ABBEY BARN PARK

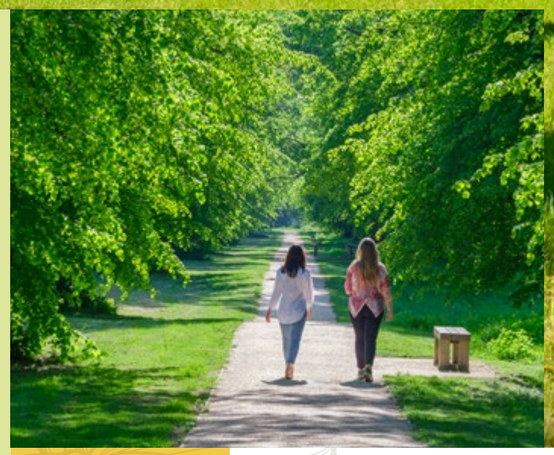
HIGH WYCOMBE I BUCKINGHAMSHIRE

MALLARD HOUSE & RIDE VIEW

1 & 2 BEDROOM APARTMENTS

LIFE INSPIRED BY NATURE

ENJOY A FRESH NEW LIFESTYLE



The Ride at Abbey Barn Park.

NATURALLY CONNECTED

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

Bordered by a 34-acre country park and peaceful woodland, this welcoming neighbourhood brings together beautiful architecture and landscaping, convenient connections, and a vibrant lifestyle.

Mallard House & Ride View are a collection of one and two bedroom apartments, situated next to the country park. With easy access to High Wycombe town centre, everything you need is close to hand, from cafés and restaurants to an easy commute into London.

DEVELOPMENT BY OTHERS

MALLARD HOUSE

RIDE VIEW

FUTURE EMPLOYMENT AREA

FORTHCOMING DEVELOPMENT

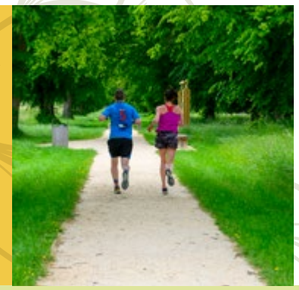
N

01 DEANGARDEN WOOD
02 THE CHILTERN RANGERS
03 THE DELL AND PLAYSPACE
04 FITNESS TRAIL
05 ECOLOGY AREA
06 THE SETT
07 MEADOW PARKLAND
08 MULTI-USE GAMES AREA
09 ALLOTMENTS*
10 WOODLAND TRAILS
11 WELLNESS GARDENS
12 GRASS FOOTBALL PITCH
13 THE VISTA
14 PRIMARY SCHOOL
15 COMMUNITY ORCHARD*
16 LIME WALK
17 THE DEN

FITNESS TRAIL

PLAY TRAIL

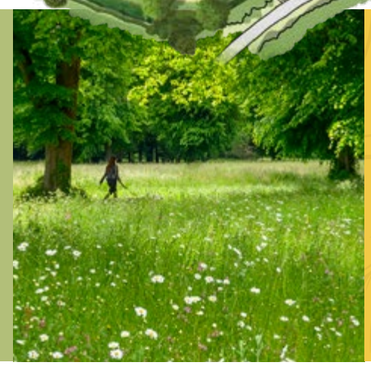
DEANGARDEN REACH APARTMENTS



EVERY DETAIL THOUGHTFULLY PLANNED

ANCIENT WOODLAND

bordering
Abbey Barn Park



THE RIDE

34 acres of natural green space

⊠ Existing telephone mast

Map is not to scale and shows approximate locations only.

*Future / Proposed.

Ride View

1 & 2 BEDROOM APARTMENTS

SECURE PARKING

to all homes

Mallard House

Computer generated images are indicative only.

GROUND AND FIRST FLOOR

MALLARD HOUSE

COLLECTION OF 1 BEDROOM + STUDY APARTMENTS

MALLARD HOUSE

GROUND FLOOR PLOT 505

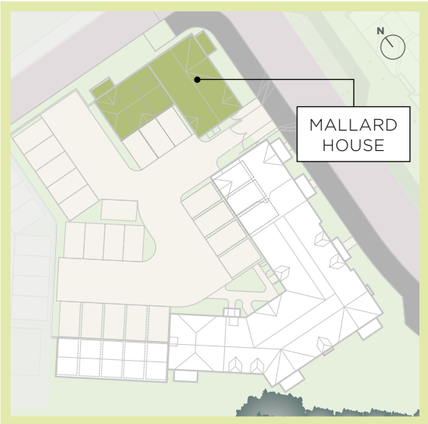
Living/Dining/Kitchen	6.72m x 3.78m (max)	22'0" x 12'4" (max)
Bedroom	3.77m x 3.65m (max)	12'4" x 11'11" (max)
Study	2.94m x 2.35m	9'7" x 7'8"

FIRST FLOOR PLOT 506

Living/Dining/Kitchen	6.65m x 3.78m (max)	21'9" x 12'4" (max)
Bedroom	3.77m x 3.65m (max)	12'4" x 11'11" (max)
Study	2.94m x 2.35m	9'7" x 7'8"

FIRST FLOOR PLOT 507

Living/Dining/Kitchen	6.04m x 3.43m	19'9" x 11'2"
Bedroom	2.85m x 2.81m	9'4" x 9'2"
Study	2.85m x 2.30m	9'4" x 7'6"



KEY

1 BEDROOM + STUDY

GROUND FLOOR

FIRST FLOOR

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All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.
Computer generated images are indicative only.

◄► Measurement Points ⊠ Tall Units **C** Cupboard **W** Wardrobe **L** Laundry Cupboard **N** Niche **B** Boiler **WD** Space and Plumbing for Washer/Dryer

GROUND FLOOR

RIDE VIEW

1 & 2 BEDROOM APARTMENTS

RIDE VIEW

PLOT 508

Living/Dining/Kitchen	6.56m x 4.67m (max)	21'6" x 15'3" (max)
Bedroom	3.97m x 3.17m (max)	13'0" x 10'4" (max)

PLOT 509

Living/Dining/Kitchen	6.64m x 3.68m (max)	21'9" x 12'0" (max)
Bedroom	3.74m x 3.10m (max)	12'3" x 10'2" (max)

PLOT 510

Living/Dining/Kitchen	7.63m x 5.51m (max)	25'0" x 18'0" (max)
Bedroom 1	5.28m x 3.05m (max)	17'4" x 10'0" (max)
Bedroom 2	3.94m x 2.89m (max)	12'11" x 9'5" (max)

PLOT 511

Living/Dining/Kitchen	7.04m x 3.73m	23'1" x 12'2"
Bedroom 1	3.92m x 3.62m (max)	12'10" x 11'10" (max)
Bedroom 2	3.62m x 2.74m (max)	11'10" x 8'11" (max)

KEY

- 1 BEDROOM
- 2 BEDROOM

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◀▶ Measurement Points ⊠ Tall Units **C** Cupboard **W** Wardrobe **L** Laundry Cupboard **N** Niche **B** Boiler **WD** Space and Plumbing for Washer/Dryer

FIRST FLOOR

RIDE VIEW

1 & 2 BEDROOM APARTMENTS

RIDE VIEW

PLOT 512

Living/Dining/Kitchen	5.97m x 3.83m	19'7" x 12'6"
Bedroom	3.78m x 3.00m (max)	12'4" x 9'10" (max)

PLOT 513

Living/Dining/Kitchen	6.99m x 3.63m (max)	22'11" x 11'10" (max)
Bedroom 1	3.49m x 3.36m (max)	11'5" x 11'0" (max)
Bedroom 2	3.69m x 2.89m (max)	12'1" x 9'5" (max)

PLOT 514

Living/Dining/Kitchen	6.64m x 3.68m (max)	21'9" x 12'0" (max)
Bedroom	3.74m x 3.10m (max)	12'3" x 10'2" (max)

PLOT 515

Living/Dining/Kitchen	7.63m x 5.51m (max)	25'0" x 18'0" (max)
Bedroom 1	5.28m x 3.05m (max)	17'4" x 10'0" (max)
Bedroom 2	3.94m x 2.89m (max)	12'11" x 9'5" (max)

PLOT 516

Living/Dining/Kitchen	7.04m x 3.73m	23'1" x 12'2"
Bedroom 1	3.92m x 3.62m (max)	12'10" x 11'10" (max)
Bedroom 2	3.62m x 2.74m (max)	11'10" x 8'11" (max)

KEY

- 1 BEDROOM
- 2 BEDROOM

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◀▶ Measurement Points ⊠ Tall Units **C** Cupboard **W** Wardrobe **L** Laundry Cupboard **N** Niche **B** Boiler **WD** Space and Plumbing for Washer/Dryer

SECOND FLOOR

RIDE VIEW

1 & 2 BEDROOM APARTMENTS

RIDE VIEW

PLOT 517

Living/Dining/Kitchen	5.97m x 3.83m	19'7" x 12'6"
Bedroom	3.78m x 3.00m (max)	12'4" x 9'10" (max)

PLOT 518

Living/Dining/Kitchen	6.99m x 3.63m (max)	22'11" x 11'10" (max)
Bedroom 1	3.49m x 3.36m (max)	11'5" x 11'0" (max)
Bedroom 2	3.69m x 2.89m (max)	12'1" x 9'5" (max)

PLOT 519

Living/Dining/Kitchen	6.64m x 3.68m (max)	21'9" x 12'0" (max)
Bedroom	3.74m x 3.10m (max)	12'3" x 10'2" (max)

PLOT 520

Living/Dining/Kitchen	7.63m x 5.51m (max)	25'0" x 18'0" (max)
Bedroom 1	5.28m x 3.05m (max)	17'4" x 10'0" (max)
Bedroom 2	3.94m x 2.89m (max)	12'11" x 9'5" (max)

PLOT 521

Living/Dining/Kitchen	7.04m x 3.73m	23'1" x 12'2"
Bedroom 1	3.92m x 3.62m (max)	12'10" x 11'10" (max)
Bedroom 2	3.62m x 2.74m (max)	11'10" x 8'11" (max)

KEY

- 1 BEDROOM
- 2 BEDROOM

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◀▶ Measurement Points ⊠ Tall Units **C** Cupboard **W** Wardrobe **L** Laundry Cupboard **N** Niche **B** Boiler **WD** Space and Plumbing for Washer/Dryer

THIRD FLOOR

RIDE VIEW

1 & 2 BEDROOM AND 2 BEDROOM + STUDY APARTMENTS

RIDE VIEW

PLOT 522

Living/Dining/Kitchen	6.61m x 4.29m (max)	21'8" x 14'0" (max)
Bedroom 1	3.84m x 3.52m (max)	12'7" x 11'6" (max)
Bedroom 2	3.58m x 3.00m	11'9" x 9'10"
Study	3.00m x 2.86m	9'10" x 9'4"

PLOT 523

Living/Dining/Kitchen	6.64m x 3.68m (max)	21'9" x 12'0" (max)
Bedroom	3.74m x 3.10m (max)	12'3" x 10'2" (max)

PLOT 524

Living/Dining/Kitchen	7.63m x 5.51m (max)	25'0" x 18'0" (max)
Bedroom 1	5.28m x 3.05m (max)	17'4" x 10'0" (max)
Bedroom 2	3.94m x 2.89m (max)	12'11" x 9'5" (max)

PLOT 525

Living/Dining/Kitchen	7.04m x 3.73m	23'1" x 12'2"
Bedroom 1	3.92m x 3.62m (max)	12'10" x 11'10" (max)
Bedroom 2	3.62m x 2.74m (max)	11'10" x 8'11" (max)

KEY

- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + STUDY

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◀▶ Measurement Points ⊠ Tall Units **C** Cupboard **W** Wardrobe **L** Laundry Cupboard **N** Niche **B** Boiler
WD Space and Plumbing for Washer/Dryer – – – Change in Ceiling Height

CAREFULLY SELECTED CHOICE PALETTES

Computer generated images are indicative only.

SPECIFICATION

DESIGNER FLAIR, LUXURIOUS FINISH

STYLISH KITCHEN
- Individually designed layouts
- Stone worktops
- Tiled splashbacks and upstands
- Bosch integrated cooking appliances including:
  - Multi-function single oven
  - Microwave
  - 4 zone induction hob
- Beko integrated appliances including:
  - Multi-function dishwasher
  - Fridge / freezer
- Integrated extractor hood
- Undermounted single bowl stainless steel sink with chrome mixer tap and drainer grooves in stone
- Feature LED lighting to underside of wall units
- Satin chrome socket outlets and USB point above work surface

UTILITY / LAUNDRY CUPBOARD
- Space and plumbing provided for free-standingwasher dryer*
- Space and plumbing with laminate worktop provided for free-standing washing machine and tumble dryer to Numbers 512 & 517

CONTEMPORARY BATHROOMS
En-suite 1* (Numbers 510, 511, 513, 515, 516, 518, 520, 521, 522, 524, 525)
- Basin with vanity unit below and contemporary chrome single lever basin mixer
- Back-to-wall floor standing WC, soft-closing seat and cover, concealed cistern and chrome dual flush plate
- Shower enclosure with glass door, chrome thermostatic mixer with wall mounted showerhead and separate handheld shower
- Backlit mirror with demister feature
- Decorative hanging pendant lights
- Satin chrome shaver socket
- Tiled niche within shower areas
- Ceramic / Porcelain wall tiling to selected areas

BATHROOM
- Basin with vanity unit below and contemporary chrome single lever basin mixer
- Back-to-wall floor standing WC, soft-closing seat and cover, concealed cistern and chrome dual flush plate
- Number 508 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 Number 508 will feature chrome thermostatic mixer and handheld shower
- Bath fitted with a bath screen, chrome thermostatic mixer with wall mounted showerhead and separate handheld shower to remaining homes
- Backlit mirror with demister feature where possible
- Decorative hanging pendant lights
- Satin chrome shaver socket
- Ceramic / Porcelain wall tiling to selected areas

ELECTRICAL FITTINGS AND HOME ENTERTAINMENT
- Full fibre broadband capability for TV streaming and internet services
- Data provision to living room, bedrooms and study*
- Pendant lighting to feature in living / dining area, hallway and bedrooms
- Downlights to feature throughout kitchen area, all bathrooms and laundry cupboard
- USB point to kitchen area

HEATING & HOT WATER
- Gas fired central heating and hot water system fitted with combination boiler
- Underfloor heating throughout
- Chrome heated towel rails to all bathrooms
- Waste water heat recovery system

INTERIOR FINISHES
- Two panelled painted internal doors with polished chrome door furniture
- Painted skirting and architraves to match internal doors
- Bedroom 1 will feature a wardrobe with bespoke sliding doors and shelf and hanging rail fitted within
- Wood effect flooring to kitchen area, laundry cupboard and bathrooms
- Carpet laid to remainder of the property

SECURITY & PEACE OF MIND
- Audio/video door entry system
- Mains supply smoke detectors and heat detectors with battery back up
- Multi-point locking to entrance door
- 10 Year NHBC warranty issued on build completion

COMMUNAL AREA WITHIN APARTMENT BLOCK
- Bin Store to Plots 508-525
- Cycle Store
- Ceramic tiling to ground floor communal entrance
- Carpet finish to remaining communal areas
- Panel heaters provided to ground floor communal entrance

Computer generated images are indicative only.

*Where applicable
Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley Homes reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change. *where applicable

ABBEY BARN PARK

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

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ROSPA
Safer by design
Gold Standard Home

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O435/02CA/0826

OUR VISION 2030 TRANSFORMING TOMORROW

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