

---

# ABBEY BARN PARK

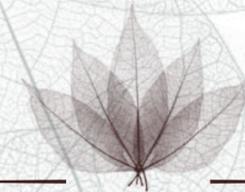
---

HIGH WYCOMBE | BUCKINGHAMSHIRE

**THE GLADE**

HOMES IN A PARKLAND SETTING

**Berkeley**  
Designed for life



---

**ABBNEY BARN PARK**

---

HIGH WYCOMBE | BUCKINGHAMSHIRE

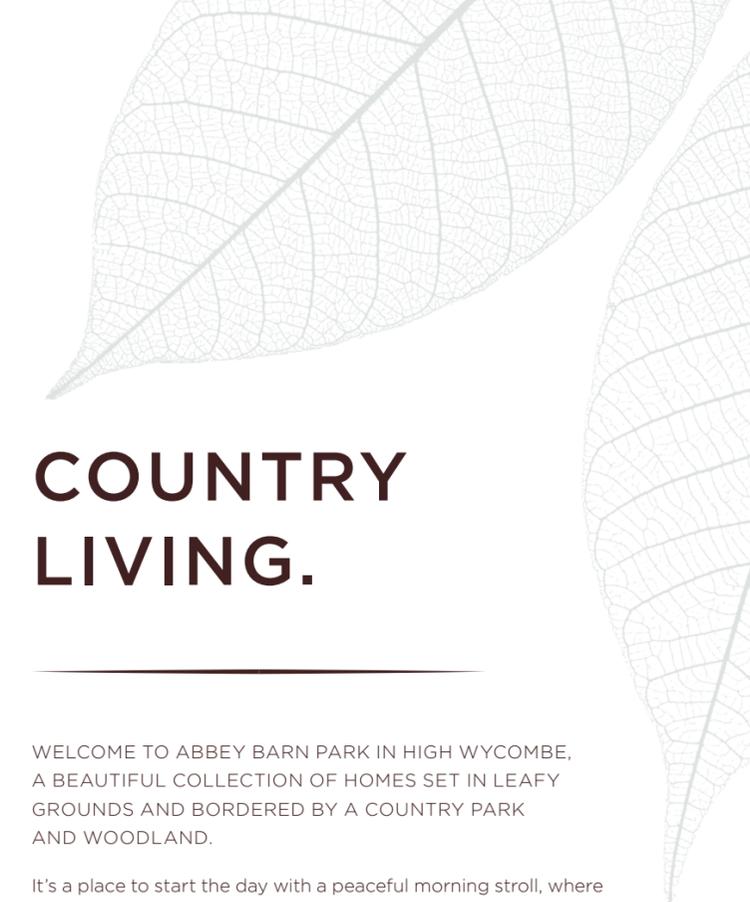
**LIFE IS FOR LIVING.**  
*Naturally.*

# OUR VISION.

AT BERKELEY, WE BUILD MORE THAN HOMES. WE CREATE COMMUNITIES - AND OUR LATEST PROJECT, ABBEY BARN PARK IS NO DIFFERENT.

Inspired by green space and its unspoiled natural surroundings, we've set out to create a new, holistic environment within High Wycombe, where you can enjoy a healthier way of life in the midst of a vibrant and sustainable community.





## COUNTRY LIVING.

---

WELCOME TO ABBEY BARN PARK IN HIGH WYCOMBE, A BEAUTIFUL COLLECTION OF HOMES SET IN LEAFY GROUNDS AND BORDERED BY A COUNTRY PARK AND WOODLAND.

It's a place to start the day with a peaceful morning stroll, where children can play freely, and you can enjoy glorious parkland with varied landscaping on your doorstep. All this, with the convenience of High Wycombe town centre with its extensive amenities and excellent connections just a few minutes' drive away.



## THE DEVELOPMENT.

---

ABBEY BARN PARK IS SO MUCH MORE THAN A PLACE TO LIVE. EVERY ASPECT OF THE DEVELOPMENT HAS BEEN SHAPED TO CREATE A THRIVING COMMUNITY OF PEOPLE WHOSE WELLBEING AND HAPPINESS IS AT ITS HEART.

Berkeley specialises in making places where people love to live, work and relax; where they can get to know their neighbours, form friendships and share experiences.

At Abbey Barn Park, quality homes are surrounded by attractive green open spaces, areas of natural habitat and The Ride, a 34-acre country park that can be enjoyed by everyone. With allotments, play areas, fields, a multi-use games area and community orchard, it is the perfect place for residents to gather, relax, play and enjoy each other's company.



# THE GLADE.

THE GLADE IS A COLLECTION OF 2, 3, 4 AND 5 BEDROOM HOMES AT ABBEY BARN PARK.

Situated at the most southern point of the development, it benefits from a leafy setting and close proximity to both The Ride and Deangarden Wood.

Inside the homes, every detail has been carefully considered to create homes that are stylish, comfortable and of superb quality. Fully fitted kitchens include Bosch integrated appliances, while the luxurious bathrooms feature Geberit sanitaryware and luxury vinyl flooring.



Computer generated image shows plots 54, 55 & 56 and is indicative only. The external finishes may differ, please consult a sales consultant for additional information



## YOUR COMMUNITY.

WE'VE WORKED TO INSTIL A SENSE OF PRIDE AND BELONGING THROUGHOUT THE SITE, AND WE HOPE YOU COME TO LOVE THIS PLACE AS YOUR OWN.

Creating a community is about more than building homes. In Abbey Barn Park, we've drawn on all of our experience to design a vibrant, living development that will look good and work well today, tomorrow, and for decades to come.

That means a rich calendar of community events, social clubs and well-being projects. The creation of a Residents' Association, which will handle the area's long-term stewardship and social media initiatives, to help you meet and stay in touch with your new neighbours.

The site itself has been designed with community in mind, from its leafy walkways to the many pockets of open green space. In addition, The Ride, with its acres of parkland, gardens and features, will give you a place to come together, nurture friendships and enjoy shared activities.





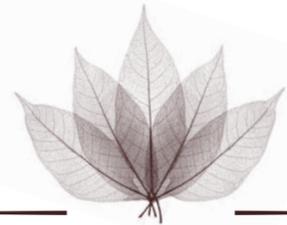
## THE BERKELEY QUALITY.

AT BERKELEY, THE QUALITY OF THE PLACES WE  
CREATE AND THE CUSTOMER SERVICE WE PROVIDE  
ARE RENOWNED.

Our customers are at the heart of all our decisions. We aim to understand their needs and consistently meet or exceed their expectations. From planning and construction to the materials we use and the specification selected, quality takes precedence. Our developments are sustainable and built to last.

The customer service we provide is professional, efficient and helpful, to make the home buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands. From exchange of contracts, we will provide every customer with a Customer Relations Representative to ensure you always have an expert to talk to. We will also provide regular updates on the timing of completion of your new home and keep you informed about the progress of construction.





# ABBEY BARN PARK

HIGH WYCOMBE | BUCKINGHAMSHIRE

- 01 DEANGARDEN WOOD
- 02 THE CHILTERN RANGERS
- 03 THE DELL
- 04 FITNESS TRAIL
- 05 ECOLOGY AREA
- 06 THE SETT
- 07 MEADOW PARKLAND
- 08 MULTI-USE GAMES AREA
- 09 ALLOTMENTS
- 10 WOODLAND TRAILS
- 11 THE LAWN
- 12 WELLNESS GARDENS
- 13 PLAYSACE & PLAY TRAILS
- 14 VILLAGE GREEN ENTRANCE WAY
- 15 JUNIOR BASEBALL PITCH
- 16 THE VISTA
- 17 PRIMARY SCHOOL
- 18 COMMUNITY ORCHARD
- 19 LIME WALK
- 20 THE DRIVE
- 21 THE OAKS GREENWAYS
- 22 OAK LANE
- 23 THE DEN



# THE GLADE.

*Site plan.*



## 2 BEDROOM HOMES

*The Lime*  
Plots 32 & 33

## 3 BEDROOM HOMES

*The Anemone*  
Plots 8, 9, 16, 44, 45, 49 & 50

*The Beech*  
Plots 1, 6, 12, 13, 40, 41, 42 & 43

*The Sycamore*  
Plots 3, 4, 5, 7, 17 & 26

*The Poppy*  
Plots 11, 14 & 39

*The Bluebell*  
Plots 28, 29 & 47

## 4 BEDROOM HOMES

*The Campion*  
Plots 46 & 48

*The Primrose*  
Plots 27, 30 & 31

*The Hazel*  
Plot 2

*The Elm*  
Plots 15 & 51

## 5 BEDROOM HOMES

*The Hawthorn*  
Plots 10, 52 & 53

*The Alder*  
Plots 54, 55 & 56



# HIGHLY SPECIFIED. *Naturally.*

## 2, 3 AND 4 BEDROOM HOMES

### *Kitchen*

- Individually designed layouts
- Laminate worktop with matching upstand and splashback
- Bosch integrated appliances throughout including:
  - Multi-function single oven
  - Integrated microwave
  - Integrated multi-function dishwasher
  - Induction hob
  - Integrated fridge / freezer
- Telescopic extractor
- Inset single bowl stainless steel sink with drainer and chrome mixer tap
- Feature LED lighting to underside of wall units
- Recessed LED downlights to kitchen area
- Satin chrome socket outlets and USB point above work surface
- Porcelain floor tiles

### *Utility / Laundry cupboard*

- Space and plumbing provided for free-standing washing machine and tumble dryer in numbers 1, 6, 8, 9, 12, 13, 16, 32, 33, 40-45, 49, 50, with laminate worktop fitted above
- Space and plumbing provided for free-standing washer dryer in numbers 3-5, 7, 11, 14, 17, 26-31, 39, 46-48
- Recessed LED downlights
- Porcelain floor tiles to match kitchen

### *Master ensuite*

- Wall mounted basin with contemporary Hansgrohe single lever basin mixer
- Back-to-wall WC, soft-closing seat and cover, concealed cistern and chrome dual flush plate
- Shower enclosure with glass sliding door, Hansgrohe chrome thermostatic mixer, wall mounted shower riser rail and shower set where applicable
- Numbers 32 and 33 feature a bath fitted with a two panel bath screen, Hansgrohe chrome thermostatic mixer / diverter with wall mounted shower bar
- Recessed double fronted mirrored cabinet with shaver socket and concealed lighting
- Tiled niche within shower areas and over bath in numbers 32 and 33
- Chrome heated towel rail
- Recessed LED downlights
- Ceramic / porcelain wall tiling to selected areas
- Luxury Amtico flooring

### *Guest ensuite / Family bathroom*

- Wall hung basin with contemporary Hansgrohe single lever basin mixer
- Back-to-wall WC, soft-closing seat and cover, concealed cistern and chrome dual flush plate
- Numbers 28, 29, 32, 33 and 47 will feature a shower enclosure with glass sliding door, Hansgrohe chrome thermostatic mixer, wall mounted shower riser rail and shower set
- Numbers 27, 30, 31, 46 and 48 will feature a shower enclosure with glass bi-fold door, Hansgrohe chrome thermostatic mixer, wall mounted shower riser rail and shower set
- Bath fitted within numbers 27-31 and 46-48 will feature Hansgrohe chrome thermostatic mixer and hair rinser
- Bath within remaining homes fitted with a two panel bath screen, Hansgrohe chrome thermostatic mixer / diverter and a wall mounted shower bar
- Chrome heated towel rail
- Mirror to be fitted over basin with satin chrome shaver socket
- Recessed LED downlights
- Ceramic / porcelain wall tiling to selected areas
- Luxury Amtico flooring

### *Cloakroom*

- Basin with white vanity unit below and contemporary Hansgrohe single lever basin mixer where possible
- Numbers 1, 6, 8, 9, 12, 13, 16, 40-45, 49 and 50 will feature a basin with ceramic tap cover and contemporary Hansgrohe single lever basin mixer
- Back-to-wall floor standing WC, soft-closing seat and cover, concealed cistern and chrome 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 (Sky Q / terrestrial) point to main reception room
- Television (terrestrial) point to remaining reception rooms, bedrooms and study where applicable
- Telephone points provided to reception room, master bedroom and study where applicable
- Data points will be provided adjacent to every television point
- Pendant lighting to feature in living / dining and family areas, hallways, landings, bedrooms and study where applicable

### *Heating*

- Gas fired central heating and hot water system fitted with combination boiler
- Underfloor heating to ground floor with radiators to remaining floors

### *Interior finishes*

- Two panelled painted internal doors with polished chrome door furniture
- Feature glazed door to family / dining room in numbers 1, 6, 8, 9, 12, 13, 16, 40-45, 49 and 50
- Feature glazed doors to kitchen / dining room and living room in numbers 3-5, 11, 14, 17, 26-31, 39 and 46-48
- Painted skirting and architraves to match internal doors
- Painted staircase with oak newel caps and handrail
- Master bedroom will feature a wardrobe with bespoke sliding doors, and shelf and hanging rail fitted within
- Remaining wardrobes will be fitted with painted internal sliding doors and a shelf and hanging rail fitted within
- Carpet laid to remainder of the property

### *Security and peace of mind*

- Property pre-wired for intruder alarm
- Mains supply smoke detectors and heat detectors with battery back up
- Multi-point locking to entrance door
- External light provided to front and wiring for external lighting to rear of the property
- 10 Year Premier Guarantee issued on build completion

### *External features*

- Landscaping to front of the properties and turf to the rear garden
- Patio area
- External tap

ELEGANT *finishes.*

LIGHT & *spacious.*

BESPOKE *design.*

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to time frames, availability and change.

## 4 AND 5 BEDROOM DETACHED HOMES

### *Kitchen*

- Individually designed kitchen layouts
- Composite stone worktops
- Toughened safety backed glass splashback and upstands
- Bosch integrated appliances throughout including:
  - Two single multi-function ovens
  - Integrated microwave
  - Integrated multi-function dishwasher
  - Induction hob
  - Integrated larder fridge and undercounter freezer
- Telescopic extractor
- Twin pull-out shelving system to one corner base cupboard
- Under mounted single stainless steel sink with chrome mixer tap and drainer grooves in stone
- Feature LED lighting to the underside of wall units
- Recessed LED downlights
- Satin chrome socket outlets above work surfaces to include a USB point
- Porcelain floor tiles

### *Utility*

- Space and plumbing provided for free-standing washing machine and tumble dryer with laminate worktop above
- Stainless steel inset single bowl sink with chrome mixer tap to numbers 10 and 52-56
- Recessed LED downlights
- Porcelain tiles to match kitchen

### *Master ensuite*

- Wall mounted basin with contemporary Hansgrohe single lever basin mixer
- Back-to-wall floor standing WC, soft-closing seat and cover, concealed cistern and chrome dual flush plate
- Shower enclosure with glass sliding door, Hansgrohe chrome thermostatic mixer, wall mounted shower riser rail and shower set where applicable
- Numbers 10 and 52-56 feature a bath fitted with chrome thermostatic mixer / diverter and hand shower
- Recessed double fronted mirrored cabinet with shaver socket and concealed lighting
- Tiled niche within shower areas
- Chrome heated towel rail
- Recessed LED downlights
- Ceramic / porcelain wall tiling to selected areas
- Luxury Amtico flooring

### *Guest ensuite*

- Wall mounted basin with contemporary Hansgrohe single lever basin mixer
- Back-to-wall WC, soft-closing seat and cover, concealed cistern and chrome dual flush plate
- Shower enclosure with glass sliding door, Hansgrohe chrome thermostatic mixer, wall mounted shower riser rail and shower set
- Mirror to be fitted over basin with satin chrome shaver socket
- Recessed LED downlights
- Ceramic / porcelain wall tiling to selected areas
- Luxury Amtico flooring

### *Family bathroom*

- Wall mounted basin with contemporary Hansgrohe single lever basin mixer
- Back-to-wall floor standing WC, soft-closing seat and cover, concealed cistern and chrome dual flush plate
- Bath fitted within numbers 10 and 52-56 will feature a Hansgrohe chrome thermostatic mixer and hair rinsers
- Bath within numbers 2, 15 and 51 fitted with a two panel bath screen, Hansgrohe chrome thermostatic mixer / diverter and a wall mounted shower bar
- Shower enclosure within numbers 10 and 52-56 with glass sliding door, Hansgrohe chrome thermostatic mixer, wall mounted shower riser rail and shower set
- Chrome heated towel rail
- Mirror fitted over basin with satin chrome shaver socket
- Recessed LED downlights
- Ceramic / porcelain wall tiling to selected areas
- Luxury Amtico flooring

### *Cloakroom*

- Basin with white vanity unit below and contemporary Hansgrohe single lever basin mixer
- Back-to-wall 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 (Sky Q / terrestrial) point to living room
- Television (terrestrial) points to dining area, bedrooms and study where applicable
- Telephone points provided to kitchen / dining area, living room, master bedroom and study where applicable
- Data points will be provided adjacent to every television point
- Pendant lighting to living room, hall, landings, bedrooms and study where applicable

### *Heating*

- Gas fired central heating with mains pressure hot water and cylinder
- Underfloor heating to ground floor with radiators to remaining floor
- Class one Hue provision and gas supply (only) located within the living room

### *Interior finishes*

- Two panelled painted internal doors with polished chrome door furniture
- Feature glazed door to kitchen / dining room and living room
- Painted modern skirting and architraves to match internal doors
- Painted staircase with oak newel caps and handrail
- Master bedroom will feature a wardrobe with bespoke sliding doors and fitted interiors
- Remaining wardrobes, whether traditional opening or sliding, will be fitted with painted internal doors and a shelf and hanging rail fitted within
- Carpet laid to remainder of the property

### *Security and peace of mind*

- Property pre-wired for intruder alarm
- Mains supply smoke detectors and heat detectors with battery back up
- Multi-point locking to entrance door
- External light provided to front and wiring for external lighting to rear of the property
- Numbers 10, 52 and 53 will feature double, electrically operated garage doors; remaining homes will feature manually operated doors
- 10 Year Premier Guarantee issued on build completion

### *External features*

- Landscaping to front of the properties and turf to the rear garden
- Patio area
- External tap



Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to time frames, availability and change.

# THE LIME

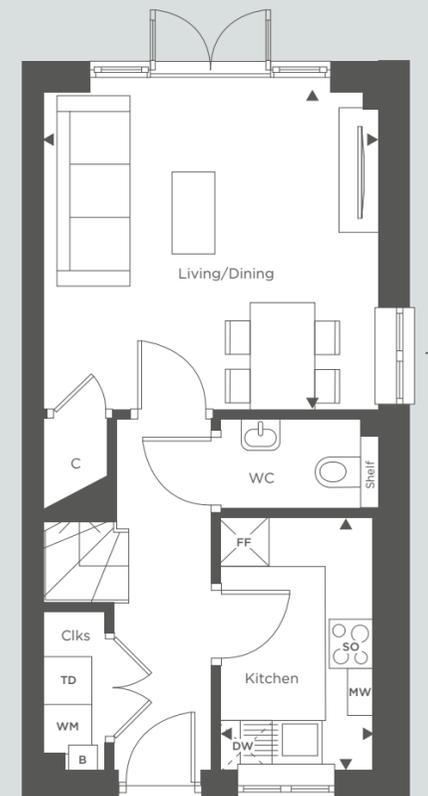
2 BEDROOM HOME

PLOTS: 32\* & 33



## GROUND FLOOR

Living/Dining	4.15m x 4.06m	13'7" x 13'4"
Kitchen	3.10m x 1.90m	10'2" x 6'3"

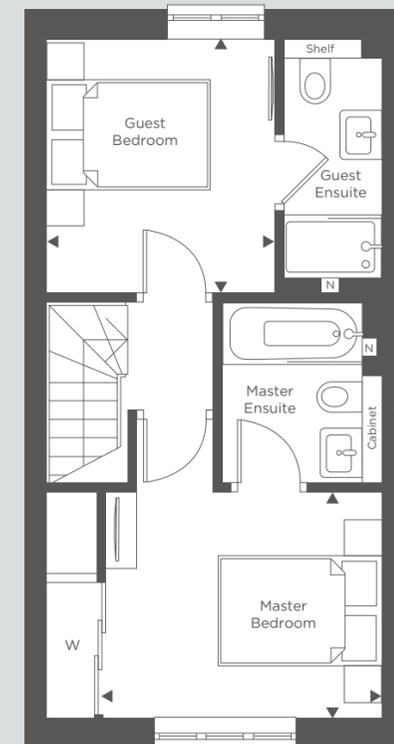


Floorplan shows plot 33

◄► Measurement Points    ☒ Tall Units    ☒ Under Counter Units    C Cupboard    W Wardrobe    B Boiler    N Niche  
 WM Space and Plumbing for Washing Machine    TD Space and Plumbing for Tumble Dryer    DW Dishwasher  
 MW Microwave Oven    SO Single Oven    FF Combined Fridge Freezer    --- Change in Ceiling Height  
 \* No window to plot 32

## FIRST FLOOR

Master Bedroom	3.43m x 2.87m	11'3" x 9'5"
Guest Bedroom	3.21m x 2.83m	10'6" x 9'3"



\* Denotes mirrored plot. Floorplans shown for Abbey Barn Park are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only, please ask Sales Consultant for further information.



# THE ANEMONE

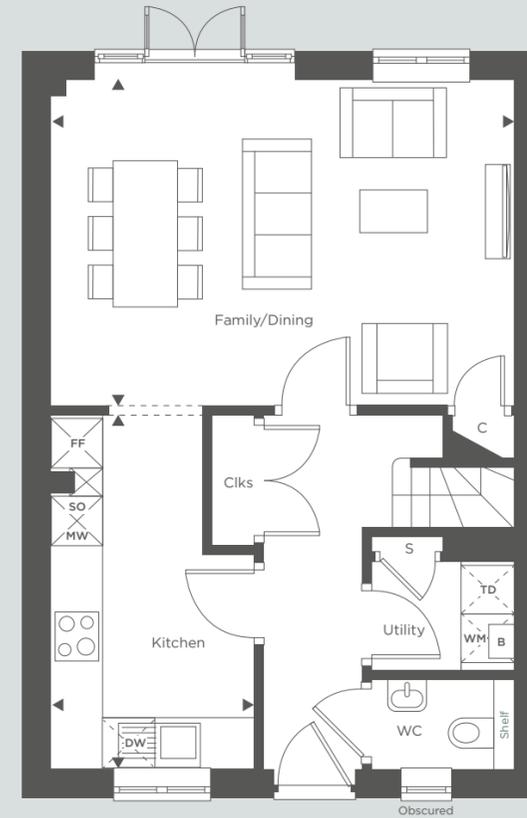
3 BEDROOM HOME

PLOTS: 8\*, 9, 16, 44\*, 45, 49\* & 50



## GROUND FLOOR

Family/Dining	5.71m x 3.99m	18'9" x 13'1"
Kitchen	4.39m x 2.51m	14'5" x 8'3"

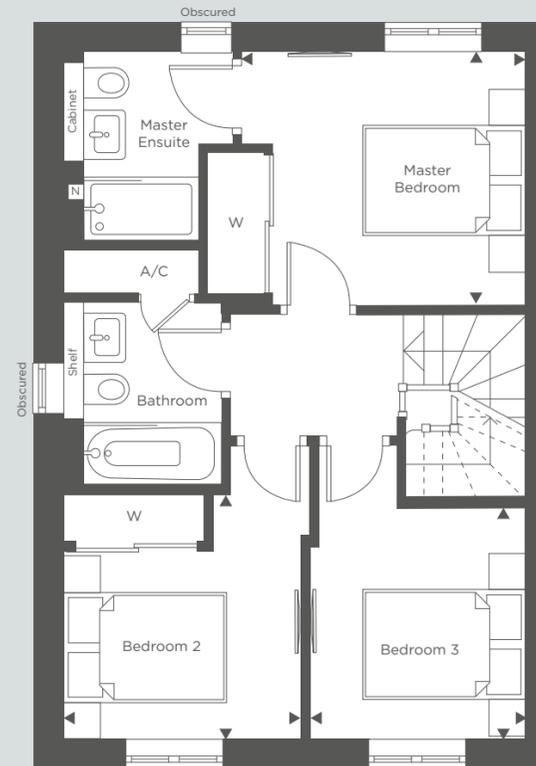


Floorplan shows plot 45

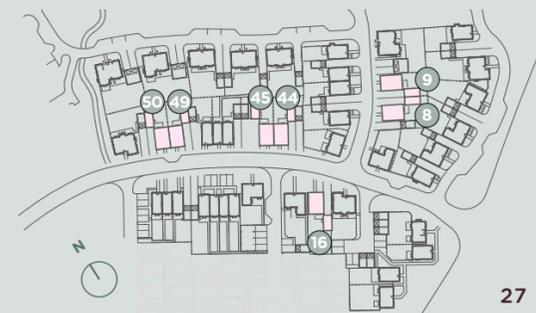
◄ Measurement Points    ⊠ Tall Units    ⊞ Under Counter Units    C Cupboard    W Wardrobe    B Boiler    N Niche  
 A/C Airing Cupboard    WM Space and Plumbing for Washing Machine    TD Space and Plumbing for Tumble Dryer  
 DW Dishwasher    MW Microwave Oven    SO Single Oven    FZ Freezer    FF Combined Fridge Freezer  
 --- Change in Ceiling Height

## FIRST FLOOR

Master Bedroom	3.49m x 3.11m	11'5" x 10'2"
Bedroom 2	3.04m x 2.94m	10'0" x 9'8"
Bedroom 3	2.85m x 2.65m	9'4" x 8'8"



\*Denotes mirrored plot. Floorplans shown for Abbey Barn Park are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only, please ask Sales Consultant for further information.



# THE BEECH

3 BEDROOM HOME

PLOTS: 1, 6\*, 12\*, 13, 40, 41\*, 42 & 43



## GROUND FLOOR

Family/Dining	5.71m x 3.99m	18'9" x 13'1"
Kitchen	4.39m x 2.50m	14'5" x 8'2"

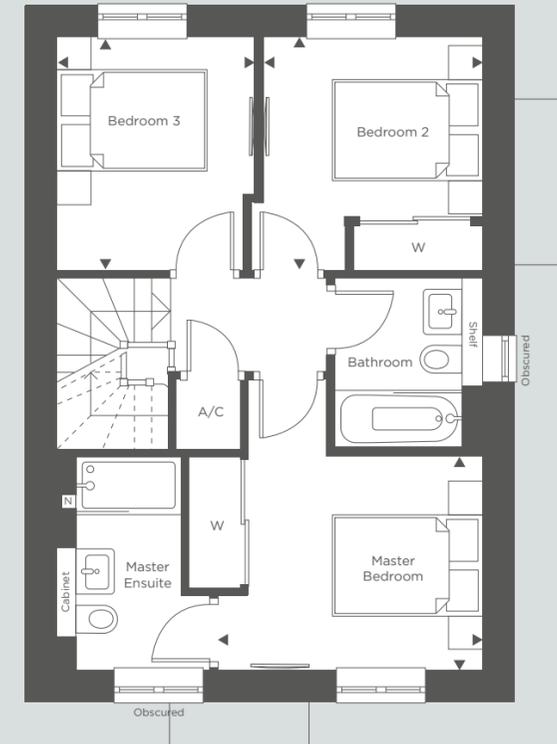


Floorplan shows plot 13

◀▶ Measurement Points    ⊠ Tall Units    ⊞ Under Counter Units    C Cupboard    W Wardrobe    B Boiler    N Niche  
 A/C Airing Cupboard    WM Space and Plumbing for Washing Machine    TD Space and Plumbing for Tumble Dryer  
 DW Dishwasher    MW Microwave Oven    SO Single Oven    FF Combined Fridge Freezer    --- Change in Ceiling Height  
 † Bay windows to plots 1, 6 & 43    †† Window to plots 12 & 13    ††† No window to plots 40, 41 & 42    †††† Porch detail varies between plots

## FIRST FLOOR

Master Bedroom	3.54m x 2.87m	11'7" x 9'5"
Bedroom 2	3.10m x 2.94m	10'2" x 9'8"
Bedroom 3	3.10m x 2.64m	10'2" x 8'8"



\*Denotes mirrored plot. Floorplans shown for Abbey Barn Park are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only, please ask Sales Consultant for further information.



# THE SYCAMORE

3 BEDROOM HOME

PLOTS: 3, 4\*, 5\*, 7, 17\* & 26

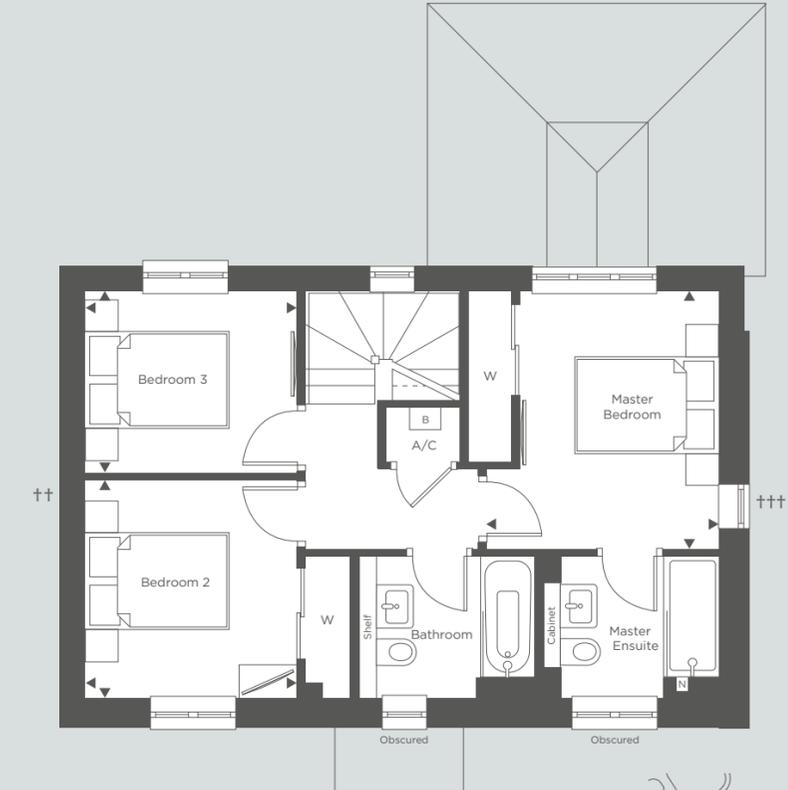
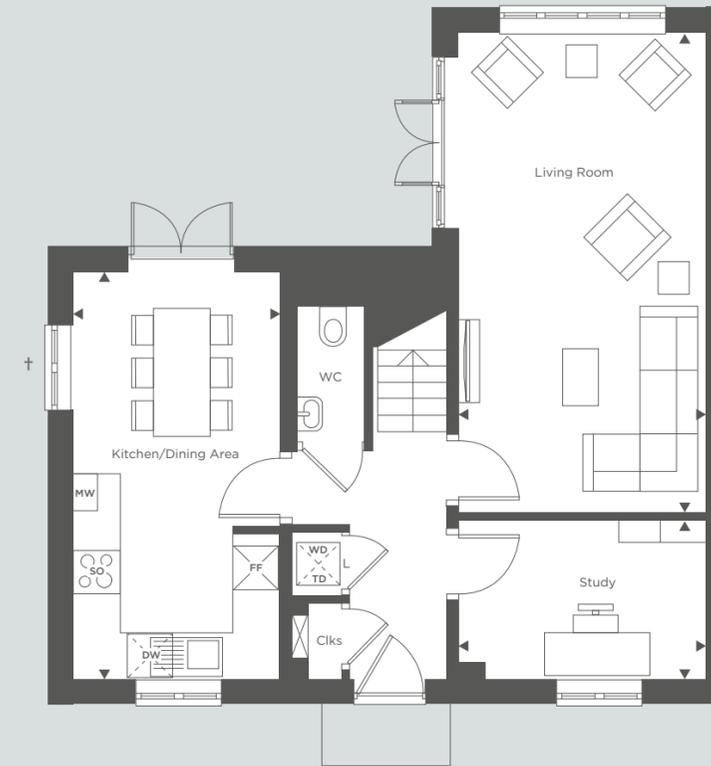


## GROUND FLOOR

Kitchen/Dining	5.71m x 2.89m	18'9" x 9'6"
Living Room	6.75m x 3.46m	22'2" x 11'4"
Study	3.46m x 2.21m	11'4" x 7'3"

## FIRST FLOOR

Master Bedroom	3.60m x 3.25m	11'10" x 10'8"
Bedroom 2	3.05m x 2.95m	10'0" x 9'8"
Bedroom 3	2.94m x 2.54m	9'8" x 8'4"



Floorplan shows plot 3

◀▶ Measurement Points    ⊠ Tall Units    ⊞ Under Counter Units    C Cupboard    W Wardrobe    B Boiler    N Niche    A/C Airing Cupboard  
 WM Space and Plumbing for Washing Machine    TD Space and Plumbing for Tumble Dryer    DW Dishwasher    MW Microwave Oven  
 SO Single Oven    FF Combined Fridge Freezer    L Laundry Cupboard    --- Change in Ceiling Height  
 † Window to plots 3, 4, 5, 7 & 17    †† Window to plot 7, false window to plots 17 & 26    ††† Window to plots 3, 4 & 5, false window to plot 26

\*Denotes mirrored plot. Floorplans shown for Abbey Barn Park are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only, please ask Sales Consultant for further information.



# THE POPPY

3 BEDROOM HOME

PLOTS: 11\*, 14 & 39

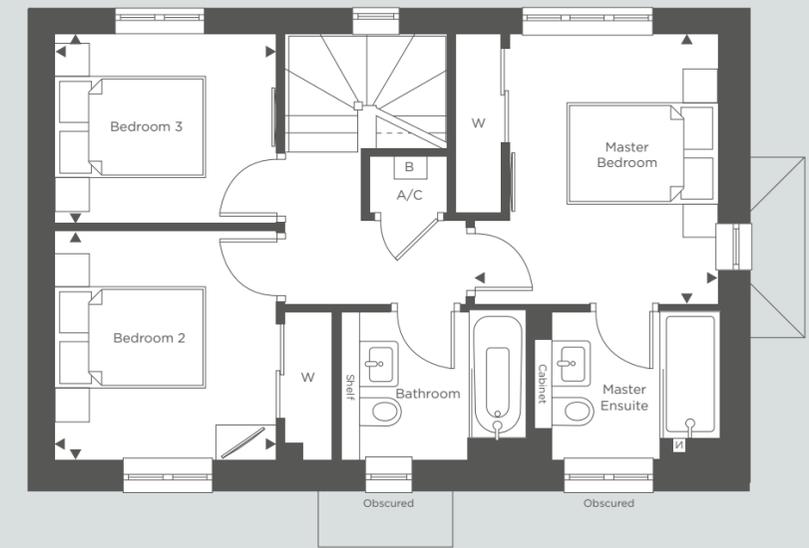
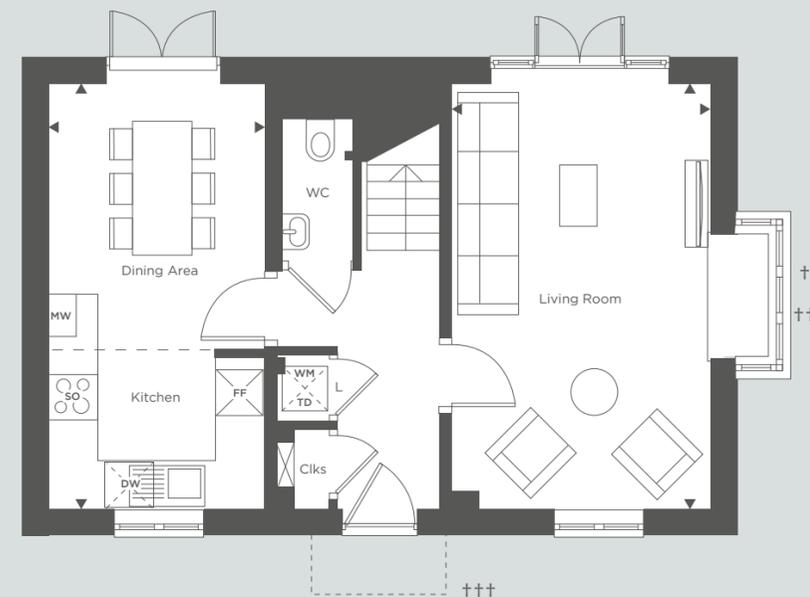


## GROUND FLOOR

Kitchen/Dining	5.71m x 2.89m	18'9" x 9'6"
Living	5.71m x 3.46m	18'9" x 11'4"

## FIRST FLOOR

Master Bedroom	3.60m x 3.25m	11'10" x 10'8"
Bedroom 2	3.05m x 2.95m	10'0" x 9'8"
Bedroom 3	2.95m x 2.54m	9'8" x 8'4"



Floorplan shows plot 11

◀▶ Measurement Points    ⊠ Tall Units    ⊞ Under Counter Units    C Cupboard    W Wardrobe    B Boiler    N Niche  
 A/C Airing Cupboard    WM Space and Plumbing for Washing Machine    TD Space and Plumbing for Tumble Dryer  
 DW Dishwasher    MW Microwave Oven    SO Single Oven    FZ Freezer    FF Combined Fridge Freezer    L Laundry Cupboard  
 --- Change in Ceiling Height    † Bay window to plot 11    †† Window to plots 14 & 39    ††† Porch detail varies between plots

\*Denotes mirrored plot. Floorplans shown for Abbey Barn Park are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only, please ask Sales Consultant for further information.



# THE BLUEBELL

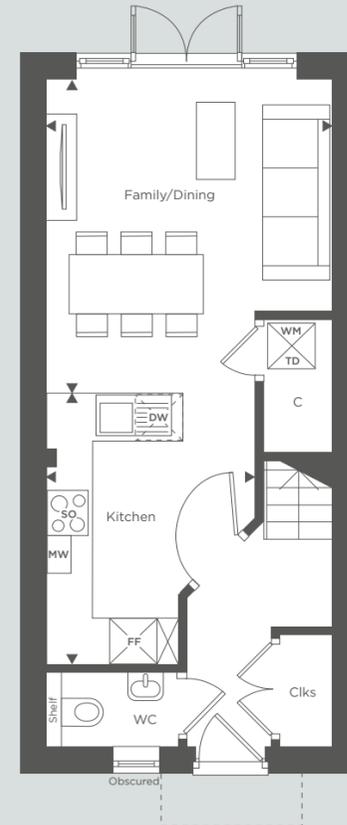
3 BEDROOM HOME

PLOTS: 28, 29\* & 47



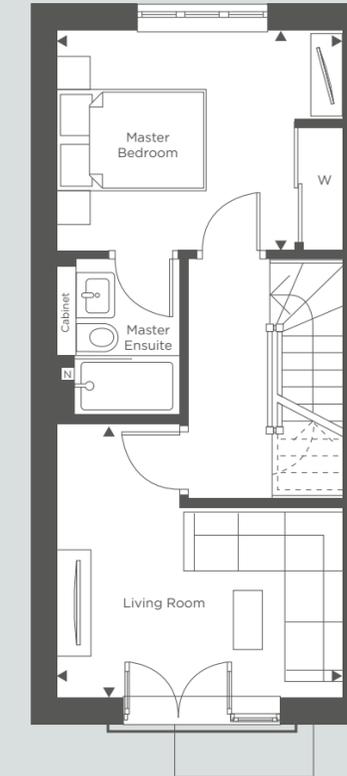
## GROUND FLOOR

Family/Dining	4.20m x 3.85m	13'9" x 12'8"
Kitchen	3.65m x 2.71m	12'0" x 8'11"



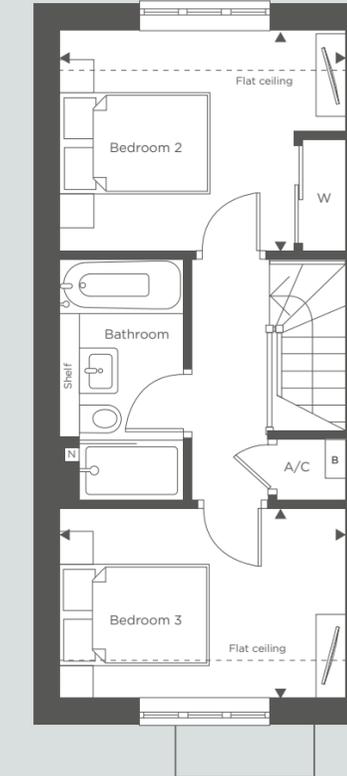
## FIRST FLOOR

Living Room	3.85m x 3.68m	12'8" x 12'1"
Master Bedroom	3.85m x 2.95m	12'8" x 9'8"



## SECOND FLOOR

Bedroom 2	3.85m x 2.95m	12'8" x 9'8"
Bedroom 3	3.85m x 2.56m	12'8" x 8'5"



Floorplan shows plot 47

◀▶ Measurement Points    ⊠ Tall Units    ⊞ Under Counter Units    C Cupboard    W Wardrobe    B Boiler    N Niche  
 A/C Airing Cupboard    WM Space and Plumbing for Washing Machine    TD Space and Plumbing for Tumble Dryer  
 DW Dishwasher    MW Microwave Oven    SO Single Oven    FF Combined Fridge Freezer    --- Change in Ceiling Height

\*Denotes mirrored plot. Floorplans shown for Abbey Barn Park are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only, please ask Sales Consultant for further information.

Computer generated image of plot 47 is indicative only. The external finishes may differ, please consult a sales consultant for additional information



# THE CHAMPION

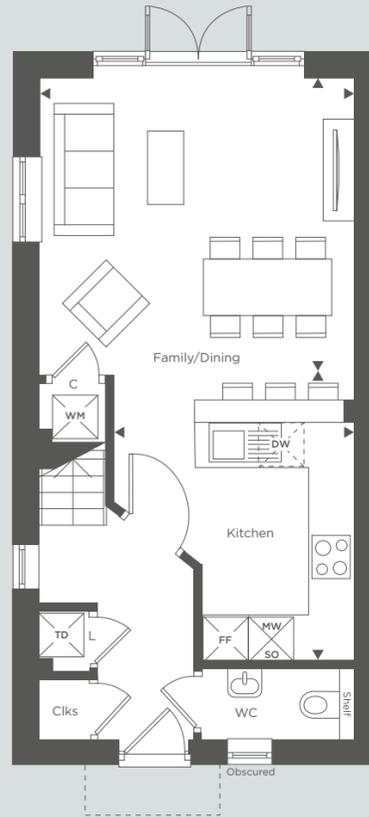
4 BEDROOM HOME

PLOTS: 46\* & 48



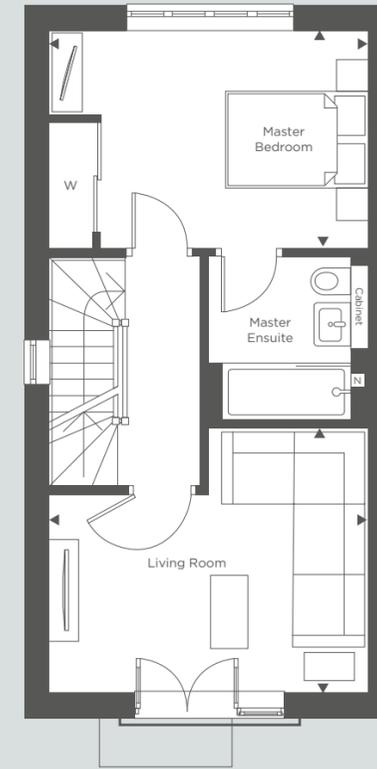
## GROUND FLOOR

Family/Dining	4.41m x 4.20m	14'6" x 13'9"
Kitchen	3.98m x 3.36m	13'1" x 11'0"



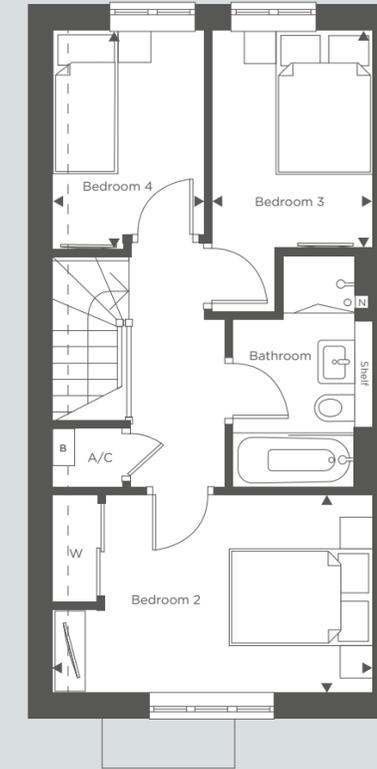
## FIRST FLOOR

Living Room	4.46m x 3.71m	14'8" x 12'2"
Master Bedroom	4.46m x 3.05m	14'8" x 10'0"



## SECOND FLOOR

Bedroom 2	4.46m x 2.78m	14'8" x 9'1"
Bedroom 3	3.05m x 2.24m	10'0" x 7'4"
Bedroom 4	3.05m x 2.09m	10'0" x 6'10"



Floorplan shows plot 48

◀▶ Measurement Points    ⊠ Tall Units    ⊞ Under Counter Units    C Cupboard    W Wardrobe    B Boiler    N Niche  
 A/C Airing Cupboard    WM Space and Plumbing for Washing Machine    TD Space and Plumbing for Tumble Dryer    DW Dishwasher  
 MW Microwave Oven    SO Single Oven    FF Combined Fridge Freezer    L Laundry Cupboard    --- Change in Ceiling Height

\*Denotes mirrored plot. Floorplans shown for Abbey Barn Park are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only, please ask Sales Consultant for further information.

Computer generated image of plot 46 & 48 is indicative only. The external finishes may differ, please consult a sales consultant for additional information



# THE PRIMROSE

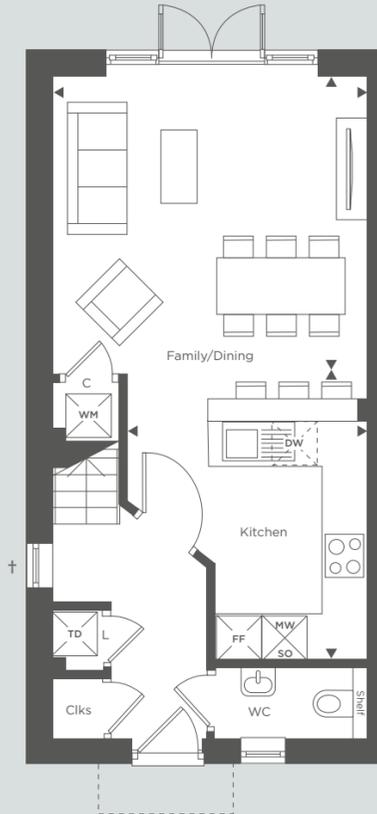
4 BEDROOM HOME

PLOTS: 27, 30\* & 31



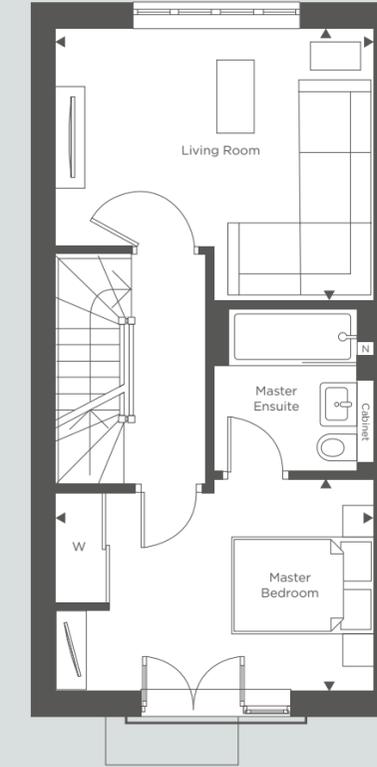
## GROUND FLOOR

Family/Dining	4.46m x 4.20m	14'8" x 13'9"
Kitchen	3.99m x 3.27m	13'1" x 10'9"



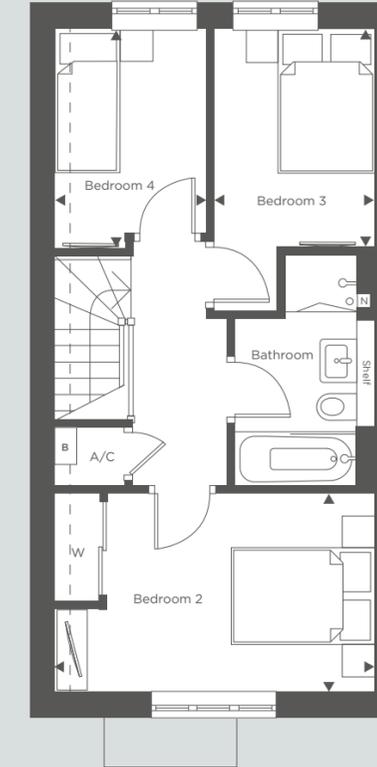
## FIRST FLOOR

Living Room	4.46m x 3.77m	14'8" x 12'5"
Master Bedroom	4.46m x 3.00m	14'8" x 9'9"



## SECOND FLOOR

Bedroom 2	4.46m x 2.78m	14'8" x 9'1"
Bedroom 3	3.05m x 2.24m	10'0" x 7'4"
Bedroom 4	3.06m x 2.11m	10'0" x 6'11"



Floorplan shows plot 31

◀▶ Measurement Points    ⊠ Tall Units    ⊞ Under Counter Units    C Cupboard    W Wardrobe    B Boiler    N Niche  
 A/C Airing Cupboard    WM Space and Plumbing for Washing Machine    TD Space and Plumbing for Tumble Dryer    DW Dishwasher  
 MW Microwave Oven    SO Single Oven    FF Combined Fridge Freezer    L Laundry Cupboard    --- Change in Ceiling Height  
 \* No window to plot 27

\*Denotes mirrored plot. Floorplans shown for Abbey Barn Park are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only, please ask Sales Consultant for further information.



# THE HAZEL

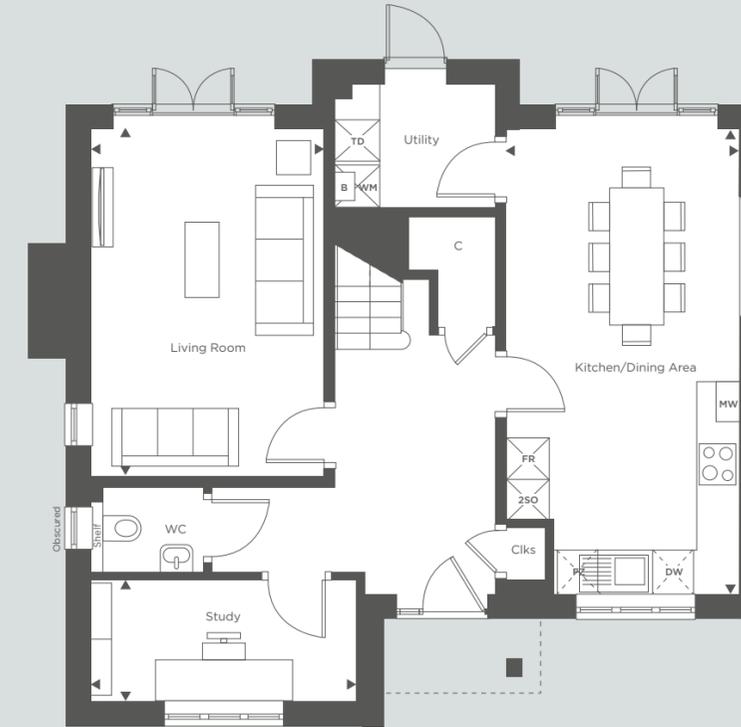
4 BEDROOM HOME

PLOT: 2



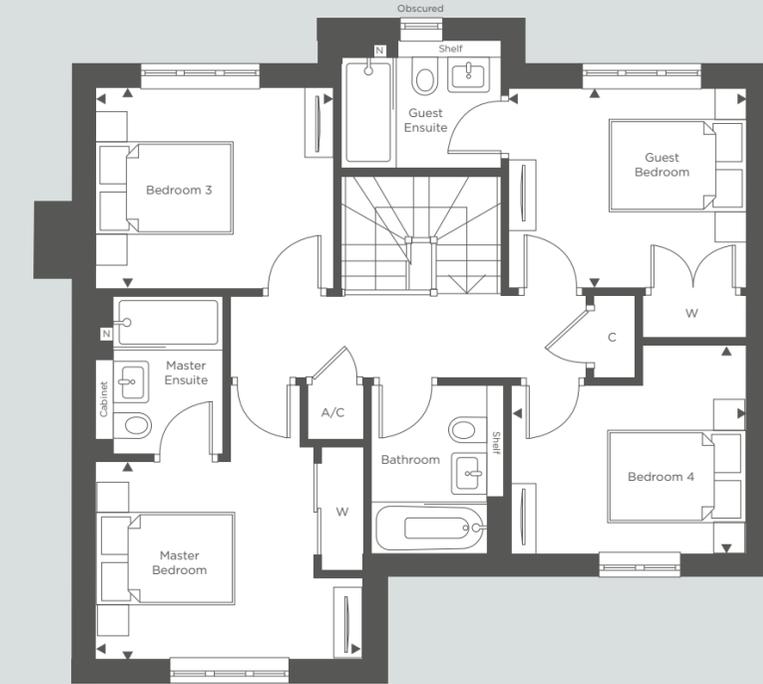
## GROUND FLOOR

Kitchen/Dining	6.83m x 3.42m	22'5" x 11'3"
Living Room	5.10m x 3.42m	16'9" x 11'3"
Study	3.90m x 1.78m	12'10" x 5'10"



## FIRST FLOOR

Master Bedroom	3.90m x 2.91m	12'10" x 9'7"
Guest Bedroom	3.47m x 2.94m	11'5" x 9'8"
Bedroom 3	3.47m x 2.94m	11'5" x 9'8"
Bedroom 4	3.43m x 3.05m	11'3" x 10'0"



Floorplan shows plot 2

◀▶ Measurement Points    ☒ Tall Units    ☒ Under Counter Units    C Cupboard    W Wardrobe    B Boiler    N Niche  
 A/C Airing Cupboard    WM Space and Plumbing for Washing Machine    TD Space and Plumbing for Tumble Dryer  
 DW Dishwasher    MW Microwave Oven    2SO 2 Single Ovens    FR Fridge    FZ Freezer    --- Change in Ceiling Height

\*Denotes mirrored plot. Floorplans shown for Abbey Barn Park are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only, please ask Sales Consultant for further information.



# THE ELM

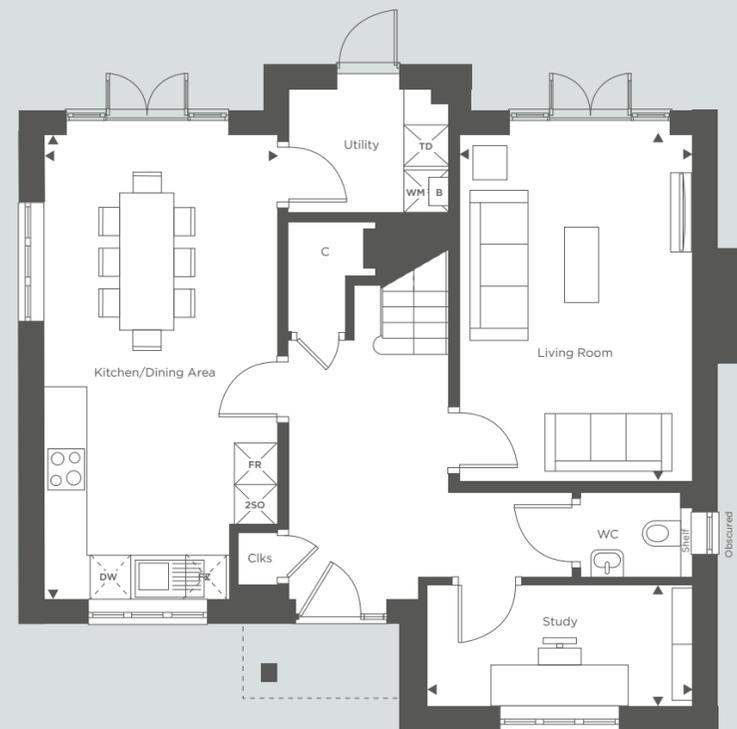
4 BEDROOM HOME

PLOTS: 15 & 51



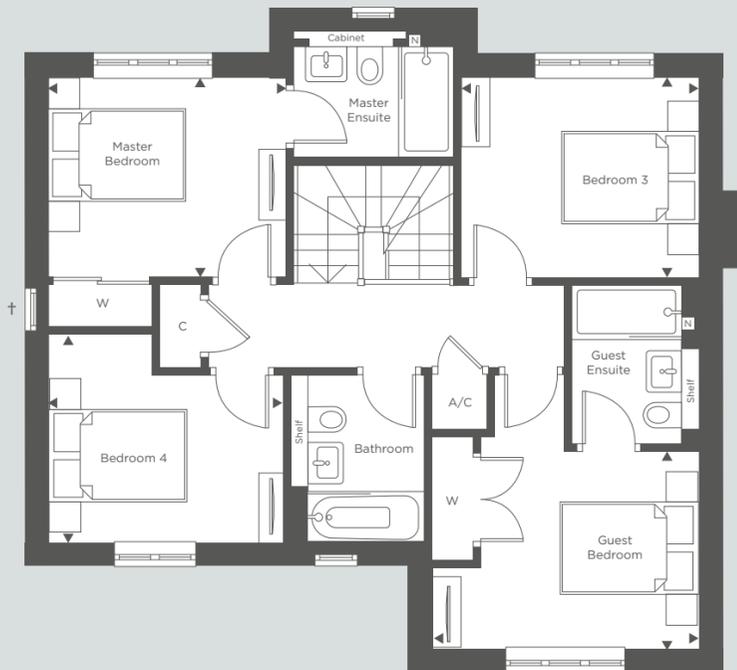
## GROUND FLOOR

Kitchen/Dining	6.83m x 3.42m	22'5" x 11'3"
Living Room	5.10m x 3.42m	16'9" x 11'3"
Study	3.90m x 1.78m	12'10" x 5'10"



## FIRST FLOOR

Master Bedroom	3.90m x 2.91m	12'10" x 9'7"
Guest Bedroom	3.47m x 2.94m	11'5" x 9'8"
Bedroom 3	3.94m x 3.47m	12'11" x 11'5"
Bedroom 4	3.43m x 3.05m	11'3" x 10'0"



Floorplan shows plot 15

◀▶ Measurement Points    ⊠ Tall Units    ⊠ Under Counter Units    C Cupboard    W Wardrobe    B Boiler    N Niche  
 A/C Airing Cupboard    WM Space and Plumbing for Washing Machine    TD Space and Plumbing for Tumble Dryer  
 DW Dishwasher    MW Microwave Oven    2SO 2 Single Ovens    FR Fridge    FZ Freezer    --- Change in Ceiling Height  
 \* No false window to plot 51

\*Denotes mirrored plot. Floorplans shown for Abbey Barn Park are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only, please ask Sales Consultant for further information.



# THE ALDER

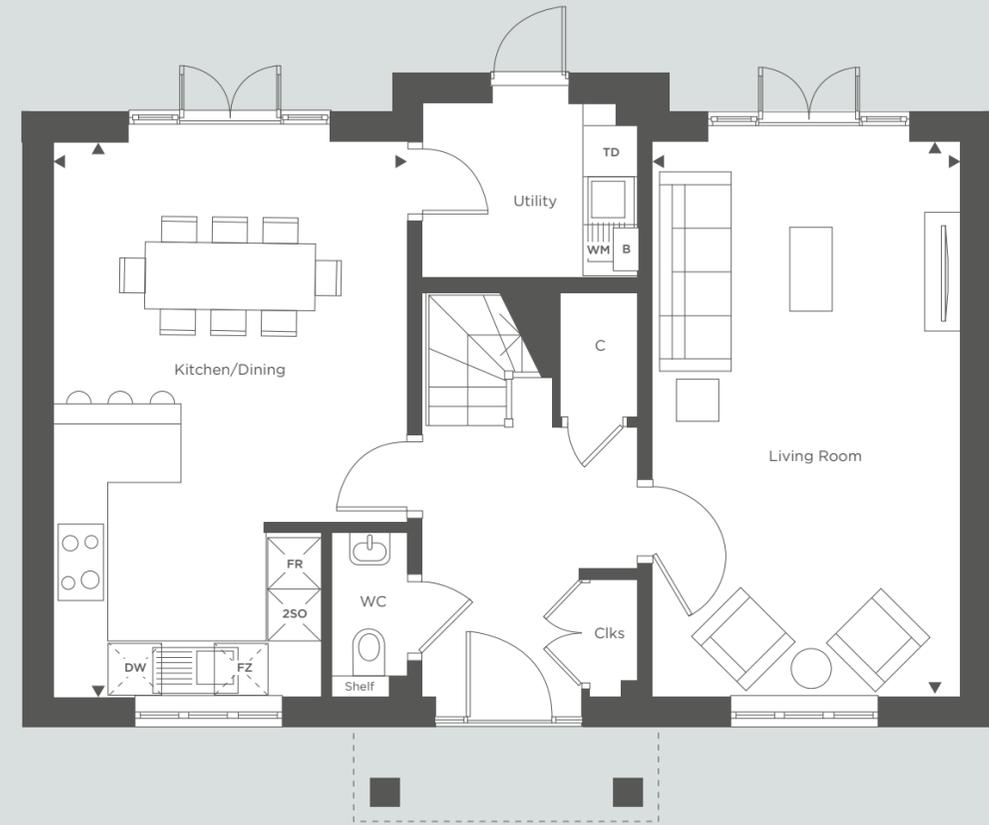
5 BEDROOM HOME

PLOTS: 54, 55\* & 56\*



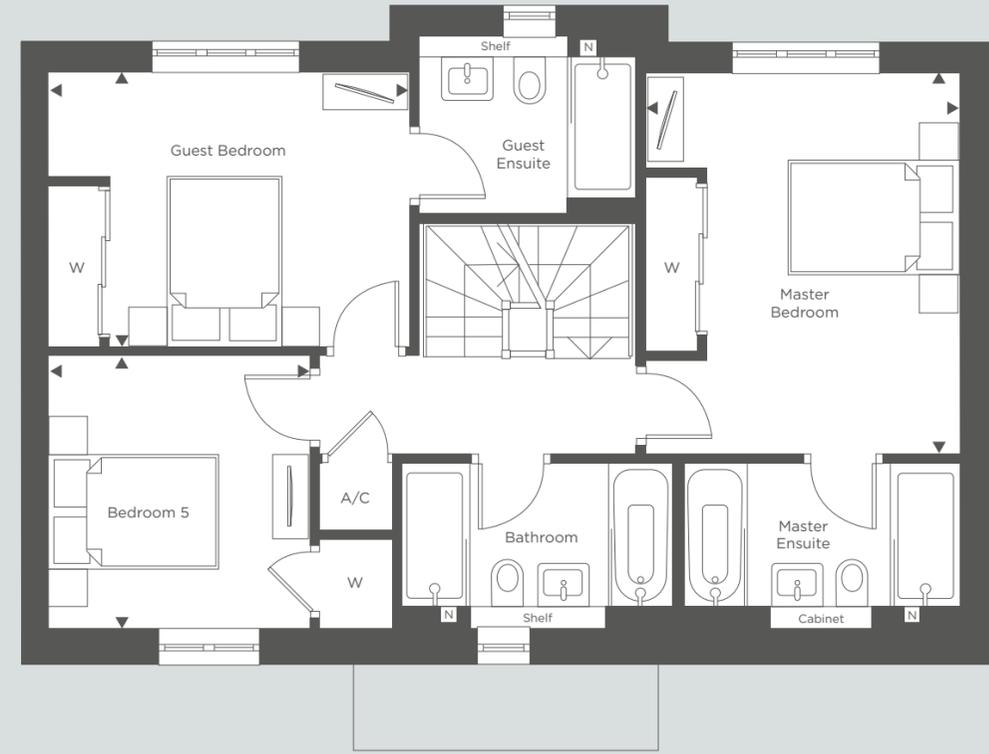
GROUND FLOOR

Kitchen/Dining	6.61m x 4.21m	21'8" x 13'10"
Living Room	6.61m x 3.64m	21'8" x 11'11"



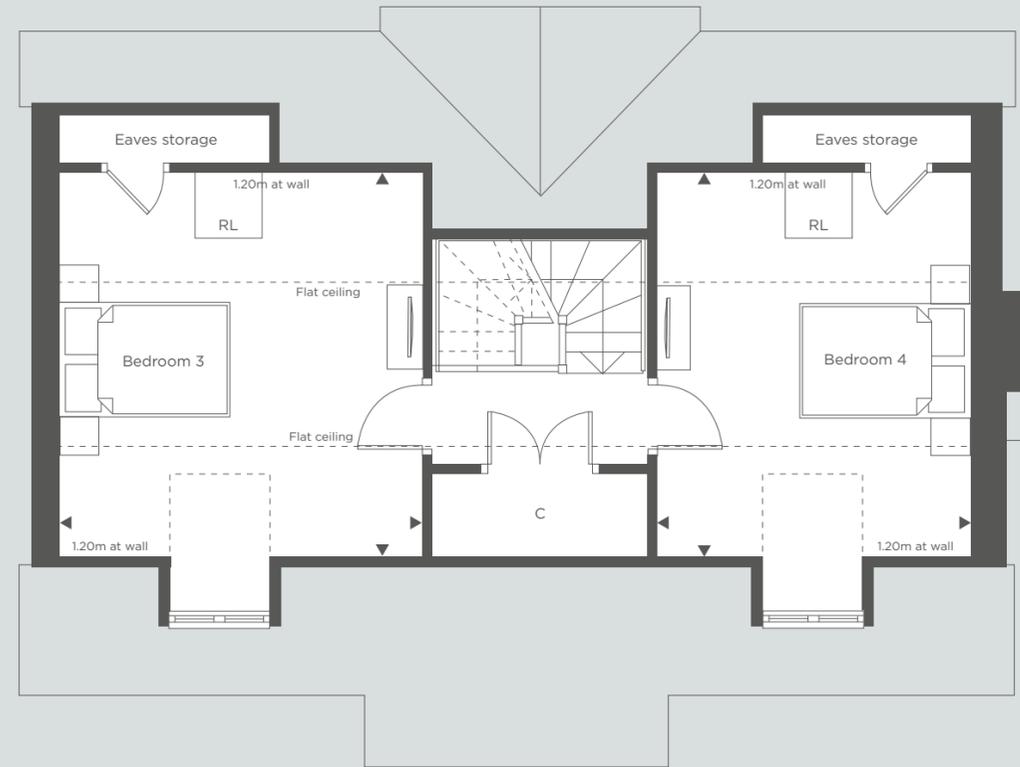
FIRST FLOOR

Master Bedroom	4.53m x 3.71m	14'10" x 12'2"
Guest Bedroom	4.27m x 3.25m	14'0" x 10'8"
Bedroom 5	3.23m x 3.08m	10'7" x 10'1"



SECOND FLOOR

Bedroom 3	4.27m x 4.55m	14'0" x 14'11"
Bedroom 4	4.56m x 3.70m	15'0" x 12'2"



Floorplan shows plot 54

◀▶ Measurement Points    ⊠ Tall Units    ⊞ Under Counter Units    C Cupboard    W Wardrobe    B Boiler    N Niche    A/C Airing Cupboard  
 WM Space and Plumbing for Washing Machine    TD Space and Plumbing for Tumble Dryer    DW Dishwasher    MW Microwave Oven  
 SO Single Oven    2SO 2 Single Ovens    FR Fridge    FZ Freezer    FF Combined Fridge Freezer    --- Change in Ceiling Height

\*Denotes mirrored plot. Floorplans shown for Abbey Barn Park are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only, please ask Sales Consultant for further information.



# THE HAWTHORN

5 BEDROOM HOME

PLOTS: 10, 52 & 53



**GROUND FLOOR**

Living Room	5.18m x 4.13m	17'0" x 13'7"
Kitchen/Dining	7.17m x 3.40m	23'6" x 11'2"
Study	3.66m x 2.80m	12'0" x 9'2"

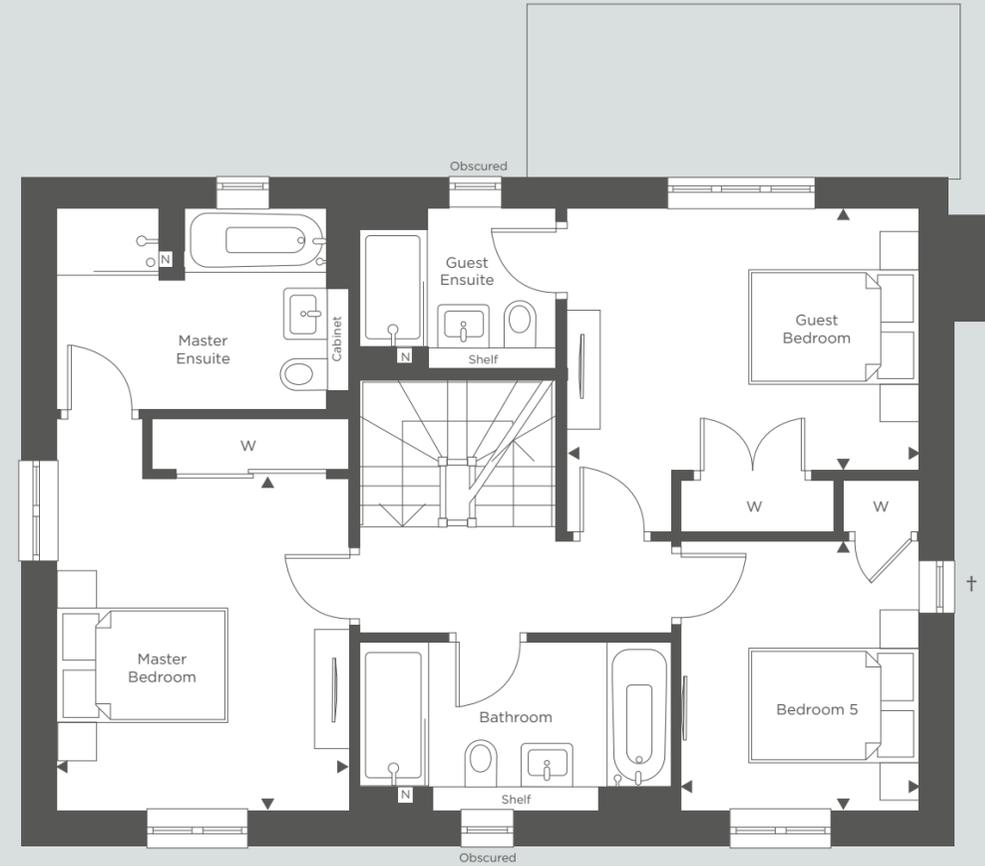


Floorplan shows plot 10

◀▶ Measurement Points    ⊠ Tall Units    ⊞ Under Counter Units    C Cupboard    W Wardrobe    B Boiler    N Niche    A/C Airing Cupboard  
 WM Space and Plumbing for Washing Machine    TD Space and Plumbing for Tumble Dryer    DW Dishwasher    MW Microwave Oven  
 SO Single Oven    2SO 2 Single Ovens    FR Fridge    FZ Freezer    FF Combined Fridge Freezer    --- Change in Ceiling Height  
 \* No window to plot 53

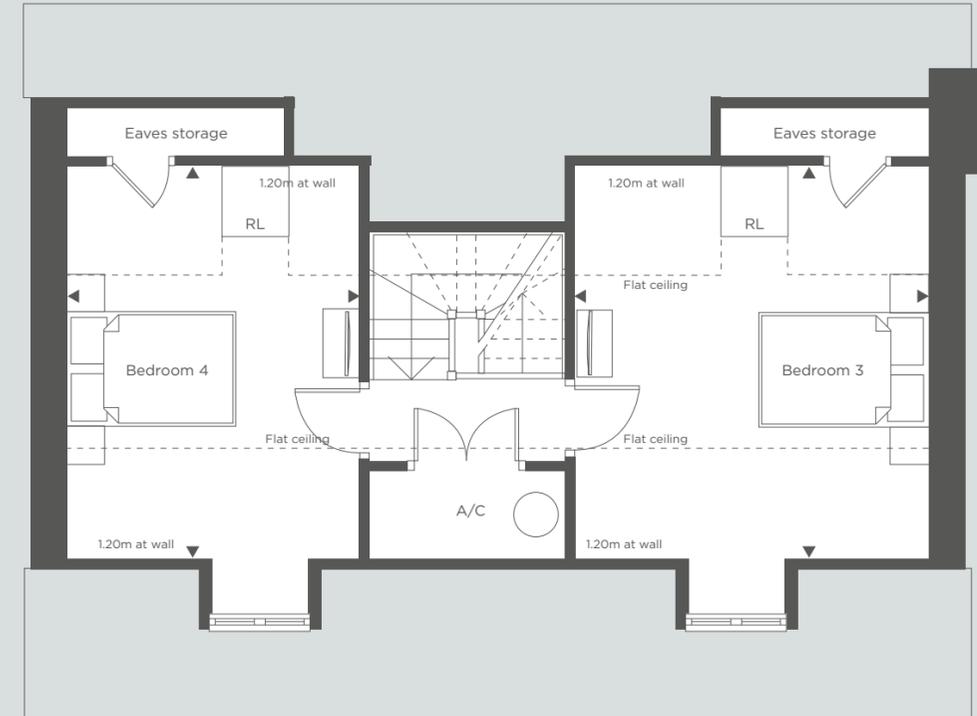
**FIRST FLOOR**

Master Bedroom	3.94m x 3.44m	12'11" x 11'3"
Guest Bedroom	4.17m x 3.12m	13'8" x 10'3"
Bedroom 5	3.21m x 2.81m	10'6" x 9'3"



**SECOND FLOOR**

Bedroom 3	4.67m x 4.19m	15'4" x 13'9"
Bedroom 4	4.67m x 3.46m	15'4" x 11'4"



# DESIGNED *for life.*

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 to be members of the Berkeley Group of companies



Our  
vision

for your future

## A COMMITMENT *to the future.*

Over the years, the Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's strategic plan for the business, designed to raise standards higher still. Our goal is to be a world-class business, defined by the quality of the places we create, generating long-term value and having a positive impact on society.

We take our responsibilities towards our customers, the environment, our workforce and the communities in which we work very seriously.

Our plan for the business has five areas of strategic focus:  
**Customers, Homes, Places, Operations and Our People.**

## OUR COMMITMENT *to the future.*

To be a world-class business, defined by the quality of the places we create, generating long-term value and having a positive impact on society.

### FIVE FOCUS AREAS

#### AN EXCEPTIONAL CUSTOMER EXPERIENCE

We put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

#### HIGH QUALITY HOMES

We aim to build high quality, well-designed homes with low environmental impact, where customers have the opportunity to achieve healthy, comfortable and sustainable lifestyles, now and in the future. Attention to detail in design is paramount to ensure our homes meet the needs of our customers.

#### GREAT PLACES

We seek to create strong communities where people choose to live, work and spend their time and which directly encourage people's wellbeing and quality of life. These are places characterised by the quality of their design, external spaces, transport and access to jobs and amenities.

#### EFFICIENT AND CONSIDERATE OPERATIONS

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

#### A COMMITMENT TO PEOPLE

The safety, health, wellbeing and development of our people is a high priority. We aim to have a positive impact on society through our support of the Berkeley Foundation.

Some features are only applicable to specific developments. Please ask sales negotiator for further information.



We set up the Berkeley Foundation in 2011. It supports voluntary sector organisations to improve people's lives in the communities where we work, and last year worked with 49 different organisations and their beneficiaries.

Our staff have been instrumental in making the Foundation grow, with over 60% getting involved last year and raising over £935k. They also give their time and skills, for example by mentoring young people to help them become more confident and job ready.

Since its launch, the Foundation has committed over £14.9 million to more than 100 charities and worthy causes. Berkeley Group covers all overhead costs, so all money raised goes directly to charitable causes.



Proud to be a member of the Berkeley Group of Companies



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

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

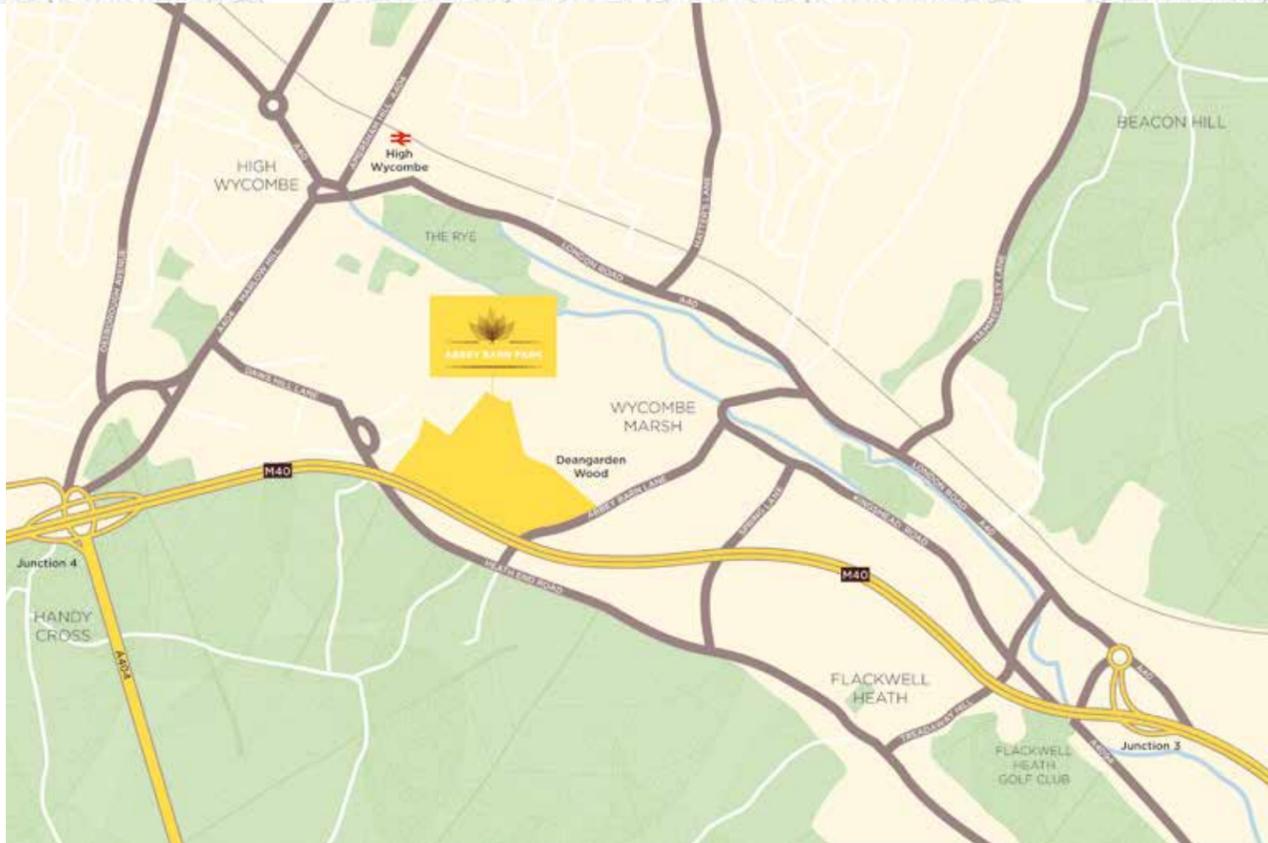


## HOW TO FIND *Abbey Barn Park.*

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.

**Abbey Barn Park**  
Abbey Barn Lane  
High Wycombe  
Buckinghamshire

**SATNAV:** HP10 9QQ  
**TEL:** 01628 873 553  
**EMAIL:** [abbeybarn@berkeleygroup.co.uk](mailto:abbeybarn@berkeleygroup.co.uk)  
**WEB:** [www.abbey-barn.co.uk](http://www.abbey-barn.co.uk)



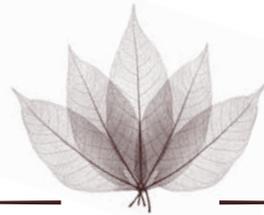
LIFE IS FOR LIVING. *Naturally.*



Proud to be a member of the Berkeley Group of companies



**Berkeley**  
Designed for life



---

## **ABBAY BARN PARK**

---

HIGH WYCOMBE | BUCKINGHAMSHIRE

[WWW.ABBAY-BARN.CO.UK](http://WWW.ABBAY-BARN.CO.UK)

**Berkeley**  
Designed for life