



ABBAY BARN PARK

HIGH WYCOMBE | BUCKINGHAMSHIRE

THE LIFESTYLE *guide*

Berkeley
Designed for life



A BEAUTIFUL PLACE TO LIVE.

EXPLORE THE LOCAL AREA.

GETTING AROUND.

BERKELEY.



ABBAY BARN PARK

HIGH WYCOMBE | BUCKINGHAMSHIRE

LIFE IS FOR LIVING.
Naturally.

LIFE IS FOR LIVING.

WELCOME TO ABBEY BARN PARK
IN HIGH WYCOMBE. A WONDERFUL
PLACE TO LIVE WITH BEAUTIFUL
1, 2, 3, 4 AND 5 BEDROOM HOMES
SET IN LEAFY GROUNDS,
BORDERED BY A NEW COUNTRY
PARK AND WOODLAND.



A BEAUTIFUL PLACE TO LIVE.

EXPLORE THE LOCAL AREA.

GETTING AROUND.

BERKELEY.

IDEALLY LOCATED.

ABBEY BARN PARK IS IN HIGH WYCOMBE, AN HISTORIC TOWN WITH AN EXTENSIVE RANGE OF AMENITIES AND LEISURE FACILITIES. BUSY CULTURAL SCENE, ATTRACTIVE PARKS AND RIVERSIDE WALKS.

High Wycombe is in the county of Buckinghamshire, a desirable part of the south east, with many attractive villages and towns in its immediate surroundings. The Chiltern Hills, an Area of Outstanding Natural Beauty, runs through the county, offering exhilarating walks and bike rides. High Wycombe itself is ideally set just on the edge of The Chilterns, with fast road and rail connections to both London and Oxford.



EATING OUT

Enjoy a buzzing culinary scene on your doorstep. Tuck in at hearty gastropubs, trendy high street chains like Bill's and Zizzi, or choose from a range of fine dining options. With hundreds of pubs, restaurants and cafes, there's something here for every taste.

EXTENSIVE SHOPPING

Stroll on high street, browse the shops in the town centre, or visit a high street outlet centre. There's also the Eden Shopping Centre, where you'll find more than 100 places to shop, eat and be entertained.

HISTORIC CHARACTER

In High Wycombe, the past is on display at every turn. The town centre is famed for its elegant Georgian architecture, but there's also the nearby-sitting caves and High Wycombe Manor, a grand 18th century stately home.



COUNTRY LIVING.

WITH ITS GLORIOUS COUNTRYSIDE SETTING, ABBEY BARN PARK OFFERS A UNIQUE LIFESTYLE.

It's a place to start the day with a peaceful morning stroll, where children can play freely and you can enjoy a beautiful breakfast on your doorstep. All this, with the convenience of a modern home, excellent transport links and fantastic connections nearby including an improved local bus service that will reduce journey times from home to the rail station.



YOUR PERFECT HOME

Carefully considered interiors that are tailored to modern living.

WELL CONNECTED

Fast, regular transport connections from locally situated bus stops into London Marylebone.

BESPOKE DESIGN

Character homes set in landscaped surroundings.

GREENER SURROUNDINGS.

OUTSIDE SPACE LIES AT THE HEART OF ABBEY BARN PARK. THERE ARE 40 ACRES OF GROUNDS IN THE DEVELOPMENT, WITHIN WHICH SITS THE 34-ACRE COUNTRY PARK. GO EXPLORING ON BIKE OR FOOT, OR SIMPLY ENJOY THE COLOURS OF THE SEVEN GREEN POCKETS THE TLD AND THE FOLKS.

Deangarden Wood borders the development along the northern edge, an ancient woodland that takes you right back to nature. Local organisation The Chiltern Rangers manage the woods on behalf of the community and will have a new base at Abbey Barn Park.



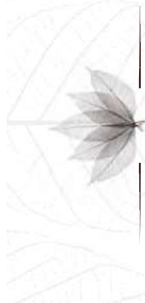
DEANGARDEN WOOD
Deangarden Wood borders Abbey Barn Park, featuring a woodland trail running through and for paths connecting up to the local area.

NATURAL HABITATS
Abbey Barn Park is designed to co-exist peacefully with the local wildlife. You'll find ponds, hedgerows and nature-friendly planting across the development, all of which helps to nurture a healthy and thriving ecosystem.

THE CHILTERN RANGERS
A local organisation of volunteers that work with communities to provide practical habitat management in the Chilterns area. They look after the Deangarden Wood and will have a new home at Abbey Barn Park.



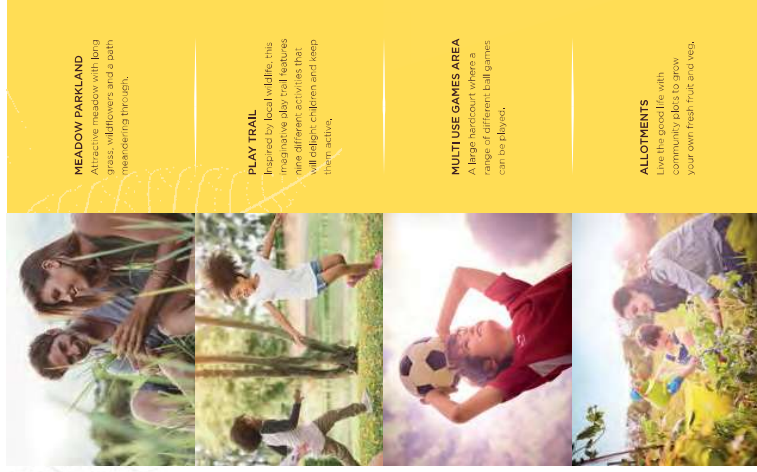




ABBEY BARN PARK

HIGH WYCOMBE | BUCKINGHAMSHIRE

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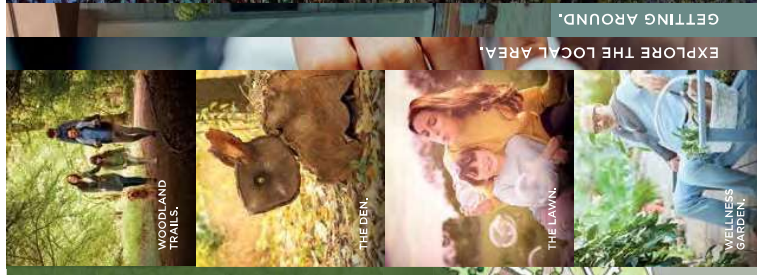


MEADOW PARKLAND
Attractive meadow with long grass, wildflowers and a path meandering through.

PLAY TRAIL
Inspired by local wildlife, this imaginative play trail features nine different activities that will delight children and keep them active.

MULTUSE GAMES AREA
A large hardcourt where a range of different ball games can be played.

ALLOTMENTS
Live the good life with community plots to grow your own fresh fruit and veg.



EXPLORE THE LOCAL AREA.

GETTING AROUND.



LIGHT and spacious.



ATTRACTIVE landscaping.



HIGH QUALITY finish.

BEAUTIFUL NEW HOMES.

WITH A RANGE OF HOMES FROM ONE TO FIVE BEDROOMS, ABBEY BARN PARK HAS THE PERFECT SPACE FOR YOU, WHATEVER YOUR NEEDS.

The quality is second to none, with a high specification throughout, including individually designed kitchens, contemporary bathrooms and underfloor heating. All of a 10-year Premier Guarantee for extra peace of mind.

The homes have been designed to complement their leafy setting, with a carefully considered range of architectural features.



Photography © Woodman Park, Warrick



FEATURES OF THE RIDE.

THE RIDE A circular loop through the avenue of fine trees for running and walking. It also features easy-to-use outdoor exercise equipment, positioned at regular intervals along the trail.

THE SETT Children's play area inspired by a badger sett with tunnels, dens, slides and climbing bars. A labyrinth path network will connect it all together in a fun and imaginative way.




HISTORIC LANDSCAPE.

THE STUNNING CENTREPIECE OF THE DEVELOPMENT IS THE RIDE. A COUNTRY PARK WITH 34 ACRES OF NATURAL GREEN SPACE.

This unique landscape was created in the late 1800s when large tree rounds were planted in Wycombe Abbey Park, forming an avenue that extended from Daws Hill House. These were later supplemented with a double avenue of fine trees planted in the early 1900s.

As a country park, it has a mix of open space and planted areas. There are grounds to enjoy, play areas to romp in, overgrown to red in on, and fields to run through. A multi-use games area and mini football pitches are available for sport, while community allotments will give you the opportunity to make new friends as the development grows. In addition to The Ride is The Ball, a natural green space that runs between the homes with trees, planting and water features.



EXPLORE THE LOCAL AREA.

GETTING AROUND.

BERKELEY.








DELICIOUS FLAVOURS.

FROM CAFES TO GOURMET CUISINE, THERE'S A DINING SPOT TO SUIT EVERY TASTE AND OCCASION.

Hen Wycombe is home to popular family-friendly restaurants such as Bills, pizza Express and Wagamama for a casual meal. Independent cafes offer a welcoming space for coffees, lunches and bedtime treats; favourites include the Vanilla Pod Café Patience, The Front Room and Tin Kitchen. There are a number of pubs, such as The Squirrel and The Dashwood Arms, which are well-known for their food, and a feast of global cuisines: Thai, African, Sri Lankan, Indian, Japanese, Polish, Italian and American. For something different, try the stylish Lala Lala with its inventive and fashionable menu.

Just a short drive from Abbey Barn Park is Marlow, where you'll find Tom Kerridge's two Michelin-starred The Hand and Flowers and one Michelin-starred The Coach, for delicious food in a relaxed setting. The Chiltern villages are also home to some popular eateries: there's the Apple Orchard Coffee Shop in West Wycombe, The Cheekers Inn at Wheeler End and The St Charles Napier in Chinnor.



COFFEE and cake.



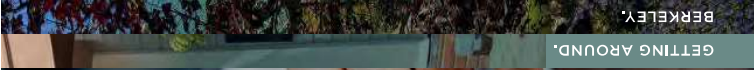
MICHELIN-STARRED dining



LOCAL RESTAURANTS to explore.



EXPLORE THE LOCAL AREA.



GETTING AROUND, BERKELEY.

A THRIVING LIFESTYLE.

HIGH WYCOMBE IS A BUSTLING MARKET TOWN AND A FANTASTIC PLACE TO HAVE ON YOUR DOORSTEP.

Set in a steep valley, it has a pedestrianised Georgian high street as well as a modern mall, the Eden Centre, with dozens of high street brands, popular cafe and dining spots. The centre is also home to a gym, cinema, bowling alley and library.

The town itself is full of historic charm, with handsome period buildings and a 12th century parish church that is the largest in the county. There are regular markets, the Wycombe Museum and the Wycombe Swan Theatre to visit, and a range of events and festivals to enjoy throughout the year, including the ancient ceremony of weighing the mayor. The historic Halfpenny Caves, excavated in the 18th century and meeting place of the infamous Hellfire Club, are a fascinating attraction.

The River is the High Wycombe's attractive park, with two large playgrounds, cafe, bar and ice centre with two outdoor pools, gym, exercise studio and tennis courts. Discover your favourite place for a meal, our tranquil spot for a picnic, and fantastic shopping and leisure activities.

HIGH WYCOMBE HIGHLIGHTS.

ANYTIME FITNESS CENTRE
Eden Centre, 2 Newlands Walk
High Wycombe HP11 2DQ
www.anytimefitness.co.uk

BILL'S
Eden Centre, Newlands Meadow
42 Abbey Way, High Wycombe HP11 2BZ
www.billswestsite.co.uk

CINEWORLD
Eden Centre, Denmark Street
High Wycombe HP11 2DB
www.cineworld.co.uk

FISHER'S BREW CO.
Central Park Business Centre
Bajfield Road
High Wycombe HP13 5HG
www.fishersbrewco.com

HOLLAND & BARRETT
Eden Centre, Denmark Street
High Wycombe HP11 2BZ
www.hollandandbarrett.com

HOUSE OF FRASER
Eden Centre, Deaborough Road
High Wycombe HP11 2BZ
www.houseoffraser.co.uk

MAC COSMETICS
Eden Centre, Newlands Meadow
High Wycombe HP11 2DQ
www.maccosmetics.co.uk

TIN KITCHEN
2 The Quadrangle
High Wycombe HP13 7QR
www.tinkitchen.co.uk

WAGAMAMA
Eden Centre, 1 Denmark Street
High Wycombe HP11 2DB
www.wagamama.co.uk

WYCOMBE MUSEUM
Priory Avenue
High Wycombe HP13 6PX
www.wycombemuseum.org.uk

WYCOMBE SWAN THEATRE
St Mary Street
High Wycombe HP11 2LE
www.wycombeswan.co.uk

YO! SUSHI
Eden Centre, Denmark Street
High Wycombe HP11 2BZ
www.yosushi.com

ZARA
Eden Centre, 4-5 Newland Street
High Wycombe HP11 2BY
www.zara.com/uk



INSPIRING LEARNING.

GREEN ROUTES LEAD THROUGH THE RIDE TO THE ADJACENT SCHOOL, ABBEY VIEW PRIMARY ACADEMY.

There are also a range of well-regarded state and private schools in the area, including John Hampden Grammar, The Royal Grammar School and Wycombe Abbey.

ABBAY VIEW PRIMARY ACADEMY
Abbey View Primary Academy
High Wycombe HP11 1PZ
www.abbeyviewprimaryacademy.org

CHEPPING VIEW PRIMARY ACADEMY - OUTSTANDING*
Chepping View Primary Academy
High Wycombe HP11 1PZ
www.cheppingviewprimaryacademy.org

CROWN HOUSE SCHOOL
Bassettbury Manor
High Wycombe HP11 1QX
www.crownhouseschool.co.uk

JOHN HAMPDEN GRAMMAR SCHOOL - OUTSTANDING*
John Hampden Grammar School
High Wycombe HP11 1SZ
www.jhg.bucks.sch.uk

ROYAL GRAMMAR SCHOOL - OUTSTANDING*
Royal Grammar School
Amersham Road
High Wycombe HP15 6ST
www.rgsbw.com

WYCOMBE ABBEY
Wycombe Abbey
High Wycombe HP11 1FE
www.wycombeabbey.com

ADJACENT SCHOOL.

OPENING IN SEPTEMBER 2019, ABBEY VIEW PRIMARY ACADEMY IS LOCATED NEXT TO THE DEVELOPMENT, CONNECTED VIA EASY WALKING ROUTES.

BEST PREP SCHOOL.

CROWN HOUSE SCHOOL WAS THE BEST PERFORMING PRIVATE PREP SCHOOL IN BUCKS LAST YEAR, AND 18TH OVERALL IN THE UK.

OUTSTANDING* SECONDARY SCHOOLS.

JOHN HAMPDEN GRAMMAR SCHOOL AND ROYAL GRAMMAR SCHOOL BOTH A SHORT DRIVE FROM THE DEVELOPMENT.

95.2% A* - A GRADES.
ACHIEVED AT GCSE LEVEL AT WYCOMBE ABBEY GIRLS' BOARDING SCHOOL.



*Source: School websites for Ofsted ratings.



OUT & ABOUT.

FOR A DIFFERENT SHOPPING EXPERIENCE, TAKE A TRIP TO THE RETAIL PARK. A 10-MINUTE DRIVE FROM ABBEY BARN PARK.

A large John Lewis is a key attraction here, with a range of departments including fashion, homeware, beauty and technology. Other amenities include a Next, Asda supermarket and Empire cinema. Also close by is Waitrose and Wycombe Leisure Centre, a superb facility with two pools, fitness classes, gym, climbing wall, squash courts and sports hall.

Bicester Village Designer Outlet is an easy drive or trip journey from Abbey Barn Park. Here you'll find a range of designer fashion, footwear, lifestyle and beauty brands, all at discounted prices.

OUT OF TOWN HIGHLIGHTS.

BUCKS INDOOR TENNIS CENTRE
Holmes Lane
High Wycombe HP12 4QA
www.bucksitc.co.uk

EMPIRE CINEMA
Crest Road
High Wycombe HP11 1UA
www.empirecinemas.co.uk

WYCOMBE LEISURE CENTRE
High Wycombe HP11 1UP
Harro, Coss
www.wycombeleisure.org

ASDA SUPERSTORE
High Wycombe HP12 4JU
Holmes Farm Way
www.asda.com

WAITROSE & PARTNERS
High Wycombe HP11 1TU
Madley Hall
www.waitrose.com

BICESTER VILLAGE
50 Pringle Drive
Bicester OX26 6WD
www.bicester-village.com

JOHN LEWIS & PARTNERS
Holmes Farm Way
High Wycombe HP12 4NW
www.johnlewis.com

NEXT
Crest Road
High Wycombe HP11 1UA
www.next.co.uk



DISCOVER NEW ADVENTURES.

ABBEY BARN PARK IS POSITIONED ON THE EDGE OF THE CHILTERN HILLS AREA OF OUTSTANDING NATURAL BEAUTY.

It's a varied landscape with chalky escarpments, ancient beechwoods, villages with brick and thatched cottages. It's all just waiting for you to explore, with lots of walking, cycling and horse riding trails meandering through the landscape.



LOCAL WALKS.

WALKING IS A WONDERFUL WAY TO GET OUT INTO NATURE. HERE ARE SOME FANTASTIC WALKS CLOSE TO ABBEY BARN PARK.

WEST WYCOMBE

The village of West Wycombe is the starting point for a number of circular walks. Route 1 takes you through glorious beechwoods carpeted with bluebells and wildflowers. For stunning views over High Wycombe and the Chilterns countryside, climb West Wycombe Hill.

HUGHENDEN PARK AND DOWNLEY COMMON

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

STUDLEY GREEN

Three so-called Red Kite walks begin at the village of Studley Green and pass through beautiful Chiltern countryside. Red Kites were reintroduced to the area in the 1980s and are frequently seen in the area.



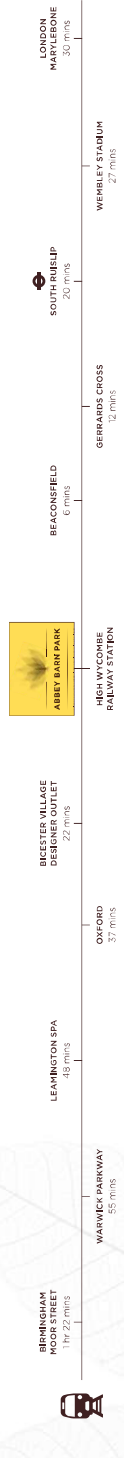
GETTING AROUND, BERKELEY.

MAKING CONNECTIONS.

DESPITE ITS RURAL FEEL, ABBEY BARN PARK IS IN AN EXTREMELY WELL-CONNECTED LOCATION. You can reach the M40 by car in 7 minutes, the M25 in 13 minutes, and the M4 in 17 minutes. Heathrow Airport is just 22 minutes away. High Wycombe rail station is 9 minutes away by car or 16 minutes by bike, from where you can reach London Marylebone in 30 minutes. Travelling in the opposite direction, you can reach Oxford in 37 minutes by train. There are also two bus routes with stops a short walk from Abbey Barn Park that will take you into High Wycombe town centre.



Source: Times and distances from Google Maps.



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
Marlow, Bucks
Buckinghamshire

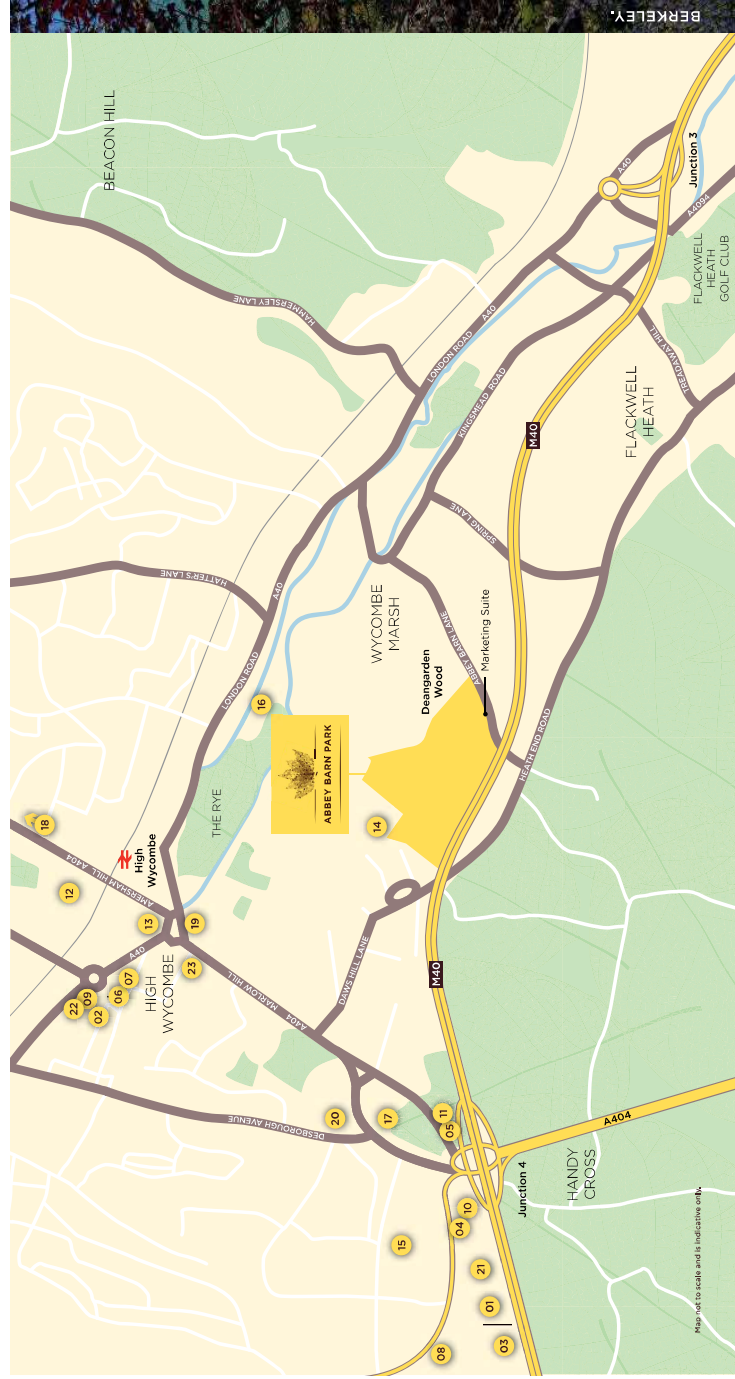
SATNAV: HP10 9QQ

TEL: 01628 873 553

EMAIL: abbeybarn@abbeybarn.co.uk

WEB: www.abbeybarn.co.uk

- SHOPPING**
- 01 OAK MORTUORE
 - 02 HOUSE OF FRASER
 - 03 JOHN LEWIS & PARTNERS
 - 04 NEXT
 - 05 WAITROSE & PARTNERS
 - 06 ZARA
- CULTURE & LEISURE**
- 07 ANY TIME FITNESS CENTRE
 - 08 BUCKINGHAM TENNIS CENTRE
 - 09 BUCKINGHAM
 - 10 BUCKINGHAM
 - 11 SMITHS CINEMA
 - 12 WYCOMBE LEISURE CENTRE
 - 13 WYCOMBE MUSEUM
 - 14 WYCOMBE SWAN THEATRE
- EDUCATION**
- 15 ABBEY VIEW PRIMARY ACADEMY
 - 16 CHEPPING VIEW PRIMARY ACADEMY
 - 17 JOHN HANFORD GRAMMAR SCHOOL
 - 18 ROYAL GRAMMAR SCHOOL
 - 19 HIGH WYCOMBE
 - 20 WYCOMBE ABBEY SCHOOL
 - 21 WYCOMBE HIGH SCHOOL
- RESTAURANTS & CAFÉS**
- 22 TGI FRIDAYS
 - 23 WAGAMAMA
- HOSPITAL**
- 24 WYCOMBE HOSPITAL





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 sure 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. Please do not hesitate to get in touch with us during 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 we build. We have a dedicated team that will work on environmental issues and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-glazed windows, energy-efficient lighting, water-saving devices, Wi-Fi, 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 warranty on all new homes. Our Customer Care Team is available 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 unparalleled choice of property location, size and type, from city penthouses to country retreats, modern and traditional, all designed to meet your needs. We are building perfect homes 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 creating sustainable communities, offering sustainable, responsible and responsible 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 communities that will thrive for generations to come. Our communities that will thrive today and for years to come.



Proud to be members of the Berkeley Group of companies



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

We raise our responsibility towards our customers, the environment, our workforce and the communities in which we work every 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 manage the customer relationship from the buying process, and teams will manage the customer relationship from completion, delivery of the new home and after occupancy.

HIGH QUALITY HOMES

We aim to build high quality, well-designed homes with low energy consumption. We will work with customers to take the opportunity to achieve healthy, comfortable and sustainable lifestyles, now and in the future. We will ensure our homes meet the needs of our customers, the needs of our customers, the needs of our customers.

GREAT PLACES

We seek to create strong communities where people choose to live, work and play. We will encourage people's wellbeing and quality of life. These are places where people can live, work, play, design, external spaces, transport and access to jobs and amenities.

EFFICIENT AND CONSIDERATE OPERATIONS

We reduce the impact of the built environment on the community by considering all of our sites with the Considerate Constructors Scheme. We will ensure our water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistent to provide.

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 available on specific developments. Please see sales negotiator for further information.



We set up the Berkeley Foundation in 2011. It supports voluntary sector organisations and helps to improve the lives of the people who work for them. Our staff have been instrumental in making the Foundation grow, with over 60% getting involved last year and raising over £355k. 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 £1.0 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

berkeleygroup.co.uk





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ABBAY BARN PARK

HIGH WYCOMBE | BUCKINGHAMSHIRE

WWW.ABBAY-BARN.CO.UK