

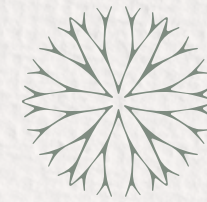
MULBERRY GREEN

H A T F I E L D P E V E R E L

3 AND 4 BEDROOM TRADITIONAL STYLE HOMES



COUNTRYSIDE
Places People Love



MULBERRY
GREEN

HATFIELD PEVEREL

Welcome to Mulberry Green. Welcome home.

Introducing Mulberry Green, a small, exclusive collection of superior quality homes with heart, character and superb amenities. Mere moments away from the A12 and Hatfield Peverel train station, you can enjoy the quiet life, while knowing the bustle of neighbouring Chelmsford is on your doorstep.

Nestled in the heart of Hatfield Peverel village, your new home at Mulberry Green offers unrivalled access to excellent transport links, a superior interior specification, and all the wonders of village life, with the facilities of city living!

An abundance of charm and character

The homes at Mulberry Green are designed to exceed expectations. Perfectly blending the charm and character of much-loved traditional family homes, with all of the facilities of modern life, Mulberry Green offers beauty and functionality.

Our selection of 3-4 bedroom homes are perfect for anyone looking for their next dream home – from

first time buyers to families looking to upsize, we have properties designed for all phases of life.

The Mulberry Green collection is more than a housing development – it is a community. A community where everyone can feel proud of where they live. A community of beautiful, well specified homes that offer modern facilities for easy living,

A community of homes that offer an abundance of charm and character, unlike anywhere else.

Above all, Mulberry Green is designed to feel like home from the moment you arrive.



Carefully crafted interiors

With beautiful exteriors, and the wonder of nature on the doorstep, the Mulberry Green community is one every resident will feel proud to live in. But while we're proud of the community we're creating, we know that you live inside your home, and that's where our expert design and experience comes into play. Every home at Mulberry Green has been designed with modern needs in mind, from eco-

friendly appliances, to luxurious and practical finishes in the bathrooms.

Whether you are looking to buy your first home, or your next family home, Mulberry Green offers generously sized, contemporary living space, incorporating fresh, neutral decoration to complement the naturally light and bright feel.



INDICATIVE PHOTOGRAPHY. SPECIFICATION MAY VARY FROM THAT SHOWN.

Designed with you in mind

Modern life can feel like it's moving so fast. Your home at Mulberry Green is designed to be your sanctuary, no matter what else might be going on. With modern touches to make life a little easier, comfort built in, as well as a gloriously green outside space, your home at Mulberry Green is designed to help you and your family thrive.

Our range of homes are perfectly crafted for all of life's moments – the big ones, and the small. Celebrate the best things in life in a home full of heart, charm, and comfort.



INDICATIVE PHOTOGRAPHY. SPECIFICATION MAY VARY FROM THAT SHOWN.



Rural connections

Located less than half a mile from the centre of Hatfield Peverel, Mulberry Green is a community of homes that offers the best that the countryside has to offer, as well as the vitality of the local village. And whether you're already a local, or just moving to the area, we're sure that one of the biggest draws is the unrivalled access to the natural world, right on your doorstep. Escape the day-to-day worries and immerse yourself in nature when you step outside your home.

With green space built in to the Mulberry Green community, you needn't go far to access nature – but the beauty of this area is that you can if you want to. Take a wander to one of the many parks, pubs or restaurants in the village, or go further afield and explore the neighbouring towns and villages such as Maldon, Chelmsford or Witham. But no matter where you wander to, don't forget to stop and admire the view.

Enjoy idyllic village living

One of the best things about living in a village like Hatfield Peverel is the sense of connection that you can enjoy; there are many places outside of your house, where you'll feel at home in Hatfield Peverel. Take in (or join in) a local cricket match, enjoy a delicious meal at one of the many restaurants and pubs, such as the Blue Strawberry Bistrot, or take a stroll and admire the beautiful architecture of St Andrew's Church. And don't forget to make the most of the wonderful countryside on your doorstep –

why not pop on your hiking boots, or hop on your bike and explore the area with wide-eyed wonder.

Whatever your interests, there are plenty of ways to make the most of Hatfield Peverel, and the sense of peace that comes with idyllic village living. And once you're finished exploring, you get to return to a beautiful home, before heading out and doing it all again the next day, or not – it's all up to you.



Hatfield Peverel - village life yet well connected

Moving to a village no longer means feeling out of the loop. Today, living in a village often means having the best of both worlds – quiet, community living, with easy access to the excitement of city life. We chose Hatfield Peverel for our Mulberry Green community because we not only loved the village itself, but also how well connected it is to the hustle

and bustle of nearby cities like Chelmsford. Chelmsford is just a short 6 mile drive away from Hatfield Peverel village, and offers a perfect day trip for those who miss the noise and excitement of city life. If you don't fancy the drive, it's just a 7 minute train ride away.

Nearby Chelmsford - the county town of Essex

Why not make a day of it and visit some of Chelmsford's many attractions, such as Chelmsford Cathedral, Chelmsford Museum or Hylands House. Be sure to make a stop along the River Can, which flows through the city's centre, and admire the beautiful foliage that blooms there throughout the

year. If you're a shopping fan, then Bond Street is not to be missed. It offers a superb array of shopping and eating options, or mosey along the high street and explore the excellent selection of unique stores and well-known chains.



Fantastic transport links

With its own railway station less than half a mile away, offering direct trains to Chelmsford in under 10 minutes, and London in approximately 45 minutes, you'll have access to the hustle and bustle of city life in no time at all. Take a day (or two) to shop till you drop, watch a show, eat in world-class restaurants and enjoy some of the most famous attractions in the world. And when you've seen it all, hop back on a train and head back to your Mulberry Green home, just moments from the train station.

If you're heading off on your holidays then you will love how easy it is to get to Stansted, a mere 20 miles away. For those who prefer to 'staycation', the quick access to the motorway means that the wonders of the UK are yours to enjoy with minimal hassle. You can be on the M11 or M25 in less than half an hour – ideal for short family trips, or extended holidays almost anywhere you want in the UK.



BY CAR



BY TRAIN
(Hatfield Peverel)

A12 (RIVENHALL) 8 MILES

M11 (JUNCTION 8) 16 MILES

STANSTED AIRPORT 20 MILES

M25 (JUNCTION 28) 23 MILES

LONDON 52 MILES

CHELMSFORD 7 MINS

SHENFIELD 18 MINS

STRATFORD 34 MINS
With links to Crossrail, DLR, overground & underground services

LONDON LIVERPOOL STREET 44 MINS
With links to Crossrail, DLR, overground & underground services

NORWICH ONE HOUR 30 MINS

Times & distances quoted are approximate and sourced from www.google.co.uk/maps and National Rail Enquiries

FOR GREAT ESCAPES
Mulberry Green is perfectly located for wherever you need to be.



NEW HALL INDEPENDENT SCHOOL, CHELMSFORD



Perfectly placed for education

Families are at the heart of what we do, and Mulberry Green has been created to support even the youngest residents in living their best lives, from the moment they arrive in their new home. From thoughtful features in the design, to careful consideration of schooling needs for children of all ages, you will find Mulberry Green to be a haven for the younger members of your family.

When it comes to schooling, Mulberry Green is surrounded by some of the very best schools and

universities in the area. Selecting the right school for your child is never a simple task, but with so much choice, you are sure to find the right fit for your child's unique needs. There is a good mix of both public and private institutions to choose from, offering opportunities for all children to reach their potential in the way that suits them best. And education needn't stop after secondary school; with a superb selection of universities and colleges nearby, lifelong education is within easy reach.



There are a wide range of educational institutions in the surrounding areas for all age groups.



PRIMARY



SECONDARY



INDEPENDENT
COLLEGE



UNIVERSITY

HATFIELD PEVEREL INFANT SCHOOL 1 MILE

A state school, offering educational opportunities for the local area, with a focus on providing a safe, happy and inclusive learning experience for all students.

KING EDWARD VI GRAMMAR SCHOOL 7.3 MILES

A leading state grammar school, the school focuses on academic excellence with a strong reputation for outstanding exam results. Combining traditional learning principles with modern educational research and practices, the school aims to provide a platform of students to achieve their potential.

ST ANDREW'S JUNIOR SCHOOL 1 MILE

A Christian Foundation school that focuses on the individual learning needs of each child, with the aim to provide a creative range of learning opportunities for all students, while encouraging the development of the 'whole child'.

NEW HALL INDEPENDENT SCHOOL 4.9 MILES

A private educational facility, New Hall School is a Catholic day and boarding school for children aged between 1-18. The school aims to educate the 'whole person' through academic, social, and creative learning opportunities.

BEAULIEU PARK SCHOOL 6 MILES

An 'all through' school offering primary and secondary education. The school has a strong community focus, and encourages interaction and peer support across the different ages.

MALDON COURT PREPARATORY SCHOOL 6 MILES

A small school providing a happy and caring educational environment for ages 1-11, offering students the opportunity to learn and flourish in a positive and supportive environment.

MALTINGS ACADEMY 2.7 MILES

Maltings Academy provides secondary education that is designed to support every child in reaching their potential through academic excellence and extra-curricular activities. Curriculum design is based on the school vision: 'each and every child inspired to choose a remarkable life'.

ANGLIA RUSKIN UNIVERSITY 7.4 MILES

A highly respected university, offering students the opportunity to study a range of courses from accounting to animal sciences. Anglia Ruskin offers undergraduate and postgraduate study options.

THE BOSWELLS SCHOOL 5.4 MILES

A secondary school that aims to provide 'a community of lifelong learners where everyone can thrive'. Highly regarded for its excellent academic record, The Boswells School offers an innovative and forward thinking approach to secondary education.

CHELMSFORD COLLEGE 6.8 MILES

Established in 1962, the college offers general further education opportunities including full-time, part-time and apprenticeship options covering a range of areas of study including sciences, the arts, engineering and behavioural sciences.

CHELMSFORD COUNTY HIGH SCHOOL FOR GIRLS 7.2 MILES

One of the few grammar schools in the area, Chelmsford County High School for Girls aims to develop the leaders of tomorrow through progressive education and empowerment of young women.

WRITTLE UNIVERSITY COLLEGE 9.5 MILES

One of the largest agricultural colleges in the UK, Writtle offers a diverse selection of post-GCSE courses, and aims to bring students' passion to life through education, and empowering individuals to succeed in the agricultural industry.

Distances quoted are approximate and sourced from www.google.co.uk/maps

We all need a little Help to Buy*

The Government created the Help to Buy scheme to support people in buying their own home.

At Mulberry Green, Help to Buy is only available to first time buyers. If you can raise a 5% deposit, you could receive a Government equity loan of up to 20% of the purchase price. The loan is interest free for the first 5 years, which helps to make your monthly mortgage repayments more affordable.

Help to Buy has a £407,400 maximum price limit and a number of our new homes fall within that bracket.



Backed by HM Government

HOW IT WORKS ON A HOME COSTING	£407,400
You just need 5% for your deposit	£20,370
Government 20% equity loan (interest-free for the first five years)	£81,480
75% mortgage	£305,550
YOUR NEW HOME, 100% YOURS	£407,400

STRUGGLING TO SAVE A DEPOSIT?
Ask how our Bank of Mum and Dad scheme can help

*Terms and conditions apply. Contact us for further details. More information can be found on www.help2obuy.gov.uk



All you need is a 5% deposit

Available to first time buyers only

Available on new build properties up to £407,400

Up to 20% interest free for the first 5 years

PLACES PEOPLE LOVE

Why buy new? The benefits of owning a new house

MAKE YOUR HOME YOUR OWN

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. On the other hand, move into a brand new home at Mulberry Green and you have the perfect blank canvas to make your home your own.

NO NASTY SURPRISES

Buy a new home at Mulberry Green and there'll be no nasty surprises or extra maintenance costs waiting for you, plus you'll have the peace of mind

of a 10 year NHBC guarantee. Buy a second-hand home and who knows what you could be faced with.

BUILDING A BETTER PLACE

We create eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes are designed for modern living with lower environmental impact and running costs and low maintenance. These provide compelling reasons to choose a new home at Mulberry Green.



HATFIELD PEVEREL, ESSEX CM3 2DG



ST LUKE'S PARK, RUNWELL, ESSEX

About Countryside

Countryside is a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places where people aspire to live, where they feel a true sense of belonging.

All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality.

Our exacting standards and sustainable credentials combine to create places that will stand the test of time.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

We create places people love.



A history of placemaking throughout Essex

BEAULIEU, CHELMSFORD

At Beaulieu we aimed to set new standards in design, quality and scale – blending inspirational architecture, beautifully landscaped open spaces and an array of amenities. Each individual neighbourhood within Beaulieu exudes its own character, Beaulieu Oaks being the latest addition, which shines with time-honoured tradition and charm throughout all its apartments and houses of 1- 6 bedrooms.

ST LUKE'S PARK, RUNWELL

Set in a prime semi-rural location close to the A130, St Luke's Park is a carefully-planned new village of luxurious 2-5 bedroom homes built around an existing chapel, set against a backdrop of rolling green fields.

With woodland walks right on the doorstep, and future plans for a school, shops and a village centre, St Luke's Park is fast becoming a growing, vibrant community.



BEAULIEU HEATH



BEAULIEU OAKS



MAPLE GRANGE AT ST LUKE'S PARK



REDECORATION OF THE HATFIELD PEVEREL SCOUT AND GUIDES HEADQUARTERS. AUTUMN 2019

Working in the local community

At Countryside, we're passionate about giving back to the community. We know that local charities and community organisations are incredibly important – and sometimes vital – to the people that rely on them. So, whether by raising money or donating our time, we are always looking for new ways to make a real difference on a local level.

"I would like to thank Countryside for their great work resulting in a brighter and smarter HQ for circa 115 children for both the 1st Hatfield Peverel Scout Group and Girl Guides. Over the three week project all materials and lots of hard work and fun was provided. The work had enabled us to reduce the amount of fund raising required to achieve the same outcome, to attract more members and maximise the programs we offer."

Just one example of our community commitment in the local area took place in late 2019, when a group of Countryside volunteers took the time, over three consecutive weeks, to redecorate the Hatfield Peverel Scout and Guide Headquarters, known locally as 'the Scout Hut'.

Simon
1st Hatfield Peverel Chair

We believe in building communities, not just houses – and this commitment drives us to support local charities and organisations in whatever way we can, whether we are working outside or behind a desk.

Commitment to our customers

The teams are working to achieve one common goal: to ensure that you are satisfied and happy with your new Countryside home from the moment that you make your reservation, to the day you move in and beyond.

No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the 'Consumer Code for Home Builders'.

Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

Our customer service begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial consultants.

Every home at Mulberry Green carries our commitment to quality and improvement. Our homes are built to National House-Building Council

(NHBC) standards, the technical benchmark for all newly-built homes. The standards provide guidance on every part of the building process from foundations to decoration including tolerances, performance and technical standards.

To find out more visit www.nhbc.co.uk/Builders/ProductsandServicesTechnicalStandards

We also carry the NHBC Warranty (Buildmark) against structural defects for a 10-year period following the date of legal completion.

Further information can be found on www.nhbc.co.uk/homeowners/what-does-buildmark-cover

Your interests are additionally covered by the Consumer Code for Home Builders which we adhere to. The code helps ensure all new home buyers are treated fairly at all times, are given reliable information, know what service levels to expect and know how to access the dispute resolution scheme. Further information on the Code, which gives protection and rights to purchasers of new homes, can be found on www.consumercode.co.uk

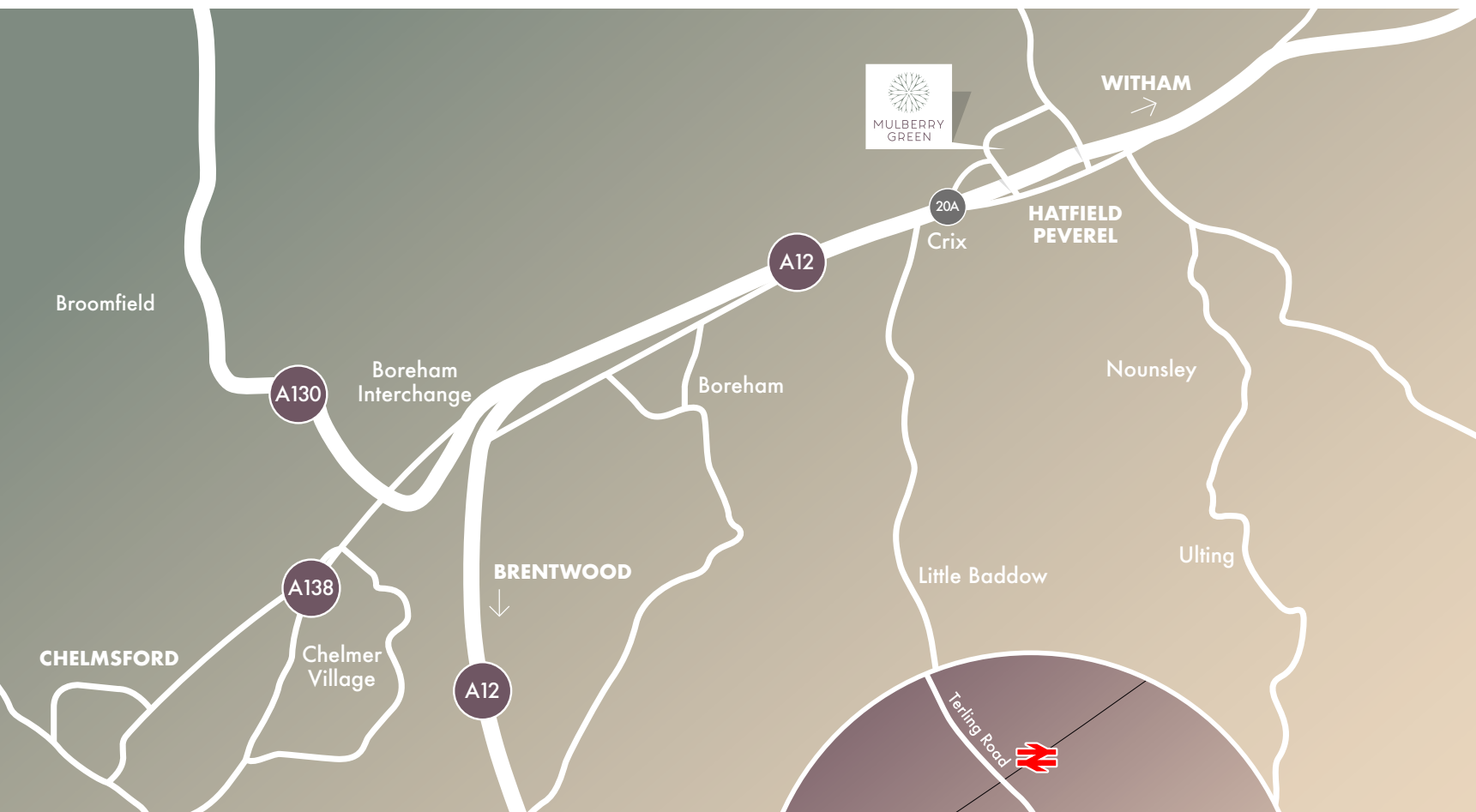


www.consumercode.co.uk
www.nhbc.co.uk

The customer service team at Mulberry Green is committed to providing you, our customers, with quality homes



How to find Mulberry Green



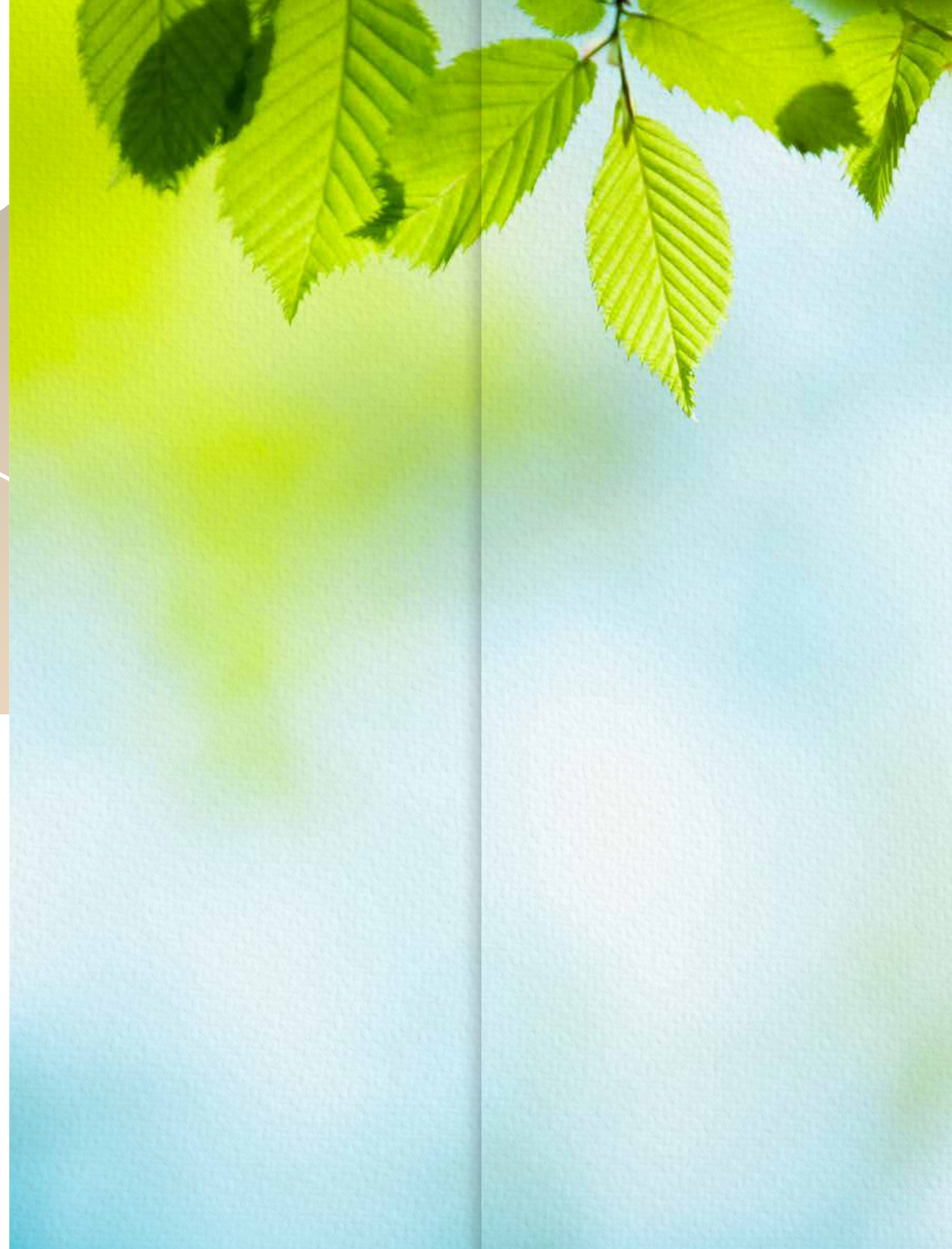
Approaching from Brentwood on the A12 eastbound, or alternatively the A138 eastbound towards Witham, via Boreham Interchange, travelling approximately 3.5 miles until reaching junction 20A.

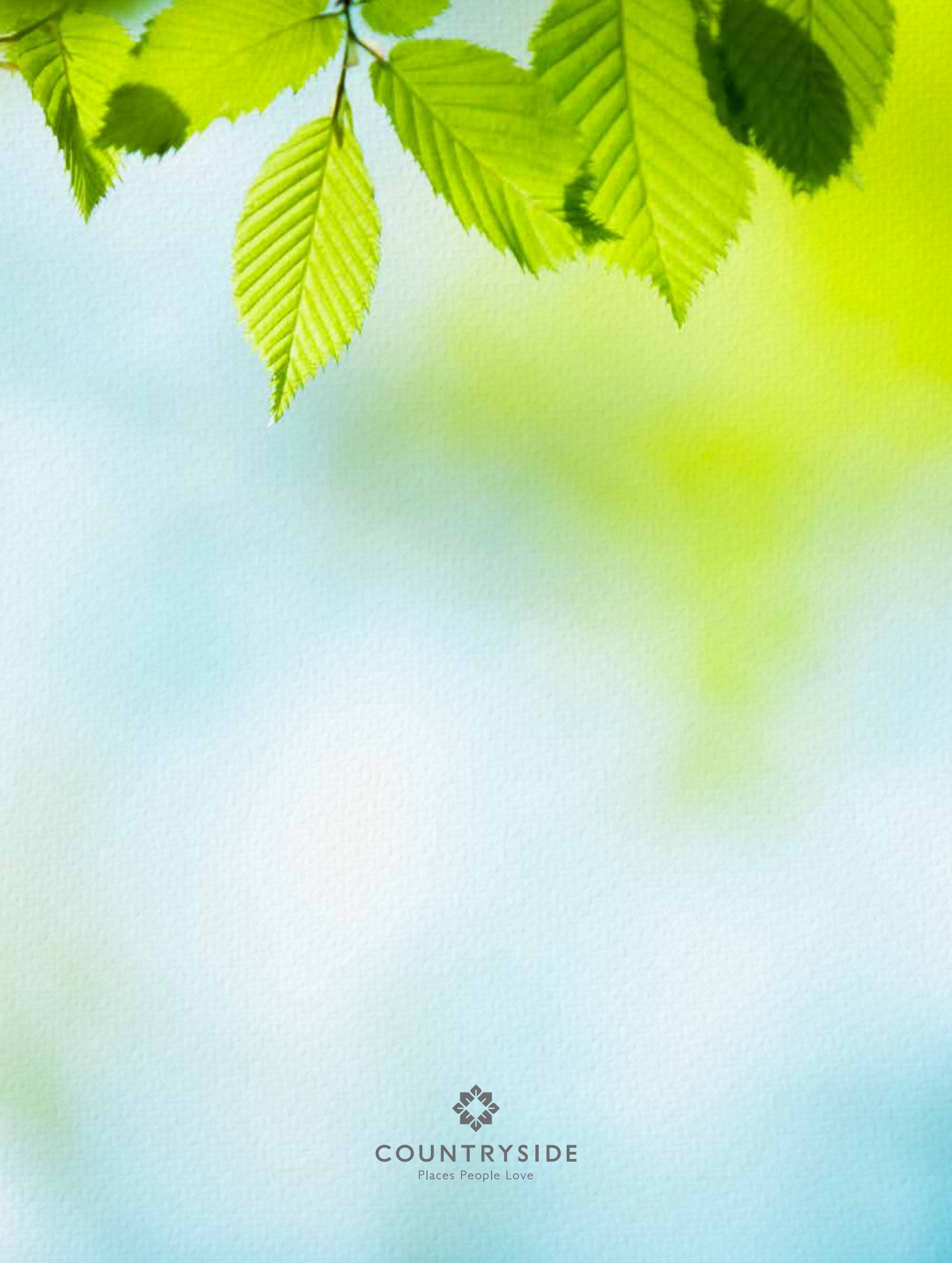
Take the B1137 exit to Hatfield Peverel and continue onto Bury Lane for 0.3 miles and Mulberry Green will be on your left.

Mulberry Green, Bury Lane,
Hatfield Peverel, Essex CM3 2DG

01245 808921
mulberrygreen@cpplc.com

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COUNTRYSIDE

Places People Love