



# THE MEADOWS

AT FELSTED



MULBERRY

H O M E S

# THE PLACE FOR *Charm & Character*

Discover this beautiful development of 3, 4 and 5 bedroom detached homes, surrounded by the beautiful Essex countryside. The homes are thoughtfully designed and in keeping with the local town architecture.



Computer generated image depicts The SHERRINGHAM, The KEDLESTON and The PETWORTH housetypes at The Meadows at Felsted, indicative only.



*THE perfect countryside*  
**escape WITHIN EASY  
REACH OF TOWN & CITY  
LIVING.**

Felsted is a picturesque village within the district of Uttlesford, set within the beautiful north-west Essex countryside. The area is really a world away from the hustle and bustle of everyday life. Lying on the banks of the River Chelmer, the area is rich in footpaths and cycleways, ancient woodlands and rolling farmland. You will have an abundance of opportunities to explore the nearby countryside.

The village retains all the charm of a rural village with community at its heart. Home to the renowned Felsted Independent School, as well as primary school, Felsted proves to be a sought-after village location.



The Swan Inn



Rumblebees



Great Dunmow



Holy Cross Church, Felsted



Great Dunmow



Felsted Independent School

# A PLACE TO *live, work, & connect* IN PERFECT HARMONY.

The village has a variety of amenities catering for all daily needs including: a General Store with Post Office and various other smaller shops. There are also many places to eat and drink; enjoy a delicious slice of cake at the Wood Cottage Tearoom, or enjoy a coffee and browse the bookshelves of Rumblebees. The village also has two pubs and restaurants.

Felsted is situated in a prime location on the A120. Just 20 miles from the M11, London and Cambridge becomes easily accessible, perfect for commuters. Stansted Airport is just on your doorstep.



Felsted Independent School  
1.1 miles



Wood Cottage Tearoom  
1.2 miles



The Chequers Pub  
1.0 mile



The Swan Inn Pub  
1.2 miles



Felsted Village Store  
1.2 miles



Razza Restaurant  
1.1 miles



The Meadows By Road



5 Minutes  
Access to the A120



10 Minutes  
Great Dunmow



18 Minutes  
Stansted Airport



20 Minutes  
M11



84 Minutes  
Central London

All educational facilities are Ofsted rated good or outstanding or Independent Schools' Inspectorate rated excellent at time of printing. \*Times are correct at time of printing and are based off Google Maps. \*\*Via train from Braintree station

## *Quality* IN THE COUNTRY

The epitome of modern luxury living, each home has been carefully designed, showcasing enviable kerb appeal, bespoke layouts and aspirational interiors throughout.

Every home at The Meadows offers an enviable specification as standard, with the option to truly personalise and upgrade your home with our selection of exceptional quality extras.

We have taken care to handpick the finest fixtures and finishes that will enhance every aspect of your new home, whilst our carefully considered layouts are designed for the modern, luxurious lifestyle.

THAT'S QUINTESSENTIALLY LIVING



Computer generated image depicts The LAVENHAM and The EATON housetypes at The Meadows at Felsted, indicative only.



# DEVELOPMENT LAYOUT

## 3 BEDROOM HOMES

- The Bourne  
Plots: 13 & 36
- The Farnborough  
Plot: 15
- The Willow  
Plots: 14 & 37

## 4 BEDROOM HOMES

- The Hardwick  
Plots: 35 & 38
- The Kedleston  
Plots: 16 & 21
- The Lavenham  
Plots: 17, 19, 26, 39 & 40
- The Petworth  
Plots: 1, 22, 23, 25 & 41
- The Sherringham  
Plots: 18, 20 & 24

## 5 BEDROOM HOMES

- The Eaton  
Plots: 2, 27 & 28

## AFFORDABLE HOMES

- Plots: 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 29, 30, 31, 32, 33 & 34

ST: Styles | PROW: Public Right Of Way  
 ○: SuDS (Sustainable drainage system)

# THE BOURNE

## 3 BEDROOM DETACHED HOME

Plots: 13 & 36

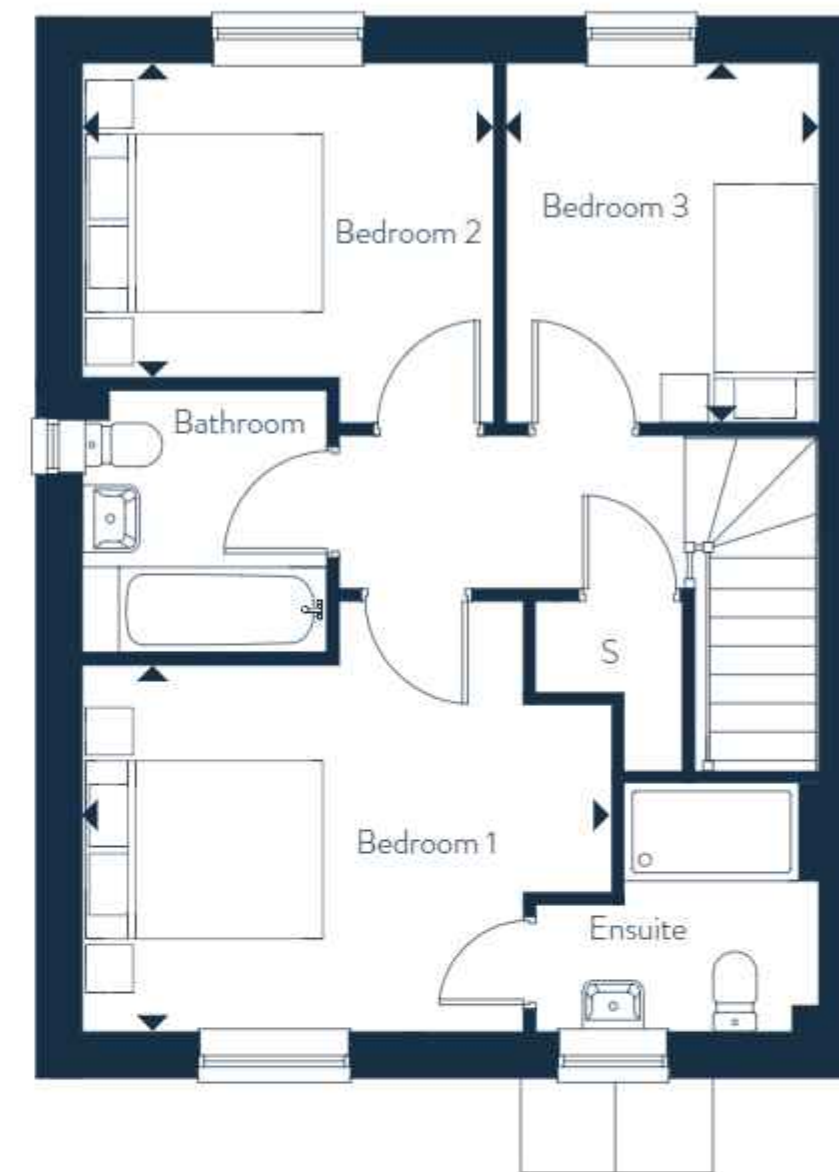


Computer generated image depicts a typical BOURNE house type at The Meadows at Felsted. Indicative only.



### GROUND FLOOR

Kitchen/Dining Room	19'9" x 10'2"	6.02m x 3.11m
Living Room	15'3" x 10'10"	4.65m x 3.31m



### FIRST FLOOR

Bedroom 1	11'10" x 9'10"	3.60m x 3.00m
Bedroom 2	11'0" x 8'5"	3.37m x 2.57m
Bedroom 3	9'8" x 8'4"	2.95m x 2.56m

S: STORE | A/C: AIRING CUPBOARD

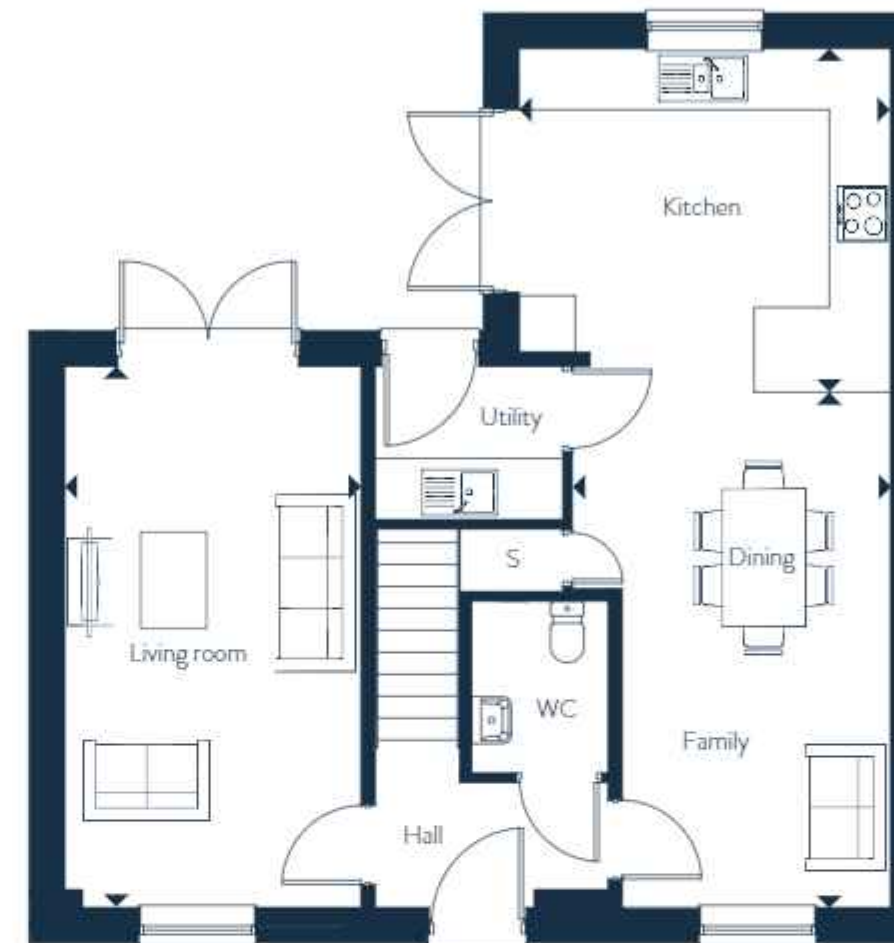
# THE FARNBOROUGH

3 BEDROOM DETACHED HOME

Plot: 15

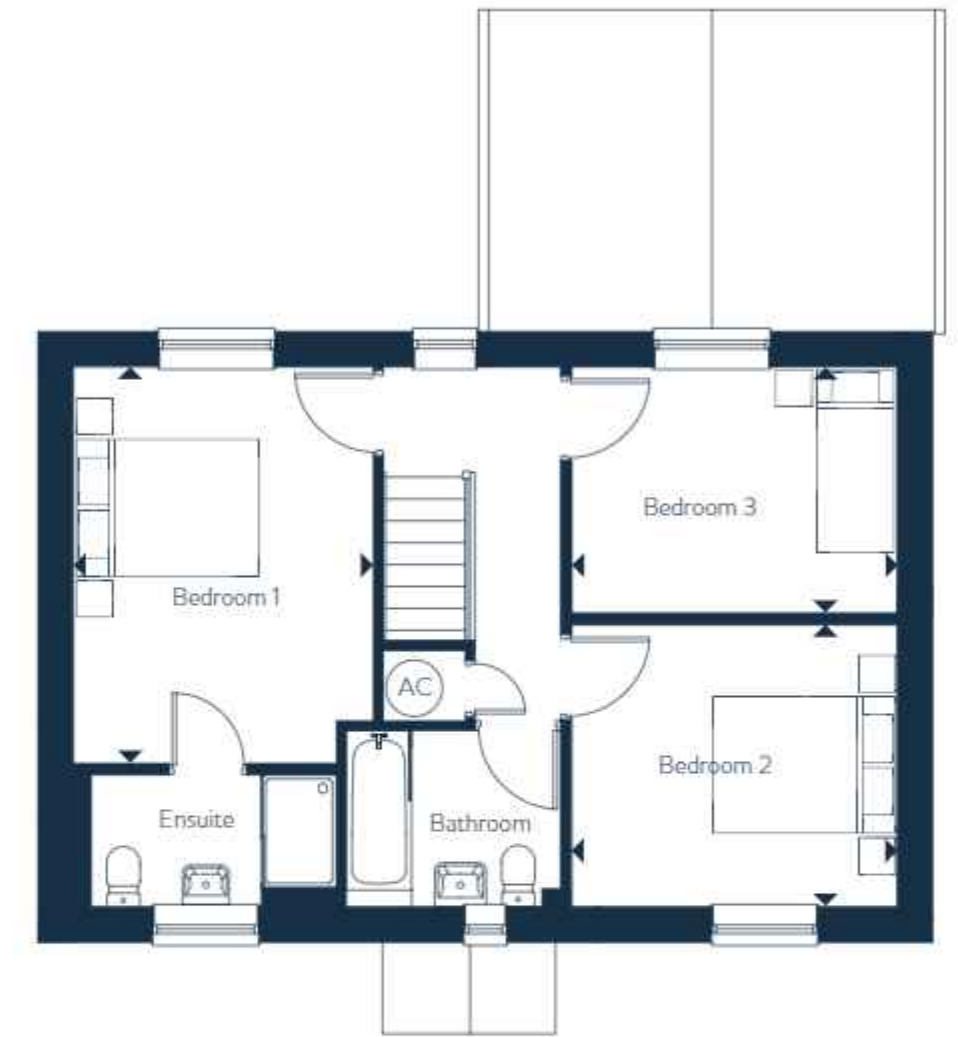


Computer generated image depicts a typical FARNBOROUGH house type at The Meadows at Felsted. Indicative only.



GROUND FLOOR

Kitchen	12'11" x 11'11"	3.95m x 3.65m
Dining/Family Room	17'11" x 11'1"	5.47m x 3.38m
Living Room	18'10" x 10'4"	5.75m x 3.15m



FIRST FLOOR

Bedroom 1	13'10" x 10'5"	4.22m x 3.20m
Bedroom 2	11'4" x 9'10"	3.47m x 3.00m
Bedroom 3	11'4" x 8'7"	3.46m x 2.63m

S: STORE | A/C: AIRING CUPBOARD



# THE WILLOW

## 3 BEDROOM DETACHED HOME

Plots: 14 & 37

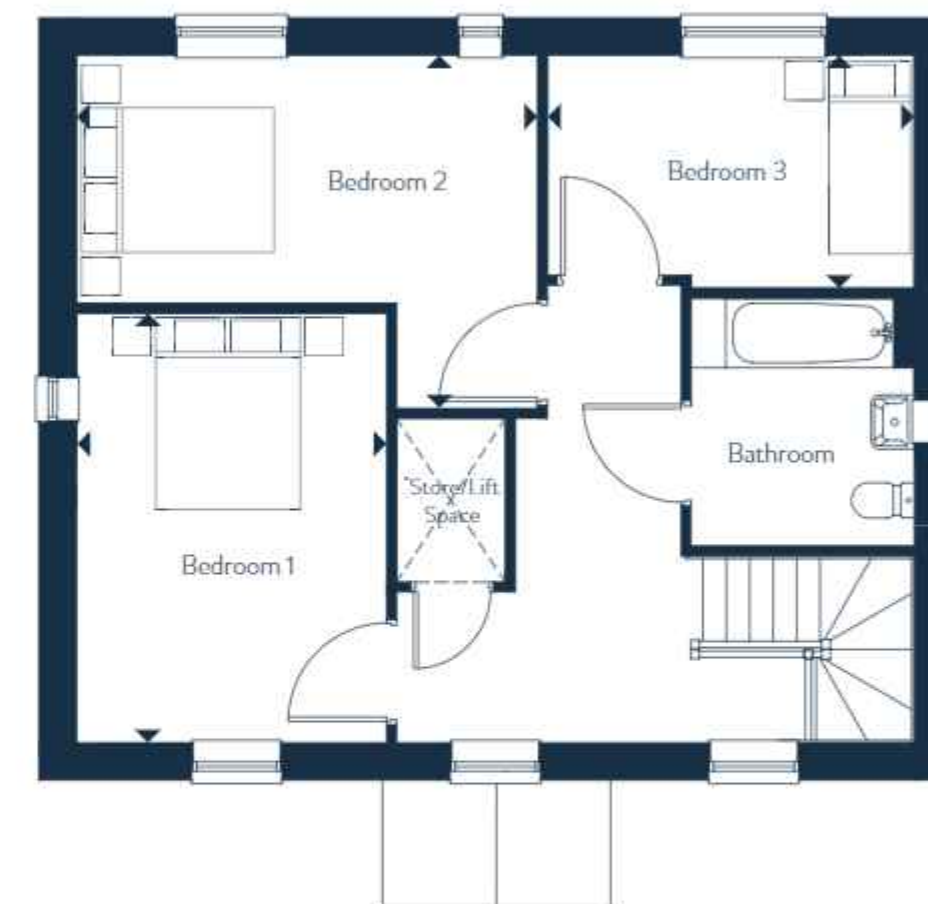


Computer generated image depicts a typical WILLOW housetype at The Meadows at Felstead. Indicative only.



### GROUND FLOOR

Kitchen/Dining Room	17'1" x 12'7"	5.22m x 3.86m
Living Room	22'8" x 10'1"	6.93m x 3.08m



### FIRST FLOOR

Bedroom 1	14'3" x 10'2"	4.35m x 3.10m
Bedroom 2	15'2" x 11'8"	4.63m x 3.56m
Bedroom 3	12'1" x 7'8"	3.69m x 2.35m

S: STORE | A/C: AIRING CUPBOARD | \*SPACE CREATED PROVISIONALLY FOR LIFT REQUIREMENT.

# THE HARDWICK

4 BEDROOM DETACHED HOME

Plots: 35 & 38



Computer generated image depicts a typical HARDWICK housetype at The Meadows at Felsted. Indicative only.



GROUND FLOOR

Kitchen	15'4" x 12'11"	4.68m x 3.95m
Dining/Family Room	14'6" x 9'4"	4.44m x 2.85m
Living Room	18'10" x 10'4"	5.75m x 3.15m



FIRST FLOOR

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

S: STORE | A/C: AIRING CUPBOARD

# THE KEDLESTON

4 BEDROOM DETACHED HOME

Plots: 16 & 21

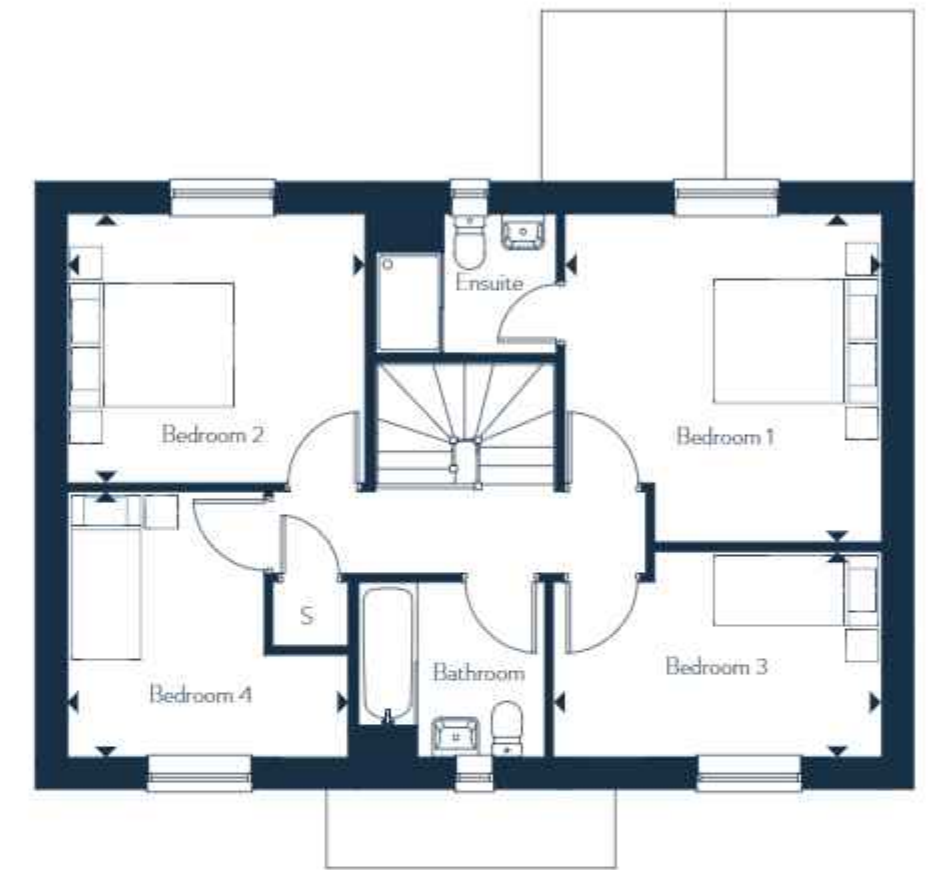


Computer generated image depicts a typical KEDLESTON housetype at The Meadows at Felsted. Indicative only.



GROUND FLOOR

Kitchen/Dining/Family Room	27'7" x 12'1"	8.42m x 3.69m
Living Room	21'0" x 11'5"	6.42m x 3.49m



FIRST FLOOR

Bedroom 1	12'8" x 12'3"	3.88m x 3.75m
Bedroom 2	11'6" x 10'5"	3.52m x 3.18m
Bedroom 3	12'8" x 7'11"	3.87m x 2.43m
Bedroom 4	10'10" x 10'3"	3.32m x 3.14m

S: STORE | A/C: AIRING CUPBOARD

# THE LAVENHAM

## 4 BEDROOM DETACHED HOME

Plots: 17, 19, 26, 39 & 40



Computer generated image depicts a typical LAVENHAM hometype at The Meadows at Felsted. Indicative only.



### GROUND FLOOR

Kitchen	12'0" x 8'7"	3.68m x 2.66m
Dining Room	15'2" x 12'3"	4.63m x 3.76m
Family Room	11'5" x 6'7"	3.50m x 2.03m
Living Room	16'8" x 10'11"	5.10m x 3.33m
Study	9'1" x 7'9"	2.78m x 2.41m



### FIRST FLOOR

Bedroom 1	18'9" x 10'11"	5.73m x 3.33m
Bedroom 2	12'10" x 8'10"	3.92m x 2.71m
Bedroom 3	11'10" x 9'8"	3.63m x 2.96m
Bedroom 4	11'3" x 8'10"	3.43m x 2.71m

S: STORE | A/C: AIRING CUPBOARD

# THE PETWORTH

## 4 BEDROOM DETACHED HOME

Plots: 1, 22, 23, 25 & 41

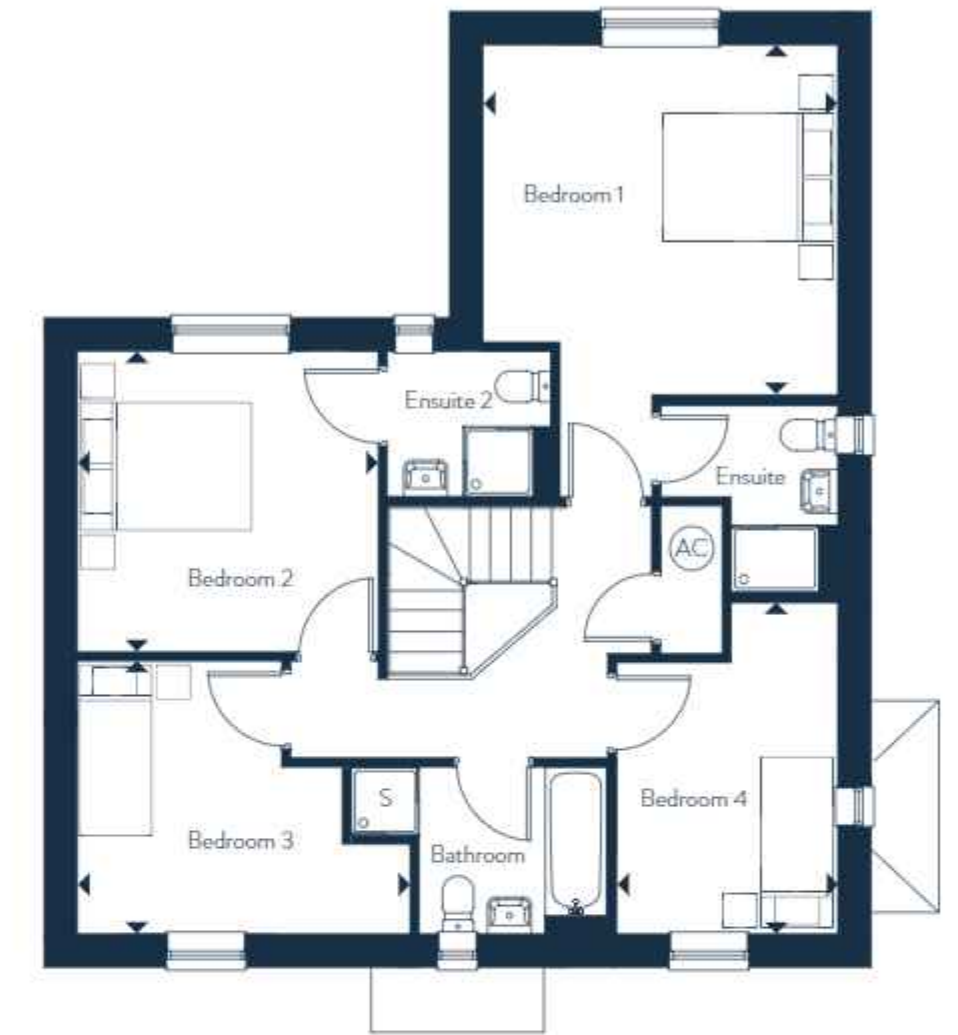


Computer generated image depicts a typical PETWORTH house type at The Meadows at Felsted. Indicative only.



GROUND FLOOR

Kitchen/Breakfast Room	17'3" x 13'3"	5.26m x 4.04m
Living Room	21'9" x 11'1"	6.64m x 3.38m
Dining Room	13'10" x 10'4"	4.22m x 3.16m



FIRST FLOOR

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

S: STORE | A/C: AIRING CUPBOARD

# THE SHERRINGHAM

4 BEDROOM DETACHED HOME

Plots: 18, 20 & 24

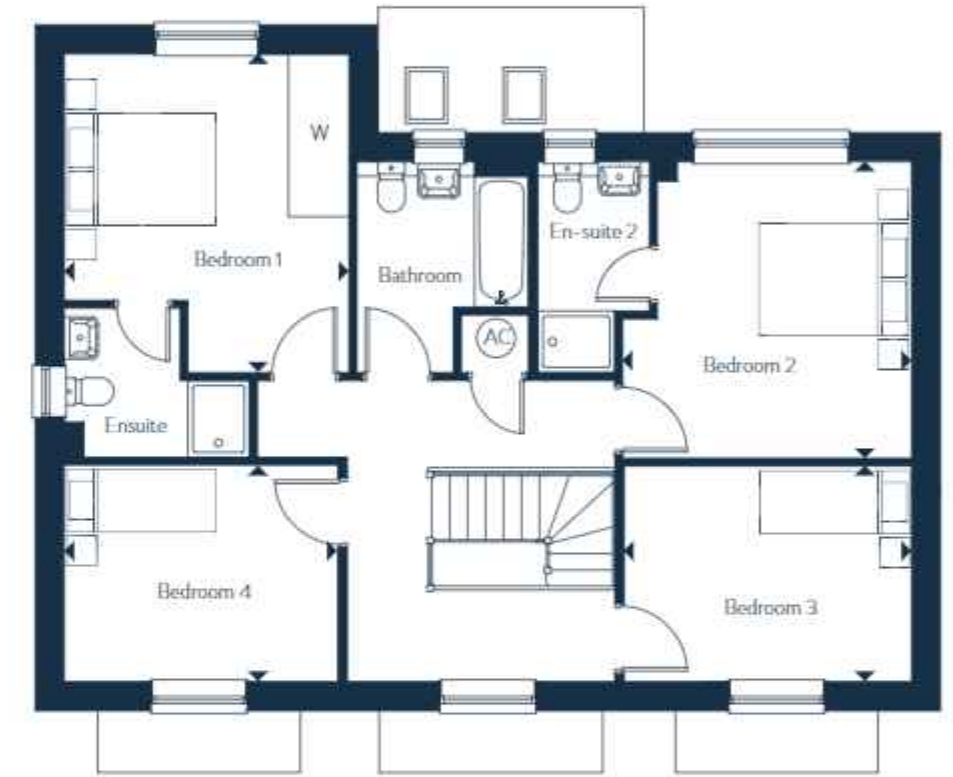


Computer generated image depicts a typical SHERRINGHAM housetype at The Meadows at Felsted. Indicative only.



GROUND FLOOR

Kitchen	12'2" x 9'9"	3.71m x 2.99m
Breakfast/Family Room	12'2" x 11'3"	3.72m x 3.43m
Living Room	24'9" x 12'1"	7.56m x 3.70m
Dining Room	12'2" x 11'8"	3.72m x 3.56m



FIRST FLOOR

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

S: STORE | A/C: AIRING CUPBOARD | W: WARDROBE

# THE EATON

## 5 BEDROOM DETACHED HOME

Plots: 2, 27 & 28



Computer generated image depicts a typical EATON housetype at The Meadows at Felsted. Indicative only.



GROUND FLOOR

Family/Kitchen/Dining	25'5" x 17'4"	7.80m x 5.29m
Living Room	21'9" x 14'0"	6.65m x 4.29m
Dining Room	12'6" x 10'7"	3.83m x 3.25m



FIRST FLOOR

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

S: STORE | A/C: AIRING CUPBOARD | W: WARDROBE



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

## Exceeding YOUR EXPECTATIONS

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.

### KITCHENS

- Our contemporary kitchens have been selected from the UK's leading supplier, Symphony's provide timeless, classic design with a product to suit all homes and styles. Ranges to choose from include the Woodbury, Harvard and Urban range with the Cranbrook or Princeton 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 Bourne, The Farborough, The Hardwick, The Kedlestone, and The Willow all feature a Bosch oven, 4 zone electric induction hob, extractor hood and integrated fridge/freezer.
- The Lavenham, The Petworth, The Sherringham & The Woodchester 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.

### BATHROOMS & ENSUITES

- The Bourne, The Farborough, The Hardwick, The Kedlestone, and The Willow bathrooms, ensuites and WC's are finished in a simplistic contemporary style, complimented with Roca sanitaryware, Hansgrohe drencher showerhead and tapwear and soft close lavatory seats.
- The Lavenham, The Petworth, The Sherringham and The Woodchester 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 will 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.

### 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 alarm are provided.

### ELECTRICAL & HEATING

- White LED downlighters are installed to the WC, kitchen and dining area's, where conjoined, utility room, bathrooms and en-suites, where applicable.
- Pendant lighting can be found throughout the rest of the home and in the loft.
- Homes benefit from underfloor heating to the ground floor as standard.
- Providing energy efficient heating, our homes use Air Source Heat Pumps from Daikin

### 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.\*\*
- Your home is provided with a 7kw electric car charger.†

### WARDROBES

- The Sherringham & The Woodchester feature mirror finish sliding wardrobes to the master bedroom.

### 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.

### GENERAL

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

\*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.





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.

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 you 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 include 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 developments. 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 not 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 Advisor 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 proscribed. 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, January 2024.



# THE MEADOWS

AT FELSTED

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