



MULBERRY HOUSE



KIRKBY HOMES
DEVELOPMENTS

Our Commitment

Kirkby Homes Developments are dedicated to creating bespoke homes that will stand proud in their surroundings for generations to come. We know we are not simply creating houses but homes where lives are built, family homes that are as individual as the individuals who live in them.

Our pursuit for excellence is a culmination of meticulous attention to detail throughout the design and build process and the integration of quality materials with the skills of specialist craftsmen and craftswomen.

The principles are at the heart of what we do and the passion and commitment from each employee has been reflected in the numerous Awards that recognise Kirkby Homes Developments as a market leader in West Sussex, Surrey and Hampshire.

Mulberry House embodies the classic charm of the
Country Georgian architectural style.





Large sash windows, traditional brick detailing, and an elegant portico porch, all harmonize to craft a remarkable rural residence.

Offering all the advantages of modern living, this dwelling embraces traditional construction materials and techniques that complement the distinctive character of the local area.





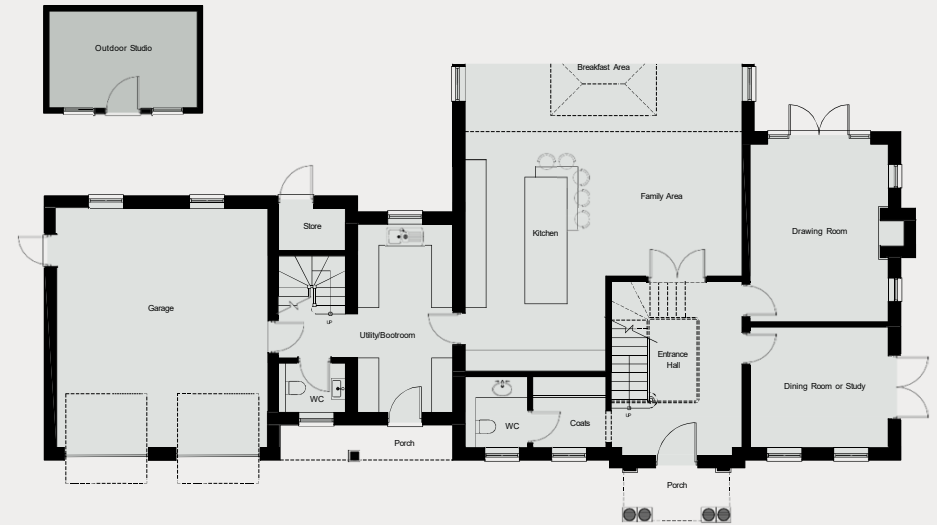
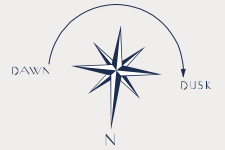






Set in an
acre of
secluded
mature
gardens





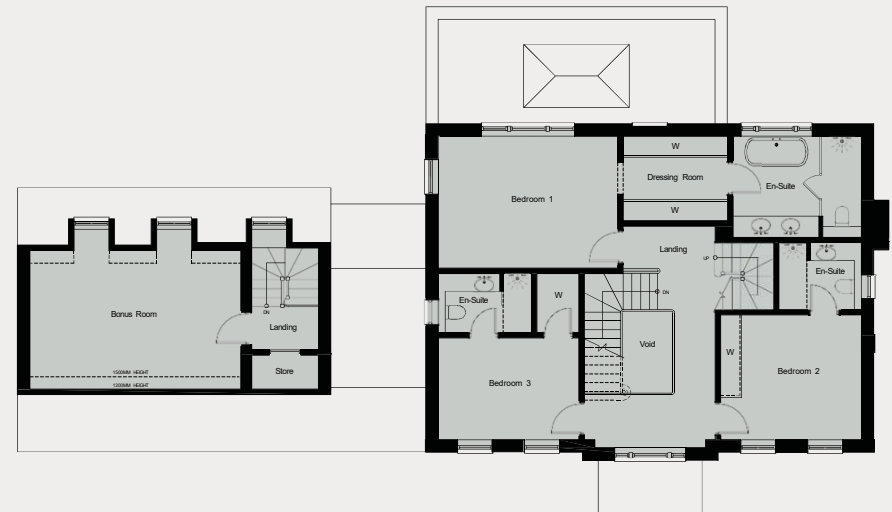
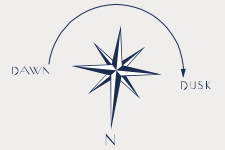
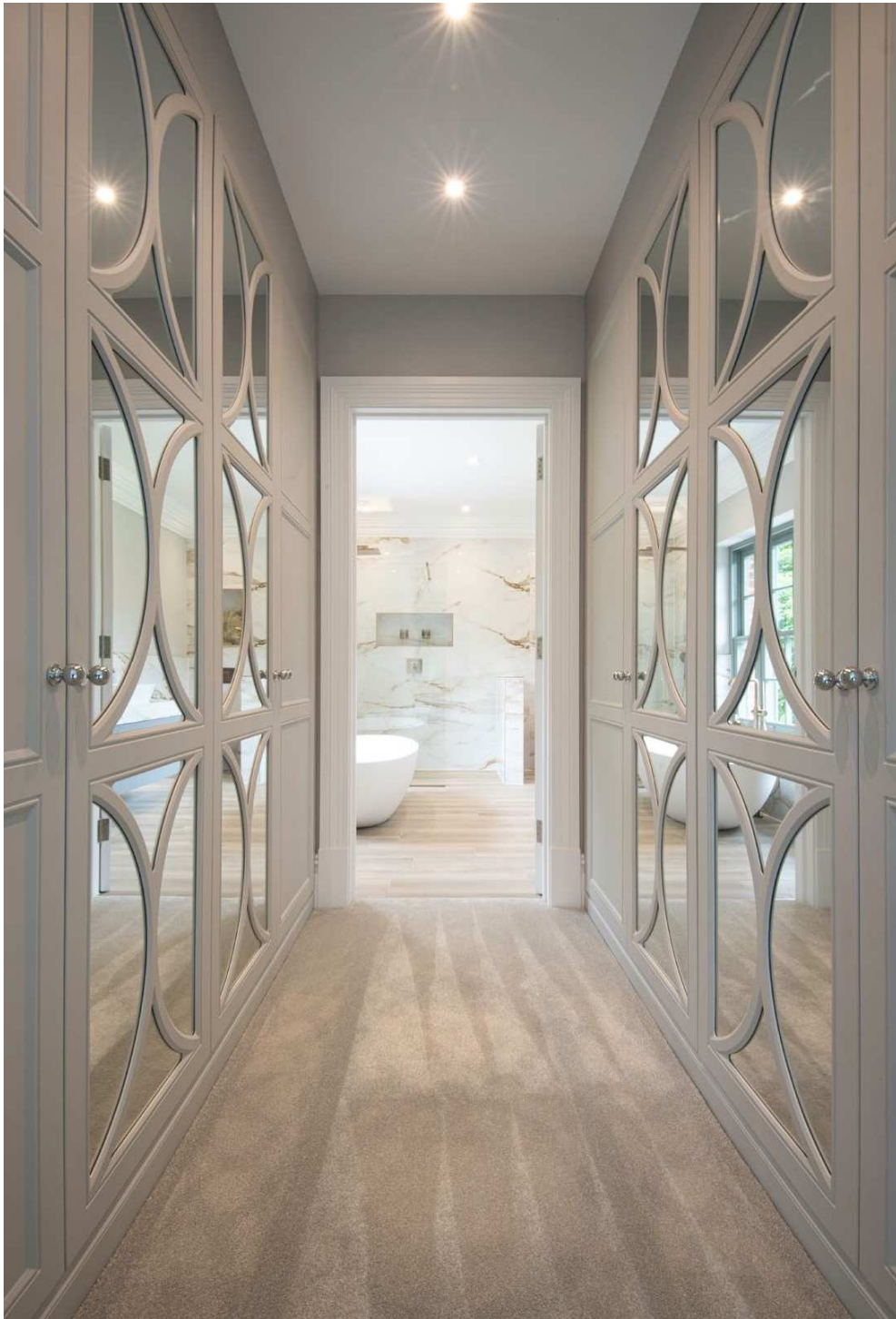
GROUND FLOOR

GROUND FLOOR	
Breakfast/Kitchen	7.80m x 9.70m
Lounge	4.01m x 6.58m
Drawing room	3.92m x 5.05m
Dining Room	3.92m x 3.42m
Study	3.28m x 3.97m
Utility/Bootroom	2.70m x 5.35m
Garage	6.00m x 6.80m
Outdoor Studio	4.00m x 3.50m





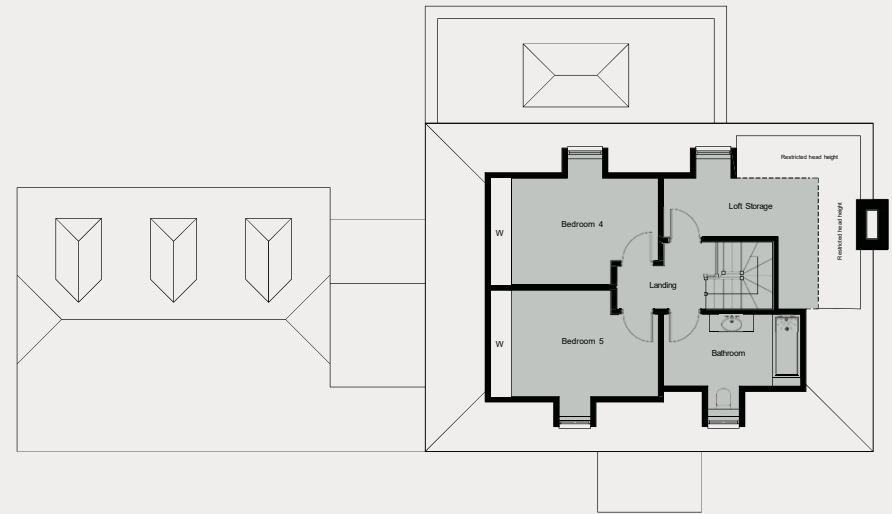




FIRST FLOOR

FIRST FLOOR	
Master Bedroom	4.75m x 4.70m
Bathroom 1	5.10m x 3.75m
Dressing Room	2.97m x 2.40m
Bedroom 2	4.00m x 3.55m
Bedroom 3	4.00m x 2.90m
Bonus Room	6.00m x 4.54m





SECOND FLOOR

SECOND FLOOR

Bedroom 4	4.76m x 3.00m
Bedroom 5	4.76m x 3.00m



Luxury Specification

Kirkby Homes Developments are committed to creating modern, low maintenance, energy efficient homes using traditional materials and finished to a high specification.

All our properties are covered by our 10 year BLP warranty.

The property is located in Bramshott, a beautiful scenery of rich & varied woodlands and colourful heaths with many walks on the doorstep.

Mulberry House is a 5 bedroom house, set in 1acre and south facing. It has Flemish bond brickwork with lime mortar, a Portland stone portico & stone window cills and fitted air conditioning in the Family area and master bedroom.

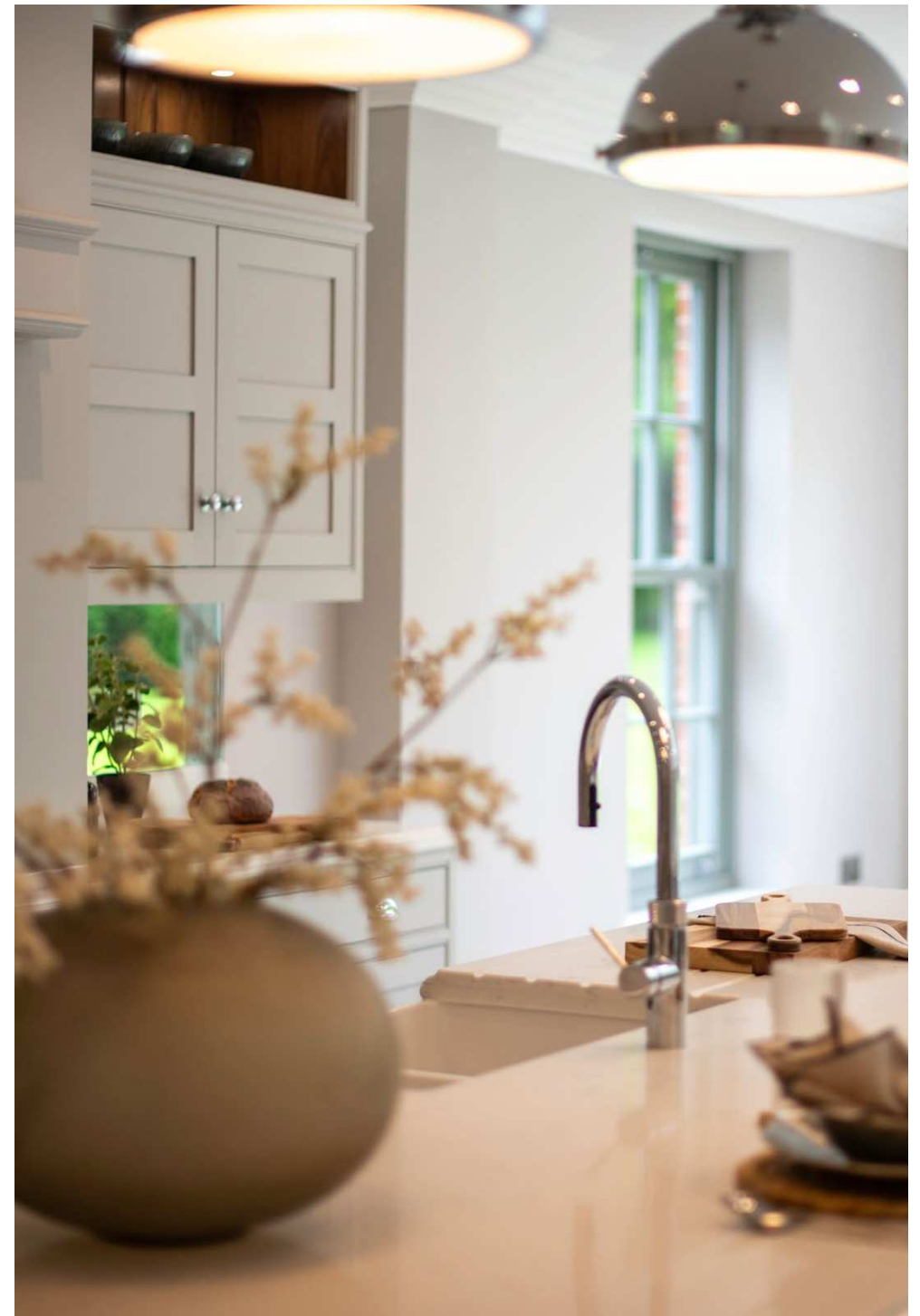
The latest technology in home building includes under floor heating with a full home air source heat pump system.

Kitchens

- The stunning kitchen is the centrepiece at the development. The kitchen is open plan with a beautiful family area and orangery with doors leading to a beautiful south facing garden.
- The kitchen is handmade bespoke joinery with a large centre breakfast bar area with stone work tops.
- Full range double oven cooker.
- Belfast sink.
- Butlers pantry.
- Walnut inlays to all units.
- Quooker hot tap.
- Under lighting.
- Miele dishwasher, coffee machine, microwave oven, fridge freezer.
- Hand painted Farrow & Ball colour scheme.
- Range Cooker.

Utility and Boot Room

- T&G seating area with shelves & boot drawers.
- Fully fitted storage area.
- Belfast sink.
- Stone work tops.
- Handmade joinery units.
- Hand painted Farrow & Ball colour scheme.







Bathrooms

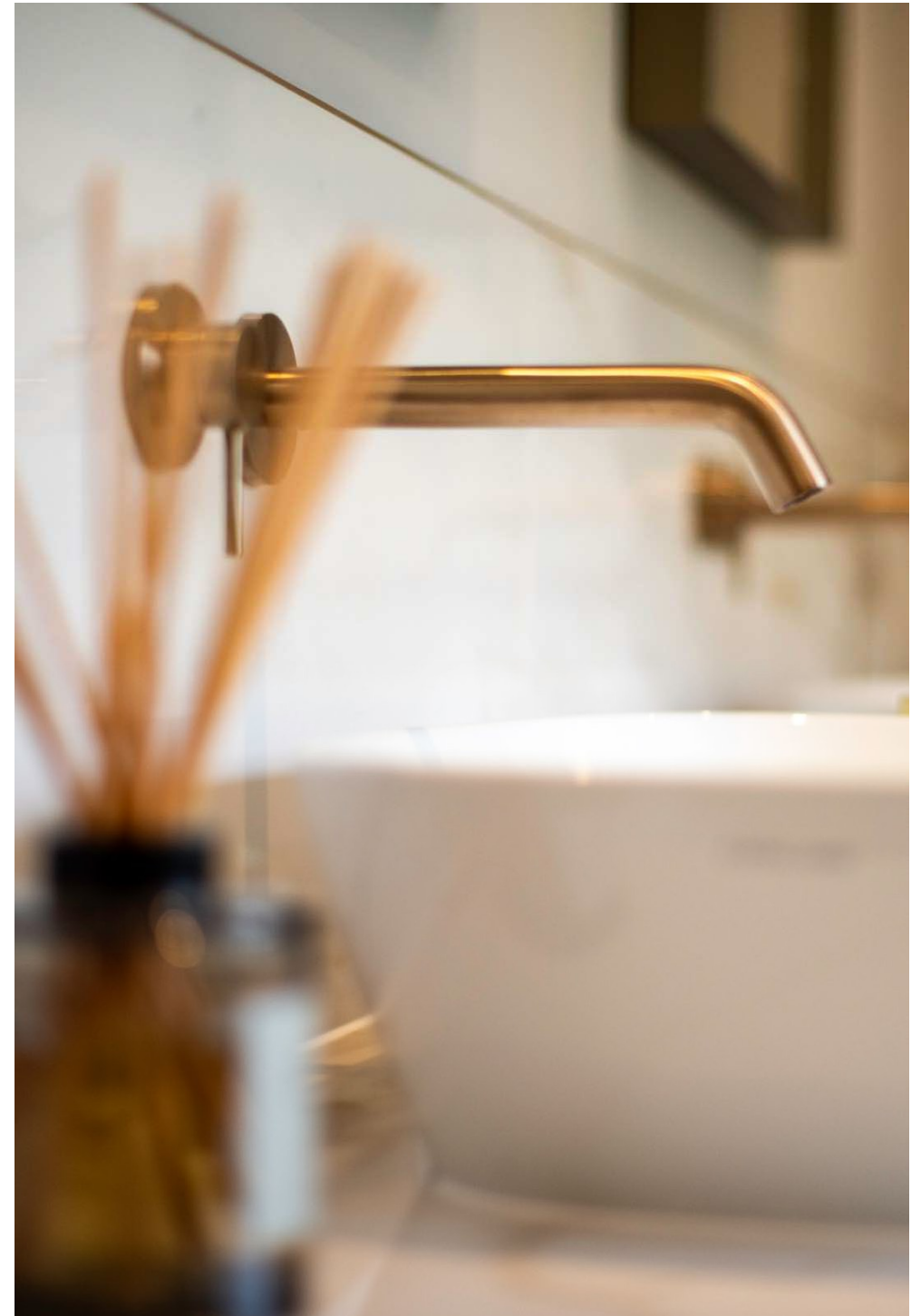
- Master bathroom with large free standing Ashton Bently bath.
- Bespoke vanity units to all bathrooms with shaver points.
- Oval mounted basins in master ensuite.
- Large walk in wet rooms to all ensuites.
- Luxury Mode lighting to all bathrooms.
- Luxury Italian tiling to all bathrooms.

Decoration

- Classic style deep cornice.
- Grey oak flooring to dining room.
- Tiled flooring to kitchen, family area & laundry room.
- Carpeted stairs with runners.
- Luxury carpet throughout.
- All bedrooms come with full fitted bespoke wardrobes.
- Limestone fire place with log burning stove in the drawing room.

Heating & Electrics

- Huge savings on electricity bills and protection from future energy price increases.
- Store any surplus energy produced by your solar panels in the daytime for use in the evenings.
- Use surplus solar energy to charge your electric car for free Battery system can be expanded and charged from the grid overnight on a cheaper rate for further savings.
- Reduce your carbon footprint.
- Megaflo pressurised hot water storage system.
- Underfloor heating to ground floor & first floor.
- USB sockets to all rooms.
- Sky Q hard wiring throughout.
- BT upgraded fibreoptic technology with download speeds of 900mbps & ultrafast upload speeds.

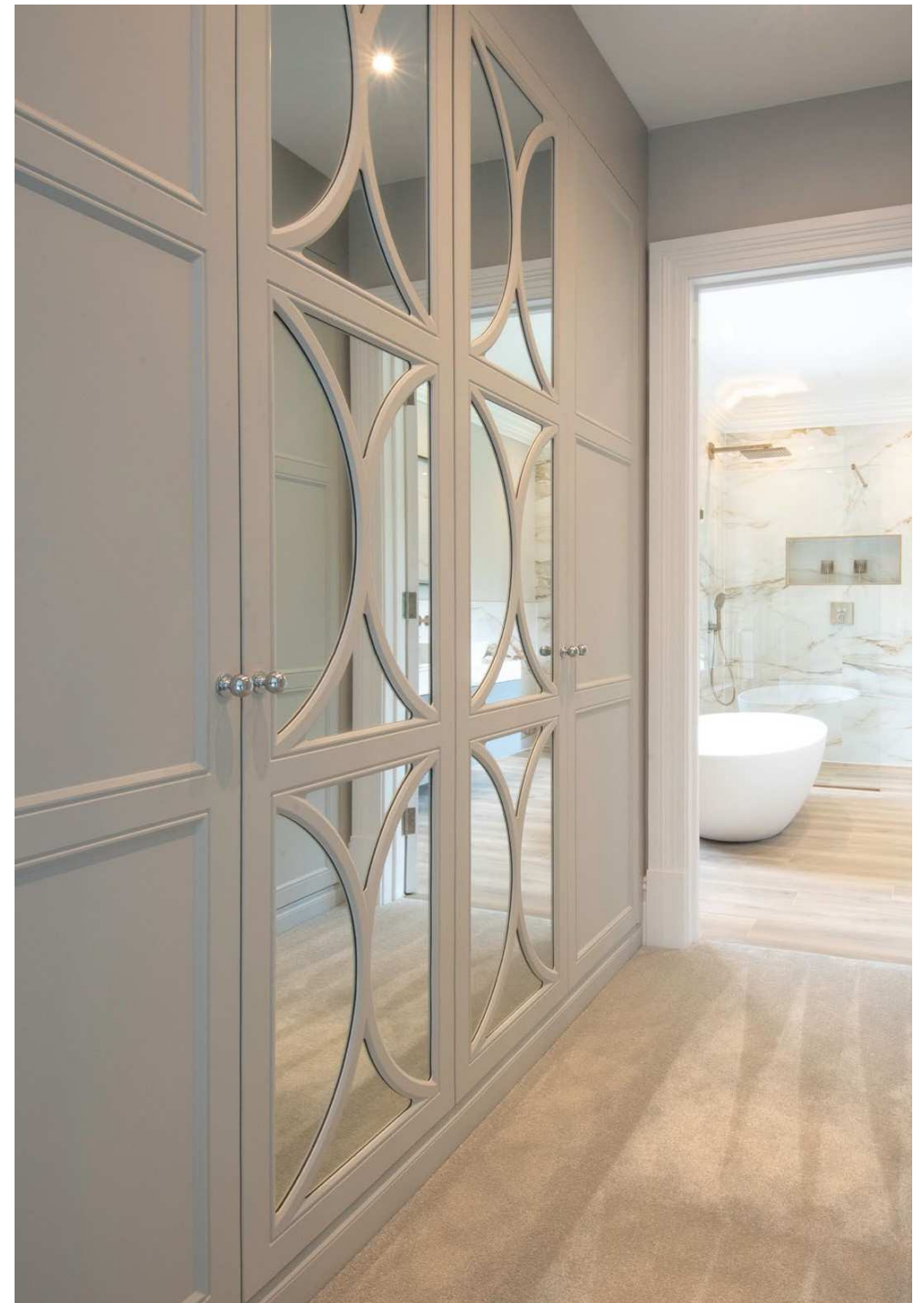


Security

- Fully fitted intruder alarm system.
- Fully hard-wired home security system.
- Steel front door cased in timber with multi point locking system finished in Farrow & Ball paint.
- Timber sash windows with security locks finished in Farrow & Ball paint.

External

- Bespoke handmade bricks set in Flemish bond with lime mortar.
- Portland stone portico with contrasting stone cills.
- Contrasting clay roof tiles.
- Aluminium guttering powder coated in contrasting colour to match window frames.
- Garden designed & planted by Chelsea Flower Show gold medal winner Cliff Stanley.
- Up & down external wall lighting.
- Electric remotely controlled entrance gates.
- Large double garage with bespoke doors finished in black feather edging External power points & outside tops.
- Independent outside studio with lighting, full electrics & broadband.



Discover the hidden gem of Bramshott

Nestled in the picturesque landscapes of East Hampshire, experience the quintessential English village that effortlessly blends old-world charm with modern comforts. Bramshott offers a lifestyle that perfectly balances tranquility and convenience, making it an idyllic haven for residents and a delightful destination for visitors.



As you wander through the enchanting streets, you'll be greeted by historic cottages, charming local shops, and a sense of community that's truly heartwarming, with vibrant local markets, offering everything from fresh produce to handmade crafts, embodying the spirit of traditional village life.





Liphook's golf clubs are renowned for their quality and design, attracting golf enthusiasts from far and wide. Whether you're a seasoned golfer seeking a rigorous test of your abilities or a beginner looking to refine your skills, Liphook's golf clubs provide the tools for an unforgettable day on the course amidst breathtaking natural surroundings.



Nature enthusiasts will find their haven here too, as Bramshott is surrounded by breathtaking natural beauty. With sprawling woodlands, serene lakes, and captivating trails, outdoor adventures are right at your doorstep.

For those seeking a bit of sophistication, Bramshott doesn't disappoint. Indulge in culinary delights at quaint eateries offering a mix of traditional and contemporary cuisine. Whether you're in the mood for a hearty Sunday roast or a globally-inspired dish, the village's culinary scene caters to every palate.

Directions

Bramshott's location provides not only a scenic haven but also excellent connectivity. With easy access to major transportation routes, you're never far from the cultural riches of nearby towns and cities. Whether you're commuting to work or embarking on a weekend getaway, Bramshott's strategic positioning ensures you're well-connected while preserving the peaceful ambiance of village life.



From Guildford join the Guildford and Godalming Bypass/Midleton Road/A3 from Woodbridge Rd/A322 and A25. Head north-east on the High Street towards North Street/A320. Turn right onto Chertsey Street/A320 and continue to follow A320. Turn left onto York Road and at the roundabout take the 2nd exit onto Woodbridge Road/A322, then turn left onto Woodbridge Road/A25. Continue to follow A25 for 0.4 mile. At Dennis roundabout take the 1st exit onto the Guildford and Godalming Bypass/Midleton Road/A3 slip road. Keep left and merge onto Guildford and Godalming Bypass/Midleton Road/A3. Follow A3 to London Road/B2131 in Liphook. Take the B2131 exit from the A3 (15.7 miles). Drive onto Rectory Lane. Mulberry house will be on your right.



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