

FELSTED — GATE —

FELSTED



MULBERRY
HOMES



—WELCOME—
to Felsted Gate



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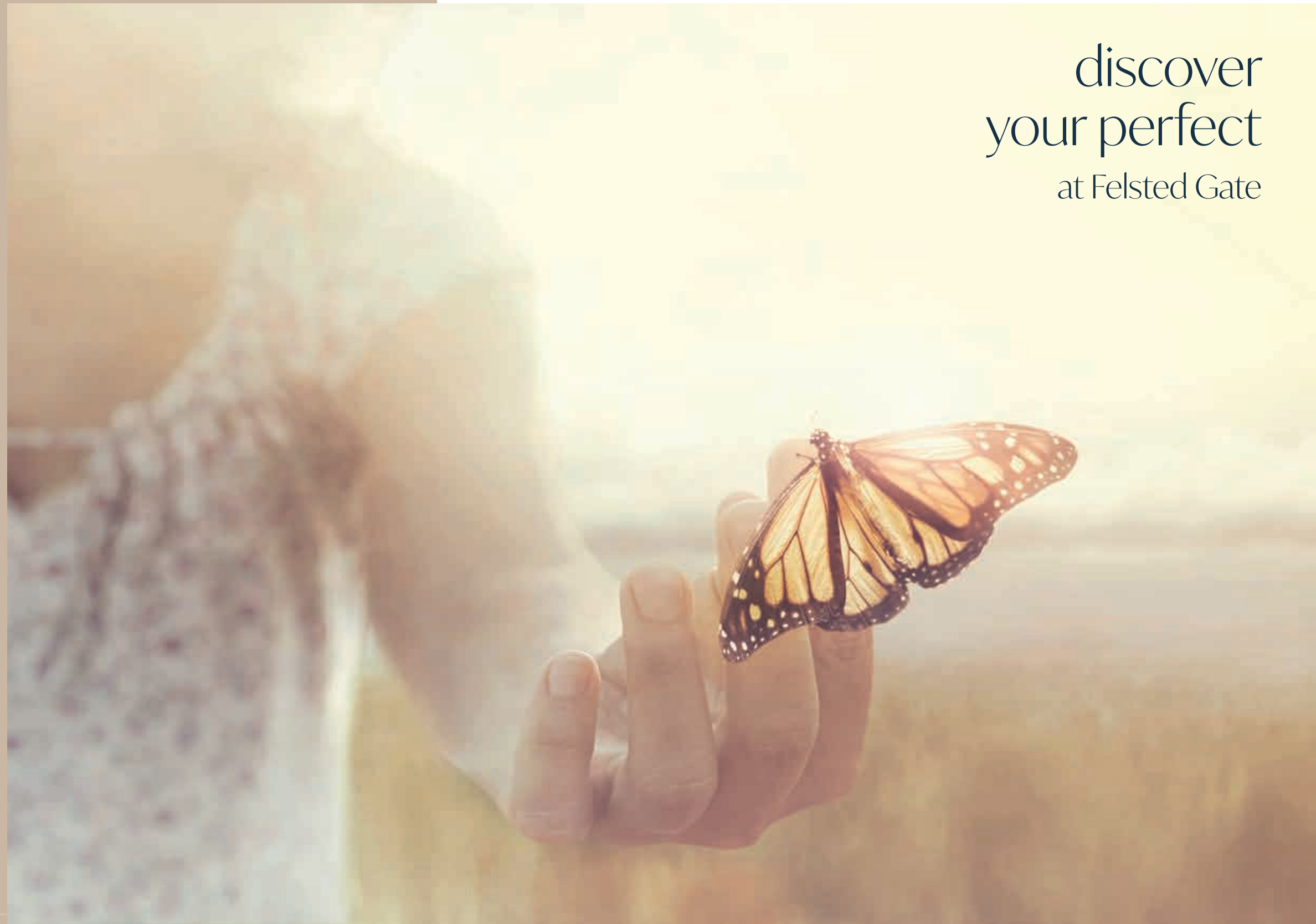
WAYS TO HELP YOU MOVE

A PERFECT — BALANCE —

Felsted Gate is an exclusive collection of three, four and five bedroom homes located in the picturesque Essex countryside in Felsted.

The development delivers a unique selection of homes, offering traditional designs with a contemporary feel ideal for the perfect lifestyle.

discover
your perfect
at Felsted Gate



the perfect
place to
call home
at Felsted Gate

FELSTED — GATE —

Discover this beautiful haven of 3, 4 and 5 bedroom homes, surrounded by the beautiful Essex countryside. The homes are thoughtfully designed and in keeping with the local Essex architecture. Featuring just 38 properties, Felsted Gate has an exclusive yet spacious feel. The development is set within over 7.5 acres of open country park, tying into the village nature reserve.

The mown paths running through the open spaces connect you to footpaths beyond, giving you the opportunity to explore the countryside and immerse yourself in rural life.

CONSUMER
CODE FOR
HOME BUILDERS
www.consumercode.co.uk

Protection for new-build
home buyers

Computer generated image depicts The Mulberry, The Earlswood, The Alder and The Juniper housetypes at Felsted Gate and is indicative only.

DISCOVER — FELSTED —

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.

find the
perfect
rural idyll
at Felsted Gate



Felsted



Felsted



Felsted

A TIME TO — ENJOY —

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, Felsted



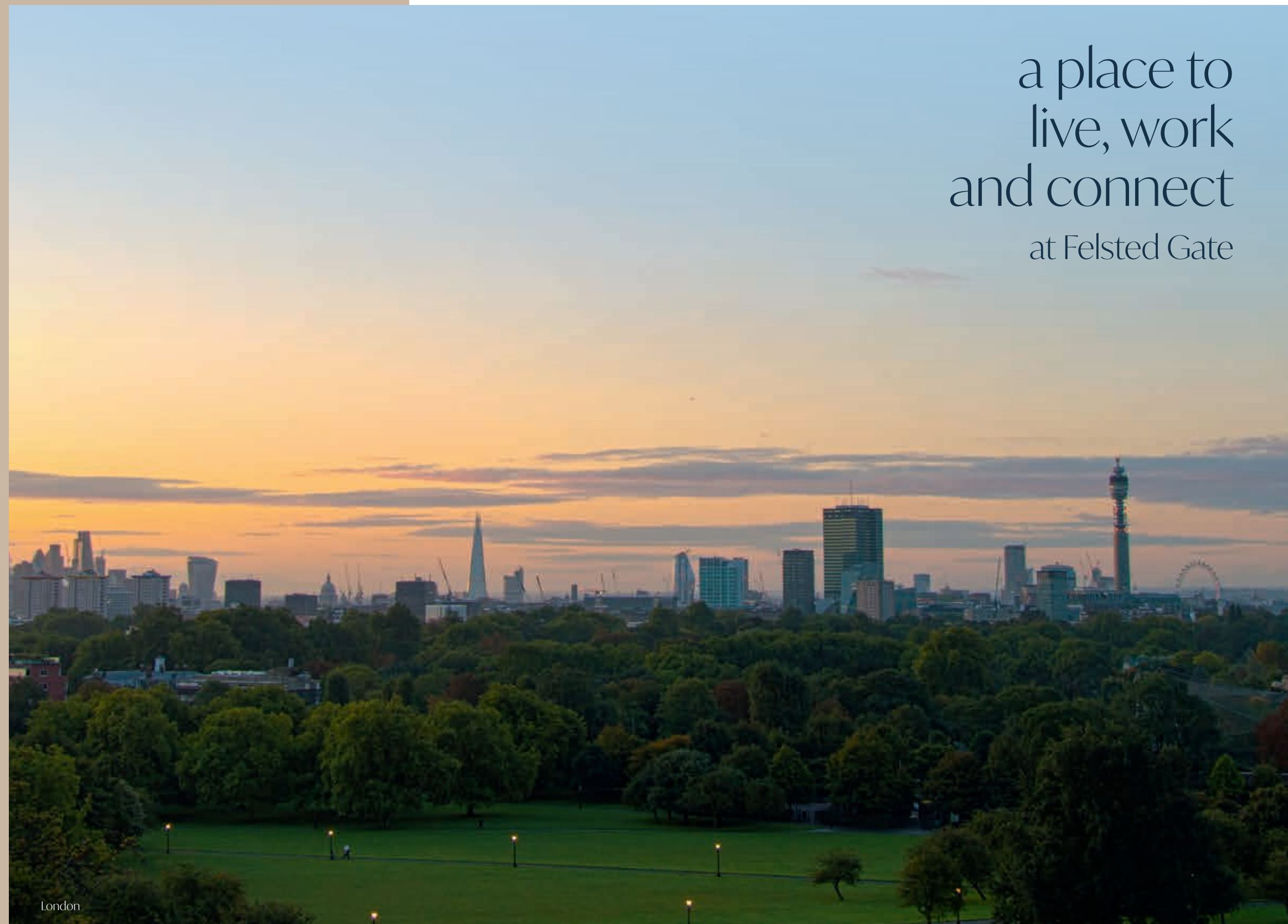
LIFE AT YOUR — LEISURE —

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 indulge in a coffee and browse the bookshelves of Rumblebees. The village also has two pubs and restaurants.

— PERFECTLY CONNECTED —

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.

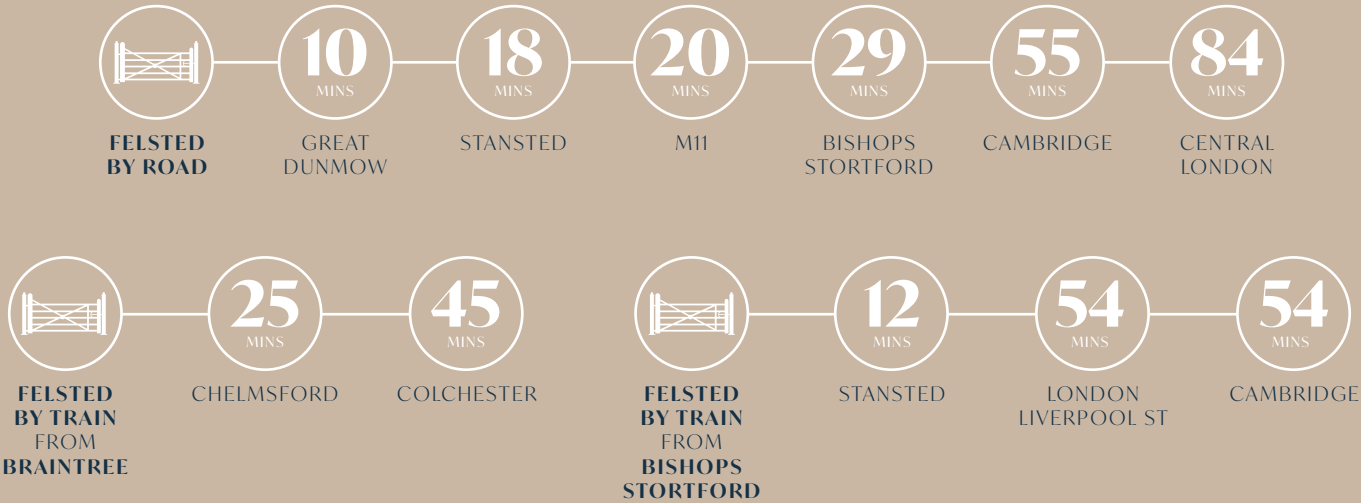


a place to
live, work
and connect
at Felsted Gate



Felsted Independent School

CONNECTED TO THE BEST



NEARBY
— ATTRACTIONS —

All within walking distance



FELSTED
INDEPENDENT
SCHOOL



WOOD
COTTAGE
TEAROOM



THE
CHEQUERS
PUB



THE
SWAN INN
PUB



FELSTED
VILLAGE
STORE



RAZZA
RESTAURANT



Cambridge

introducing
the homes
at Felsted Gate





DEVELOPMENT

— LAYOUT —

3 BEDROOM HOMES

The Willow
plots 25, 26

4 BEDROOM HOMES

The Alder plots
2, 6, 9, 19, 23, 29

The Mulberry
plots 3, 11, 16, 21, 30, 32

The Oak
plots 1, 7, 15, 22

The Pine
plots 24, 27, 28, 33

5 BEDROOM HOMES

The Earlswood
plots 10, 14, 17, 20

The Juniper plots
5, 8, 13, 18, 31

The Redwood
plots 4, 12

AFFORDABLE HOMES

Plots 34, 35, 36, 37, 38

P = Visitor Parking

introducing
3 bedroom homes
at Felsted Gate



— THE WILLOW —

The Willow is an attractive, double fronted three bedroom detached home, perfect for any growing family. The rear of the home features a large, kitchen/dining space with French doors connecting the rear garden seamlessly to the rest of the home. To the front of the home a spacious entryway that leads through to a separate, living room which also benefits from patio doors allowing an abundance of natural light.

Upstairs, there are three ample sized bedrooms, with wardrobes to the master bedroom.

The spacious landing creates a light and airy feeling, with a large modern family bathroom completing this modern home.

3 bedroom
detached home
plots 25 & 26



THE — WILLOW —

3 bedroom detached home
1,342 sqft

GROUND FLOOR

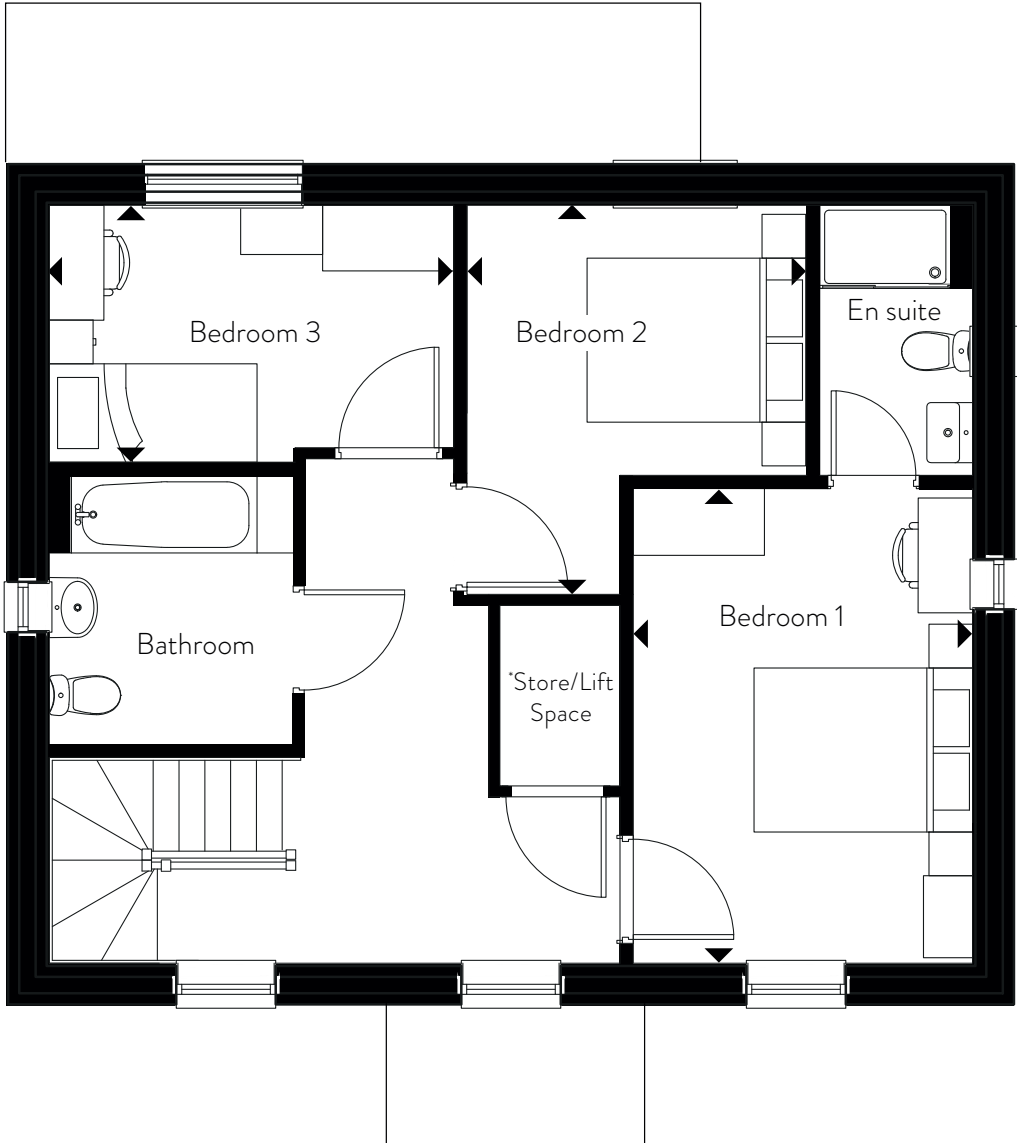
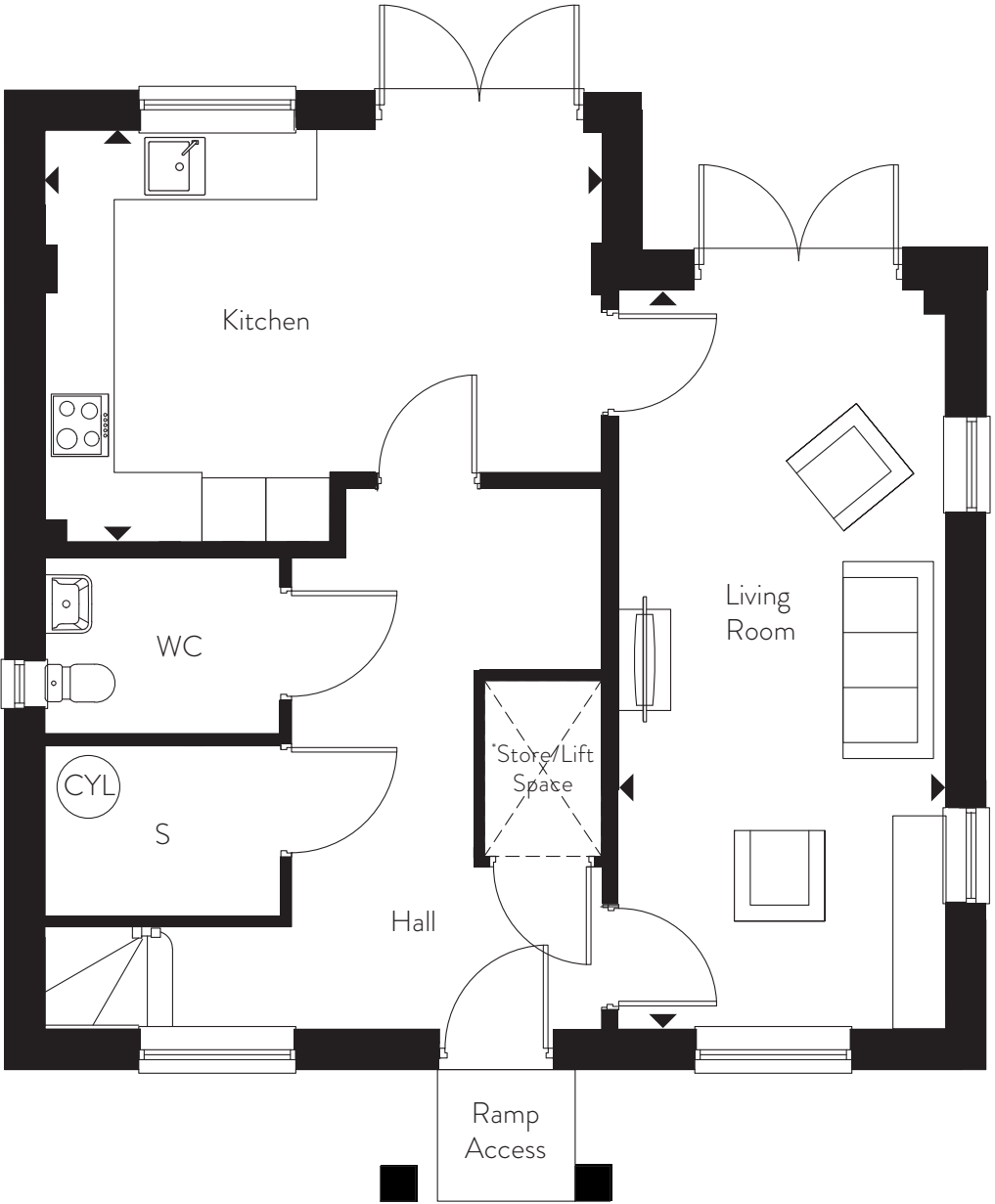
Kitchen/Dining	5.22m x 3.85m	17'1" x 12'7"
Living Room	6.93m x 3.07m	22'8" x 10'1"

FIRST FLOOR

Bedroom 1	4.34m x 3.10m	14'2" x 10'3"
Bedroom 2	3.55m x 3.10m	11'8" x 10'3"
Bedroom 3	3.70m x 2.34m	12'1" x 7'8"

S = Store W = Wardrobe

This housetype has been drawn to comply with the M4(2) regulations, please liaise with your Sales Advisor.



introducing 4 bedroom homes at Felsted Gate



Computer generated image depicts The Alder housetype at Felsted Gate and is indicative only.

THE —ALDER—

This four bedroom detached home has been carefully designed with modern family living in mind. Creating a real hub to home, The Alder features a magnificent open plan kitchen/dining and family space. Large bi-fold doors open straight onto the rear garden allowing the space to feel seamlessly extended. Offering a wealth of living space, this home also benefits from a separate living room and dining room, perfectly suiting a range of lifestyles for those in need of a more flexible space.

To the first floor, there are four large double bedrooms including a stunning master bedroom, which benefits from a large ensuite with separate shower and bath. Bedroom 2 also has an ensuite, making it a perfect guest suite.

4 bedroom
detached home
plots 2, 6, 9, 19, 23 & 29



THE —ALDER—

4 bedroom detached home
1,922 sqft

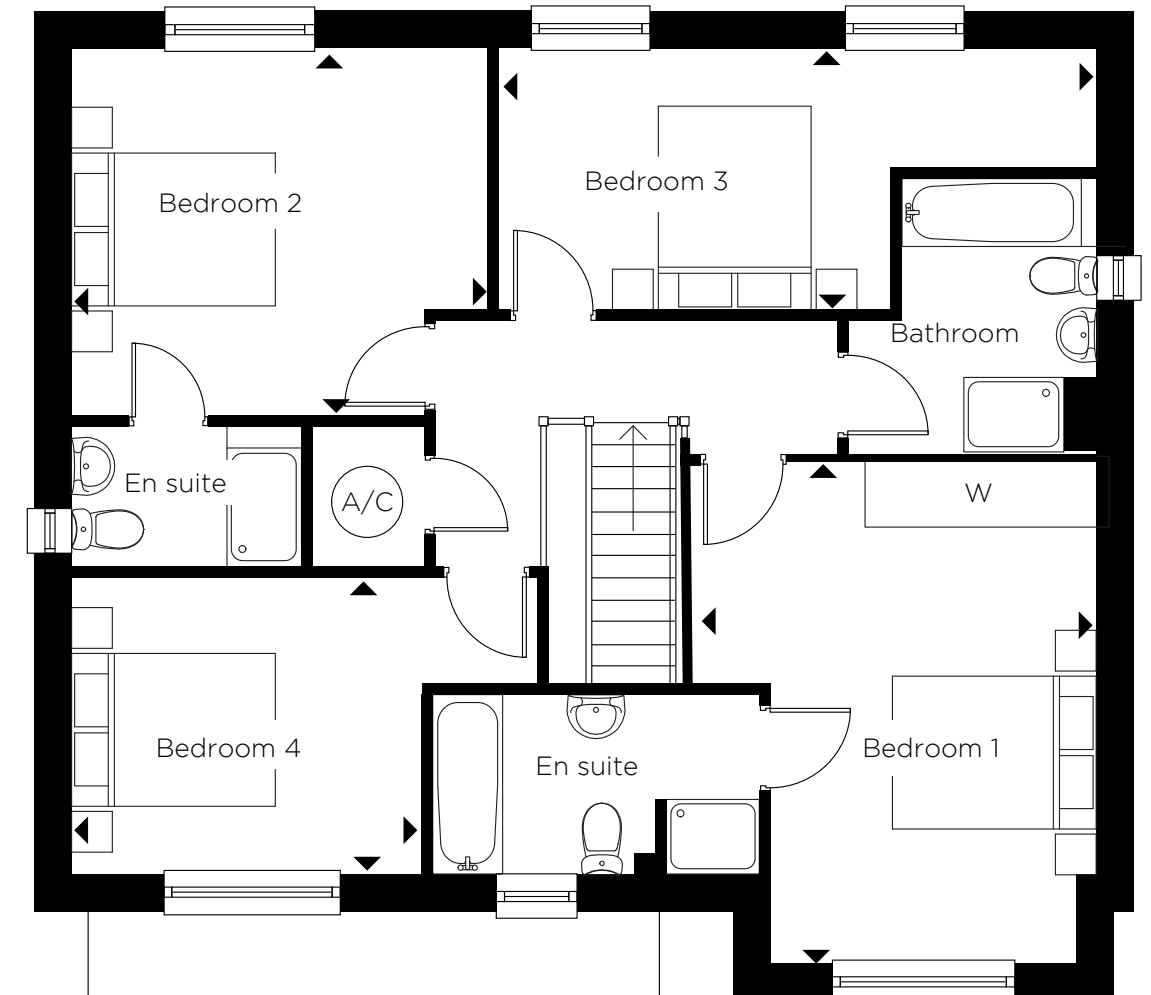
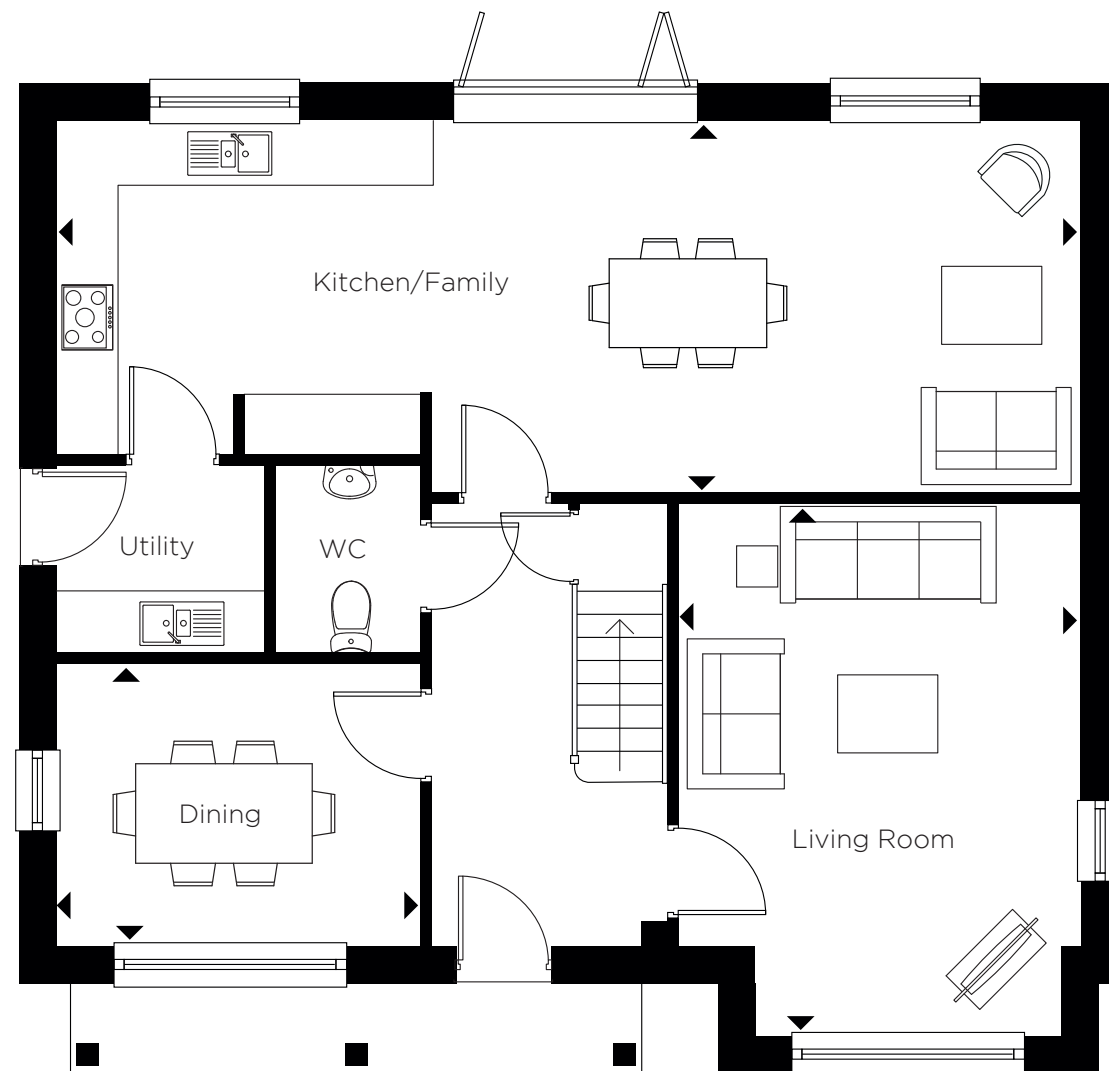
GROUND FLOOR

Kitchen/Family	10.37m x 3.73m	34'0" x 12'2"
Living Room	5.35m x 4.05m	17'6" x 13'3"
Dining Room	3.67m x 2.87m	12'0" x 9'5"

FIRST FLOOR

Bedroom 1	5.06m x 4.10m	16'7" x 13'5"
Bedroom 2	4.20m x 3.72m	13'9" x 12'2"
Bedroom 3	6.07m x 2.59m	19'10" x 8'5"
Bedroom 4	3.53m x 2.991m	11'6" x 9'9"

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



THE —MULBERRY—

This stunning four bedroom detached home has an abundance of space and exudes opulence. Upon first entering you are greeted with a large welcoming hallway. To the rear of the home, the extensive kitchen/dining room has the added benefit of a flexible family area leading directly out onto the garden via feature French doors, which also feature in the living room, creating considerable light throughout as well as allowing the garden to become an extension of the home. Downstairs also benefits from a separate dining space, creating the perfect place to entertain.

Upstairs, the beautiful galleried landing space creates an opulent feel leading through to four double bedrooms.

The master bedroom and guest suite both benefit from an ensuite, offering space and luxury.

4 bedroom
detached home
plots 3, 11, 16, 21, 30 & 32



THE —MULBERRY—

4 bedroom detached home
1,798 sqft

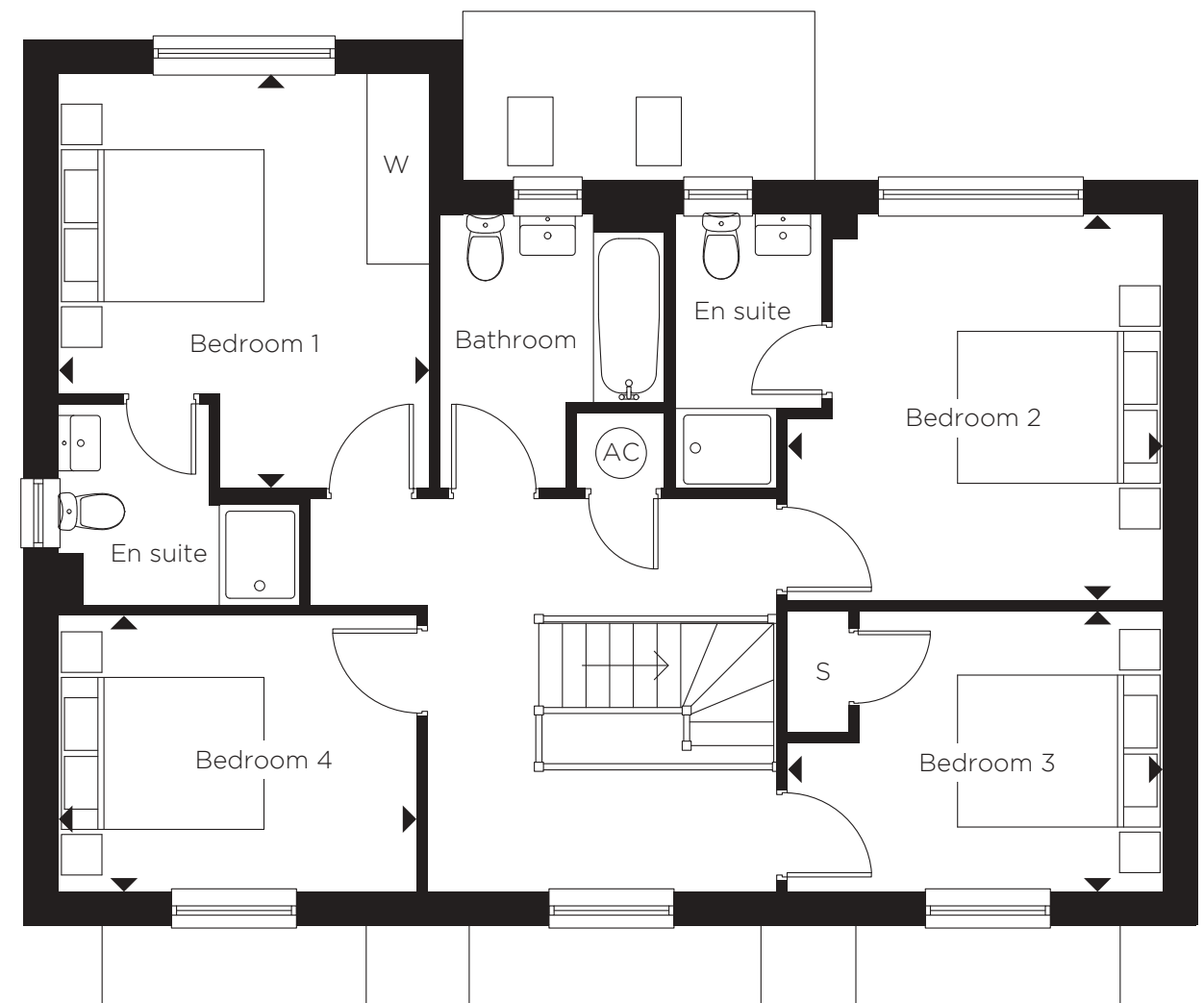
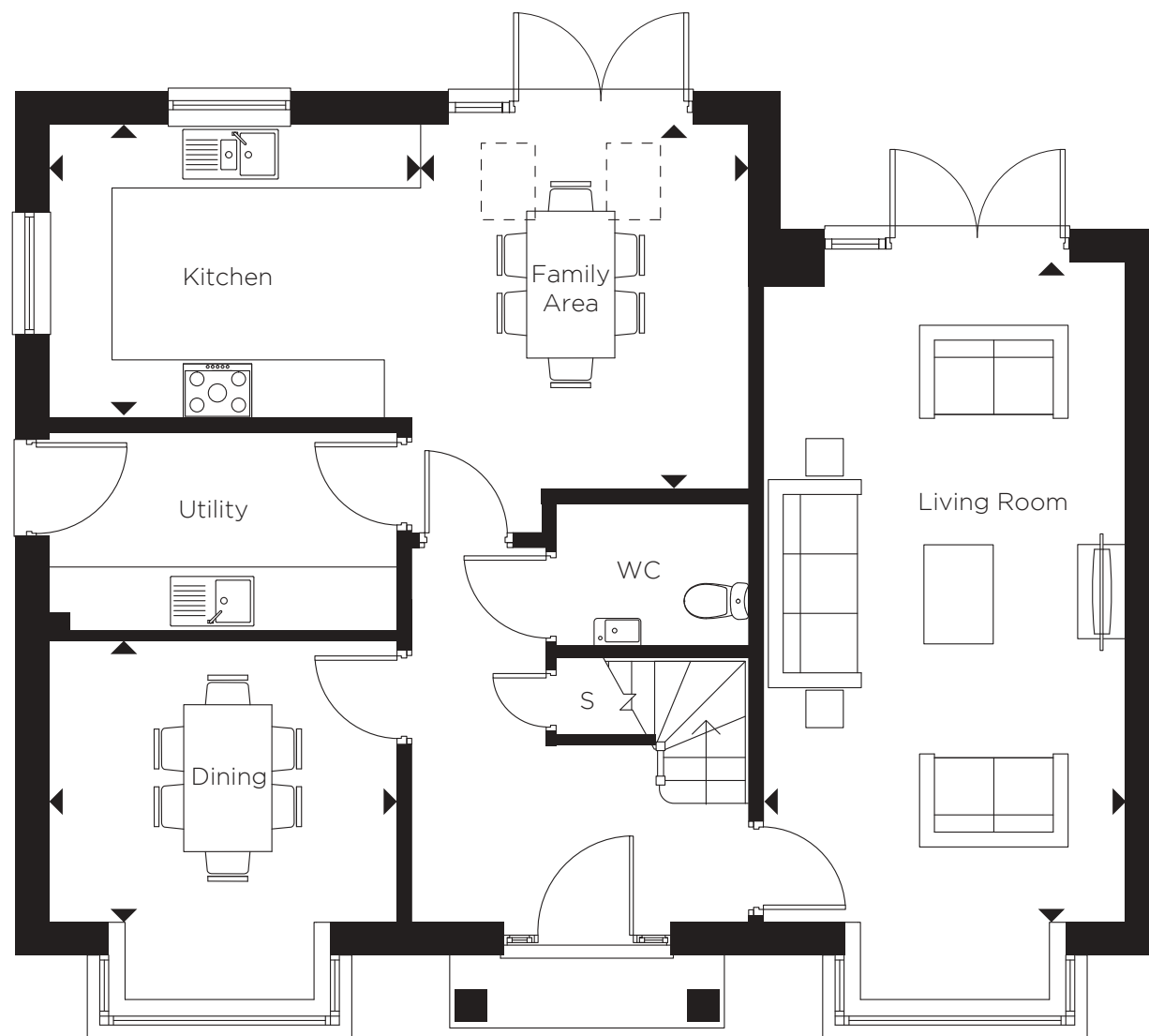
GROUND FLOOR

Kitchen	3.92m x 2.97m	12'10" x 9'9"
Family Area	3.13m x 3.74m	10'3" x 12'3"
Living Room	7.51m x 3.78m	24'7" x 12'5"
Dining Room	3.62m x 3.56m	11'10" x 11'8"

FIRST FLOOR

Bedroom 1	4.10m x 3.69m	13'5" x 12'1"
Bedroom 2	3.80m x 3.87m	12'5" x 12'8"
Bedroom 3	3.79m x 2.80m	12'5" x 9'2"
Bedroom 4	3.56m x 2.75m	11'8" x 9'0"

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



THE —OAK—

This impressive four bedroom detached home has been carefully crafted. It's large kitchen/dining space features French doors which open straight out to the garden whilst the separate living and dining provide all the additional living space for the whole family to relax and unwind.

The spacious landing leads onto four double bedrooms with the added benefit of an ensuite and fitted wardrobes to the master and an ensuite to the guest suite offering added luxury throughout.

4 bedroom
detached home
plots 1, 7, 15 & 22



Computer generated image depicts The Oak housetype at Felsted Gate and is indicative only.

THE —OAK—

4 bedroom detached home
1,563 sqft

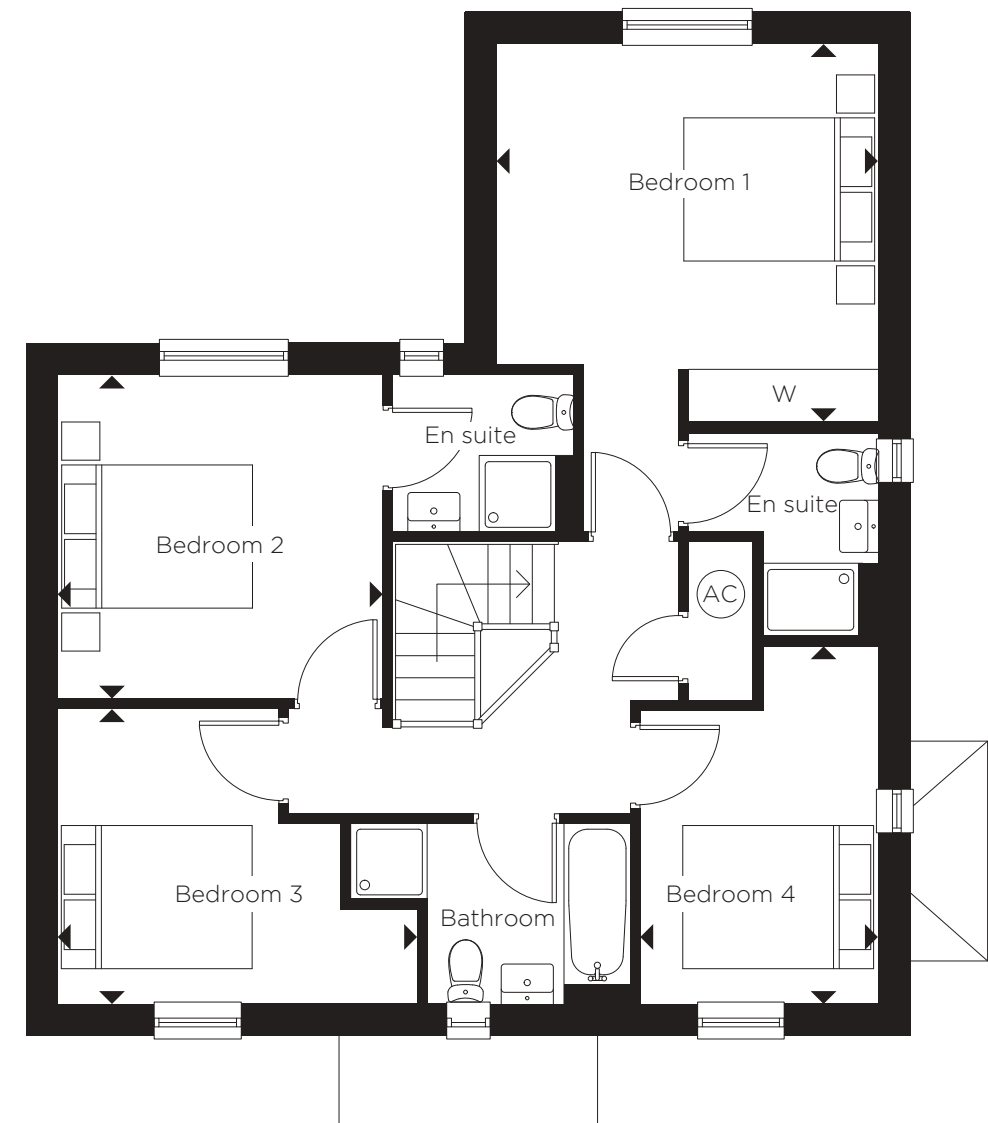
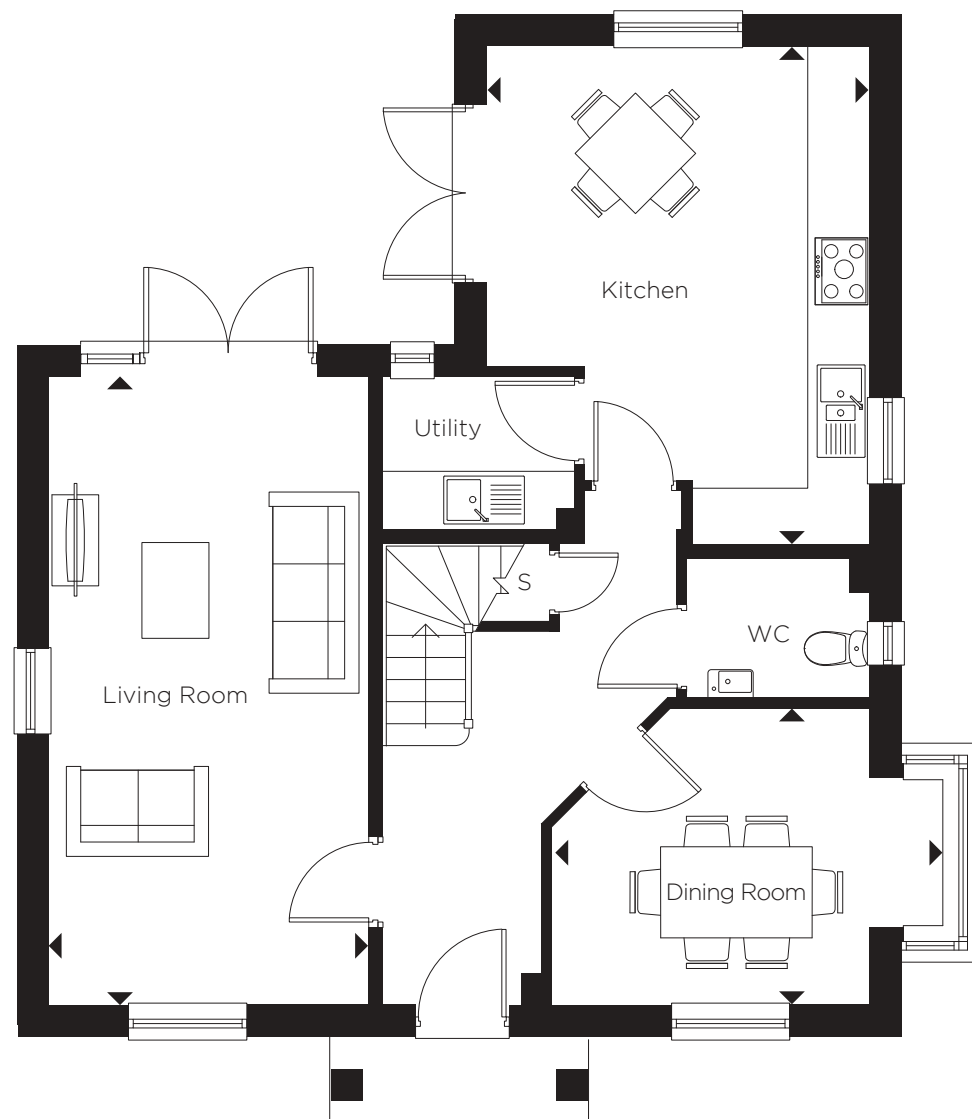
GROUND FLOOR

Kitchen	5.23m x 4.07m	17'2" x 13'4"
Living Room	6.6m x 3.38m	21'10" x 11'1"
Dining Room	4.11m x 3.17m	13'5" x 10'5"

FIRST FLOOR

Bedroom 1	4.07m x 3.96m	13'4" x 13'0"
Bedroom 2	3.43m x 3.45m	11'3" x 11'3"
Bedroom 3	3.79m x 3.11m	12'5" x 10'2"
Bedroom 4	3.77m x 2.53m	12'4" x 8'3"

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



THE —PINE—

The Pine is a four bedroom detached home, perfect for any lifestyle. The open plan kitchen/dining and family area has an abundance of space creating a great hub to entertain, with the added benefit of French doors opening to the rear garden. Downstairs also benefits from a separate living space, complete with patio doors creating a light filled space.

To the first floor there are four stunning, large double bedrooms and a modern family bathroom.

The master suite benefits from it's own ensuite and fitted wardrobes offering added privacy and luxury throughout.

4 bedroom
detached home
plots 24, 27, 28 & 33



Computer generated image depicts The Pine housetype at Felsted Gate and is indicative only.

THE —PINE—

4 bedroom detached home
1,425 sqft

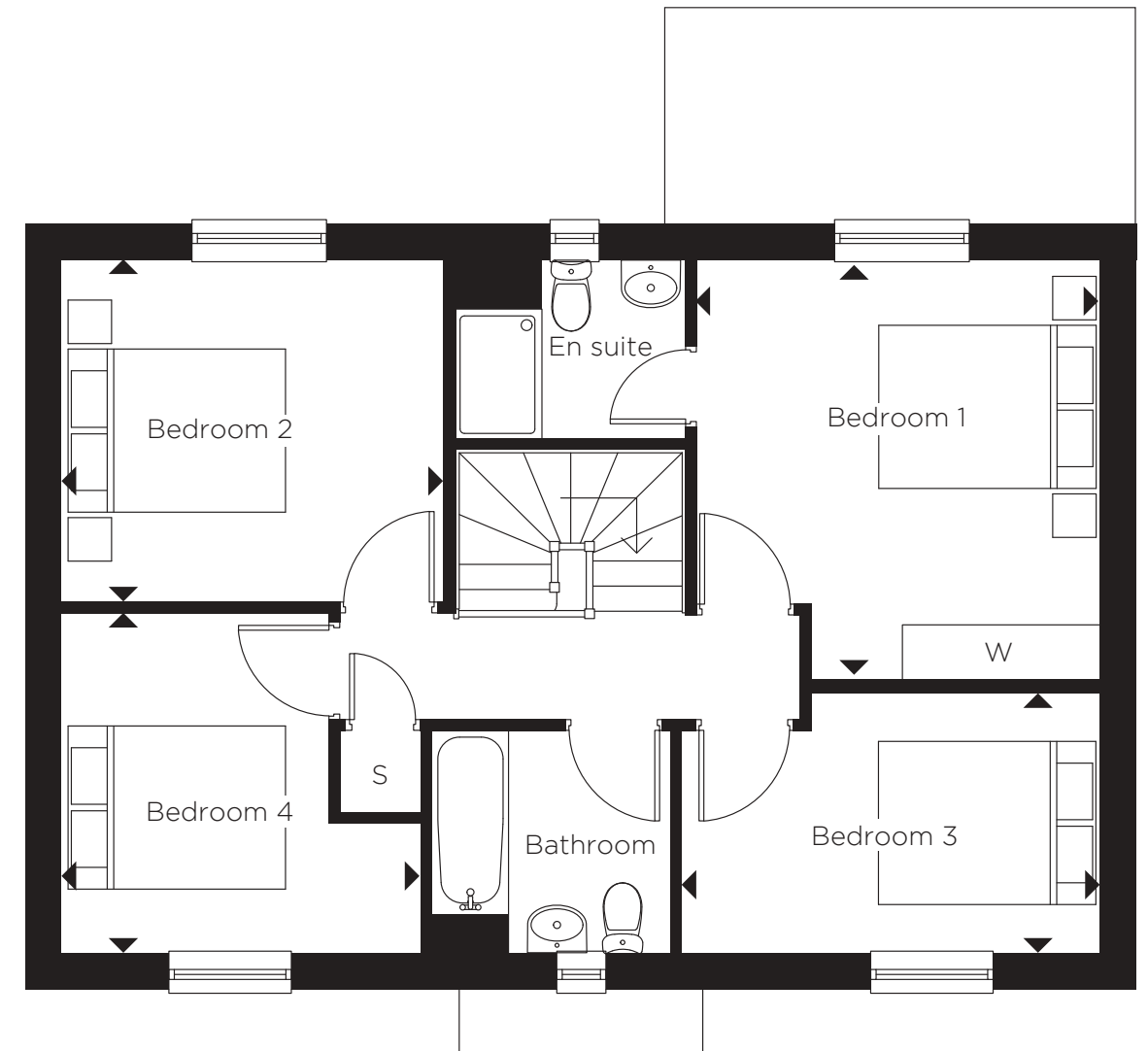
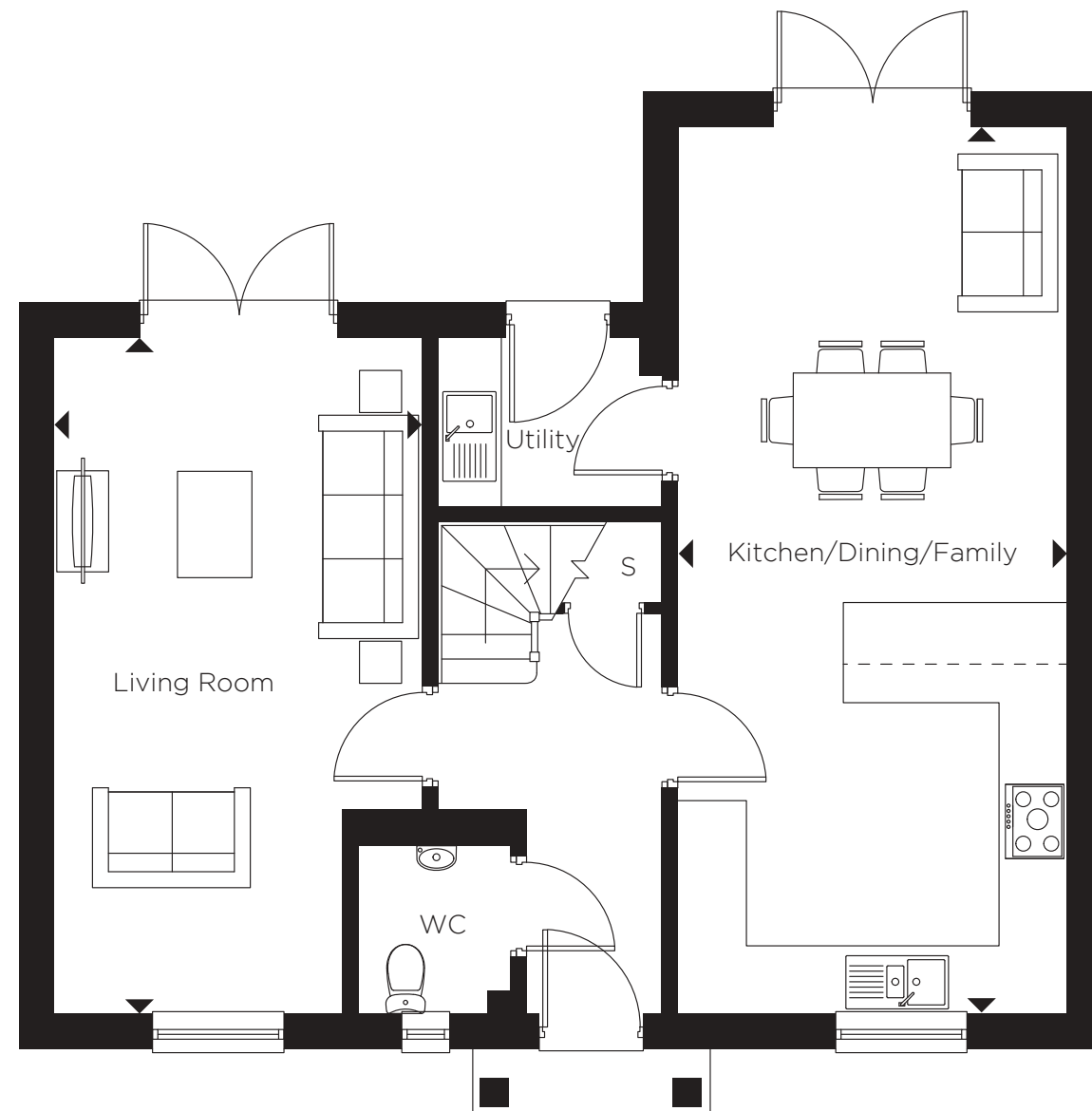
GROUND FLOOR

Kitchen/Dining/Family	8.46m x 3.73m	27'9" x 12'3"
Living Room	6.43m x 3.50m	21'1" x 11'6"

FIRST FLOOR

Bedroom 1	3.81m x 3.89m	12'6" x 12'9"
Bedroom 2	3.54m x 3.18m	11'7" x 10'5"
Bedroom 3	3.95m x 2.43m	12'11" x 7'11"
Bedroom 4	3.33m x 3.14m	10'11" x 10'3"

S = Store W = Wardrobe



introducing 5 bedroom homes at Felsted Gate



Computer generated image depicts The Juniper housetype at Felsted Gate and is indicative only.

— THE EARLSWOOD —

This spectacular five bedroom detached home has been designed with luxury living in mind. At the heart of the home, the extensive open plan kitchen/dining area and light filled living room, both benefit from modern bi-fold doors allowing the garden to become a seamless extension to the home, truly allowing the outside in. Downstairs also benefits from a separate dining room providing ample space for the whole family to enjoy.

Upstairs, the first floor offers an abundance of space and versatility with five stunning bedrooms. The master bedroom is a sumptuous large dual aspect room, with a luxurious ensuite bathroom and fitted wardrobes. The guest suite also benefits from it's own ensuite, adding to the opulence this impressive home has to offer.

5 bedroom
detached home
plots 10, 14, 17 & 20



Computer generated image depicts The Earlswood housetype at Felsted Gate and is indicative only.

THE — EARLSWOOD —

5 bedroom detached home
2,045 sqft

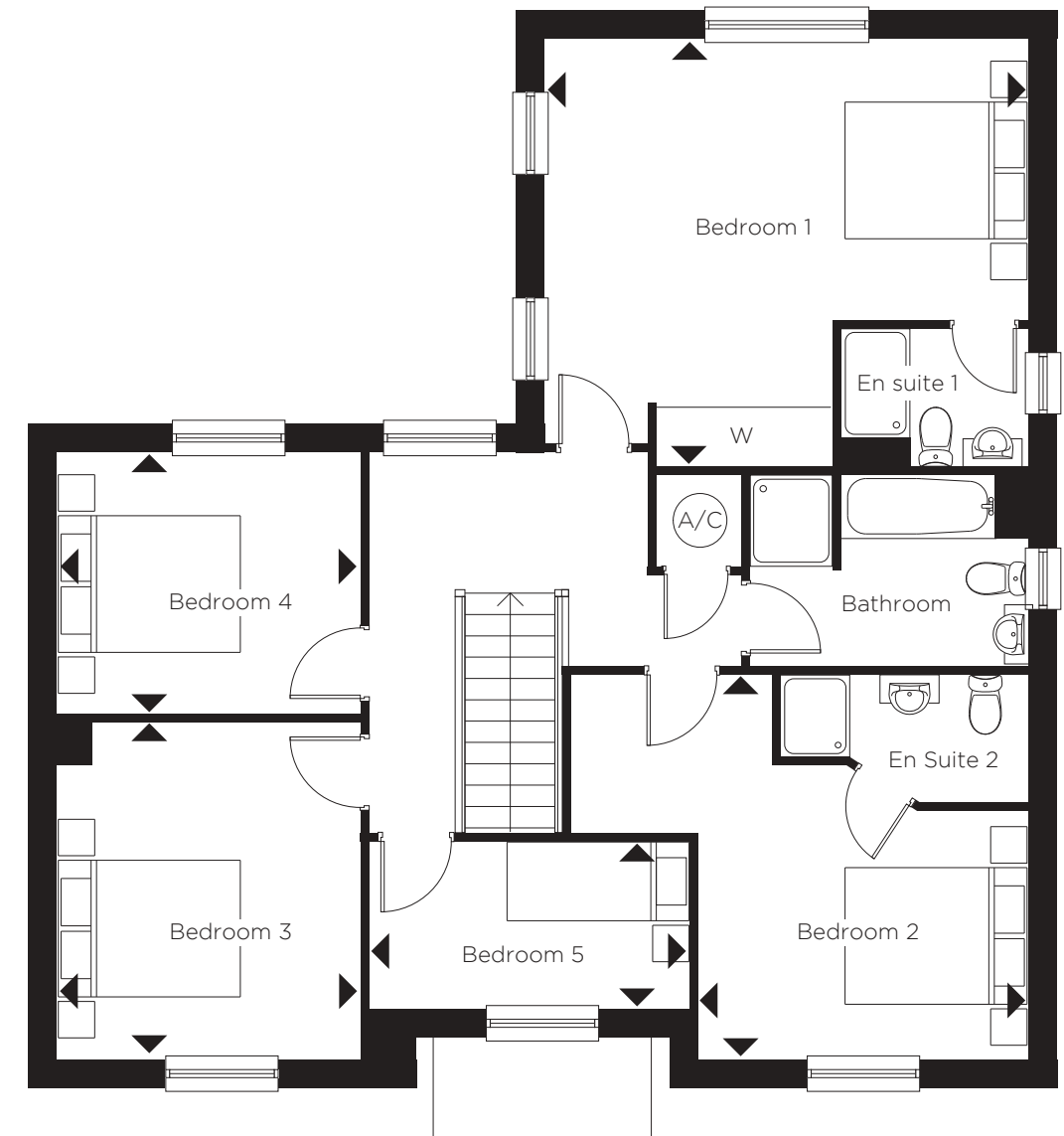
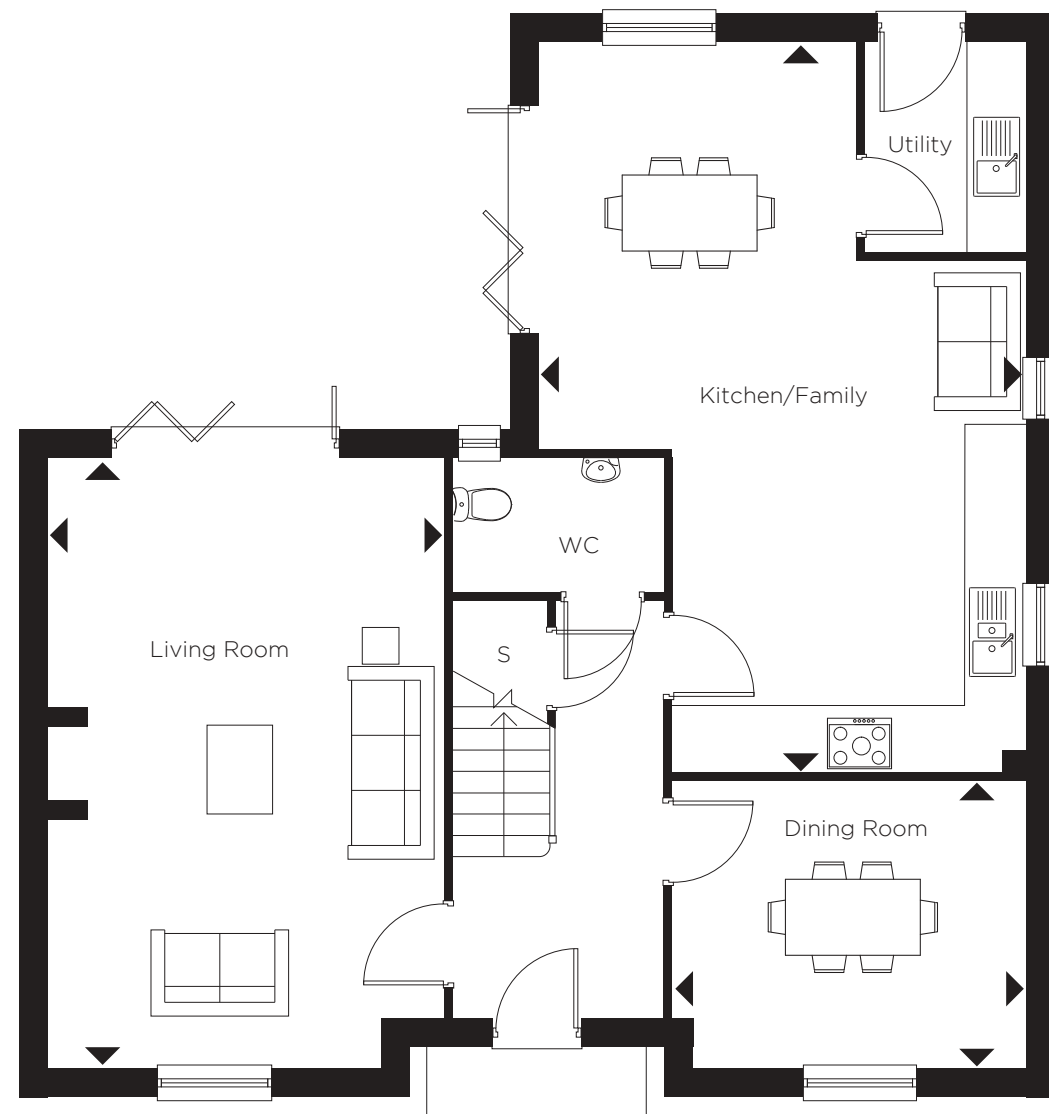
GROUND FLOOR

Kitchen/Family	7.91m x 5.311m	25'11" x 17'5"
Living Room	6.72m x 4.33m	22'0" x 14'2"
Dining Room	3.83m x 3.20m	12'6" x 10'6"

FIRST FLOOR

Bedroom 1	5.31m x 4.68m	17'5" x 15'4"
Bedroom 2	4.33m x 4.29m	14'2" x 14'0"
Bedroom 3	3.78m x 3.34m	12'5" x 10'11"
Bedroom 4	2.84m x 3.34m	9'4" x 10'11"
Bedroom 5	3.52m x 2.15m	11'6" x 7'0"

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



THE —JUNIPER—

This outstanding five bedroom detached home offers flexible living without compromising on luxury. The true heart of this home is the large open plan kitchen/dining area, complete with a feature island, additional family area and bi-fold doors leading into the garden, the room provides ample space to cook, dine, play or just unwind. Downstairs also benefits from a separate dining room and a large living room which also features the luxury of bi-folding doors.

The first floor continues to exude opulence with five fabulous double bedrooms. The master suite provides the perfect retreat to escape to with a large versatile ensuite, offering a separate bath and shower, completed by a glamorous private dressing area. The guest suite and third bedroom also benefit from a separate ensuite offering flexible living at it's finest.

5 bedroom
detached home
plots 5, 8, 13, 18 & 31



THE JUNIPER

5 bedroom detached home
2,635 sqft

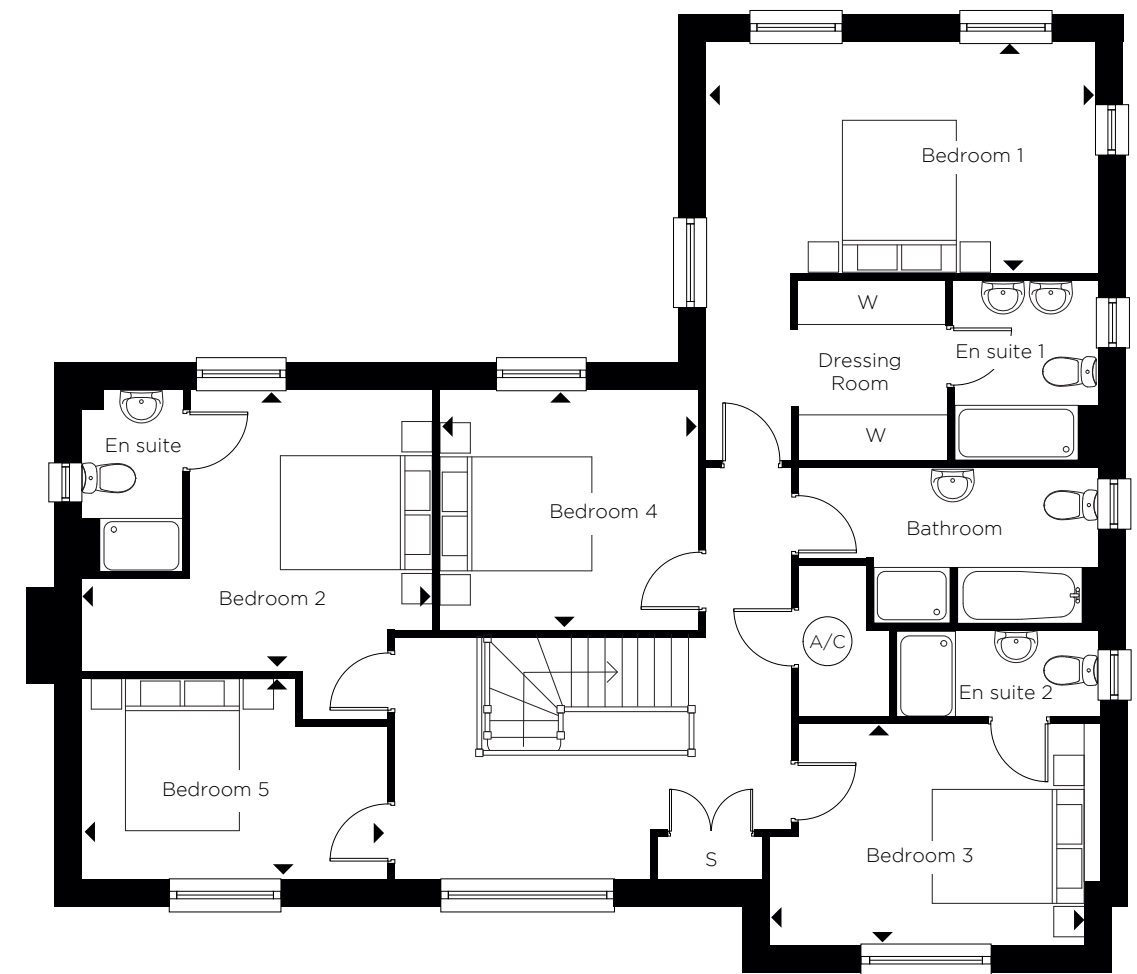
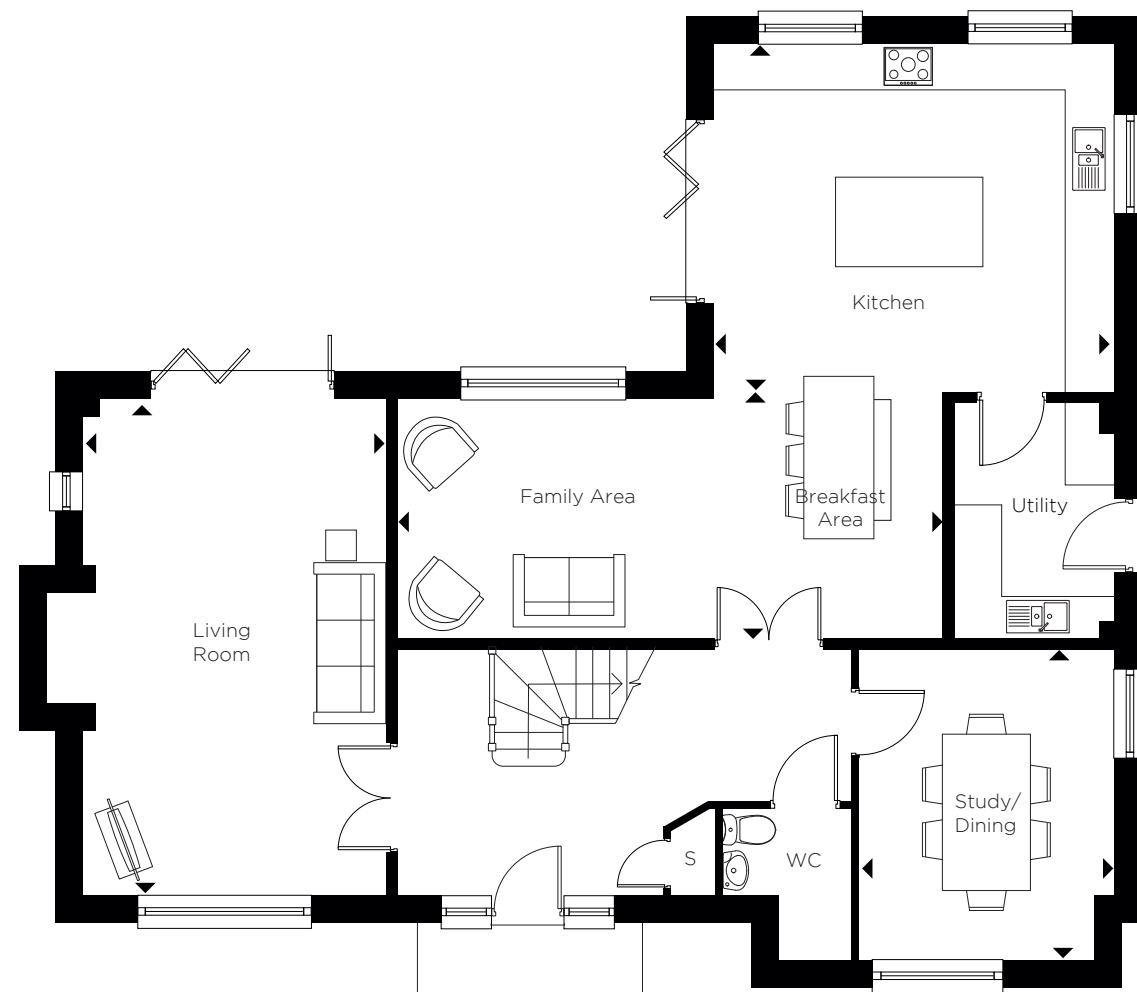
GROUND FLOOR

Kitchen	5.42m x 4.83m	17'9" x 15'10"
Family Area	7.39m x 3.19m	24'3" x 10'5"
Living Room	6.66m x 4.06m	21'1" x 13'4"
Study/Dining Room	4.21m x 2.32m	13'9" x 7'7"

FIRST FLOOR

Bedroom 1	5.42m x 3.35m	17'9" x 10'11"
Bedroom 2	4.76m x 3.81m	15'7" x 12'6"
Bedroom 3	4.30m x 3.00m	14'1" x 9'10"
Bedroom 4	3.47m x 3.23m	11'4" x 10'7"
Bedroom 5	4.10m x 2.74m	13'5" x 8'10"

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



THE —REDWOOD—

This opulent five bedroom detached home really does have it all. As you walk into the spacious entrance hall, you will be greeted by the impressive galleried staircase. To the rear of the home, a magnificent open plan kitchen/dining space benefits from a feature island and stunning bi-fold doors allowing for a seamless transition into the garden. The adjoining family area means there's ample space for entertaining or relaxing. Downstairs also benefits from a separate living room, dining room, utility and study offering the finest in flexible living.

The first floor has a feeling of luxury throughout with five enviable double bedrooms leading off the spacious landing. The master bedroom, over-looking the rear garden offers a sense of calm and tranquility. The ensuite features a separate shower and bath, and is completed by a luxurious dressing area. Further ensuites to bedrooms 2 and 3 and a large modern bathroom ensure everyone has a space to call their own.

5 bedroom
detached home
plots 4 & 12



THE —REDWOOD—

5 bedroom detached home
3,133 sqft

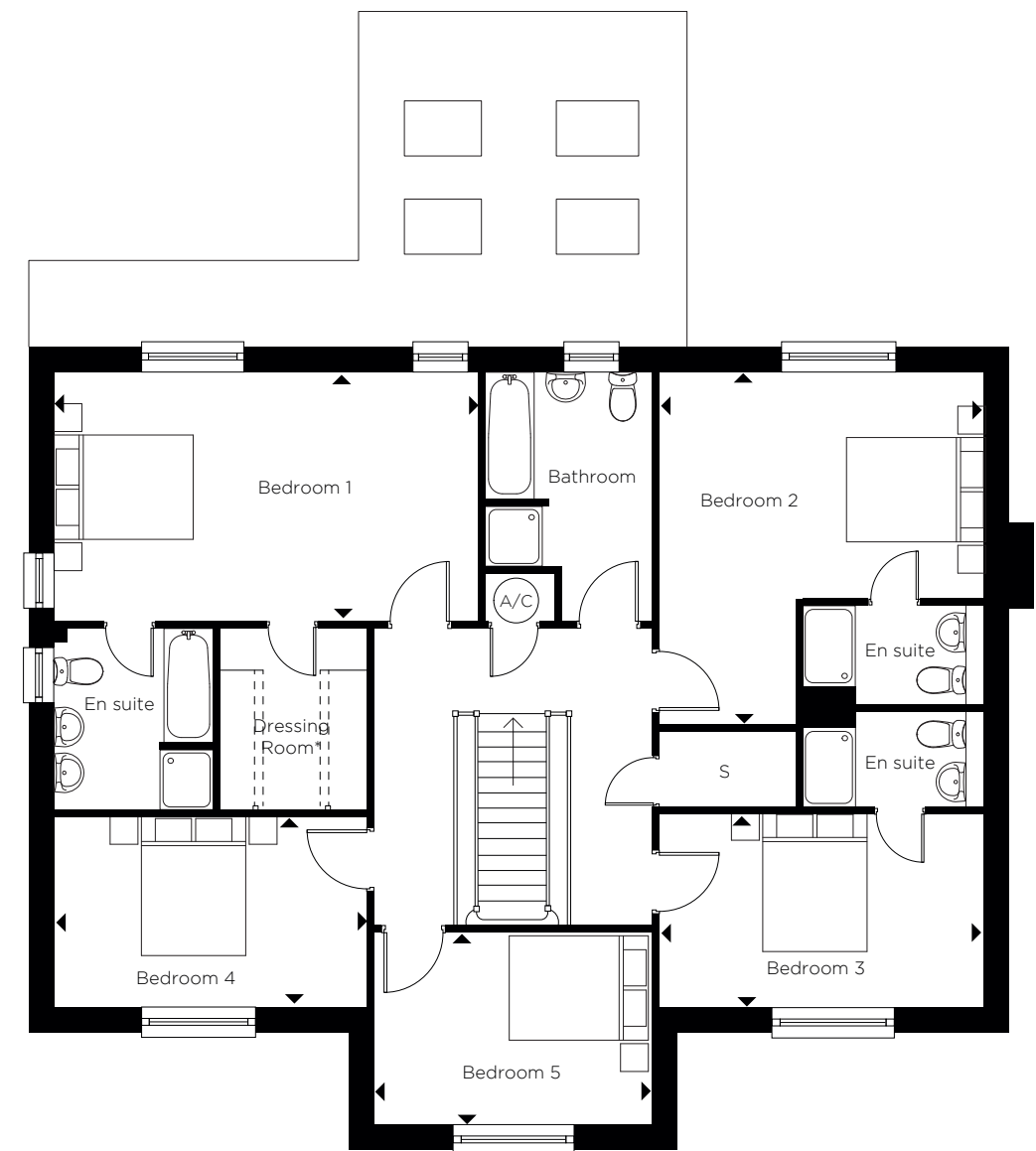
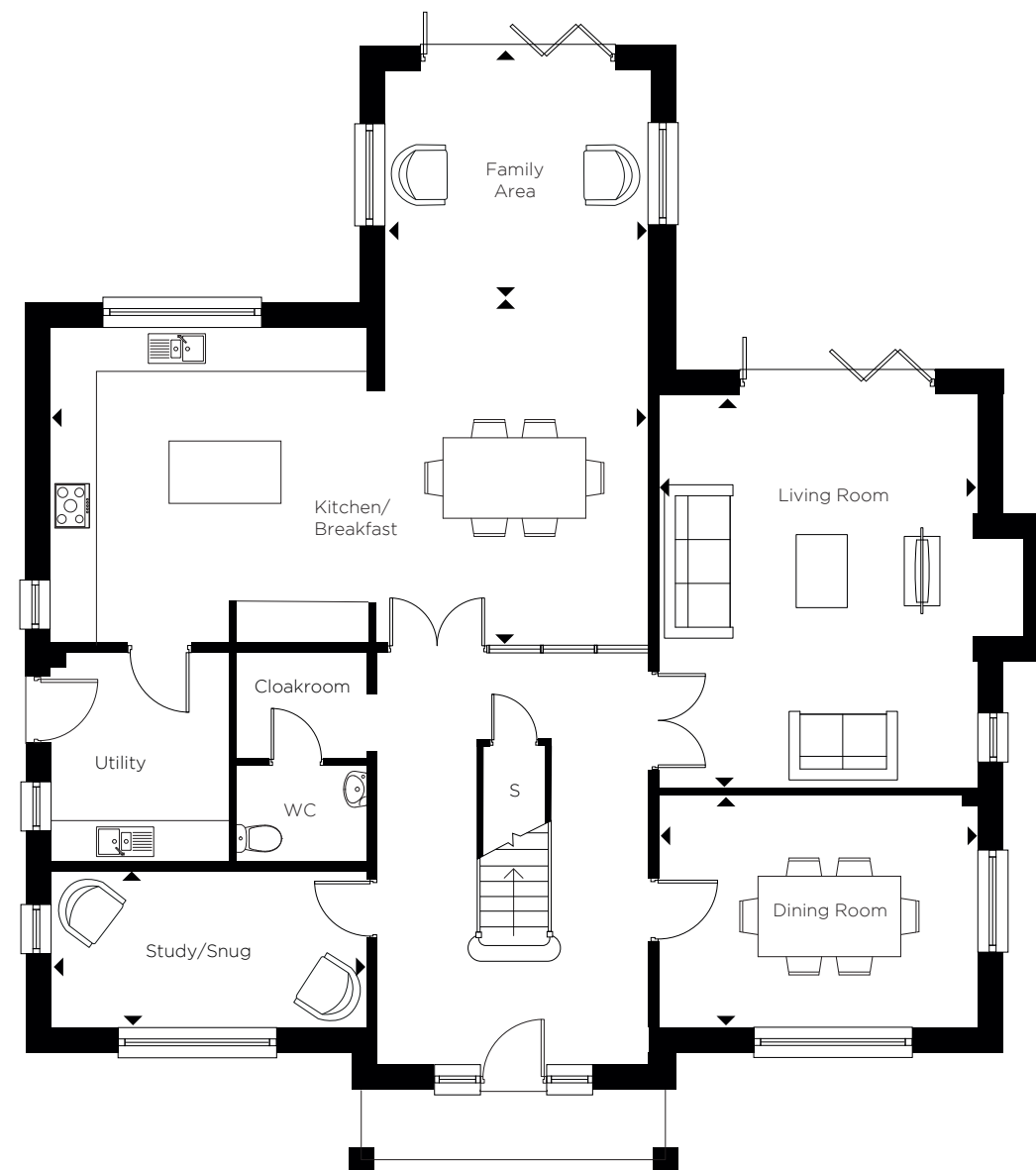
GROUND FLOOR

Kitchen/Breakfast	8.75m x 4.69m	28'8" x 15'4"
Family Area	3.41m x 3.96m	11'2" x 12'11"
Living Room	5.83m x 4.68m	19'1" x 15'4"
Dining Room	4.68m x 3.41m	15'4" x 11'2"
Study/Snug	4.68m x 2.30m	15'4" x 7'6"

FIRST FLOOR

Bedroom 1	6.35m x 3.68m	20'10" x 12'1"
Bedroom 2	4.92m x 4.69m	16'1" x 15'4"
Bedroom 3	4.69m x 2.78m	15'4" x 9'1"
Bedroom 4	4.69m x 2.78m	15'4" x 9'1"
Bedroom 5	4.07m x 2.86m	13'4" x 9'4"

S = Store A/C = Airing cupboard * = Features open shelving



— LIVING —
WITH
DISTINCTION

find your
dream home
at Felsted Gate



Computer generated image depicts The Redwood, The Mulberry and The Juniper
housetypes at Felsted Gate and is indicative only.



beautifully
crafted homes
at Felsted Gate

LUXURY DESIGNED — FOR YOU —

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

Computer generated image depicts The Alder housetype at Felsted Gate and is indicative only.

INDIVIDUAL —ELEGANCE—

Every home at Felsted Gate 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.



Computer generated image depicts The Redwood housetype at Felsted Gate and is indicative only.



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

General

- Every home at Felsted Gate includes a feature Oak bottom tread, handrails and newel caps.
- You will find white solid ladder moulded doors throughout each home, with Oak solid ladder moulded doors available as an upgrade.^

Kitchens

- Our modern and stylish kitchens have been selected from Symphony's Cranbrook, Harvard, Princeton, Linear, Urban and Woodbury ranges. The hand painted Laura Ashley ranges are available as an upgrade.^
- Each kitchen includes Blanco sink and taps, Silestone worktops and glass splashbacks.
- You will be able to choose from a selection of luxury floor tiles by Porcelanosa for the kitchen and the dining area (where there is an open plan layout).
- All kitchens feature an integrated double oven, five zone induction hob, large extractor hood, integrated fridge/freezer and dishwasher as standard.
- For those house types which include a kitchen island, these feature an 80cm induction hob and NEFF ceiling mounted extractor hood.
- Where homes include a utility room, the finish matches the kitchen specification, including the units and the worktops, with single bowl sink and Blanco taps. There is space for a freestanding washing machine and tumble drier (or washer drier). Please ask your Sales Advisor for further details.

Bathroom and en suites

- Each bathroom, en suite and WC is finished in a simplistic contemporary style, complimented with premium Laufen Pro sanitaryware, feature cabinets to bathroom & en suites and soft close lavatory seats.
- 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 included to the rear of the lavatory and sink in all rooms.
- Bathrooms and en suites benefit from the luxury of heated towel rails, shaver points and Porcelanosa floor tiling (Amtico Spacia vinyl tile flooring available as a choice alternative).
- En suites include a thermostatic shower mixer in an enclosure with a glass door.
- WCs feature Laufen Pro sanitaryware and luxury Porcelanosa tiled splashback and flooring.

Wardrobes

- The Willow, The Alder, The Mulberry, The Oak, The Pine, The Earlswood & The Juniper features Hammonds fitted furniture with Europa sliding mirrored wardrobes (Bedroom 1 only).^
- The Redwood's enclosed dressing room to Bedroom 1 features dual, fully carcassed units each featuring three compartments available with single hanging and parcel shelf. Upgrades available for different internal options.^

Heating

- Homes benefit from Air Source Heat Pumps from Daiken which is supported by underfloor heating to the ground floor and with pressurised cylinder.
- The Earlswood, The Juniper and The Redwood have a fireplace enclosure to the living room, with stone hearth, wood beam inset above the opening. A flue system along with a fused spur will be provided in preparation for future log burner to be installed by homeowner.*

Connectivity

- Your home comes well connected to the outside world with telephone points in the understair cupboard/store, living room, master bedroom and study (where applicable).
- A multimedia point is included in the living room and TV sockets are found in all bedrooms and the kitchen/dining room (where applicable).*
- USB sockets are provided in the kitchen and master bedroom.
- For peace of mind, mains operated smoke alarms are provided.

Electrical

^ Please liaise with your Sales Advisor for further details.



Computer generated image depicts The Alder housetype at Felsted Gate and is indicative only.

find
your
style
at Felsted Gate



- Pendant lighting can be found in the living and dining rooms (if separate), as well as the bedrooms and the loft.
- White LED downlighters are installed to the hall, landing, cloakroom, kitchen, family room, utility room, bathrooms and en suites, where applicable.

Outside

- Stepping outside, our collection of homes benefit from turf to the front and rear gardens.
- You will find planting to the gardens of all homes and open space areas, as per the landscape plan.**
- An external tap is helpfully provided to the rear of the property.
- Generous patios are all fully paved, along with footpaths where these are included.**
- Hormann steel up and over garages are provided in a select range of colours with power and lighting where applicable.
- Gardens generally have fencing comprised of closeboard panels and posts.**
- For your peace of mind, PIR lighting is included to the front and rear of your home.
- Your home is provided with a 7kw electric car charger.^

Optional extras and upgrades

- We offer a fabulous range of optional, high-quality extras and upgrades, allowing you to personalise your home to suit your own style. Please ask your Sales Advisor for further details.

Warranty

- All Mulberry homes come with an 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 landscaping and external boundaries, including footpaths and gardens generally for specific plots.

^ Please liaise with your Sales Advisor for further details.

— 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 fifth, buying a home is always a huge decision. From our selling and construction processes, designed to include the highest level of professionalism, to "the Mulberry Experience" we offer from reservation through to completion and beyond, Mulberry will be with you every step of the way ensuring your buying experience is exceptional from start to finish.

When you make the decision to buy a Mulberry home, you're choosing a housebuilder that prides itself on the quintessential personal touch, putting customers at the heart of everything we do.



MULBERRY
HOMES



WITH YOU EVERY STEP OF — THE WAY —

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.



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