



MULBERRY
H O M E S

BADWELL ASH

TIMELESS · RURAL · TRANQUIL

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



WELCOME TO
BADWELL ASH
TIMELESS · RURAL · TRANQUIL

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 Petworth (plot43) house type and is indicative only.

MULBERRY HOMES AT BADWELL ASH BRINGS AN EXCLUSIVE COLLECTION OF JUST 34 THREE- AND FOUR-BEDROOM HOMES TO THE OPEN MARKET.



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

MULBERRY HOMES AT BADWELL ASH

MULBERRY HOMES AT BADWELL ASH BRINGS AN EXCLUSIVE COLLECTION OF JUST 34 THREE- AND FOUR-BEDROOM HOMES TO THE OPEN MARKET.

Located in the idyllic countryside of rural Suffolk, 12 miles from the county's foodie capital, Bury St Edmunds, Badwell Ash offers residents a tranquil retreat from the hustle and bustle of modern life, while being just few short miles from train services and road links.

Architect-designed homes that sit timelessly within ancient countryside

The development lies on the southern boundary of Badwell Ash, close to ancient woodland. Combining thoughtful architecture, exceptional build quality and well-chosen materials – in a variety of red bricks with some plots full or partly rendered – each home blends gently into this rural environment.

The collection of eight different house types ensures the site has an organic feel. Each new home complements the village's more established properties as well as its immediate neighbours.

Space to live

Welcoming hallways lead onto generously proportioned interiors designed for modern living. Plentiful windows flood each home with natural light, while open plan layouts add to a feeling of spaciousness. 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.

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 tranquil feel of Mulberry Homes at Badwell Ash is evident as soon as you enter the development, passing between established trees and green spaces, rich with flowering grasses and woodland planting.

The natural feel is echoed in front gardens, which are planted thoughtfully with a variety of attractive shrubs.

Each home sits on a generous plot within an attractive streetscape where the low-density dwellings allow for more space than you might find at many new developments.

THE 2.53 ACRE SITE ALSO PROVIDES A SUSTAINABLE HABITAT FOR THE LOCAL FLORA AND FAUNA, SO THEY CAN THRIVE ALONGSIDE THEIR NEW NEIGHBOURS.

Space to play

To the north of the development lies a carefully landscaped area where you can enjoy time outside. A walkway leads to a seating area inviting passers by to sit and enjoy the view; meander further along the path and you will reach the sensory zone, planted with woodland seeds and bulbs.

To the south-eastern area of the site, an attenuation basin, designed to capture excess rainwater, richly planted with grasses and wildflowers.

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 BADWELL ASH.





Computer generated image depicts (from left to right) typical Bourne (plot 29) and Avebury (plots 30 & 31) house types and is indicative only.

A TRADITIONAL SUFFOLK VILLAGE NESTLED IN THE HEART OF THE COUNTRYSIDE

SETTLED AROUND BADWELL ASH FOR OVER 2,000 YEARS, THE VILLAGE'S OLDEST BUILDING IS A BEAUTIFUL, GRADE I LISTED CHURCH, PARTS OF WHICH DATE BACK TO THE FIRST HALF OF THE 14TH CENTURY.

TODAY, THIS SMALL BUT CAREFULLY GROWING VILLAGE OFFERS A WELCOME RETREAT FROM THE HUBBUB OF MODERN LIFE, BUT WITH PLENTY OF SERVICES AND AMENITIES WITHIN EASY REACH.

What you'll find in Badwell Ash

Badwell Ash is a well-serviced village with a shop and post office, grade II listed pub with restaurant, and even a fish and chip shop. It has an active village hall committee that organises a variety of events throughout the year, from quiz nights and bingo to Bonfire Night celebrations and Christmas wreath-making workshops.

The village hall is the venue for a number of clubs and classes, covering arts and crafts, dog training and even carpet bowls. Each month, a mobile lending library visits the village.

Further amenities and community facilities, including health services, can be found in the nearby villages of Elmswell, Great Ashfield, Ixworth and Thurston, or slightly further afield in the towns of Bury St Edmunds, Stowmarket and Needham Market.

COMMUNITY



HOW MULBERRY HOMES IS SUPPORTING THE LOCAL COMMUNITY

WE WANT THE COMMUNITIES WE BUILD TO THRIVE. THAT'S WHY WE LOOK FOR OPPORTUNITIES TO SUPPORT AND ENHANCE EXISTING ASSETS AND INFRASTRUCTURE WHERE WE CAN AT BADWELL ASH.

We have committed to contributing almost £0.7 million to the village of Badwell Ash to support school transport and other facilities.

Schools

Schooling for all ages is available in nearby villages.

- 2 to 5 years: Norton Pre-School, Norton (approx. 4 miles). Ofsted rating: **Good**
- 4 to 11 years: Norton CEVC Primary School, Norton (approx. 4 miles).
Ofsted rating: **Outstanding**
- 11 to 16 years: SET Ixworth School (approx. 5 miles). Ofsted rating: **Good**
- 11 to 16 years: Thurston Community College (approx. 6 miles). Ofsted rating: **Good**
- 16 to 18: Thurston Community College Sixth Form, Beyton Campus (approx. 8 miles).
Ofsted rating: **Good**

A free school bus service is operated by Suffolk County Council for pupils attending schools within the catchment area. Full details can be found via the Suffolk County Council website.

Several private primary and secondary schools can also be found in the local vicinity.

SPIRITED



EXPLORE THE SURROUNDING AREA

THE AREA SURROUNDING BADWELL ASH IS RICH WITH ACTIVITIES AND ATTRACTIONS, OFFERING A BLEND OF HISTORICAL SITES, SCENIC LANDSCAPES, AND CULTURAL EXPERIENCES TO EXPLORE.

The countryside on your doorstep

When you live in Badwell Ash, the countryside will inevitably become a part of your daily life. There are plenty of pretty walks in around the village, while just a mile away in the neighbouring hamlet of Badwell Green, you can access the 'Hundred Lanes' – a network of bridleways and footpaths dating back to Saxon times, and which are recorded in the Domesday Book.

Local Shopping

Badwell Ash is just over 20 minutes along the A14 from Bury St Edmunds, Suffolk's 'foodie capital', which offers a great choice of eateries; there is even a vineyard nearby offering wine tours and tastings as well as a café and shop. Bury, as it is known locally, is a thriving shopping destination with a mix of high street shops and independent boutiques as well regular farmers' and makers' markets.

Just 20 minutes in the opposite direction on the A14 is the bustling market town of Stowmarket, with its food museum, thriving cinema, vibrant creative arts centre and traditional twice-weekly market.

A little further afield is Ipswich (approx. 21 miles), Suffolk's county town. Set on the River Orwell, it has a waterfront lined with shops, galleries and cafés.

JOURNEY BY CAR FROM BADWELL ASH (MINS)

THE VILLAGE LIES ALMOST EQUIDISTANT BETWEEN THE A14 and A143

8	20	23	24	35	50	60
ELMSWELL	STOWMARKET	BURY ST EDMONDS	NEEDHAM MARKET	IPSWICH	COLCHESTER	CAMBRIDGE

JOURNEY BY TRAIN FROM ELMSWELL STATION (MINS)

JUST FOUR MILES FROM BADWELL ASH

25	59
IPSWICH	CAMBRIDGE

JOURNEY BY BUS

DAILY BUS SERVICES RUN BETWEEN BADWELL ASH AND NEARBY TOWNS .



BADWELL ASH






TIMELESS · RURAL · TRANQUIL



“LOCATED IN THE IDYLIC COUNTRYSIDE OF RURAL SUFFOLK, 12 MILES FROM THE COUNTY’S FOODIE CAPITAL, BURY ST EDMUNDS, BADWELL ASH OFFERS RESIDENTS A TRANQUIL RETREAT FROM THE HUSTLE AND BUSTLE OF MODERN LIFE.”



BADWELL ASH

 Avebury Plot 3, 4, 5, 6, 7, 8, 9, 30, 31, 36, 37, 38, 39, 48, 49	3 Bedrooms
 Bourne Plot 29	3 Bedrooms
 Farnborough Plot 32	3 Bedrooms
 Grantham Plot 2, 33	4 Bedrooms
 Hardwick Plot 50	4 Bedrooms

 Kedleston Plot 34, 41, 46	4 Bedrooms
 Petworth Plot 35, 40, 42, 43, 47, 51, 52	4 Bedrooms
 Sherringham Plot 1, 28, 44, 45	4 Bedrooms
 Affordable Homes	



SITE PLAN BADWELL ASH

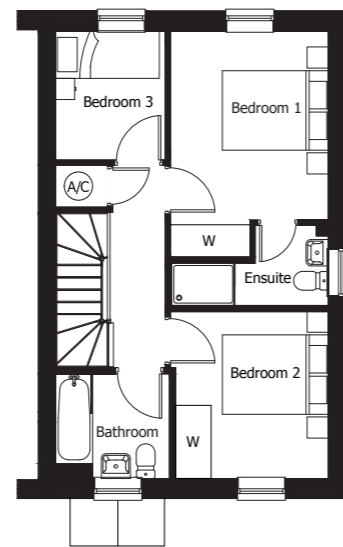
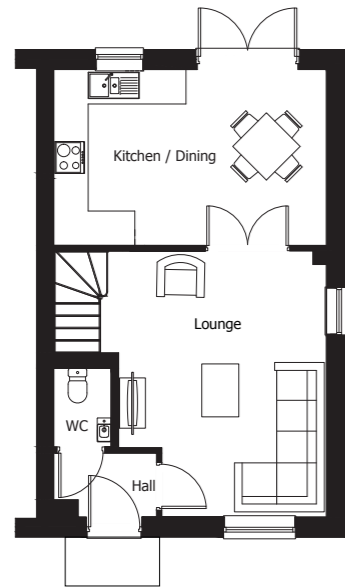
TIMELESS · RURAL · TRANQUIL



THE AVEBURY
3 BEDROOM SEMI-DETACHED HOME

PLOTS
3-9, 30-31, 36-39, 48-49

A/C = Airing Cupboard
W = Wardrobe



GROUND FLOOR

Kitchen / Dining	5.15m x 3.32m	16'10" x 10'10"
Living Room	5.03m x 3.92m	16'6" x 12'10"

FIRST FLOOR

Bedroom 1	4.26m x 2.98m	13'11" x 9'9"
Bedroom 2	3.15m x 2.88m	10'4" x 9'5"
Bedroom 3	2.43m x 2.07m	7'11" x 6'9"

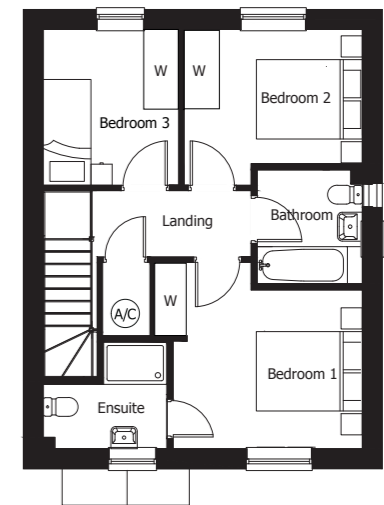
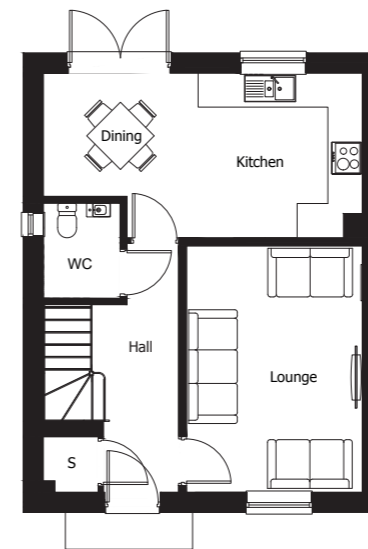
Computer generated image depicts plots 5 & 6, The Avebury house type and is indicative only. Plots shown are opposite to the drawing (plot 5) and as per the drawing (plot 6). Wardrobe available, not included as standard. Speak to your sales advisor for details.



THE BOURNE
3 BEDROOM DETACHED HOME

PLOT
29

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



GROUND FLOOR

Kitchen / Dining	6.02m x 3.11m	19'9" x 10'2"
Living Room	4.65m x 3.30m	15'3" x 10'9"

FIRST FLOOR

Bedroom 1	3.57m x 3.52m	12'3" x 11'6"
Bedroom 2	3.36m x 2.53m	11' x 8'3"
Bedroom 3	2.94m x 2.55m	9'7" x 8'4"

Computer generated image depicts plot 29, The Bourne house types and is indicative only. Plot shown is as per the drawing (plot 29). Wardrobe available, not included as standard. Speak to your sales advisor for details.



THE FARNBOROUGH
3 BEDROOM DETACHED HOME

PLOT
32

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



GROUND FLOOR

Kitchen / Dining / Family	9.12m x 3.94m	29'11" x 12'11"
Living Room	5.74m x 3.14m	18'10" x 10'3"

FIRST FLOOR

Bedroom 1	4.23m x 3.19m	13'10" x 10'5"
Bedroom 2	3.46m x 3.00m	11'4" x 9'10"
Bedroom 3	3.46m x 2.62m	11'4" x 8'7"

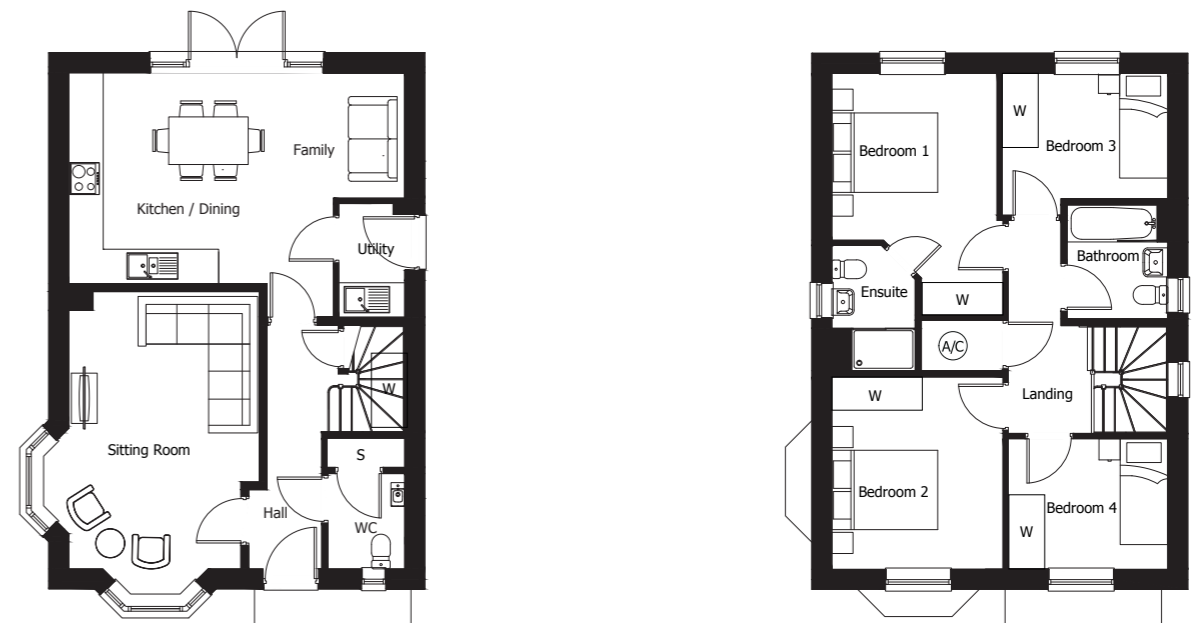
Computer generated image depicts plot 32, The Farnborough house type and is indicative only. Plot shown is as per the drawing (plot 32). Wardrobe available, not included as standard. Speak to your sales advisor for details.



THE GRANTHAM
4 BEDROOM DETACHED HOME

PLOTS
2, 33

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



GROUND FLOOR

Kitchen / Dining / Family	6.32m x 3.98m	20'9" x 13'
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 2, The Grantham house type and is indicative only. Plot shown is as per the drawing (plot 2). Wardrobe available, not included as standard. Speak to your sales advisor for details.



THE HARDWICK
4 BEDROOM DETACHED HOME

PLOT
50

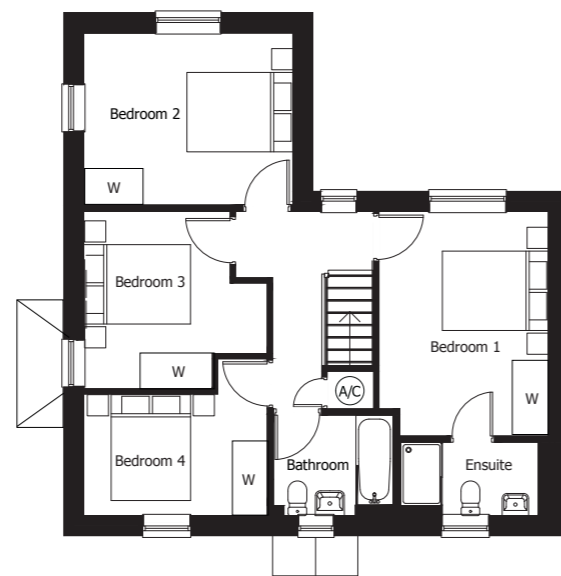
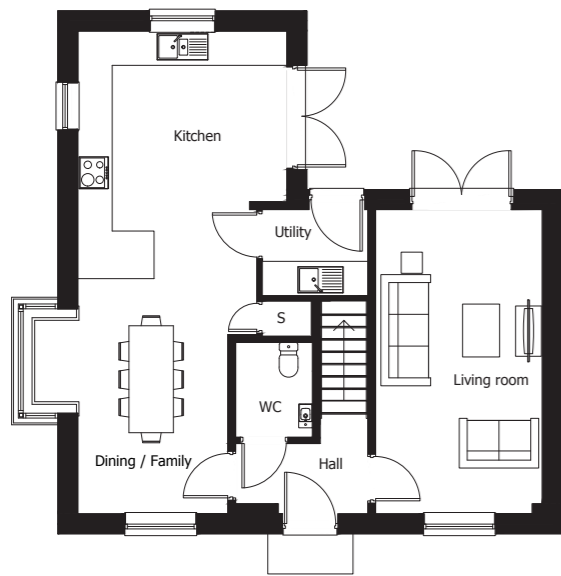
A/C = Airing Cupboard
S=Store
W = Wardrobe



THE KEDLESTON
4 BEDROOM DETACHED HOME

PLOTS
34, 41, 46

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



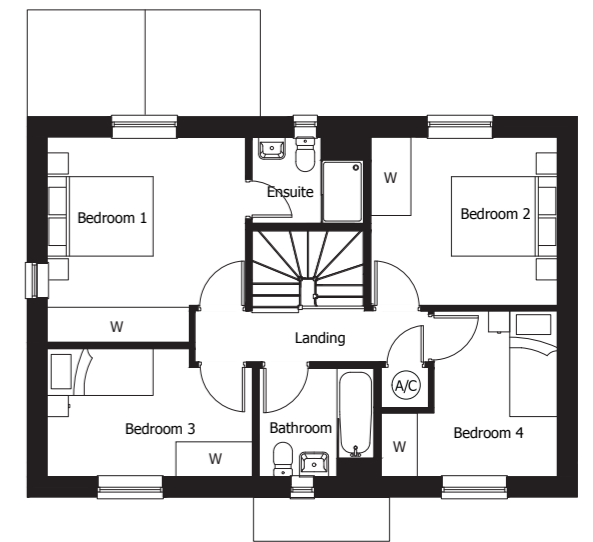
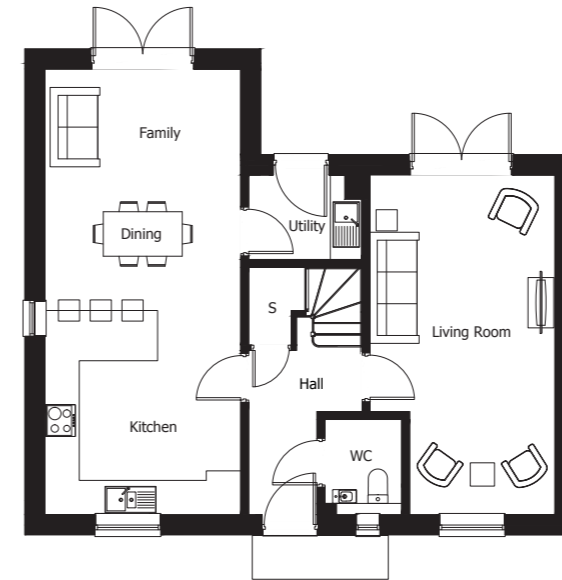
GROUND FLOOR

Kitchen / Dining / Family	9.12m x 3.94m	19'5" x 13'2"
Living Room	5.74m x 3.14m	18'10" x 10'3"

FIRST FLOOR

Bedroom 1	4.24m x 3.19m	13'11" x 10'5"
Bedroom 2	3.94m x 3.25m	12'10" x 10'8"
Bedroom 3	3.74m x 3.01m	12'3" x 9'9"
Bedroom 4	3.74m x 2.65m	12'3" x 8'7"

Computer generated image depicts plot 50, The Hardwick house type and is indicative only. Plot shown is as per the drawing (plot 50). Wardrobe available, not included as standard. Speak to your sales advisor for details.



GROUND FLOOR

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

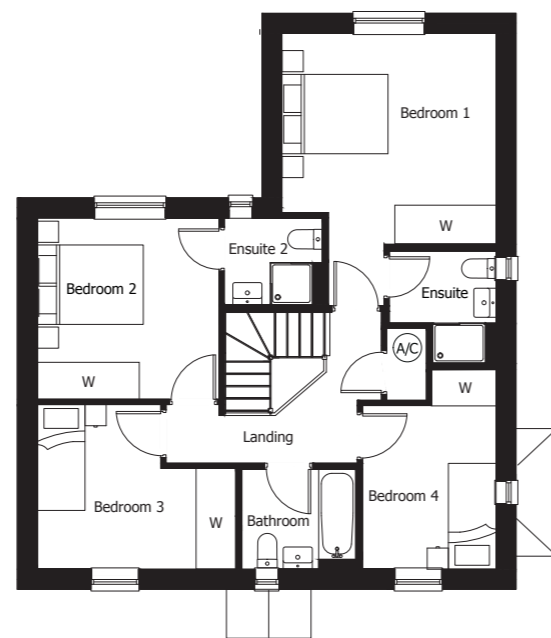
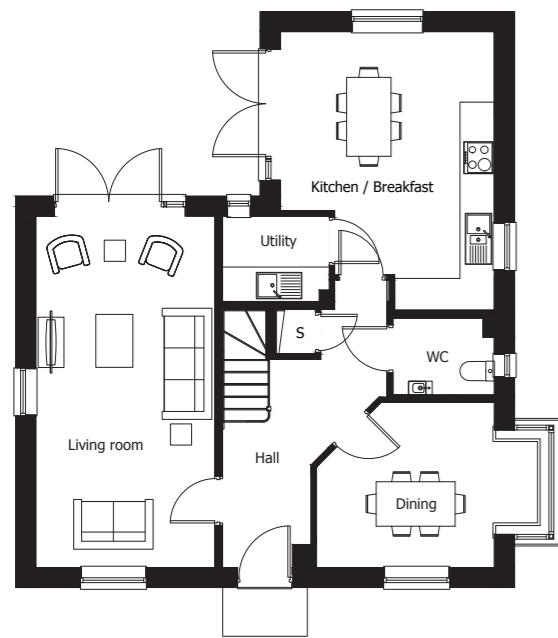
Computer generated image depicts plot 34, The Kedleston house type and is indicative only. Plot shown is as per the drawing (plot 34). Wardrobe available, not included as standard. Speak to your sales advisor for details.



THE PETWORTH
4 BEDROOM DETACHED HOME

PLOTS
35, 40, 42-43, 47, 51-52

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 3.38	21'9" x 11'1"

FIRST FLOOR

Bedroom 1	4.04m x 3.98m	13'3" x 13'
Bedroom 2	3.43m x 3.42m	11'3" x 11'2"
Bedroom 3	3.46m x 3.35m	11'4" x 10'11"
Bedroom 4	3.46m x 2.29m	11'4" x 7'6"

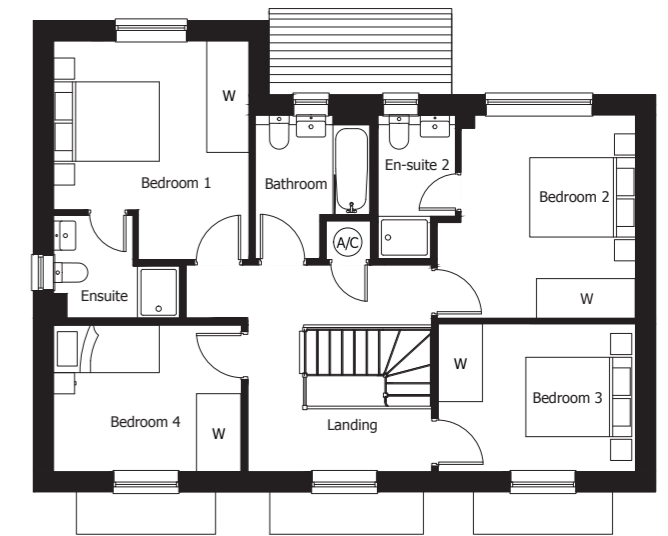
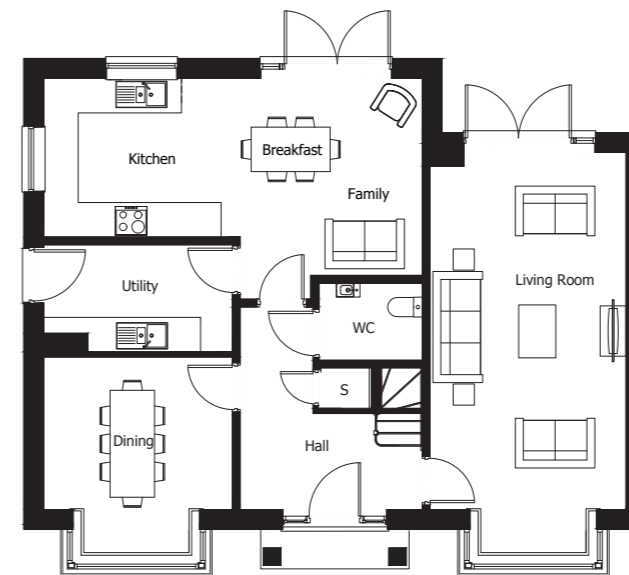
Computer generated image depicts plot 43, The Petworth house type and is indicative only. Plot shown is as per the drawing (plot 43). Wardrobe available, not included as standard. Speak to your sales advisor for details.



THE SHERRINGHAM
4 BEDROOM DETACHED HOME

PLOTS
1, 28, 44-45

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 3.56m	12'2" x 11'8"
Living Room	7.58m x 3.70m	24'10" x 12'1"

FIRST FLOOR

Bedroom 1	4.13m x 3.96m	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 1, The Sherringham house type and is indicative only. Plot shown is as per the drawing (plot 1). Wardrobe included as standard in the Sherringham master bedroom. Wardrobes available in other bedrooms. Speak to your sales advisor for details.

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 BADWELL ASH 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 Blanco sinks and taps. The extractor hood is included as standard, along with the Bosch branded integrated oven, hob and fridge freezer.

The Sherringham and Petworth both feature a double oven, five zone induction hob, integrated fridge freezer and integrated dishwasher. All other house types feature a single oven, four zone induction hob and integrated fridge freezer.

The Sherringham also benefits from a Hammonds wardrobe in bedroom 1.

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

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 a Daikin 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 lower your stress by charging your electric car from the comfort of your home with the 7kw electric car charger fitted as standard.

Outside, your personal green space is enhanced with the 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. Ask 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.





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.

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. It builds 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.



MULBERRY
H O M E S

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