

MULBERRY
PLACE



FIND YOUR
PERFECT

FIND YOUR PERFECT NESTLED ON THE
TRANQUIL OUTSKIRTS OF BISHOPS STORTFORD

A PEACEFUL
ESCAPE

Nestled on the tranquil outskirts of Bishops Stortford you will discover Mulberry Place, a peaceful escape from the hustle and bustle of city life.

9 CONTEMPORARY
NEW HOMES

An exclusive collection of just 9 contemporary new homes, unique, bursting with character and personality. A perfect fusion of farm style charm and modern amenities where the bold and spacious interiors exude warmth and homeliness. Set behind private gates and enjoying an enviable secluded position.

3 OR 4
BEDROOM

Choose from a 3 or 4 bedroom home and you will be greeted with living spaces flooded in natural light, modern kitchens and tranquil bathrooms you won't want to leave.

A HOME AS BEAUTIFUL AS IT IS
PRACTICAL, METICULOUSLY DESIGNED
TO CREATE THE PERFECT LIVING SPACE.



LOCAL AREA

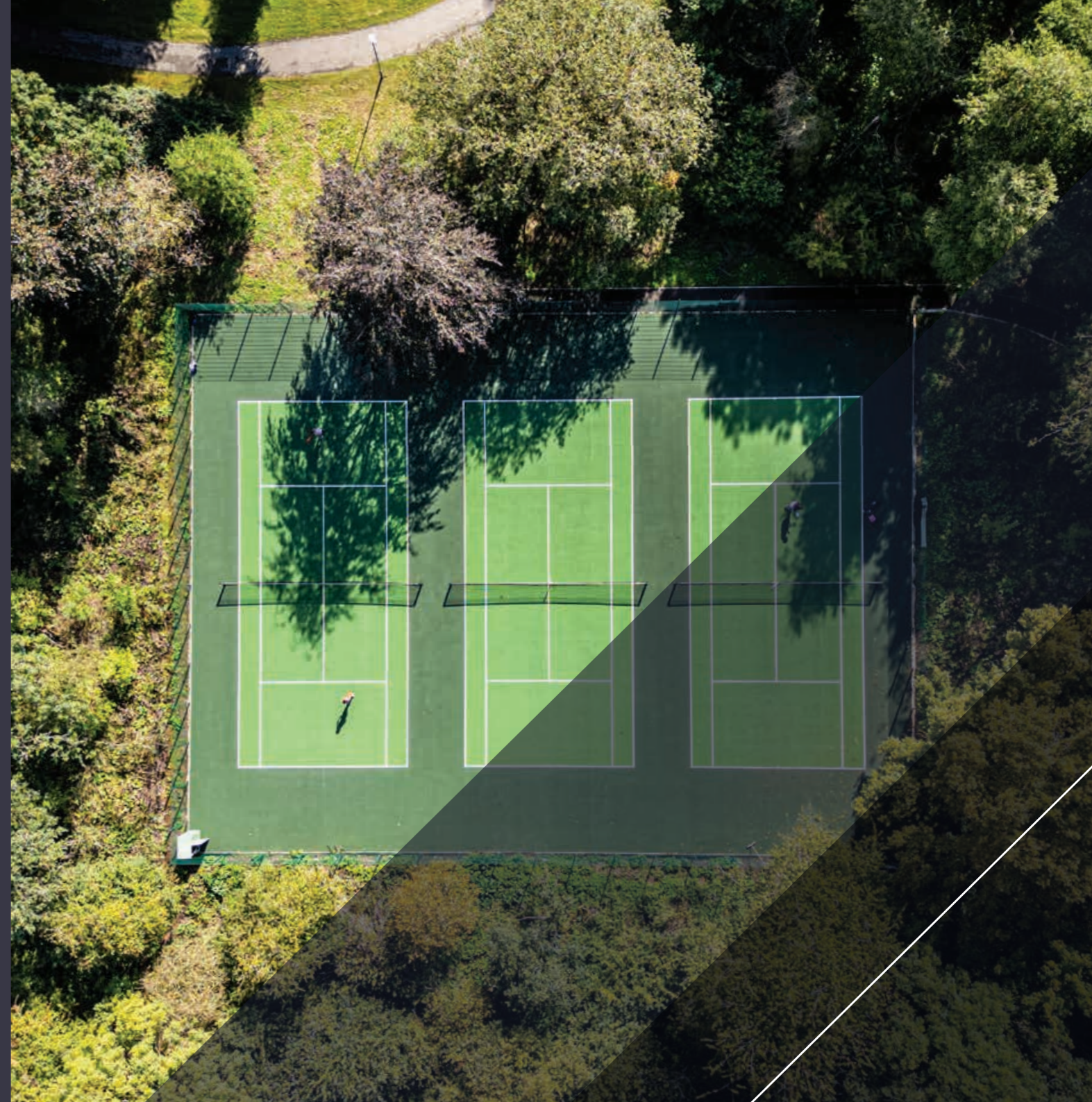
BISHOP'S STORTFORD IS A TRADITIONAL HISTORIC MARKET TOWN ON THE EASTERN EDGE OF HERTFORDSHIRE OFFERING A WIDE RANGE OF RECREATIONAL FACILITIES AND AMENITIES.

The Town Centre, only a short stroll away from Mulberry Place, offers a mix of national high street and small independent retailers. A highlight of the town is undoubtedly the excellent restaurants, bars and cafés catering for all tastes. Golf clubs, leisure centres and sports facilities are in abundance while the Rhodes Art Complex is a thriving live venue providing a year-round varied programme of events including theatre, live music, comedy, and exhibitions.

As a semi-rural town, nature is on your doorstep. Parks, conservation areas and riversides create for idyllic home counties living. The area also boasts some of the best independent and state schools in the county, including the renowned Bishop's Stortford College, St Edmunds College, Boys High and Herts and Essex, making it an excellent location for families



*Parks,
conservation
areas and
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create for
idyllic home
counties
living*









TRAVEL

BISHOP'S STORTFORD IS AN AREA WITH OUTSTANDING TRANSPORT LINKS INCLUDING THE M11 (J8) AND MAINLINE SERVICES TO LONDON LIVERPOOL STREET AND STANSTED AIRPORT.

Surrounded by countryside, yet only a few minutes from rail and road connections to the North and South, Mulberry Place offers the perfect location.



| | | |
|---|---------------------------------|---------|
|  | STANDARD AIRPORT | 8 MINS |
|  | M11 / M25 | 21 MINS |
|  | LONDON LIVERPOOL STREET STATION | 43 MINS |
|  | LONDON CITY AIRPORT | 45 MINS |

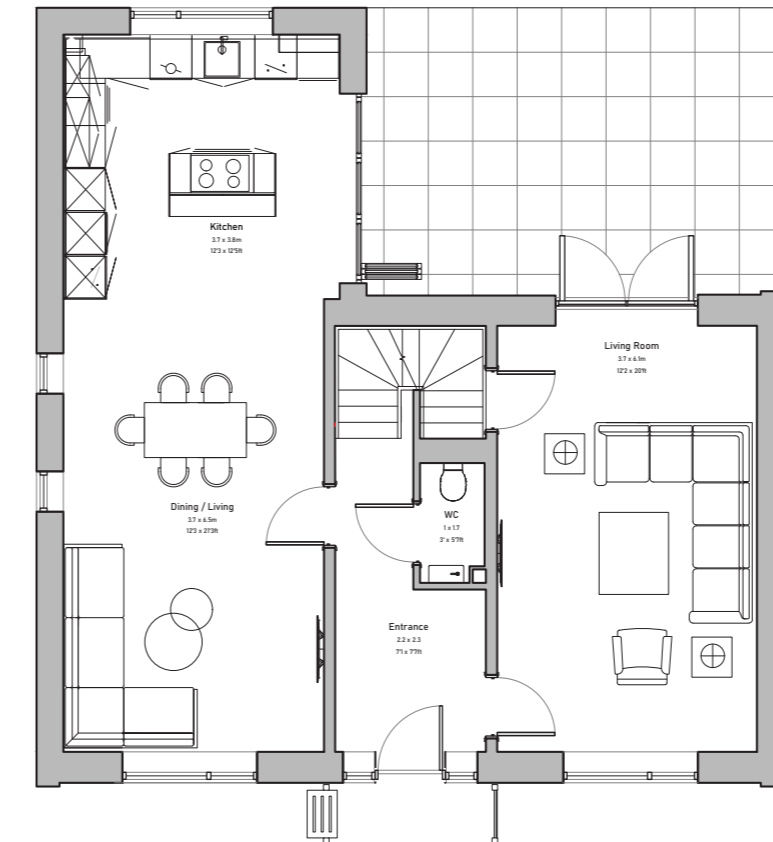


THE ROOK

THE ROOK

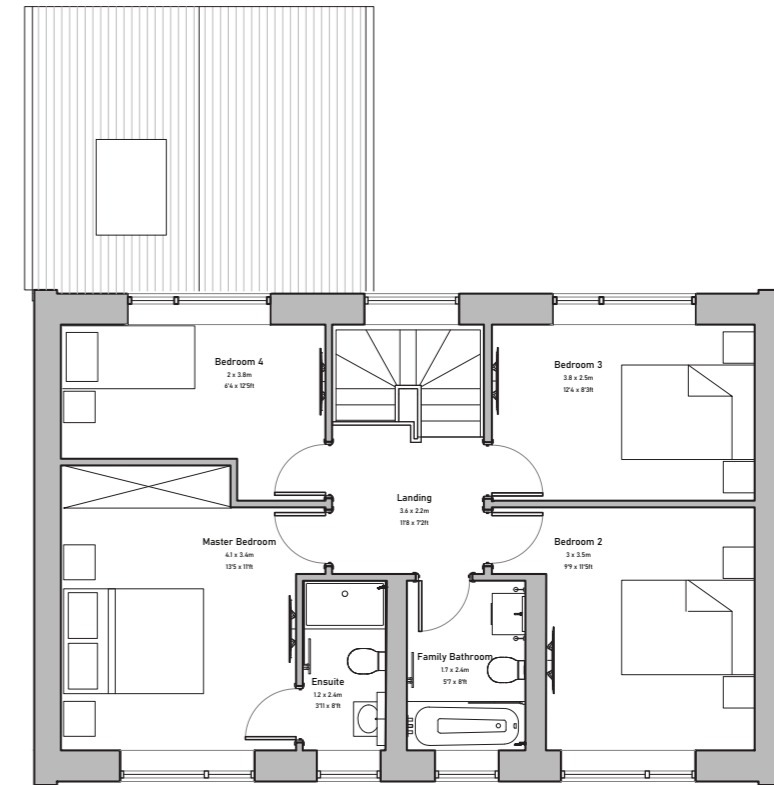
Detached

Total area: 137.4m² / 1478.96Ft²



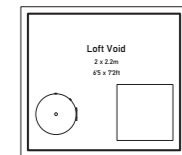
Ground floor plan

Total area: 77m² / 828.8Ft²



First floor plan

Total area: 60m² / 645.8Ft²



Loft floor plan

Total area: 0.4m² / 4.3Ft²



THE
GRANARY

THE
DALE

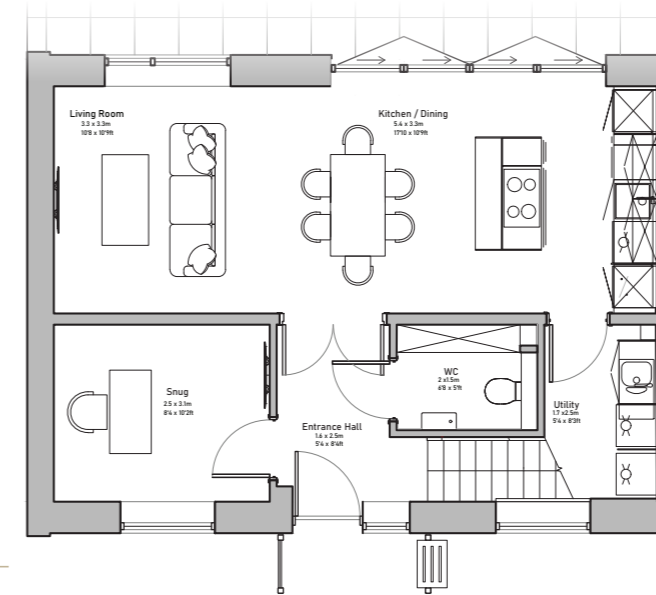
THE GRANARY

Detached

Total area: 104m² / 1119.45Ft²

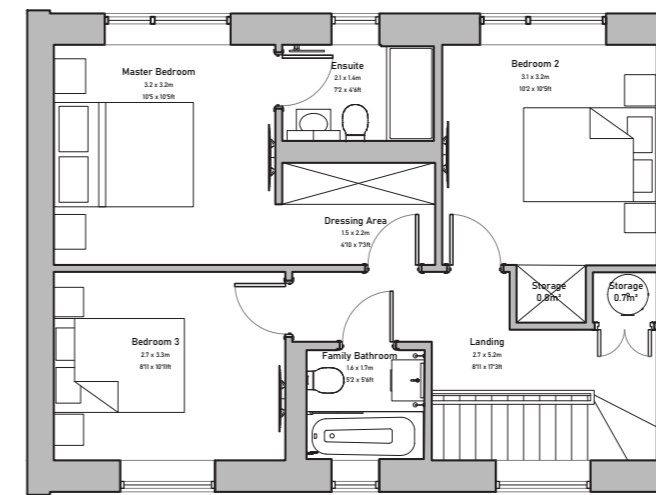
Ground floor plan

Total area:
52m² / 559.7Ft²



First floor plan

Total area:
52m² / 559.7Ft²



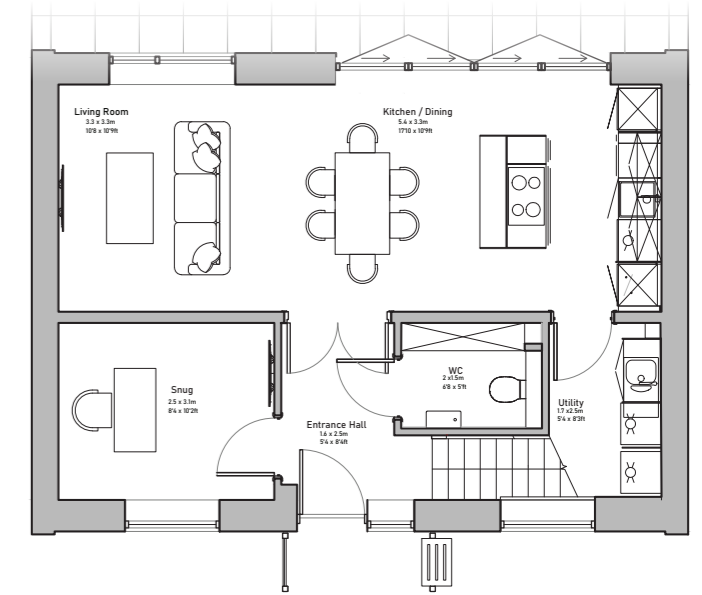
THE DALE

Semi-Detached

Total area: 104m² / 1119.45Ft²

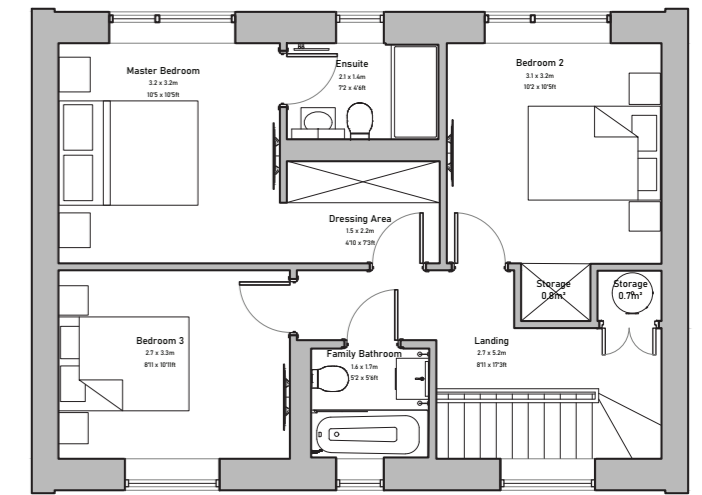
Ground floor plan

Total area:
52m² / 559.7Ft²



First floor plan

Total area:
52m² / 559.7Ft²



HOUSE SPECIFICATION

INTERIOR FINISHES

- Composite front door with security features
- Panelled internal door
- Premium gun metal door handles
- High Quality paint
- White painted skirtings and architraves
- High performance UPVC double glazed windows
- Fitted wardrobes in master bedroom
- Quality carpet to living room, study, stairs landing and bedrooms
- Amtico flooring to hallway or equivalent
- Under floor heating on ground floor and radiators on first Floor

ELECTRICAL

- Energy efficient ceiling downlights and pendants to secondary bedrooms
- Television points in lounge, study and all bedrooms
- Master Telephone points in hall
- White cover plates
- CAT 6 data points throughout

KITCHENS

- Ovens, microwave, and electric induction hob
- Full height Caple fridge & freezer
- Quartz worktops or similar
- Under cabinet lighting
- Integrated dishwasher
- Space in Utility Room for Washing machine and tumble dryer
- Full height splashback

BATHROOMS

- Tiling to floor
- Concealed Cisterns
- Rain shower heads
- Wall mounted heated towel rail
- Vanity storage unit

SECURITY

- Secure entry door
- Smoke and heat detectors
- Lockable double-glazed windows
- 10-year warranty

THE STRUCTURE

- Quality brickwork and cladding and roof tiling
- High performance windows
- High level of insulation
- Traditional construction

EXTERNALS

- Bifold doors to outside areas
- Patio area. Refer to site plan for details
- Pathway to back entrance
- Turfed garden to back
- Water point to the rear
- Side/ Rear entrance pathway
- Waterproof electricity point to rear external area yes

Specification may vary dependant on house type. Please consult your sales adviser for further information.



A LUXURY DEVELOPMENT BY

RIVAL

ABOUT THE DEVELOPER

RIVAL GROUP FUSES THE EXPERTISE OF OVER 25 YEARS IN THE PROPERTY INDUSTRY.

Our history as a luxury development contractor, delivering schemes, on time, and to the very highest quality, laid the foundations for our development arm, Rival property.

Our team of highly skilled craftsmen treat every home as if it were their own, ensuring exquisite design meets outstanding finish. When buying a home from Rival you are safe in the knowledge that you will be looked after from your very first viewing to collecting the keys and beyond. Creating incredible spaces for people to live, work or play, is at the heart of everything we do.

WHY BUY A NEW BUILD?

HERE'S 10 GREAT REASONS WHY A NEW BUILD HOME COULD BE PERFECT FOR YOU...

1

A modern home designed and built for modern living.

2

Complete peace of mind with our 10-year building warranty and insurance.

3

The very latest in design and specification.

4

Better for the environment and cheaper for you with savings of up to 50% on gas and electricity.

5

A blank canvas to make your house a home.

6

Latest security and fire safety features.

7

Low maintenance leaving you to enjoy your spare time.

8

Excellent energy efficiency which could reduce your mortgage rate.

9

Often smaller chains creating a smooth and hassle-free process.

10

The wonderful feeling of brand new

For all enquiries contact Xander Land & New Homes

sales@xanderhomes.co.uk 0203 751 5742

www.mulberry-place.co.uk

- 1. These particulars have been prepared in all good faith to give a fair overall view of the properties. If any points are particularly relevant to your interest in the property please ask for further information verification.*
- 2. Any photograph's or computer generated images depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed.*
- 3. Any areas, measurements or distances referred to are given as a guide only and may be subject to discrepancy to actual measurements. If such details are fundamental to a purchase, you must rely on your own enquiries.*
- 4. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement or fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.*
- 5. Photos depicted are from the sellers' previous developments and are only indicative of the layouts and specifications at Mulberry place.*

A LUXURY DEVELOPMENT BY

RIVAL

SELLING AGENT

XANDER

LAND & NEW HOMES