

# Hamptons

INTERNATIONAL



**Aspen Road, High Wycombe, HP10**

4  2  2 

**£650,000**

**(£647,500)**

## Property details

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### Key features

- **Energy efficient Apartments & Houses**
- **34-acre country park and woodland**
- **Designed with wellbeing in mind**
- **Excellent Transport & Leisure facilities**
- **26 minutes\* to London Marylebone**
- **Easy access to London Heathrow airport**
- **Outstanding Schooling for all ages**
- **Superior specification including Bosch**

## Aspen Road, High Wycombe, HP10

4 2 2

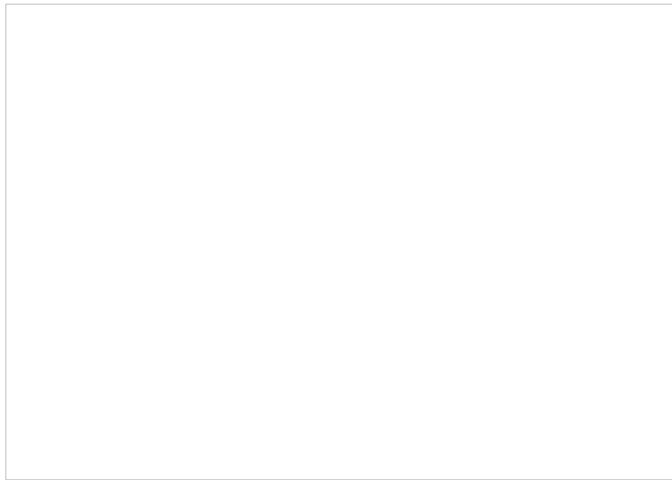
**£650,000**  
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## Description

Introducing The Champion - a beautifully appointed brand new three storey home by Berkeley Homes, with generous accommodation, finished to an impressive specification. Forming part of a thriving new destination for living from acclaimed developer Berkeley Homes, amid a 34-acre country park on the outskirts of the market town of High Wycombe. Boasting excellent schooling and transport connections. The Champion is a delightful brand new semi-detached home by Berkeley Homes - Priced from £647,500. Beautifully designed over three floors, The Champion offers flexible, modern living with a luxurious specification throughout. An impressive open-plan family/dining and quality kitchen provides the space and light to entertain and relax, with french doors opening to the private garden. Upstairs, a separate lounge, and the principal bedroom, with built-in wardrobes and en suite bathroom are a sanctuary away from the hustle and bustle. The top floor offers 3 further bedrooms, with two doubles, a single and an elegant 4-piece bathroom suite. There is also a separate garage with rear access, and 2 further parking spaces. Set on this new exciting development with parklike grounds with various features including some sports facilities and a newly built junior school nearby. Abbey Barn Park represents the pinnacle of modern lifestyle living, offering superior Apartments & Houses nestled in a country park, within the idyllic setting of the Chilterns Area of Outstanding Natural Beauty in Buckinghamshire. With an extensive range of exceptionally designed 1 and 2 bedroom apartments, and 3, 4 and 5 bedroom houses, every energy-efficient new home is finished to exacting standards by renowned developer, Berkeley Homes. High specification features include bespoke-design kitchens with Bosch appliances, contemporary bathrooms / ensuites, and underfloor heating. Every home benefits from private or allocated parking, and the truly outstanding natural environment, enhanced with numerous facilities. The 34-acre country park is on your doorstep, abound with woodland walks, natural habitats, a wellness garden, allotments, fitness trail and multi-use games area. Situation Perfectly located in South Buckinghamshire, renowned for excellence in schooling and close, well-served road and rail connections into London, Oxford, Heathrow Airport and beyond. A wealth of outstanding schools, nurseries and colleges are easily accessible including prized Grammar schools. High Wycombe is a buoyant market town, offering an extensive range of Shopping, Leisure and Dining options for everyone including Cinemas, Leisure Centre, Parks and Gyms. A short drive away are the beautiful towns of Windsor, Beaconsfield, Marlow, or Henley, each with their own boutique style and The River Thames within easy reach. Under 3 miles away, High Wycombe train station provides superb connections via the Chiltern Line to London Marylebone in less than 30 minutes\*, Oxford in under 40 minutes\*. Heathrow Airport is just 18 miles away by road, with fast access to the M40, M25 and M4. Property Ref Number: HAM-60967

**Additional Information** Where applicable, images, CGIs and photography are indicative only. 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 Group plc 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 Group plc 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. Floorplans shown 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. Maps are not to scale and show approximate locations only. All distances or journey / travel times are approximate and may not be direct. Where applicable, times have been established using relevant sources



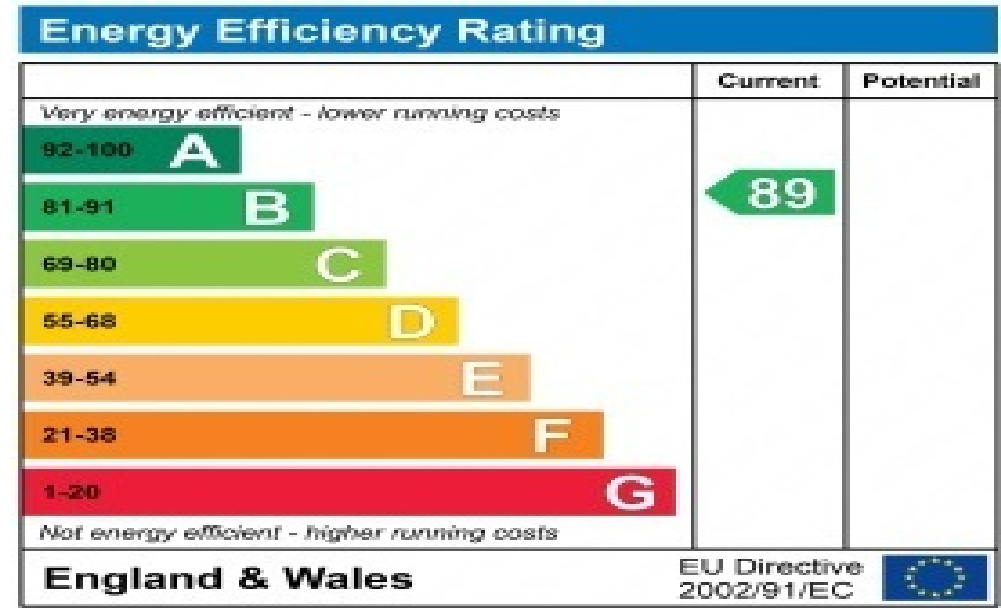












# Floor plan



# Location

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# Hamptons

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