

MULBERRY HOMES

AT HOULTON



# Stylish

homes in Houlton



Computer generated image depicts The Sherbourne, The Salcey and The Carlton housetype at Mulberry Homes at Houlton and is indicative only.

Discover Mulberry Homes' beautiful collection of two, three, four and five bedroom homes, part of Warwickshire's exciting new neighbourhood, Houlton. The epitome of modern luxury living, each home has been carefully designed, showcasing enviable kerb appeal, bespoke layouts and aspirational interiors throughout.

Our years of experience developing high-quality properties and attention to detail means that we create homes that people are proud to call their own. The exemplary Mulberry touch is evident throughout the development, from attractive, varied street scenes and timeless architectural designs to bright, spacious and modern interiors.

Whether you're taking your first step onto the property ladder, a growing family and or looking to downsize our homes in Houlton are the perfect place to start your next chapter.

THAT'S *Quintessential Living*



# Introducing Mulberry Homes at Houlton



Computer generated images depicts The Earlswood, The Harrington and The Watermead at Mulberry Homes at Houlton and is indicative only.

Mulberry Homes at Houlton is an exclusive new neighbourhood where life is enriched by its 'best of both worlds' location, benefiting from the wider development of Houlton.

Surrounded by acres of green space in the beautiful verdant of Warwickshire, Mulberry Homes at Houlton promotes a thriving community and neighbourly feel, while considering the space and privacy needed by homebuyers. Throughout the development, thoughtful and attractive street scenes showcase beautiful homes in spacious plots with private gardens.

Located just four miles from the historic town of Rugby, connected by a custom-built link road, Mulberry Homes at Houlton offers everything you need. The vibrant market town of Rugby boasts an array of high street and independent shops, fantastic places to eat and entertainment venues for all the family. The town is also home to the prestigious Rugby school with a wide selection of both Primary and Secondary schools in the area.

Ideal for commuters, Houlton's proximity to the M1, A5, M6 and M45 puts you in the heart of the commuter network and the West Coast Mainline will get you to London in 50 minutes and Birmingham in 30 minutes.

*Start your  
journey here*



# Welcome to the Neighbourhood

# Houlton

Mulberry Homes at Houlton is a truly exceptional place to live. Amongst the beautiful new homes, living at Houlton allows you to benefit from an exciting community complete with new schools, places to eat, shops and open spaces.

Central to the development is Dollman Common, featuring a natural play area and nature trails, recreational ponds and cycle paths making this stunning location a true breath of fresh air.

Close by, Dollman Farm, a beautifully renovated farmhouse, is home to The Barn community centre which runs a range of activities and events, enabling you to feel closer to your neighbours and the thriving community the Houlton has to offer.

Nearby, the Tuning Fork cafe is also welcome benefit offering delicious breakfasts, lunch, coffee and cakes providing the perfect meeting spot.

Houlton will be home to three brand new primary schools and a secondary school. St Gabriel's CofE Academy which has been open since 2018 reflects the high performing reputation for education in Rugby whilst the Co-operative Food store is conveniently located for everyday essentials.

## THAT'S Quintessentially Located



**Acres of open space**  
1200 acres of open space for long walks and wildlife discovery.



**Local amenities**  
A range of amenities right on your doorstep.



**Cycle paths to discover**  
Over a mile of cycleways weaving through Houlton and beyond.



**Excellent schools**  
You're never more than a mile away from the school gate.



Dollman Common



Turning fork café



Dollman Common

## Journey by car from Houlton

- 1** MIN Rugby Golf Club
- 5** MINS Elliot's Field Retail Park
- 6** MINS Caldecott Park
- 6** MINS Rugby Theatre
- 18** MINS Draycote Water Reservoir and Country Park

## Journey by train from Rugby Train Station

Just four minutes from Mulberry Homes at Houlton by car

- 10** MINS Coventry
- 18** MINS Atherstone
- 22** MINS Northampton
- 38** MINS Nuneaton
- 51** MINS London

## Feel connected in beautiful surroundings

With acres of green open space right on your doorstep, your minutes away from the rolling ridge and furrow land of the Warwickshire countryside.

Run, cycle or stroll through the open space, common areas and fields or take the nature trail out up to Normandy Hill. Venturing further into the countryside, there's miles of canals and stairway locks, country parks, walled gardens and nature reserves to explore.



Connected to  
the best



# Quintessentially Community *Focused*

Neighbourhood amenities that are available within the wider Houlton area



Primary School



Primary and Secondary School



St. Gabriel's Academy



Dollman Farm



Dollman Common



The Tuning Fork



Normandy Hill



Wildlife Corridors



Direct links to A5 & M1



Existing Development

Potential Future Phase

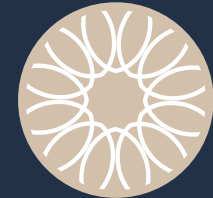
Proposed Development

Existing Development

Existing Development



# Site layout Houlton



MULBERRY HOMES  
AT HOULTON

## 2 BEDROOM HOMES

**The Bosworth**  
Plots 15, 16, 17, 44, 45, 46, 65, 66

## 3 BEDROOM HOMES

**The Abbey**  
Plots 13, 19, 25, 33, 35, 39, 57, 61, 67, 76, 77, 80, 102, 103, 110, 136

**The Beacon**  
Plots 50, 51, 116, 117

**The Carlton**  
Plots 18, 26, 43, 58, 64, 72, 101, 122, 141  
\*Plots 26 & 43 have a bay window

**The Houlton**  
Plots 7, 8, 10, 11, 48, 49, 70, 71, 84, 85, 118, 119, 145, 146

**The Warwick**  
Plots 32, 99, 104, 111, 135

## 4 BEDROOM HOMES

**The Blenheim**  
Plots 1, 4, 5, 9, 12, 21, 38, 53, 89, 94, 129, 147

**The Foxton**  
Plots 106, 126

**The Harrington**  
Plots 108, 131, 133

**The Humberstone**  
Plots 30, 52, 62, 75, 87, 95, 120, 121

**The Pitsford**  
Plots 27, 31, 69, 74, 100, 128, 144

**The Richmond**  
Plots 14, 24, 47, 63, 73, 81, 86, 140

**The Sandringham**  
Plots 2, 3, 6, 28, 42, 55, 56, 83, 92, 96, 97, 143

**The Salcey**  
Plots 22, 29, 36, 37, 40, 59, 60, 68, 90, 93, 105, 107, 113, 114, 123, 127, 138, 139

**The Sherbourne**  
Plots 20, 79, 109, 124, 142

**The Yardley**  
Plots 23, 34, 41, 54, 78, 82, 88, 91, 98, 112, 125

## 5 BEDROOM HOMES

**The Earlswood**  
Plots 115, 132, 134, 137

**The Watermead**  
Plot 130



Quintessentially  
Located



# The Bosworth

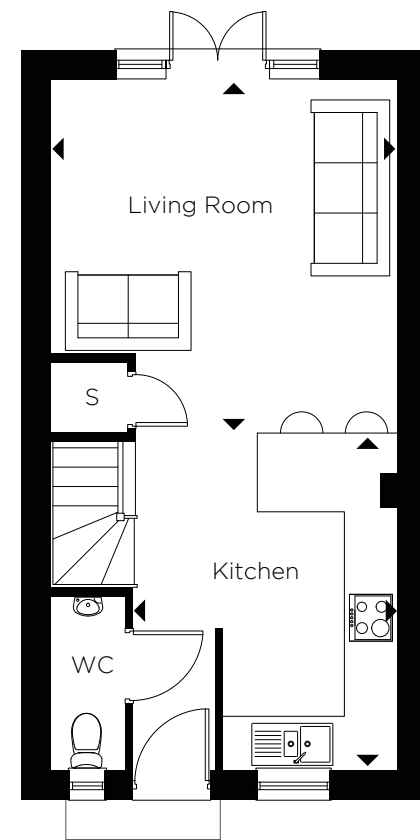
2 bedroom terraced and semi detached homes

Plots 15, 16, 17, 44, 45, 46, 65 & 66

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



S = Store



## Ground floor

Kitchen	4.04m x 3.17m	13'3" x 10'4"
Living Room	4.25m x 4.20m	13'9" x 13'7"

# The Abbey

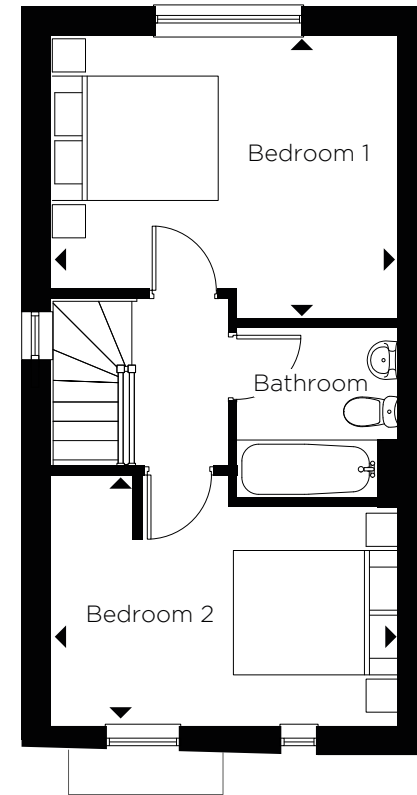
3 bedroom detached home

Plots 13, 19, 25, 33, 35, 39, 57, 61, 67, 76, 77, 80, 102, 103, 110 & 136

Computer generated image depicts The Abbey housetype at Mulberry Homes at Houlton and is indicative only.

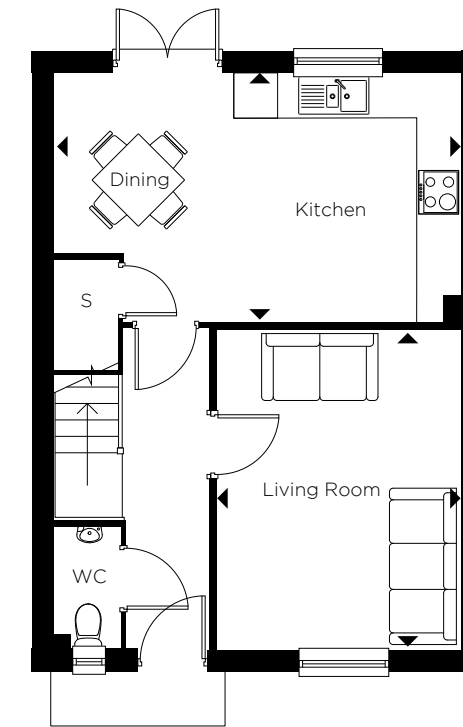


S = Store



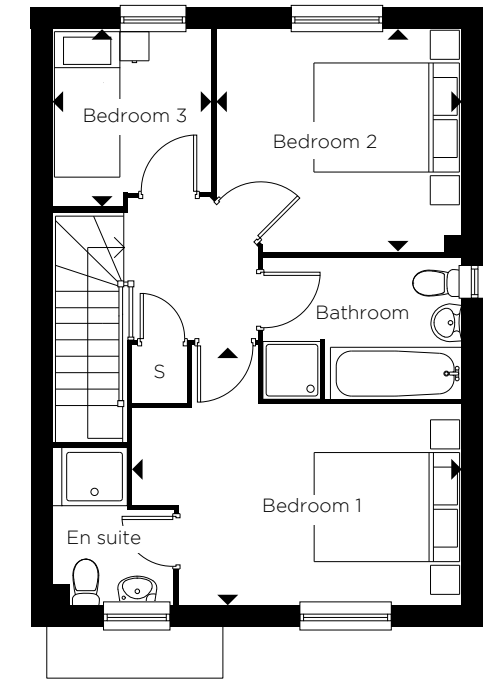
## First floor

Bedroom 1	4.20m x 3.42m	13'7" x 11'2"
Bedroom 2	4.20m x 3.02m	13'7" x 9'9"



## 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"



# The Beacon

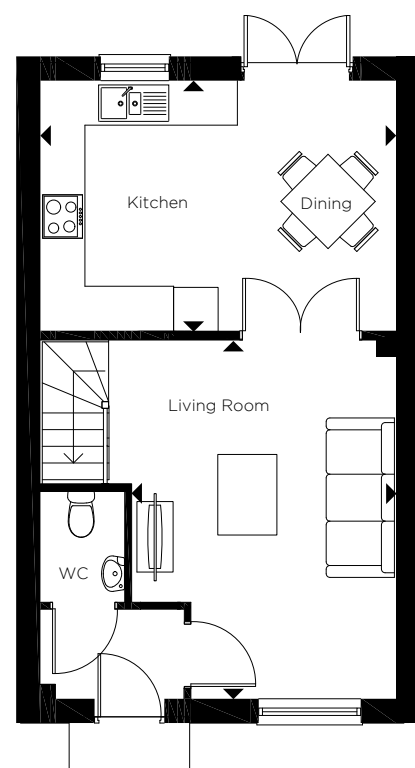
3 bedroom semi-detached home

Plots 50, 51, 116 & 117

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



S = Store



## Ground floor

Kitchen/Dining	4.79m x 3.38m	15'8" x 11'1"
Living Room	4.84m x 3.62m	15'11" x 11'10"

## First floor

Bedroom 1	3.37m x 2.62m	11'1" x 8'7"
Bedroom 2	3.32m x 2.62m	10'11" x 8'7"
Bedroom 3	2.31m x 2.06m	7'7" x 6'9"

# The Carlton

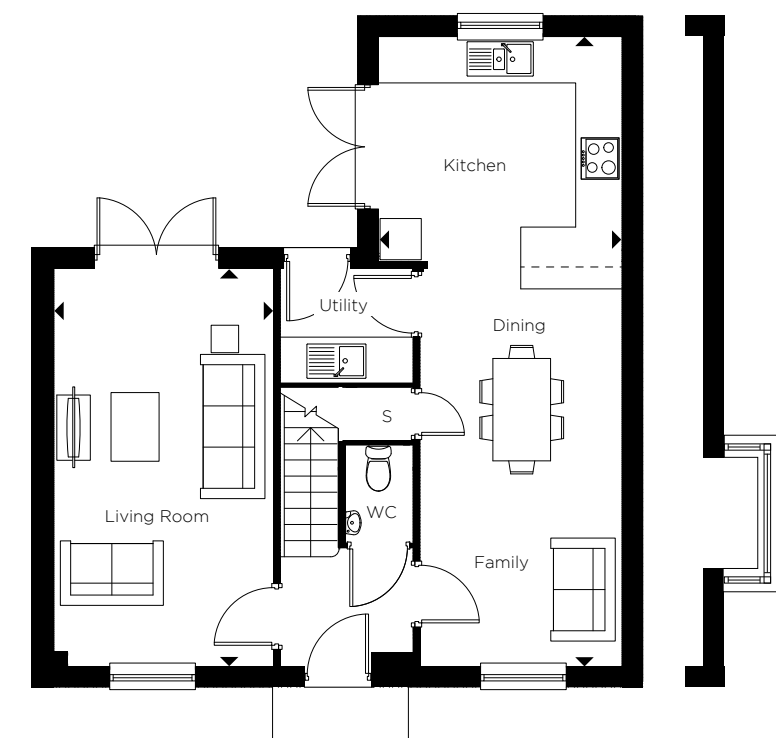
3 bedroom detached home

Plots 18, 26, 43, 58, 64, 72, 101, 122 & 141

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



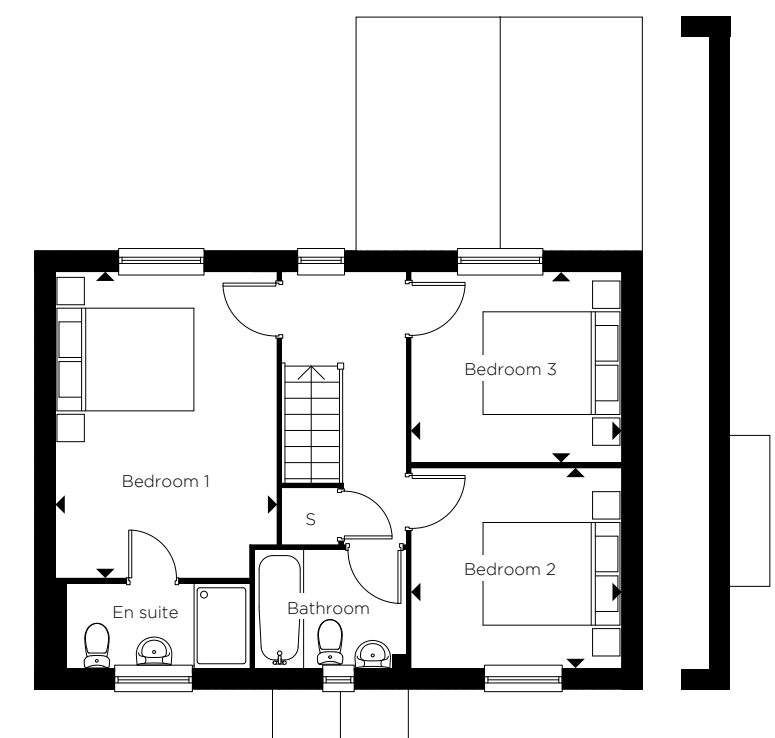
S = Store



## Ground floor

Kitchen/Dining/ Family	9.12m x 3.50m	29'11" x 11'6"
Living Room	5.75m x 3.15m	18'10" x 10'4"

\*Plots 26 & 43 have a bay window



## First floor

Bedroom 1	4.43m x 3.19m	14'6" x 10'6"
Bedroom 2	3.03m x 2.88m	9'11" x 9'5"
Bedroom 3	3.03m x 2.74m	9'11" x 8'12"



# The Houlton

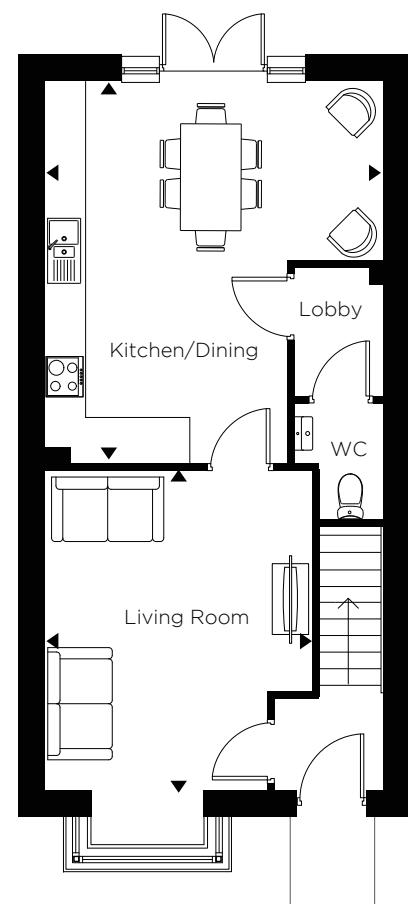
3 bedroom semi-detached home

Plots 7, 8, 10, 11, 48, 49, 70, 71, 84, 85, 118, 119, 145 & 146

Computer generated image depicts a typical Houlton housetype at Mulberry Homes at Houlton and is indicative only.



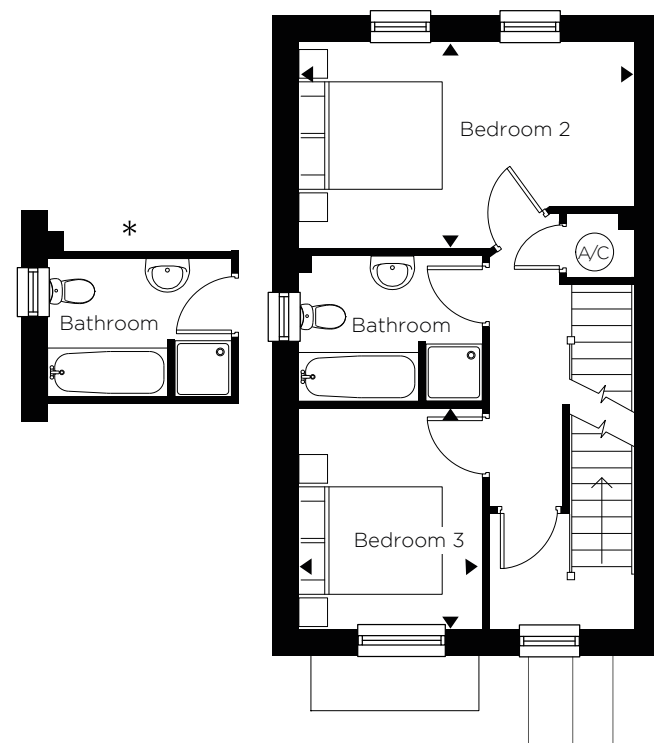
S = Store  
A/C = Airing Cupboard



## Ground floor

Kitchen/Dining 4.73m x 5.13m 15'5" x 16'8"

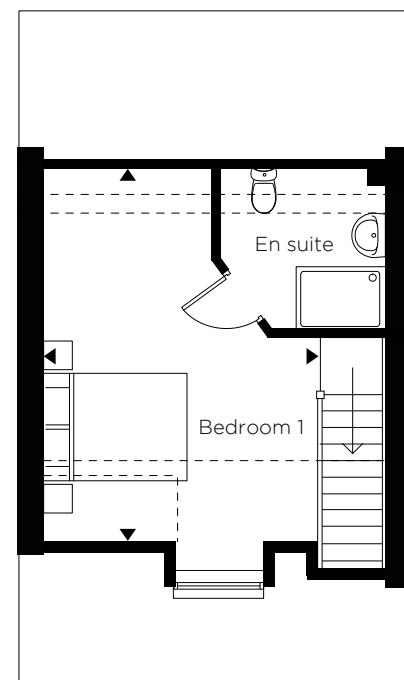
Living Room 3.73m x 5.29m 12'2" x 17'4"



## First floor

Bedroom 2 4.73m x 2.92m 15'5" x 9'6"

Bedroom 3 2.60m x 3.10m 8'5" x 10'2"



## Second floor

Bedroom 1 3.72m x 5.20m 12'2" x 17'1"

# The Warwick

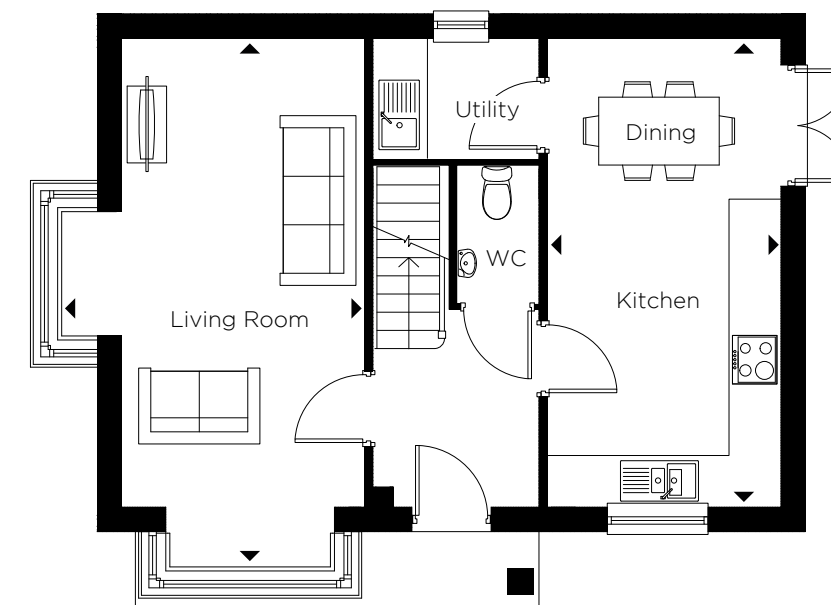
3 bedroom detached home

Plots 32, 99, 104, 111 & 135

Computer generated image depicts The Warwick housetype at Mulberry Homes at Houlton and is indicative only.



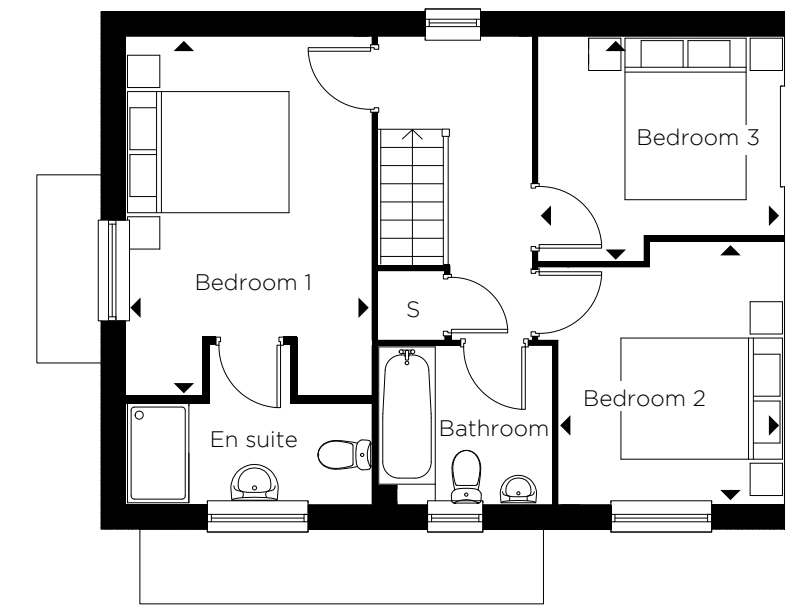
S = Store



## 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"

\*Alternative layout to plots 7 & 8, please liaise with your Sales Advisor for further details.



# The Blenheim

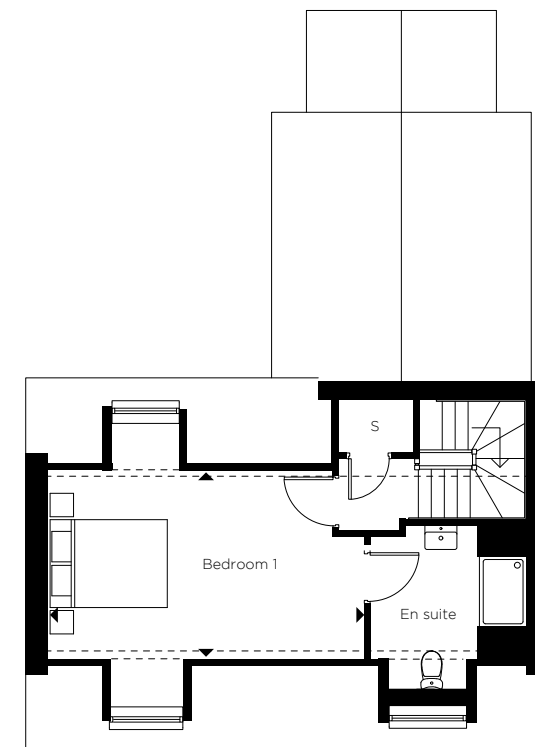
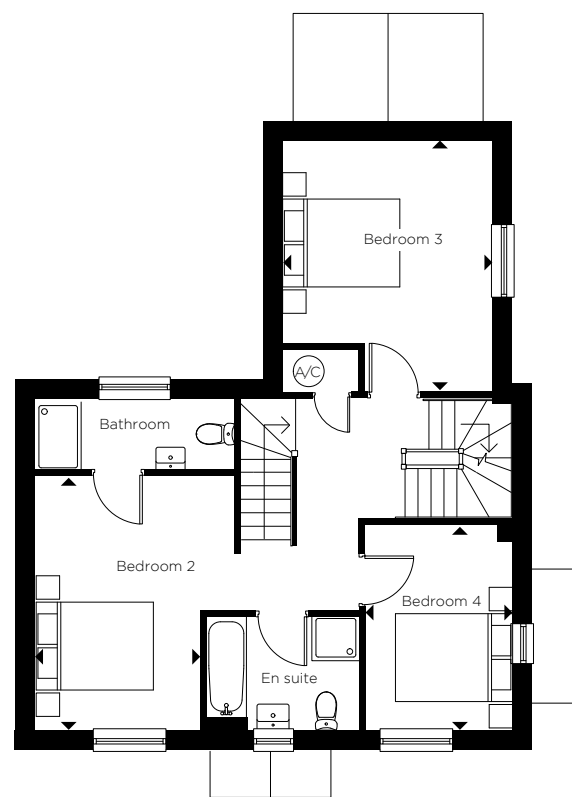
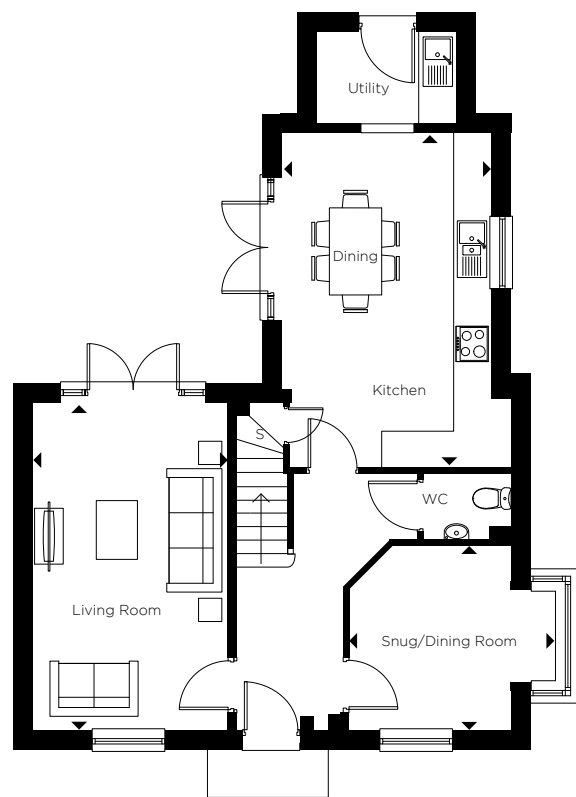
4 bedroom detached home

Plots 1, 4, 5, 9, 12, 21, 38, 53, 89, 94, 129 & 147

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



S = Store  
A/C = Airing Cupboard



## Ground floor

Kitchen	3.61m x 4.62m	11'8" x 15'2"
Snug/Dining Room	3.80m x 4.03m	12'5" x 13'3"
Living Room	3.35m x 5.62m	11'0" x 18'4"

## First floor

Bedroom 2	4.33m x 2.88m	14'2" x 9'4"
Bedroom 3	4.17m x 3.61m	13'7" x 11'8"
Bedroom 4	3.47m x 2.81m	11'3" x 9'2"

## Second floor

Bedroom 1	5.35m x 3.24m	17'6" x 10'6"
-----------	---------------	---------------

# The Foxton

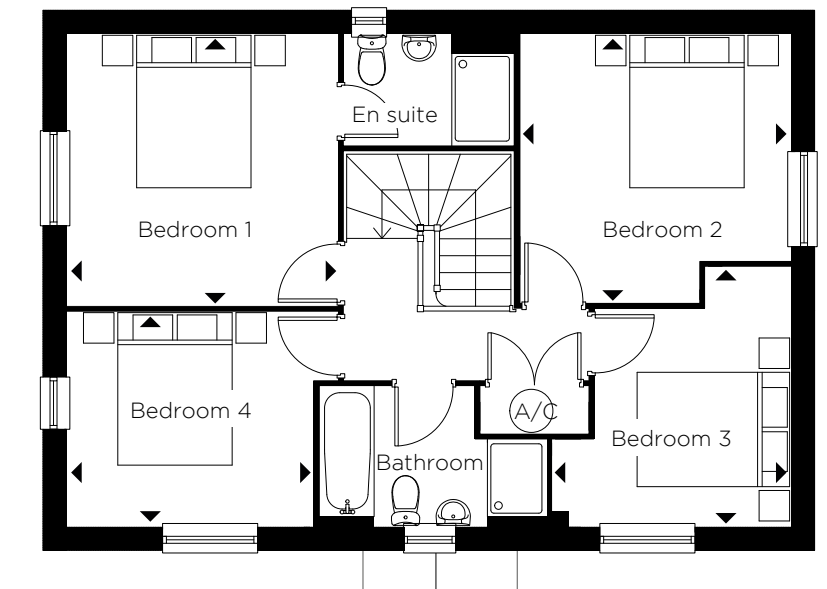
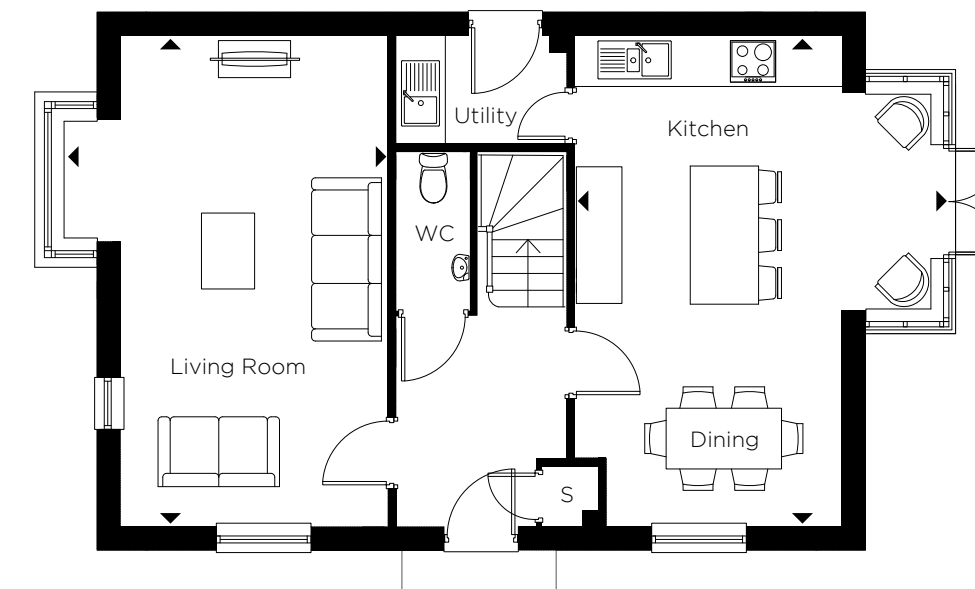
4 bedroom detached home

Plots 106 & 126

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



S = Store  
A/C = Airing Cupboard



## Ground floor

Kitchen/Dining	6.43m x 5.00m	21'1" x 16'4"
Living Room	6.43m x 4.27m	21'1" x 14'0"

## First floor

Bedroom 1	3.53m x 3.52m	11'7" x 11'6"
Bedroom 2	3.51m x 3.49m	11'6" x 11'5"
Bedroom 3	3.37m x 3.10m	11'1" x 10'2"
Bedroom 4	3.20m x 2.78m	10'6" x 9'1"



# The Harrington

4 bedroom detached home

Plots 108, 131 & 133

Computer generated image depicts a typical Harrington housetype at Mulberry Homes at Houlton and is indicative only.

S = Store  
A/C = Airing Cupboard  
W = Wardrobe



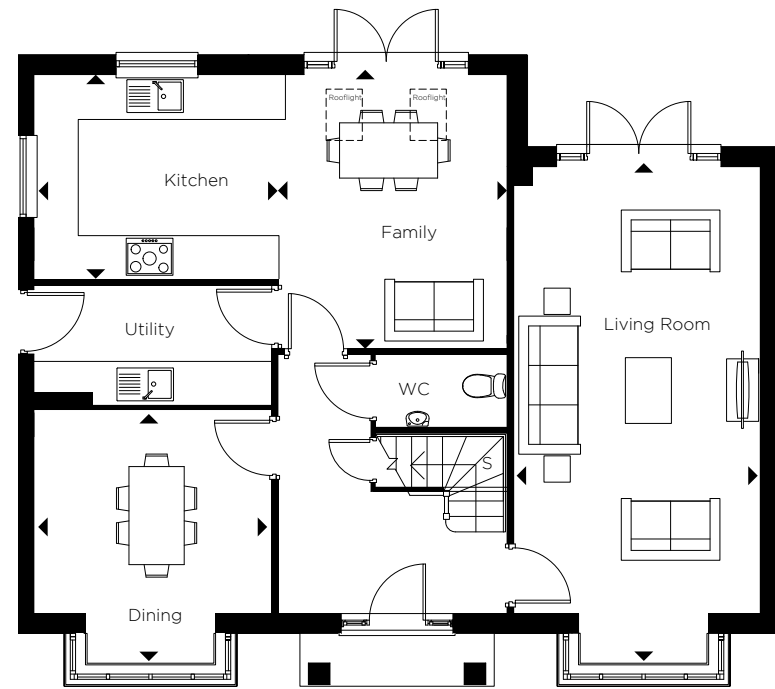
# The Humberstone

4 bedroom detached home

Plots 30, 52, 62, 75, 87, 95, 120 & 121

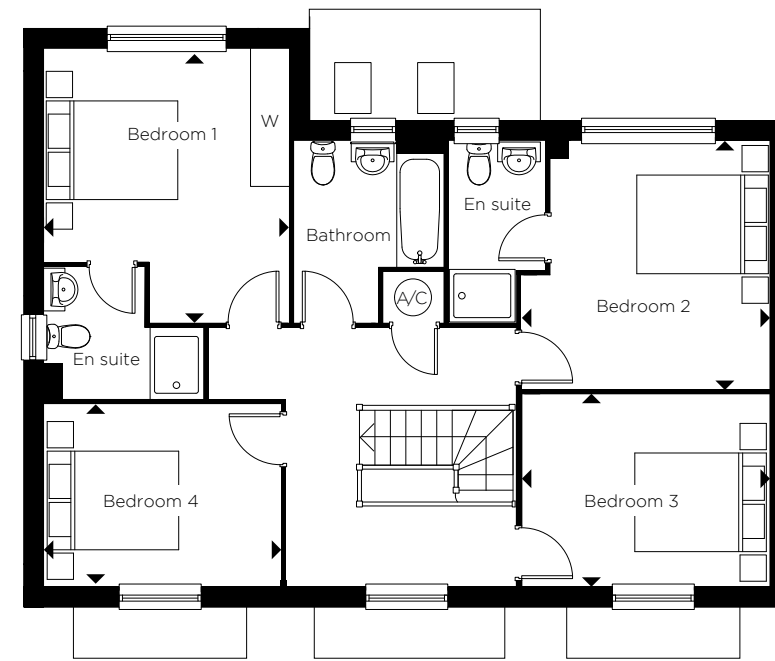
Computer generated image depicts a typical Humberstone housetype and is indicative only.

S = Store



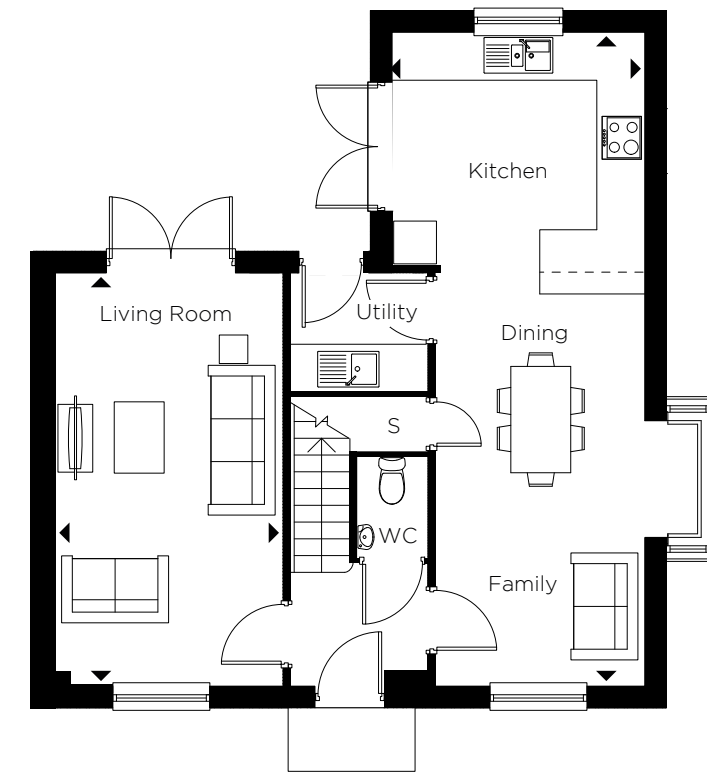
## Ground floor

Kitchen	3.71m x 3.05m	12'2" x 10'0"
Family	4.11m x 3.44m	13'6" x 11'3"
Dining	3.56m x 3.86m	11'8" x 12'8"
Living Room	7.55m x 3.70m	24'9" x 12'2"



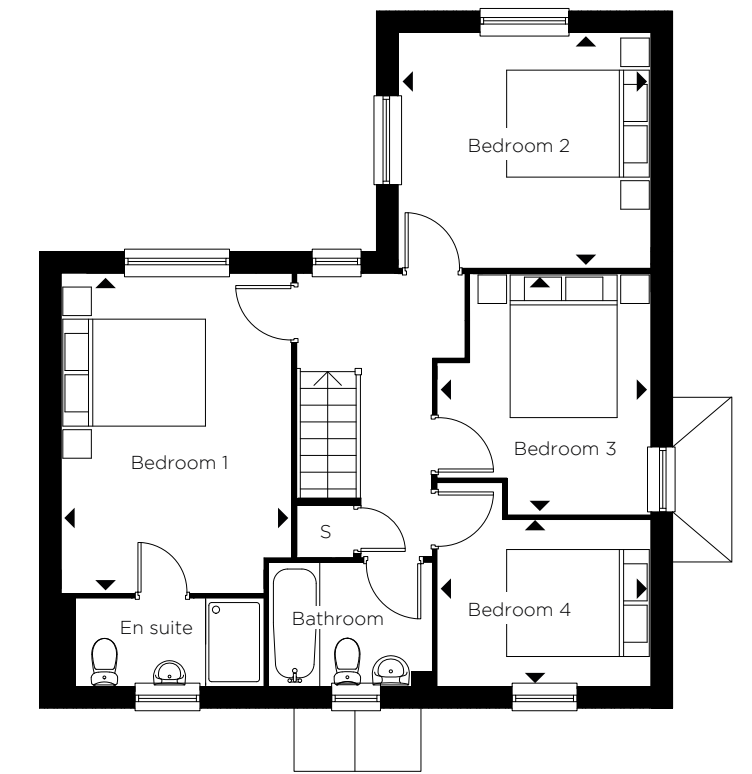
## First floor

Bedroom 1	4.14m x 3.70m	13'5" x 12'2"
Bedroom 2	3.74m x 3.74m	12'3" x 12'3"
Bedroom 3	3.74m x 2.89m	12'3" x 9'6"
Bedroom 4	3.55m x 2.75m	11'8" x 9'0"



## Ground floor

Kitchen/Dining/ Family	9.12m x 3.49m	29'11" x 11'5"
Living Room	5.75m x 3.14m	18'10" x 10'3"



## First floor

Bedroom 1	4.44m x 3.19m	14'7" x 10'6"
Bedroom 2	3.50m x 3.25m	11'6" x 10'8"
Bedroom 3	3.45m x 2.95m	10'4" x 9'8"
Bedroom 4	2.95m x 2.20m	9'8" x 7'3"



# The Salcey

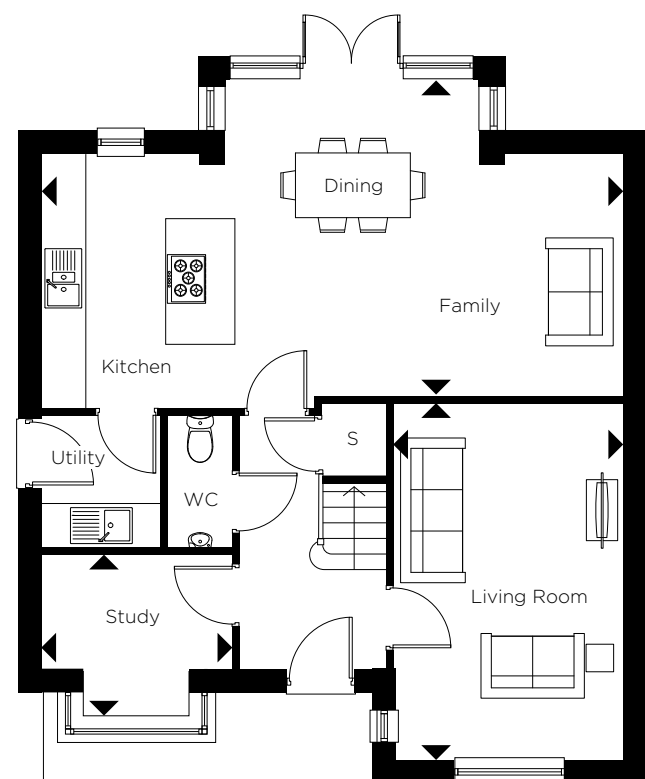
4 bedroom detached home

Plots 22\*, 29, 36, 37, 40, 59, 60, 68, 90, 93, 105, 107, 113, 114, 123, 127, 138 & 139

Computer generated image depicts The Salcey housetype at Mulberry Homes at Houlton and is indicative only.



S = Store  
A/C = Airing Cupboard  
\*Plot 22 has an alternative layout



Ground floor		
Kitchen/Dining/Family	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"

# The Sandringham

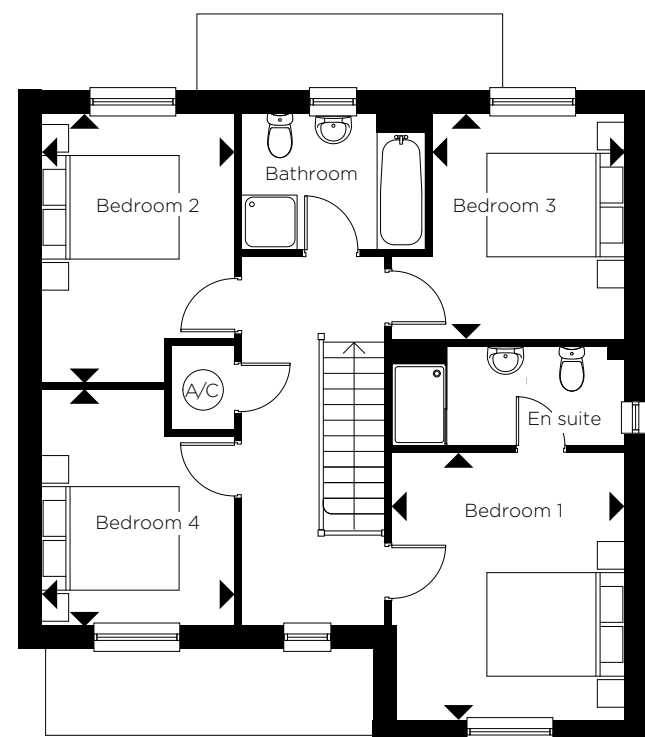
4 bedroom detached home

Plots 2, 3, 6, 28, 42, 55, 56, 83, 92, 96, 97 & 143

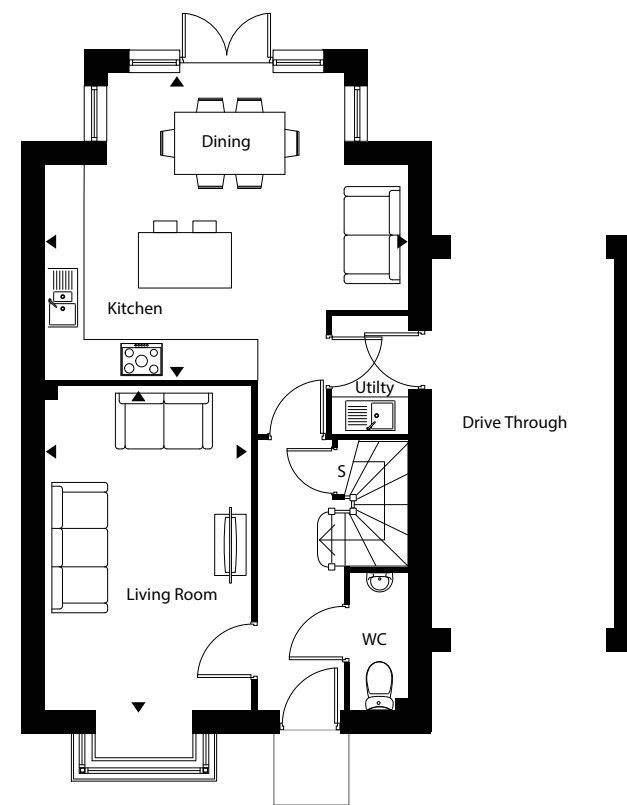
Computer generated image depicts a typical Sandringham housetype at Mulberry Homes at Houlton and is indicative only.



S = Store  
A/C = Airing Cupboard

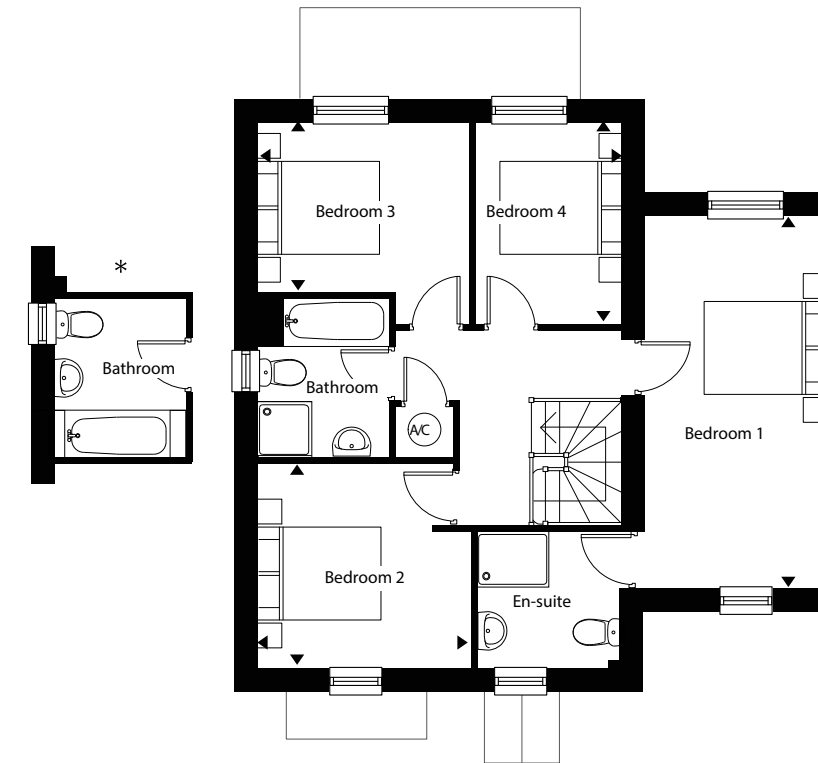


First floor		
Bedroom 1	3.85m x 3.33m	12'7" x 10'11"
Bedroom 2	3.92m x 2.80m	12'10" x 9'2"
Bedroom 3	3.27m x 2.76m	10'9" x 9'1"
Bedroom 4	3.43m x 2.81m	11'3" x 9'3"



Ground floor		
Kitchen/Dining	5.93m x 5.00m	19'5" x 16'4"
Living Room	5.98m x 3.35m	19'7" x 11'2"

\*Alternative bathroom layout to plots 2, 3 & 6, please liaise with your Sales Advisor for further details.



First floor		
Bedroom 1	6.04m x 3.43m	19'9" x 11'5"
Bedroom 2	3.47m x 3.35m	12'1" x 10'8"
Bedroom 3	3.44m x 2.78m	11'4" x 9'0"
Bedroom 4	3.99m x 2.39m	13'0" x 7'10"



# The Sherbourne

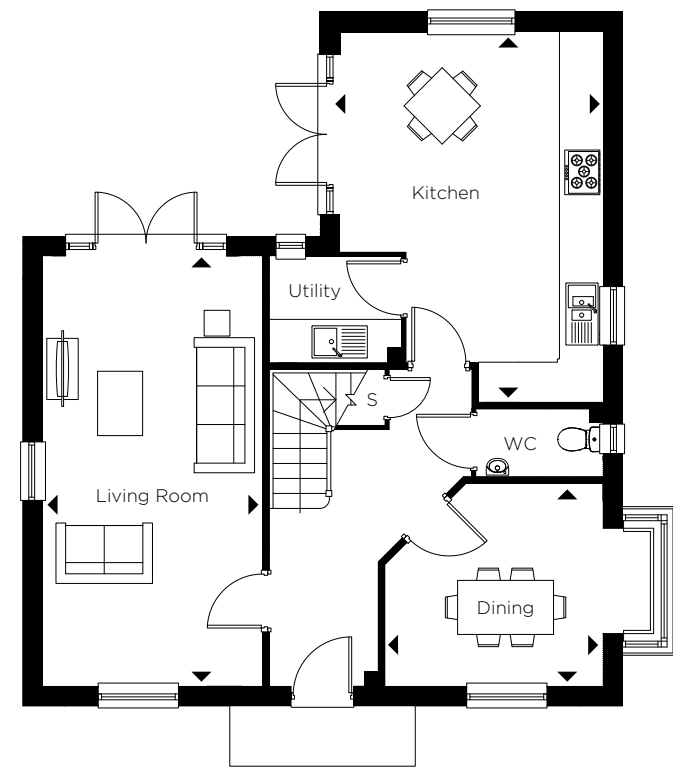
4 bedroom detached home

Plots 20, 79, 109, 124 & 142

Computer generated image depicts The Sherbourne housetype at Mulberry Homes at Houlton and is indicative only.



S = Store  
A/C = Airing Cupboard



## Ground floor

Kitchen	5.71m x 4.04m	18'9" x 13'3"
Dining	3.14m x 4.11m	10'3" x 13'6"
Living Room	6.64m x 3.38m	21'9" x 11'1"

## First floor

Bedroom 1	4.04m x 3.98m	13'3" x 13'1"
Bedroom 2	3.42m x 3.42m	11'3" x 11'3"
Bedroom 3	3.40m x 3.10m	11'2" x 10'2"
Bedroom 4	3.76m x 2.51m	12'4" x 8'3"

# The Yardley

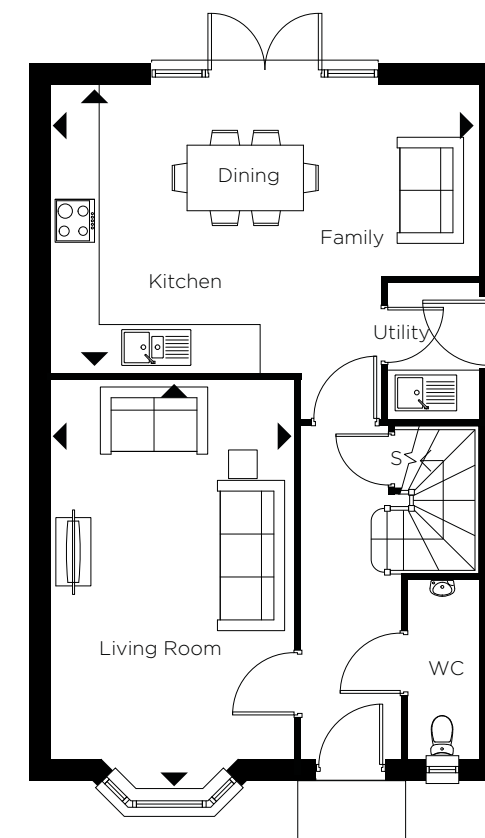
4 bedroom detached home

Plots 23, 34, 41, 54, 78, 82, 88, 91, 98, 112 & 125

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



S = Store



## 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"



# The Earlswood

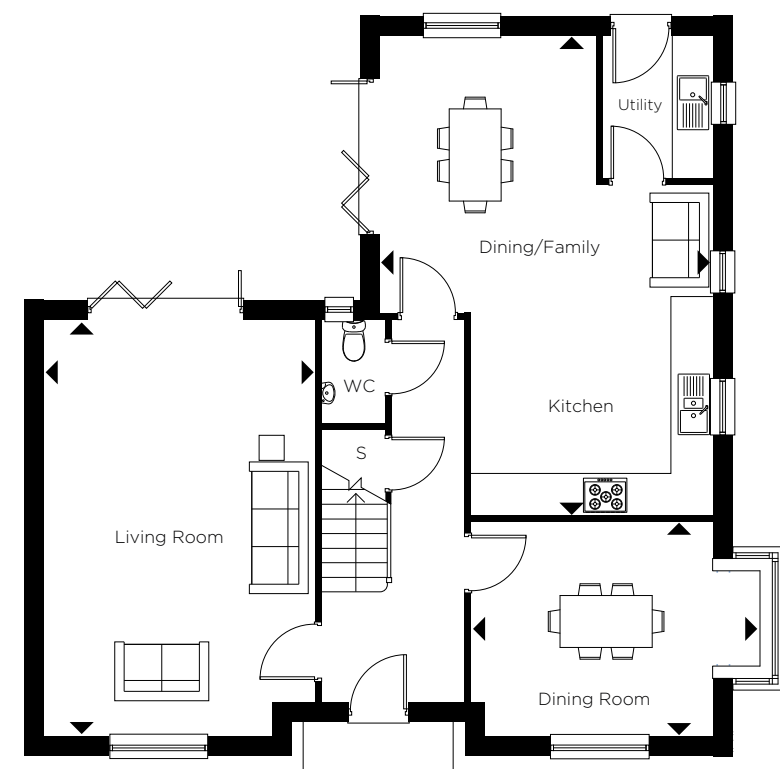
5 bedroom detached home

Plots 115, 132, 134 & 137

Computer generated image depicts The Earlswood housetype at Mulberry Homes at Houlton and is indicative only.



S = Store  
A/C = Airing Cupboard  
W = Wardrobe



## Ground floor

Kitchen/Family/Dining	7.65m x 5.30m	25'1" x 17'4"
Living Room	6.65m x 4.30m	21'9" x 14'1"
Dining Room	4.58m x 3.40m	15'0" x 11'2"

# The Pitsford

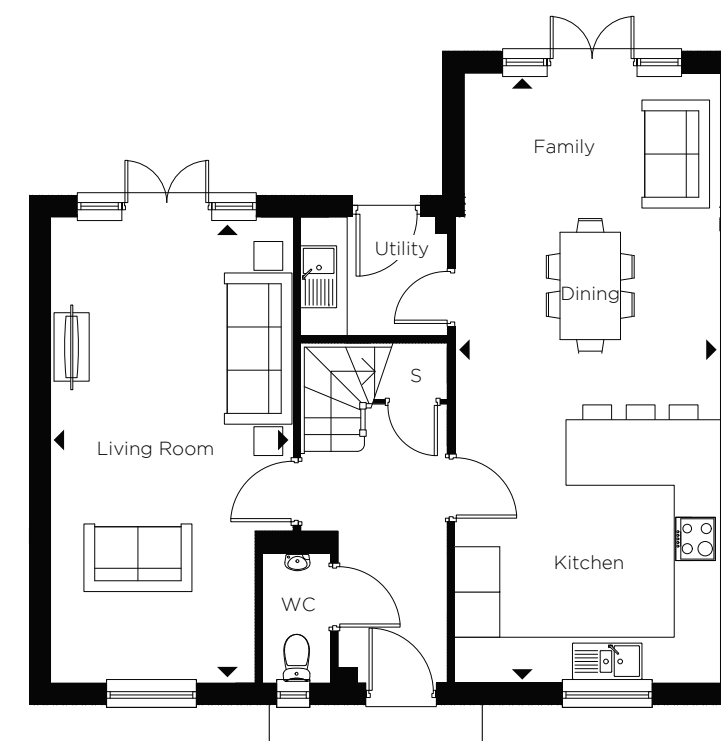
4 bedroom detached home

Plot 69

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

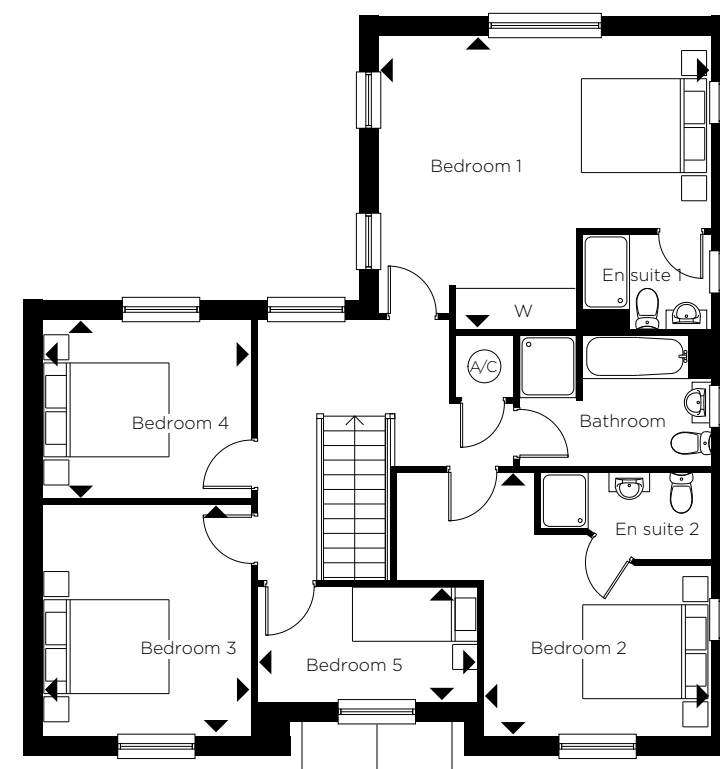


S = Store



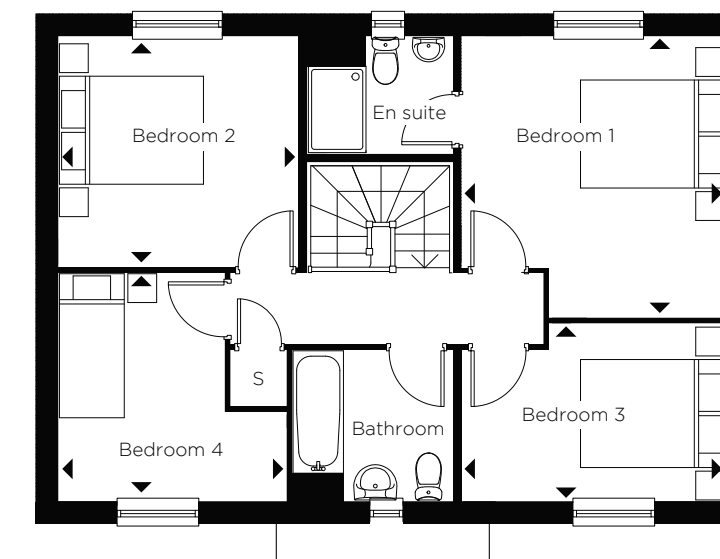
## Ground floor

Kitchen/Dining/Family	8.42m x 3.64m	27'7" x 11'11"
Living Room	6.42m x 3.31m	21'2" x 10'10"



## First floor

Bedroom 1	4.69m x 5.30m	15'4" x 17'4"
Bedroom 2	4.22m x 3.61m	13'10" x 11'10"
Bedroom 3	3.70m x 3.33m	12'1" x 10'11"
Bedroom 4	2.85m x 3.33m	9'4" x 10'11"
Bedroom 5	1.89m x 3.50m	6'2" x 11'5"



## First floor

Bedroom 1	3.88m x 3.69m	12'9" x 12'1"
Bedroom 2	3.36m x 3.18m	11'0" x 10'5"
Bedroom 3	3.69m x 2.44m	12'1" x 8'0"
Bedroom 4	3.15m x 3.14m	10'4" x 10'4"



# The Watermead

5 bedroom detached home

Plot 130

Computer generated image depicts The Watermead housetype at Mulberry Homes at Houlton and is indicative only.

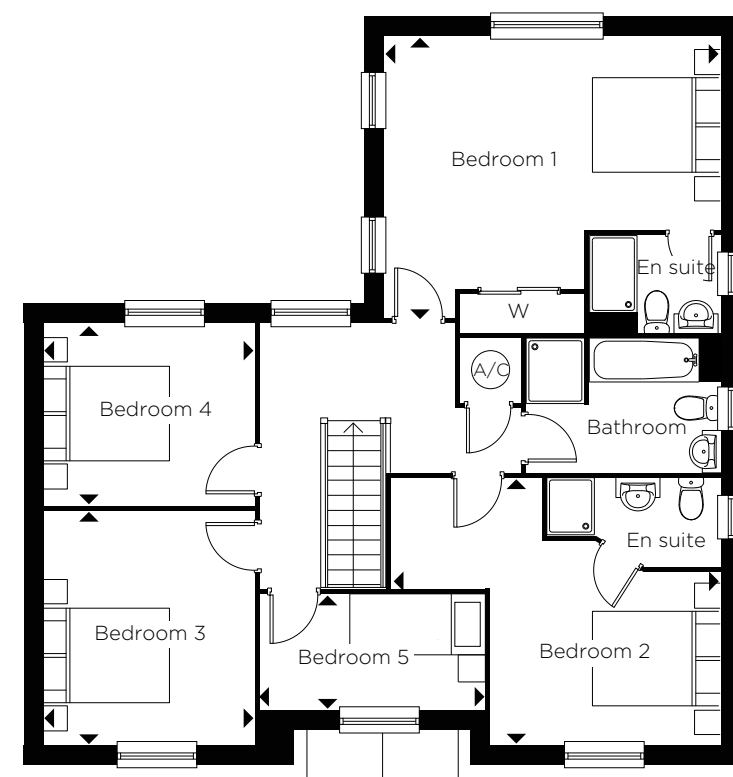
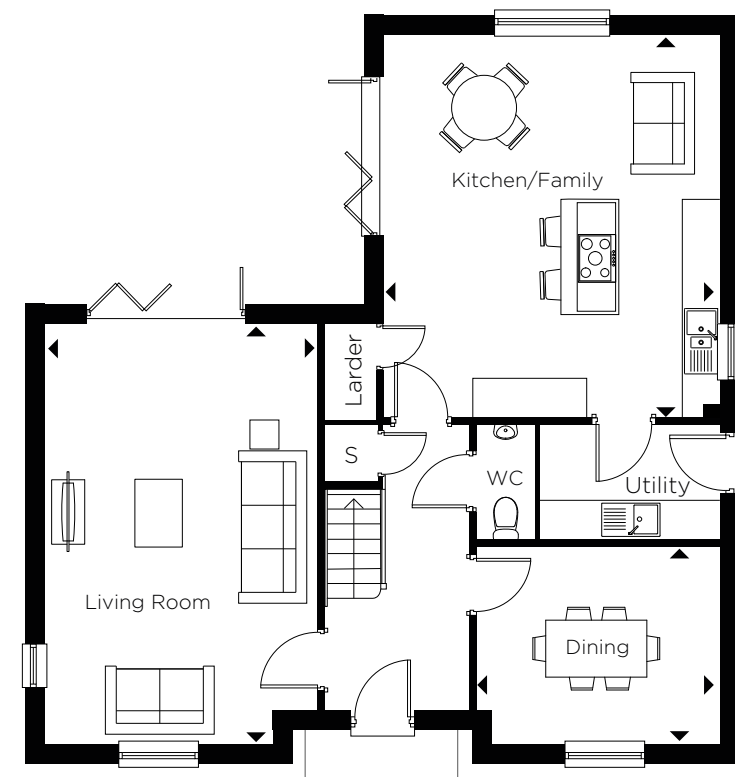


Working with you every step of

*the way*



S = Store  
A/C = Airing Cupboard  
W = Wardrobe



## Ground floor

Kitchen/Family	6.03m x 5.29m	19'7" x 17'3"
Living Room	6.64m x 4.29m	21'8" x 14'1"
Dining	3.82m x 3.10m	12'5" x 10'2"

## First floor

Bedroom 1	5.29m x 4.68m	17'4" x 15'3"
Bedroom 2	5.18m x 4.23m	16'12" x 13'9"
Bedroom 3	3.69m x 3.30m	12'1" x 10'8"
Bedroom 4	3.32m x 2.85m	10'8" x 9'4"
Bedroom 5	3.52m x 1.89m	11'7" x 6'2"



We offer home buying 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, and Sale & Leaseback schemes. To find out more please liaise with your Sales Advisor.

Mulberry Homes, DC420 DIRFT, Crick Road, Rugby, Warwickshire, CV23 8YL T: 01604 263520 E: info@mpdl.co.uk www.mulberryhomes.co.uk

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 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 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, October 2023.



# Thoughtfully considered 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.
- Personalise your home with your choice of ten paint colours, four internal door styles, door handles, radiator finishes and stair finishes, all at no extra cost.

## Kitchens

- Our contemporary kitchens have been selected from Symphony's Woodbury, Harvard and Urban range with the Cranbrook or Princeton (Gallery) 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 Bosworth, The Abbey, The Beacon, The Carlton, The Houlton, The Warwick, The Foxton, The Humberstone, The Pitsford, The Richmond & The Yardley all feature a Bosch single oven, a four

zone induction hob, extractor hood and integrated fridge/freezer.

- The Earlswood, The Harrington, The Salcey, The Sandringham, The Sherbourne & The Watermead all feature an integrated Bosch double oven, 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 Hansgrohe sanitaryware, Hansgrohe tapwear and soft close lavatory seats.
- The Harrington, The Salcey, The Sherbourne, The Watermead, The Blenheim and The Earlswood all feature Hansgrohe 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 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.
- Downstairs WCs feature luxury Porcelanosa tiled splashback and flooring.

## Heating

- All homes at Houlton from phase 2 onwards benefit from a Daikin air source heat pump, with pressurised cylinder, providing every home with underfloor heating to the ground floor.

## Wardrobes

- The Watermead, The Blenheim, The Earlswood and The Harrington feature mirror finish sliding wardrobes to the master bedroom.

## 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 and master bedroom.
- For peace of mind, mains operated smoke alarms and carbon monoxide detectors 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 (and diner where conjoined) utility room, bathrooms and en suites, where applicable.

## Outside

- All homes from phase 2 onwards benefit from provision for a car charger.
- Externally, our collection of homes benefit from turf to the rear gardens.
- 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.
- Generous patios 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
- All Mulberry Homes come with 2 years Customer Care from our experienced team.

A stylish  
finish



# 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



MULBERRY  
HOMES  
*Quintessential living*

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.





M U L B E R R Y

H O M E S

*Quintessential living*

Mulberry Homes at Houlton  
Link Road, Rugby,  
Warwickshire, CV23 1DX

01788 223050

[www.mulberryhomes.co.uk](http://www.mulberryhomes.co.uk)