



STEEPLE VIEW CHASE

IRCHESTER



MULBERRY

HOMES

# A collection of 3 & 4 bedroom homes and 2 bedroom bungalows



Computer generated image depicts The Oak and The Mulberry housetype at Steeple View Chase and is indicative only.

Nestled on the edge of the charming village of Irchester, Steeple View Chase offers a beautiful collection of homes surrounded by the Northamptonshire countryside.

Steeple View Chase offers a range of semi-detached and detached homes as well as a collection of 2 bedroom bungalows. Whether you are looking for your first home, expanding your family space or downsizing there is a home to suit everyone.

The new homes fit seamlessly into their setting, designed to be both sympathetic to the area's village feel yet with modern living in mind, creating a truly attractive place to live.

**"Modern living  
on the edge of the  
countryside"**

# Carefully crafted homes surrounded by countryside



Computer generated image depicts The Chestnut, The Elm, The Hawthorne and The Beechwood housetype at Steeple View Chase and is indicative only.

The homes at Steeple View Chase take inspiration from their surroundings to complement the character of Irchester and the area's rural feel. Homes feature attractive brick or rendered finishes, offering appealing and varied street scenes, whilst maintaining a modern, country feel.

Sustainable features such as electric car charging points in designated visitor parking areas bring modern living to these traditionally crafted homes.

Internally, homes are light, modern and airy, whilst carefully considered layouts provide flexibility to adapt to your lifestyle. With elegant and welcoming spaces which are ideal for relaxing, socialising, work or play Mulberry homes are built for everyone to enjoy.

**"Elegant homes with the flexibility to adapt to your lifestyle"**



STEEPLE VIEW CHASE

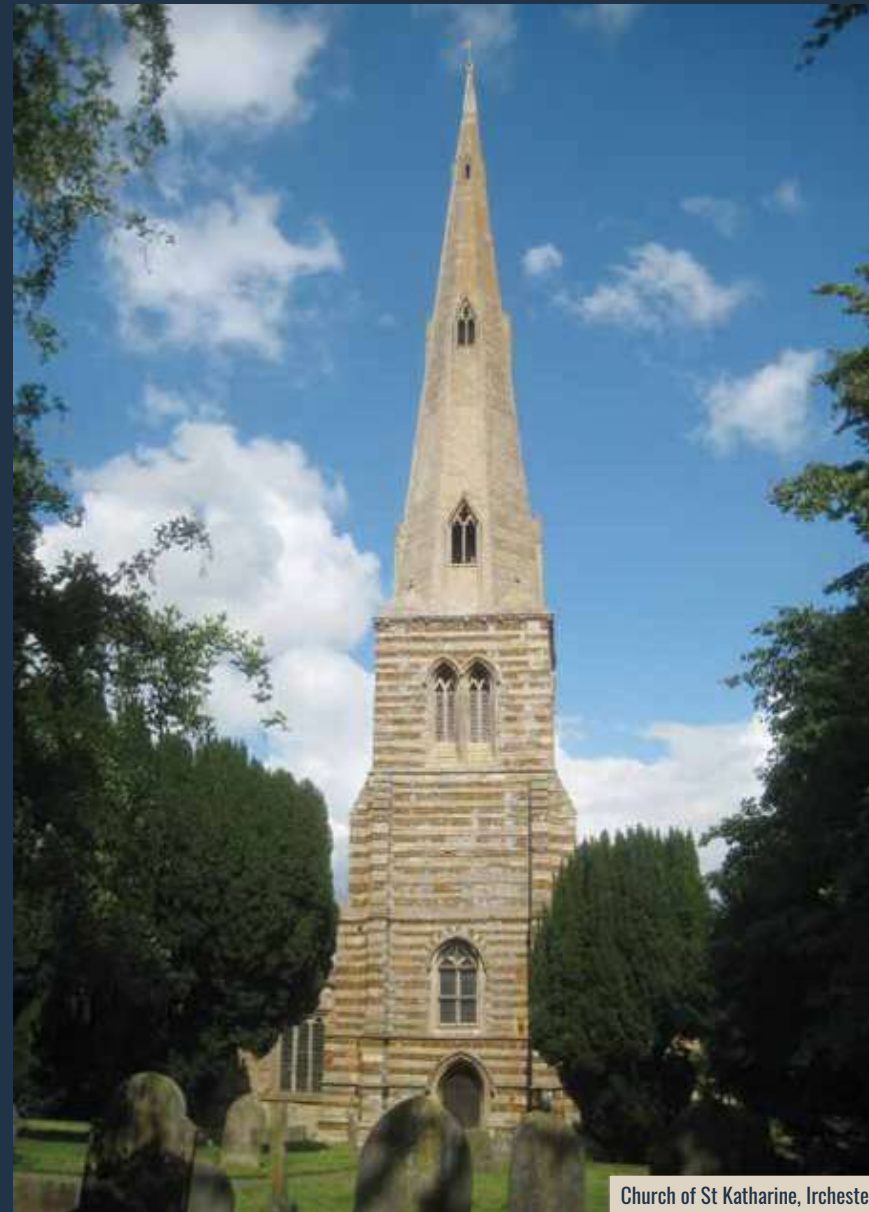
IRCHESTER

# A naturally wonderful place to live

Steeple View Chase is a breath of fresh air, located close to the picturesque Northamptonshire countryside, offering miles of walks and cycle paths and ancient woodlands waiting to be explored. Enjoy discovering pretty villages with bustling farmer's markets and historic buildings.

This thoughtful development is also just a stone's throw from the expansive Irchester Country Park, brimming with wildlife to provide the perfect tonic to the working week. Adventure awaits for families in the play areas and dogs will enjoy the freedom to roam around 200 acres of woodland, with their owners in tow.

In the village, Irchester's welcoming community has everything you need right on your doorstep, including a range of amenities and good schools, as well as easy access to national transport links.



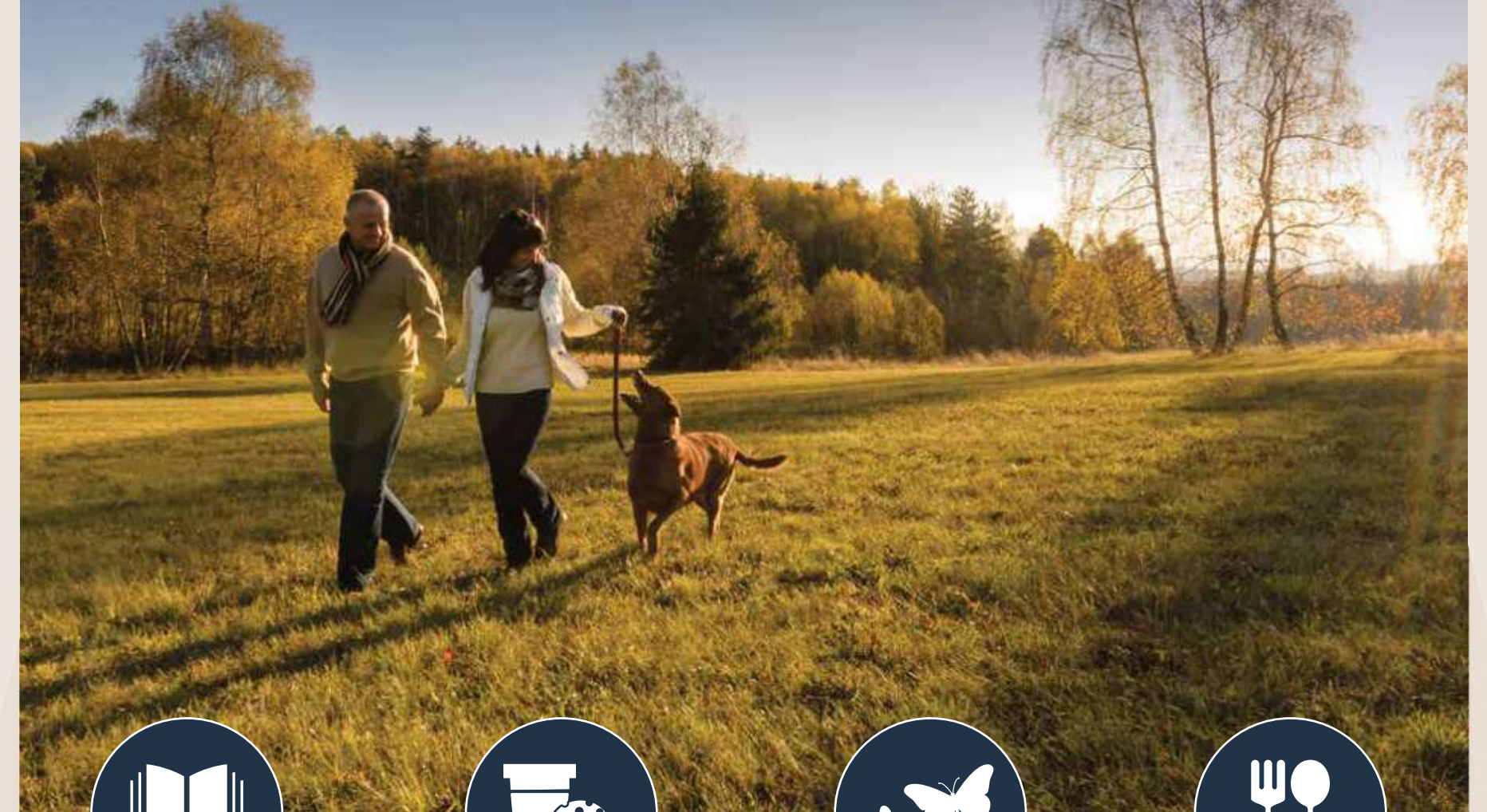
Church of St Katharine, Irchester



"Enjoy rural living surrounded by beautiful countryside"

## Discover Irchester

Irchester is a quaint village, showcasing a complementary mix of old and new. Centred around the prominent church steeple, the village offers everything you need, including a local supermarket, health centre and pharmacy, a library, post office, fish and chip shop and a traditional pub.



### EXCELLENT SCHOOLS

A wide choice of highly-rated schooling options for all ages are close to home to provide assurance that the education of your children is in good hands.



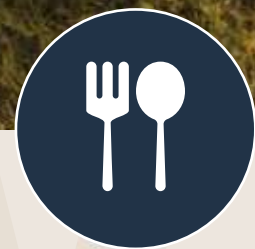
### LOCAL AMENITIES

A welcoming village with all the essential shops and services for everyday life and easy access to local shopping and leisure facilities, such as Irchester Country Park.



### COUNTRYSIDE LIVING

Aspirational, modern homes, carefully designed to capture the character of a rural village are surrounded by the boundless Northamptonshire countryside.



### LOCAL RESTAURANTS

From fish and chips to Sunday lunch, get a taste for the community by sampling local pubs and restaurants in Irchester and the surrounding towns and villages.

# Making the connection

Irchester is well connected to its surrounding areas, with both the A6 and A45 close by and links to the M1 motorway at Junction 15, making commuting quick and easy. Wellingborough Train Station is a ten minute drive from the village with regular trains to London St Pancras, Luton, Bedford, Nottingham and beyond.

For those looking for a bit of retail therapy, Rushden Lakes Shopping Centre is less than a 10 minute drive away offering a place to shop, play and explore. With a range of retail shops, a cinema and activities such as indoor climbing or adventure golf Rushden Lakes provides a great day out for the entire family. For leisure opportunities further afield, Northampton and Kettering are just a 20 minute drive away.

"Be part of a well connected community with lots to explore on your doorstep"



## Journey by car from Steeple View Chase

Irchester High Street  
**2**  
MINS

Irchester Country Park  
**3**  
MINS

Rushden Lakes Shopping Centre  
**6**  
MINS

Rushden Lakes Nature Reserve  
**7**  
MINS

Rushden Golf Club  
**13**  
MINS

## Journey by train from Wellingborough Train Station

Just 9 minutes from Steeple View Chase by car

Kettering  
**8**  
MINS

Bedford  
**12**  
MINS

Luton  
**28**  
MINS

London St Pancras  
**55**  
MINS

Nottingham  
**59**  
MINS



# Steeple View Chase development layout



STEEPLE VIEW CHASE  
IRCHESTER

### 2 BEDROOM BUNGALOW

- The Chestnut  
Plots 1, 7, 8, 9, 10, 20

### 3 BEDROOM HOMES

- The Ash  
Plots 22, 23, 24, 29, 35, 48
- The Birch  
Plots 25, 26, 36, 37, 49, 50, 57, 58, 59, 60, 66, 67\*  
\*Plots 49, 50, 57, 58, 66 & 67 have an additional window to living room
- The Cedar  
Plots 6, 47, 54, 68, 74\*  
\*Plots 47 & 74 have a bay window to dining/family room
- The Elm  
Plots 2, 27, 33, 38, 40
- The Willow  
Plots 4, 5, 28

### 4 BEDROOM HOMES

- The Beechwood  
Plots 55, 61, 65, 69, 75
- The Elder  
Plots 46, 51
- The Hawthorne  
Plots 3, 41
- The Mulberry  
Plots 31, 52
- The Oak  
Plots 30, 53, 63
- The Pine  
Plots 21, 32, 34, 39, 64
- The Yew  
Plots 56, 62

### AFFORDABLE HOMES

- Plots 11, 12, 13, 14-17, 18, 19, 42, 43, 44, 45, 70, 71, 72, 73

### MULBERRY INITIATIVES

- Ⓟ Electric Car Charging Point

\* Denotes self build plots. Subject to T&C's, please liaise with your Sales Advisor

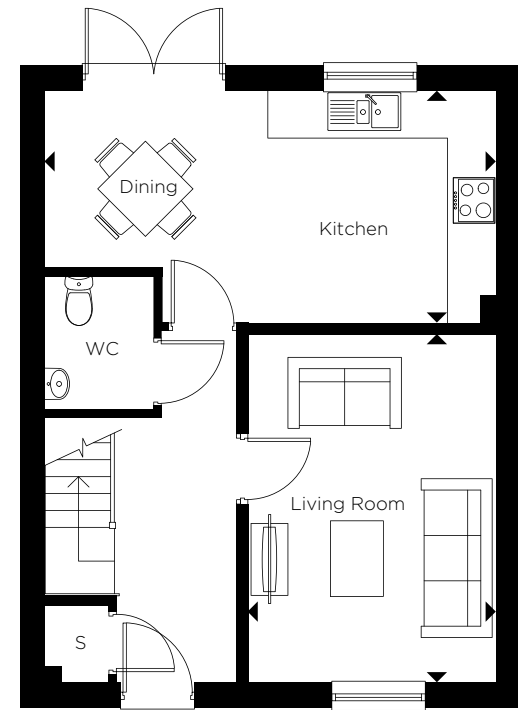
\*\* Potential future access road, please liaise with your Sales Advisor

# The Ash

3 bedroom detached home  
Plots 22, 23, 24, 29, 35, 48



Computer generated image depicts The Ash housetype at Steeple View Chase and is indicative only.



## Ground floor

Kitchen/Dining	6.00m x 3.12m	19'7" x 10'2"
Living Room	4.66m x 3.32m	15'2" x 10'8"

S = Store

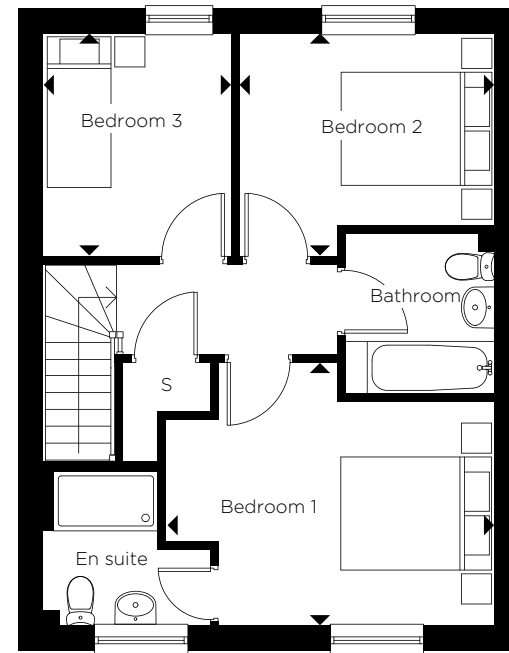
# The Birch

3 bedroom semi-detached home  
Plots 25, 26, 36, 37, 49\*, 50\*, 57\*,  
58\*, 59, 60, 66\*, 67\*

\*Plots 49, 50, 57, 58, 66 & 67 have an additional window to living room.

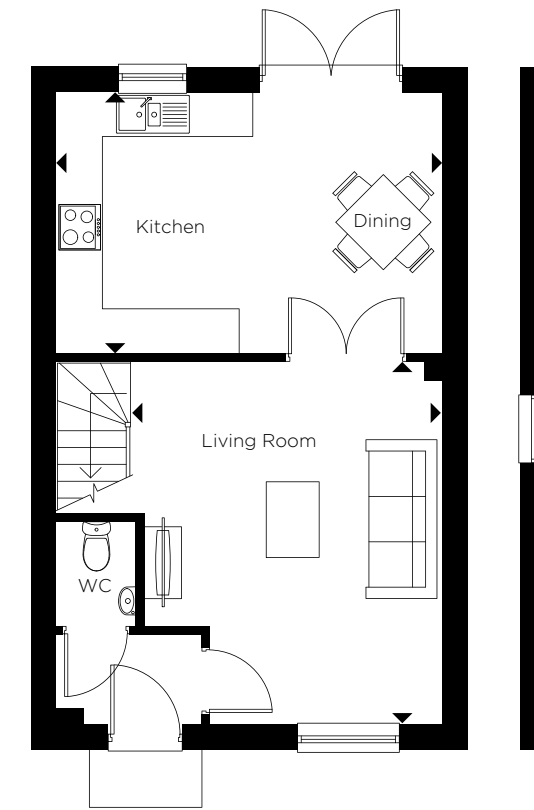


Computer generated image depicts a typical Birch housetype and is indicative only.



## First floor

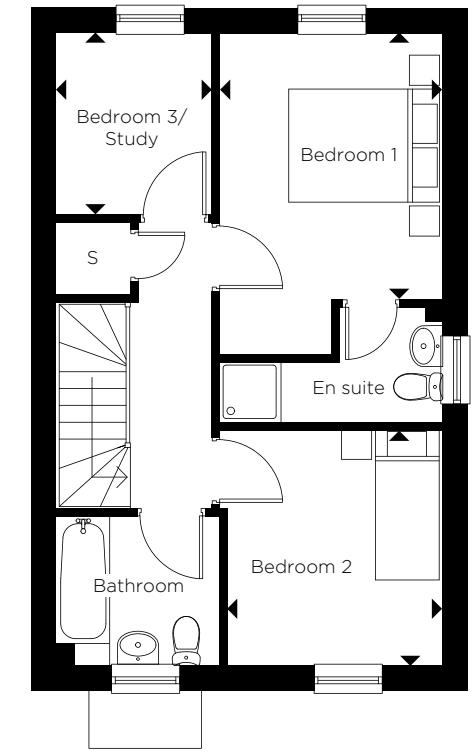
Bedroom 1	4.39m x 3.52m	14'4" x 11'5"
Bedroom 2	3.42m x 2.98m	11'2" x 9'7"
Bedroom 3	2.51m x 2.96m	8'2" x 9'7"



## Ground floor

Kitchen/Dining	5.15m x 3.51m	16'8" x 11'4"
Living Room	4.18m x 4.85m	13'6" x 15'9"

S = Store



## First floor

Bedroom 1	2.98m x 3.57m	9'7" x 11'7"
Bedroom 2	2.88m x 3.15m	9'4" x 10'3"
Bedroom 3/Study	2.07m x 2.44m	6'7" x 7'9"

# The Cedar

3 bedroom detached home  
Plots 6, 47\*, 54, 68, 74\*

\*Plots 47 & 74 have a bay window to dining/family room.



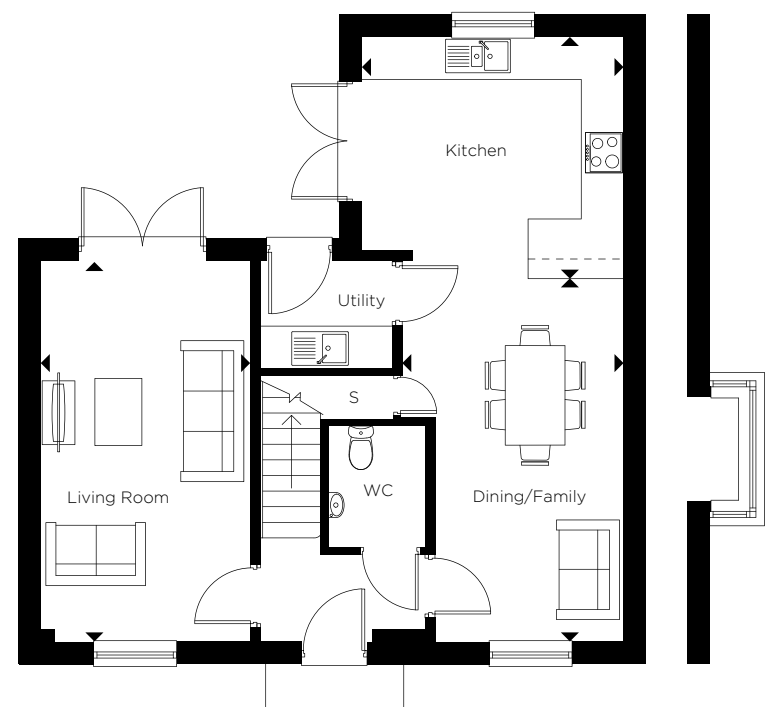
Computer generated image depicts a typical Cedar housetype and is indicative only.

# The Elm

3 bedroom detached home  
Plots 2, 27, 33, 38, 40



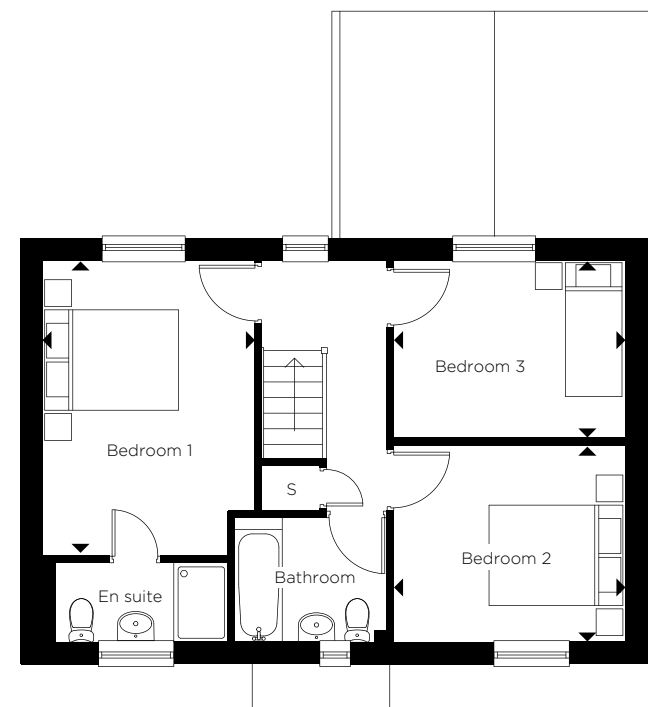
Computer generated image depicts The Elm housetype at Steeple View Chase and is indicative only.



## Ground floor

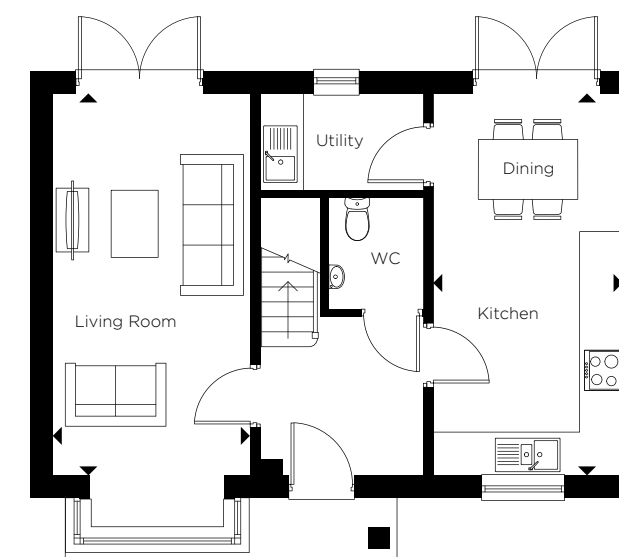
Kitchen	3.95m x 3.65m	12'9" x 11'9"
Dining/Family	3.34m x 5.47m	10'9" x 17'9"
Living Room	3.15m x 5.75m	10'3" x 18'8"

S = Store



## First floor

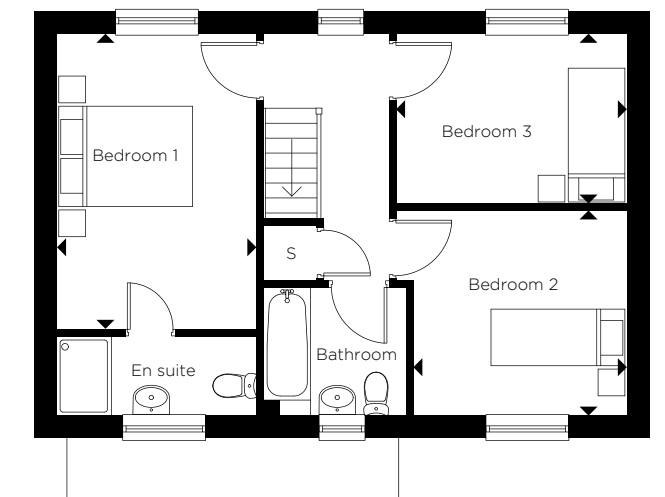
Bedroom 1	3.20m x 4.43m	10'4" x 14'5"
Bedroom 2	3.47m x 2.96m	11'3" x 9'7"
Bedroom 3	3.47m x 2.66m	11'3" x 8'7"



## Ground floor

Kitchen/Dining	2.84m x 5.75m	9'3" x 18'8"
Living Room	2.96m x 5.75m	9'7" x 18'8"

S = Store



## First floor

Bedroom 1	2.99m x 4.45m	9'8" x 14'6"
Bedroom 2	3.20m x 3.09m	10'5" x 10'1"
Bedroom 3	3.45m x 2.56m	11'3" x 8'4"

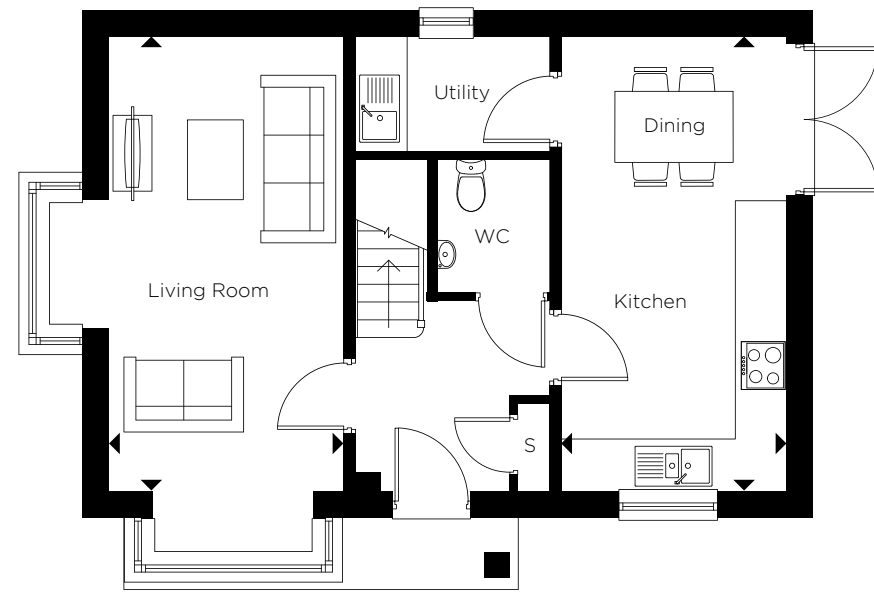


# The Willow

3 bedroom detached home  
Plots 4, 5, 28

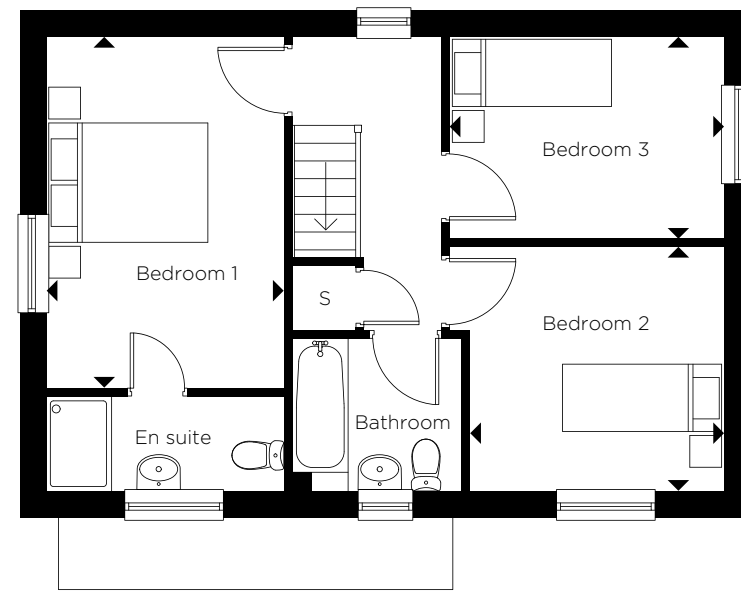


Computer generated image depicts a typical Willow housetype and is indicative only.



## Ground floor

Kitchen/Dining	2.84m x 5.75m	9'3" x 18'8"
Living Room	2.96m x 5.75m	9'7" x 18'8"



## First floor

Bedroom 1	2.99m x 4.45m	9'8" x 14'6"
Bedroom 2	3.20m x 3.09m	10'5" x 10'1"
Bedroom 3	2.56m x 3.45m	8'4" x 11'3"

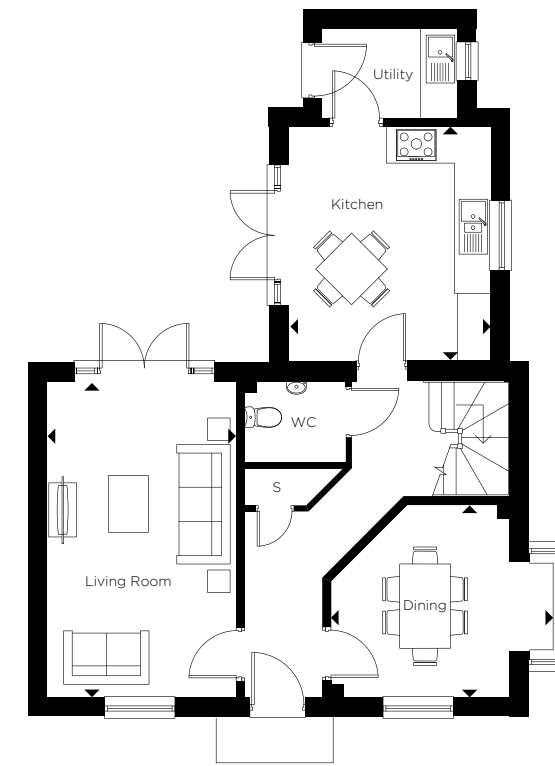
S = Store

# The Beechwood

4 bedroom detached home  
Plots 55, 61, 65, 69, 75



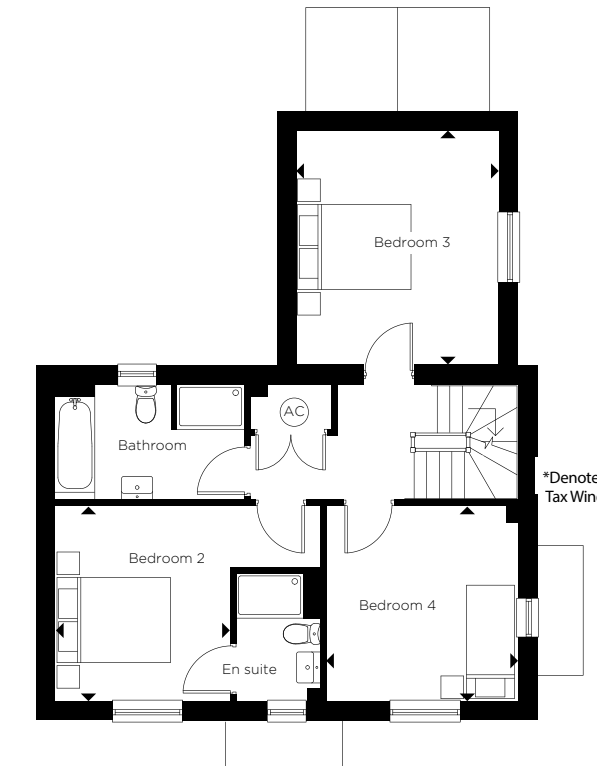
Computer generated image depicts The Beechwood housetype at Steeple View Chase and is indicative only.



## Ground floor

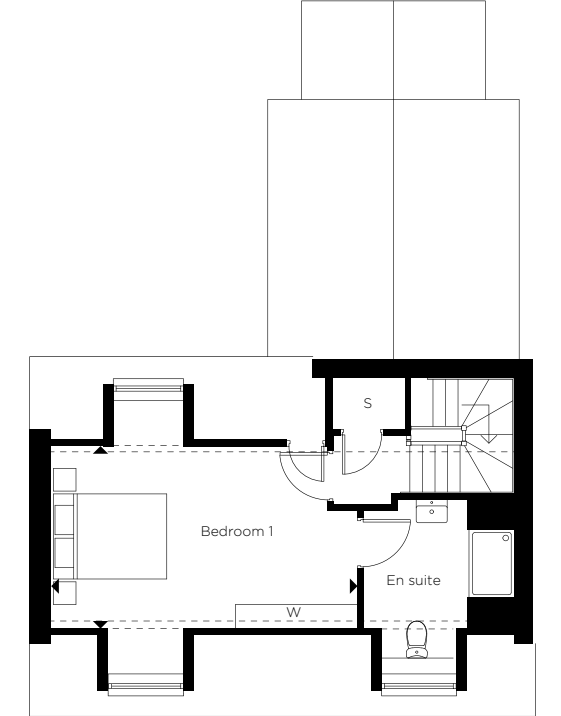
Kitchen	3.61m x 4.16m	11'8" x 13'6"
Dining	3.43m x 3.95m	11'2" x 12'9"
Living Room	3.36m x 5.67m	11'0" x 18'4"

S = Store  
AC = Airing Cupboard



## First floor

Bedroom 2	3.13m x 3.48m	10'1" x 11'4"
Bedroom 3	3.61m x 4.16m	11'8" x 13'6"
Bedroom 4	3.41m x 3.48m	11'1" x 11'4"



## Second floor

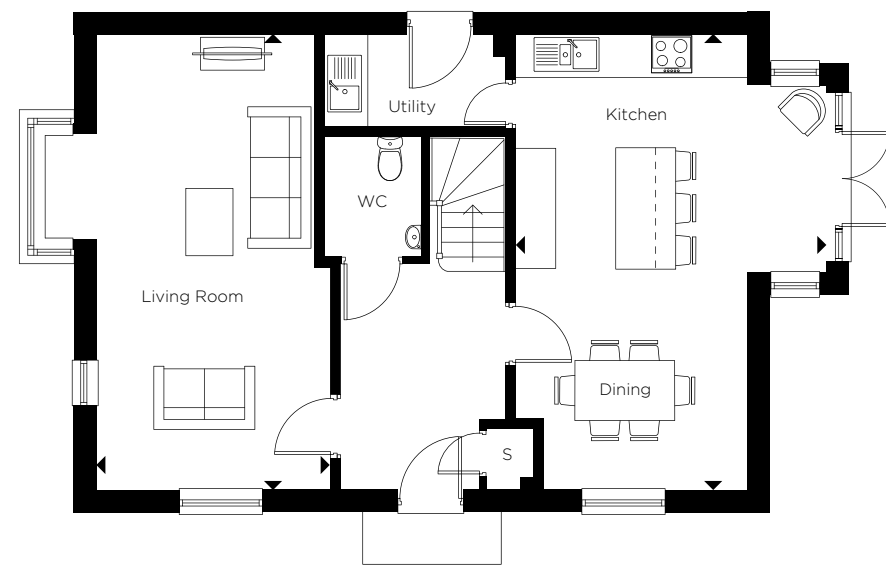
Bedroom 1	3.23m x 5.44m	10'6" x 17'8"
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# The Elder

4 bedroom detached home  
Plots 46, 51

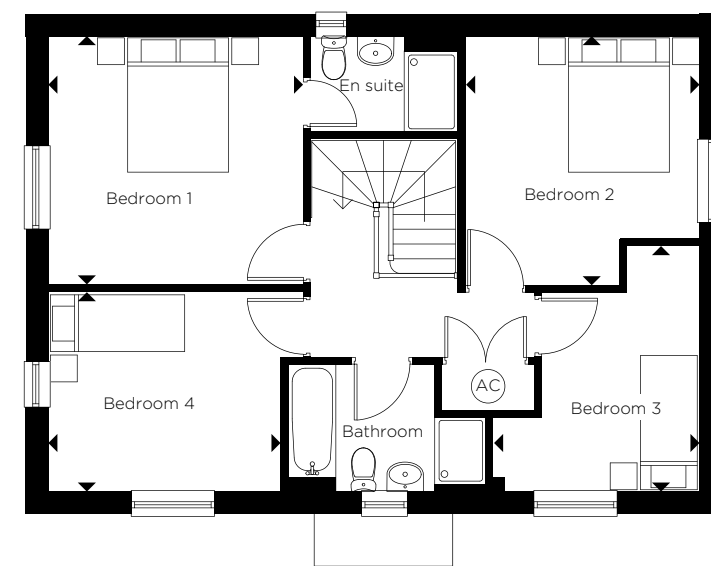


Computer generated image depicts a typical Elder housetype and is indicative only.



## Ground floor

Kitchen/Dining	4.67m x 6.83m	15'3" x 22'4"
Living Room	3.51m x 6.83m	11'5" x 22'4"



## First floor

Bedroom 1	3.73m x 3.83m	12'2" x 12'5"
Bedroom 2	3.51m x 3.73m	11'5" x 12'2"
Bedroom 3	3.10m x 3.69m	10'2" x 12'1"
Bedroom 4	3.49m x 3.00m	11'4" x 9'8"

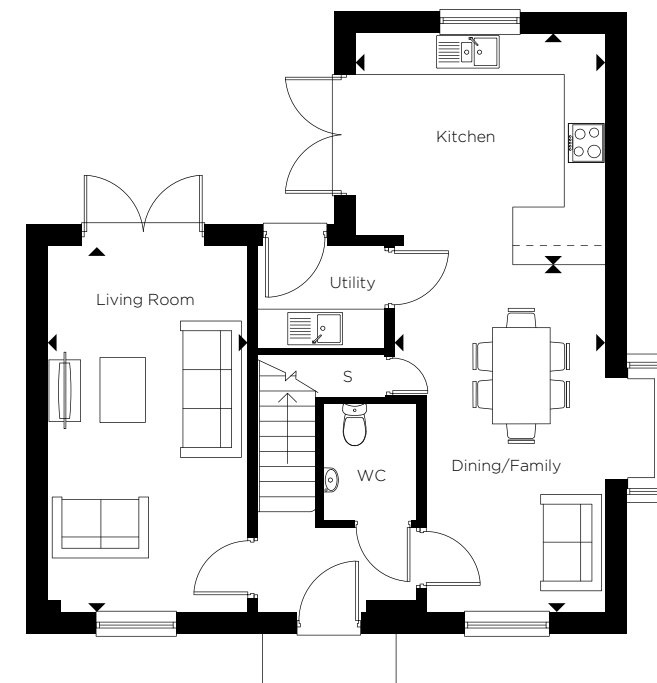
S = Store  
AC = Airing Cupboard

# The Hawthorne

4 bedroom detached home  
Plots 3, 41



Computer generated image depicts The Hawthorne housetype at Steeple View Chase and is indicative only.



## Ground floor

Kitchen	3.95m x 3.65m	12'9" x 11'9"
Dining/Family	5.47m x 3.34m	17'9" x 10'9"
Living Room	3.15m x 5.75m	10'3" x 18'8"

S = Store



## First floor

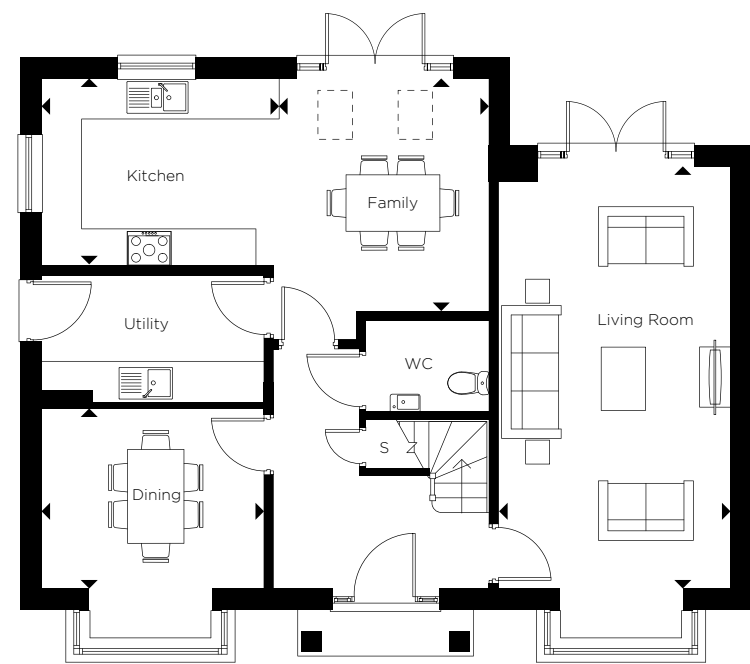
Bedroom 1	3.20m x 4.45m	10'4" x 14'5"
Bedroom 2	3.25m x 3.95m	10'6" x 12'9"
Bedroom 3	3.46m x 3.35m	11'3" x 10'9"
Bedroom 4	2.30m x 3.47m	7'5" x 11'3"

# The Mulberry

4 bedroom detached home  
Plots 31, 52



Computer generated image depicts The Mulberry housetype at Steeple View Chase and is indicative only.



## Ground floor

Kitchen	2.99m x 3.80m	9'8" x 12'4"
Family	3.35m x 3.72m	10'9" x 12'2"
Dining	3.56m x 2.88m	11'6" x 9'4"
Living Room	3.70m x 6.75m	12'1" x 22'1"

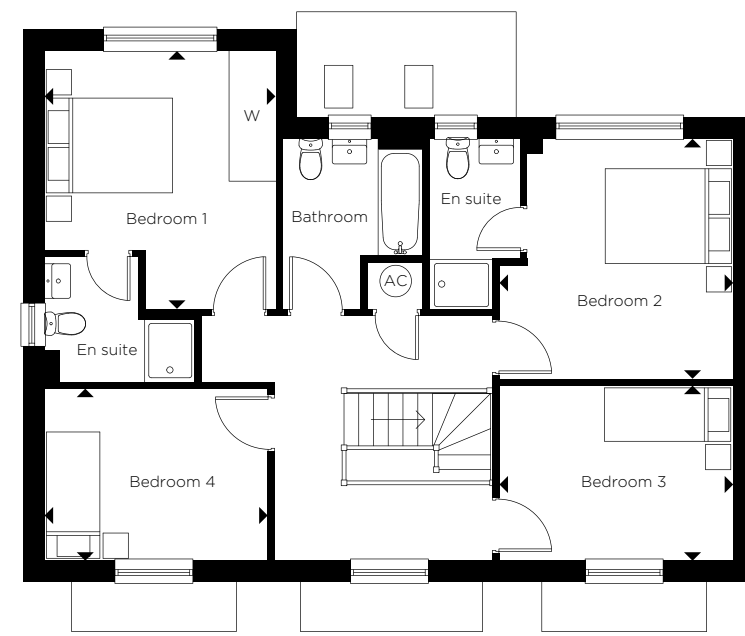
S = Store  
AC = Airing Cupboard

# The Oak

4 bedroom detached home  
Plots 30, 53, 63

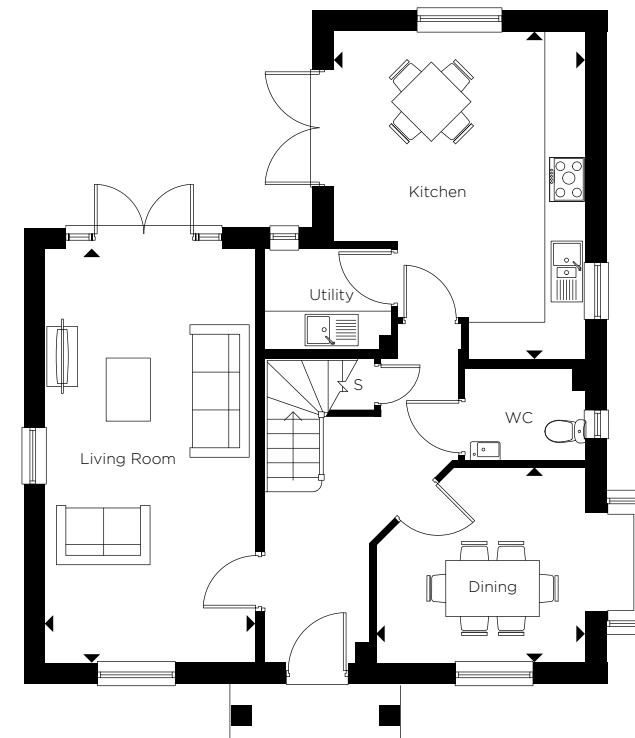


Computer generated image depicts The Oak housetype at Steeple View Chase and is indicative only.



## First floor

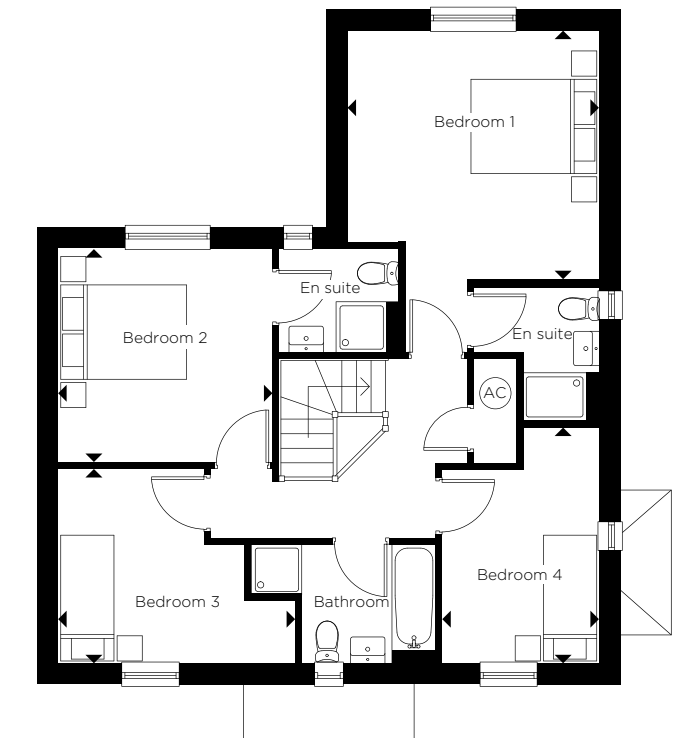
Bedroom 1	3.70m x 4.14m	12'1" x 13'5"
Bedroom 2	3.85m x 3.75m	12'6" x 12'3"
Bedroom 3	2.80m x 3.73m	9'1" x 12'2"
Bedroom 4	2.75m x 3.55m	9'0" x 11'6"



## Ground floor

Kitchen	4.04m x 5.26m	13'2" x 17'2"
Dining	3.36m x 3.14m	11'0" x 10'4"
Living Room	3.38m x 6.64m	11'0" x 21'7"

S = Store  
AC = Airing Cupboard



## First floor

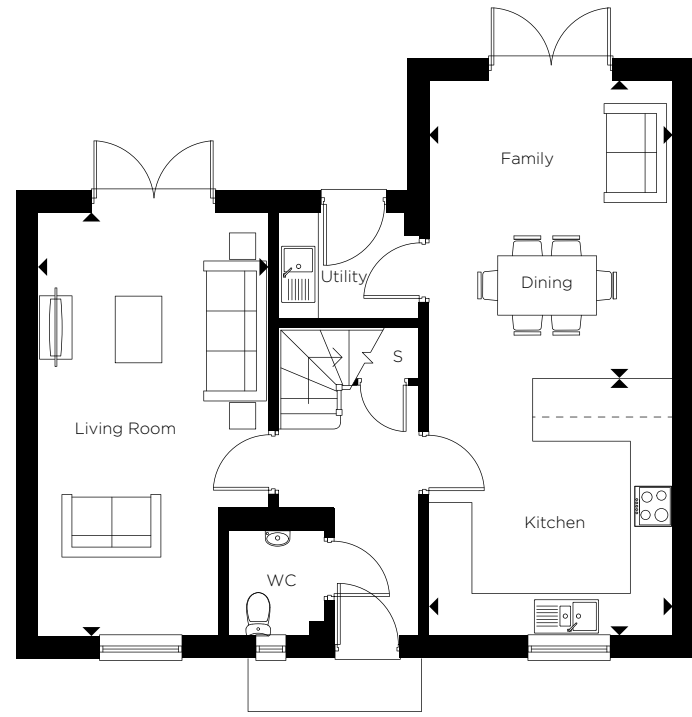
Bedroom 1	4.04m x 3.99m	13'2" x 13'0"
Bedroom 2	3.43m x 3.43m	11'2" x 11'2"
Bedroom 3	3.79m x 3.11m	12'4" x 10'2"
Bedroom 4	2.52m x 3.77m	8'2" x 12'3"

# The Pine

4 bedroom detached home  
Plots 21, 32, 34, 39, 64



Computer generated image depicts The Pine housetype at Steeple View Chase and is indicative only.



## Ground floor

Kitchen	3.70m x 3.91m	12'1" x 12'8"
Dining/Family	4.51m x 3.70m	14'8" x 12'1"
Living Room	3.51m x 6.42m	11'5" x 21'0"

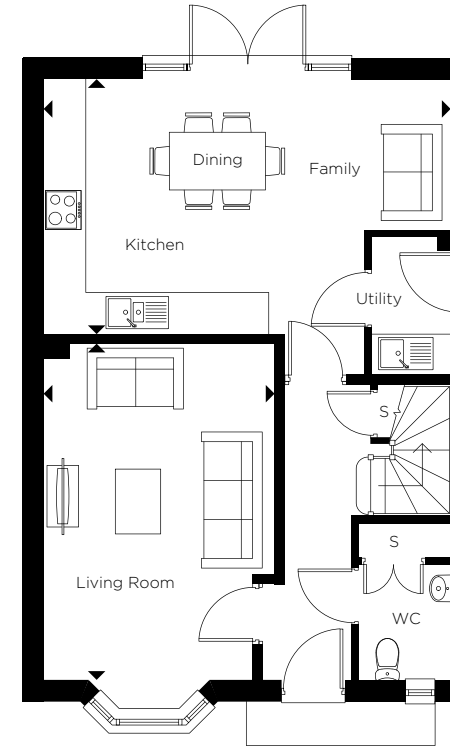
S = Store

# The Yew

4 bedroom detached home  
Plots 56, 62



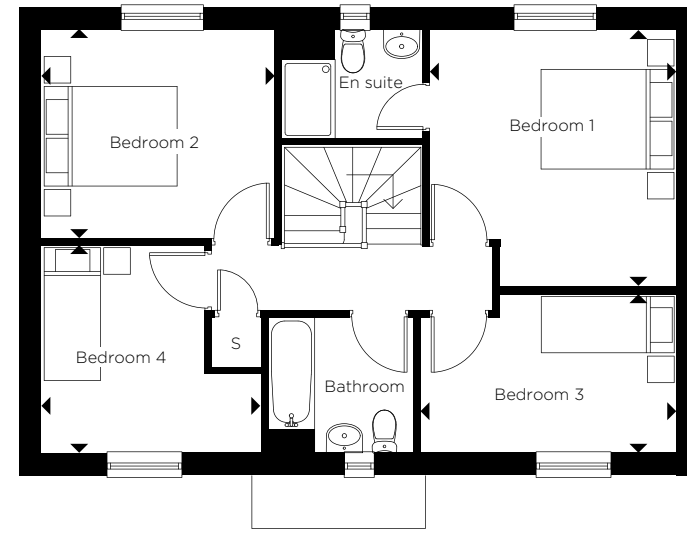
Computer generated image depicts a typical Yew housetype and is indicative only.



## Ground floor

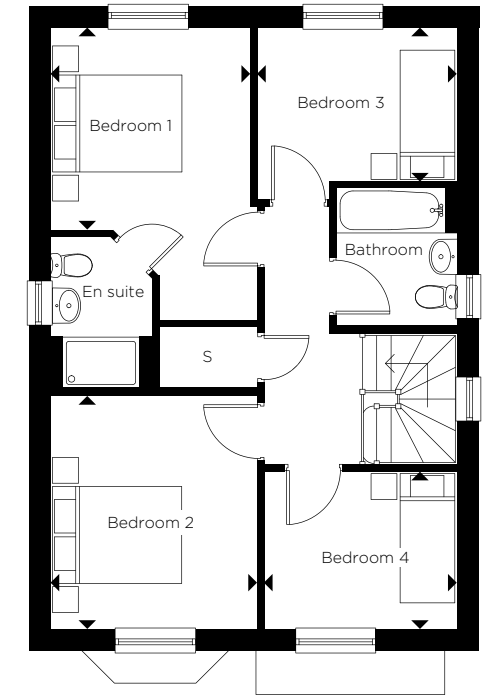
Kitchen/Dining/Family	3.98m x 6.34m	13'0" x 20'8"
Living Room	3.60m x 5.24m	11'7" x 17'1"

S = Store



## First floor

Bedroom 1	3.75m x 3.88m	12'3" x 12'7"
Bedroom 2	3.54m x 3.17m	11'6" x 10'3"
Bedroom 3	2.42m x 3.89m	7'9" x 12'7"
Bedroom 4	3.32m x 3.14m	10'9" x 10'3"



## First floor

Bedroom 1	3.12m x 3.15m	10'2" x 10'3"
Bedroom 2	3.23m x 3.63m	10'6" x 11'9"
Bedroom 3	2.40m x 3.13m	7'8" x 10'2"
Bedroom 4	2.47m x 3.01m	8'0" x 9'8"

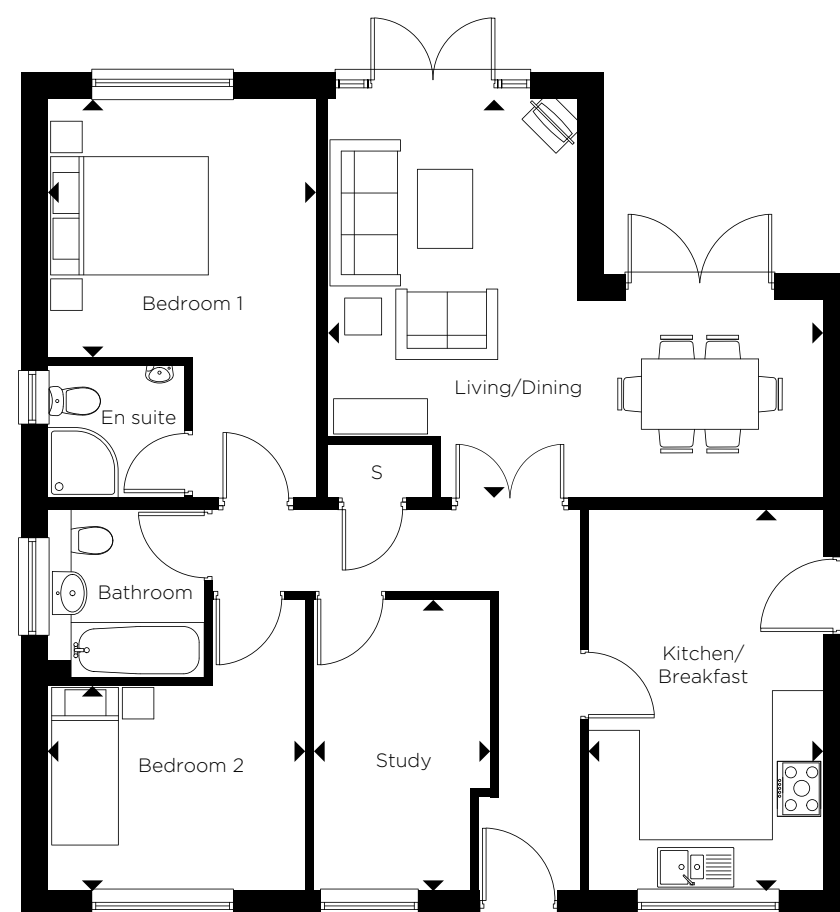
# The Chestnut

2 bedroom bungalow

Plots 1, 7, 8, 9, 10, 20



Computer generated image depicts The Chestnut housetype at Steeple View Chase and is indicative only.



## Ground floor

Kitchen/Breakfast	2.99m x 4.87m	9'8" x 15'9"
Living/Dining	6.33m x 5.12m	20'7" x 16'7"
Study	2.26m x 3.73m	7'4" x 12'2"
Bedroom 1	3.43m x 3.32m	11'2" x 10'9"
Bedroom 2	3.30m x 2.63m	10'8" x 8'6"

S = Store





# Carefully crafted homes built to a high specification

At Mulberry Homes we offer an enviable specification as standard, as well as the option to personalise and upgrade your home further with our range of optional extras.\* We take care to select the finest fixtures and finishes that will not only enhance your home, but also provide you with the ideal blank canvas ready for you to stamp your own identity.

## GENERAL

- Oak style finish handrails and newel caps to staircase.
- White premium ladder moulded internal doors throughout.

## KITCHENS

- Our contemporary kitchens have been selected from Symphony's Woodbury, Harvard and Urban range with the Cranbrook or Princeton range available as an upgrade.
- All homes have laminate worktops, glass splashbacks, Blanco sink & taps and a removable unit to make space for an optional washing machine and/or dishwasher (subject to kitchen layout).
- The Ash, The Birch, The Cedar, The Chestnut, The Elder, The Elm, The Hawthorne, The Pine, The Willow & The Yew all feature a single oven, a four burner gas hob, extractor hood and integrated fridge/freezer.
- The Beechwood, The Mulberry & The Oak all feature an integrated Bosch double oven, five burner gas hob, large extractor hood, integrated fridge/freezer and dishwasher as standard.
- Where homes have a utility room, the finish matches the kitchen specification, with space for a free standing washing machine and tumble dryer depending on layout. Please ask your Sales Advisor for further details.

## BATHROOM AND EN SUITES

- Bathrooms, en suites and WCs are finished in a simplistic contemporary style, complimented with Roca sanitaryware and soft close lavatory seats.
- The Beechwood, The Mulberry & The Oak all feature Laufen sanitaryware with feature cabinets to bathroom and en suites.
- In bathrooms featuring a shower over the bath, a fixed glass shower screen, a riser rail and full height tiling around the bath is provided from the Porcelanosa range.
- Where the family bathroom consists of both a bath and shower enclosure, full height tiling will be provided to the enclosure only, with half height around the bath.
- Half height wall tiling is provided to the rear of the lavatory and sink.
- The luxury of heated towel rails and shaver points.
- WCs feature luxury Porcelanosa tiled splashback.

## WARDROBES

- The Beechwood & The Mulberry features mirror finish sliding wardrobes to the master bedroom.

## HEATING

- For your comfort, all Mulberry homes have full gas-fired central heating with an energy efficient Ideal Standard/Combi Logic boiler and thermostatically controlled radiators.

## CONNECTIVITY

- Your home comes well connected to the outside world with telephone points to the understair cupboard/store, living room, master bedroom and study where applicable.
- A multimedia point to the living room and TV sockets to all bedrooms and the kitchen/dining room where applicable.\*
- USB sockets to the kitchen & master bedroom.
- For peace of mind, mains operated smoke alarms and carbon monoxide detectors are provided.



## ELECTRICAL

- Pendant lighting can be found in the living and dining rooms, as well as the bedrooms and the loft.
- White LED downlighters are installed to the WC, kitchen area, where conjoined, utility room, bathrooms and en suites, where applicable.

## OUTSIDE

- Planting to the front gardens of all properties and open space areas will be as per the landscape plan.\*\*
- An external tap is provided to the rear of the property.
- Patios are all fully paved along with footpaths where applicable.\*\*
- Gardens generally have closeboard panels and posts.\*\*

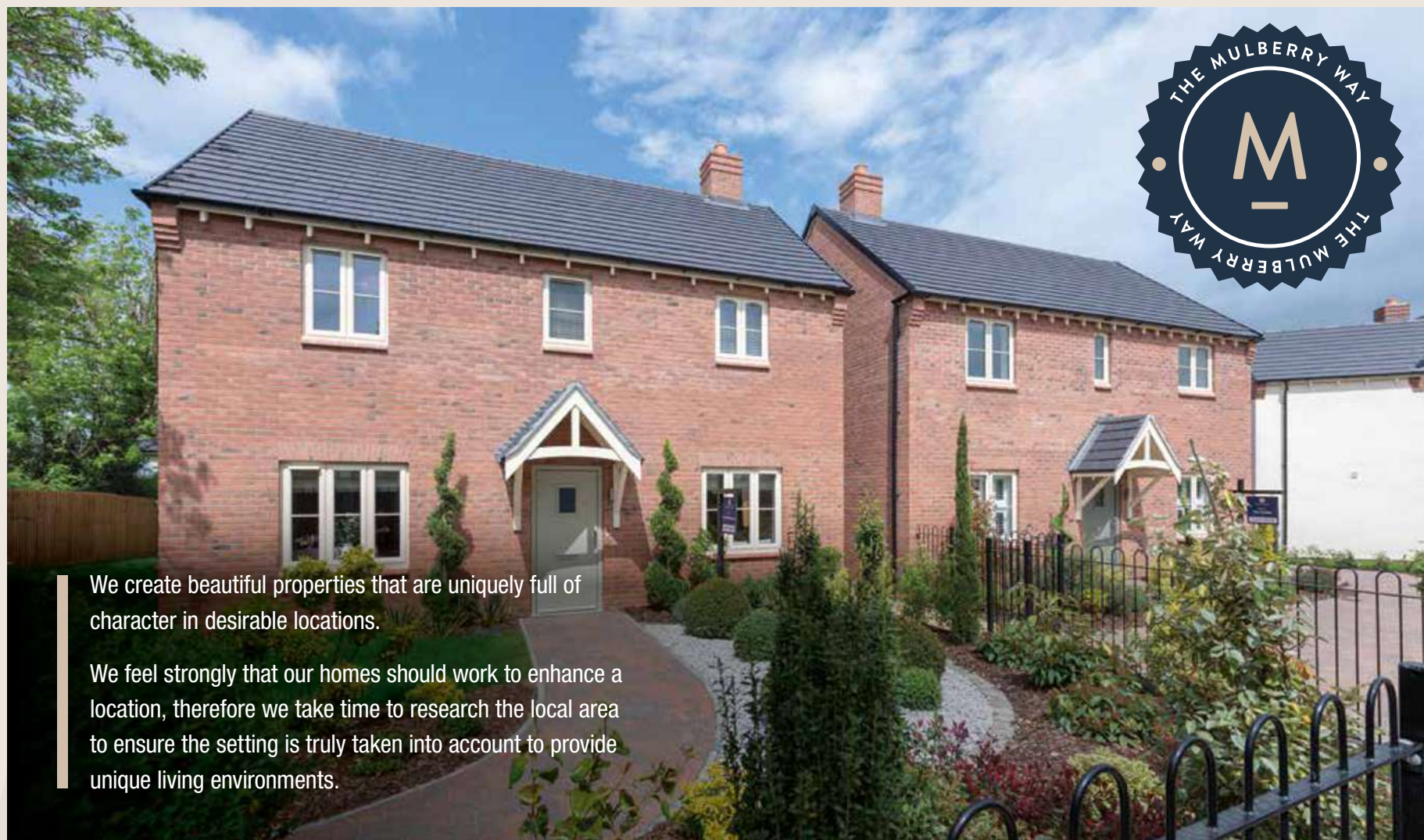
## OPTIONAL EXTRAS AND UPGRADES

- You can enjoy personalising your home with a range of optional extras and upgrades. Please ask your Sales Advisor for further details.

## WARRANTY

- All Mulberry homes come with a NHBC 10 year industry recognised warranty.

\* Options and upgrades are subject to the stage of construction, please ask your Sales Advisor for further details.  
\*\* Please speak to your Sales Advisor to discuss external boundaries, including footpaths and gardens generally for specific plots.



We create beautiful properties that are uniquely full of character in desirable locations.

We feel strongly that our homes should work to enhance a location, therefore we take time to research the local area to ensure the setting is truly taken into account to provide unique living environments.

# Mulberry initiatives

## ELECTRIC CAR CHARGING POINTS INCLUDED:



Relax and re-charge your batteries with convenient charge stops in our visitor parking area. Both residents and guests can make great use of this technology, helping make the air we all breathe clean and pollution free. Simply through charging, we hope to encourage the uptake of low-emission vehicles.



# We can help you move

Mulberry offer an array of incentives and schemes to help make your move easy now. Our Sales team and industry experts are on hand to discuss the Mulberry Homes Assisted Move, Part Exchange, Help to Buy and Shared Ownership schemes. To find out more please liaise with your Sales Advisor. T&C's apply.



# About Mulberry

At Mulberry Homes, we are proud of the enviable reputation we have established for building beautiful, high-quality homes, to NHBC standards, that fit effortlessly into their surroundings.

Adding to our strong reputation for delivery of outstanding schemes, our aspiration is to become a Premier Regional Housebuilder, priding ourselves on the quality of homes we create. The attention to detail starts at the very beginning, from exploring the local area, planning and working alongside our architects to ensure that our homes are designed with layouts that work for modern living.

From family homes and luxury countryside dwellings located throughout the Midlands and the South, Mulberry homes are always designed,

built and finished to a meticulous standard. It is this level of care and attention that makes a Mulberry home, one to be proud of.

As well as our unique approach to the interiors and exteriors of our properties, we are very sympathetic to the local surroundings of our developments. When delivering new communities we build in a way that considers the environment and is sympathetic to the local surroundings. Our homes are both sustainable and energy efficient - minimising their impact on the environment whilst reducing your energy costs too.



## OUR CUSTOMERS ARE AT THE HEART OF EVERYTHING WE DO

Whether it's your first home or fifth, whether you're already familiar with the area or relocating, buying a house is always a huge decision. That's why the team at Mulberry are dedicated to guiding and supporting you throughout the process – before, during and beyond purchase.

From reservation to completion, we'll keep you informed on both the progress of your build and the continuing legal process. Once you have moved into your new home in the event that you experience any issues our customer care team will be on hand to assist within the first two years.

**Mulberry Homes, DC420 DIRFT, Crick Road, Rugby, Warwickshire, CV23 8YL**

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This document is intended to provide an indication of the general style of our development. Computer generated images are indicative only and do not accurately depict individual plots. Mulberry Homes operates a policy of continuous development and individual features such as window elevational treatments may vary from time to time with a tolerance of +/- 50mm. To this end, any drawings, photographs or illustrations shown are non contractual. The dimensions are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Kitchen size and layout is indicative only, please ask your Sales Adviser for further details. All furniture is indicative and not supplied. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter vary the design and specification at any time for any reason without prior notice. Consequently these particulars should be treated as general guidance only and can not be relied upon as accurately describing any of the specified matter prescribed. Nor do they constitute a contract, part of a contract or warranty. Travel times and distances are approximate and sourced from National Rail enquiries and Google Maps. All details are correct at time of print, March 2022.





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