



MULBERRY  
MANOR

INTRODUCING



# MULBERRY MANOR

An exquisite collection of just nine luxury apartments  
finished to an outstanding specification in this enviable  
residential location.



## MULBERRY MANOR

We are delighted to introduce you to contemporary country living at MULBERRY MANOR, a truly impressive development, in the highly desirable village of Digswell. A secluded peaceful setting on this sought-after leafy road, just a few minutes stroll from Welwyn North Station, with easy access to Welwyn Village and Welwyn Garden City.

Beautifully designed, each elegant apartment boasts underfloor heating, generous ceiling heights, a bright, open-plan living area opening onto a private garden, terrace or balcony (depending on the specific home); a contemporary, stylish fitted kitchen with SIEMENS appliances, Quooker instant hot water tap and water softener; separate utility room.

There are two double bedrooms with bespoke fitted furniture and wardrobes to both, and two beautifully appointed bathrooms. Every detail has been meticulously crafted to provide the very best in modern living with premium comforts, perfect for the discerning downsizer or professional. With floor areas ranging from 950 to 2,500 sq ft, this prestigious gated development offers two parking spaces and provision for an EV charging point per home, a lift to all floors and the practical benefit of individual secure storage buildings tucked away at the rear. Low maintenance and peace of mind is guaranteed with a 10-year new homes warranty.

The jewel in the crown is the magnificent top floor penthouse at over 2,500 sq ft with its personal lift and triple aspect roof terrace, which must be viewed to appreciate the spectacular accommodation on offer. The westerly aspect landscaped communal garden provides pathways to a delightful sunny terrace area and is laid to lawn with a peaceful backdrop of woodland.



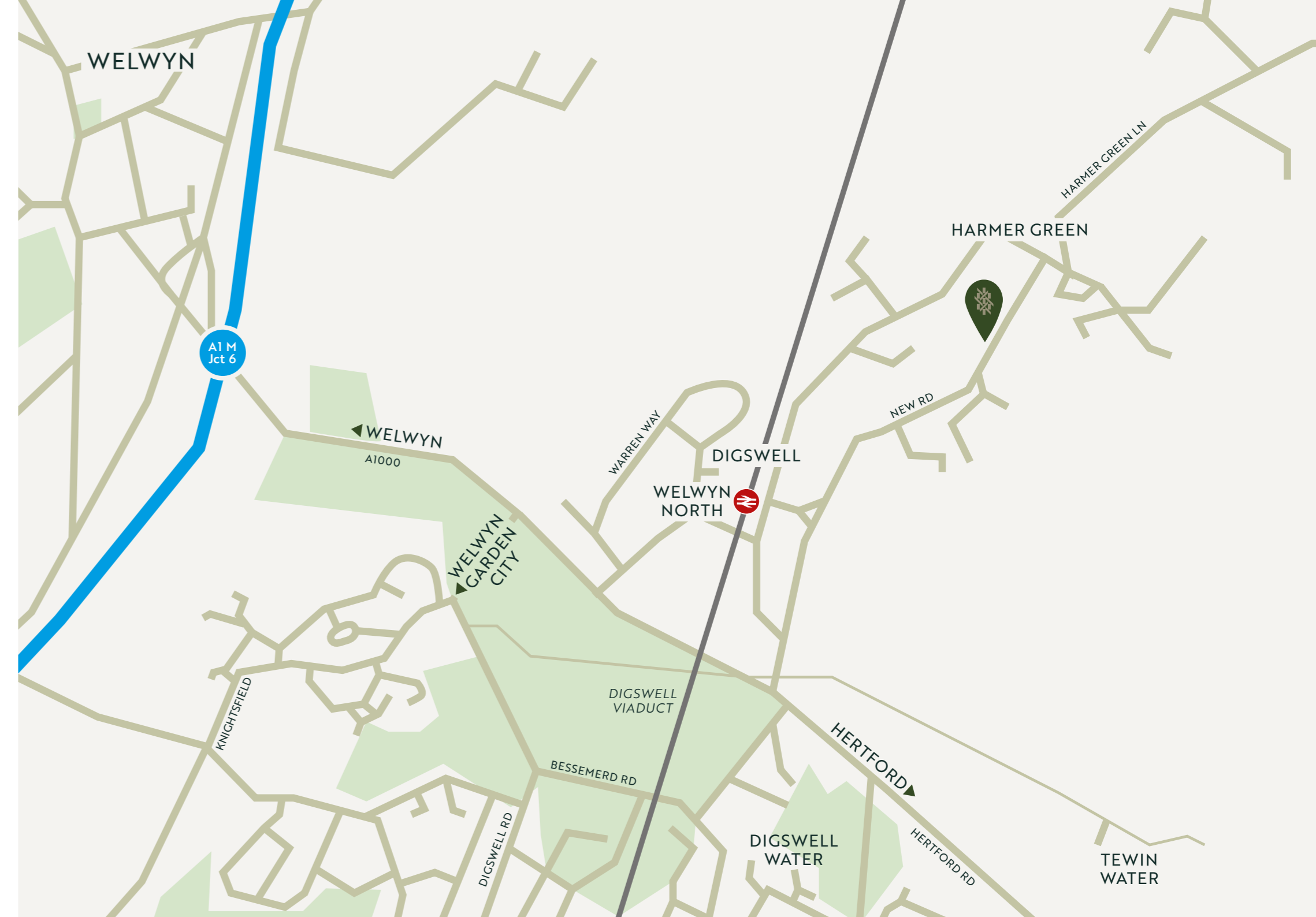
## LOCATION

This impressive private development is located in one of the area's most prestigious roads in this desirable village, surrounded by a range of contemporary and traditional detached residences on mature, substantial plots.

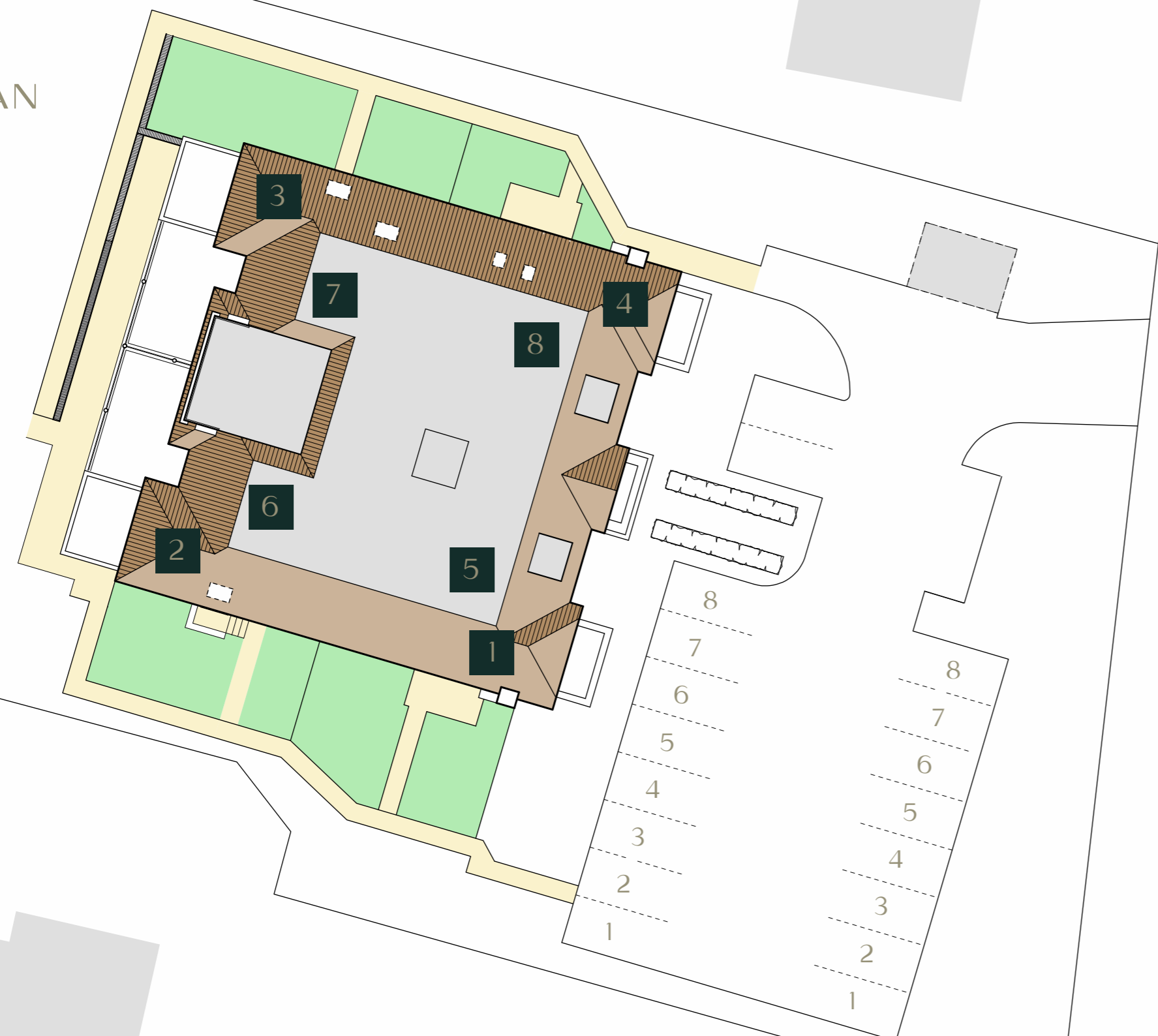
Digswell is just two miles from Welwyn Garden City and six miles from the County town of Hertford. Just a short walk from Mulberry Manor is the village station, Welwyn North, offering a fast, frequent service into London Kings Cross and St Pancras in just 30 minutes, providing easy access to the capital.

There is a local shop, tennis club and gastro pub for fine dining, and easy access to historic Welwyn village High Street and Welwyn Garden City, with its range of amenities including a large John Lewis department store and choice of health, spa and golf clubs. There is excellent access to junction 6 of the A1M providing good road networks.

Mulberry Manor, 63-65 New Road Digswell AL6 0AL  
WHATTHREEWORDS: FROZEN.SINGLE.OATH



# SITE PLAN



# APARTMENT ONE

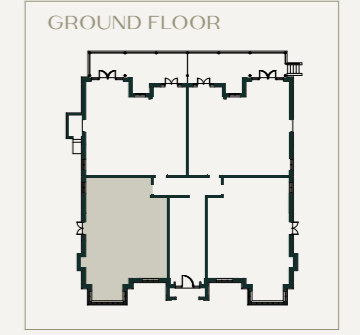
## GROUND FLOOR

2 BEDROOM APARTMENT



### DIMENSIONS

KITCHEN/LIVING/ DINING	8.95m X 4.90m	29'4" x 16'1"
BEDROOM 1	5.15m x 3.25m	16'11" x 10'8"
ENSUITE	2.55m x 1.65m	8'4" x 5'5"
BEDROOM 2	3.75m x 3.75m	12'4" x 12'4"
BATHROOM/ENSUITE	2.61m x 1.74m	8'7" x 5'9"
UTILITY	1.66m x 1.52m	5'5" x 5'0"
GARDEN STORAGE	2.53m x 1.70m	8'4" x 5'7"



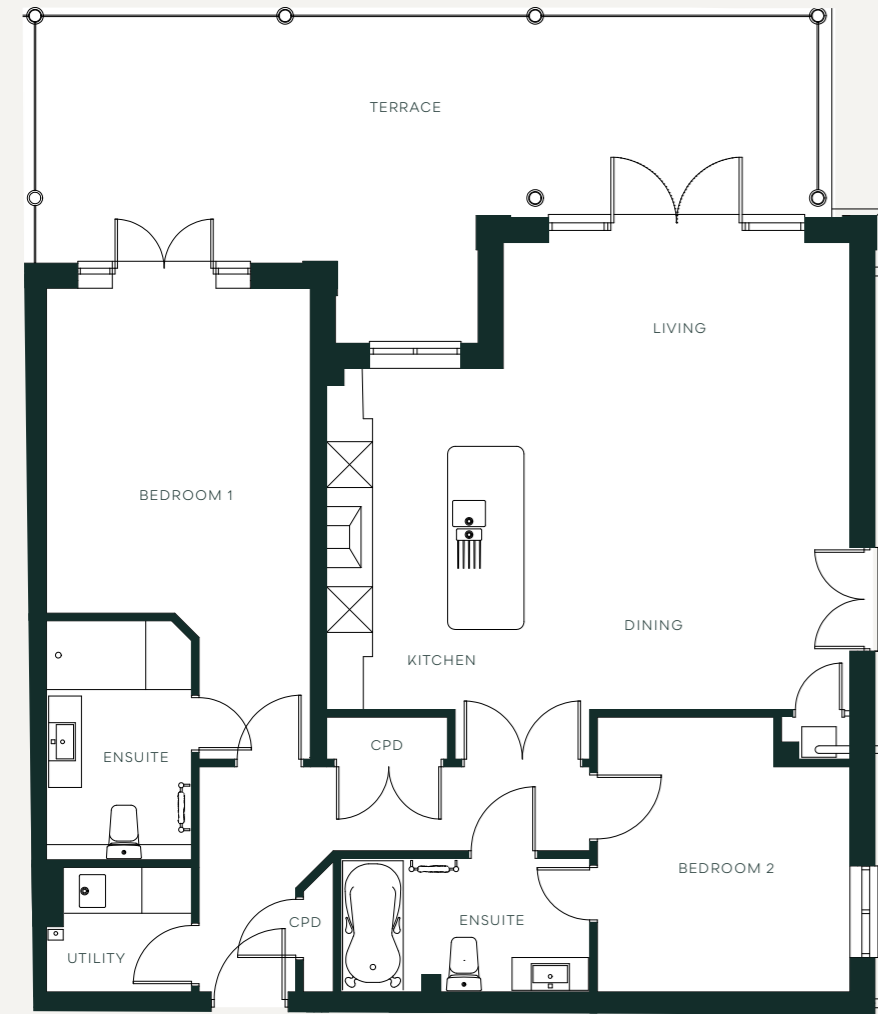
CPD - Cupboard  
W/W - Walk-in Wardrobe

Floor plans and dimensions are approximate only. Ceiling heights, terraces and balconies may vary. Please speak to a sales advisor for more information.

# APARTMENT THREE

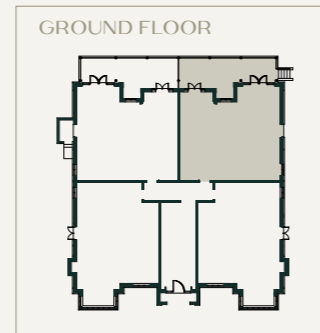
## GROUND FLOOR

2 BEDROOM APARTMENT



### DIMENSIONS

KITCHEN/LIVING/ DINING	6.90m x 6.80m	22'7" x 22'4"
BEDROOM 1	6.18m x 3.40m	20'3" x 11'2"
ENSUITE	3.15m x 1.90m	10'4" x 6'3"
BEDROOM 2	3.28m x 3.55m	10'9" x 11'8"
BATHROOM/ENSUITE	1.72m x 3.18m	5'8" x 10'5"
UTILITY	1.60m x 1.90m	5'3" x 6'3"
GARDEN STORAGE	4.18m x 2.51m	13'9" x 8'3"



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W/W - Walk-in Wardrobe

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# APARTMENT FOUR

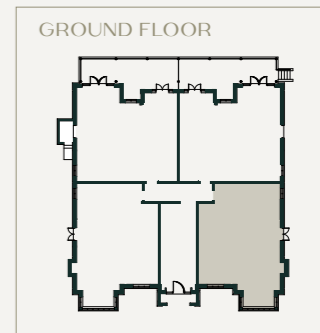
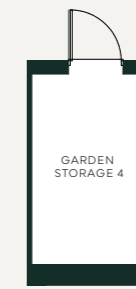
## GROUND FLOOR

2 BEDROOM APARTMENT



### DIMENSIONS

KITCHEN/LIVING/ DINING	8.95m x 4.90m	29'4" x 16'1"
BEDROOM 1	5.15m x 3.25m	16'11" x 10'8"
ENSUITE	2.55m x 1.65m	8'4" x 5'5"
BEDROOM 2	3.75m x 3.75m	12'4" x 12'4"
BATHROOM/ENSUITE	2.61m x 1.74m	8'7" x 5'9"
UTILITY	1.66m x 1.52m	5'5" x 5'0"
GARDEN STORAGE	3.14m x 1.85m	10'4" x 6'1"



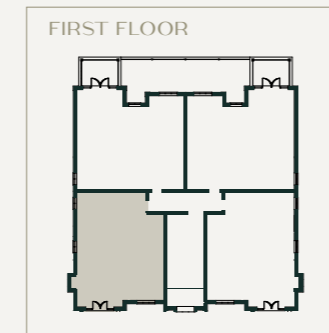
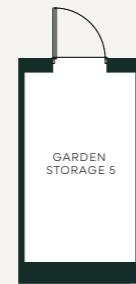
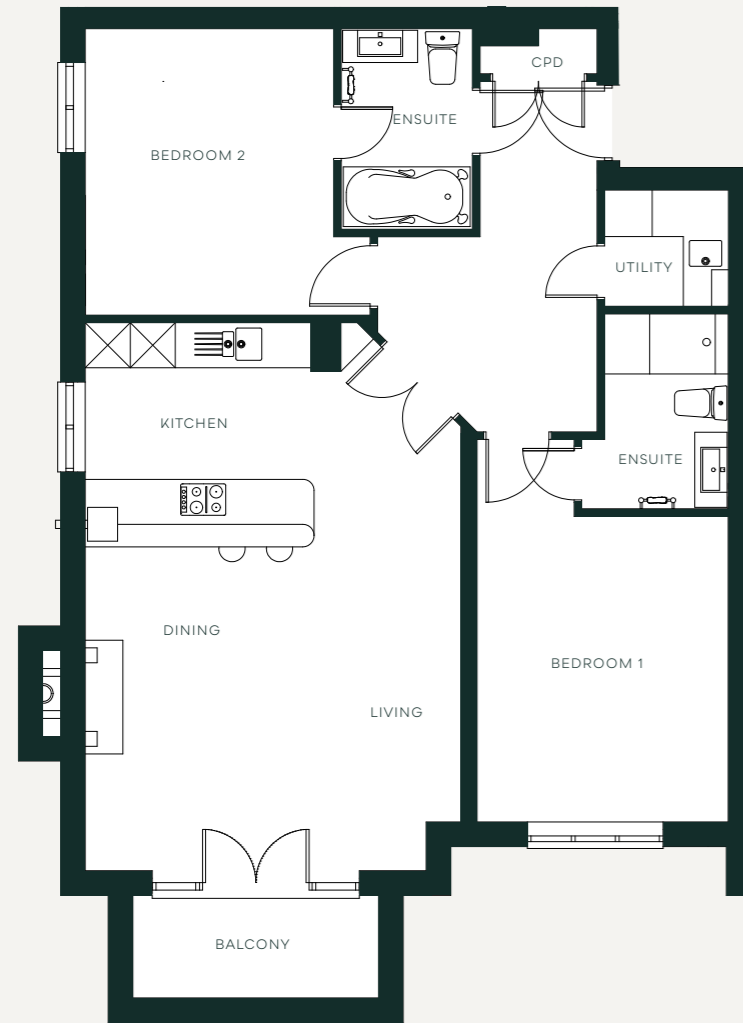
CPD - Cupboard  
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# APARTMENT FIVE

## FIRST FLOOR

2 BEDROOM APARTMENT



CPD - Cupboard  
W/W - Walk-in Wardobe

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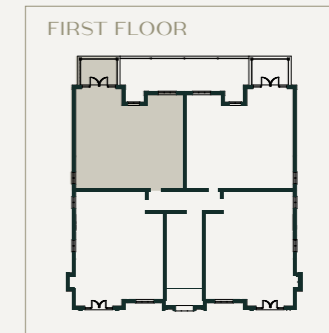
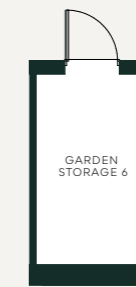
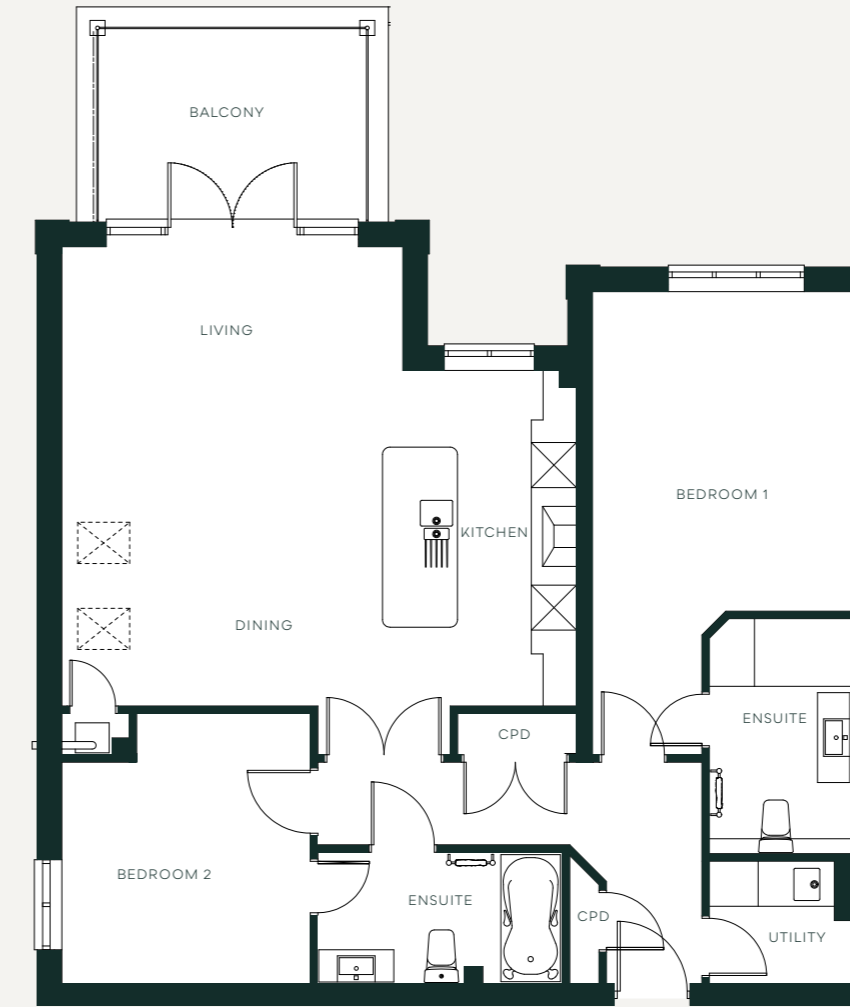
### DIMENSIONS

KITCHEN/LIVING/ DINING	7.25m x 4.90m	23'9" x 16'1"
BEDROOM 1	5.15m x 3.25m	16'11" x 10'8"
ENSUITE	2.55m x 1.65m	8'4" x 5'5"
BEDROOM 2	3.75m x 3.75m	12'4" x 12'4"
BATHROOM/ENSUITE	2.61m x 1.74m	8'7" x 5'9"
UTILITY	1.66m x 1.52m	5'5" x 5'0"
GARDEN STORAGE	3.14m x 1.85m	10'4" x 6'1"

# APARTMENT SIX

## FIRST FLOOR

2 BEDROOM APARTMENT



CPD - Cupboard  
W/W - Walk-in Wardobe

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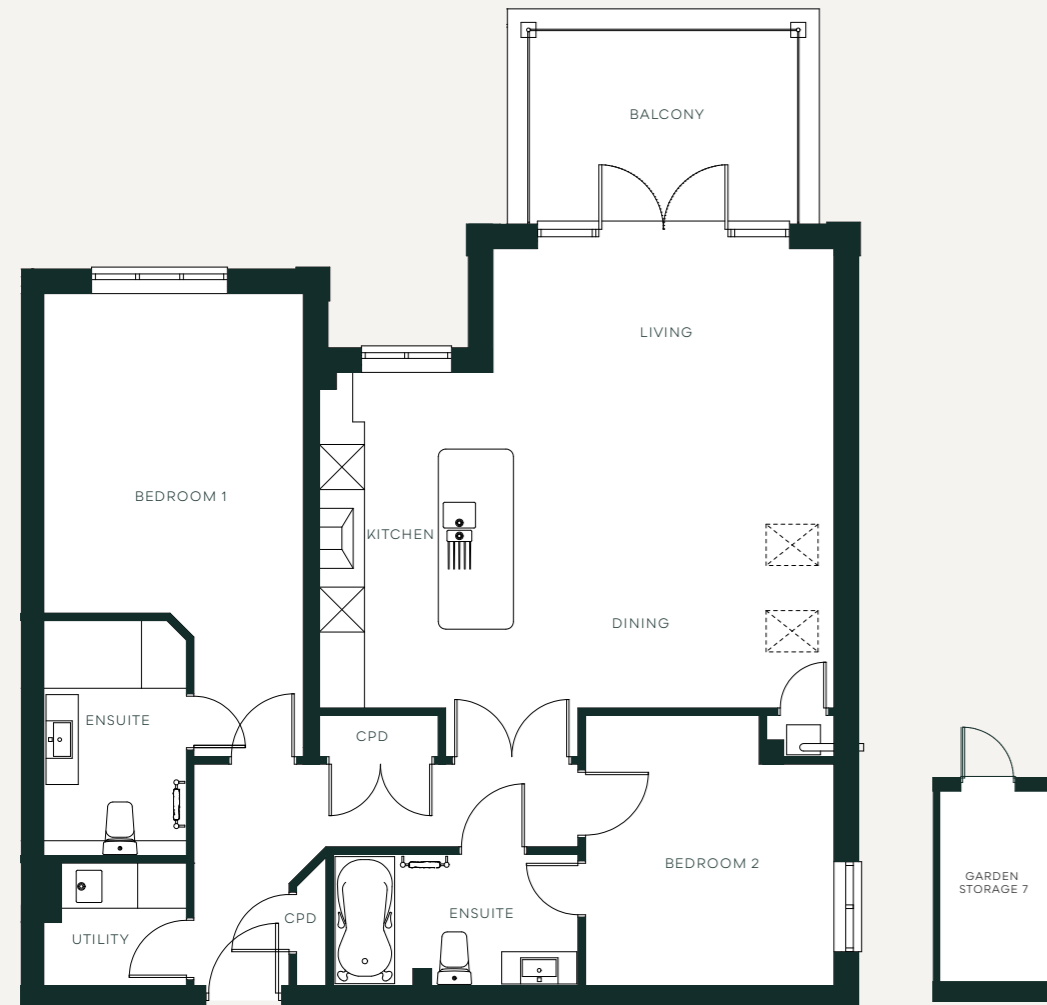
### DIMENSIONS

KITCHEN/LIVING/ DINING	6.74m x 6.72m	22'1" x 22'1"
BEDROOM 1	6.18m x 3.40m	20'3" x 11'2"
ENSUITE	3.15m x 1.90m	10'4" x 6'3"
BEDROOM 2	3.28m x 3.55m	10'9" x 11'8"
BATHROOM/ENSUITE	1.72m x 3.18m	5'8" x 10'5"
UTILITY	1.60m x 1.90m	5'3" x 6'3"
GARDEN STORAGE	3.14m x 1.85m	10'4" x 6'1"

# APARTMENT SEVEN

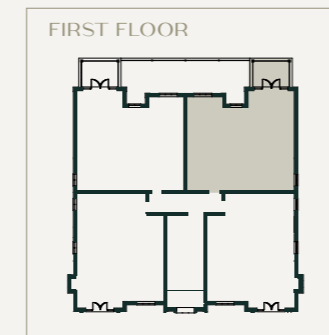
## FIRST FLOOR

2 BEDROOM APARTMENT



### DIMENSIONS

KITCHEN/LIVING/ DINING	6.74m X 6.72m	22'1" x 22'1"
BEDROOM 1	6.18m x 3.40m	20'3" x 11'2"
ENSUITE	3.15m x 1.90m	10'4" x 6'3"
BEDROOM 2	3.28m x 3.55m	10'9" x 11'8"
BATHROOM/ENSUITE	1.72m x 3.18m	5'8" x 10'5"
UTILITY	1.60m x 1.90m	5'3" x 6'3"
GARDEN STORAGE	3.14m x 1.85m	10'4" x 6'1"



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# APARTMENT EIGHT

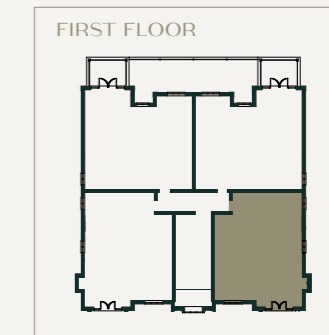
## FIRST FLOOR

2 BEDROOM APARTMENT



### DIMENSIONS

KITCHEN/LIVING/ DINING	7.25m x 4.90m	23'9" x 16'1"
BEDROOM 1	5.15m x 3.25m	16'11" x 10'8"
ENSUITE	2.55m x 1.65m	8'4" x 5'5"
BEDROOM 2	3.75m x 3.75m	12'4" x 12'4"
BATHROOM/ENSUITE	2.61m x 1.74m	8'7" x 5'9"
UTILITY	1.66m x 1.52m	5'5" x 5'0"
GARDEN STORAGE	4.18m x 2.51m	13'9" x 8'3"



CPD - Cupboard  
W/W - Walk-in Wardobe

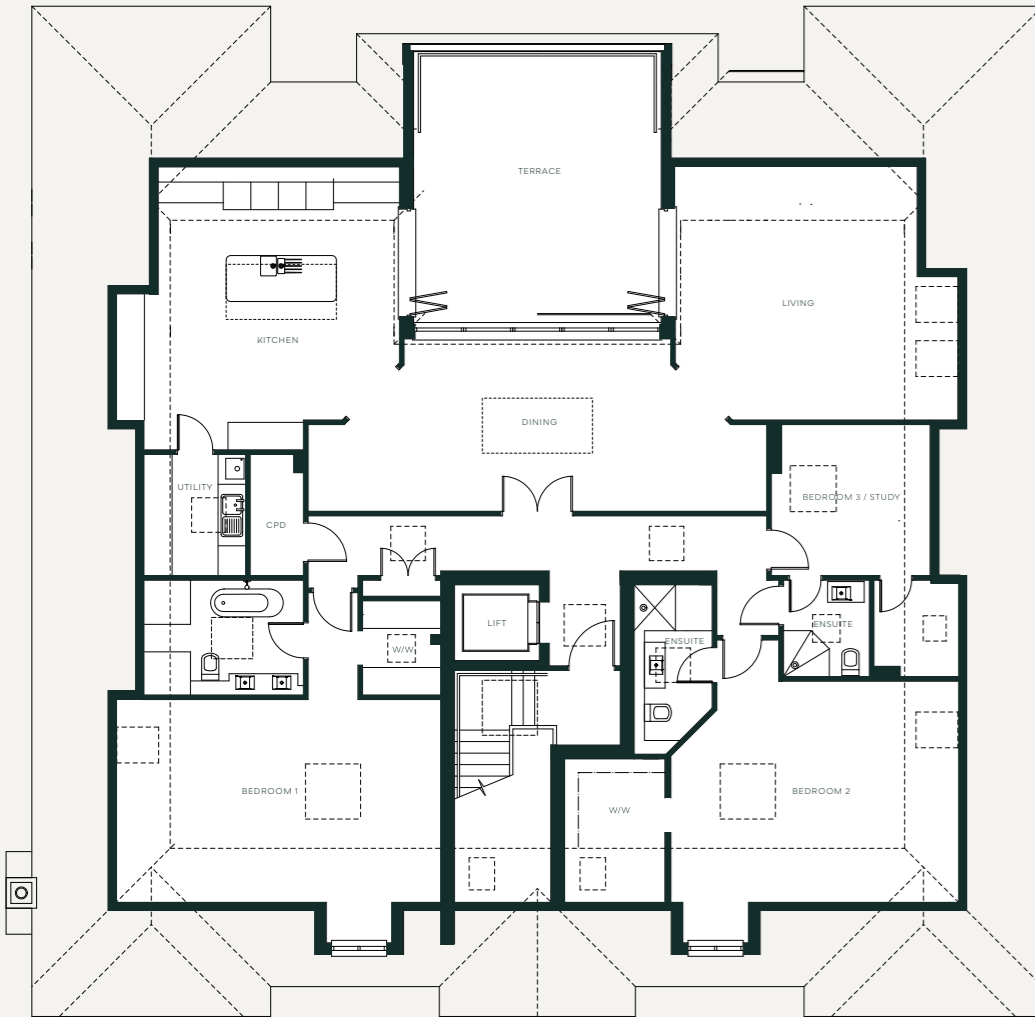
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# APARTMENT NINE

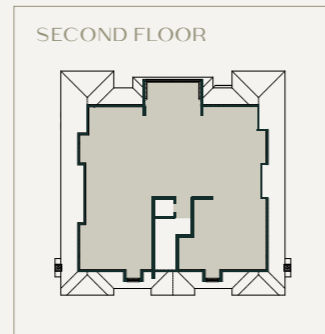
## SECOND FLOOR

3 BEDROOM PENTHOUSE



### DIMENSIONS

KITCHEN	6.15m x 6.10m	20'2" x 20'0"
DINING	10.05m x 3.65m	33'0" x 12'0"
LIVING	6.10m x 5.48m	20'0" x 18'0"
BEDROOM 1	7.85m x 6.98m	25'9" x 22'11"
ENSUITE 1	3.45m x 2.18m	11'4" x 7'2"
DRESSING ROOM 1	1.85m x 1.65m	6'1" x 5'5"
BEDROOM 2	6.70m x 6.20m	22'0" x 20'4"
ENSUITE 2	3.65m x 1.50m	12'0" x 4'11"
DRESSING ROOM 2	3.05m x 2.13m	10'0" x 7'0"
BEDROOM 3/STUDY	4.02m x 3.26m	13'2" x 10'8"
DRESSING ROOM 3	2.34m x 1.80m	7'8" x 5'11"
BATHROOM	2.32m x 1.85m	7'7" x 6'1"
UTILITY	2.50m x 2.25m	8'2" x 7'5"
GARDEN STORAGE	3.49m x 2.53m	11'5" x 8'4"



CPD – Cupboard  
W/W – Walk-in Wardobe

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# SPECIFICATION

Comprising of nine 2 and 3 bedroom luxury apartments, offering a beautiful blend of modern design, high specification and exquisite finish. Set within a quintessential rural community of Digswell and only a short walk to the nearest train station where you can be in central London in under 35 minutes.

## KITCHENS

- Contemporary, individually designed kitchens with soft closing handleless doors
- Elegant Silestone Quartz worktops and splashbacks
- Integrated Siemens appliances including induction hobs with integrated ventilation fans, Oven, Combi Oven Microwave, Dishwasher, Fridge Freezer and Wine Cooler
- Stainless Steel Under-mounted sink and half
- Quooker Instant Hot Water tap
- LED feature lighting

## BATHROOMS & EN-SUITES

- Bespoke designed bathrooms with beautiful large marble style format tiling and Italian made vanity units
- Stone shower trays with walk-in glass partitions
- Hansgrohe brassware fittings
- Feature LED lighting to all bathrooms
- Heated Towel Rails
- Mirror with LED feature lighting

## UTILITY ROOM

- Contemporary, individually designed units with soft closing handleless doors for seamless continuity with the kitchen
- Freestanding washing machine and tumble dryer, sink, storage
- Utility Cupboard with freestanding washer dryer (Plots 2 & 5 only)

## HEATING AND ELECTRICAL

- Wet underfloor heating system throughout
- Gas central heating systems
- Recessed LED downlights to bedrooms, kitchens and living rooms, utility rooms, hallways, and dressing rooms
- Pendant lighting above dining area
- Contemporary lighting to Hallways
- External lighting to terraces and balconies
- External power socket to balconies/terraces

## FINISHING TOUCHES

- Bespoke oversized timber doors with elegant matt black ironmongery
- LVT timber effect herringbone flooring to hallways, kitchens, utility, living and dining rooms
- Carpet to all bedrooms
- High quality double-glazed Flush Casement Windows
- Bespoke fitted wardrobes to principal bedroom and first guest bedroom

## COMMUNAL ENTRANCE

- Lift to all floor levels, detailed in a contemporary finish
- Staircase with bespoke glass balustrade design
- Elegant tiled ground floor hallway

## EXTERNALS AND SECURITY

- Two confirmed parking space per apartment with future potential EV charger point to one space per apartment

- Large Private terraces / balconies to all apartments
- Gardens to Ground Floor apartments
- Stylish outside light fittings
- Landscaped communal gardens
- External Refuse Store
- Large External Private Secure Storage Cupboard per apartment
- Video door entry system for visitor access
- Secure Gated Development
- High Security Apartment Entrance Doors
- Double glazed security lockable windows
- Mains operated Smoke, Heat and Co detectors
- Secure Letterboxes

## TECHNOLOGIES

- Terrestrial and Sky satellite feeds to living room and bedrooms
- Colour video door entry system
- SMART underfloor heating system throughout apartment

## GUARANTEES

- The security and peace of mind of the 10 year ICW Warranty





GREENWAYS

FINE PROPERTY



For further details please contact our preferred selling agent

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E: [newhomes@ashtons.co.uk](mailto:newhomes@ashtons.co.uk)

[ashtons.co.uk/land-and-new-homes](https://ashtons.co.uk/land-and-new-homes)

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