



MULBERRY HOMES

AT BRAINTREE



MULBERRY

HOMES

A BEAUTIFUL SELECTION
OF JUST FORTY TWO, 2, 3 & 4 BEDROOMS
LUXURY HOMES IN THE HEART OF ESSEX



Computer generated image depicts The Humberstone, The Salcey and The Sherbourne housetypes at Mulberry Homes at Braintree, indicative only.



MULBERRY HOMES

AT BRAINTREE

Nestled in the heart of the stunning Essex countryside, Mulberry Homes at Braintree is an exciting new development of just 42 luxury homes that allow you to enjoy the very best of both worlds!

Set in a serene location, our 2, 3, and 4-bedroom properties are perfect for those seeking to live in a stylish, modern, and contemporary suburban setting. When you want to escape and get away from it all, the impressive scenery and striking surroundings provide plenty of opportunity for relaxation, exploration, and discovery. Here, you can enjoy the perfect balance of elegant, rural living alongside unfettered access to the magnificent, unparalleled beauty of the great outdoors.

THAT'S *Quintessentially Living*



A COMMUNITY TO BELONG TO
WELL CONNECTED & PERFECTLY SITUATED

Mulberry Homes at Braintree is a deluxe development that offers access to plenty of beautiful green open spaces perfect for scenic walks or cycle rides while also being just minutes away from the highly sought-after bustling town centre. With its excellent range of designer shops, high-end boutiques, restaurants, cafés, and local attractions, our brand-new properties also provide quick, accessible transport links direct into London Liverpool Street and other parts of Essex, such as Chelmsford and Colchester.

Not to mention, with easy access to Braintree train station and great road links via the M25, A12, and M11, getting around couldn't be easier or more convenient. Discover nearby favourites and amenities

like Freeport Shopping Village and Braintree's popular high street. Our newly built homes also boast a prime location, with Colchester Zoo, Hedingham Castle, and Stansted Airport all just a stone's throw away.

If you're looking for a home that offers leisure as well as connectivity, our new properties are the perfect choice. Make the most of your home, enjoy its location, and maximise your lifestyle today with Mulberry Homes at Braintree.

THAT'S *Quintessentially Located*



COLCHESTER ZOO



HEDINGHAM CASTLE



CONNECTEDLIVING

TRAVEL*

Access to A120 (links to M11 & A12)	5 Minutes
Drive to Braintree Train Station	6 Minutes
Drive to London Stansted Airport	17 Minutes
Train to London Liverpool Street**	62 Minutes

EDUCATION†

St Michael's Primary	0.4 Miles
Tabor Academy	1.1 Miles
Rayne Primary & Nursery	1.5 Miles
Braintree College	1.8 Miles

LEISURE & SHOPPING

Oak Meadow Nature Reserve	0.8 Miles
Freeport Shopping Village	2.3 Miles
Hedingham Castle	9.5 Miles
Colchester Zoo	17.4 Miles

*All educational facilities are all Ofsted rated good at time of printing.
*Times are correct at time of printing and are based off Google Maps.
**Via train from Braintree station



MULBERRY HOMES

AT BRAINTREE

DEVELOPMENT LAYOUT

2 BEDROOM HOMES

The Bosworth
Plots: 4, 5, 6, 14 & 15

3 BEDROOM HOMES

The Abbey
Plots: 2, 3, 22 & 23

The Beacon
Plots: 18, 19, 20 & 21

The Carlton
Plots: 30 & 36

4 BEDROOM HOMES

The Humberstone
Plots: 1, 24, 26, 32, 37 & 40

The Salcey
Plots: 33, 38, 39 & 41

The Sherbourne
Plots: 35 & 42

The Yardley
Plots: 25, 31 & 34

AFFORDABLE HOMES

Plots: 7, 8, 9, 10, 11, 12, 13, 16, 17, 27, 28 & 29



THE BOSWORTH

2 BEDROOM SEMI-DETACHED HOME

PLOTS: 4, 5, 6, 14 & 15

S: Store | A/C: Airing cupboard

Plot 14 features a car port * as shown

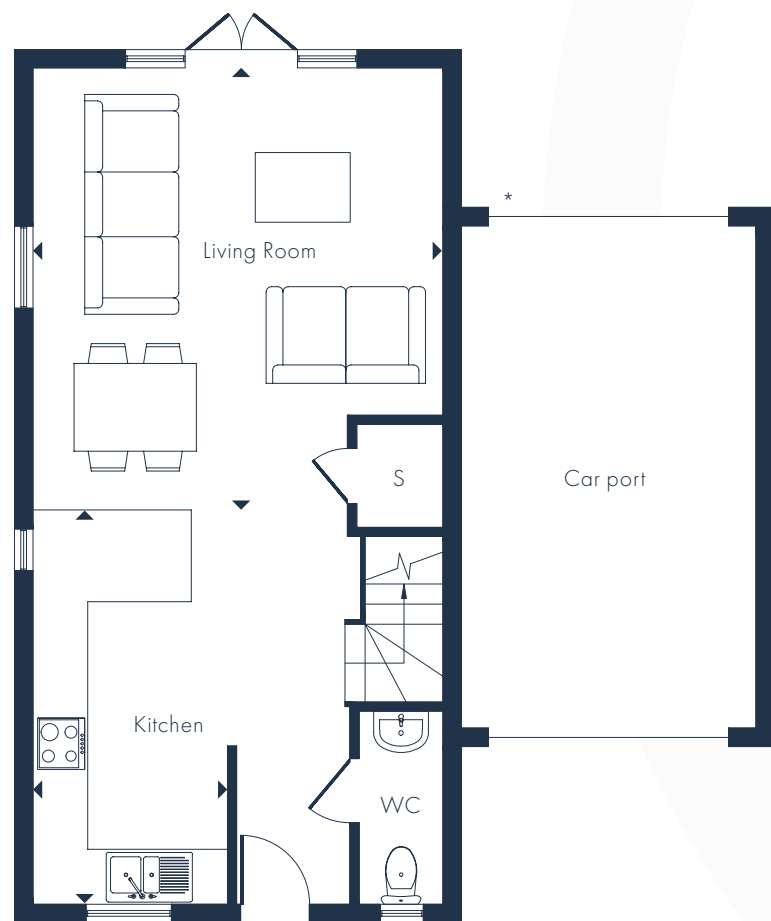


THE ABBEY

3 BEDROOM DETACHED HOME

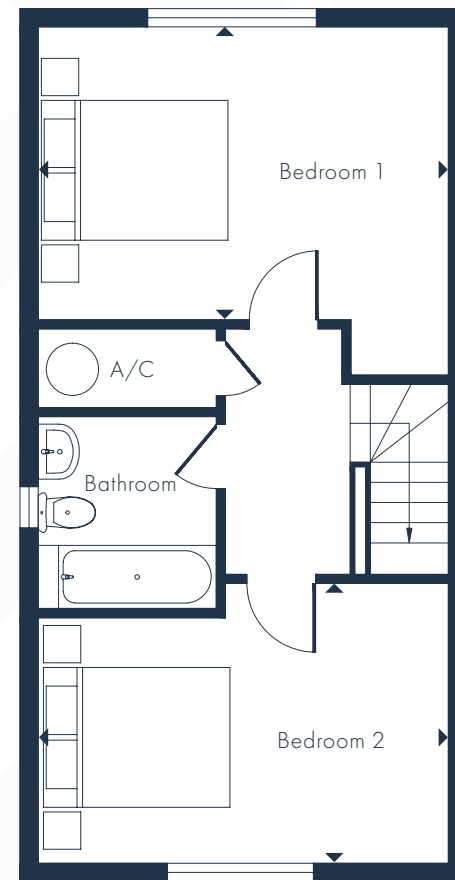
PLOTS: 2, 3, 22 & 23

S: Store | A/C: Airing cupboard



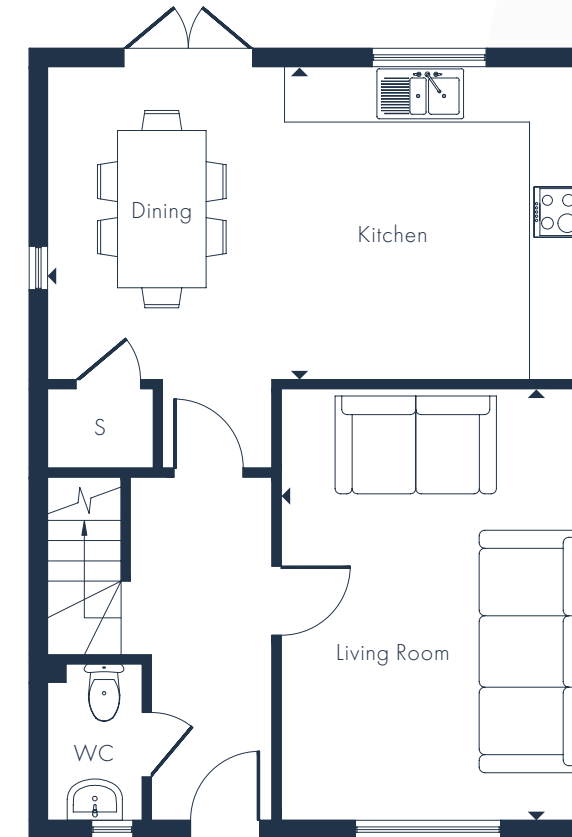
GROUND FLOOR

Kitchen	6'11" x 13'10"	2.12m x 4.23m
Living Room	15'7" x 14'6"	4.76m x 4.42m



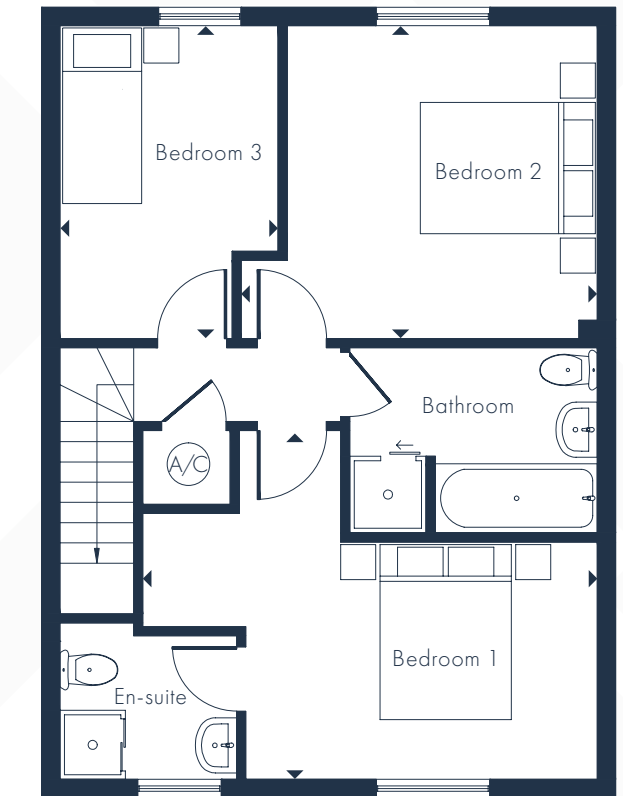
FIRST FLOOR

Bedroom 1	14'6" x 10'4"	4.42m x 3.15m
Bedroom 2	14'6" x 9'10"	4.42m x 3.02m



GROUND FLOOR

Kitchen/Dining Room	18'11" x 10'11"	5.79m x 3.35m
Living Room	10'7" x 15'2"	3.25m x 4.64m



FIRST FLOOR

Bedroom 1	12'6" x 8'6"	3.81m x 2.61m
Bedroom 2	10'11" x 10'11"	3.33m x 3.35m
Bedroom 3	7'8" x 11'0"	2.36m x 3.36m

THE BEACON

3 BEDROOM SEMI-DETACHED HOME

PLOTS: 18, 19, 20 & 21

S: Store | A/C: Airing cupboard



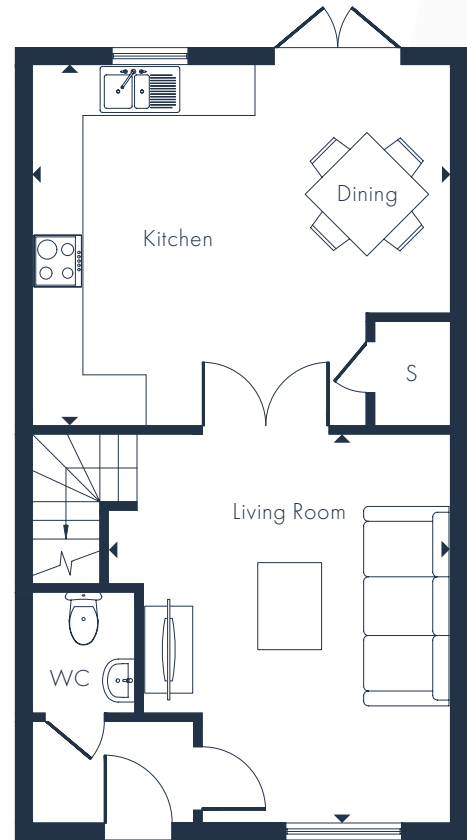
THE CARLTON

3 BEDROOM DETACHED HOME

PLOTS: 30 & 36

S: Store | A/C: Airing cupboard

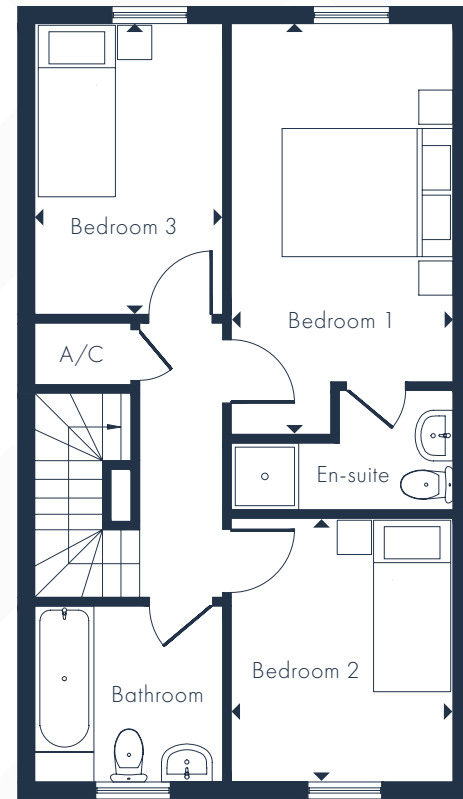
*Plot 36 has a tax window



GROUND FLOOR

Kitchen/Dining Room	16'1" x 13'10"	4.90m x 4.23m
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Living Room	12'11" x 14'11"	3.95m x 4.56m
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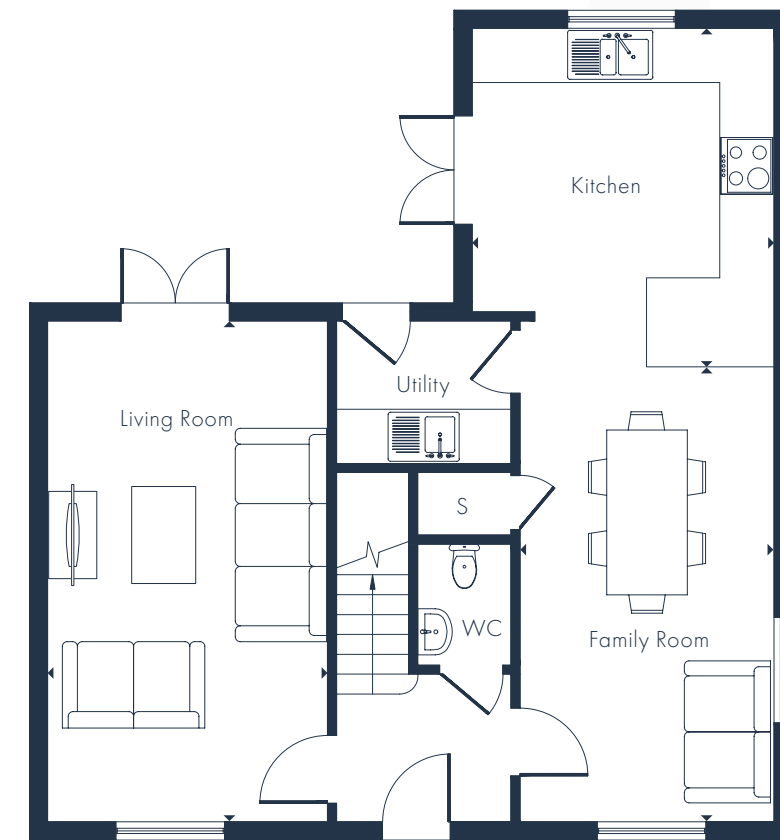


FIRST FLOOR

Bedroom 1	8'6" x 13'7"	2.60m x 4.15m
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Bedroom 2	8'6" x 10'1"	2.60m x 3.09m
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Bedroom 3	7'3" x 11'1"	2.21m x 3.40m
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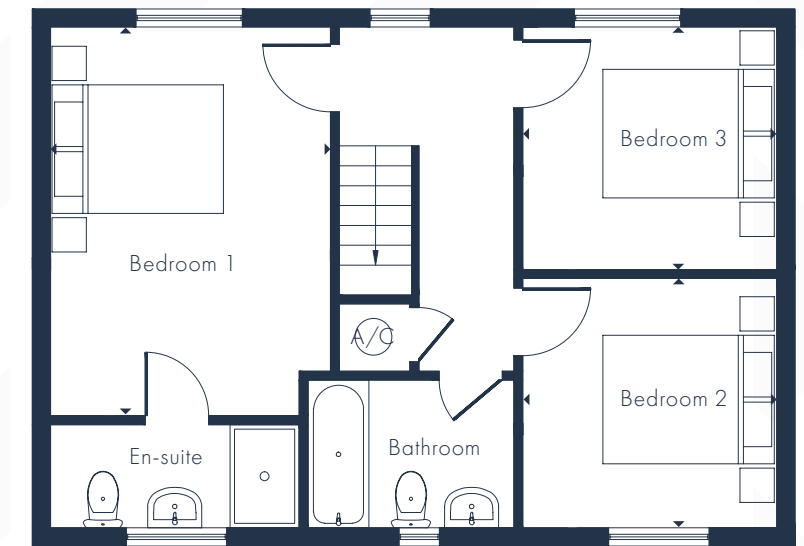


GROUND FLOOR

Family Room	17'2" x 9'6"	5.25m x 2.90m
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Living Room	10'3" x 18'10"	3.14m x 5.74m
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Kitchen	11'5" x 12'7"	3.49m x 3.85m
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FIRST FLOOR

Bedroom 1	10'6" x 14'6"	3.20m x 4.44m
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Bedroom 2	9'10" x 9'5"	3.02m x 2.89m
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Bedroom 3	9'10" x 9'0"	3.02m x 2.75m
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THE HUMBERSTONE

4 BEDROOM DETACHED HOME

PLOTS: 1, 24, 26, 32, 37 & 40

S: Store | A/C: Airing cupboard

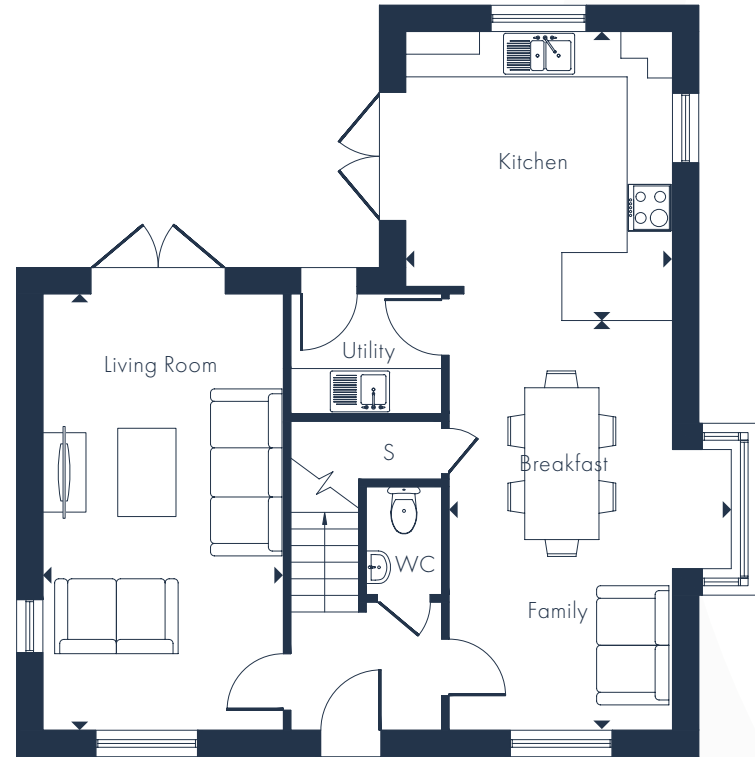


THE SALCEY

4 BEDROOM DETACHED HOME

PLOTS: 33, 38, 39 & 41

S: Store | A/C: Airing cupboard



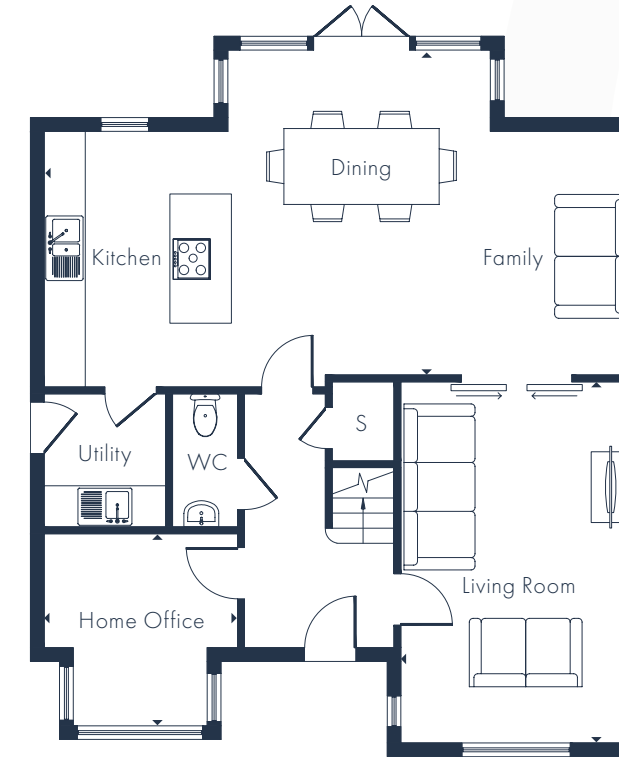
GROUND FLOOR

Family/Breakfast Room	12'0" x 17'6"	3.68m x 5.34m
Living Room	10'4" x 18'10"	3.15m x 5.75m
Kitchen	12'4" x 11'5"	3.78m x 3.49m



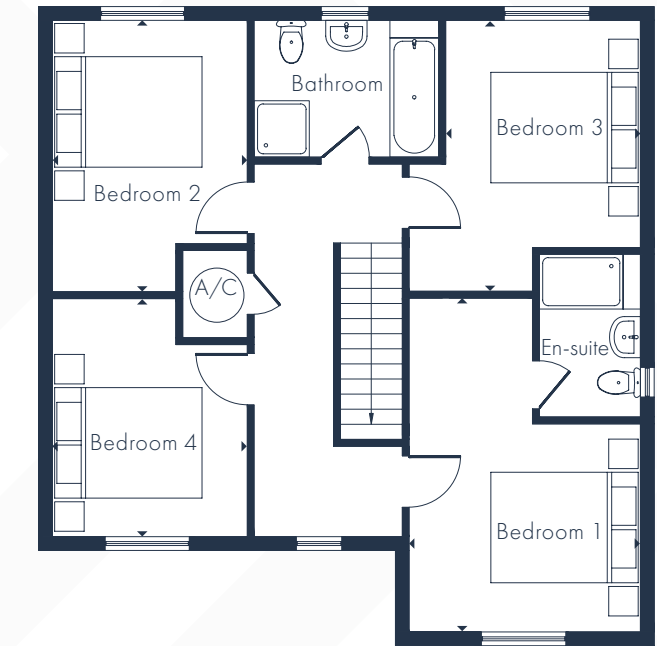
FIRST FLOOR

Bedroom 1	9'10" x 11'1"	3.02m x 3.38m
Bedroom 2	10'8" x 11'5"	3.27m x 3.50m
Bedroom 3	9'8" x 11'3"	2.96m x 3.45m
Bedroom 4	7'2" x 9'8"	2.20m x 2.96m



GROUND FLOOR

Kitchen/Dining/Family Room	27'8" x 14'11"	8.45m x 4.57m
Living Room	10'10" x 16'11"	3.32m x 5.16m
Home Office	8'2" x 9'1"	2.51m x 2.78m



FIRST FLOOR

Bedroom 1	10'11" x 9'9"	3.33m x 2.99m
Bedroom 2	9'2" x 12'10"	2.80m x 3.92m
Bedroom 3	10'9" x 9'1"	3.28m x 2.78m
Bedroom 4	9'2" x 11'3"	2.80m x 3.43m

THE SHERBOURNE

4 BEDROOM DETACHED HOME

PLOTS: 35 & 42

S: Store | A/C: Airing cupboard

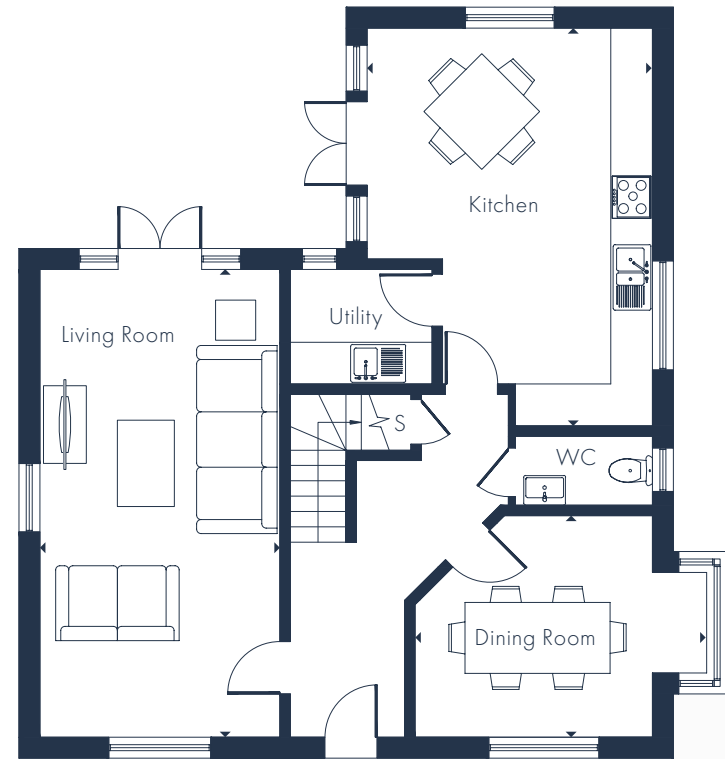


THE YARDLEY

4 BEDROOM DETACHED HOME

PLOTS: 25, 31 & 34

S: Store | A/C: Airing cupboard



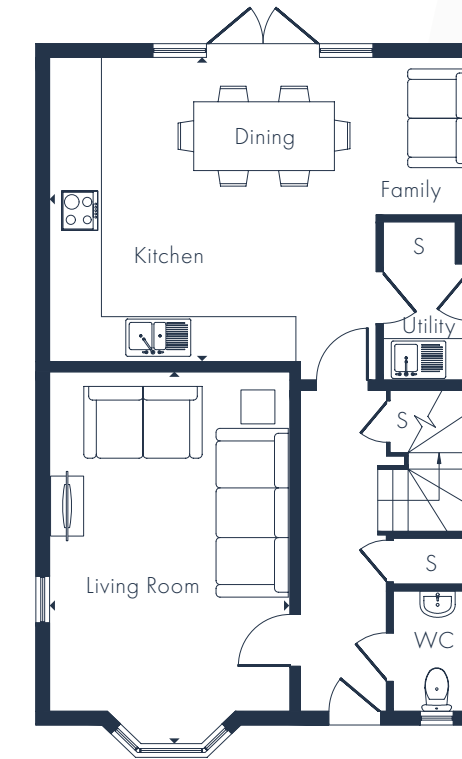
GROUND FLOOR

Kitchen	13'3" x 18'8"	4.04m x 5.71m
Living Room	11'1" x 21'9"	3.38m x 6.63m
Dining Room	11'0" x 13'7"	3.37m x 4.15m



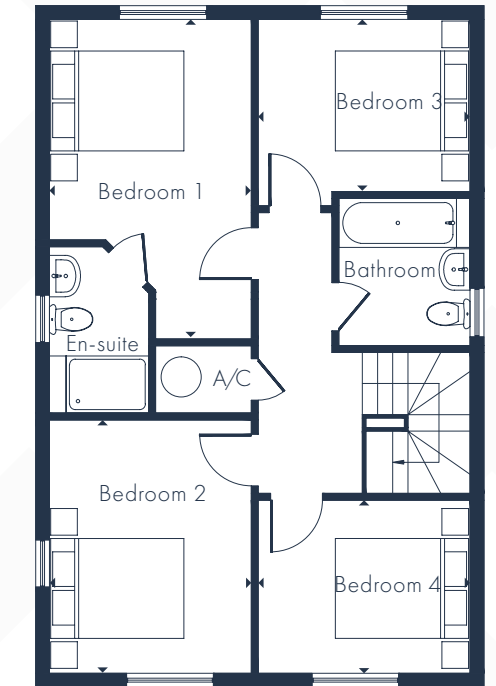
FIRST FLOOR

Bedroom 1	13'3" x 13'1"	4.04m x 3.99m
Bedroom 2	11'3" x 11'3"	3.43m x 3.43m
Bedroom 3	11'2" x 10'2"	3.41m x 3.11m
Bedroom 4	8'3" x 10'1"	2.52m x 3.09m



GROUND FLOOR

Kitchen/Dining/Family Room	19'9" x 14'3"	6.04m x 4.35m
Living Room	11'4" x 15'11"	3.46m x 4.86m



FIRST FLOOR

Bedroom 1	9'6" x 10'4"	2.90m x 3.15m
Bedroom 2	9'6" x 11'11"	2.90m x 3.64m
Bedroom 3	9'11" x 8'1"	3.04m x 2.47m
Bedroom 4	9'11" x 8'1"	3.04m x 2.47m



Computer generated image depicts a typical Salcey housetype kitchen/ diner, specification variations may occur, indicative only.



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 starting point, ready for you to stamp your own identity.

KITCHENS

- Our contemporary kitchens have been selected from the UK's leading supplier, Symphony's provide timeless, classic design with a product to suit all homes and styles. Ranges to choose from include the Woodbury, Harvard and Urban range with the Cranbrook or Princeton range available as an upgrade.
- 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.
- 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 and specification).
- The Abbey, The Beacon, The Bosworth, The Carlton, The Humberstone & The Yardley all feature a Bosch oven, 4 zone electric induction hob, extractor hood and integrated fridge/freezer.
- The Salcey & The Sherbourne all feature an integrated Bosch double oven, 5 zone electric 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.

BATHROOMS & EN SUITES

- The Abbey, The Beacon, The Bosworth, The Carlton, The Humberstone & The Yardley bathrooms, ensuites and WC's are finished in a simplistic contemporary style, complimented with Roca sanitaryware, Hansgrohe tapwear and soft close lavatory seats.
- The Salcey & The Sherbourne all feature Laufen sanitaryware and Hansgrohe tapwear with feature cabinets to bathroom and en suites.
- 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.
- WCs feature luxury Porcelanosa tiled splashback and flooring.

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 & master bedroom.
- For peace of mind, mains operated smoke alarm are provided.

ELECTRICAL & HEATING

- 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, where conjoined, utility room, bathrooms and en suites, where applicable.
- Homes benefit from Air Source Heat Pumps from Daikin which is supported by underfloor heating to the ground floor and with pressurised cylinder.

OUTSIDE

- Planting to the front gardens of all properties and open space areas will be as per the landscape plan.**
- An external tap and garden turf is provided to the rear of the property.
- Patios are all fully paved along with footpaths where applicable.**
- Gardens generally have closeboard panels and posts.**
- Your home is provided with a 7kw electric car charger.†

OPTIONAL EXTRAS, UPGRADES & WARRANTY

- You can enjoy personalising your home with a range of optional extras and upgrades. Please ask your Sales Advisor for further details.
- All Mulberry homes come with a NHBC 10 year industry recognised warranty.
- All Mulberry Homes come with 2 years, Customer Care from our experienced team

GENERAL

- Oak style finish handrails and newel caps to staircase.
- White premium ladder moulded internal doors throughout.

THAT'S *Quintessentially High Quality*

*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 external boundaries, including footpaths and gardens generally for specific plots.

† Please liaise with your Sales Advisor for further details.



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

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.

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 which is reflected in floorplan dimensions. Visuals shown may not necessarily reflect plot specific floorplans, which may be handed or feature elevational differences and treatments. 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 Adviser 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, April 2023.



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HOMES
Quintessential living



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