



MULBERRY
H O M E S

WHISSENDINE

TRADITIONAL · RURAL · VIBRANT

OUR HOMES ARE DESIGNED, BUILT
AND FINISHED USING ONLY THE
HIGHEST QUALITY CRAFTSMANSHIP
TO A METICULOUS STANDARD.



WELCOME TO
WHISSENDINE
TRADITIONAL · RURAL · VIBRANT

INTRODUCING MULBERRY HOMES

PRIVATELY OWNED WITH A FAMILY FEEL,
WE UNDERSTAND THE MEANING OF HOME.
WE ARE EXPERIENCED PEOPLE WHO LOVE WHAT
WE DO: BUILDING NEW HOMES THAT GIVE PEOPLE
THE TIME AND SPACE TO LIVE LIFE MAGNIFICENTLY.

We began designing and building luxury homes in sought-after locations across the Midlands in 2011. Since then, we've expanded our reach to encompass hand-picked locations in the South East and East of England regions, too.

We know that the homes we build will be the most important spaces in our customers' lives. That's why we take a proactive approach, carefully considering every component – from locations and materials to external designs and internal specifications and, of course, the sales, purchase and aftercare experiences – so you receive the best result and service possible from people who know what they're doing and what they're talking about.

For the last six years, we have been awarded gold by customer satisfaction experts In-house Research, with over 90% of our customers saying they would recommend us.



*Customer satisfaction score of 98.6% as of February 2024



Computer generated image depicts Eaton (plot 17) house type and is indicative only.

**A COLLECTION OF 12 HOUSE TYPES IN VARIATIONS OF BRICK,
STONE AND RENDER ENSURES EACH HOME FEELS UNIQUE.
THE GENEROUSLY SIZED PLOTS AND ATTRACTIVE STREET SCENES
CREATE A FEELING OF SPACE AND PRIVACY AND YOU'RE NEVER
TOO FAR FROM GREEN OPEN SPACES.**



Computer generated image depicts (from left to right) typical Grantham (plot 35), Roxley (plots 34 & 33) and Petworth (plot 32) house types and is indicative only.

MULBERRY HOMES AT WHISSENDINE

MULBERRY HOMES AT WHISSENDINE BRINGS AN EXCLUSIVE COLLECTION OF JUST 51 TWO-, THREE-, FOUR- AND FIVE-BEDROOM HOMES TO THE OPEN MARKET, INCLUDING FIVE FIRST HOMES.

Settled among the gently rolling hills and valleys of Rutland, England's smallest rural county, the village of Whissendine offers the best of country living coupled with easy access to excellent amenities and transport links. It lies within easy reach of Oakham, Uppingham and Stamford, three picturesque and upmarket small towns.

Traditionally designed and built homes that sit timelessly in the landscape

The development sits to the west of the village of Whissendine, amongst grazing pasture and arable fields. The considered architecture features a variety of materials – used in various combinations of red clay brick, ironstone* and ivory render – to reflect the eclectic yet harmonious assortment of properties in the village.

The collection of 12 different house types and varied use of materials ensures every home on the development feels unique while complementing its immediate neighbours as well as the village's more established properties.

Lasting Legacy

Each home style is designed for modern living, offering generously proportioned interiors that can adapt to your lifestyle.

Rooms are flooded with natural light from the plentiful windows. Open plan layouts create a sense of spaciousness while even the more traditional layouts feel light, bright and airy. However you like to live, there will be a Mulberry home to suit your lifestyle.

• Reconstituted bekstone

WE'VE GIVEN EQUAL CONSIDERATION TO THE LANDSCAPING AND GREEN SPACES, SO YOUR HOME FEELS PRIVATE YET CONNECTED, AND WITH SPACE TO BREATHE AND PLAY.

Space to breathe

The scenic approach to Mulberry Homes at Whissendine sets the tone for the development.

Great care has been given to protecting and retaining the eight-acre site's existing green spaces. We've made some considered enhancements with the planting of a variety of native species of trees, hedgerows and grasses. As well as providing a leafy outlook for residents, it ensures local flora and fauna have the habitat they need to thrive alongside their new neighbours.

Located to the north of the site, you'll find an attenuation pond designed to capture surface water that also provides an important resource for birds and wildlife.

Compared with many new developments, you'll find more space here at Whissendine. That's because it's a low-density development, meaning homes sit on more generous plot sizes.

Space to play

The green space continues with a dedicated play area for children in the centre of the development. Set in grassland, this generous open space also provides an ideal route for a morning dog walk or a leisurely stroll and sit down on one of the benches.

IF YOU LOVE THOUGHTFUL DESIGN, QUALITY THAT IS SECOND TO NONE, AND A LOCATION THAT HAS BEEN CHOSEN WITH CARE, YOU'LL LOVE YOUR NEW MULBERRY HOME AT WHISSENDINE.



The Dalton (plot 60)



6



Sherringham (plot 63)

7



**AS WELL AS A HEALTHY GREEN OUTLOOK FOR RESIDENTS,
THE CAREFUL LANDSCAPING AND OPEN GREEN SPACES
INSTILL A GENTLER, SLOWER PACE OF LIFE THAT'S RIGHT
ON YOUR DOORSTEP. IDEAL FOR WALKING THE DOG
OR A LEISURELY STROLL.**



Computer generated image depicts (from left to right) typical Chartwell (plot 58), Kedleston (plot 57) and Sherringham (plot 56) house types and is indicative only.

A THRIVING VILLAGE TUCKED AWAY IN BEAUTIFUL COUNTRYSIDE

WHISSENDINE IS A VILLAGE WITH A RICH HISTORY AND A MENTION IN THE DOMESDAY BOOK OF 1086. PARTS OF THE LOCAL CHURCH, WHICH FEATURES A 100-FOOT TOWER, DATE BACK TO THE THIRTEENTH AND FOURTEENTH CENTURIES. THE VILLAGE IS ALSO HOME TO A FULLY RESTORED AND OPERATIONAL NINETEENTH-CENTURY WINDMILL.

TODAY, WHISSENDINE OFFERS RESIDENTS A STRONG SENSE OF COMMUNITY COMBINED WITH TRADITIONAL LIVING, MODERN CONVENIENCE AND ACCESS TO OUTSTANDING SCHOOLS FOR FAMILIES.

What you'll find in Whissendine

Whissendine is a vibrant village with a lively social scene, which observes some unique, ancient customs. One of them is Feast Week, which takes place each year in early July. With its origins in the Middle Ages, it brings the village together through a host of activities for all ages, from summer fetes and treasure hunts to wine tasting, barbecues and live music.

Other events include The Whissendine 6ix, an annual six-mile road race and walk, the Whissendine Craft and Produce Show, and a flower festival held every two years.

The village sports club has football pitch, cricket field, tennis court and bowls green; there is even an active pétanque league.

Further amenities and community facilities include a well-stocked village shop and post office selling local produce, including flour from Whissendine Windmill; a cosy local pub; allotments; village hall; and a small library housed in the church.

COMMUNITY



HOW MULBERRY HOMES IS SUPPORTING THE LOCAL COMMUNITY

WE WANT THE COMMUNITIES WE BUILD TO THRIVE. THAT'S WHY WE HAVE LOOKED FOR OPPORTUNITIES TO SUPPORT AND ENHANCE EXISTING ASSETS AND INFRASTRUCTURE AT WHISSENDINE WHERE WE CAN.

We have committed to contributing more than £800,000 to Rutland County Council to support a variety of infrastructure, from highways and education to sports provision and health facilities

Schools

Excellent schooling is available in the village and surrounding area.

- 4 to 11 years: Whissendine CE Primary School. Ofsted rating: **Outstanding**
- 11 to 16 years: Catmose College, Oakham. Ofsted rating: **Outstanding**
- 16 to 18 years: Harington School, Oakham. Ofsted rating: **Outstanding**

Rutland County Council operates school bus services from Whissendine to Catmose College and Harington School.

Rutland is also home to some exceptional independent schools, including:

- 2 to 18 years: Stamford School, a co-educational day school with boarding
- 10 to 18 years: Oakham School, a co-educational boarding and day school
- 13 to 18 years: Uppingham School, a co-educational boarding school

School bus services operated by public buses during term time.

Amenities in Whissendine

- Shop/post office
- Pub with restaurant
- Village hall
- Small lending library
- Sports Club

SPIRITED



EXPLORE THE SURROUNDING AREA

THE AREA AROUND WHISSENDINE BOASTS PLENTIFUL OPPORTUNITIES FOR GETTING OUTDOORS, DAYS OUT TO LOCAL ATTRACTIONS, OR FOR ENJOYING SOME OF THE BEST IN INDEPENDENT SHOPPING AND EATERIES.

In the heart of the countryside

Whissendine is surrounded by rolling fields and pretty villages with lots of walks right on your new doorstep. The village forms part of The Rutland Round, a circular walk of approximately 65 miles that closely follows the county's perimeter.

Just 15 minutes away by car is Rutland Water, one of the largest manmade lakes in Europe. Enjoy a walk along the water's edge, hire a bike, go fishing or try your hand at the many water sports. For those feeling less energetic, there is a waterside café where you can have a coffee or a spot of lunch and simply take in the view.

Burghley House, home to the Burghley Horse Trials, is just 30 minutes away. Events - from arts and crafts workshops to Halloween trails and a Christmas Fair - are organised throughout the year. Visit the house and garden or its shops and eateries - it's a fabulous attraction close to home.

Rockingham Castle is also just 30 minutes away. The castle, garden and grounds are open to the public throughout the summer months; playing host to music festivals, open air theatre events, and more.

Local Shopping

Whissendine is superbly located for access to the thriving market towns of Oakham, Uppingham and Stamford. Each offers a range of independent speciality shops and traditional retailers, art galleries and antiques shops. They are also a paradise for foodies with an excellent array of restaurants, pubs and cafes. High quality local produce is sold in shops and at the local markets. Oakham Town Market operates every Wednesday and Saturday while the Farmers' Market is on the third Saturday of every month. Uppingham and Stamford hold markets every Friday.

JOURNEY BY CAR FROM WHISSENDINE (MINS)						
9	16	18	25	35	40	42
OAKHAM	MELTON MOWBRAY	UPPINGHAM	STAMFORD	GRANTHAM	PETERBOROUGH	LEICESTER

JOURNEY BY TRAIN FROM OAKHAM (MINS)			
JUST FOUR AND A HALF MILES FROM WHISSENDINE			
28	28	90	120
PETERBOROUGH	LEICESTER	CAMBRIDGE	STANSTED AIRPORT
FROM GRANTHAM TO LONDON KING'S CROSS 64 MINS*			
*WHISSENDINE TO GRANTHAM BY CAR - 26 MINS			

JOURNEY BY BUS
DAILY BUS SERVICES RUN BETWEEN WHISSENDINE AND NEARBY TOWNS AND VILLAGES.



WHISSENDINE

TRADITIONAL · RURAL · VIBRANT



“LOCATED IN THE IDYLIC COUNTRYSIDE OF RURAL RUTLAND. TODAY, WHISSENDINE OFFERS RESIDENTS A STRONG SENSE OF COMMUNITY COMBINED WITH TRADITIONAL LIVING, MODERN CONVENIENCE AND ACCESS TO OUTSTANDING SCHOOLS FOR FAMILIES.”





WHISSENDINE

Bembridge Plot 25*, 26*	2 Bedrooms	Kedleston Plot 57, 59	4 Bedrooms
Arlington Plot 27*	3 Bedrooms	Roxley Plot 4, 12, 16, 33, 34, 46, 47, 65	4 Bedrooms
Avebury Plot 6, 7, 8, 49, 50, 51, 52	3 Bedrooms	Petworth Plot 3, 5, 14, 15, 29, 32, 48, 66	4 Bedrooms
Bourne Plot 13, 31	3 Bedrooms	Sherringham Plot 2, 9, 55, 56, 63, 64	4 Bedrooms
Chartwell Plot 45, 58, 62	3 Bedrooms	Eaton Plot 1, 10, 17, 54, 61	5 Bedrooms
Dalton Plot 11, 18*, 28*, 53, 60	3 Bedrooms	Affordable Homes	
Grantham Plot 30, 35	4 Bedrooms		

SITE PLAN
WHISSENDINE

TRADITIONAL · RURAL · VIBRANT

*Plots 18, 25, 26, 27 & 28 represent first homes. Subject to eligibility, terms and conditions.
Only available for first time buyers. See mulberryhomes.co.uk for full terms and conditions.



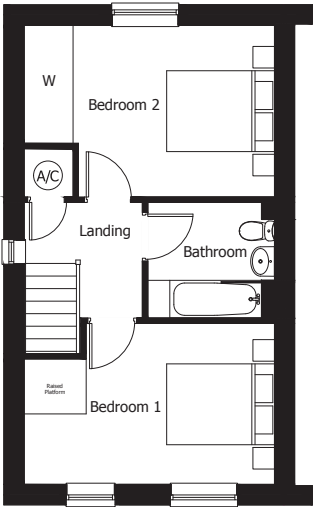
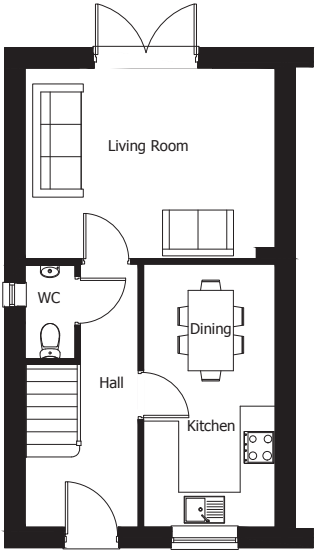
THE BEMBRIDGE

2 BEDROOM SEMI-DETACHED FIRST HOME

PLOTS

25* & 26*

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



GROUND FLOOR			FIRST FLOOR		
Kitchen / Dining	4.87m x 2.43m	16'0" x 8'0"	Bedroom 1	4.64m x 2.97m	15'2" x 9'9"
Living Room	4.64m x 3.53m	15'2" x 11'7"	Bedroom 2	4.64m x 3.17m	15'2" x 10'5"

Computer generated image depicts plots 25 & 26, The Bembridge house type and is indicative only.
Plot shown is as per the drawing (plot 25) and are opposite to the drawing (plot 26)
Wardrobe available, not included as standard. Speak to your sales advisor for details.
****First home only. Subject to eligibility, terms and conditions. Only available for first time buyers.**
See mulberryhomes.co.uk for full terms and conditions



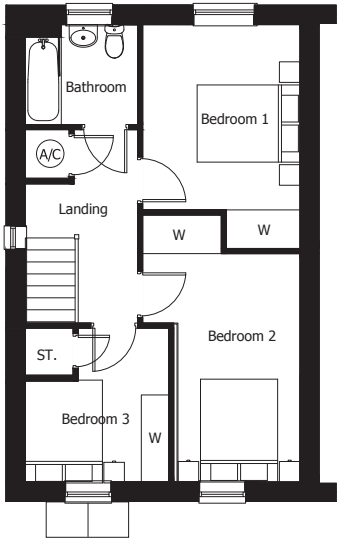
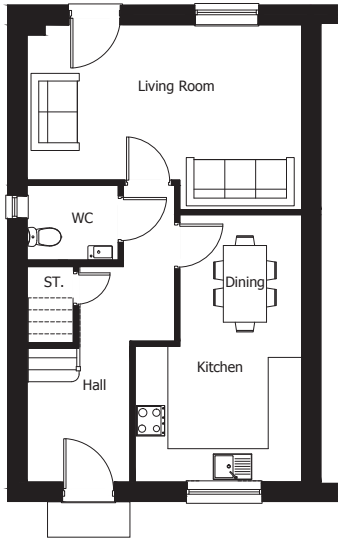
THE ARLINGTON

3 BEDROOM SEMI-DETACHED FIRST HOME

PLOT

27*

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



GROUND FLOOR			FIRST FLOOR		
Kitchen / Dining	5.20m x 3.24m	17'0" x 10'7"	Bedroom 1	4.30m x 3.05m	14'1" x 10'2"
Living Room	5.34m x 3.59m	17'6" x 11'9"	Bedroom 2	5.14m x 3.05m	16'10" x 10'2"
			Bedroom 3	2.99m x 2.86m	9'9" x 9'7"

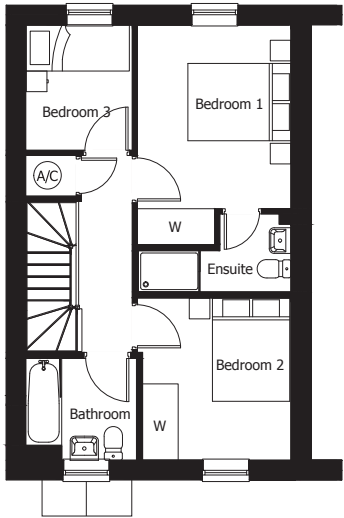
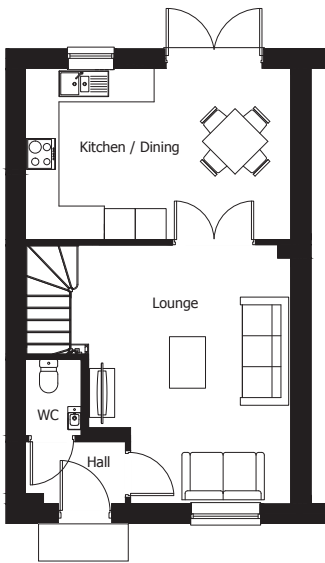
Computer generated image depicts plots 27 & 28, The Arlington house type and is indicative only.
Plot shown is opposite to the drawing (plot 27). Wardrobe available, not included as standard.
Speak to your sales advisor for details.
****First home only. Subject to eligibility, terms and conditions. Only available for first time buyers.**
See mulberryhomes.co.uk for full terms and conditions.



THE AVEBURY
3 BEDROOM SEMI-DETACHED HOME

PLOTS
6, 7, 8, 49, 51 & 52

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



GROUND FLOOR			FIRST FLOOR		
Kitchen / Dining	5.15m x 3.32m	16'10" x 10'10"	Bedroom 1	4.26m x 2.98m	13'11" x 9'9"
Living Room	5.03m x 3.92m	16'6" x 12'10"	Bedroom 2	3.15m x 2.88m	10'4" x 9'5"
			Bedroom 3	2.43m x 2.07m	7'11" x 6'9"

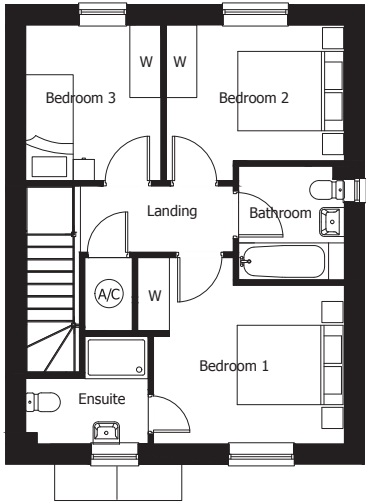
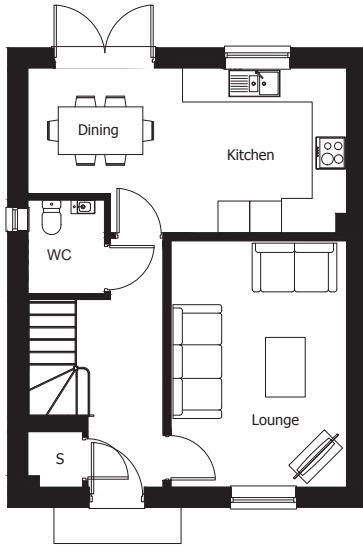
Computer generated image depicts plots 49 & 50, The Avebury house type and is indicative only.
Plots shown are opposite to the drawing (plot 49) and as per the drawing (plot 50).
Wardrobe available, not included as standard. Speak to your sales advisor for details.



THE BOURNE
3 BEDROOM DETACHED HOME

PLOTS
13 & 31

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



GROUND FLOOR			FIRST FLOOR		
Kitchen / Dining	6.02m x 3.11m	19'9" x 10'2"	Bedroom 1	3.57m x 3.52m	12'3" x 11'6"
Living Room	4.65m x 3.30m	15'3" x 10'9"	Bedroom 2	3.36m x 2.53m	11'0" x 8'3"
			Bedroom 3	2.94m x 2.55m	9'7" x 8'4"

Computer generated image depicts plot 31, The Bourne house type and is indicative only.
Plot shown is as per the drawing (plot 31). Wardrobe available, not included as standard.
Speak to your sales advisor for details.



THE CHARTWELL
3 BEDROOM DETACHED HOME

PLOTS
45, 58 & 62

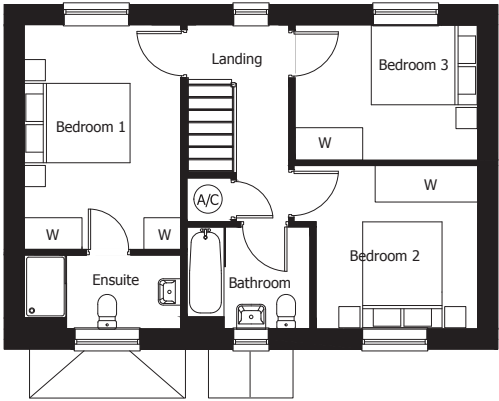
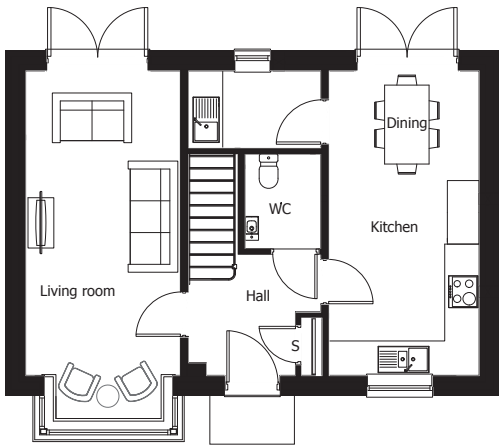
A/C = Airing Cupboard
S=Store
W = Wardrobe



THE DALTON
3 BEDROOM DETACHED HOME

PLOTS
11, 18*, 28*, 53 & 60

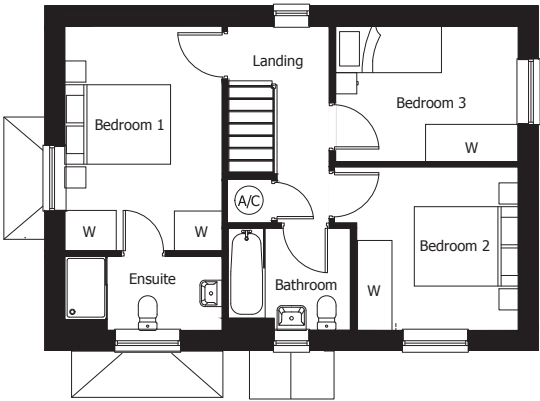
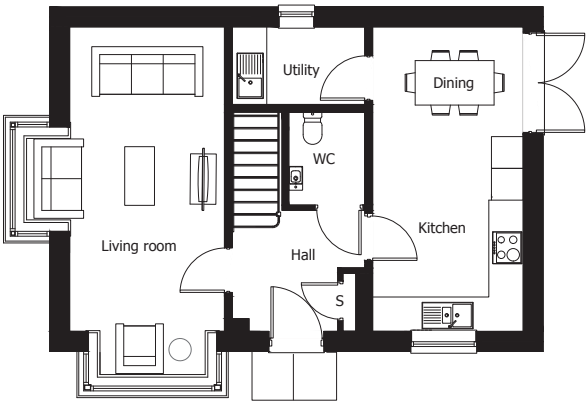
A/C = Airing Cupboard
S=Store
W = Wardrobe



GROUND FLOOR		
Kitchen / Dining	5.75m x 2.84m	18'11" x 9'4"
Living Room	6.56m x 2.92m	21'6" x 9'7"

FIRST FLOOR		
Bedroom 1	4.24m x 2.95m	13'11" x 9'8"
Bedroom 2	3.08m x 3.06m	10'1" x 10'0"
Bedroom 3	3.45m x 2.56m	11'4" x 8'5"

Computer generated image depicts plot 62, The Chartwell house type and is indicative only. Plot shown is as per the drawing (plot 62). Wardrobe available, not included as standard. Speak to your sales advisor for details.



GROUND FLOOR		
Kitchen / Dining	5.75m x 2.84m	18'8" x 9'4"
Living Room	6.56m x 2.92m	21'6" x 9'7"

FIRST FLOOR		
Bedroom 1	4.29m x 2.96m	14'1" x 9'9"
Bedroom 2	3.13m x 3.11m	10'3" x 10'3"
Bedroom 3	3.45m x 2.55m	11'4" x 8'5"

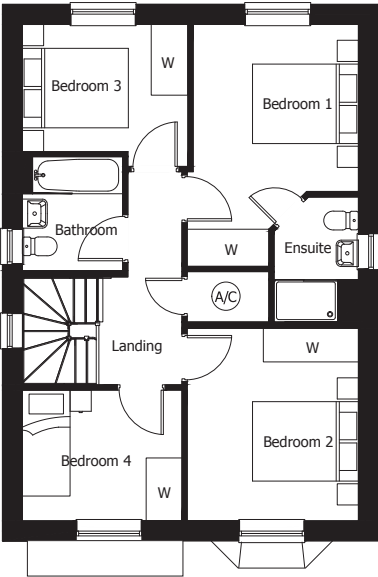
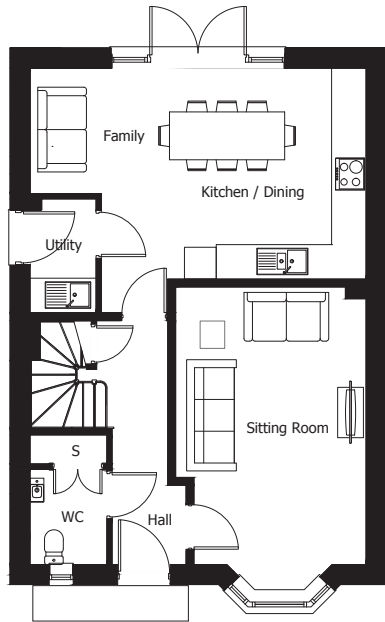
Computer generated image depicts plot 60, The Dalton house type and is indicative only. Plot shown is as per the drawing (plot 60). Wardrobe available, not included as standard. Speak to your sales advisor for details.
**First home only. Sales dimensions for plot 28 may vary, speak to your sales advisor for details. Subject to eligibility, terms and conditions. Only available for first time buyers. See mulberryhomes.co.uk for full terms and conditions.*



THE GRANTHAM
4 BEDROOM DETACHED HOME

PLOTS
30 & 35

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



GROUND FLOOR

Kitchen / Dining / Family	6.34m x 3.98m	20'9" x 13'0"
Living Room	5.74m x 4.09m	18'9" x 13'5"

FIRST FLOOR

Bedroom 1	4.56m x 3.12m	14'11" x 10'2"
Bedroom 2	3.63m x 3.23m	11'11" x 10'7"
Bedroom 3	3.12m x 2.68m	10'3" x 8'9"
Bedroom 4	3.01m x 2.46m	9.10" x 8'1"

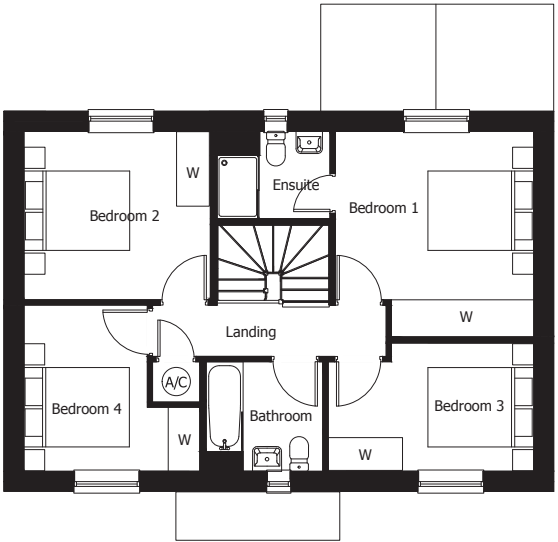
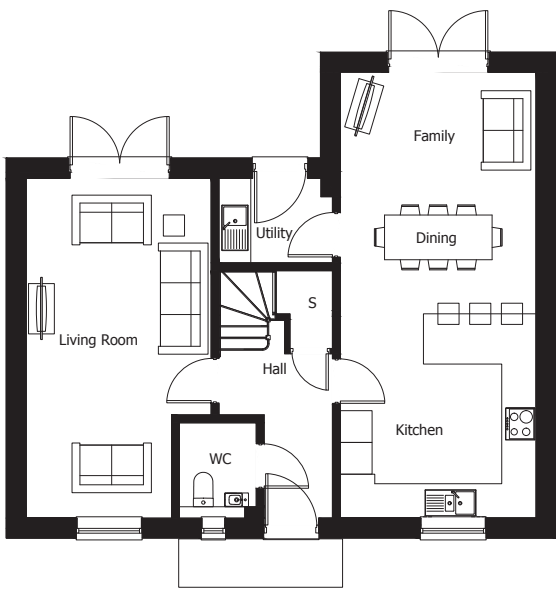
Computer generated image depicts plot 35, The Grantham house type and is indicative only. Plot shown is as per the drawing (plot 35). Wardrobe available, not included as standard. Speak to your sales advisor for details.



THE KEDLESTON
4 BEDROOM DETACHED HOME

PLOTS
57 & 59

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



GROUND FLOOR

Kitchen / Dining / Family	8.42m x 3.70m	27'7" x 12'1"
Living Room	6.42m x 3.49m	21'0" x 11'5"

FIRST FLOOR

Bedroom 1	3.88m x 3.75m	12'8" x 12'3"
Bedroom 2	3.52m x 3.18m	11'6" x 10'5"
Bedroom 3	3.87m x 2.44m	12'8" x 8'0"
Bedroom 4	3.32m x 3.14m	10'10" x 10'3"

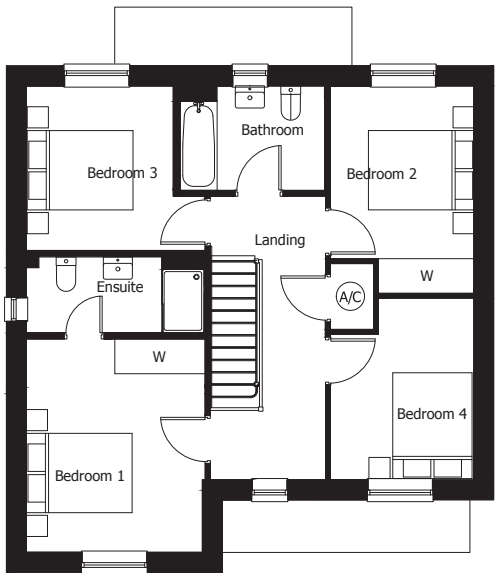
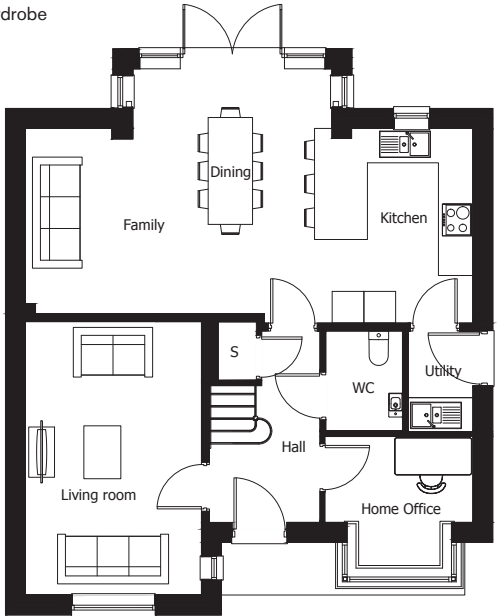
Computer generated image depicts plot 57, The Kedleston house type and is indicative only. Plot shown is as per the drawing (plot 57). Wardrobe available, not included as standard. Speak to your sales advisor for details.



THE ROXLEY
4 BEDROOM DETACHED HOME

PLOTS
4, 12, 16, 33, 34, 46, 47 & 65

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



GROUND FLOOR

Kitchen / Dining / Family	8.45m x 4.80m	27'9" x 15'9"
Living Room	5.16m x 3.68m	16'11" x 12'1"
Home Office	2.79m x 2.43m	9'2" x 7'11"

FIRST FLOOR

Bedroom 1	4.03m x 3.32m	13'3" x 10'11"
Bedroom 2	3.37m x 2.69m	11'1" x 8'10"
Bedroom 3	3.37 x 3.10m	11'1" x 10'2"
Bedroom 4	3.42m x 2.69m	11'3" x 8'10"

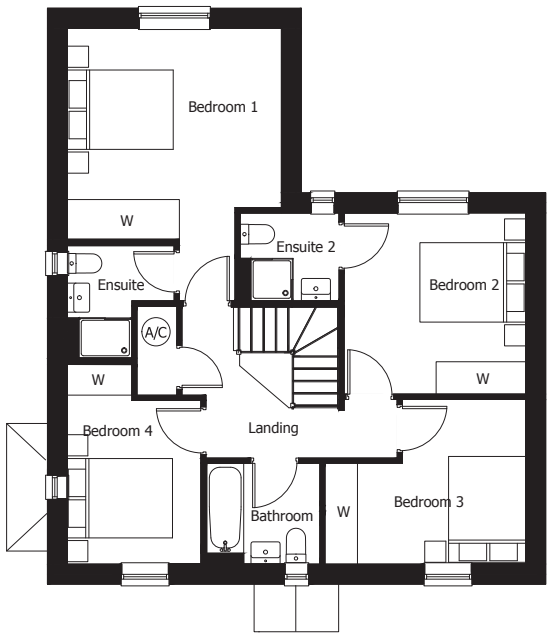
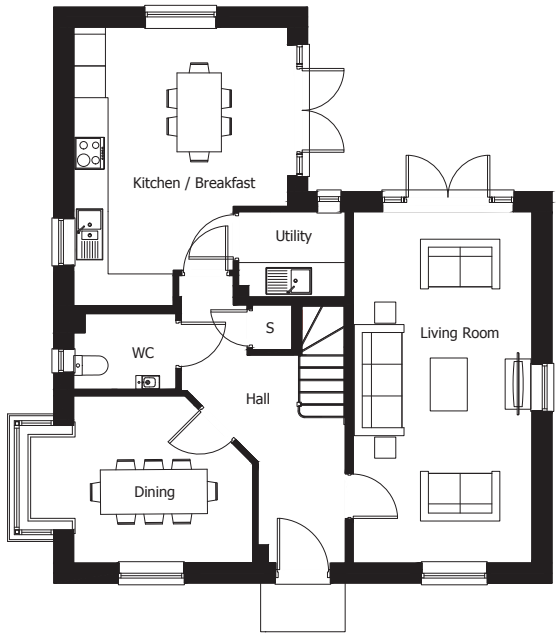
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THE PETWORTH
4 BEDROOM DETACHED HOME

PLOTS
3, 5, 14, 15, 29, 32, 48 & 66

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



GROUND FLOOR

Kitchen / Dining	5.26m x 4.04m	17'3" x 13'3"
Dining Room	4.20m x 3.11m	13'9" x 10'2"
Living Room	6.63m x 3.38m	21'9" x 11'1"

FIRST FLOOR

Bedroom 1	4.04m x 3.98m	13'3" x 13,0"
Bedroom 2	3.43m x 3.42m	11'3" x 11'2"
Bedroom 3	3.74m x 3.11m	12'3" x 10'2"
Bedroom 4	3.77m x 2.52m	12'4" x 8'3"

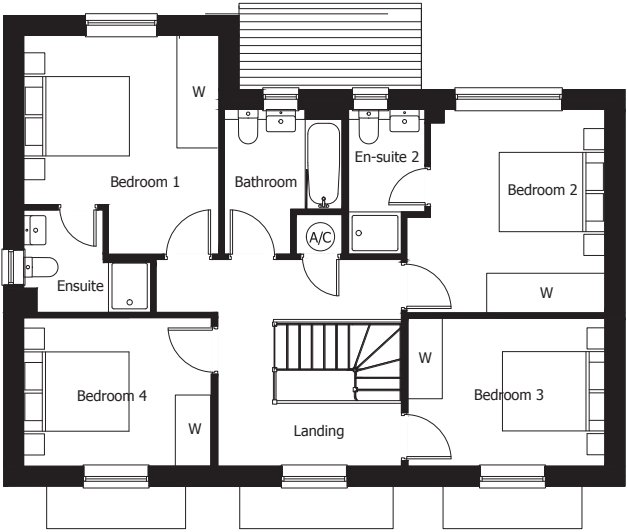
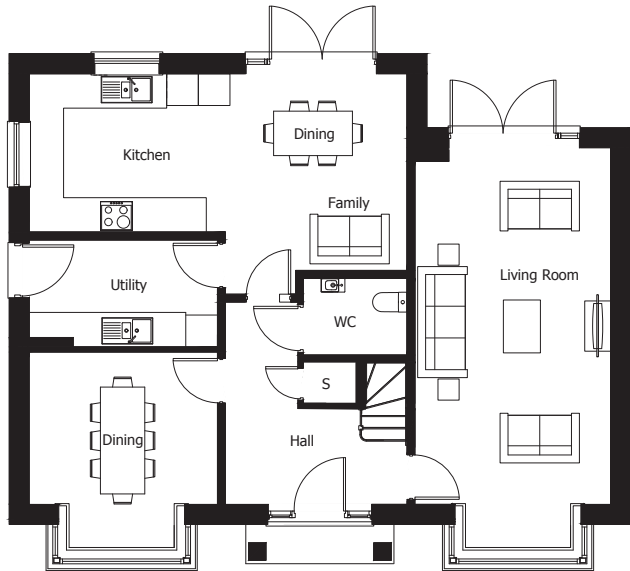
Computer generated image depicts plot 66, The Petworth house type and is indicative only. Plot shown is as per the drawing (plot 66). Wardrobe available, not included as standard. Speak to your sales advisor for details.



THE SHERRINGHAM
4 BEDROOM DETACHED HOME

PLOTS
2, 9, 55, 56, 63 & 64

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



GROUND FLOOR

Kitchen / Dining / Family	7.14m x 4.17m	23'5" x 13'8"
Dining Room	3.72m x 3.51m	12'2" x 11'8"
Living Room	7.58m x 3.70m	24'10" x 12'1"

FIRST FLOOR

Bedroom 1	4.13m x 3.69m	13'6" x 12'1"
Bedroom 2	3.84m x 3.75m	12'7" x 12'3"
Bedroom 3	3.72m x 2.79m	12'2" x 9'2"
Bedroom 4	3.55m x 2.77m	11'7" x 9'1"

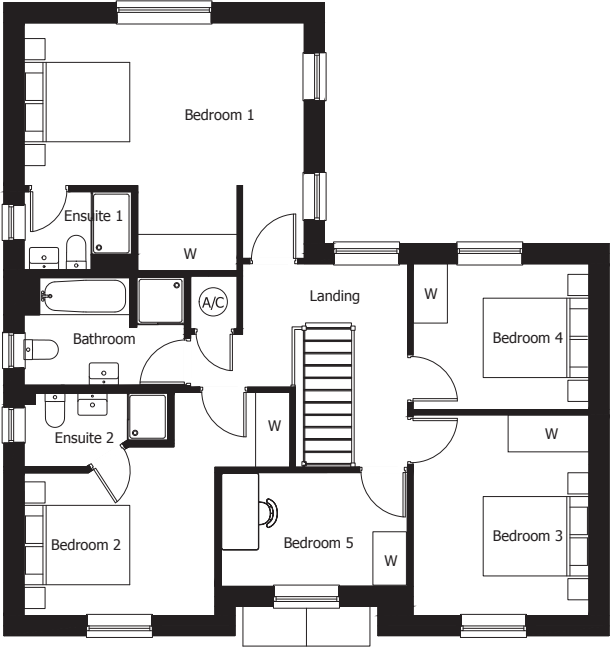
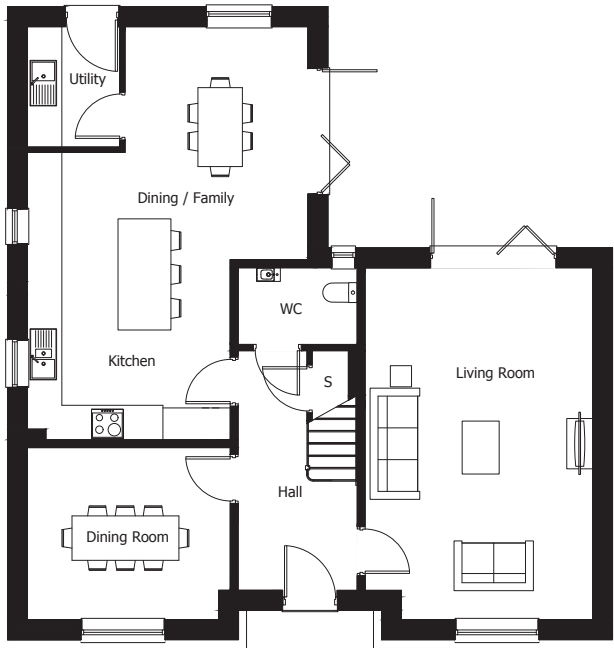
Computer generated image depicts plot 63, The Sherringham house type and is indicative only. Plot shown is as per the drawing (plot 63). Wardrobe included as standard in the Sherringham master bedroom. Wardrobes available in other bedrooms. Speak to your sales advisor for details.



THE EATON
5 BEDROOM DETACHED HOME

PLOTS
1, 10, 17, 54 & 61

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



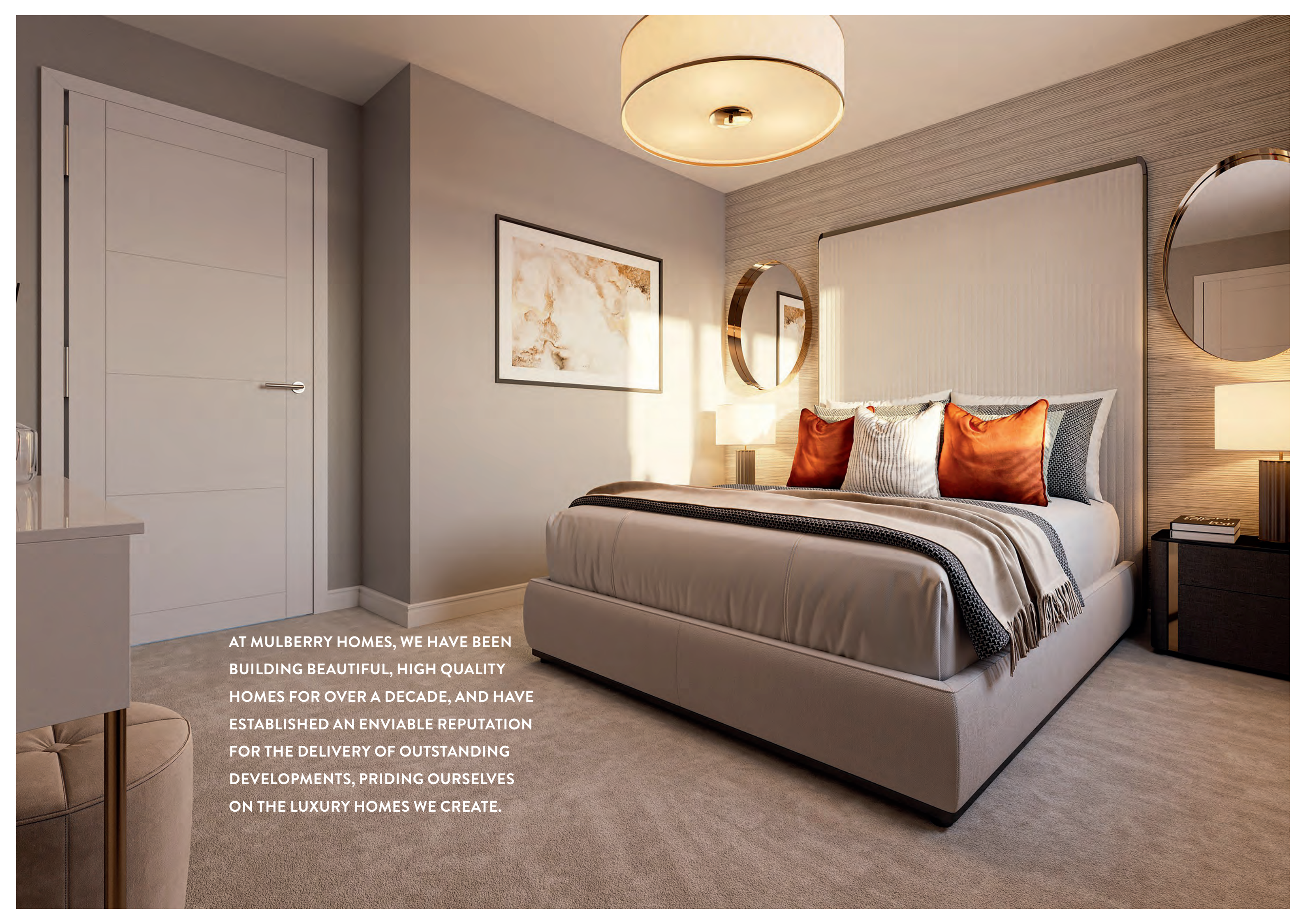
GROUND FLOOR

Kitchen / Dining / Family	7.80m x 5.29m	25'7" x 17'4"
Dining Room	3.83m x 3.25m	12'7" x 10'8"
Living Room	6.64m x 4.29m	22'9" x 14'1"

FIRST FLOOR

Bedroom 1	5.29m x 4.67m	17'4" x 15'4"
Bedroom 2	4.22m x 3.60m	13'10" x 11'10"
Bedroom 3	3.78m x 3.32m	12'5" x 10'11"
Bedroom 4	3.32m x 2.74m	10'11" x 9'0"
Bedroom 5	3.48m x 2.10m	11'5" x 6'9"

Computer generated image depicts plot 61, The Eaton house type and is indicative only. Plot shown is as per the drawing (plot 61). Wardrobe included as standard in the Eaton master bedroom. Wardrobes available in other bedrooms. Speak to your sales advisor for details. Island not as standard.



AT MULBERRY HOMES, WE HAVE BEEN BUILDING BEAUTIFUL, HIGH QUALITY HOMES FOR OVER A DECADE, AND HAVE ESTABLISHED AN ENVIABLE REPUTATION FOR THE DELIVERY OF OUTSTANDING DEVELOPMENTS, PRIDING OURSELVES ON THE LUXURY HOMES WE CREATE.

YOUR MULBERRY HOME

WHERE HIGH SPEC COMES AS STANDARD

THE SPECIFICATION OF YOUR MULBERRY HOME HAS BEEN CAREFULLY CONSIDERED, SO YOU CAN MOVE IN, UNPACK AND START LIVING YOUR NEW LIFE IN WHISSENDINE FROM DAY ONE.

We select only the finest fixtures and finishes to ensure the craftsmanship you see on the outside continues on the inside.

The contemporary kitchens feature stylish glass splashbacks and smart Franke sinks and taps. The extractor hood is included as standard, along with the Bosch branded integrated oven, hob and fridge freezer.

The Eaton, Sherringham, Roxley and Petworth all feature a double oven, five zone induction hob, integrated fridge freezer and integrated dishwasher. All other housetypes feature a single oven, four zone induction hob and integrated fridge freezer.

The Eaton and Sherringham also benefit from a Hammonds wardrobe in the master bedroom.

Luxury Porcelanosa floor tiles are laid to the floor, continuing into the dining room for open plan spaces, and into utility rooms and cloakrooms where appropriate.

Bathrooms, en suites and cloakrooms are finished in a clean, modern style with branded sanitaryware and Porcelanosa tiling to the sink, bath and shower areas. Shaver points and heated towels rails are fitted as standard in bathrooms and en suites, as is luxury Amtico Spacia flooring.

Sustainable living

Each home is fitted with an air source heat pump and underfloor heating to the ground floor, helping to keep your feet warm and your bills – and carbon footprint – low.

Low energy downlighters fitted to kitchens, utility rooms, bathrooms and en suites help to keep bills lower still. You can also charge your electric car from the comfort of your home with the 7kw electric car charger fitted as standard and all garages are fully equipped with lights and power.

Outside, you'll discover a turfed rear garden, enhanced with planting of a variety of attractive shrubs to the front and a turfed lawn with patio area to the rear.

Your home, just as you like it

Our homes are our most personal of spaces. Personalise and enhance yours with a range of optional extras from our specially selected range of upgrades. Speak to your Mulberry Homes sales advisor for details.

Peace of mind

In addition to an NHBC 10-year warranty, your Mulberry home also comes with two years of Customer Care from our experienced Mulberry Homes team.



WE TAKE PRIDE IN YOUR NEW HOME

WHEN YOU BUY A MULBERRY HOME, YOU ARE BUYING A HOME THAT HAS BEEN DESIGNED AND BUILT TO THE HIGHEST QUALITY, IN THE FINEST MATERIALS THAT ARE IN KEEPING WITH THE LOCAL ENVIRONMENT, BY HIGHLY TRAINED EXPERTS.

Location

We build our homes in desirable locations that offer great connections to local amenities and transport networks, as well as access to a gentler, slower pace of life right on your doorstep.

Community

We're not just building, we're place making. The homes and communities we build integrate seamlessly into the existing landscape. They're places where schools, shops, healthcare, sports clubs and social activities are all within easy reach.

Quality

High specification throughout comes as standard, inside and out. Only the finest quality craftsmanship, materials, fixtures and finishes make it into a Mulberry home.

Style

We work with architects to create interior layouts designed with modern living in mind and exteriors with attractive elevations that feature just the right amount of detail.

Lifestyle

Whether you're a growing family on the go, need space to work from home, or are simply moving into a new phase of your life, you will find a Mulberry Home to suit your lifestyle.

WE UNDERSTAND THE MEANING AND IMPORTANCE OF HOME.
THAT'S WHY WE ALWAYS STRIVE TO BUILD HOMES THAT ARE
BEAUTIFULLY DESIGNED AND BUILT USING THE FINEST MATERIALS
BY EXPERT CRAFTSPEOPLE IN DESIRABLE, HAND-PICKED
LOCATIONS WHERE THEY COMPLEMENT AND ENHANCE
ALREADY THRIVING COMMUNITIES.

Robert Wilkinson

FOUNDING DIRECTOR OF THE MULBERRY GROUP



THE MULBERRY
experience

INTRODUCING THE MULBERRY EXPERIENCE

THE MULBERRY EXPERIENCE IS OUR WAY OF MAKING EVERY STEP OF BUYING YOUR MULBERRY HOME AS EASY AND ENJOYABLE AS POSSIBLE.

It begins as soon as you reserve your plot and continues for two years from the date you complete your purchase.

What you can expect

-  Updates on the build progress of your home at all the significant stages
-  A demonstration of your new home before you move in
-  Moving in day! Your Mulberry Experience welcome pack awaits
-  Post-move checks to identify any minor issues, which we aim to resolve within 21 days
-  Access to the Guided App, which guides you through every aspect of your new home, including information and advice about your utilities, fixtures and fittings and maintaining a brand-new home. It's also where you will find useful contact information and user guides
-  In addition to an NHBC 10-year warranty, your Mulberry Home also benefits from Mulberry Customer Care for the first two years
-  Out-of-hours emergency phone line, available for two years from the day you move in

THE MULBERRY EXPERIENCE BROCHURE DESCRIBES WHAT TO EXPECT IN MORE DETAIL; WHEN YOU RESERVE YOUR PLOT, WE'LL GIVE YOU A COPY TO TAKE HOME WITH YOU.

LET’S HELP YOU MOVE

OUR SCHEMES AND INCENTIVES HAVE BEEN DESIGNED TO MAKE YOUR MOVE EASIER.

Assisted move

Have a property to sell but don’t want to miss out on your preferred plot? After carrying out three valuations of the property you’re selling, we will take your chosen Mulberry home off the market for up to four weeks while you secure a purchaser.

Part exchange

Take the hassle out of selling your house. We’ll value your property, make you an offer, and put the value of your property towards your new Mulberry home. No chain. No estate agent fees. No hassle.

Key workers scheme

An incentive exclusively for those whose services we can’t live without: teachers, health workers, emergency services, armed forces personnel, and others. Receive a cash contribution of up to a £500 for every £25,000 spent towards a new Mulberry home.

Sale & Leaseback

Fallen in love with our show home? Our Sales & Leaseback scheme means you can buy it – including contents – and we’ll lease it from you for an agreed period of time.

ASK YOUR SALES ADVISOR FOR FULL DETAILS AND TERMS AND CONDITIONS.



MAKE YOUR NEW HOME
A MULBERRY HOME



ABOUT MULBERRY HOMES

Established in 2011, Mulberry Homes is an award-winning house builder based in Warwickshire. We build stylish, design-focused homes in outstanding, hand-picked locations across the Midlands, South East and East of England regions. Along with Mulberry Land and Mulberry Developments, Mulberry Homes is part of a privately owned business Mulberry Property Developments, founded in 2004.



M U L B E R R Y
H O M E S

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Mulberry Homes is a trading name of Mulberry Property Developments (company registration number 07253372)