



---

# ABBEY BARN PARK

---

HIGH WYCOMBE | BUCKINGHAMSHIRE

LIFE INSPIRED BY NATURE

**WOODLAND GARDENS**  
2, 3, 4 & 5 BEDROOM HOMES  
IN A PARKLAND SETTING

**Berkeley**  
Designed for life



Woodland Gardens computer generated image is indicative only.



The Ride

## ENJOY A *fresh* *new lifestyle*

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

Bordered by a glorious country park and ancient woodlands, this community on the edge of the Chiltern Hills has been created with a balanced, healthy lifestyle in mind. It brings you a striking rural location close to a bustling town centre with superb amenities, excellent schools and an easy commute into London.

Woodland Gardens is a collection of two, three, four and five bedroom homes, located next to The Dell, a landscaped open green space that runs through the heart of the development, and bordered by Deangarden Wood.

# *A vibrant and welcoming* **PLACE TO LIVE**

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 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.

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.

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.



Marlow



High Wycombe



Beaconsfield



Chiltern Hills



# CONNECT

*with ease*

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

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 direct bus route 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.



Central London



Oxford



Travel times and distances are approximate. Sources: Google Maps and www.nationalrail.co.uk

## MEET NEIGHBOURS

*and make friends*

As well as a beautiful collection of homes, Abbey Barn Park is blossoming into a real 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 will make 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 will build a flourishing community for you to enjoy for many years to come.



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

### CHRISTMAS FESTIVITIES

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

### SUMMER BBQ

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



### ECOLOGY WALKS

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

### 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.

### EASTER EGG HUNT

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



### HALLOWEEN COMPETITIONS

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





# Discover your LOCAL AREA

## DAYS OUT

- 01 Hughenden Manor
- 02 Cliveden
- 03 Bekonscot Model Village and Railway
- 04 Beaconsfield
- 05 Legoland, Windsor
- 06 Roald Dahl Museum and Story Centre, Great Missenden
- 07 West Wycombe Park
- 08 Cookham Commons

## EDUCATION

- 09 Abbey View Primary Academy
- 10 Chepping View Primary Academy
- 11 Crown House School
- 12 John Hampden Grammar School
- 13 Royal Grammar School
- 14 Wycombe Abbey

## RESTAURANTS AND CAFÉS

- High Wycombe**
- 15 Bill's
  - 16 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

- The Eden Shopping centre**
- Blacks
  - Clarks
  - Pandora
  - M&S
  - Beaverbrooks
  - The Perfume Shop
  - Superdry
  - Waterstones
  - Zara

## Marlow

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

## Beaconsfield

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

## RETAIL OUTLETS / SUPERSTORES

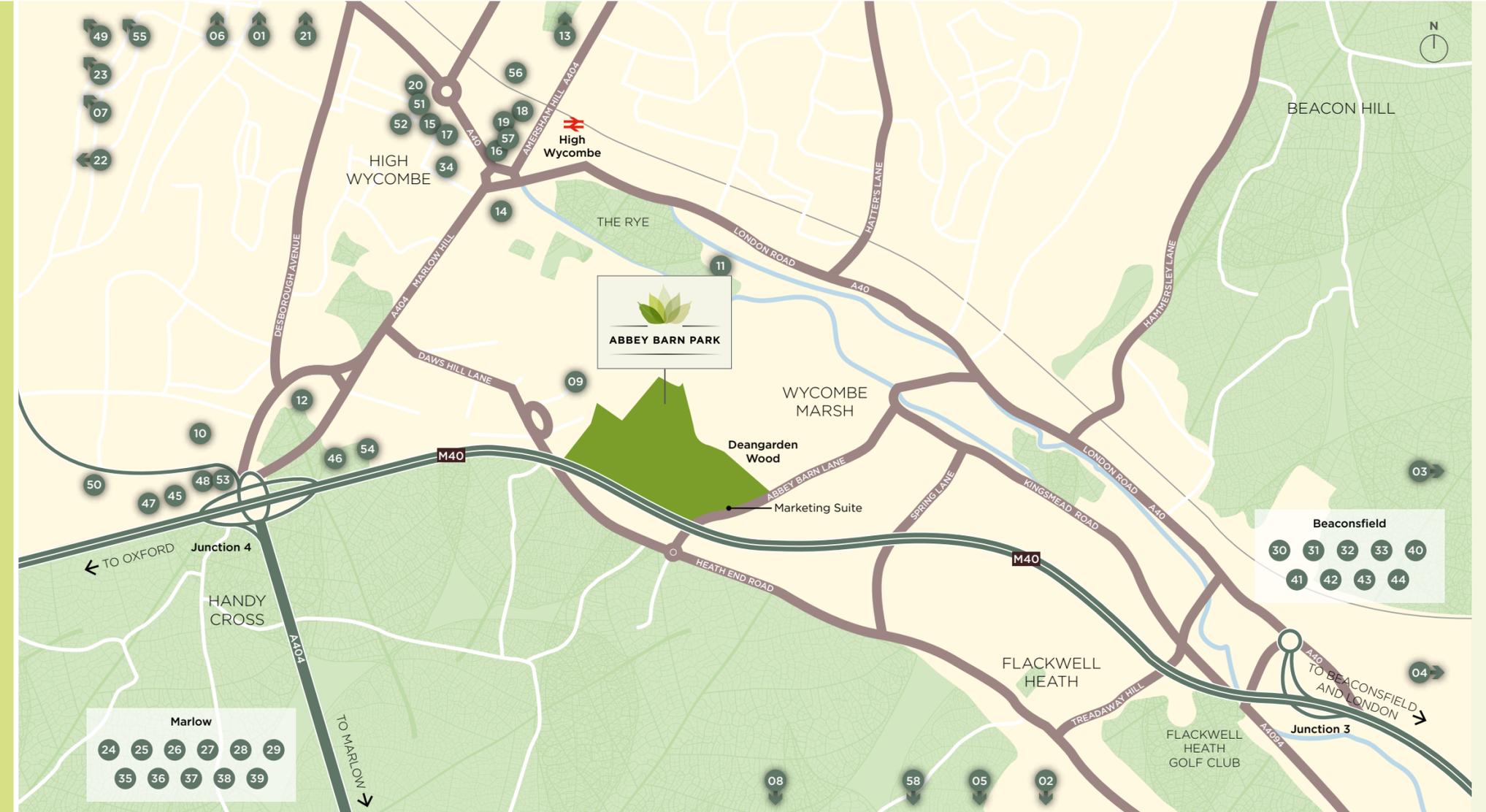
- 45 Asda Superstore
- 46 Waitrose & Partners
- 47 John Lewis & Partners
- 48 Next
- 49 Bicester Village

## SPORT AND LEISURE

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

## ART, CULTURE AND HERITAGE

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



Map is not to scale and shows approximate locations only.

## PLACES TO GO, *people to see*

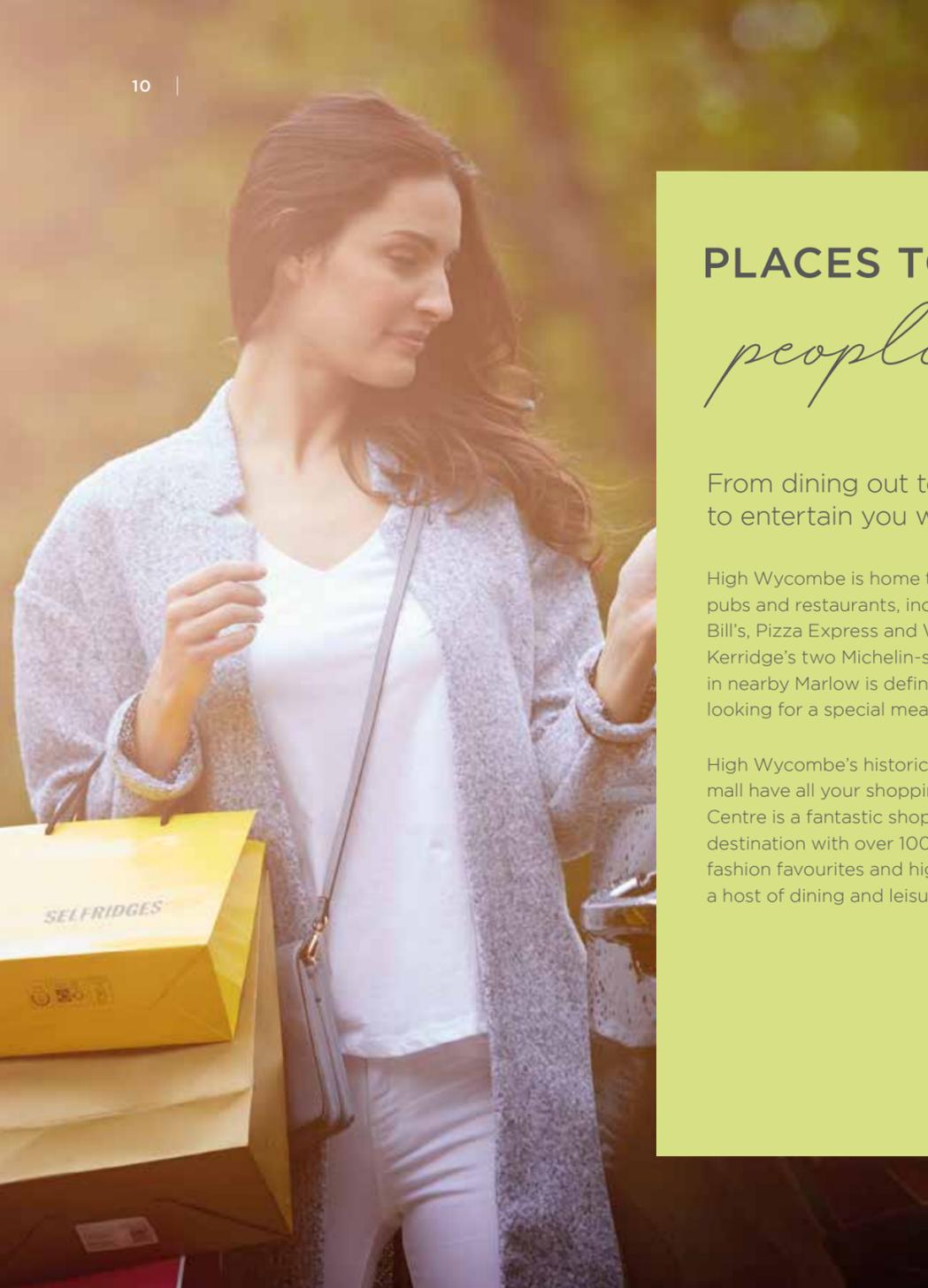
From dining out to shopping in style and getting active, there is plenty to entertain you when you live at Abbey Barn Park.

High Wycombe is home to a wealth of buzzy cafés, pubs and restaurants, including favourites such as Bill's, Pizza Express and Wagamama. TV chef Tom Kerridge's two Michelin-starred The Hand and Flowers in nearby Marlow is definitely worth visiting if you are looking for a special meal out.

High Wycombe's historic high street and modern retail mall have all your shopping needs covered. The Eden Centre is a fantastic shopping and entertainment 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, is the place to go for a complete day of retail therapy.

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.



The Eden Centre



The Hand and Flowers, Marlow



Local golf courses



Bicester Village

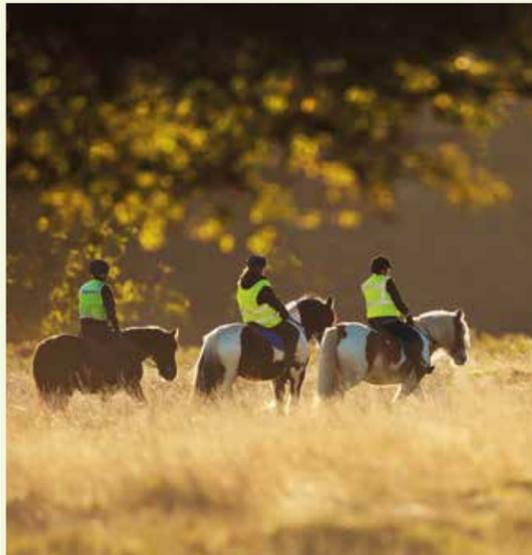
## THE GREAT OUTDOORS

*is waiting for you*

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 '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.



## INSPIRED LEARNING

*for curious minds*

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.

<p><b>A NEW PRIMARY SCHOOL</b> Opened in 2019, Abbey View Primary Academy is located adjacent to Abbey Barn Park, which will be just a short walk away.</p>	<p><b>BEST PREP SCHOOL</b> Crown House School was the best performing independent prep school in Buckinghamshire last year, and 18th overall in the UK.</p>	<p><b>OUTSTANDING* SECONDARY SCHOOLS</b> John Hampden Grammar School and Royal Grammar School are both a short drive from the development.</p>	<p><b>95.2% A*-A GRADES</b> Achieved at GCSE level at Wycombe Abbey girls' boarding school.</p>
---	---	--	---

<p><b>ABBEY VIEW PRIMARY ACADEMY</b> Kennedy Avenue High Wycombe HP11 1PZ <a href="http://www.abbeyviewprimary.academy.org">www.abbeyviewprimary.academy.org</a></p>	<p><b>CROWN HOUSE SCHOOL</b> Bassetsbury Manor Bassetsbury Lane High Wycombe HP11 1QX <a href="http://www.crownhouseschool.co.uk">www.crownhouseschool.co.uk</a></p>	<p><b>ROYAL GRAMMAR SCHOOL - OUTSTANDING*</b> Amersham Road High Wycombe HP13 6QT <a href="http://www.rgshw.com">www.rgshw.com</a></p>
<p><b>CHEPPING VIEW PRIMARY ACADEMY - OUTSTANDING*</b> Cressex Road High Wycombe HP12 4PR <a href="http://www.cheppingviewprimary.academy.org">www.cheppingviewprimary.academy.org</a></p>	<p><b>JOHN HAMPDEN GRAMMAR SCHOOL - OUTSTANDING*</b> Marlow Hill High Wycombe HP11 1SZ <a href="http://www.jhgs.bucks.sch.uk">www.jhgs.bucks.sch.uk</a></p>	<p><b>WYCOMBE ABBEY</b> High Wycombe HP11 1PE <a href="http://www.wycombeabbey.com">www.wycombeabbey.com</a></p>



\*Source: Schools' websites for Ofsted ratings

## LOCAL UNIVERSITIES

There are a number of universities and colleges in the surrounding area, including world-famous Oxford University.

**BUCKINGHAMSHIRE NEW UNIVERSITY**  
Queen Alexandra Road  
High Wycombe HP11 2JZ  
**3 miles / 5km**

**HENLEY BUSINESS SCHOOL**  
Greenlands  
Henley-on-Thames  
Oxfordshire RG9 3AU  
**11 miles / 18km**

**UNIVERSITY OF READING**  
Whiteknights  
Reading  
Berkshire RG6 6UR  
**19 miles / 31km**

**OXFORD UNIVERSITY**  
Wellington Square  
Oxford OX1 2JD  
**27 miles / 44km**



## LONDON UNIVERSITIES

<p>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.</p>	<p><b>UCL</b> 9 mins by tube and on foot</p> <p><b>KING'S COLLEGE LONDON</b> 21 mins by tube and on foot</p> <p><b>IMPERIAL COLLEGE</b> 27 mins by tube and on foot</p>
---	---

<p>These London universities are situated outside of the city centre, so can easily be reached by car.</p>	<p><b>BRUNEL UNIVERSITY LONDON</b> 15 miles / 24km</p> <p><b>UNIVERSITY OF WEST LONDON</b> 23 miles / 37km</p> <p><b>ROYAL HOLLOWAY UNIVERSITY OF LONDON</b> 25 miles / 40km</p>
--	--

Travel times are approximate. Source: Google Maps



*Designed as a*  
**NATURAL RETREAT**

The outdoor space at Abbey Barn Park has been considered as carefully as the inside, creating beautiful landscapes that will bring benefits to all residents.



## ACRES OF GREEN

*space to explore*

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

### THE RIDE

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



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



**ALLOTMENTS**  
*for growing your own*



**1.5 KM**  
*fitness trail*



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



# WOODLAND GARDENS

## siteplan

**THE ASPEN**  
2 BEDROOM COACH HOUSE  
HOME 321

**THE FOXGLOVE**  
3 BEDROOM HOUSE  
HOMES 318, 319 & 320

**THE ORCHID**  
3 BEDROOM HOUSE  
HOMES 312, 313, 314, 315,  
316, 317, 363, 364, 370 & 371

**THE POPPY**  
3 BEDROOM HOUSE  
HOMES 322, 372 & 373

**THE BLUEBELL**  
3 BEDROOM HOUSE  
HOMES 323, 324, 325 & 327

**THE CAMPION**  
4 BEDROOM HOUSE  
HOMES 298, 299, 300,  
326 & 328

**THE OAK**  
4 BEDROOM HOUSE  
HOMES 301, 302 & 309

**THE HAWTHORN**  
5 BEDROOM HOUSE  
HOMES 310, 311, 365 & 369

**THE GARDENIA**  
5 BEDROOM HOUSE  
HOMES 303, 304, 305, 306,  
307, 308 & 366

**THE CEDAR**  
5 BEDROOM HOUSE  
HOMES 367 & 368

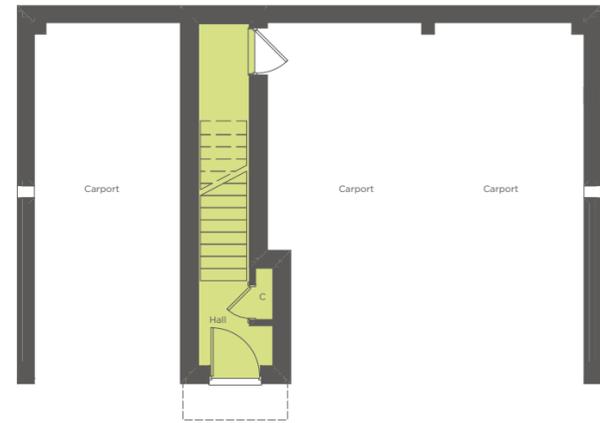
**FUTURE APARTMENTS**  
HOMES 282 - 297

Siteplan, layout and housetypes are subject to planning.



*the Aspen*  
**2 BEDROOM COACH HOUSE**  
 PLOT 321  
 (79.4 SQ M 854 SQ FT)

PLOT 321		
Kitchen	2.69m x 1.99m	8'9" x 6'6"
Living / Dining	3.42m x 4.61m	11'2" x 15'1"
Bedroom 1	3.04m x 5.74m (max)	9'11" x 18'9" (max)
Bedroom 2	3.84m x 3.26m (max)	12'7" x 10'8" (max)



GROUND FLOOR



FIRST FLOOR

◀ Measurement Points    Under Counter Units    **C** Cupboard    **L** Laundry Cupboard    **A/C** Airing Cupboard    **W** Wardrobe  
**B** Boiler    **N** Niche    **WM** Space and Plumbing for Washing Machine    **TD** Space and Plumbing for Tumble Dryer  
 Room dimensions may slightly vary between plots. Speak to a sales consultant for further information.



Computer generated image of plot 321 is indicative only.

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 Foxglove

## 3 BEDROOM TERRACED HOUSE

PLOTS 318, 319\* & 320\*

(91.7 SQ M 987 SQ FT)

**PLOTS 318, 319 & 320**

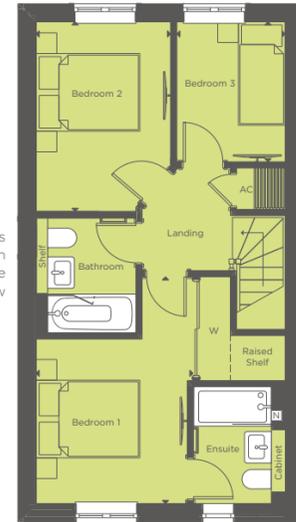
Kitchen	2.42m x 3.00m	7'11" x 9'10"
Living / Dining	4.83m x 4.62m (max)	15'10" x 15'1" (max)
Bedroom 1	3.06m x 4.38m (max)	10'0" x 14'4" (max)
Bedroom 2	2.63m x 3.66m (max)	8'7" x 12'0" (max)
Bedroom 3	2.08m x 2.71m	6'9" x 8'10"

\* Handed to floorplan shown



GROUND FLOOR

Plot 320 has a car port and an obscured single bathroom window



FIRST FLOOR

◀ Measurement Points Under Counter Units **C** Cupboard **L** Laundry Cupboard **A/C** Airing Cupboard **W** Wardrobe **B** Boiler **N** Niche **WM** Space and Plumbing for Washing Machine **TD** Space and Plumbing for Tumble Dryer  
Room dimensions may slightly vary between plots. Speak to a sales consultant for further information.



Computer generated image is indicative only.

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 Orchid

## 3 BEDROOM HOUSE

PLOTS 312, 313\*, 314, 315\*, 316, 317\*, 370 & 371\*

(99.5 SQ M 1,070 SQ FT)

PLOTS 363 & 364\*

(99.0 SQ M 1,065 SQ FT)

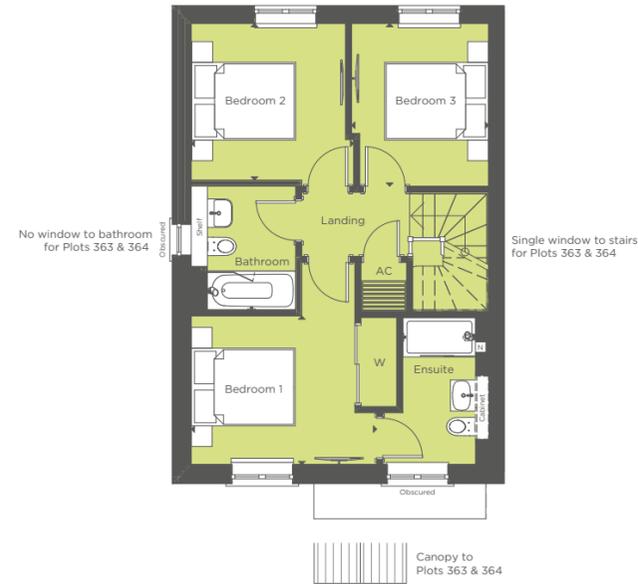
PLOTS 312, 313, 314, 315, 316, 317, 363, 364, 370 & 371

Kitchen	2.51m x 4.41m (max)	8'2" x 14'5" (max)
Family / Dining	5.71m x 3.99m	18'8" x 13'1"
Bedroom 1	3.54m x 2.87m (max)	11'7" x 9'5" (max)
Bedroom 2	3.10m x 3.02m	10'2" x 9'10"
Bedroom 3	2.65m x 3.14m	8'8" x 10'3"

\*Handed to floorplan shown



GROUND FLOOR



FIRST FLOOR

◀ Measurement Points Under Counter Units **C** Cupboard **L** Laundry Cupboard **A/C** Airing Cupboard **W** Wardrobe **B** Boiler **N** Niche **WM** Space and Plumbing for Washing Machine **TD** Space and Plumbing for Tumble Dryer  
Room dimensions may slightly vary between plots. Speak to a sales consultant for further information.



Computer generated image of plots 312 & 313 is indicative only.

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 Poppy*  
**3 BEDROOM HOUSE**  
 PLOTS 322, 372 & 373\*  
 (111.9 SQ M 1,193 SQ FT)

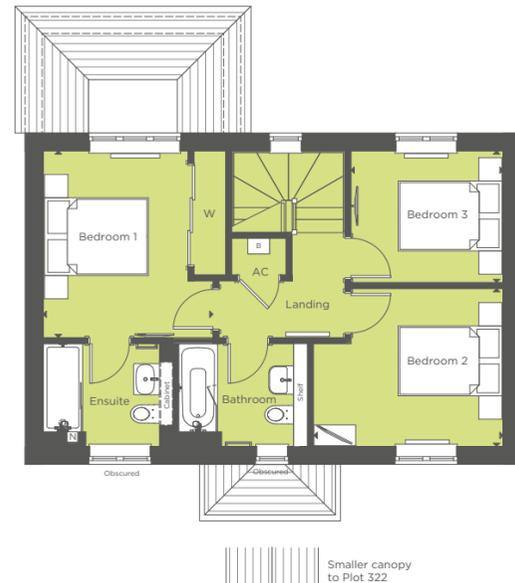
**PLOTS 322, 372 & 373**

Kitchen	2.87m x 2.88m (max)	9'4" x 9'5" (max)
Family/Living	3.46m x 5.63m	11'4" x 18'5"
Dining	2.87m x 2.83m	9'4" x 9'3"
Study	3.46m x 2.21m	11'4" x 7'2"
Bedroom 1	3.27m x 3.61m (max)	10'8" x 11'9" (max)
Bedroom 2	3.65m x 3.05m (max)	11'11" x 9'11" (max)
Bedroom 3	2.93m x 2.54m	9'7" x 8'4"

\*Handed to floorplan shown



GROUND FLOOR



FIRST FLOOR

◀ Measurement Points Under Counter Units **C** Cupboard **L** Laundry Cupboard **A/C** Airing Cupboard **W** Wardrobe  
**B** Boiler **N** Niche **WM** Space and Plumbing for Washing Machine **TD** Space and Plumbing for Tumble Dryer  
 Room dimensions may slightly vary between plots. Speak to a sales consultant for further information.



Computer generated image of plot 372 is indicative only.

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 Bluebell

## 3 BEDROOM HOUSE

PLOTS 323, 324, 325\* & 327  
(112.4 SQ M, 1,209 SQ FT)

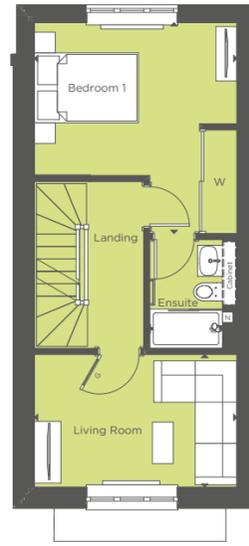
### PLOTS 323, 324, 325 & 327

Kitchen	2.68m x 2.86m (max)	8'9" x 9'4" (max)
Family/Dining	3.81m x 4.15m (max)	12'6" x 13'7" (max)
Living Room	3.88m x 2.56m	12'8" x 8'4"
Bedroom 1	3.88m x 4.07m (max)	12'8" x 13'4" (max)
Bedroom 2	3.88m x 2.95m	12'8" x 9'8"
Bedroom 3	3.88m x 2.56m	12'8" x 8'4"

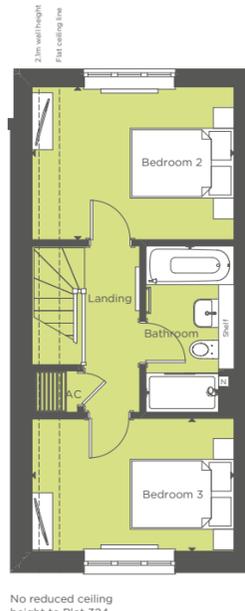
\*Handed to floorplan shown



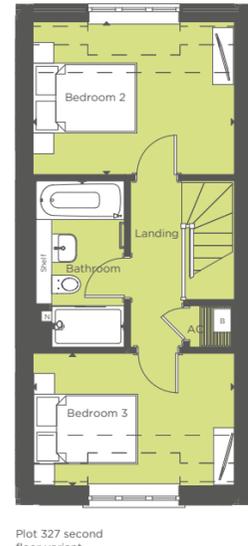
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Plot 327 second floor variant

◀ Measurement Points **U** Under Counter Units **C** Cupboard **L** Laundry Cupboard **A/C** Airing Cupboard **W** Wardrobe  
**B** Boiler **N** Niche **WM** Space and Plumbing for Washing Machine **TD** Space and Plumbing for Tumble Dryer  
 Room dimensions may slightly vary between plots. Speak to a sales consultant for further information.



Computer generated image of plots 323, 324 & 325 is indicative only.

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 Champion

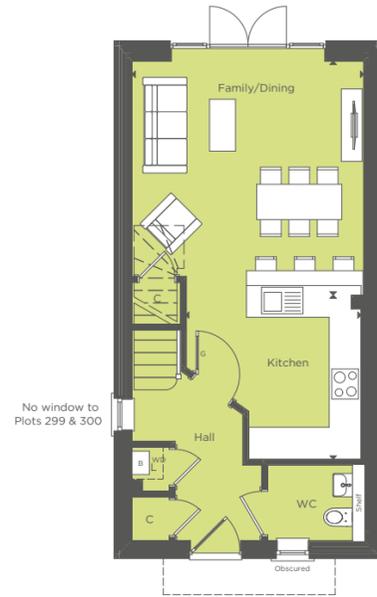
## 4 BEDROOM HOUSE

PLOTS 298, 299, 300\*, 326 & 328\*  
(128.2 SQ M 1,379 SQ FT)

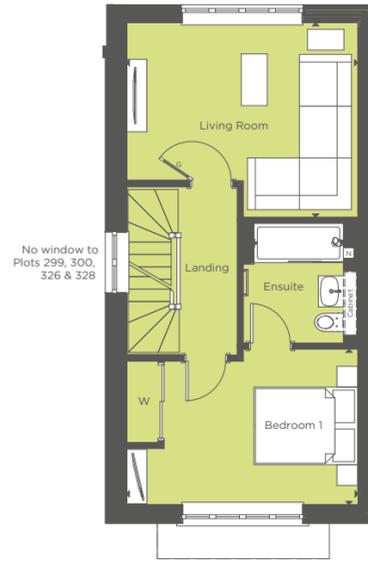
### PLOTS 298, 299, 300, 326 & 328

Kitchen	3.36m x 3.17m (max)	11'0" x 10'4" (max)
Family/Dining	4.46m x 4.52m (max)	14'7" x 14'9" (max)
Living Room	4.46m x 3.76m (max)	14'7" x 12'3" (max)
Bedroom 1	4.47m x 3.00m (max)	14'7" x 9'10" (max)
Bedroom 2	4.46m x 2.77m	14'7" x 9'0" (max)
Bedroom 3	2.42m x 3.05m	7'11" x 10'0" (max)
Bedroom 4	1.91m x 3.05m	6'3" x 10'0" (max)

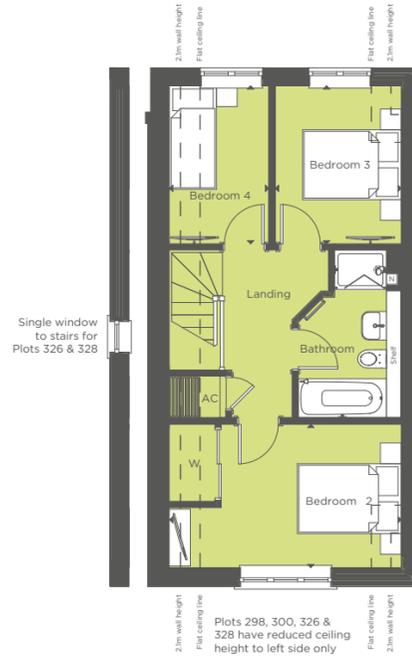
\*Handed to floorplan shown



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

◀ Measurement Points Under Counter Units **C** Cupboard **L** Laundry Cupboard **A/C** Airing Cupboard **W** Wardrobe  
**B** Boiler **N** Niche **WM** Space and Plumbing for Washing Machine **TD** Space and Plumbing for Tumble Dryer  
 Room dimensions may slightly vary between plots. Speak to a sales consultant for further information.



Computer generated image of plots 298, 299 & 300 is indicative only.

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 Oak

## 4 BEDROOM HOUSE PLOTS 301, 302\* & 309 (148.9 SQ M, 1,602 SQ FT)

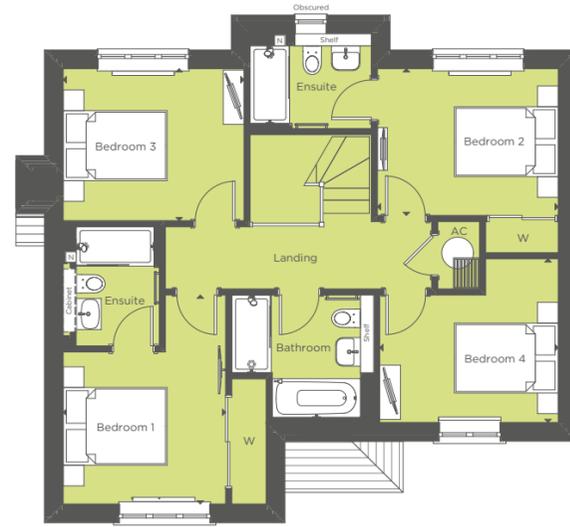
### PLOTS 301, 302 & 309

Kitchen	3.42m x 3.63m (max)	11'2" x 11'10" (max)
Dining	3.42m x 3.20m	11'2" x 10'5"
Living Room	3.42m x 5.15m	11'2" x 16'10"
Study	2.33m x 3.08m	7'7" x 10'1"
Bedroom 1	3.13m x 4.03m (max)	10'3" x 13'2" (max)
Bedroom 2	3.48m x 2.83m	11'5" x 9'3"
Bedroom 3	3.48m x 2.93m	11'5" x 9'7"
Bedroom 4	3.44m x 3.16m (max)	11'3" x 10'4" (max)

\*Handed to floorplan shown



GROUND FLOOR



FIRST FLOOR

◀ Measurement Points    Under Counter Units    **C** Cupboard    **L** Laundry Cupboard    **A/C** Airing Cupboard    **W** Wardrobe  
**B** Boiler    **N** Niche    **WM** Space and Plumbing for Washing Machine    **TD** Space and Plumbing for Tumble Dryer



Computer generated image of plot 309 is indicative only.

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 Hawthorn

## 5 BEDROOM HOUSE

PLOTS 310, 311\*, 365 & 369\*  
(196.5 SQ M 2,114 SQ FT)

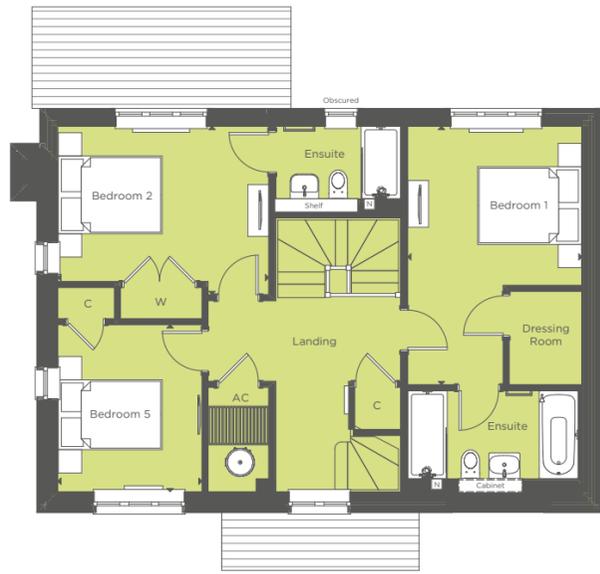
### PLOTS 310, 311, 365 & 369

Kitchen	3.31m x 3.49m (max)	10'10" x 11'5" (max)
Dining	3.31m x 3.57m	10'10" x 11'8"
Living Room	4.02m x 5.33m	13'2" x 17'6"
Study	2.45m x 3.40m	8'0" x 11'1"
Bedroom 1	3.35m x 4.99m (max)	11'0" x 16'4" (max)
Bedroom 2	4.06m x 3.25m (max)	13'3" x 10'7" (max)
Bedroom 3	4.01m x 4.80m (max)	13'2" x 15'8" (max)
Bedroom 4	3.38m x 4.80m (max)	11'0" x 15'8" (max)
Bedroom 5	2.78m x 3.22m	9'1" x 10'6"

\*Handed to floorplan shown



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

◀ Measurement Points    ◻ Under Counter Units    C Cupboard    L Laundry Cupboard    A/C Airing Cupboard    W Wardrobe  
 B Boiler    N Niche    WM Space and Plumbing for Washing Machine    TD Space and Plumbing for Tumble Dryer



Computer generated image of plot 311 is indicative only.

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 Gardenia

## 5 BEDROOM HOUSE

PLOTS 303, 304\*, 305, 306, 307, 308 & 366\*

(199.8 SQ M 2,151 SQ FT)

### PLOTS 303, 304, 305, 306, 307, 308 & 366

Kitchen	4.10m x 3.60m (max)	13'5" x 11'9" (max)
Family/Dining	5.82m x 4.08m	19'1" x 13'4"
Living Room	5.82m x 3.66m	19'1" x 12'0"
Bedroom 1	5.55m x 4.33m (max)	18'2" x 14'2" (max)
Bedroom 2	3.75m x 3.26m	12'3" x 10'8"
Bedroom 3	5.41m x 3.66m (max)	17'8" x 12'0" (max)
Bedroom 4	2.63m x 4.12m	8'7" x 13'6"
Bedroom 5	2.64m x 4.12m	8'8" x 13'6"

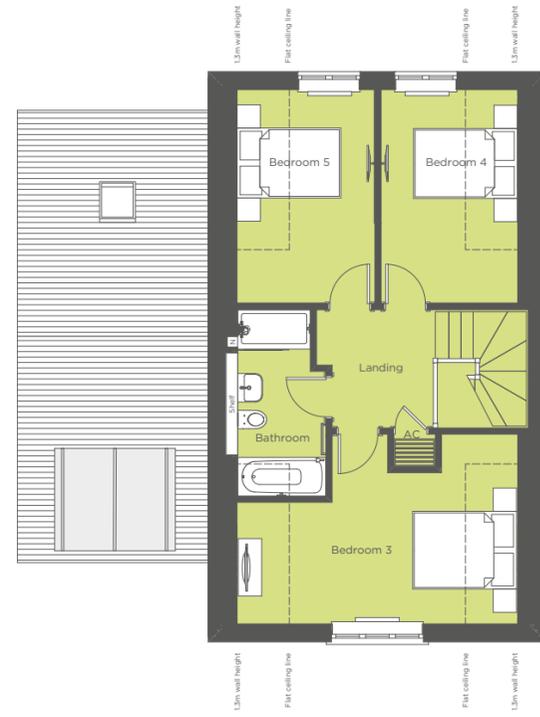
\*Handed to floorplan shown



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

◀ Measurement Points    Under Counter Units    **C** Cupboard    **L** Laundry Cupboard    **A/C** Airing Cupboard    **W** Wardrobe  
**B** Boiler    **N** Niche    **WM** Space and Plumbing for Washing Machine    **TD** Space and Plumbing for Tumble Dryer



Computer generated image of plots 306 & 307 is indicative only.

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 Cedar

## 5 BEDROOM HOUSE

PLOTS 367 & 368\*  
(243.6 SQ M 2,662 SQ FT)

### PLOTS 367 & 368

Kitchen	4.27m x 3.36m (max)	14'0" x 11'0" (max)
Dining Room	4.36m x 2.99m	14'3" x 9'9"
Family/Breakfast	4.85m x 5.38m	15'10" x 17'7"
Living Room	4.36m x 5.82m	14'3" x 19'0"
Bedroom 1	4.42m x 3.66m	14'5" x 12'0"
Bedroom 2	6.47m x 4.54m (max)	21'2" x 14'10" (max)
Bedroom 3	3.29m x 3.91m	10'9" x 12'10"
Bedroom 4	4.36m x 3.26m	14'3" x 10'8"
Bedroom 5	4.36m x 2.89m	14'3" x 9'5"

\*Handed to floorplan shown



GROUND FLOOR



FIRST FLOOR

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

Due to the size of this housetype, the floorplans on this page have been reduced to fit.



Computer generated image of plot 367 is indicative only.

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.

# Specification

## 2, 3, 4 & 5 BEDROOM HOMES

### STYLISH KITCHENS

- Individually designed layouts
- Laminate worktops to The Orchid, The Poppy, The Bluebell, The Champion, The Foxglove & The Aspen
- Composite-stone worktops to The Oak, The Gardenia, The Hawthorn and The Cedar
- Glass splashback and upstands
- Bosch integrated appliances throughout including:
  - Multi-function oven
  - Microwave
  - Multi-function dishwasher
  - Induction hob
  - Integrated fridge/freezer to The Orchid, The Poppy, The Bluebell, The Champion, The Foxglove & The Aspen
  - Larder fridge and undercounter freezer to The Cedar, The Hawthorn, The Gardenia & The Oak
  - Telescopic extractor
- Stainless steel sink with chrome mixer tap
- Feature LED lighting to underside of wall units
- Feature LED lighting and LED downlights
- Porcelain floor tiles to The Orchid, The Oak, The Poppy, The Gardenia, The Bluebell, The Hawthorn, The Champion, The Cedar & The Foxglove
- Luxury Amtico flooring to The Aspen
- Satin chrome socket outlets and USB point above work surface

### LAUNDRY/AIRING CUPBOARD

- Space and plumbing provided for free-standing washing machine and tumble dryer or for washer/dryer, with laminate worktop fitted above\*

- Recessed LED downlights
- Porcelain floor tiles to The Orchid, The Oak, The Poppy, The Gardenia, The Bluebell, The Hawthorn, The Champion, The Cedar & The Foxglove
- Luxury Amtico flooring to The Aspen

### FAMILY BATHROOM AND ENSUITES

- Wall mounted basin with single lever basin mixer
- Floor standing WC, soft-closing seat and cover, concealed cistern and chrome dual flush plate
- Shower enclosure with glass door, thermostatic mixer, wall mounted shower riser rail and shower set\*
- Bath fitted with two panel bath screen, thermostatic mixer/ diverter and hand shower or wall mounted shower bar\*
- Recessed double fronted mirrored cabinet or mirror to be fitted over basin with shaver socket and concealed lighting\*
- Tiled niche within shower areas\*
- Chrome heated towel rail
- Recessed LED downlights
- Ceramic/Porcelain wall tiling to selected areas
- Luxury Amtico flooring

### CLOAKROOM

- Wall mounted basin or basin with vanity unit below and single lever basin mixer\*
- Floor standing WC, soft-closing seat and cover, concealed cistern and dual flush plate
- Mirror to be fitted over basin\*
- Recessed LED downlights
- Ceramic / Porcelain wall tiling to selected areas
- Porcelain floor tiling

### ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- Television (SkyQ/terrestrial) point to living room and television (terrestrial) point to remaining reception rooms, dining area and bedrooms\*
- Data points will be provided adjacent to every television point
- Pendant lighting to feature in living/dining & family areas, hall, landings and bedrooms

### HEATING

- Gas fired central heating
- Hot water system fitted with combination boiler to The Orchid, The Poppy, The Bluebell, The Champion, The Foxglove & The Aspen
- Mains pressure hot water and cylinder to The Oak, The Gardenia, The Hawthorn & The Cedar
- Underfloor heating\* to ground floor with radiators to remaining floors
- Thermostatically controlled radiators to The Aspen

### INTERIOR FINISHES

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



### SECURITY & PEACE OF MIND

- Provision for intruder alarm
- External light provided to front
- Electronically operated garage doors to selected homes\*
- 10 Year NHBC Warranty issued on build completion to The Orchid, The Oak, The Poppy, The Gardenia, The Bluebell, The Hawthorn, The Champion & The Cedar
- 10 Year NHBC Warranty issued on build completion

### EXTERNAL FEATURES

- Landscaping to front of the properties and turf to the rear garden\*
- Patio area\*
- External tap\*
- PV panels to all homes
- All homes will have provision for EV charging

\* 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.



Proud members of the Berkeley Group



Lifestyle imagery is indicative only.

# TRANSFORMING

## Tomorrow

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



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



### TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



### 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 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 FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the 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.



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

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



## DISCOVER MYHOME PLUS

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

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

# ABBEY BARN PARK

Turn off the M40 at Junction 4. At the roundabout, exit onto Marlow Hill/A404. Turn right onto Daws Hill Lane. At the roundabout, take the 3rd exit and stay on Daws Hill Lane. Continue onto Heath End Road, then turn left onto Abbey Barn Lane. Abbey Barn Park is on your left.

## Sales & Marketing Suite

Abbey Barn Lane  
High Wycombe  
Buckinghamshire  
SATNAV: HP10 9QQ

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



Map is not to scale and shows approximate locations only.



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 Woodland Gardens 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/0223



Berkeley  
Designed for life