



# THE GRANGE

AT ROXTON



MULBERRY

HOMES

# Village Elegance

A stunning collection of 3, 4 & 5 bedroom detached homes and 2 bedroom bungalows



Computer generated image depicts The Windemere, The Sheringham and The Hardwick housetypes at The Grange, indicative only.

From its fantastic location in the village of Roxton, The Grange offers the best of modern luxury, city convenience and rural charm. This desirable collection of homes is surrounded by beautiful Bedfordshire countryside, yet remains within close proximity to Bedford town centre and direct links to London.

Lined with trees and featuring valuable open spaces, The Grange perfectly complements its lush green surroundings. With the addition of a purpose-built children's play area and walking trail, the result is a community that values a better quality of life.

Attractive exteriors blend seamlessly with the existing local vernacular, enjoying traditional brick or render finishes that you will be proud to

arrive home to. Such design is perfectly complemented by high levels of energy efficiency and modern features.

The versatile interiors are spacious and elegant while remaining practical, functional and most importantly, comfortable, for complete contentment in everyday life. Each provides the perfect combination of style, efficiency and durability long into the future.

Whether you're a working professional looking for a rural sanctuary, a growing family in need of extra space or a downsizer looking for something more modern and manageable, The Grange makes the perfect place to call home.



# Community at its Heart

The Grange is located at the heart of Roxton's thriving village community, nestled within the beautiful Bedfordshire countryside

Characterised by pretty thatches, period architecture and neatly trimmed hedges, Roxton is a quintessential English village. Set around the tower of St Mary Magdalene Church and surrounded by beautiful open countryside, this friendly rural community makes the perfect place to call home.

The village hall acts as an important community hub, with regular clubs and activities taking place, including yoga, dancing and the annual flower show.

Additionally, the village playing field is a great opportunity to get involved with the local cricket club, whether playing or spectating.

Alternatively, adjacent Roxton Park provides a wonderful open space for the whole family to enjoy.

The surrounding countryside offers plenty of opportunity to get away from it all. There are a number of footpaths nearby, most notably along the bank of the River Great Ouse, which plays home to an abundance of local wildlife.



## EDUCATION

Rated Good by Ofsted and attracting primary school children from a number of surrounding villages, Roxton Church of England Academy is a small, community-focused school with a range of clubs, facilities and outdoor spaces for pupils to enjoy.

ROXTON C of E ACADEMY  
*0.1 Miles*



## VILLAGE LIFE

Roxton Garden Centre offers a huge range of plants and tools, along with gifts, homewares, furniture and a wealth of expert advice. However, its range of products and services doesn't stop there – you can also find a café, restaurant and farm shop selling fresh produce.

ROXTON GARDEN CENTRE  
*0.7 miles*



## FOOD AND DRINK

The Grange is within easy reach of several village pubs, all offering a selection of real ales and comfort food. The Anchor Inn in nearby Great Barford is just one example, with an attractive riverside setting and beer garden making it perfect for lazy summer afternoons.

THE ANCHOR INN  
*3.8 Miles*



*“A naturally wonderful place to call home”*



# Further Afield

Whether it's for business, leisure or entertainment, excellent transport links ensure town and city excitement is never far away



## The Quarry Theatre BEDFORD

This popular town-centre performing arts facility hosts a long list of shows including drama, music, comedy and panto.



## Harpur Centre Mall BEDFORD

You'll find a range of high-street names at this indoor shopping centre, from fashion and homeware to beauty and tech.



## Priory Country Park BEDFORD

Stroll through woodland, sail on the lake or enjoy an afternoon's fishing at this 360-acre Green Flag awarded park.



## Waterfront Hotel, Spa & Golf Resort WYBOSTON

The nearby Waterfront Hotel, Spa and Golf Resort provides leisure and relaxation in abundance, whether it's a round of golf at the 18-hole course, rejuvenation at the award-winning spa or dinner at the bar and brasserie.

Located just 3.3 miles away in the nearby village of the same name, the resort enjoys beautiful views across Wyboston Lakes:



## Cambridge City Centre VIA A428

If you fancy a change of scenery, the winding streets, beautiful architecture and fascinating history of Cambridge's spectacular city centre are an easy drive east.

It could be for the designer shopping, the wide range of museums, the glorious open spaces or an afternoon punting along the River Cam - whatever your reason for visiting, Cambridge is sure to make a great day out.



## London VIA SANDY RAIL STATION

Sandy Station is located 6.2 miles away and operates regular direct services to London King's Cross, which acts as a gateway to the rest of the city.

This puts Oxford Street shopping, West End shows, diverse cuisine and world-leading business all within easy reach. It even makes access to the rest of Europe simple via nearby St Pancras International station.

## Stay Connected

### TRAVEL (by car)

Access to A1	1 MINUTE
Access to A421	2 MINUTES
Sandy Train Station	10 MINUTES
Bedford Town Centre	14 MINUTES
Cambridge City Centre	33 MINUTES
Luton Airport	37 MINUTES

### LEISURE AND SHOPPING (by car)

Local Supermarket	5 MINUTES
Waterfront Hotel Resort	6 MINUTES
The Quarry Theatre	14 MINUTES
Priory Community Park	17 MINUTES

### EDUCATION (by car)

Roxton C of E Academy	1 MINUTES
Goldington Green Academy	13 MINUTES
Bedford College	16 MINUTES
The Bedford Sixth Form	18 MINUTES

### TRAIN (via Sandy Train Station)

Hitchin	15 MINUTES
Huntingdon	15 MINUTES
Peterborough	30 MINUTES
London King's Cross	49 MINUTES



# THE GRANGE AT ROXTON

## Development Layout

### 2 Bedroom Detached Bungalow

**The Barton**  
Plots 37 & 38

### 3 Bedroom Detached Homes

**The Abbey**  
Plots 2, 17 & 18

**The Warwick**  
Plots 19 & 34

### 4 Bedroom Detached Homes

**The Yardley**  
Plots 21, 25 & 48

**The Hardwick**  
Plots 1, 36, 42 & 43

**The Petworth**  
Plots 15, 20, 30, 46, 47 & 50

**The Roxley**  
Plots 16, 22, 26, 44, 45 & 49

**The Sherringham**  
Plots 28, 29, 35 & 41

### 5 Bedroom Detached Homes

**The Windermere**  
Plots 23, 27 & 40

**The Eaton**  
Plots 24 & 39

### Affordable Homes

Plots 3-14 & 31-33

**F.B** Fibre Box Location



\*Potential future access road, please liaise with your Sales Advisor for further details.

# THE Barton

2 BEDROOM DETACHED BUNGALOW  
PLOTS 37 & 38



Computer generated image depicts The Barton at The Grange, indicative only.

## Ground Floor

Living	4.27m x 2.44m	14'0" x 8'0"
Dining	4.74m x 1.84m	15'6" x 6'0"
Kitchen	4.73m x 3.00m	15'5" x 9'8"
Bedroom 1	3.90m x 3.79m	12'8" x 12'4"
Bedroom 2	3.32m x 2.72m	10'9" x 8'10"

S = Store | AC = Airing Cupboard



Ground Floor

# THE Abbey

3 BEDROOM DETACHED HOME  
PLOTS 2, 17 & 18



Computer generated image depicts The Abbey at The Grange, indicative only.

## Ground Floor

Kitchen/Dining	5.57m x 3.38m	18'3" x 11'1"
Living Room	4.39m x 3.31m	14'5" x 10'10"

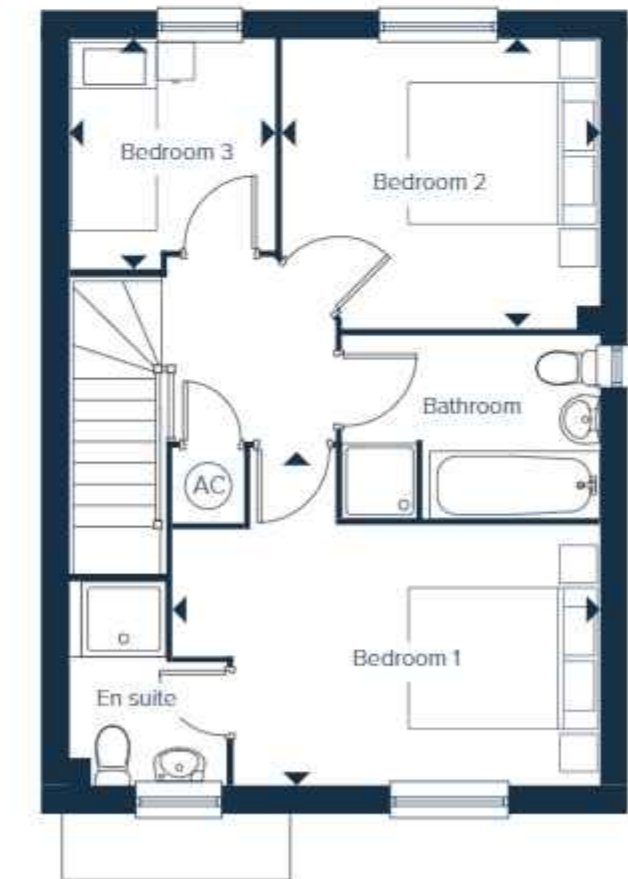
## First Floor

Bedroom 1	4.48m x 3.50m	14'7" x 11'6"
Bedroom 2	3.10m x 3.33m	10'2" x 10'11"
Bedroom 3	2.45m x 2.13m	8'0" x 6'9"

S = Store | AC = Airing Cupboard



Ground Floor



First Floor

# THE Warwick

3 BEDROOM DETACHED HOME  
PLOTS 19 & 34



Computer generated image depicts The Warwick at The Grange, indicative only.

## Ground Floor

Kitchen/Dining	5.75m x 2.85m	18'10" x 9'4"
Living Room	6.54m x 3.77m	21'5" x 12'4"

## First Floor

Bedroom 1	4.41m x 3.00m	14'6" x 9'10"
Bedroom 2	3.22m x 2.75m	10'7" x 9'0"
Bedroom 3	3.00m x 2.75m	9'10" x 9'0"

AC = Airing Cupboard



Ground Floor



First Floor

# THE Yardley

4 BEDROOM DETACHED HOME  
PLOTS 21, 25 & 48



Computer generated image depicts The Yardley at The Grange, indicative only.

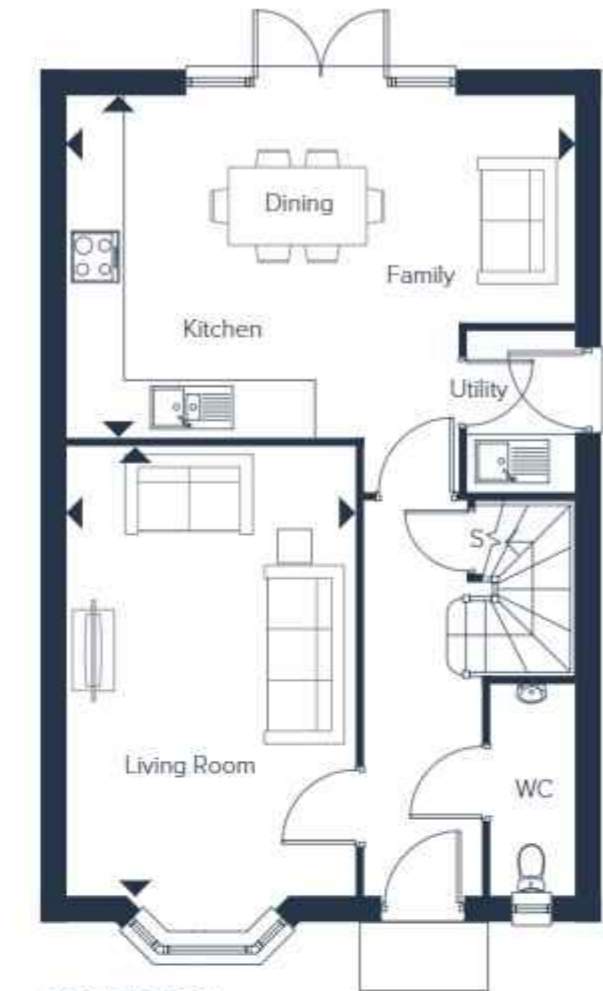
## Ground Floor

Kitchen/ Dining/Family	5.93m x 3.98m	19'5" x 13'0"
Living Room	5.67m x 3.35m	18'7" x 11'1"

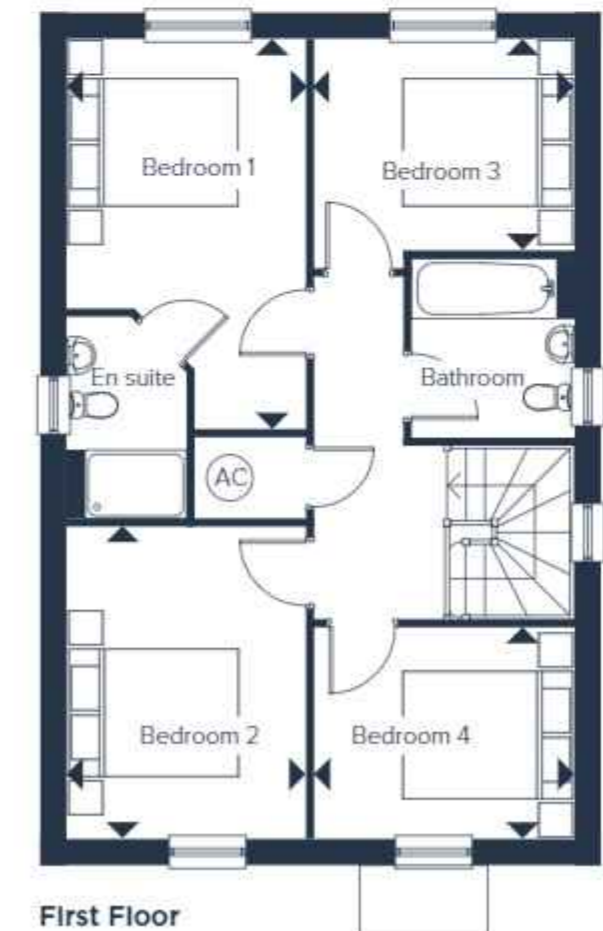
## First Floor

Bedroom 1	4.62m x 2.80m	15'1" x 9'2"
Bedroom 2	3.65m x 2.80m	12'0" x 9'2"
Bedroom 3	3.04m x 2.47m	10'0" x 8'1"
Bedroom 4	3.04m x 2.47m	10'0" x 8'1"

S = Store | AC = Airing Cupboard



Ground Floor



First Floor

# THE Hardwick

4 BEDROOM DETACHED HOME  
PLOTS 1, 36, 42 & 43



Computer generated image depicts The Hardwick at The Grange, indicative only.

## Ground Floor

Kitchen	4.68m x 3.95m	15'4" x 12'11"
Dining/Family	4.44m x 3.38m	14'6" x 11'1"
Living Room	5.75m x 3.15m	18'10" x 10'4"

## First Floor

Bedroom 1	4.24m x 3.19m	13'10" x 10'5"
Bedroom 2	3.95m x 3.25m	12'11" x 10'7"
Bedroom 3	3.47m x 3.35m	11'4" x 10'11"
Bedroom 4	3.47m x 2.29m	11'4" x 7'6"

S = Store | AC = Airing Cupboard



Ground Floor



First Floor

# THE Petworth

4 BEDROOM DETACHED HOME  
PLOTS 15, 20, 30, 46, 47 & 50



Computer generated image depicts The Petworth at The Grange, indicative only.

## Ground Floor

Kitchen/Breakfast	5.26m x 4.04m	17'3" x 13'3"
Living Room	3.43m x 3.43m	11'3" x 11'3"
Dining	4.22m x 3.16m	13'10" x 10'4"

## First Floor

Bedroom 1	4.04m x 3.98m	13'3" x 13'0"
Bedroom 2	3.43m x 3.43m	11'3" x 11'3"
Bedroom 3	3.79m x 3.11m	12'5" x 10'2"
Bedroom 4	3.78m x 2.52m	12'4" x 8'3"

S = Store | AC = Airing Cupboard



Ground Floor



First Floor



# THE Roxley

4 BEDROOM DETACHED HOME  
PLOTS 16, 22, 26, 44, 45 & 49



Computer generated image depicts The Roxley at The Grange, indicative only.

## Ground Floor

Kitchen	3.68m x 2.64m	12'0" x 8'7"
Dining	4.63m x 3.78m	15'2" x 12'4"
Family	3.50m x 2.03m	11'5" x 6'7"
Living Room	5.10m x 3.33m	16'8" x 10'11"
Study	2.78m x 2.44m	9'1" x 8'0"

## First Floor

Bedroom 1	3.85m x 3.33m	12'7" x 10'11"
Bedroom 2	3.92m x 2.71m	12'10" x 8'10"
Bedroom 3	3.27m x 2.76m	10'9" x 9'1"
Bedroom 4	3.43m x 2.71m	11'3" x 8'10"

S = Store | AC = Airing Cupboard



Ground Floor



First Floor

# THE Sherringham

4 BEDROOM DETACHED HOME  
PLOTS 28, 29, 35 & 41



Computer generated image depicts The Sherringham at The Grange, indicative only.

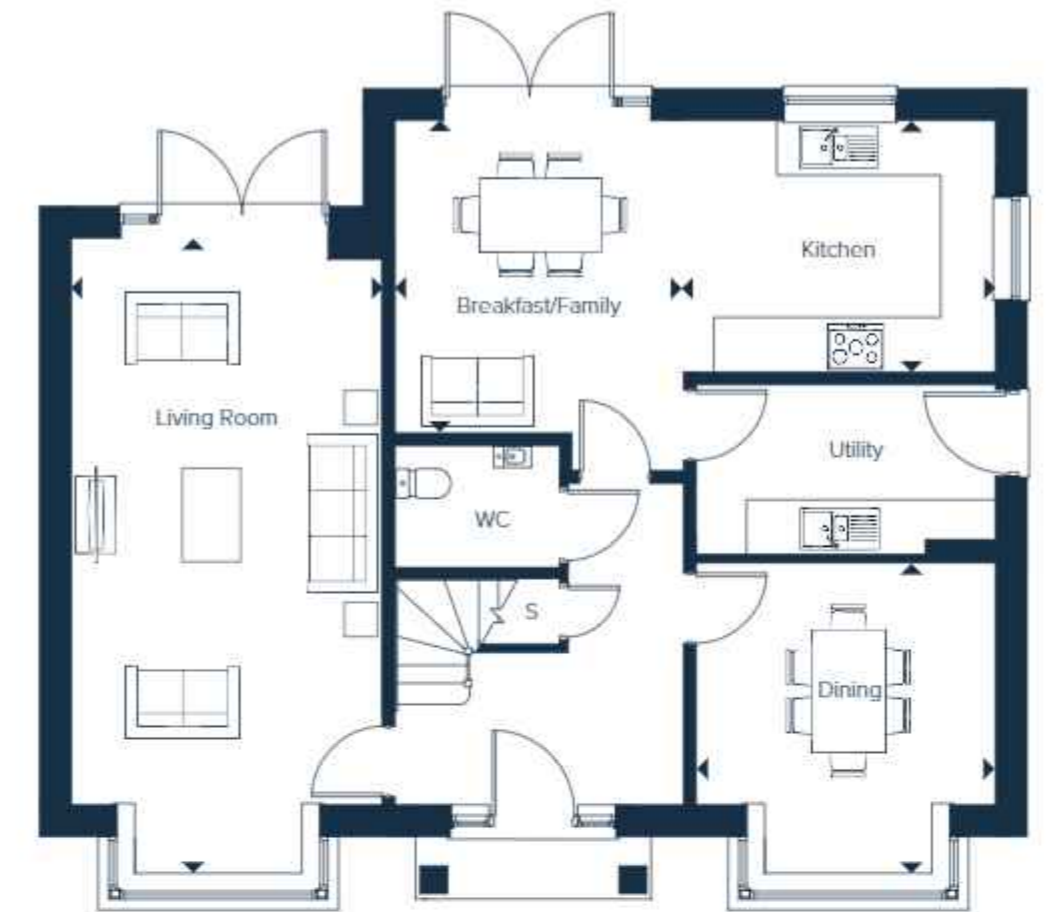
## Ground Floor

Kitchen	3.71m x 2.99m	12'2" x 9'9"
Breakfast/Family	3.72m x 3.43m	12'2" x 11'3"
Living Room	7.58m x 3.70m	24'10" x 12'1"
Dining	3.72m x 3.56m	12'2" x 11'8"

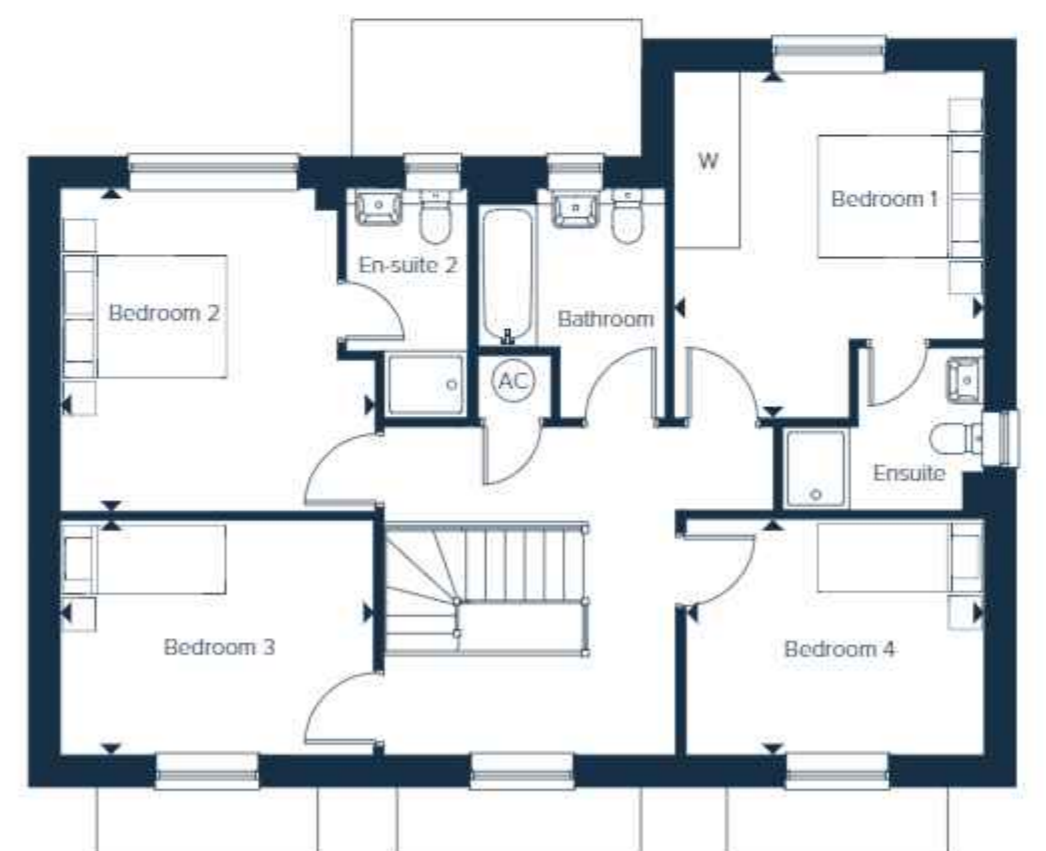
## First Floor

Bedroom 1	4.14m x 3.69m	13'6" x 12'1"
Bedroom 2	3.85m x 3.75m	12'7" x 12'3"
Bedroom 3	3.73m x 2.79m	12'2" x 9'1"
Bedroom 4	3.55m x 2.81m	11'7" x 9'2"

S = Store | AC = Airing Cupboard | W = Wardrobe



Ground Floor



First Floor

# THE Windermere

5 BEDROOM DETACHED HOME  
PLOTS 23, 27 & 40



Computer generated image depicts The Windermere at The Grange, indicative only.

## Ground Floor

Kitchen/Family	7.92m x 5.16m	25'11" x 16'11"
Living Room	5.83m x 3.66m	19'1" x 12'0"
Dining Room	3.96m x 3.56m	12'11" x 11'8"

## First Floor

Bedroom 1	5.69m x 4.73m	18'8" x 15'6"
Bedroom 2	4.49m x 4.01m	14'8" x 13'1"
Bedroom 3	4.45m x 3.32m	14'7" x 10'10"
Bedroom 4	4.24m x 3.99m	13'10" x 13'1"
Bedroom 5	2.98m x 2.59m	9'9" x 8'5"

S = Store | AC = Airing Cupboard | W = Wardrobe



Ground Floor



First Floor

# THE Eaton

5 BEDROOM DETACHED HOME  
PLOTS 24 & 39



Computer generated image depicts The Eaton at The Grange, indicative only.

## Ground Floor

Kitchen/ Dining/Family	11.20m x 5.29m	36'9" x 17'4"
Living Room	6.65m x 4.29m	21'9" x 14'0"
Dining Room	3.83m x 3.25m	12'6" x 10'7"

## First Floor

Bedroom 1	5.29m x 4.45m	17'4" x 14'7"
Bedroom 2	4.22m x 3.61m	13'10" x 11'10"
Bedroom 3	3.79m x 3.33m	12'5" x 10'11"
Bedroom 4	3.33m x 2.75m	10'11" x 9'0"
Bedroom 5	3.51m x 2.15m	11'6" x 7'0"

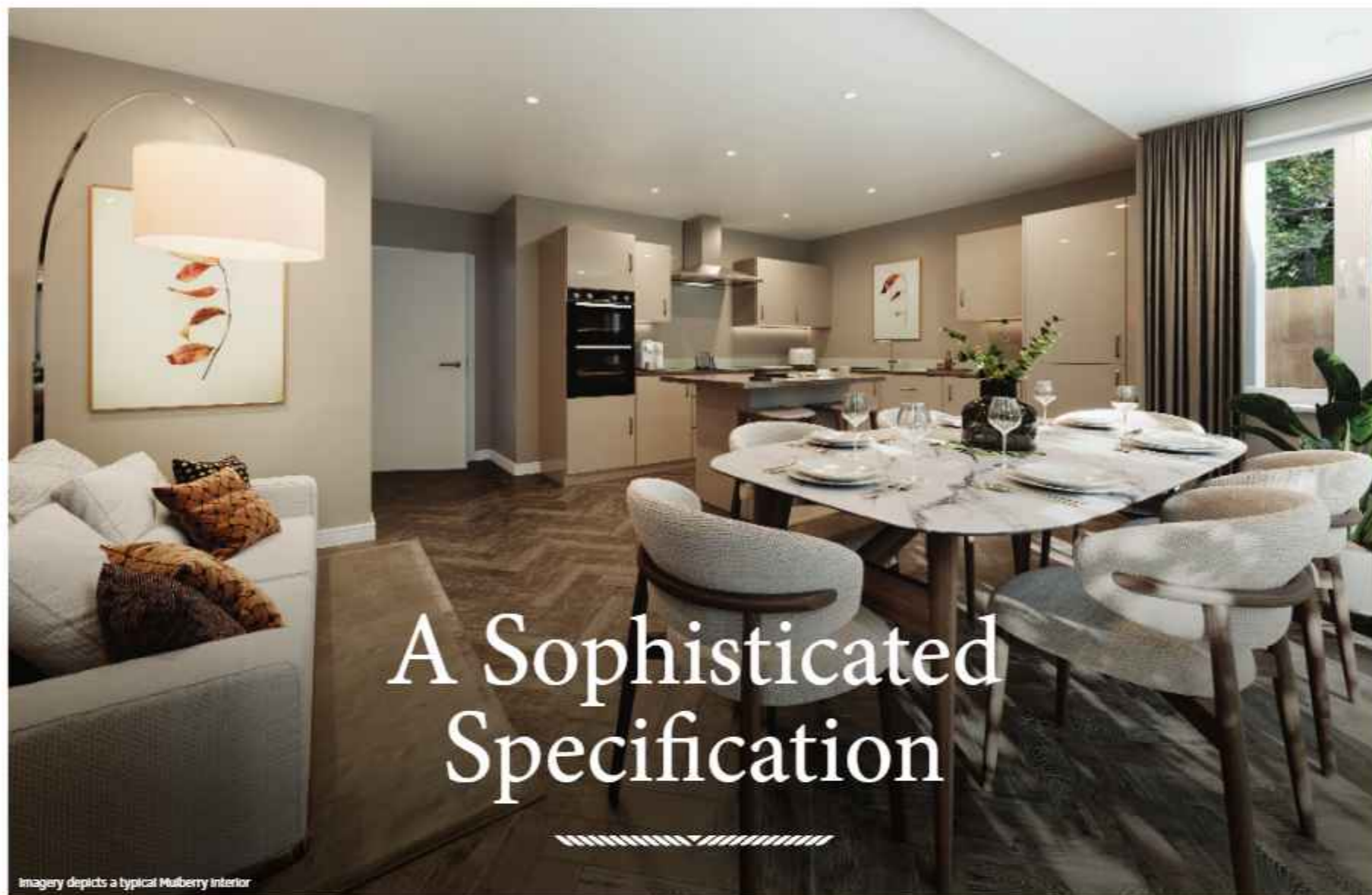
S = Store | AC = Airing Cupboard | W = Wardrobe



Ground Floor



First Floor



## A Sophisticated Specification

Imagery depicts a typical Mulberry interior

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.\*

### 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).
- 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.
- The Abbey, The Barton, The Hardwick, The Warwick and The Yardley, all feature a Bosch single oven, 4 zone electric induction hob, extractor hood and integrated fridge/freezer.

- The Eaton, The Petworth, The Roxley, The Sherringham and The Windermere 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.

### General

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

### 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 Eaton, The Petworth, The Roxley, The Sherringham and The Windermere 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, shaver points and Amtico Spacia flooring.
- WCs feature luxury Porcelanosa tiled splashback and flooring.



Imagery depicts a typical Mulberry bathroom

### Connectivity

- Your home is equipped 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 alarm are provided.

### Wardrobes

- The Eaton, The Sherringham and The Windermere feature mirror finish sliding wardrobes to the master bedroom.



Imagery depicts a typical Mulberry interior

### Electrical & Heating

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

### 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, Upgrades & Warranty

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

\*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.

LOCATION | STYLE | QUALITY | COMMUNITY | YOU

Quintessential Living is our pledge to deliver the very best for our customers, our staff and our suppliers. We will always consider the five essential elements of our operations and hold ourselves to the highest possible standard in everything we do.



### LOCATION

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



### STYLE

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



### QUALITY

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



### COMMUNITY

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



### 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.**

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 your fifth, buying a home is always a huge decision.

When you make the decision to buy a Mulberry Home, you can rest assured your choose a housebuilder that prides itself on the quintessential personal touch, putting customers at the heart of everything we do.

THAT'S QUINTESSENTIALLY ABOUT YOU



## THE MULBERRY EXPERIENCE

**At Mulberry Homes we are committed to providing a high standard of service offering dedicated support throughout your home buying process.**

**Our selling and construction processes are designed to included the highest level of professionalism ensuring we offer an exceptional experience from reservation through to completion and beyond.**

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 exact 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, Jan 2024.



# THE GRANGE

AT ROXTON

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