

Mulberry Place

Tewkesbury | Gloucestershire



CHARLES CHURCH

Welcome to Mulberry Place

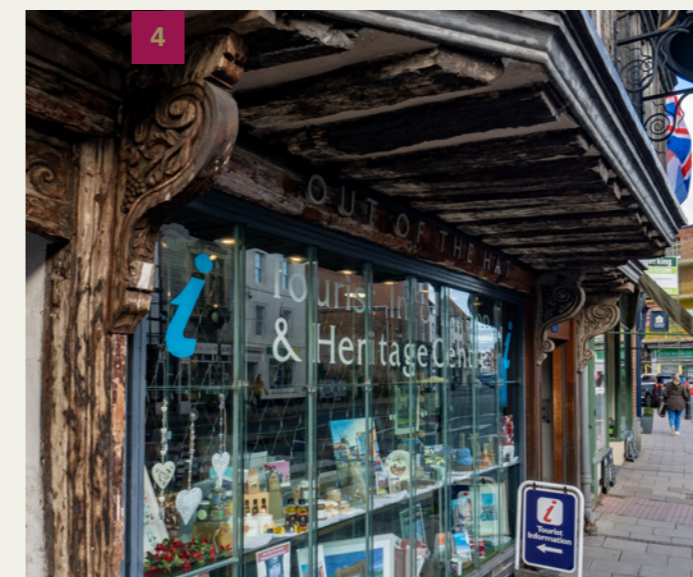
A new forward-looking community of family homes on the edge of the historic town of Tewkesbury.

Mulberry Place is our stunning new collection of two, three, four and five-bedroom homes in the village of Ashchurch just outside of Tewkesbury. The development will be part of a brand new community built for family life.

Set on the outskirts of the medieval market town of Tewkesbury, on the edge of the Cotswolds, Ashchurch is a well-appointed village with a selection of local amenities. Mulberry Place will bring a new set of facilities to this already charming location, including a new primary school, community centre, sports pavilion, play area and communal spaces - all providing a welcoming community feel for residents.

Our homes will also benefit from electric car charging points and bike storage, giving you a great base for an active and eco-friendly lifestyle.





A place steeped in history

Tewkesbury has long been defined by its community. With roots tracing back to the 7th century, the town has grown from a small trading river village to Shakespearean fame thanks to Henry IV. With 1,200 years of history to explore, Tewkesbury has many stories waiting to be discovered.

Its name comes from the Northumbrian missionary Theoc, who founded a monastery around the turn of the 8th century. 300 years later, Abbot Geraldus and his monks built a new monastery, and the Tewkesbury Abbey was consecrated in 1121 CE.

This intimate town grew into a bustling trading hub and played host to brewing, malting and mustard-making through the years.

With the decisive Battle of Tewkesbury in 1471, English king Edward IV defeated his cousin, Edward, Prince of Wales, almost winning the War of the Roses. The battle is re-enacted yearly at the internationally renowned Medieval Festival and is a favourite time-honoured tradition with locals.

In 1540, the monastery was dissolved by Henry VIII during The Reformation. The people of Tewkesbury pooled their resources and bought the parish church from the crown for £453, worth roughly £125,000 today.

30 of the 90 alleyways that connected the city still exist, tracing a line back through history with Georgian architecture, Tudor homes and medieval cottages. Over 350 of Tewkesbury's buildings are listed as special architectural or historical interest. Much of the Abbey—with its original medieval stained glass windows and pillars—remains intact today.

Bursting at the seams with culture and history, Tewkesbury is a town proud of its rich heritage, with a welcoming community and new stories to uncover every day.



1. The historic Tewkesbury Abbey.
2. Tudor and Georgian architecture is commonplace.
3. The Bloody Meadow, site of the Battle of Tewkesbury on 4th May 1471, during the Wars of the Roses.
4. The Tourist Information Centre located at Out of the Hat, is an award winning heritage attraction allowing visitors to explore life in a 17th century home.

8 Reasons to live in Tewkesbury

Tewkesbury



1. Culture

Home to many historical tales, Tewkesbury is bursting with culture. With the famous Tewkesbury Abbey, the fifteenth-century merchant house and old Baptist chapel, you will bathe in its rich history wherever you look.

Tewkesbury Abbey.

2. Adventure

Adventure lies around every corner in Tewkesbury—fun for the whole family! Whether you absorb the town's beauty from a riverboat, take the little ones to Sherdon's Adventure Golf, or visit Croft Farm Water Park, there are experiences for everyone.

Take a boat trip along the serene Avon River.



3. Cheltenham Festivals

Just nine miles south of Tewkesbury is the vibrant city Cheltenham. Every March, the Cheltenham Races attracts around 68,000 people every day, while famous writers host events during October's literature festival.

Cheltenham Gold Cup.

4. Community

Tewkesbury in Bloom embraces the town's natural beauty and community spirit. And with its Big Weekend showcasing local crafts, entertainment and organisations, Tewkesbury welcomes everyone with open arms.

Victoria Gardens in full bloom.



5. Cotswolds Designer Outlet

Opening in spring 2025, the stunning Cotswolds Designer Outlet on the outskirts of Tewkesbury will provide over 90 fashion and lifestyle brands, with 30-70% off RRP all year. As Gloucestershire's answer to Bicester's shopping village, you can treat yourself or a loved one effortlessly with premium brands on Tewkesbury's doorstep.

The perfect place for shoppers to grab a bargain.



6. Countryside living

Live in countryside bliss with endless trails and walks providing gentle strolls or energetic hikes. Tewkesbury's Heraldic Street Banner Trail, the Battle Trail, and Pilgrim Walk guide you through history while immersing you in the outdoors.

The Battle Trail is a one mile walk.



7. Connectivity

With fantastic connectivity, getting to the big cities is easy. Birmingham and Bristol are under an hour away by car, or less with the local train services.

Ashchurch railway station conveniently located.



8. Entertainment

The Roses Theatre, in the heart of Tewkesbury, is a dynamic arts centre providing ample entertainment for its residents and visitors, with over 500 live performances, films and exhibitions each year.

The Roses Theatre can be found on Sun Street.



Getting around



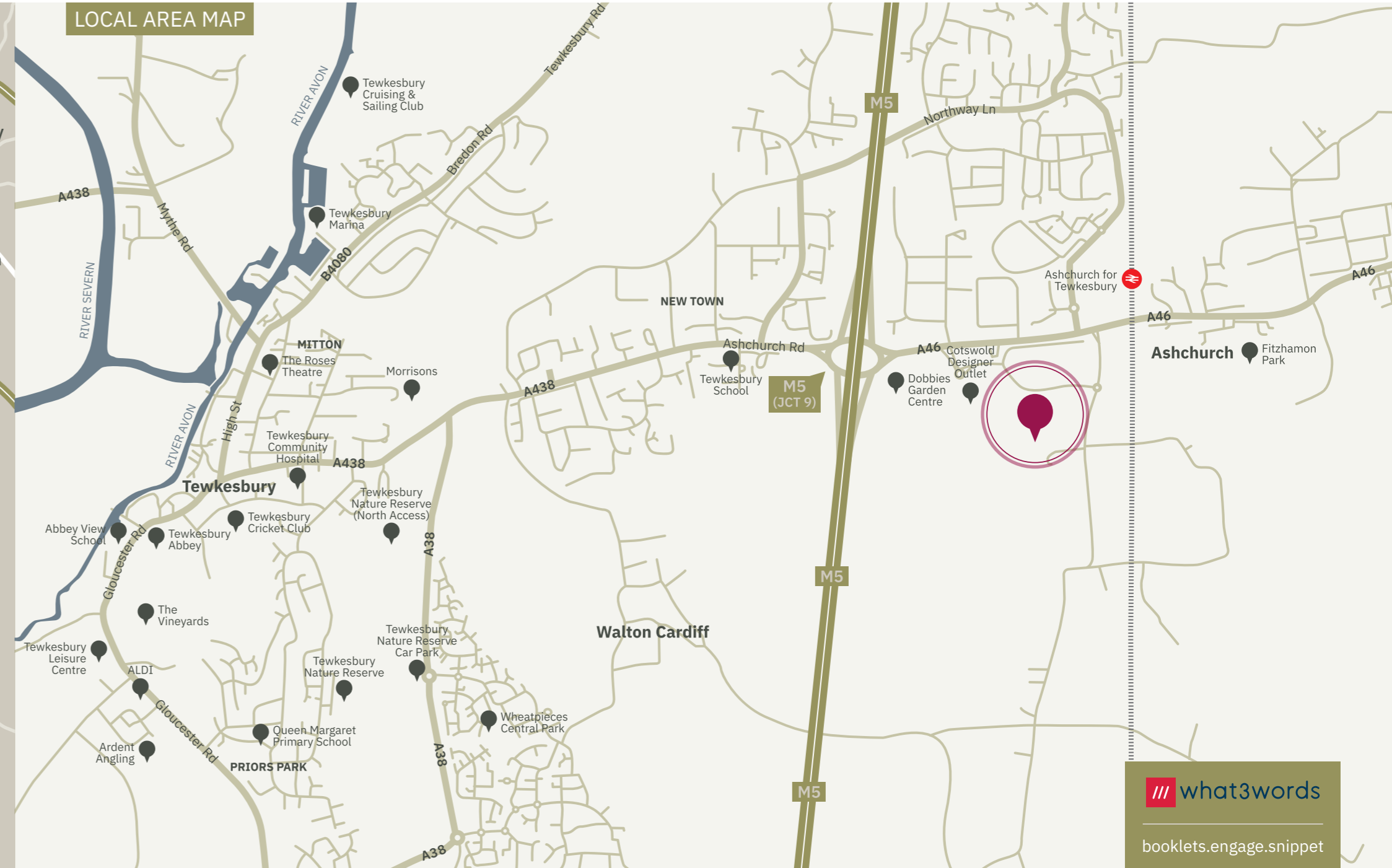
Always in reach.

Mulberry Place is just a mile from Junction 9 of the M5 and Ashchurch (for Tewkesbury) train station is 0.7 miles away. If you use the M5 for your commute, you can be in Birmingham or Bristol in around an hour, with Worcester, Gloucester and Cheltenham on the way. If you prefer to travel by train, there are direct services to choose from.



Approximate travel distance by car to:

Ashchurch train station:	0.6 miles
Tewkesbury centre:	2.3 miles
Cheltenham:	9.3 miles
Gloucester:	12.7 miles
Worcester:	16.9 miles
Malvern Hills AONB:	18.9 miles
Birmingham city centre:	43.2 miles
Birmingham Airport:	45 miles
Bristol city centre:	47 miles



booklets.engage.snippet

Discover Tewkesbury

Tewkesbury is just a couple of miles away from Mulberry Place. It is a popular and bustling town nestled on the banks of the River Avon. The town centre is home to a range of shops, restaurants, pubs, essential services and a hospital. There's a large supermarket for the weekly shop, and if you enjoy staying active, Tewkesbury Leisure Centre offers fitness classes, swimming and a gym.



Site plan



KEY:

- The Greenhill - x2
- The Ashdown Corner - x3
- The Colmer - x2
- The Downing - x4
- The Piccadilly - x3
- The Carradale - x4
- The Deepdale - x3
- The Hasting - x4
- The Ashdown - x3
- The Hendon - x4
- The Turnberry - x4
- The Lancombe - x4
- The Seacombe - x4
- The Chopwell - x4
- The Broadhaven - x5
- Affordable Housing

AREA 1



AREA 2



Computer Generated Images of the site plan are indicative only.




1. The Lancombe - Living room. 2. The Lancombe - Kitchen and Dining area. Computer Generated Images are of The Lancombe house, and are indicative only.



📍 The Greenhill

Modern living at its best, the Greenhill's open plan kitchen/dining/living room is bright and ideal for the way we live today. There are also two nicely-proportioned bedrooms, plenty of storage and a modern family-sized bathroom. Perfect for first-time buyers and young professionals.

QUICK OVERVIEW

-  x2 Bedrooms
-  x1 Bathroom
-  Single garage and x2 parking spaces
-  EV charging point
-  **B [88]** Energy Efficiency Rating



Ground floor



First floor

	Metres
Kitchen/Dining	4.39 x 2.49
Living room	4.39 x 3.48
Principal bedroom	3.27 x 4.02
Bedroom 2	3.47 x 2.87




This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

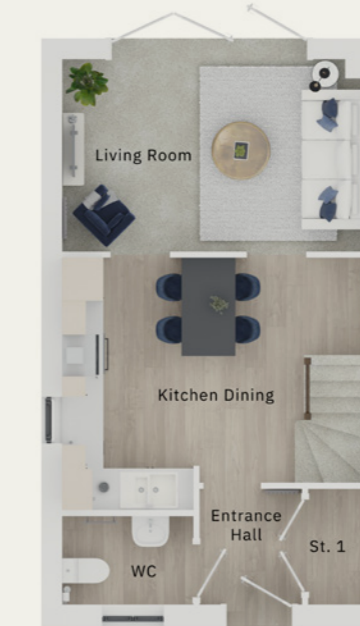


The Colmer

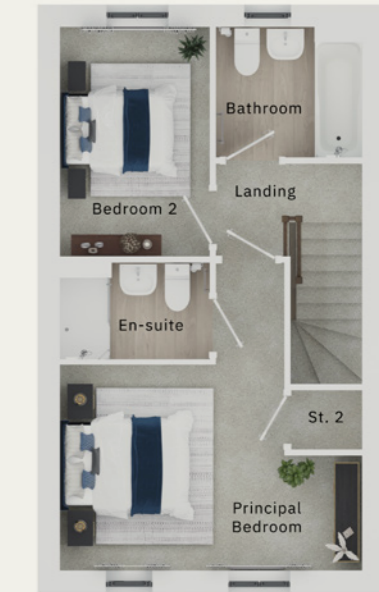
Thoughtfully-designed, the Colmer features an open plan kitchen/dining room leading into the bright living room with bi-fold doors opening onto the garden. The WC and storage cupboard complete the ground floor. Upstairs you will find a large bedroom one with an en-suite and storage cupboard, a good-sized bedroom two and the family bathroom.

QUICK OVERVIEW

-  x2 Bedrooms
-  x1 Bathroom
-  x1 En-suite
-  x2 Parking spaces
-  EV charging point
-  **B [90]** Energy Efficiency Rating



Ground floor



First floor

	Metres		Metres
Kitchen/Dining	4.44 x 3.71	Principal bedroom	4.44 x 3.02
Living room	4.44 x 2.81	Bedroom 2	2.21 x 3.38






This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

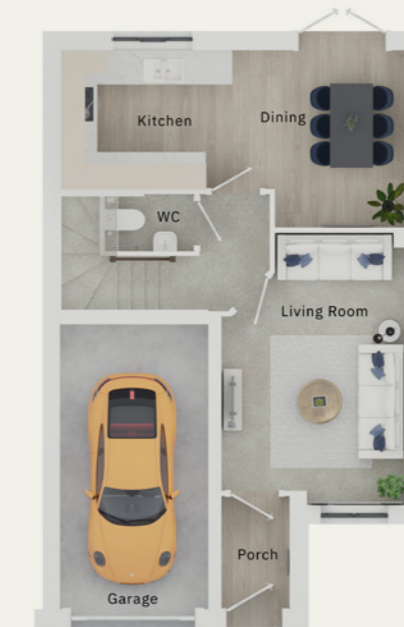


The Piccadilly

A three-bedroom home, the Piccadilly is ideal for modern living. The bright open plan kitchen/dining room with French doors leading into the garden is perfect for entertaining and family meals. The porch, integral garage and downstairs WC ensure this home is practical as well as stylish. Plus there's an en-suite to bedroom one and a family bathroom.

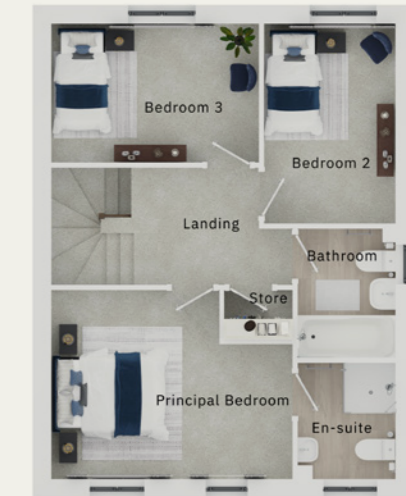
QUICK OVERVIEW

-  x3 Bedrooms
-  x1 Bathroom
-  x1 En-suite
-  Single garage and x2 parking spaces
-  EV charging point
-  **B [90]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining	5.97 x 3.08
Living room	3.21 x 4.72



First floor

	Metres
Principal bedroom	4.19 x 3.27
Bedroom 2	2.28 x 3.46
Bedroom 3	3.60 x 2.41


This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



The Deepdale

A superb family home, the Deepdale features a stunning open plan kitchen/dining room with French doors leading into the garden and an equally impressive living room. A downstairs WC and storage cupboards ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with en-suite, a family-sized bathroom and handy storage cupboard.

QUICK OVERVIEW

-  x3 Bedrooms
-  x1 Bathroom
-  x1 En-suite
-  x2 Parking spaces
-  EV charging point
-  **B [90]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining	5.07 x 2.76
Living room	5.07 x 3.00



First floor

	Metres
Principal bedroom	5.07 x 3.00
Bedroom 2	3.21 x 2.77
Bedroom 3	1.77 x 2.77







This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



📍 The Downing

The Downing is a superb detached home with an integral garage, a good-sized living room and a bright open plan kitchen/dining room - perfect for family life and entertaining. It's practical too, with two storage cupboards and a downstairs WC. The bedroom one has an en-suite with the spacious landing leading on to three further bedrooms and the main family bathroom.

QUICK OVERVIEW

-  x4 Bedrooms
-  x1 Bathroom
-  x1 En-suite
-  Single garage and x2 parking spaces
-  EV charging point
-  **B [90]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining	7.32 x 2.67
Living room	3.20 x 4.29



First floor

	Metres
Principal bedroom	4.06 x 3.34
Bedroom 2	3.25 x 4.24
Bedroom 3	2.70 x 2.73
Bedroom 4	2.29 x 3.01

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



The Ashdown

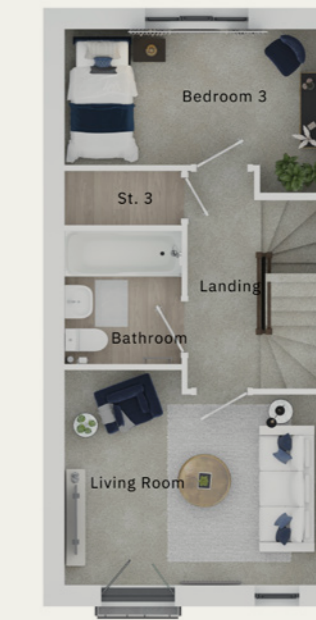
Perfect for the way we live today, the three-bedroom Ashdown has a modern open plan kitchen/dining room with French doors opening into the garden and a handy separate study. The first floor is home to the living room, bedroom three and the family bathroom. On the second floor there are two nicely-proportioned bedrooms - one with an en-suite - and a handy storage cupboard.

QUICK OVERVIEW

- x3 Bedrooms
- x1 Bathroom
- x1 En-suite
- x2 Parking spaces
- EV charging point
- B [90]** Energy Efficiency Rating



Ground floor



First floor



Second floor

	Metres		Metres		Metres
Kitchen/Dining	3.99 x 3.55	Living room	3.99 x 3.31	Principal bedroom	3.99 x 3.54
Study	2.55 x 3.31	Bedroom 3	3.99 x 2.52	Bedroom 2	3.99 x 2.52

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



The Ashdown Corner

Perfect for the way we live today, the three-bedroom Ashdown Corner has a modern open plan kitchen/dining room with French doors opening into the garden and a handy separate study. The first floor is home to the living room, bedroom three and the family bathroom. On the second floor there are two nicely-proportioned bedrooms - one with an en-suite - and a handy storage cupboard.

QUICK OVERVIEW

-  x3 Bedrooms
-  x1 Bathroom
-  x1 En-suite
-  x2 Parking spaces
-  EV charging point
-  **B [90]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen	3.99 x 2.93
Dining/Snug	3.99 x 2.52



First floor

	Metres
Living room	3.99 x 2.94
Bedroom 3	3.99 x 2.52



Second floor

	Metres
Principal bedroom	3.99 x 3.54
Bedroom 2	3.99 x 2.52





This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



The Carradale

The Carradale gives you four bedrooms and three bathrooms. It's an ideal growing, and grown-up, family home. An integral garage makes it a practical choice too. The kitchen/dining room leaves separate space for a utility room with a useful back door, while the main access to the garden is enhanced by the bi-fold doors. This is a new home with function and appeal in equal measure.

QUICK OVERVIEW

-  x4 Bedrooms
-  x1 Bathroom
-  x2 En-suites
-  Single garage and x2 parking spaces
-  EV charging point
-  **A [92]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining	6.34 x 3.02
Living room	3.23 x 5.05



First floor

	Metres
Principal bedroom	3.47 x 5.20
Bedroom 2	3.21 x 4.87
Bedroom 3	3.21 x 2.65
Bedroom 4	2.89 x 2.93







This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



The Hasting

If your work-life balance includes hybrid working, the Hasting is a new home with the flexibility of a home office, plus a separate living room and dining room. That still leaves four bedrooms and two bathrooms to suit growing family life. An open-plan kitchen/family room has the bonus of bi-fold doors to the garden, making this a lovely inside-outside space to enjoy. The separate garage that comes with the house is another bonus.

QUICK OVERVIEW

-  x4 Bedrooms
-  x1 Bathroom
-  x1 En-suite
-  Single garage and x2 parking spaces
-  EV charging point
-  **A [92]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Family room	8.11 x 3.21
Dining room	2.55 x 3.49
Living room	3.22 x 4.87



First floor

	Metres
Principal bedroom	3.18 x 4.44
Bedroom 2	2.61 x 4.44
Bedroom 3	3.05 x 2.56
Bedroom 4	2.80 x 2.82
Study	2.08 x 2.56







This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



The Hendon

The Hendon is a new home that offers plenty of flexibility to a growing family. Whether it's the four bedrooms and two bathrooms, the home office, the open-plan kitchen/dining room, or the separate living room, this is a home with a carefully considered layout, including bi-fold doors to the garden let the outside in.

QUICK OVERVIEW

-  x4 Bedrooms
-  x1 Bathroom
-  x1 En-suite
-  Single garage and x2 parking spaces
-  EV charging point
-  **A [92]** Energy Efficiency Rating



Ground floor



First floor

	Metres		Metres
Kitchen/Dining/Snug	8.56 x 3.32	Principal bedroom	3.50 x 3.99
Living room	3.50 x 4.37	Bedroom 2	2.85 x 3.71
		Bedroom 3	3.96 x 2.58
		Bedroom 4	3.40 x 3.68
		Study	1.89 x 2.58







This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



The Turnberry

The ground floor of the Turnberry has a great balance of traditional and contemporary living space. There are separate living and dining rooms, and a wonderful open-plan kitchen/family room with bi-fold doors to the garden. It's a great entertaining space for friends and family. Four good-sized bedrooms and two bathrooms, a utility room and a separate garage complete this family-friendly home.

QUICK OVERVIEW

-  x4 Bedrooms
-  x1 Bathroom
-  x1 En-suite
-  Single garage and x2 parking spaces
-  EV charging point
-  **A [92]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Family room	8.56 x 3.10
Dining room	2.72 x 3.33
Living room	3.11 x 4.86



First floor

	Metres
Principal bedroom	3.37 x 3.98
Bedroom 2	3.37 x 4.37
Bedroom 3	3.37 x 4.04
Bedroom 4	3.23 x 2.78




This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



The Lancombe

The Lancombe has the contemporary features of an open-plan kitchen/family/breakfast room and bi-fold doors to the garden, and the traditional features of a separate living room, dining room and garage. It offers the perfect balance for family life and for entertaining. The first-floor layout includes four bedrooms, a bathroom, en-suite and a study.

QUICK OVERVIEW

-  x4 Bedrooms
-  x1 Bathroom
-  x1 En-suite
-  Single garage and x2 parking spaces
-  EV charging point
-  **A [92]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Family room	8.56 x 4.24
Dining room	2.80 x 3.95
Living room	3.50 x 4.37



First floor

	Metres
Principal bedroom	3.50 x 3.83
Bedroom 2	2.85 x 3.44
Bedroom 3	3.96 x 2.55
Bedroom 4	2.52 x 3.73
Study	1.89 x 2.55




This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



The Seacombe

A huge open-plan kitchen/dining room that incorporates a snug, an island, and bi-fold doors to the garden is the jewel in the crown of this four-bedroom detached family home. The Seacombe doesn't stop there. There's a separate living room, a utility room with outside access, three bathrooms, a dressing room to bedroom one, and a garage. This is a wonderful new home for all aspects of family life.

QUICK OVERVIEW

-  x4 Bedrooms
-  x1 Bathroom
-  x2 En-suites
-  x1 Dressing room
-  Single garage and x2 parking spaces
-  EV charging point
-  **A [93]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining/Snug	5.46 x 8.56
Living room	4.18 x 4.62



First floor

	Metres
Principal bedroom	4.19 x 2.87
Bedroom 2	3.06 x 3.85
Bedroom 3	3.21 x 3.98
Bedroom 4	3.21 x 2.92

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



📍 The Chopwell

The Chopwell is an attractive double-fronted new home with plenty of space for a growing family. Four bedrooms and two bathrooms create a good balance upstairs, while on the ground floor, the living accommodation offers the relaxed open-plan space of a kitchen/dining room/snug and the quiet space of a separate living room. A utility room and bi-fold doors to the garden are welcome family-friendly features.

QUICK OVERVIEW

-  x4 Bedrooms
-  x1 Bathroom
-  x1 En-suite
-  Single garage and x2 parking spaces
-  EV charging point
-  **B [90]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining/Snug	5.75 x 7.32
Living room	3.15 x 3.94

First floor

	Metres
Principal bedroom	3.54 x 4.08
Bedroom 2	3.20 x 4.25
Bedroom 3	2.79 x 2.96
Bedroom 4	2.77 x 3.16








This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



The Broadhaven

The five-bedroom, three-bathroom Broadhaven has the bonus of an integrated double garage. There's still plenty of room for the rest of the ground floor accommodation, and bi-fold doors to the garden put the bright kitchen/dining/family room right at the heart of the home. Upstairs, the spacious bedrooms are accompanied by a family bathroom, two en-suites and a dressing room to bedroom one.

QUICK OVERVIEW

-  x5 Bedrooms
-  x1 Bathroom
-  x2 En-suites
-  x1 Dressing room
-  Double garage and x2 parking spaces
-  EV charging point
-  **A [95]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining/Snug	10.59 x 4.16
Living room	3.39 x 5.16



First floor

	Metres
Principal bedroom	5.01 x 3.12
Bedroom 2	4.67 x 2.96
Bedroom 3	3.01 x 4.10
Bedroom 4	3.39 x 3.34
Bedroom 5	2.71 x 2.96

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

Specification

GENERAL

- Electrical media plate to living room
- White sockets and light switches throughout
- White downlighters to kitchen, utility, WC, bathroom and en-suite(s)
- Dulux matt emulsion finish in brilliant white to walls and ceilings
- White five panel internal doors
- Ironmongery by Ian Firth Raven
- Gas central heating
- UPVC double glazed lockable windows

KITCHEN

- Choice of kitchen units/worktop (subject to build stage)
- Worktop upstand to kitchen and utility
- AGA Rangemaster Elements Igneous Granite sink
- Soft close door and drawers
- Stainless steel conventional oven*
- Induction hob*
- Integrated fridge/freezer*
- Integrated washer
- Integrated dishwasher*
- Glass splashback from range of colours

*As per individual kitchen drawings.

BATHROOMS AND EN-SUITES

- Soft close toilet seat
- Contemporary style sanitaryware by Ideal
- Choice of wall tiling (dependent on build stage)
- Thermostatic/electric shower to family bathroom and en-suite(s)
- White towel radiators in main bathroom and en-suite(s)

EXTERIOR

- Outside tap
- EV Charging point 7KWh Mode 3
- Rear and front gardens turfed
- Lockable windows
- Security chain to front door
- Smoke detectors to hall and landing
- Power and light to garage
- 1.8-metre high fence
- Solar panels (please refer to your Sales Advisor to confirm details)

WARRANTY

- 10 year new homes warranty



*Unmistakable
quality and style*

Top 10 reasons to buy a new home



1 Save money on bills.

New homes are more efficient – cost-effective heating systems, insulation and double glazed windows and doors mean more pounds in your pocket from day one.

2 More time, money and freedom.

With less time-consuming maintenance or repairs to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

3 Everything's new.

From your efficient modern central heating system, through to secure windows and doors, you're making use of all the newest technology and the manufacturers' warranties that come with it.

4 Warranty.

All our new homes come with a two-year Charles Church defects warranty, plus a 10-year insurance backed new homes warranty.

5 Modern living.

New homes are designed to use every inch of the space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

6 Great incentives.

There's a range of offers and promotions that can make it easier for you to buy your dream property including Part Exchange and Home Change.

7 A fresh start.

A new home offers you a completely blank canvas. Our homes come with fitted kitchens and bathrooms and depending on the stage of build, you have a choice of fittings and finishes.

8 No chain.

Buying a new home limits the chance of being caught in a time consuming and often disappointment ridden chain.

9 Security.

New homes are far safer and more secure than older buildings as many include security locks, security lighting, smoke alarms, fire doors (where applicable) and fire retardant materials.

10 High spec living.

When you buy a new Charles Church home you can expect a brand new fitted kitchen, bathroom suite, and in some cases an additional en-suite and dressing room.



Your home, better connected for a brighter future

Ultrafast 500Mb broadband is available on this development.

FibreNest provides you with high-speed, totally unlimited full-fibre broadband to your home, at great prices.



Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



Scan me!
For packages
& pricing.

0333 234 2220
support@fibrenew.com

Get connected today!

To sign up you will need your Unique Customer Reference. Please ask your sales advisor for this:

C: D: P:



The name on the finest homes

What is the indefinable quality about a Charles Church home that makes it so special, and makes so many aspire to owning one?

When Charles and Susanna Church laid the foundations of their first home in 1965, they were doing more than building a desirable residence. They were turning their vision of the perfect home into a benchmark for quality and a legacy for future generations to appreciate.

Over four decades later, their principles remain the cornerstone of every home we build and it is the firm emphasis of the Group to combine quality with aesthetically pleasing designs and traditional building techniques.

This philosophy has led us to enjoy an unrivalled reputation for over forty years. We pride ourselves not only on providing excellent examples of traditional construction and craftsmanship but also on the elegance and character of our homes which are designed to harmonise with their natural surroundings.

We utilise fully the interior space of our homes combining every modern and efficient convenience within classic, timeless and elegant exteriors.

We recognise the importance of providing our customers with the opportunity to add character to their home through a wide choice of colour schemes, making certain that quality, service and value are inherent in all we undertake.

We also have a clear and practical approach to sustainability and fully support the Government's Code for Sustainable Homes. The national code standards are an important factor in the way we build and design both our developments and our homes.

Our exacting standards and attention to detail at every stage of the construction process play an integral part in achieving a totally unmistakable quality and sense of style. This unique combination of principles ensures that our homes and developments continue to win an ever increasing number of prestigious consumer, industry and media awards.

The ultimate winner however, is the buyer of a Charles Church home.



CHARLES CHURCH

Mulberry Place

Ashchurch
Fiddington
Tewkesbury
Gloucestershire
GL20 7BG

t: 01527 916 985
e: mulberryplace.smid@charleschurch.com
w: charleschurch.com/new-homes/south-midlands/mulberry-place

What3Words: [booklets.engage.snippet](#)



Head office

Charles Church South Midlands
Aspen House
Birmingham Road
Studley, Warwickshire
B80 7BG

t: 01527 851 234
e: smid.sales@charleschurch.com

charleschurch.com



Issue: March 2024 v3 . Charles Church Developments Limited
Registered office: Charles Church House, Fulford, York YO19 4FE. Registered in England no: 1182689.

Mulberry Place is a marketing name only. The copyright in this document and design is confidential to and the property of Charles Church Developments 2023. These details are intended to give a general idea of the type of home but they do not form part of any specification or contract. The dimensions are approximate and may vary depending on internal finish. By the time you read this some of the details may have changed because of the Charles Church policy of continually updating and improving design features. Therefore, please be sure to check the plan and specification in the sales office to keep you up-to-date with the latest improvements. The vendors of this property give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Charles Church or their authorised agents has any authority to make or give any representation or warranty whatever in relation to this property.