



RAVENSDEN PARK

GRAZE HILL



MULBERRY

HOMES

Quintessential living

A TRULY EXCLUSIVE PLACE TO CALL HOME



Computer generated image depicts The Beacon and The Carlton housetypes at Ravensden Park and is indicative only.

WELCOME TO RAVENS DEN PARK

A hidden gem within a scenic valley location, Ravensden Park is an exclusive rural idyll with enviable views reaching far across rolling hills.

There's a real sense of arrival as you enter the development along a richly landscaped driveway revealing a beautiful collection of carefully crafted homes, each with spacious driveways and private gardens, surrounded by greenery creating a picture perfect street scene.

Settled within a lush, green country park, surrounded by more than 20 acres, Ravensden Park blends seamlessly into its rural setting allowing residents to benefit from their very own slice of Bedfordshire countryside, thoughtfully designed to capture the true beauty and luxury of rural living.



Computer generated image depicts The Earlswood, The Harrington and The Blenheim housetypes at Ravensden Park and is indicative only



LUXURY 2, 3, 4 & 5 BEDROOM HOMES

Mulberry Homes' exclusive new development, Ravensden Park, is an outstanding collection of high-quality homes nestled amongst scenic countryside in a picturesque valley on the edge of Bedfordshire.

Ravensden Park welcomes a wide range of home buyers, including those taking their first steps onto the ladder, growing families and downsizers. Choose from an exclusive selection of two bedroom terraced homes, semi detached and detached three, four and five bedroom homes, carefully designed to offer spacious living configurations and aspirational interiors.



A PLACE TO CALL HOME

With something for everyone, this unique development showcases an impressive mix of homes which feature a variation of materials throughout from quality brickwork in a range of colours, along-side weatherboard and feature rendering all finished with Mulberry's signature cream windows.

This distinctive style creates desirable street scenes that make Ravensden Park a truly exclusive place to call home.

You'll also find sustainable features such as electric car charging, bringing modern living to these carefully crafted homes.



2 BEDROOM HOMES

The Bosworth
Plots 59, 60, 61

3 BEDROOM HOMES

The Abbey
Plots 29, 80, 83, 94, 106, 111

The Beacon
Plots 25, 26, 34, 35, 87, 88, 89, 90, 91,
92, 104, 105

The Carlton
Plots 5, 21, 23, 58, 86, 114, 149, 150
*Plots 5, 58 & 149 have a bay window

The Houlton
Plots 32, 33, 81, 82, 95, 96, 97, 98
*Plot 32 has an alternative layout

The Ravensden
Plots 27, 75, 93, 99, 107, 112

The Rockingham
Plots 3, 4, 30, 31, 62, 63, 64, 65, 118,
119, 128, 129, 142, 143

The Warwick
Plots 78, 79, 113, 135, 146

4 BEDROOM HOMES

The Blenheim
Plots 19, 20, 120, 127

The Harrington
Plots 10, 12, 14, 15, 121, 123, 125,
126, 138

The Humberstone
Plots 110, 116, 131, 134, 144
*Plot 116 has no bay window to dining/family room

The Pitsford
Plots 18, 76, 77, 109, 133, 136, 141

The Richmond
Plots 117, 130, 145

The Salcey
Plots 8, 22, 115, 132, 147, 148

The Sherbourne
Plots 24, 28, 66, 137, 140

The Yardley
Plots 2, 6, 7, 17
*Plot 2 has a lifestyle room over the garage

5 BEDROOM HOMES

The Earlswood
Plots 1, 9, 11, 13, 16, 108, 122, 124, 139
*Plots 1, 9, 11, 13 & 16 has a lifestyle room over the garage

AFFORDABLE HOMES

Plots 36-57, 67-74, 84-85, 100-103,
151-163

* Please speak to your Sales Advisor
for further details.



A WORLD TO EXPLORE ON THE EDGE OF THE COUNTRYSIDE

Ravensden Park is a truly unique development where life can be as peaceful or adventurous as you choose to make it. The Bedfordshire countryside greets you on your doorstep, opening up a world of possibilities in this enchanting rural setting.



EXCELLENT SCHOOLS

A wide selection of top rated schools including Carlton C of E Primary School and Bedford Free School, both rated outstanding by Ofsted.



LOCAL RESTAURANTS

Get a taste for your new community by exploring local restaurants and traditional pubs in Bedford and the surrounding towns and villages.



LOCAL COMMUNITY

A peaceful community thoughtfully designed to support the wellbeing of residents while benefitting from the perks of town life in nearby Bedford.



COUNTRYSIDE LIVING

The very best of luxury rural living, offering aspirational, modern homes in the heart of the beautiful Bedfordshire countryside.



DISCOVER LIFE AT RAVENS DEN PARK

This development will allow you to experience life to the full, whatever your priority. Luxury, modern living in a peaceful setting, close to local amenities, transport options and an excellent range of schools that make Ravensden Park a truly special place to call home.

The development is also close to the National cycle network, including Route 52 which links Milton Keynes, Bedford, Bury St Edmunds and Ipswich.



YOUR PIECE OF COUNTRYSIDE SURROUNDED BY NATURE

Ravensden Park has been carefully designed to create a place that strengthens and supports the connection between people, communities and the places they share.

The richly planted park that encompasses the development creates a strong sense of community, safety and togetherness. Throughout the development richly planted landscaping gives homeowners a leafy green outlook and easy access to cycle paths and walkways keeps Ravensden Park connected to neighbouring towns and villages.



PERFECTLY LOCATED - THE BEST OF BOTH WORLDS

The carefully considered location of Ravensden Park means that homebuyers can enjoy the pleasure of rural living, surrounded by picturesque open space whilst benefiting from proximity to the charming market town of Bedford.

Bedford offers a wide range of amenities including shops, local pubs, leisure and health facilities and a number of excellent schools.

EVERYTHING YOU NEED ON YOUR DOORSTEP

Bedford town is under three miles away, offering a mix of well-known brands at the popular Harpur Shopping Centre and independent shops in the towns cosmopolitan Castle Quarter. Residents can enjoy the weekly farmers' market whilst the town itself also has lots of options for eating out, from quaint cafés to quality restaurants and traditional pubs.

Keen golfers are spoilt for choice with an array of courses to choose from, including Mowsbury Golf Course which is just under a mile away. For those that like to get out and about, the Bedfordshire countryside offers plenty of opportunities for long walks along the River Ouse and through nearby beauty spots such as Bromham Lake Nature Reserve.



JOURNEY BY CAR FROM RAVENS DEN PARK

2
MINUTES
MOWSBURY
GOLF COURSE

4
MINUTES
MOWSBURY
PARK

12
MINUTES
BEDFORD
TRAIN STATION

13
MINUTES
A6

14
MINUTES
BEDFORD
TOWN CENTRE

WELL CONNECTED COUNTRYSIDE LIVING

Bedfordshire is regarded as an excellent commuter county, with easy access to national travel links by road and rail. Bedford Train Station is just four miles from Ravensden Park offering around six trains per hour to London, as well links to the Midlands and the North, with future plans set to further improve commutability from the town. The A6 is just a few miles away, allowing for journeys to Rushden, Luton, Kettering and Milton Keynes.



JOURNEY BY TRAIN FROM BEDFORD TRAIN STATION

Just 12 minutes from Ravensden Park by car

15
MINUTES
LUTON
PARKWAY

15
MINUTES
HARLINGTON

39
MINUTES
ST ALBANS

41
MINUTES
LONDON
ST PANCRAS

90
MINUTES
NORTHAMPTON

70
MINUTES
MILTON KEYNES



THE BOSWORTH

2 bedroom terraced home,
plots 59, 60, 61

GROUND FLOOR		
Kitchen/Dining	4.24m x 3.18m	13'3" x 10'5"
Living Room	4.09m x 4.24m	14'2" x 10'10"

FIRST FLOOR		
Bedroom 1	4.22m x 3.47m	13'10" x 11'5"
Bedroom 2	4.22m x 2.98m	13'10" x 10'1"

Computer generated image depicts The Bosworth housetype at Ravensden Park and is indicative only.



THE ABBEY

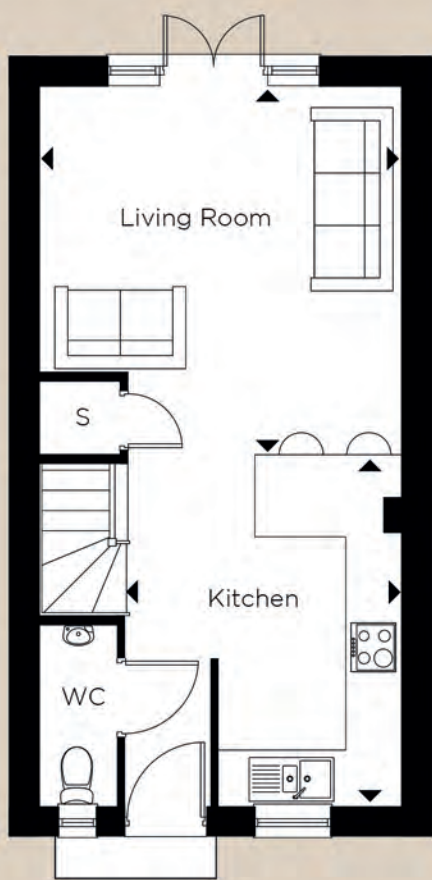
3 bedroom detached home,
plots 29, 80, 83, 94, 106, 111

GROUND FLOOR		
Kitchen/Dining	5.61m x 3.43m	18'5" x 11'3"
Living Room	4.43m x 3.36m	14'6" x 11'2"

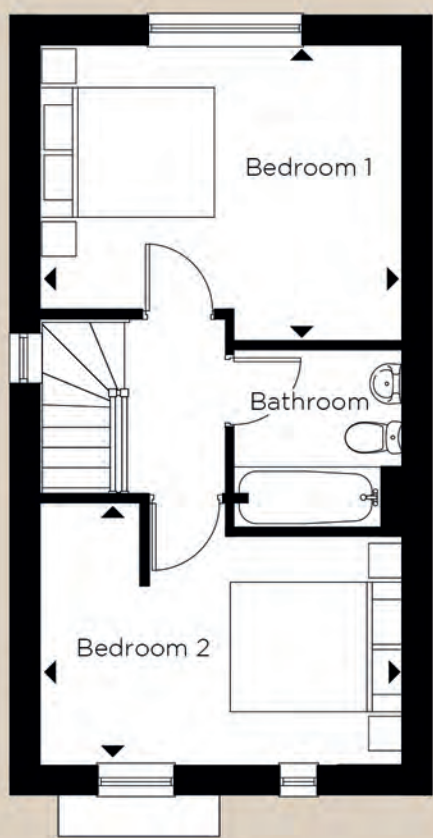
FIRST FLOOR		
Bedroom 1	4.48m x 3.48m	12'5" x 8'8"
Bedroom 2	3.37m x 3.15m	11'3" x 10'4"
Bedroom 3	2.50m x 2.18m	8'2" x 7'2"

Computer generated image depicts The Abbey housetype at Ravensden Park and is indicative only.

S = Store

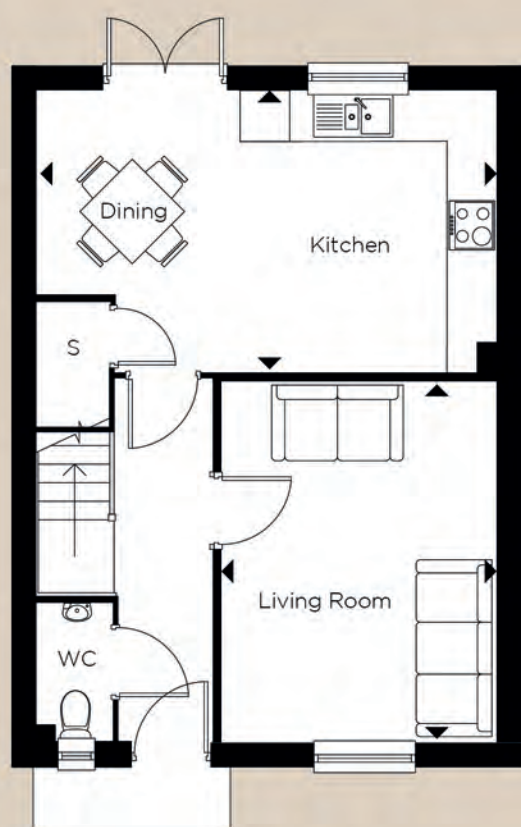


GROUND FLOOR

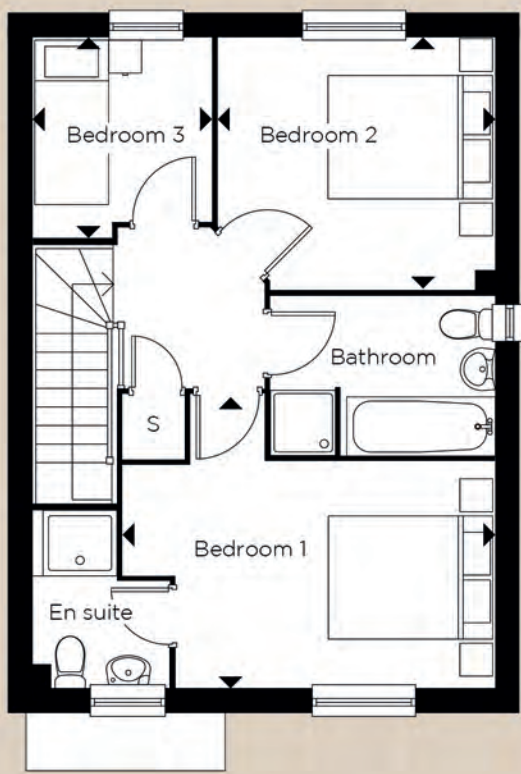


FIRST FLOOR

S = Store



GROUND FLOOR



FIRST FLOOR



Computer generated image depicts The Beacon housetype at Ravensden Park and is indicative only.

THE BEACON

3 bedroom semi detached home,
plots 25, 26, 34, 35, 87, 88, 89, 90,
91, 92, 104, 105

GROUND FLOOR

Kitchen/Dining	4.84m x 3.42m	15'11" x 11'3"
Living Room	4.89m x 3.62m	16'1" x 11'10"

FIRST FLOOR

Bedroom 1	3.41m x 2.66m	11'2" x 8'9"
Bedroom 2	3.37m x 2.66m	11'1" x 8'9"
Bedroom 3	2.36m x 2.11m	7'9" x 6'11"

THE CARLTON

3 bedroom detached home,
plots 5,* 21, 23, 58,* 86, 114, 149,* 150

GROUND FLOOR

Kitchen/Dining Family Room	9.17m x 3.54m	30'1" x 11'7"
Living Room	5.79m x 3.19m	18'11" x 10'6"

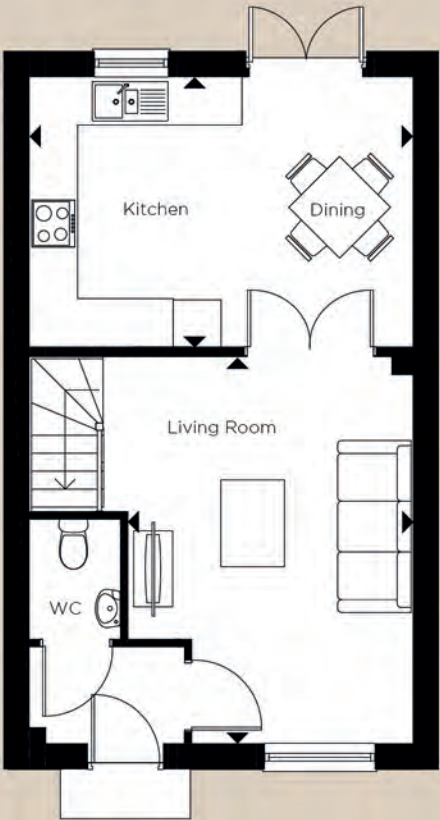
FIRST FLOOR

Bedroom 1	4.48m x 3.24m	14'8" x 10'8"
Bedroom 2	3.06m x 2.93m	10'0" x 9'7"
Bedroom 3	3.06m x 2.79m	10'0" x 9'2"

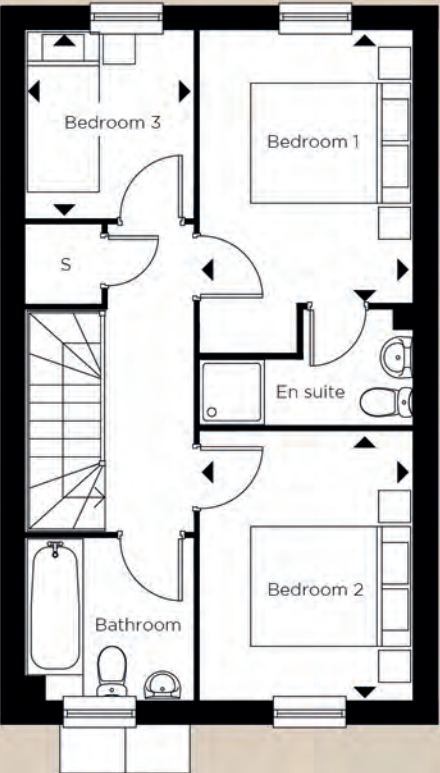


Computer generated image depicts The Carlton housetype at Ravensden Park and is indicative only.

S = Store



GROUND FLOOR



FIRST FLOOR

S = Store



GROUND FLOOR



FIRST FLOOR

*Plots 5, 58 & 149 have a bay window



THE HOULTON

3 bedroom semi detached home,
plots 32, 33, 81, 82, 95, 96, 97, 98

GROUND FLOOR		
Kitchen/Dining	4.78m x 5.38m	15'5" x 16'8"
Living Room	3.73m x 5.25m	12'2" x 17'2"

FIRST FLOOR		
Bedroom 2	4.78m x 2.92m	15'5" x 9'6"
Bedroom 3	2.64m x 3.14m	8'5" x 10'2"

SECOND FLOOR		
Bedroom 1	3.72m x 5.24m	12'2" x 17'1"

Computer generated images depicts The Houlton housetype at Ravensden Park and is indicative only.



THE RAVENS DEN

3 bedroom detached home,
plots 27, 75, 93, 99, 107, 112

GROUND FLOOR		
Kitchen/Dining	5.27m x 3.90m	17'3" x 12'9"
Living Room	6.98m x 3.62m	22'10" x 11'10"

FIRST FLOOR		
Bedroom 1	4.35m x 3.11m	14'4" x 10'4"
Bedroom 2	3.56m x 3.10m	10'4" x 9'3"
Bedroom 3	3.74m x 2.32m	10'5" x 7'7"

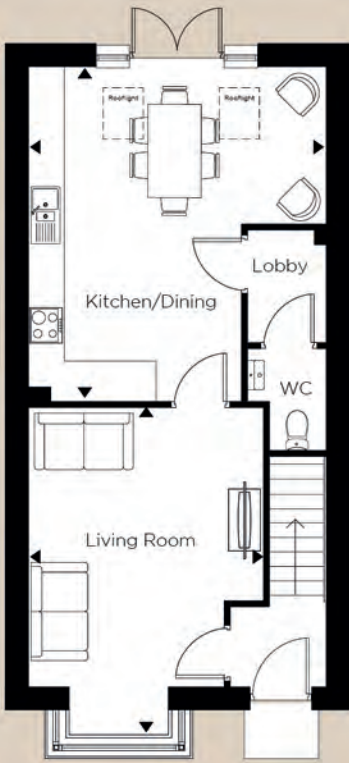
Computer generated image depicts The Ravensden housetype at Ravensden Park and is indicative only.

A/C = Airing cupboard

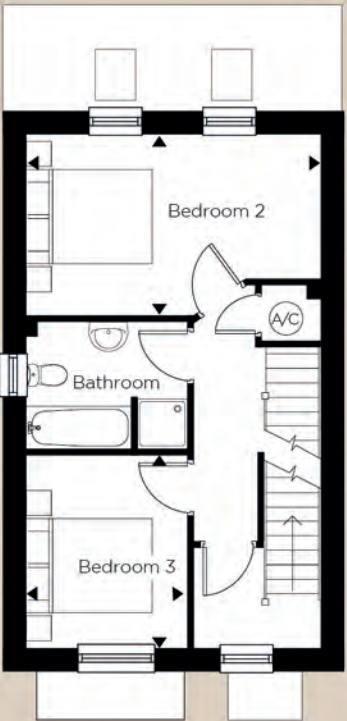
*Alternative layout to plot 32, please liaise with your
Sales Advisor for further details.

S = Store

*Bay to Plots 99 and 112 only



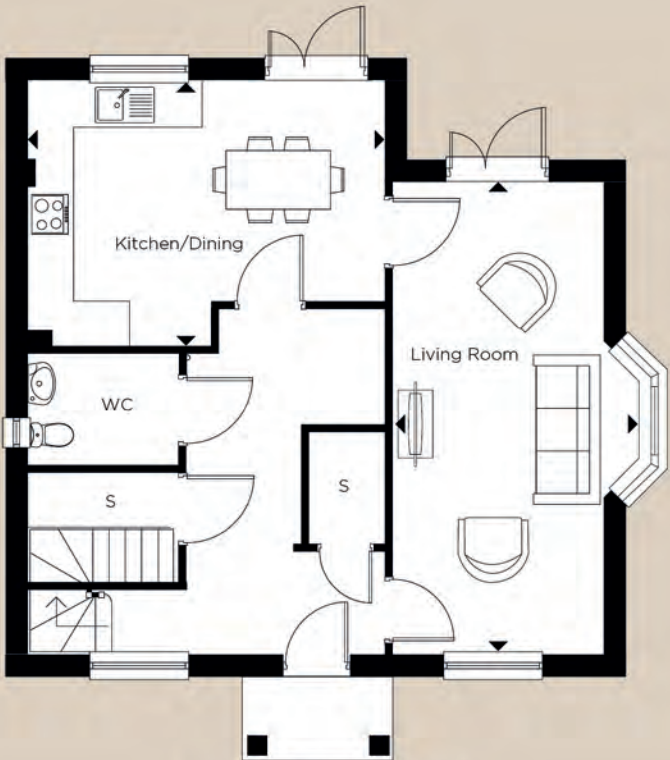
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Computer generated image depicts The Rockingham housetype at Ravensden Park and is indicative only.

THE ROCKINGHAM

3 bedroom semi detached home,
plots 3, 4, 30, 31, 62, 63, 64, 65, 118, 119,
128, 129, 142, 143

GROUND FLOOR

Kitchen/Dining	5.77m x 3.59m	18'11" x 11'9"
Living Room	6.29m x 3.40m	20'7" x 11'1"

FIRST FLOOR

Bedroom 1	5.10m x 3.59m	16'9" x 11'9"
Bedroom 2	3.12m x 3.13m	10'4" x 10'2"
Bedroom 3	3.54m x 2.93m	11'7" x 9'7"

THE WARWICK

3 bedroom detached home,
plots 78, 79, 113, 135, 146

GROUND FLOOR

Kitchen/Dining	5.80m x 2.89m	19'0" x 9'6"
Living Room	6.51m x 3.01m	21'3" x 9'10"

FIRST FLOOR

Bedroom 1	3.05m x 4.49m	10'0" x 14'9"
Bedroom 2	3.22m x 2.76m	10'7" x 9'0"
Bedroom 3	3.04m x 2.75m	9'11" x 9'0"



Computer generated image depicts The Warwick housetype at Ravensden Park and is indicative only.

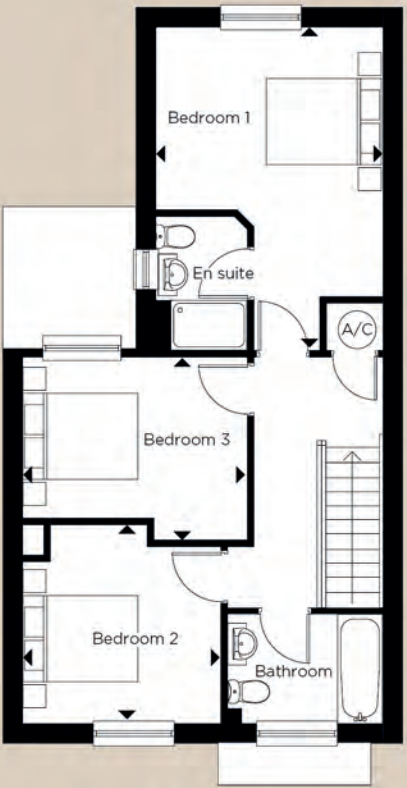
S = Store
A/C = Airing cupboard

*Alternative utility position applies to 3, 4, 30, 31, 118, 119, 128, 129, 142 & 143,
please liaise with your Sales Advisor for further details.

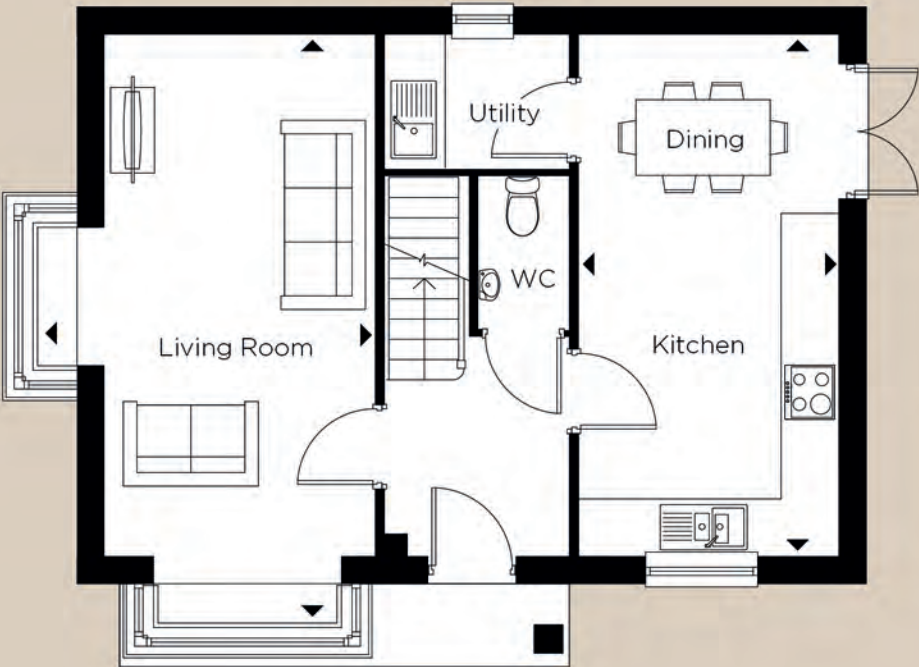
S = Store



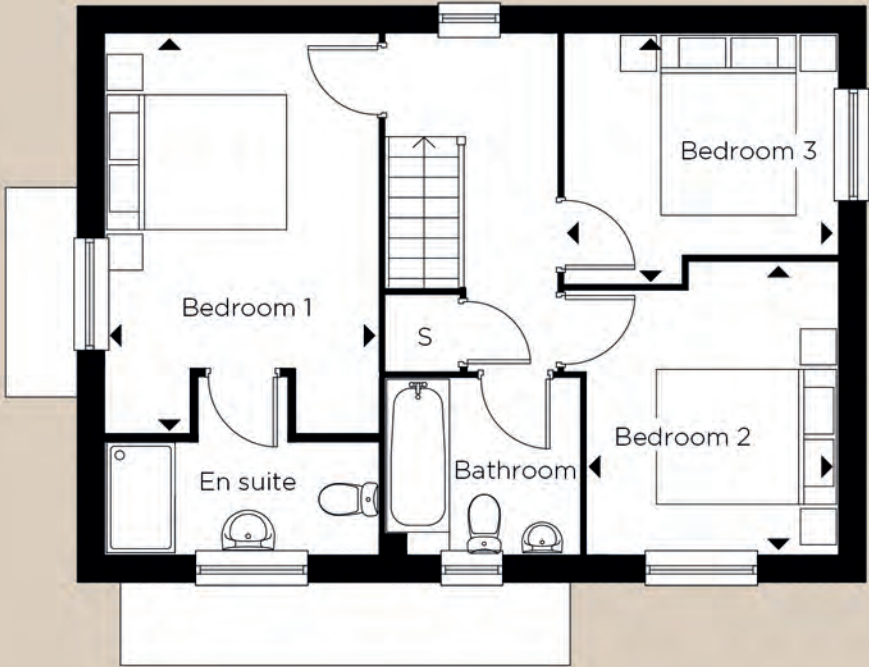
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



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

THE BLENHEIM

4 bedroom detached home,
plots 19, 20, 120, 127

GROUND FLOOR		
Kitchen/Dining	3.61m x 5.69m	11'8" x 15'2"
Snug	3.50m x 3.10m	11'2" x 10'2"
Living Room	3.35m x 5.62m	11'0" x 18'4"
FIRST FLOOR		
Bedroom 2	4.37m x 2.91m	15'4" x 11'4"
Bedroom 3	3.66m x 4.16m	11'8" x 13'6"
Bedroom 4	3.51m x 2.59m	11'2" x 11'4"
SECOND FLOOR		
Bedroom 1	5.44m x 3.23m	17'8" x 10'6"

THE HARRINGTON

4 bedroom detached home,
plots 10, 12, 14, 15, 121, 123, 125, 126, 138

GROUND FLOOR		
Kitchen/Family Room	7.19m x 4.11m	23'7" x 13'6"
Dining Room	3.81m x 3.61m	12'6" x 11'10"
Living Room	7.67m x 3.75m	25'1" x 12'4"
FIRST FLOOR		
Bedroom 1	4.13m x 3.74m	13'5" x 12'3"
Bedroom 2	3.79m x 3.74m	12'4" x 12'2"
Bedroom 3	3.78m x 2.94m	12'4" x 9'8"
Bedroom 4	3.79m x 3.60m	12'4" x 11'10"



Computer generated image depicts The Harrington housetype at Ravensden Park and is indicative only.

S = Store
A/C = Airing cupboard

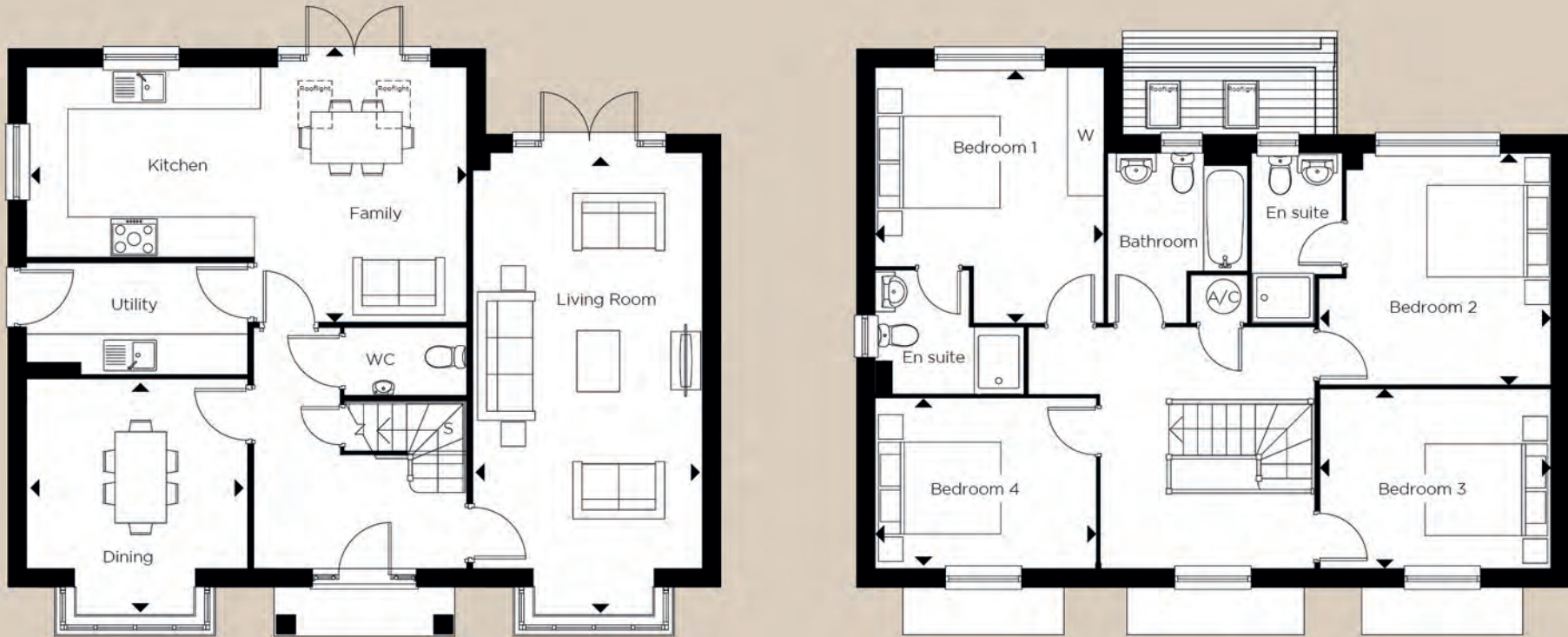


GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

A/C = Airing cupboard
W = Wardrobe



GROUND FLOOR

FIRST FLOOR



Computer generated image depicts The Humberstone housetype at Ravensden Park and is indicative only.

THE HUMBERSTONE

4 bedroom detached home,
plots 110, 116, 131, 134, 144

GROUND FLOOR

Kitchen/Dining Family Room	9.17m x 3.91m	30'0" x 7'3"
Living Room	5.79m x 3.19m	18'11" x 10'6"

FIRST FLOOR

Bedroom 1	4.49m x 3.24m	14'9" x 10'7"
Bedroom 2	3.54m x 3.30m	11'7" x 10'9"
Bedroom 3	3.48m x 3.00m	11'5" x 9'10"
Bedroom 4	3.00m x 2.89m	9'10" x 9'6"



THE PITSFORD

4 bedroom detached home,
plots 18, 76, 77, 109, 133, 136, 141

GROUND FLOOR

Kitchen/Dining Family Room	8.47m x 3.54m	27'9" x 11'7"
Living Room	6.47m x 3.35m	21'3" x 10'11"

FIRST FLOOR

Bedroom 1	3.92m x 3.72m	12'10" x 12'2"
Bedroom 2	3.38m x 3.21m	11'2" x 10'5"
Bedroom 3	3.72m x 2.47m	12'2" x 8'1"
Bedroom 4	3.18m x 3.17m	10'5" x 10'5"



Computer generated image depicts The Pitsford housetype at Ravensden Park and is indicative only.

S = Store



GROUND FLOOR

*Plot 116 has window to dining/family room

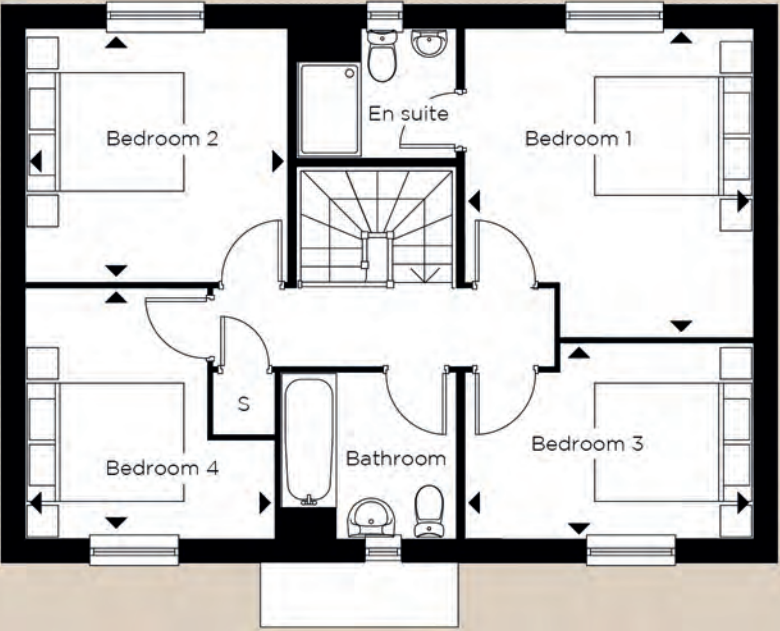


FIRST FLOOR

S = Store



GROUND FLOOR



FIRST FLOOR



Computer generated image depicts The Richmond housetype at Ravensden Park and is indicative only.

THE RICHMOND

4 bedroom detached home,
plots 117, 130, 145

GROUND FLOOR		
Kitchen/Dining Room	5.95m x 4.01m	19'5" x 13'2"
Living Room	3.77m x 5.95m	12'4" x 19'5"
FIRST FLOOR		
Bedroom 1	5.95m x 3.01m	19'5" x 9'9"
Bedroom 2	4.15m x 2.65m	13'6" x 8'7"
SECOND FLOOR		
Bedroom 3	3.74m x 3.01m	12'3" x 9'9"
Bedroom 4	3.74m x 2.65m	12'3" x 8'7"



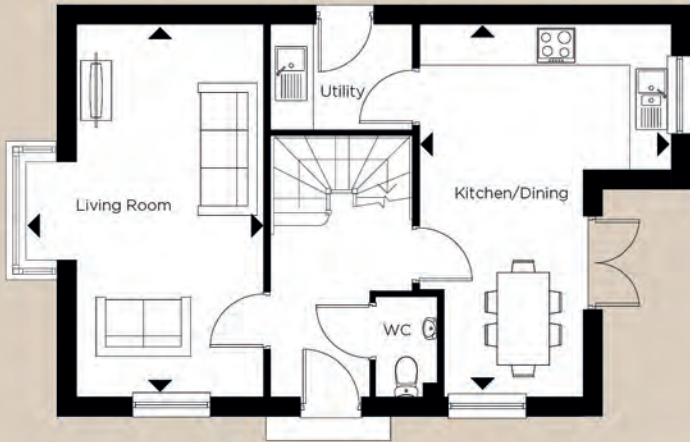
Computer generated image depicts The Salcey housetype at Ravensden Park and is indicative only.

THE SALCEY

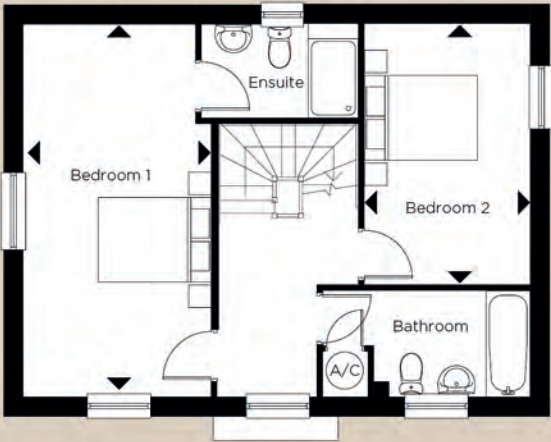
4 bedroom detached home,
Plots 8*, 22*, 115, 132, 147, 148
(*Plots 8 & 22 have an alternative layout)

GROUND FLOOR		
Kitchen/Dining Family Room	8.46m x 4.75m	27'9" x 15'7"
Living Room	5.17m x 3.33m	16'11" x 10'11"
Study	2.78m x 2.51m	9'1" x 8'3"
FIRST FLOOR		
Bedroom 1	3.85m x 3.33m	12'7" x 10'11"
Bedroom 2	3.92m x 2.80m	12'10" x 9'2"
Bedroom 3	3.27m x 2.76m	10'9" x 9'1"
Bedroom 4	3.43m x 2.81m	11'3" x 9'3"

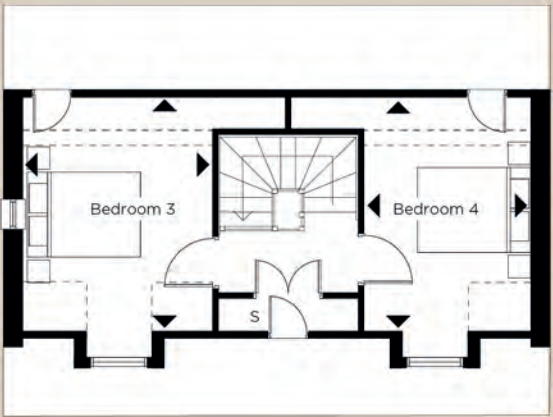
S = Store
A/C = Airing cupboard



GROUND FLOOR

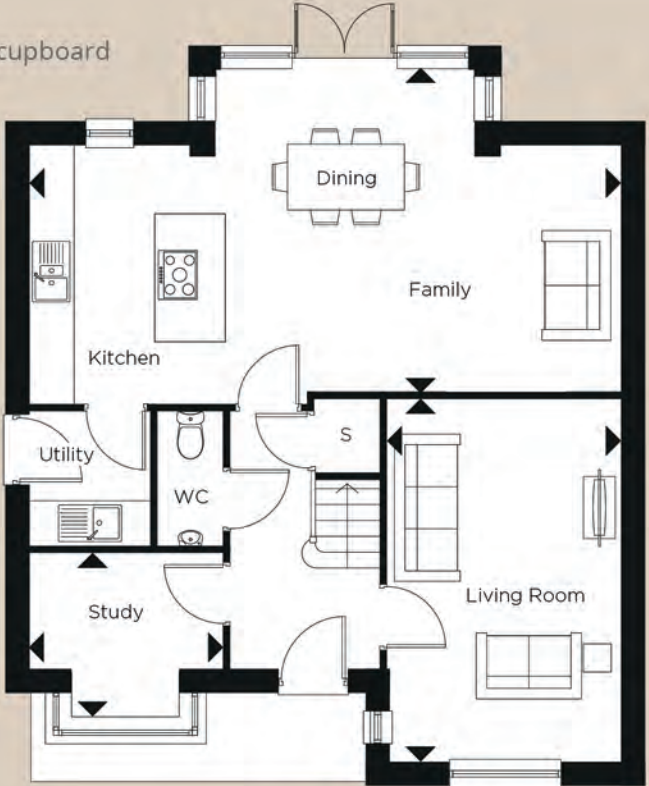


FIRST FLOOR

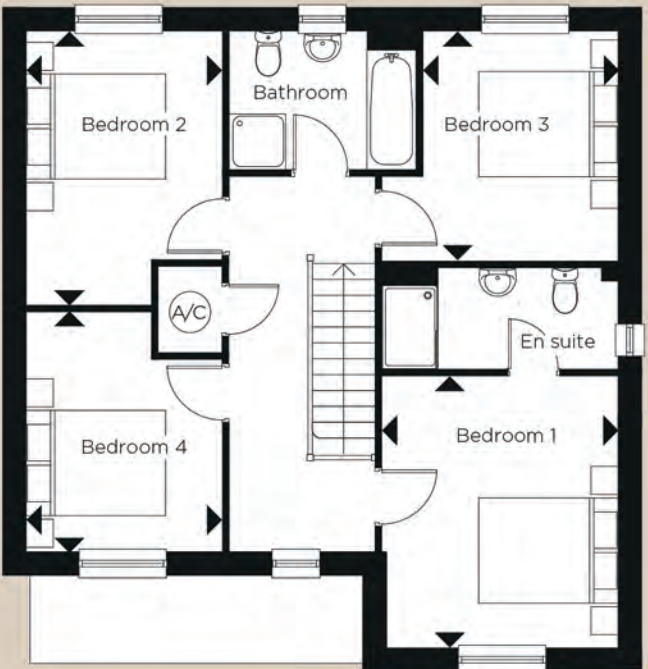


SECOND FLOOR

S = Store
A/C = Airing cupboard



GROUND FLOOR



FIRST FLOOR



Computer generated image depicts The Sherbourne housetype at Ravensden Park and is indicative only.

THE SHERBOURNE

4 bedroom detached home,
plots 24, 28, 66, 137, 140

GROUND FLOOR		
Kitchen	5.76m x 4.09m	18'10" x 13'5"
Dining Room	4.13m x 3.14m	13'6" x 10'3"
Living Room	6.68m x 3.43m	21'10" x 11'3"
FIRST FLOOR		
Bedroom 1	4.09m x 4.03m	13'4" x 13'2"
Bedroom 2	3.47m x 3.47m	11'4" x 11'4"
Bedroom 3	3.45m x 3.15m	11'3" x 10'3"
Bedroom 4	3.82m x 2.56m	12'6" x 8'5"



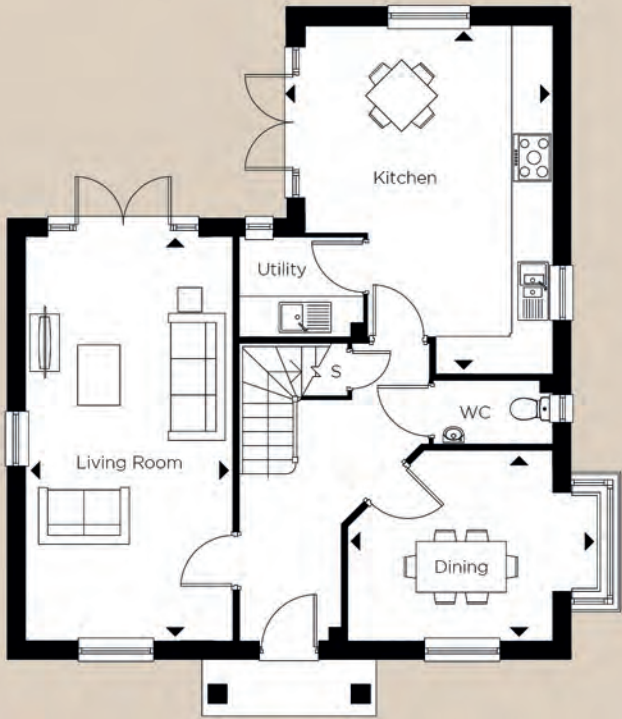
Computer generated image depicts The Yardley housetype at Ravensden Park and is indicative only.

THE YARDLEY

4 bedroom detached home,
plots 2*, 6, 7, 17

GROUND FLOOR		
Kitchen/Dining Family Room	5.98m x 4.66m	19'7" x 15'3"
Living Room	5.04m x 3.40m	16'6" x 11'2"
FIRST FLOOR		
Bedroom 1	4.61m x 2.83m	15'1" x 9'3"
Bedroom 2	3.68m x 2.83m	12'1" x 9'3"
Bedroom 3	3.08m x 2.51m	10'1" x 8'3"
Bedroom 4	2.51m x 3.08m	8'2" x 10'1"

S = Store
A/C = Airing cupboard

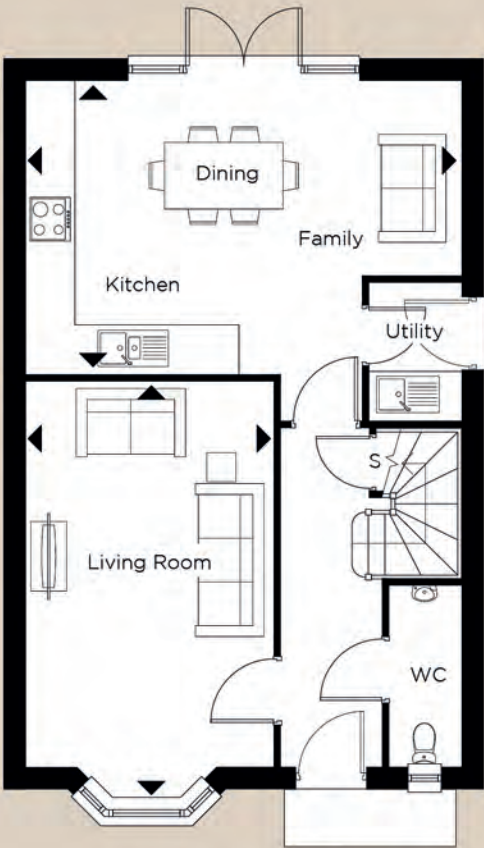


GROUND FLOOR



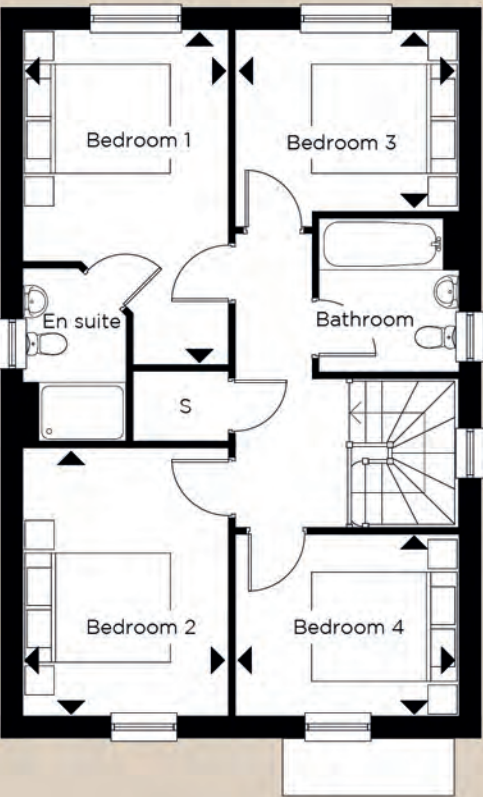
FIRST FLOOR

S = Store



GROUND FLOOR

*Plot 2 benefits from a lifestyle room over the garage



FIRST FLOOR

THE EARLSWOOD

5 bedroom detached home, plots 1, 9, 11, 13, 16, 108, 122, 124, 139

PLOTS 1, 9, 11, 13 & 16 BENEFIT FROM A LIFESTYLE ROOM OVER THE GARAGE



Computer generated image depicts The Earlswood housetype at Ravensden Park and is indicative only.



Computer generated image depicts a typical Salcey housetype kitchen/diner, specification variations may occur, indicative only.

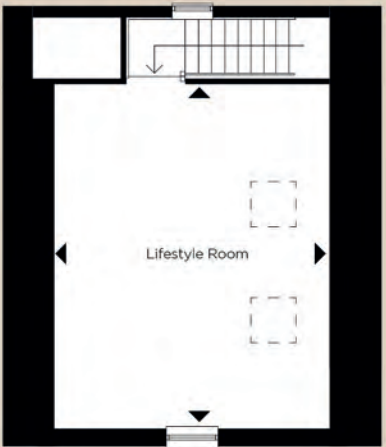
GROUND FLOOR			FIRST FLOOR			GARAGE ROOM		
Kitchen/Dining Family Room	5.34m x 7.70m	17'6" x 25'3"	Bedroom 1	5.34m x 4.72m	17'6" x 13'9"	Plot 1 – Lifestyle Room Over Garage		
Dining Room	3.88m x 3.45m	12'9" x 11'4"	Bedroom 2	3.65m x 4.25m	11'9" x 13'11"	3.94m x 6.04m 12'x9" x 19'8"		
Living Room	6.69m x 4.34m	21'11" x 14'3"	Bedroom 3	3.72m x 3.37m	12'2" x 11'0"	Plots 9, 11 and 16 – Lifestyle Room Over Garage		
			Bedroom 4	3.37m x 2.89m	11'0" x 9'6"	4.76m x 6.00m 15'x8" x 19'8"		
			Bedroom 5	3.56m x 1.87m	11'8" x 6'2"	Plot 13 – Lifestyle Room Over Garage		
						6.00m x 4.76m 19'x5" x 15'8"		



GROUND FLOOR



FIRST FLOOR



LIFESTYLE ROOM



EVERY LITTLE DETAIL CONSIDERED

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 starting point, ready for you to stamp your own identity.



Computer generated image depicts a typical Warwick housetype kitchen/diner, specification variations may occur, indicative only.

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 the UK's leading supplier of kitchens, Symphony's provide timeless, classic design with a product to suit all homes and styles. Ranges to choose from include the Woodbury, Harvard and Urbran range with the Cranbrook or Princeton (Gallery) range available as an upgrade.
- There is a choice of luxury floor tiles by Porcelanosa to the kitchen and the dining area, subject to an open plan layout. Where the housetype boasts a utility room these are also included as standard.

- 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 and specification).
- The Abbey, The Beacon, The Bosworth, The Carlton, The Houlton, The Humberstone, The Pitsford, The Ravensden, The Richmond, The Rockingham, The Warwick & The Yardley all feature a Bosch single oven, 4 zone electric induction hob, extractor hood and integrated fridge/freezer.
- The Blenheim, The Earlswood, The Harrington, The Salcey & The Sherbourne all feature an integrated Bosch double oven, 5 zone electric induction 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, Hansgrohe tapwear and soft close lavatory seats.
- The Blenheim, The Earlswood, The Harrington, The Salcey & The Sherbourne all feature Laufen sanitaryware and Hansgrohe tapwear with feature cabinets to bathroom and en suites.
- Where the family bathroom consists of both a bath and a separate shower enclosure, full height Porcelanosa tiling with be provided within the enclosure only, with half height around the bath.
- Bathrooms that do not have a separate shower enclosure will then feature a shower with a riser rail over the bath, complete with a glass fixed shower screen finished with full height tiling immediately around the bath from the Porcelanosa range.
- Half height wall tiling is provided to the rear of the lavatory and sink.
- The luxury of heated towel rails, shaver points and Amtico Spacia flooring.
- WCs feature luxury Porcelanosa tiled splashback and flooring.

WARDROBES

- The Earlswood & The Harrington feature mirror finish sliding wardrobes to the master bedroom.

HEATING

- Homes benefit from Air Source Heat Pumps from Daikin which is supported by underfloor heating to the ground floor and with pressurised cylinder.

CONNECTIVITY

- Your home comes well connected to the outside world with telephone points to the master 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 are provided.

ELECTRICAL

- Pendant lighting can be found in 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.

*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. † Please liaise with your Sales Advisor for further details.



OUTSIDE

- Planting to the front gardens of all properties and open space areas will be as per the landscape plan.**
- An external tap and garden turf 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.**
- Your home is provided with a 7kw electric car charger.†

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.
- All Mulberry Homes come with 2 years Customer Care from our experienced team.



QUINTESSENTIAL LIVING

At the centre of everything we do, our five core values drive us to ensure we design, build and deliver the quintessential Mulberry home.



Quintessentially LOCATED

Our handpicked locations mean that staying connected is a breeze and coming home is always a treat.



Quintessentially STYLISH

Our homes are stylish by design. We focus on creating the most convenient layouts and the most desirable elevations.



Quintessentially HIGH QUALITY

Only the highest quality craftsmanship, materials, fixtures and finishes make it into our homes.



Quintessentially COMMUNITY FOCUSED

Building sustainable communities that integrate into the existing landscape is at the heart of what we do.



Quintessentially ABOUT YOU

We care deeply about our customers. They are what drive every single one of our decisions, now and in the future.



ABOUT MULBERRY HOMES

At Mulberry Homes, we have been building beautiful, high quality homes and have established an enviable reputation for the delivery of outstanding developments, priding ourselves on the luxury homes we create.



MULBERRY
HOMES

Quintessential living

The attention to detail starts at the very beginning when we handpick the locations for our developments. From exploring the local area, to working alongside our architects and ensuring our homes are designed with the most desirable elevations using the most convenient layouts suitable 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 using only the highest quality craftsmanship 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 interior and exteriors of our properties, we always ensure our designs and processes are sympathetic to the local surroundings, building communities that integrate into the existing landscape.

Our homes are both sustainable and energy efficient – minimising their impact on the environment whilst reducing energy costs too.

We care deeply about our customers, whether it's your first home or fifth, buying a home is always a huge decision. From our selling and construction processes, designed to include the highest level of professionalism, to "the Mulberry Experience" we offer from reservation through to completion and beyond, Mulberry will be with you every step of the way ensuring your buying experience is exceptional from start to finish.

When you make the decision to buy a Mulberry home, you're choosing a housebuilder that prides itself on the quintessential personal touch, putting customers at the heart of everything we do.

THAT'S *Quintessentially about you*

BUILT WITH YOU IN MIND





Computer generated image depicts a typical Sherbourne housetype living room, specification variations may occur, indicative only.

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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 which is reflected in floorplan dimensions. Visuals shown may not necessarily reflect plot specific floorplans, which may be handed or feature elevational differences and treatments. 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, December 2023.



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GRAZE HILL



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