLOT 536

(104 SQ M 1,123 SQ FT)

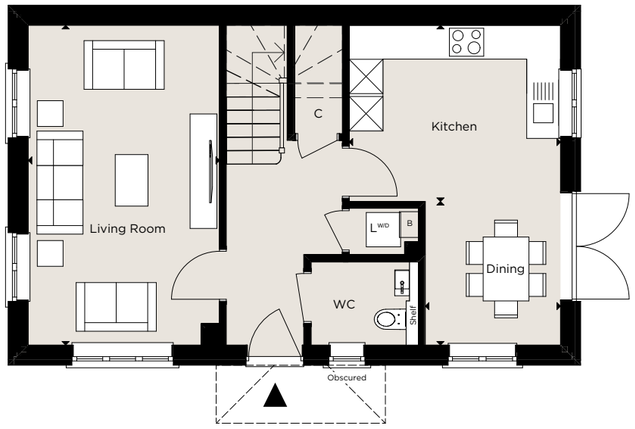
PLOT 536

Kitchen	3.69m x 3.08m	12' 1" x 10' 1"
Dining Room	2.36m x 2.51m	7' 8" x 8' 2"
Living Room	3.34m x 5.58m	10'11" x 18' 3"
Bedroom 1	4.87m (max) x 3.32m (max)	15' 11" (max) x 10' 10" (max)
Bedroom 2	3.69m x 3.10m	12' 1" x 10' 2"
Bedroom 3	3.69m x 2.36m	12' 1" x 7' 9"





FIRST FLOOR



GROUND FLOOR

Floorplans shown for Berkeley Homes are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

Floorplan shown above is Plot 536.

Windows may vary between plots. Please speak to a sales consultant.

◄► Measurement Points **C** Cupboard **L** Laundry Cupboard **AC** Airing Cupboard **W** Wardrobe **B** Boiler **N** Niche
WM Space and Plumbing for Washing Machine **WD** Space and Plumbing for Washer/Dryer **TD** Space and Plumbing for Tumble Dryer



Computer generated image of Plot 535 is indicative only.

THE POPLAR

4 BEDROOM HOUSE

PLOTS 528*, 529, 535*, 540*, 541 & 542*

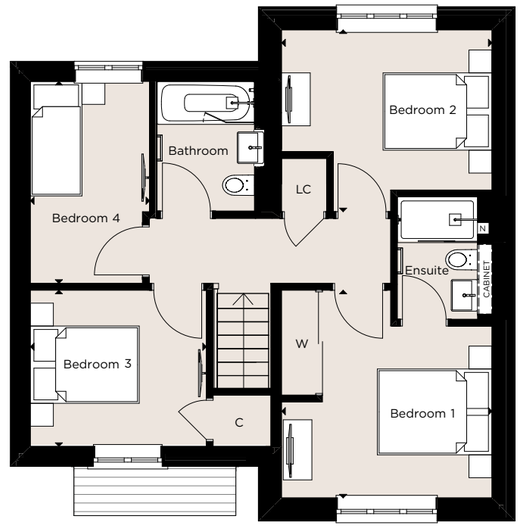
(116 SQ M 1,256 SQ FT)

PLOTS 528, 529, 535, 540, 541 & 542

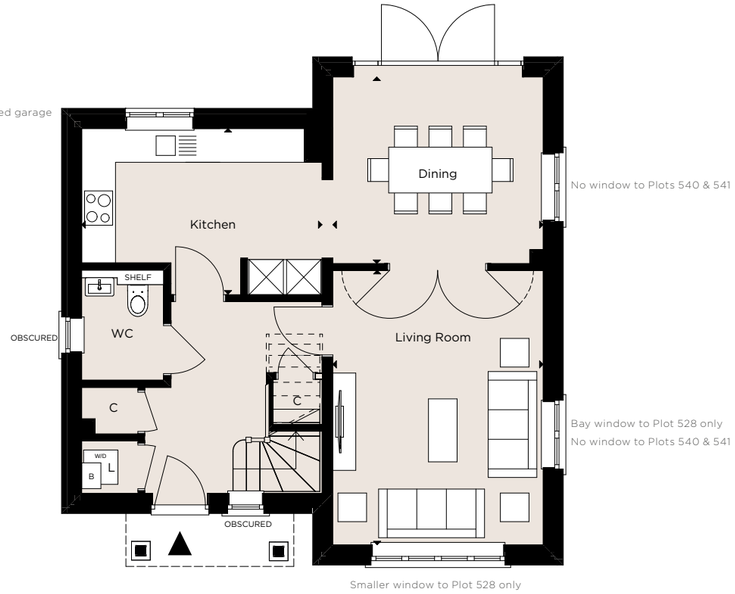
Kitchen	4.20m (max) x 2.89m (max)	13' 9" (max) x 9' 5" (max)
Dining Room	3.67m x 3.26m	12' 0" x 10' 8"
Living Room	4.79m x 3.67m	15' 8" x 12' 0"
Bedroom 1	3.67m (max) x 3.63m (max)	12' 0" (max) 11' 10" (max)
Bedroom 2	3.67m (max) x 3.17m (max)	12' 0" (max) x 10' 4" (max)
Bedroom 3	3.07m x 2.73m	10' 0" x 8' 11"
Bedroom 4	3.53m (max) x 2.08m (max)	11' 6" (max) x 6' 9" (max)

*Handed to floorplan shown





FIRST FLOOR



GROUND FLOOR

Floorplan shown above is Plot 529.

Windows may vary between plots. Please speak to a sales consultant.

◀▶ Measurement Points **C** Cupboard **L** Laundry Cupboard **AC** Airing Cupboard **W** Wardrobe **B** Boiler **N** Niche
WM Space and Plumbing for Washing Machine **WD** Space and Plumbing for Washer/Dryer **TD** Space and Plumbing for Tumble Dryer

Floorplans shown for Berkeley Homes are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.



Computer generated image of Plot 546 is indicative only.

THE JUNIPER

4 BEDROOM HOUSE

PLOTS 527, 531, 532*, 537*, 543 & 546*

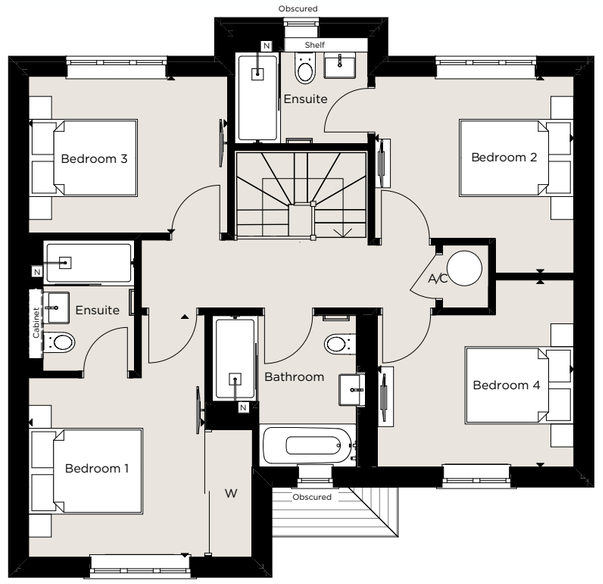
(147 SQ M 1,582 SQ FT)

PLOTS 527, 531, 532, 537, 543 & 546

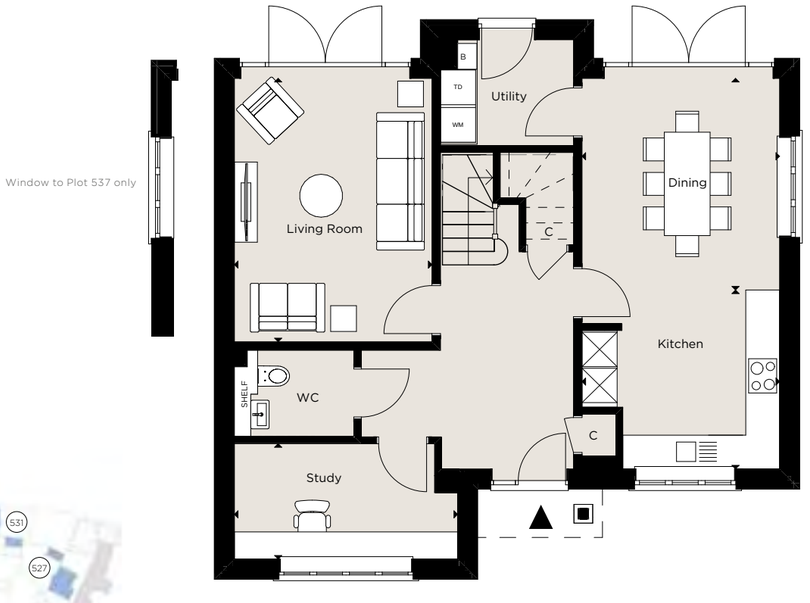
Kitchen	3.45m x 3.13m (max)	11'3" x 10'3" (max)
Dining	3.70m x 3.45m	12'1" x 11'3"
Living Room	4.60m x 3.45m	15'1" x 11'3"
Study	3.90m (max) x 2.02m (max)	12'9" (max) x 6'7" (max)
Bedroom 1	4.23m (max) x 3.07m (max)	13'10" (max) x 10'1" (max)
Bedroom 2	3.48m x 3.44m (max)	11'4" x 11'3" (max)
Bedroom 3	3.48m x 2.74m (max)	11'4" x 8'11" (max)
Bedroom 4	3.43m x 3.26m (max)	11'3" x 10'8" (max)

*Handed to floorplan shown





FIRST FLOOR



GROUND FLOOR

Floorplan shown above is Plot 531.

Windows may vary between plots. Please speak to a sales consultant.

Floorplans shown for Berkeley Homes are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

◄► Measurement Points **C** Cupboard **L** Laundry Cupboard **AC** Airing Cupboard **W** Wardrobe **B** Boiler **N** Niche
WM Space and Plumbing for Washing Machine **WD** Space and Plumbing for Washer/Dryer **TD** Space and Plumbing for Tumble Dryer



Computer generated image of Plot 547 is indicative only.

THE ROWAN

4 BEDROOM HOUSE

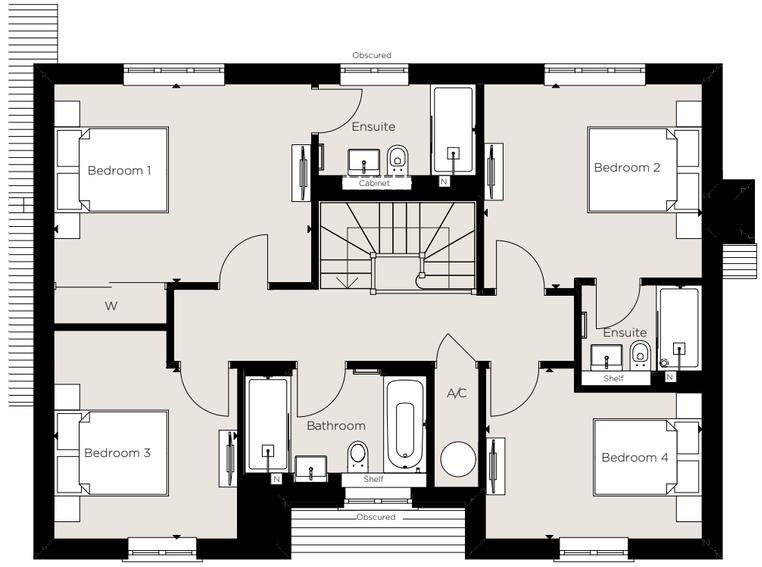
PLOT 547

(174 SQ M 1,881 SQ FT)

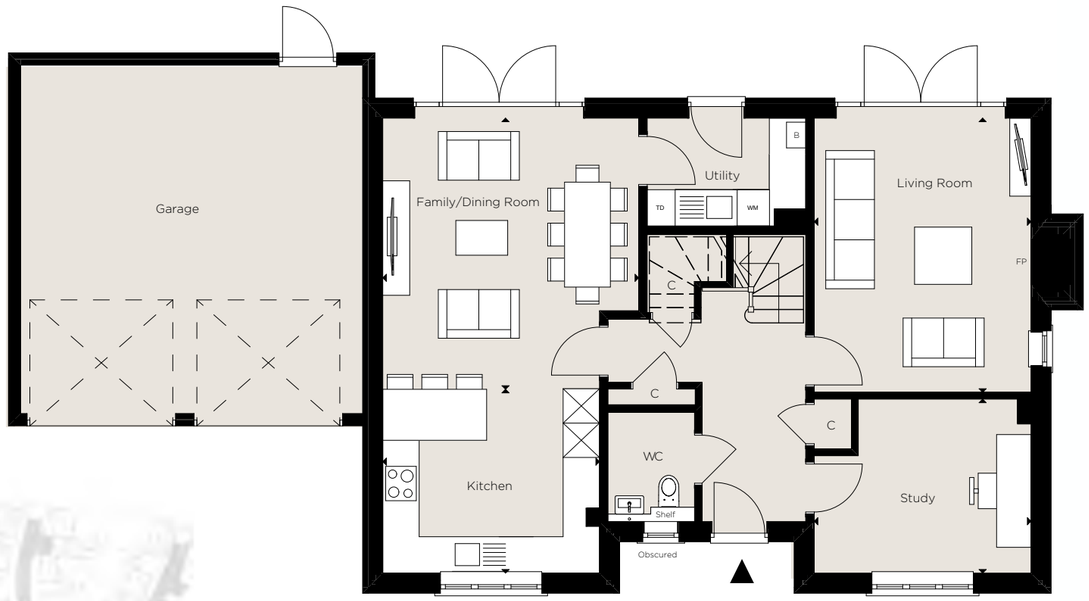
PLOT 547

Kitchen	3.78m x 3.21m	12' 4" x 10' 6"
Family/Dining	4.74m (max) x 4.47m (max)	15' 6" (max) x 14' 7" (max)
Living Room	4.79m x 3.78m	15' 8" x 12' 4"
Study	3.78m (max) x 3.04m (max)	12' 4" (max) x 9' 11" (max)
Bedroom 1	4.50m x 3.47m	14' 9" x 11' 4"
Bedroom 2	3.82m (max) x 3.57m (max)	12' 6" (max) x 11' 8" (max)
Bedroom 3	3.21m x 2.98m	10' 6" x 9' 9"
Bedroom 4	3.78m (max) x 2.98 (max)	12' 4" (max) x 9' 9" (max)





FIRST FLOOR



GROUND FLOOR

Floorplan shown above is Plot 547.

Windows may vary between plots. Please speak to a sales consultant.

Floorplans shown for Berkeley Homes are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

◄► Measurement Points **C** Cupboard **L** Laundry Cupboard **AC** Airing Cupboard **W** Wardrobe **B** Boiler **N** Niche
WM Space and Plumbing for Washing Machine **WD** Space and Plumbing for Washer/Dryer **TD** Space and Plumbing for Tumble Dryer



Computer generated image of Plot 549 is indicative only.

THE MULBERRY

5 BEDROOM HOUSE

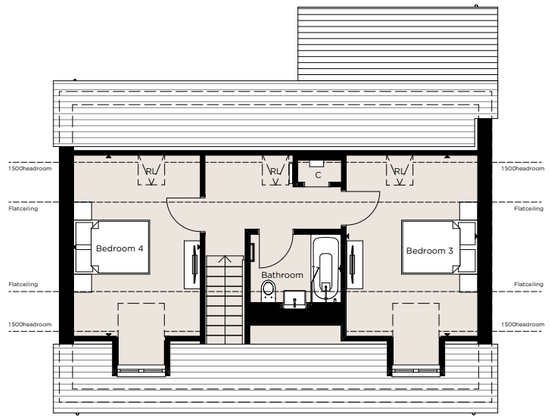
PLOTS 538 & 549

(194 SQ M 2,097 SQ FT)

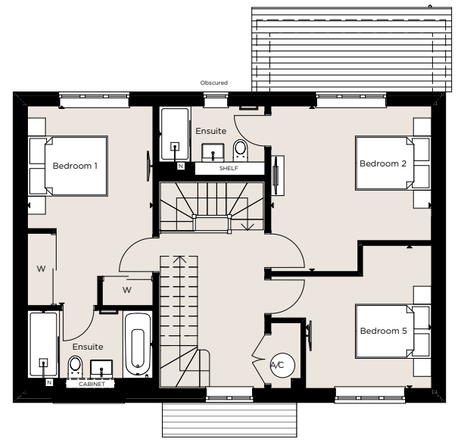
PLOTS 538 & 549

Kitchen	3.68m x 3.13m	12' 1" x 10' 3"
Dining Room	3.39m x 3.13m	11' 1" x 10' 3"
Living Room	5.34m x 4.01m	17' 6" x 13' 1"
Study	3.39m x 2.51m	11' 1" x 8' 2"
Bedroom 1	4.98m (max) x 3.13m	16' 3" (max) x 10' 3"
Bedroom 2	4.13m (max) x 4.01m	13' 6" (max) x 13' 1"
Bedroom 3	4.51m x 3.28m	14' 9" x 10' 9"
Bedroom 4	4.51m x 3.16m	14' 9" x 10' 4"
Bedroom 5	3.57m (max) x 3.14m	11'8" (max) x 10'3"



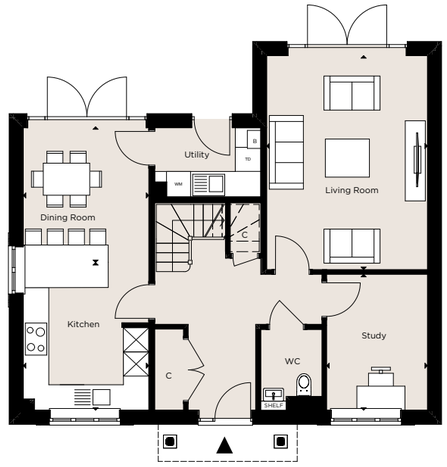


SECOND FLOOR



FIRST FLOOR

No window to Plot 549 only



GROUND FLOOR

Floorplan shown above is Plot 538.

Windows may vary between plots. Please speak to a sales consultant.

Floorplans shown for Berkeley Homes are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

◄► Measurement Points **C** Cupboard **L** Laundry Cupboard **AC** Airing Cupboard **W** Wardrobe **B** Boiler **N** Niche
WM Space and Plumbing for Washing Machine **WD** Space and Plumbing for Washer/Dryer **TD** Space and Plumbing for Tumble Dryer



Computer generated image of Plot 545 is indicative only.

THE LAUREL

5 BEDROOM HOUSE

PLOTS 526*, 544 & 545*

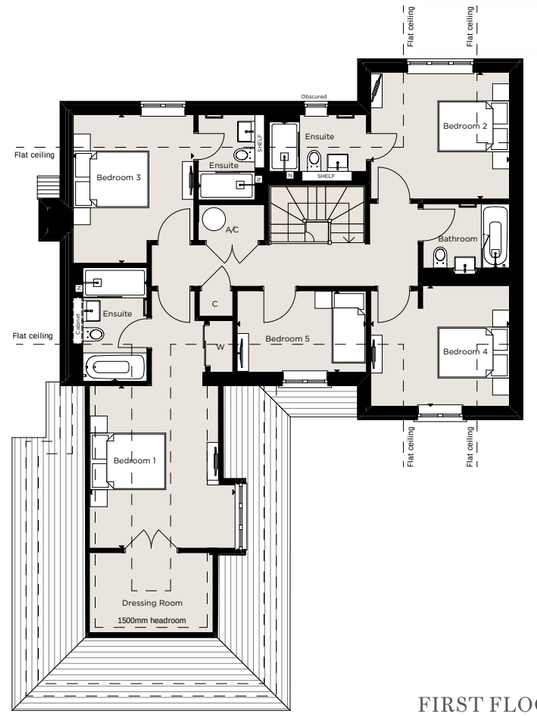
(204 SQ M 2,201 SQ FT)

PLOTS 526, 544 & 545

Kitchen	3.67m (max) x 3.34m (max)	12' 0" (max) x 10' 11" (max)
Family/Dining	5.50m x 3.67m	18' 0" x 12' 0"
Living Room	5.07m x 5.04m	16' 7" x 16' 6"
Study	3.47m x 3.43m	11' 4" x 11' 2"
Bedroom 1	4.30m x 3.85m	14' 1" x 12' 7"
Bedroom 2	3.67m x 3.35m	12' 0" x 11' 0"
Bedroom 3	3.93m (max) x 3.19m (max)	12' 10" (max) x 10' 5" (max)
Bedroom 4	3.67m x 3.19m	12' 0" x 10' 5"
Bedroom 5	3.42m x 2.16m	11' 2" x 7' 1"

*Handed to floorplan shown





FIRST FLOOR



GROUND FLOOR

Floorplan shown above is Plot 544.

Windows may vary between plots. Please speak to a sales consultant.

Floorplans shown for Berkeley Homes are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

◀▶ Measurement Points **C** Cupboard **L** Laundry Cupboard **AC** Airing Cupboard **W** Wardrobe **B** Boiler **N** Niche **FP** Fireplace (optional upgrade)
WM Space and Plumbing for Washing Machine **WD** Space and Plumbing for Washer/Dryer **TD** Space and Plumbing for Tumble Dryer



Computer generated image of Plot 548 is indicative only.

THE MAPLE

5 BEDROOM HOUSE

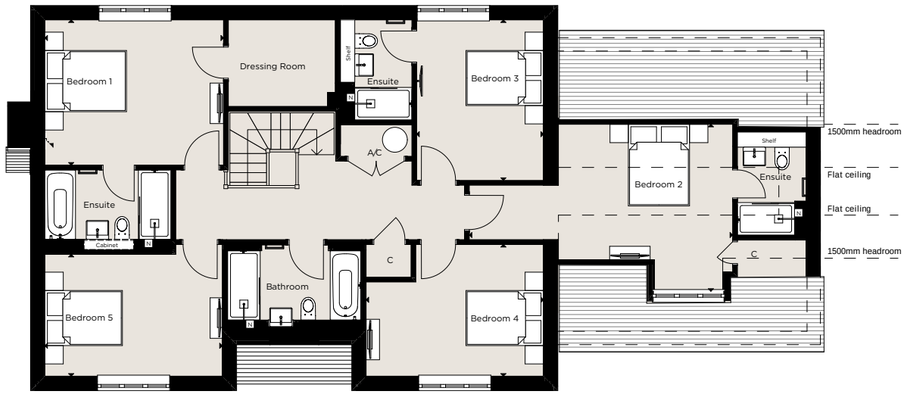
PLOT 548

(229 SQ M 2,465 SQ FT)

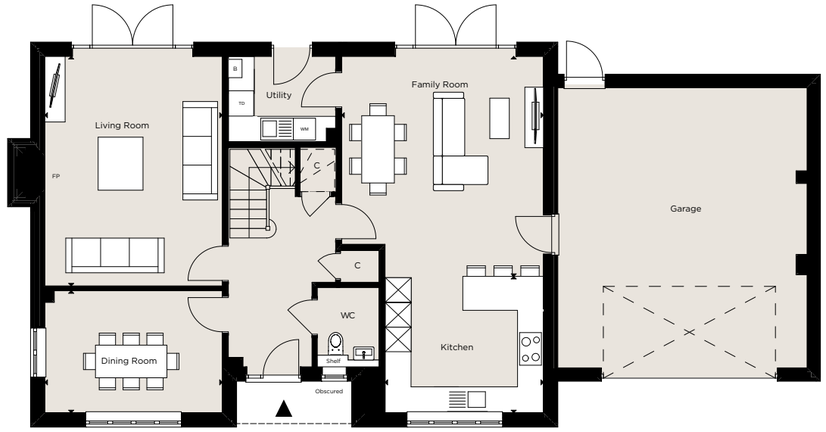
PLOT 548

Kitchen	3.88m x 3.34m	12' 8" x 10' 11"
Family Room	5.39m (max) x 4.94m (max)	17' 8" (max) x 16' 2" (max)
Dining Room	4.35m x 2.99m	14' 3" x 9' 9"
Living Room	5.62m x 4.35m	18' 5" x 14' 3"
Bedroom 1	4.38m x 3.56m	14' 4" x 11' 8"
Bedroom 2	6.45m (max) x 4.09m (max)	21' 2" (max) x 13' 5" (max)
Bedroom 3	3.93m x 3.11m	12' 10" x 10' 2"
Bedroom 4	4.35m (max) x 3.23m (max)	14' 3" (max) x 10' 7" (max)
Bedroom 5	4.35m x 2.99m	14' 3" x 9' 9"





FIRST FLOOR



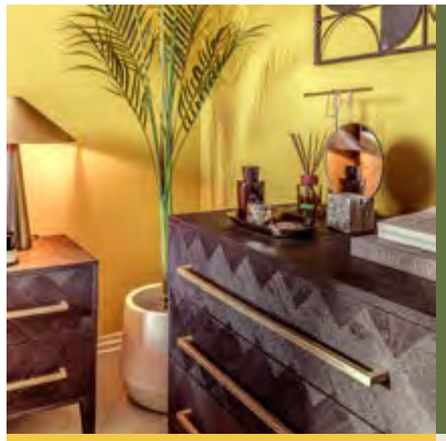
GROUND FLOOR

Floorplan shown above is Plot 548.

Windows may vary between plots. Please speak to a sales consultant.

Floorplans shown for Berkeley Homes are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

◀▶ Measurement Points **C** Cupboard **L** Laundry Cupboard **AC** Airing Cupboard **W** Wardrobe **B** Boiler **N** Niche **FP** Fireplace (optional upgrade)
WM Space and Plumbing for Washing Machine **WD** Space and Plumbing for Washer/Dryer **TD** Space and Plumbing for Tumble Dryer





Abbey Barn Park

DESIGNED FOR LIFE

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.

CUSTOMERS DRIVE ALL OUR DECISIONS
We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of nature, amenities and good transport connections. Then we apply that understanding to all our planning and design decisions. And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

CHOICE AND DIVERSITY
No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

Berkeley Group

Proud members of the Berkeley Group

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

QUALITY FIRST TO LAST
Quality is the defining characteristic of Berkeley developments, right down to the very last detail.

We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

GREEN LIVING
We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, promote recycling and enable residents to choose sustainable transport options.

COMMITMENT TO THE FUTURE
When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, though intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.

OUR VISION 2030 TRANSFORMING TOMORROW

CONSUMER CODE FOR HOME BUILDERS www.consumercode.co.uk

tsi APPROVED CODE TRADINGSTANDARDS.UK



SUSTAINABILITY

This is how we are ensuring sustainability at Abbey Barn Park.

PEOPLE, PLANET, PROSPERITY
Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Abbey Barn Park.

NATURE AND BIODIVERSITY
Parkland, trees, flowers, living roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around Abbey Barn Park, we have created natural habitats that encourage wildlife to flourish. We are working with Bradley Murphy Design Ltd to engage residents in the natural landscapes that we have created.

WASTE AND RECYCLING
We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

WATER EFFICIENCY
Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily. Individual homes and apartment buildings also benefit from rainwater harvesting, which is used in gardens and landscaped areas.

ENERGY EFFICIENCY
Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness. All lighting is low energy and kitchen appliances are selected to deliver high levels of energy efficiency.

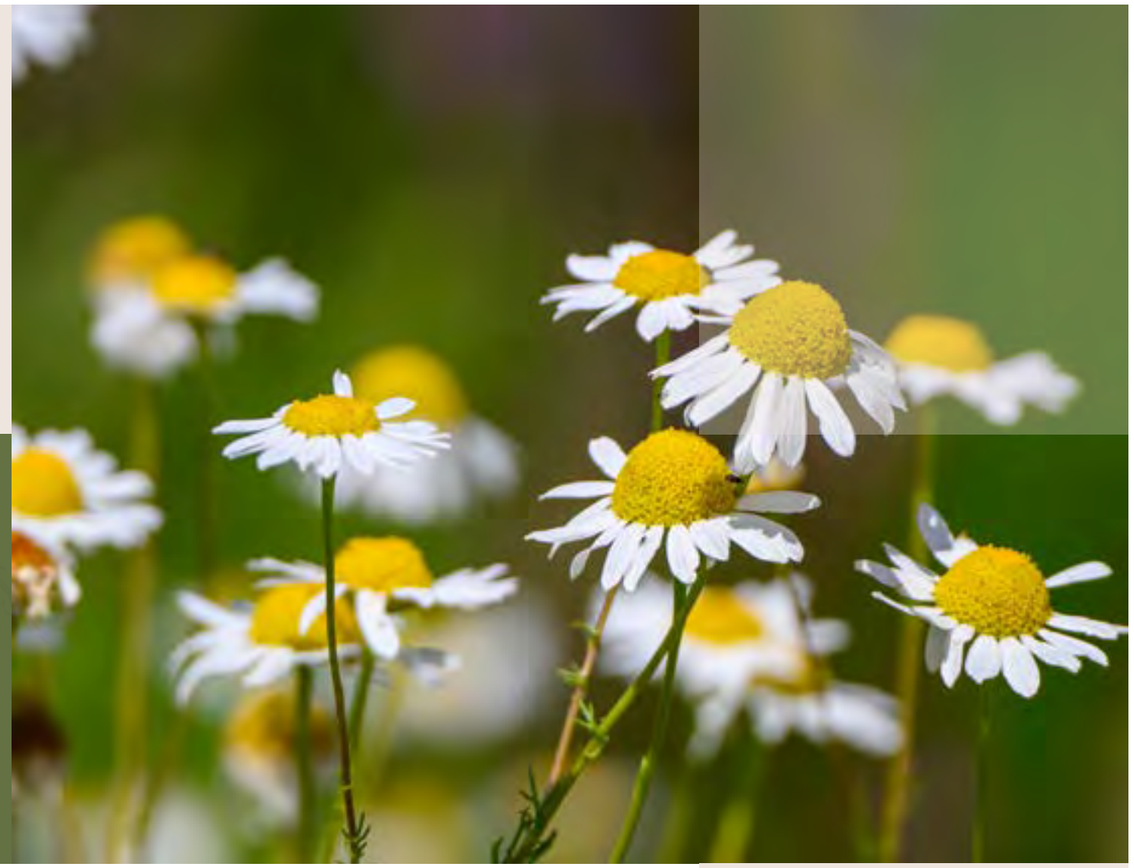
SUSTAINABLE MATERIALS
We commit to sourcing the materials for the construction of our buildings in a sustainable and responsible way. All timber and wood-based products used to build your home should be certified to either the Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) scheme. This means it will have come from a responsibly managed forest. Our focus on materials doesn't just stop there – as a business we are committed to measuring and reducing the embodied carbon of our buildings, which where possible, includes sourcing low carbon materials, and those with high levels of recycled content.

NOISE REDUCTION
We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

CLEAN AIR
It is hard to avoid polluted air, particularly in our cities. Throughout Abbey Barn Park we have planted trees, shrubs and flower beds to help create a cleaner air environment.

HIGH LEVELS

of energy and water efficiency



SUSTAINABLE TRANSPORT
High Wycombe rail station is 2.6 miles away, with train services to London in just 27 minutes and Oxford in 41 minutes. There is also a pre-bookable bus service from Abbey Barn Park that will take you into High Wycombe town centre in minutes.

We also provide cycle paths, secure cycle parks and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. Promoting walking and cycling as methods of transport also help encourage healthier lifestyles.

STEWARDSHIP
Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with residents to ensure the development remains in pristine condition.

FUTURE-PROOF DESIGN
From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand how we can adapt to future climate change in our future designs.

NATURE-RICH AND BIODIVERSE

green spaces





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 and utilising lower carbon technologies for heating, 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.

OUR VISION 2030
TRANSFORMING TOMORROW

Please scan this QR code for more information on how we are TRANSFORMING TOMORROW.



Berkeley Foundation

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.

Berkeley Group
Proud members of the Berkeley Group

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

berkeleyfoundation.org.uk

berkeleygroup.co.uk



DISCOVER MYHOME PLUS

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
W: 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 Homes policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley Homes reserves the right to make these changes as required. 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 and Willow Rise are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property.

O435/02CA/1225

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