



**CENTRE
SQUARE**

HIGH WYCOMBE

HIGH WYCOMBE LIFE

Apartment living in the heart of High Wycombe



**Inland
homes**



**CENTRE
SQUARE**

HIGH WYCOMBE

A new vision for

HIGH WYCOMBE

Centre Square celebrates the beginning of an exciting new era for High Wycombe. In a prime position right in the heart of town, this dynamic new collection of studio, one and two bedroom apartments is set to redefine the area.



Landmark Development

The historic market town of High Wycombe is experiencing a renaissance. Around 300 inspirational homes are being created immediately opposite the Eden Centre, as part of a pioneering town centre development by award-winning Inland Homes.



Transforming a key brownfield site, this scheme blends stunning new build architecture with the creative refurbishment of existing buildings, to dramatically enhance the town centre and create a real sense of place.

Centre Square will bring new homes, shops, leisure amenities and business premises, improve the road layout and create new public spaces, putting High Wycombe firmly on the map as somewhere people want to work, rest and play.

Living at Centre Square, you'll have everything on your doorstep. So whether you're down-sizing, a young professional, a first-time buyer or an investor, it's well worth taking a fresh look at High Wycombe.





OLD & NEW

Already rated highly by the Guild of Property Professionals, High Wycombe's location on the edge of the Chilterns, combined with its proximity to London – the fastest trains to the capital can have you in Marylebone in just 26 minutes – guarantee its appeal to commuters. In addition, the excellent schools and gleaming campus of the Bucks New University make it very attractive to families and students alike. Add to that a long industrial heritage - High Wycombe was famous for lace, linen, paper and more recently, furniture - fine historic architecture, a wealth of excellent leisure facilities and superb shopping, it's clear that High Wycombe has a lot to offer.

Did you know?

In around 150AD the Romans built a villa with a bath-house on the site of The lido on The Rye. Roman bricks from the villa can be seen today in the tower of the church.



SPEC-TACULAR!

An address at Centre Square offers more than just the kudos of living in a landmark development – it also provides the ultimate high specification home.

With all the energy and attention to detail that has gone into the creation of Centre Square, it should come as no surprise that the finish of each apartment is so good.

The dynamic modern architecture opens up to reveal spacious interiors, where every effort has been made to complement the quality of the external design. As with every property designed by Inland Homes, it's the little details that make the difference: striking communal entrance spaces set the standard from the minute you enter, with clean, contemporary décor, while an audio entry system allows you to choose who shares your personal space.

A MODERN MASTERPIECE

Beyond your own oak finished front door, cool contemporary living awaits: interiors have been carefully considered to enhance convenience and quality, creating a stylish, low maintenance living space that's perfect for relaxing in. Walls are

emulsioned throughout in matt white with white satinwood on woodwork, providing a backdrop for your personal style.

INSPIRATION FOR THE WAY YOU WANT TO LIVE

Intelligent planning maximises space throughout, while the heart of every home – the kitchen – features streamlined units complemented by sleek work-tops and splash-backs, along with integrated appliances. Bathrooms and en-suites are spa-inspired, with Porcelanosa tiles providing a backdrop for elegant sanitaryware, complemented by chrome taps and heated towel rails. A perfect fusion of form and function, these bathrooms compel you to relax.

Amidst the clean lines and crisp details, low energy down-lighters flood the kitchen and bathrooms with light, while BT, TV & Sky Q points are provided in the living room and BT & TV points in the main bedroom (Sky subject to subscription).



Did you know?

High Wycombe has marked a number of special occasions by building archways of chairs, honouring the town's furniture-making heritage, most recently in 2000 to mark the new millennium.

CENTRED AROUND YOU

Centre Square puts you in touch with everything High Wycombe has to offer, from retail and restaurants to leisure and transport.

Wycombe Rye Lido

The Rye

High Wycombe Station

A40

River Wye

Swan Theatre

Market

The Chilterns Centre

Bucks New University

Wycombe Hospital

Fitness First

Eden Centre

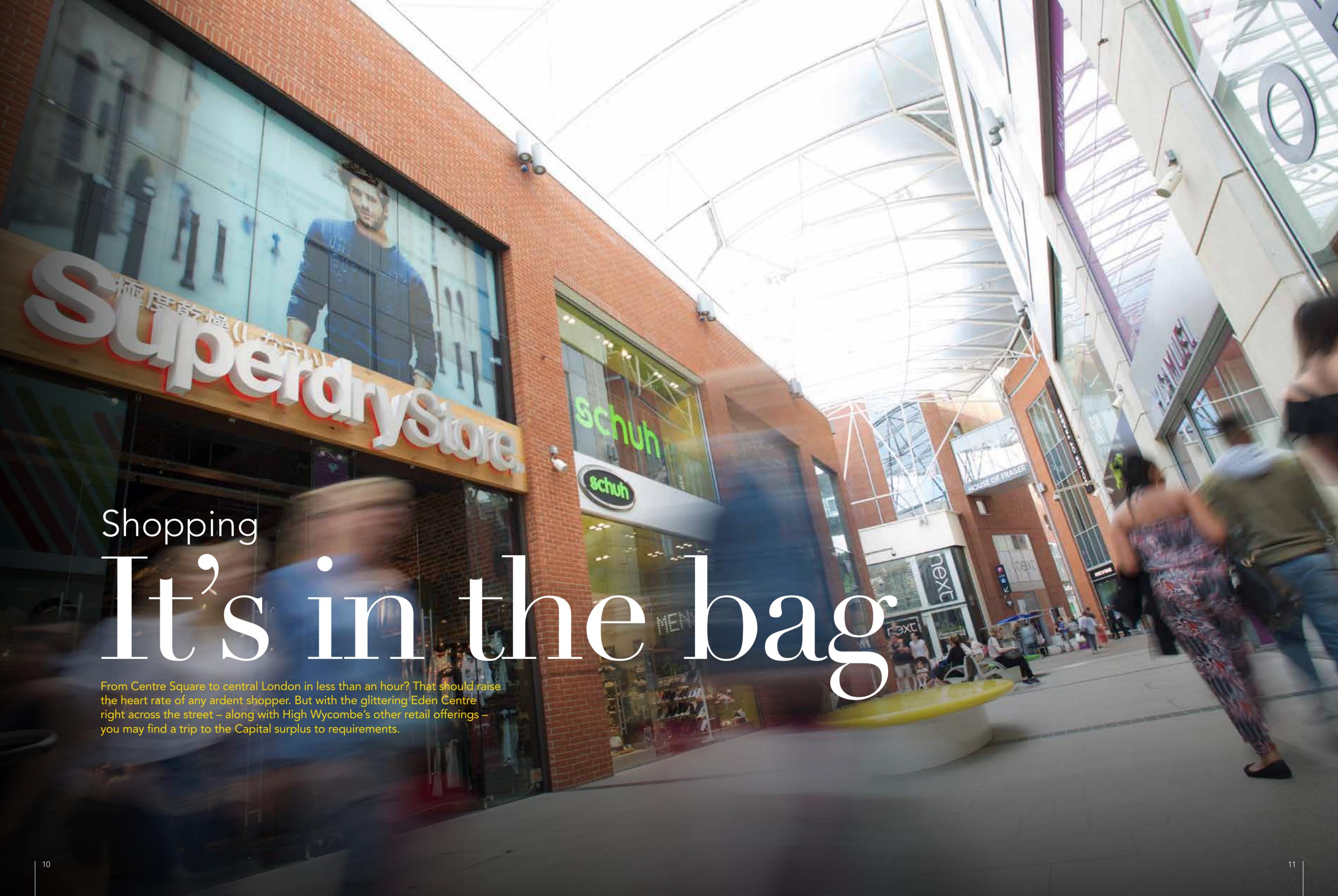
Sainsbury's

Bus Station



**CENTRE
SQUARE**

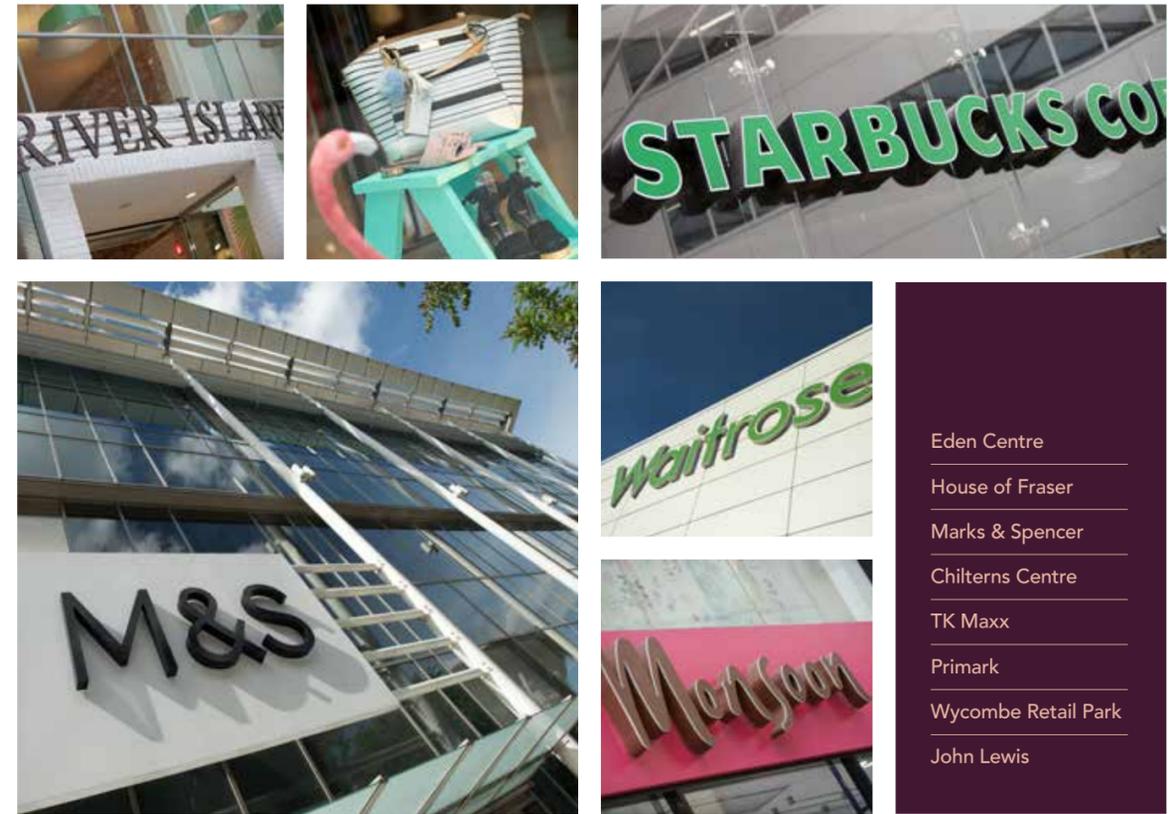
M40 Junction 4



Shopping

It's in the bag

From Centre Square to central London in less than an hour? That should raise the heart rate of any ardent shopper. But with the glittering Eden Centre right across the street – along with High Wycombe's other retail offerings – you may find a trip to the Capital surplus to requirements.



- Eden Centre
- House of Fraser
- Marks & Spencer
- Chilterns Centre
- TK Maxx
- Primark
- Wycombe Retail Park
- John Lewis

How many people can say they have one of the region's largest shopping malls on their doorstep? With over 100 stores, cafés and restaurants, not to mention a cinema, a public library and a bowling alley, The Eden Centre offers shopping nirvana to the great and the good of High Wycombe and beyond. Anchored by House of Fraser and Marks & Spencer, it is also home to Zara, Boss, Top Shop, Next, Superdry, H&M and HMV to name but a few.

BEYOND EDEN

The High Street's charming Georgian architecture houses an eclectic combination of traditional independent retailers and national names. Three times a week, the colourful market sets up on the cobbles as it has been doing since the Middle Ages. Amongst the numerous stalls you'll find everything from farm-fresh produce to fancy goods; seasonal fruit and vegetables, fresh herbs, top quality meat and game, fresh fish, dairy produce and freshly baked cakes and bread. However, those who like their food pre-packaged are equally well provided for, with branches of Tesco, Sainsbury's, Asda, Lidl and Morrisons all within the town centre and Waitrose a short drive away.

OUT OF TOWN

Just a little further afield, Wycombe Retail Park hosts a number of larger outlets, including a Marks & Spencer Food Hall, Argos, PC World and Furniture Village, while Homebase and B&Q are both nearby. On the outskirts of High Wycombe, John Lewis draws customers in from far and wide; originally reserved for homewares and furniture, it now offers clothing, cosmetics and other products. For a complete change of scene – think quaint painted storefronts and artisan coffee shops – the designer boutiques of Beaconsfield and Gerrard's Cross are well worth exploring (just six minutes and 14 minutes away by train respectively) while Marlow is less than a 5 mile drive. And then, of course, there's always London...

A TASTE SENSATION

Chic restaurants, sophisticated bars and relaxed diners abound in High Wycombe, while the choice of buzzy gastro-pubs gives the town a unique flavour.



Whether you fancy a lazy lunch with lots of friends or dining by candlelight à deux, you won't be short of options for eating out around the town. Authentic Italian, fragrant Thai, aromatic Indian and colourful Chinese are all represented here, with a generous helping of trendy outlets within minutes of Centre Square.

In the Eden Centre itself, you'll predominantly find the ubiquitous chains – although the selection is particularly stylish. Bill's, Zizzi, Wagamama, Yo! Sushi, Ask Italian, Pizza Express: you know what to expect in each case and you won't be disappointed, whether you've ordered a buttermilk chicken burger and baked crab cakes or a bowl of yaki udon.

LOCAL FLAVOUR

It's the cafés and restaurants that you'll stumble upon out and about town that offer the biggest surprises. Discover The Works, serving handmade crepes and waffles, where the homemade ice cream has been described as "a masterpiece in a sundae glass".

G'Rillers, Eat Thai and the Bluegrass BBQ Smokehouse are among the most highly recommended eateries in the area; G'Rillers for its unique African take on

a Western menu, Bluegrass BBQ for its smoky flavours and tender ribs (and its delicious pancake breakfasts). Try The Gong for excellent Chinese fusion food, or the Bombay Palace – a Wycombe institution – for the best traditional Indian cuisine, while Noodle Nation offers freshly cooked oriental food inspired by the street cafés of Hong Kong. Off the beaten track a little (but well worth the diversion), Tin Kitchen is a local favourite regularly shortlisted in the Guardian Observer Food Awards, and Dolce all-star Italian serves pizza "just like Momma makes". If you fancy exotic meats like ostrich and wild boar, pay a visit to The Sausage Tree.

EAT, DRINK AND BE MERRY

High Wycombe isn't short of traditional pubs, many of which serve fantastic food. The Grouse and Ale, The Dashwood Arms and The Green Dragon are all well thought of, while meals at The Squirrel are a feast for the eyes and the palate. Beyond the town centre, there are innumerable country pubs in surrounding villages that are worth a visit. Excellent pubs and restaurants in the area include The Ivy Marlow Garden and Tom Kerridge's Michelin starred The Hand and Flowers.

[Ask Italian](#)

[Bill's](#)

[Bluegrass BBQ Smokehouse](#)

[Bombay Palace](#)

[Dolce](#)

[Eat Thai](#)

[Gong Chinese Fusion](#)

[G'Rillers](#)

[Noodle Nation](#)

[Pizza Express](#)

[Tin Kitchen](#)

[The Dashwood Arms](#)

[The Green Dragon](#)

[The Sausage Tree](#)

[The Squirrel](#)

[The Works](#)

[Wagamama](#)

[Yo! Sushi](#)

[Zizzi](#)

Time out

Did you know?

Wycombe Wanderers is the only lower league football club to have played in the semi-finals of both the League Cup and FA Cup when in the lower two leagues.

Living at Centre Square, the challenge isn't so much "what do to," it's more "what to do first" – and finding the time to do it all.

You might not immediately think of High Wycombe as "action-packed", but you'd be wrong. In fact, it hosts a full and varied range of leisure opportunities both in the town itself or within easy travelling distance.

THIS SPORTING LIFE

A few hundred metres from Centre Square, The Rye is around 53 acres of parkland that is perfect for picnicking in. With its own open-air swimming pool, fishing and boating lake and tennis courts, it is also a popular venue for community events throughout the year. Next door, you'll find the High Wycombe Cricket & Bowling Club, while the £25 million Wycombe Leisure Centre boasts a 150-station gym, 50m swimming pool and 12-court sports hall. There's also a Fitness First in the Eden Centre and a David Lloyd at Wooburn Green.

For football fans, cheering on Wycombe Wanderers demands a pilgrimage to their home ground at Adams Park Stadium, while if you fancy a game yourself, there are a number of clubs competing in the North Bucks & District League. Golfers won't be short of places to tee-off, with three superb 18-hole courses all within easy reach: Hazlemere, "where it all began" for Luke Donald, Flackwell Heath and Wycombe Heights. Extreme sports enthusiasts can always take lessons at the Wycombe Air Park gliding club and flying school.

CULTURE CLUB

If you prefer your leisure time spent indoors, look no further than the Eden Centre itself, where the Cineworld multiplex screens the latest releases and the Hollywood Bowl offers ten-pin bowling. The Wycombe Swan Theatre, one of the finest venues outside London, stages a wide variety of comedy, drama and musical productions, including transfers from the West End and the town also hosts an annual arts festival.

For an interesting look at the area's past, the Wycombe Museum is well worth an hour or two, while picture-postcard pretty

West Wycombe's infamous Hellfire Caves are another must-see. Owned by the National Trust, West Wycombe Park is a perfect example of a Chilterns village, with its magnificent country house nearby, all surrounded by some of the UK's most beautiful countryside. The Chilterns offer miles of stunning landscapes, rolling hills, ancient beech forests and sparkling chalk streams. Designated an Area of Outstanding Natural Beauty, they're an ideal setting for walking, cycling and horse-riding along the extensive network of footpaths, bridleways and leafy lanes.

[Cineworld](#)

[David Lloyd](#)

[Fitness First](#)

[Flackwell Heath Golf Club](#)

[Hellfire Caves](#)

[Hazlemere Golf Club](#)

[High Wycombe Cricket Club](#)

[Hollywood Bowl](#)

[The Rye](#)

[West Wycombe Park](#)

[Wycombe Air Park](#)

[Wycombe Heights Golf Centre](#)

[Wycombe Leisure Centre](#)

[Wycombe Museum](#)

[Wycombe Rye Lido](#)

[Wycombe Swan Theatre](#)

[Wycombe Wanderers at Adams Park Stadium](#)





PRIME LOCATION

With both Oxford and the bright lights of London within 30 miles, and the bustling town of Reading even closer, you are perfectly located in High Wycombe.



One of Centre Square's key advantages is its excellent connectivity, and there's no doubt that getting around is particularly easy. Conveniently located in the heart of the town, High Wycombe station is within easy walking distance and its services are excellent. London is scarcely a power nap away, with frequent and direct services to Marylebone station taking as little as 26 minutes; at peak times, this major commuter terminal has trains leaving every 10-15 minutes. In the opposite direction, regular services run to Oxford taking approximately an hour, while Birmingham and Aylesbury are also well served on the Chiltern Main Line.

ON THE ROAD

With dedicated parking at Centre Square and an excellent road system in and around the town centre, travelling by car is easy. Just off the A40, you can be in Beaconsfield in under 20 minutes, while Marlow is five miles away along the A404. Junction 4 of the M40 is less than two miles away, providing easy access to London and the Midlands and junction 16 of the M25 is around 13 miles, for connections north and south. High Wycombe is also just 22 miles from Heathrow, making it incredibly easy for Centre Square residents to lock up and leave for exotic trips abroad.

WHY CENTRE SQUARE?

10 good reasons to choose Centre Square

1 BRAND NEW TOWN CENTRE HOMES

Right at the heart of everything, with effortless accessibility: whether you want to eat out, work out, party or chill out, it's all on your doorstep. Town centre living brings a new perspective to a luxury lifestyle, with superb, high spec accommodation surrounded by green spaces and new shops and workplaces.



2



NEW GREEN SPACES

It might come as a surprise, but Centre Square has a distinctly green hue. There are a number of private open spaces arranged over multiple levels, including balconies, a central open space with children's play area and more formal roof gardens with raised planters.

6



BUCKS NEW UNIVERSITY A SHORT WALK AWAY

The shiny, iridescent blue Gateway Building marks the modern thrust of Bucks New Uni, while also housing a learning resource and technology centre, events hall, gym, sports science laboratory and video production studio. Its proximity to Centre Square offers student rental as an intelligent investment opportunity.

7



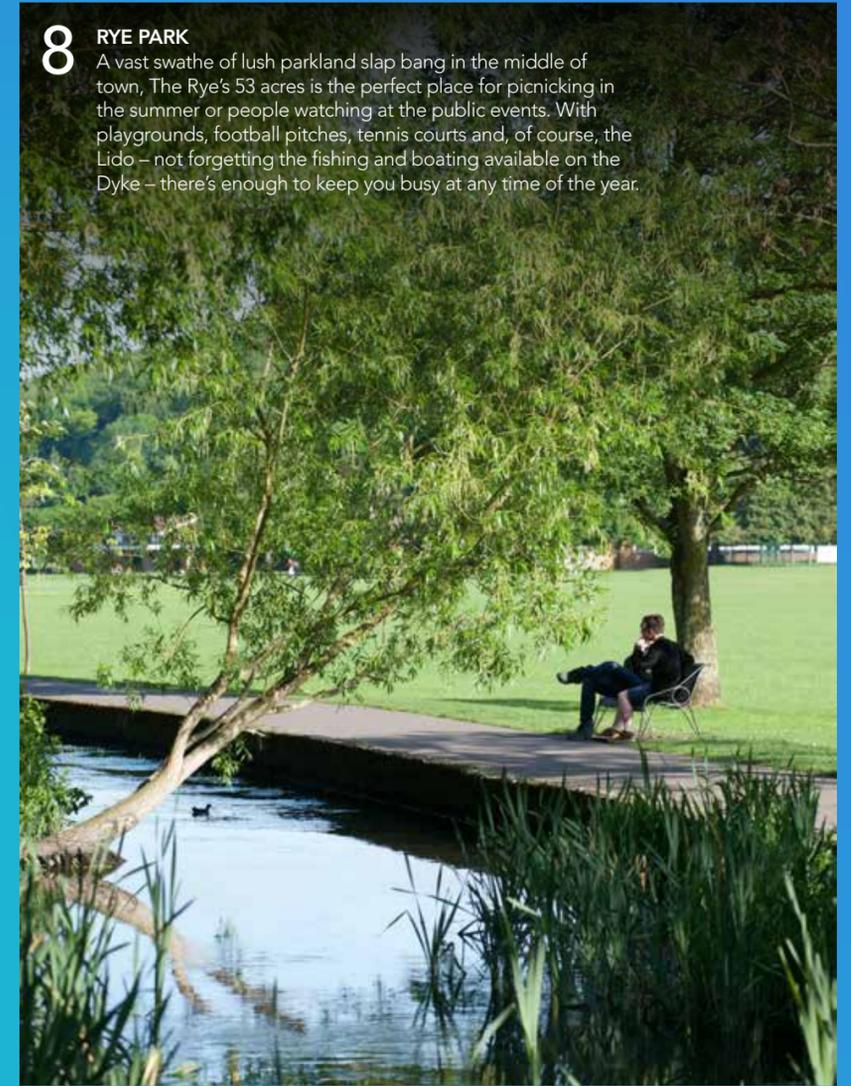
MUSIC & THEATRE

As one of the leading theatres in the UK, the Wycombe Swan presents a varied programme of performances and events throughout the year attracting big West End productions to High Wycombe as soon as they leave London. Many of the local pubs put on live music and Bucks Student Union hosts a range of gigs throughout the year, while the big venues of London are just a train journey away.

8

RYE PARK

A vast swathe of lush parkland slap bang in the middle of town, The Rye's 53 acres is the perfect place for picnicking in the summer or people watching at the public events. With playgrounds, football pitches, tennis courts and, of course, the Lido – not forgetting the fishing and boating available on the Dyke – there's enough to keep you busy at any time of the year.



THE EDEN CENTRE ON YOUR DOORSTEP

People travel for miles to visit the Eden Centre - with over 100 shops, 11 cafes and restaurants, a 22 lane bowling centre, library and 12 screen cinema all under one roof, it's easy to see the appeal. You only have to walk a few metres!



4

DEDICATED PARKING

Private parking makes Centre Square feel unmistakably like home. Swing into your parking space and it's only a short walk to your front door.

LONDON JUST 26 MINUTES AWAY/ 23 MINUTES HOME*

Why pay over the odds to live in the capital, when you can get more for your money by moving to High Wycombe – and still be at your desk in time? Few places outside London combine such excellent value for money and easy access to the capital, with a train timetable enabling you to nip in and out at will. Whether it's for shopping, dining, gigging or catching a show, the London lifestyle is definitely closer than you think.



5

9



HISTORY & HERITAGE

One time 'Furniture Capital of England', Wycombe's delightful High Street features the Guildhall, the Little Market House (also known affectionately as the Pepper Pot) and a short distance away All Saints Parish Church. Originally a mill town, you can find out more about its cloth weaving, linen making and particularly furniture building

history by spending a wet afternoon browsing the displays at Wycombe Museum. High Wycombe also has the curious honour of being the only town to weigh its mayors in the annual tradition of Mayor Making. The tradition started to ensure that the mayor wasn't getting fat at the taxpayer's expense!

LOCATION

Located in the heart of the Chilterns Area of Outstanding Natural Beauty, High Wycombe is surrounded by beautiful countryside, promising picturesque vistas, historic villages and outdoor pursuits. Strolling by the River Thames at nearby Marlow is a real pleasure, while the National Trust's West Wycombe Park is well worth a visit.



10

WHY INLAND HOMES?

It takes a brave developer to specialise in transforming brownfield sites. But Inland Homes' incredible vision - along with their ability to deliver the kind of homes people want - has resulted in it being listed in the LSE 1000 Companies to Inspire Britain 2017.

Centre Square is the latest in a long line of high specification, high style developments by Inland Homes. It may be the company's first project in High Wycombe, but Inland has already built an impressive portfolio of properties across the south of England: Carter's Quay in Poole, Drayton Garden Village in West London and St John's in Chelmsford are all highly successful communities that were created by Inland Homes.

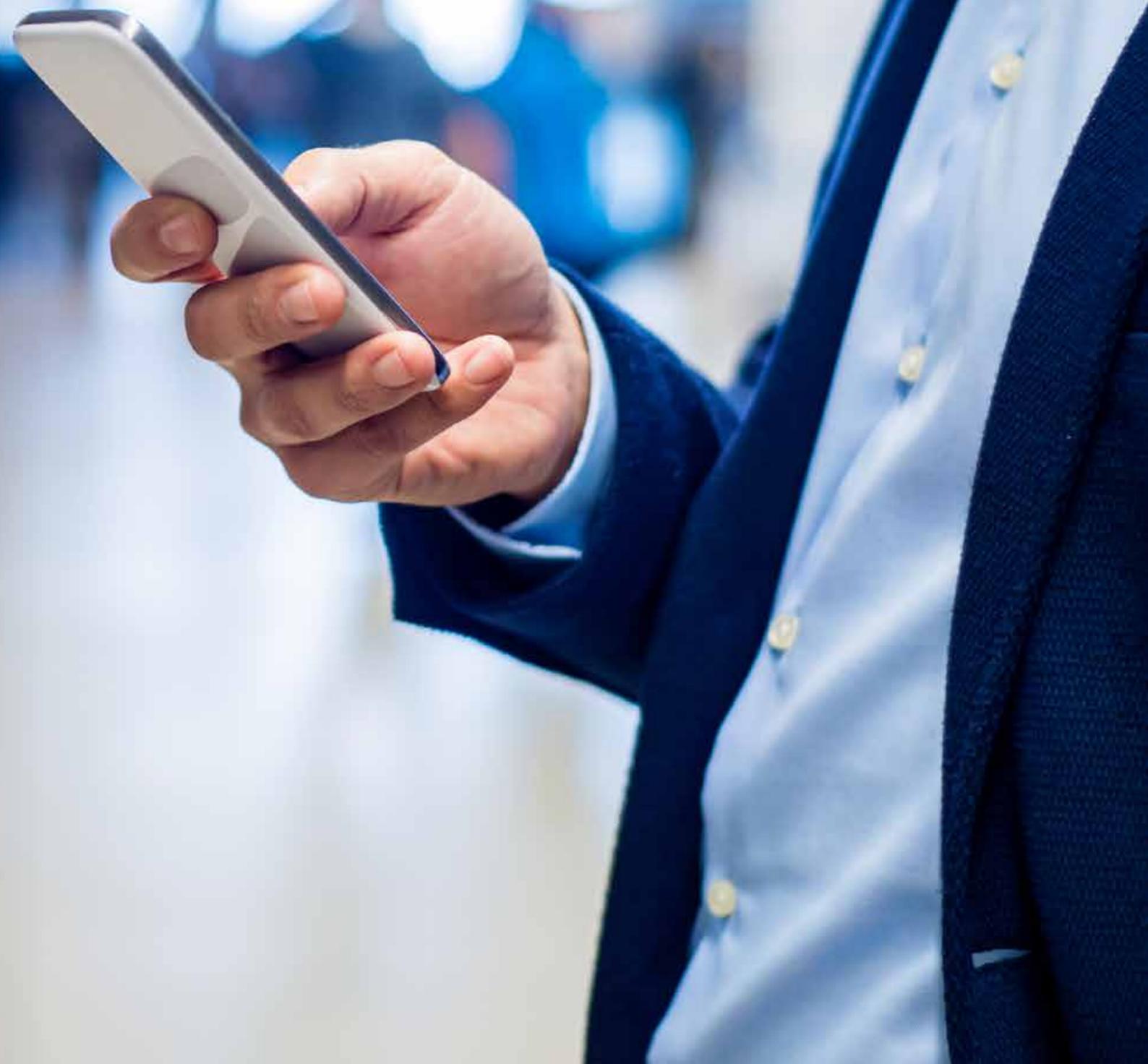
Since its formation in 2005, the company has earned its excellent reputation – and won an ever increasing list of awards – by developing the sort of homes people want to live in. From studio apartments popular with first time buyers to large, five bedroom detached family homes.

Putting customers at the centre "Our designs constantly evolve and meet needs beyond housing," explains Stephen Wicks, Chief Executive at Inland Homes. "For example, at Centre Square, we're enhancing landscaped outside spaces and providing commercial space. We have always made exploring carbon reduction, sustainable construction and energy efficiency a priority in all our developments, so we can create balanced, attractive communities and homes that will set a benchmark for all future developments." Buying a home at Centre Square comes with peace of mind guaranteed, with Inland providing a personal after-care service for all of its customers, and a

24 hour emergency line in operation. "Customer satisfaction is something we are really committed to, we have numerous examples of repeat purchases and friend and family recommendations across many of our sites, which is testament to the quality of our product and customer service throughout the home buying process and beyond."

For further information please visit the Inland Homes website at www.inlandhomes.co.uk

MAKE YOUR MOVE



POSTCODE: HP11 2PR

www.centresquare-hw.com

Disclaimer: Plans and diagrams used in this brochure are intended to be a general guide to the appearance of the development. However, from time to time, it is necessary for us to make architectural changes, therefore prospective purchasers should check the latest plans with our sales office. Due to our policy of continual improvement, we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct, they are not to be regarded as statements of representations of fact and neither the agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract.

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