



MULBERRY HOUSE

GUILD HOMES  
INSPIRATIONAL LIVING





EVERYTHING YOU COULD WISH FOR IN ONE STUNNING LOCATION





## GREAT MALVERN

Great Malvern is home to an abundance of local amenities set in a beautiful location. Restaurants, the renowned Malvern Theatres and shops galore all at the foot of the spectacular Malvern Hills.









## SHOPPING

Wander around Malvern's numerous boutique shops and cafés at your leisure, and just a short car journey away you can explore the historic town of Worcester or perhaps the regency splendours of Cheltenham.

## GOING OUT

With bars and bistros aplenty, relaxing with friends is easy; sample food from around the world in one of the many fine restaurants within easy walking distance. To round off an evening, Malvern Theatres offers endless entertainment including comedy, music and plays.

## COUNTRYSIDE

The Malvern Hills are renowned throughout the UK, however there are many other beautiful local walks around Malvern as well as National Trust beauty spots, so you can explore miles of Worcestershire countryside at your own pace. The development is ideally situated right next to Peachfield Common, and there are events throughout the year at the nearby Three Counties Show Ground.

## EXCELLENT SCHOOLS

Great Malvern boasts some of the best private and state education schools in the region, including the famous Malvern College, Malvern St James and The Chase. There are also plenty of sought-after primary schools to choose from, including the highly credited Malvern Wells Primary and The Wyche.

## TRANSPORT LINKS

Malvern benefits from 2 train stations: Malvern Link and Great Malvern, which connect effortlessly to the Midlands, South West and London. Junction 7 of the M5 is approximately 7 miles away and Junction 1 of the M50 approximately 11 miles, making Malvern an all-round excellent commuting prospect.

## LEISURE

Great Malvern has made plenty of investment in local facilities; Malvern Splash Leisure Complex and Malvern College's new multi-million pound state-of-the-art sports complex really do fit the bill. With sports halls and indoor cricket facilities as well as pools and high-tech gyms, all health and fitness needs are met.





## DEVELOPMENT PLAN









## OAKLANDS HOUSE

A fantastic four-bedroom home with spacious living areas flooded with natural light from the large windows and double doors, which lead onto the private garden. With its bespoke kitchen featuring contemporary fittings, the ground floor is completed by a cloakroom/utility and study. From the hall, the stunning American white-oak staircase leads to a master bedroom suite - featuring its own dressing room and en-suite bathroom - plus 3 further good-sized bedrooms and a contemporary family bathroom, completing the first floor layout.

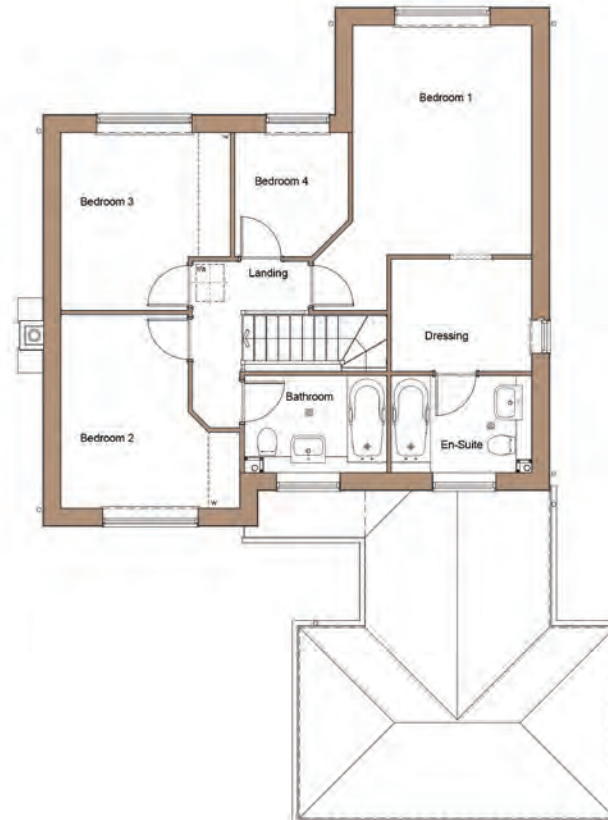




# OAKLANDS HOUSE



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

Living Room	7.05m x 5.5m
Kitchen	4.73m x 3.3m
Hall	3.65m x 2.92m
Study	3.10m x 2.73m
WC	1.49m x 1.30m
Utility	2.07m x 1.50m

## FIRST FLOOR

Bedroom 1	4.33m x 3.30m
Bedroom 2	3.60m x 3.33m
Bed 3	3.32m x 3.14m
Bed 4	2.38m x 2.16m
Dressing	2.64m x 2.10m
Ensuite	2.42m x 1.79m

All dimensions are accurate to within 50mm.  
Purchasers are advised not to purchase any  
flooring in reliance on the measurements  
without allowing for the tolerance.





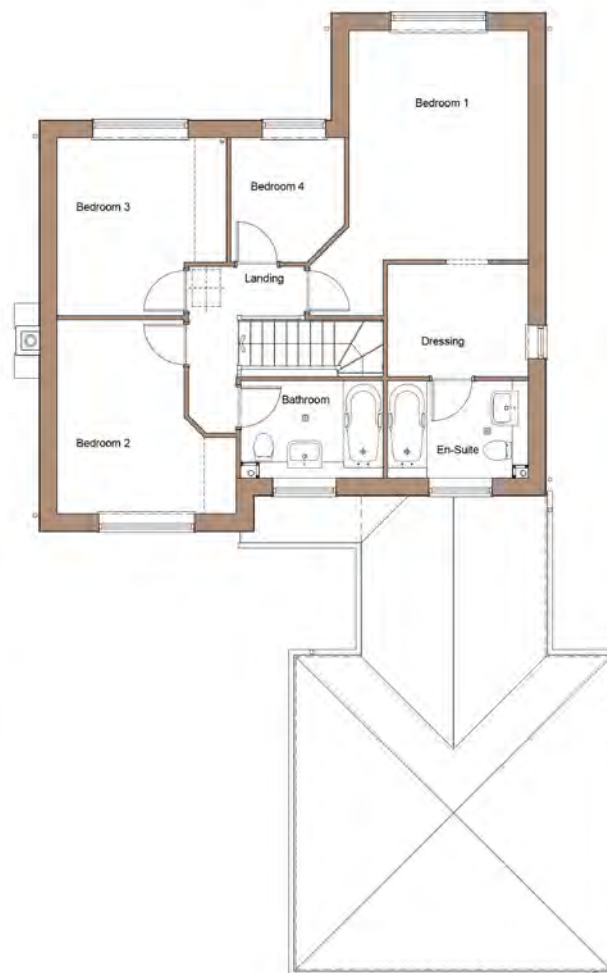
## HOUSEMARTINS

A fantastic four-bedroom home with spacious living areas flooded with natural light from the large windows and double doors, which leads onto the private garden. With its bespoke kitchen featuring contemporary fittings, the ground floor is completed by a cloakroom/utility and large study. From the hall, the stunning American white-oak staircase leads to a master bedroom suite - featuring its own dressing room and en-suite bathroom - plus 3 further good-sized bedrooms and a contemporary family bathroom, completing the first floor layout. The property also features a large front garden and a double garage.





GROUND FLOOR



FIRST FLOOR

HOUSEMARTINS



#### GROUND FLOOR

Living Room	7.05m x 5.5m
Kitchen	4.73m x 3.3m
Hall	3.65m x 2.92m
Study	2.67m x 2.68m
WC	1.49m x 1.30m
Utility	2.07m x 1.50m

#### FIRST FLOOR

Bedroom 1	4.33m x 3.30m
Bedroom 2	3.60m x 3.33m
Bed 3	3.32m x 3.14m
Bed 4	2.38m x 2.16m
Dressing	2.64m x 2.10m
Ensuite	2.42m x 1.79m

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### KITCHEN

- Fully fitted bespoke kitchen\*
- Featured profile worktops\*
- Built-under stainless steel double oven, four-burner gas hob and stainless steel chimney hood
- Stainless steel sink with mixer tap
- Integrated fridge/freezer, washing machine and tumble dryer

### BATHROOM, EN SUITE AND CLOAKROOM

- Bathroom, en suite and cloakroom are fitted with contemporary white sanitaryware from Porcelanosa, with stylish chrome fittings
- Bathroom and en suite fitted with contemporary wall and floor tiles
- Recessed chrome downlighters are installed in bathroom and en suite
- A shaver socket is installed in bathroom and en suite

### DECORATIVE AND INTERNAL FINISH

- Each home features a smooth emulsion finish to walls and ceiling
- Feature walls are included (where appropriate)
- Open fires
- Oak internal doors
- Woodwork and skirting is finished in Brilliant White
- American white-oak staircases

### EXTERNAL FINISH

- All driveways are block paved/tarmac
- Front gardens are landscaped and rear gardens are enclosed by 1.8m fence (where appropriate)



## HOUSE SPECIFICATION



## ENERGY EFFICIENCY, HEATING AND INSULATION

- Gas-fired central-heating system with under floor heating to ground floor
- Worcester Bosch Boilers fitted throughout.
- Mains-pressured hot water system with electronic programmer
- White timber double-glazed windows are installed in all homes
- Cavity-wall and loft insulation installed to Premier Guarantee standards

## ELECTRICAL INSTALLATION

- Multiple BT and TV points fitted throughout
- Mains-operated smoke alarms
- Mains-operated door bell and chime are installed as standard
- Recessed chrome downlighters are fitted in kitchen areas
- Pendant light fittings to all other rooms, supplied with energy-efficient bulbs

## PREMIER GUARANTEE AND CUSTOMER CARE

- All homes are independently surveyed at various key stages of construction by Premier Guarantee and their Inspectors will issue a 10 year warranty certificate upon structural completion



\*choice available subject to timing.





## MULBERRY HOUSE

This collection of just 6 one and two-bedroom apartments epitomises the essence of inspirational living. The upper-floor homes benefit from large windows which allow the considerable kitchens and living spaces to be flooded with natural light, while the expansive lower-ground-floor apartment is an absolute must-see, with its double doors leading out to a private garden. All of the homes at Mulberry House are extremely well thought out and are finished to an exceptional, contemporary standard.





LOWER-GROUND FLOOR



GROUND FLOOR

### Apartment 6

#### LOWER GROUND FLOOR

Living room	6.10m x 4.60m
Kitchen	4.45m x 3.60m
Bedroom 1	5.40m x 5.15m
Bedroom 2	5.10m x 3.40m
Bathroom	2.80m x 2.50m

### Apartment 1

#### GROUND FLOOR

Living Room	3.62m x 5.27m
Kitchen	3.62m x 3.01m
Bedroom	4.70m x 3.24m
Bathroom	2.00m x 2.01m

### Apartment 2

#### GROUND FLOOR

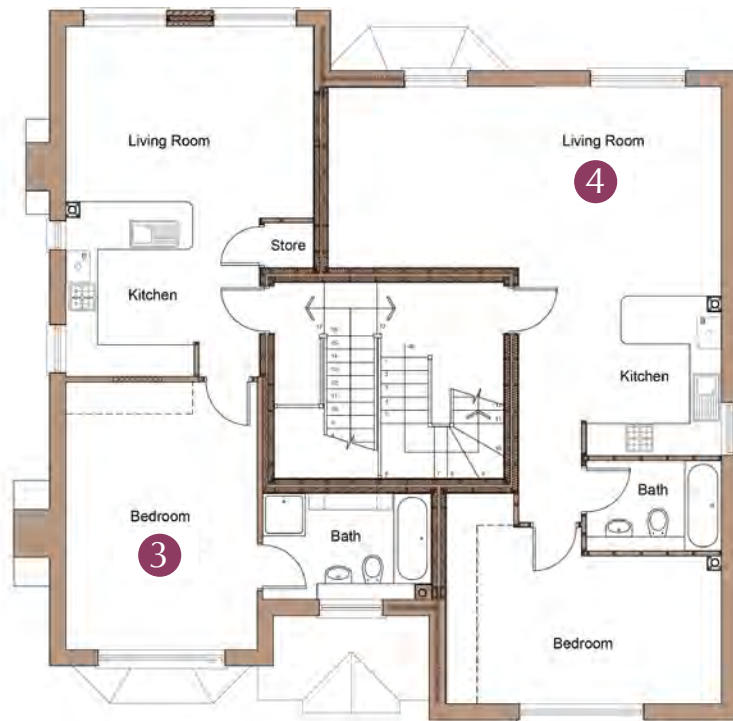
Living Room/Kitchen	7.30m x 6.08m
Kitchen	3.75m x 2.40m
Bedroom	5.22m x 3.12m
Bathroom	2.50m x 2.20m











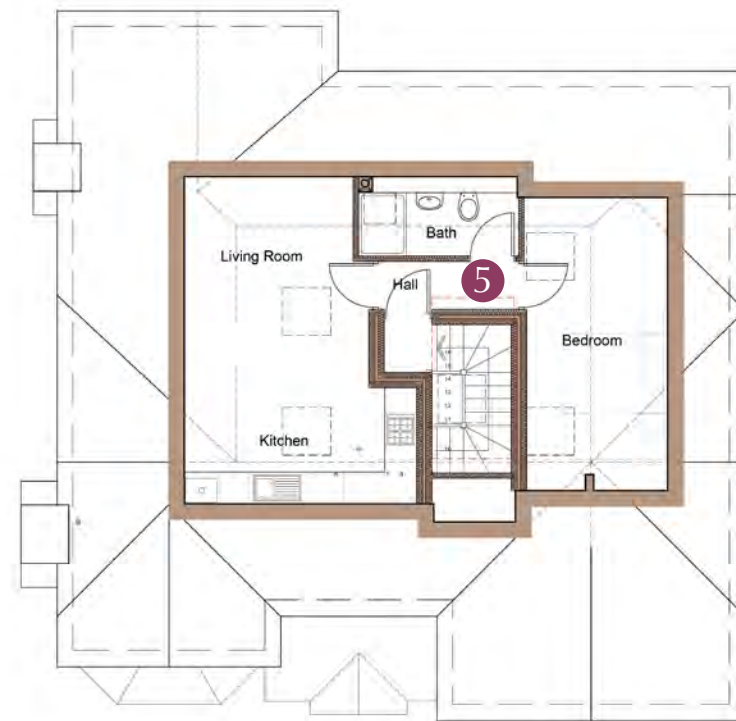
FIRST FLOOR

### Apartment 3



#### FIRST FLOOR

Living Room	4.68m x 6.61m
Kitchen	3.65m x 3.30m
Bedroom	3.62m x 5.06m
Bathroom	3.19m x 2.00m



SECOND FLOOR

### Apartment 4



#### FIRST FLOOR

Living Room/Kitchen	7.43m x 6.96m
Kitchen	3.85m x 3.00m
Bedroom	5.20m x 2.79m
Bathroom	2.55m x 1.70m

### Apartment 5



#### SECOND FLOOR

Living Room/Kitchen	6.05m x 4.30m
Bedroom	5.40m x 2.60m
Bathroom	2.95m x 1.45m







### KITCHEN

- Fully fitted bespoke kitchen\*
- Featured profile worktops\*
- Built-under stainless steel double oven, four-burner gas hob and a stainless steel chimney hood
- Stainless steel sink with mixer tap
- Integrated fridge/freezer, washing machine and tumble dryer (washer/dryer space permitting)
- Ceramic or vinyl floor finishes\*

### BATHROOM

- The bathrooms are all fitted with contemporary white sanitaryware from Porcelanosa, with stylish chrome fittings
- Fitted with contemporary wall and floor tiles
- Recessed chrome downlighters are installed
- A shaver socket is installed

### DECORATIVE AND INTERNAL FINISH

- Each home features a smooth emulsion finish to walls and ceiling
- Feature walls are included (where appropriate)
- Internal six-panel doors are finished in Brilliant White and feature contemporary chrome fixings
- Woodwork and skirting is finished in Brilliant White
- Staircases are made of softwood timber

### EXTERNAL FINISH

- All driveways are block paved/tarmac
- Front gardens are landscaped and rear gardens are enclosed by 1.8m fence (where appropriate)



## APARTMENTS SPECIFICATION



## ENERGY EFFICIENCY, HEATING AND INSULATION

- Gas-fired central-heating system throughout
- Mains-pressured hot-water system with electronic programmer
- White uPVC double-glazed windows
- Cavity-wall and loft insulation installed to Premier Guarantee standards
- All apartments fitted with Worcester Bosch boilers

## ELECTRICAL INSTALLATION

- Numerous BT and TV points fitted throughout
- Mains-operated smoke alarms are fitted throughout the home
- Mains-operated door entry system.
- Recessed chrome downlighters are fitted in kitchen areas
- Pendant light fittings to all other rooms, supplied with energy-efficient bulbs



## PREMIER GUARANTEE AND CUSTOMER CARE

- All homes are independently surveyed at various key stages of construction by Premier Guarantee and their Inspectors will issue a 10 year warranty certificate upon structural completion

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Llanrothal, Monmouthshire.



**GUILD HOMES**  
INSPIRATIONAL LIVING





Wem Mill, Shropshire.

## Inspirational living

Guild Homes builds properties that are created to inspire and, in turn, provide a lifestyle, an investment and, most importantly, a home to be proud of.

Situated in and around the Midlands, Guild Homes aims to go beyond just constructing a beautiful home - it chooses exceptional surroundings in which to build them. Its aim is to build properties in the place where you dream of living.

Formed in 1996, Guild Homes is a family-owned business, using its varied and unique perspectives to create homes with a broad appeal, attracting families and couples, first-time buyers and even downsizers, it keeps every person in mind.





Mulberry House,  
Holly View Drive,  
Malvern,  
WR14 4AQ

Viewing by appointment only.

Telephone: 0800 0323 868

**GUILD HOMES**  
INSPIRATIONAL LIVING  
[www.guildhomes.co.uk](http://www.guildhomes.co.uk)

This brochure is intended as a sales aid and guide to Mulberry House (the development). The accuracy of any visual image, measurement, depiction of environment, plot position and home layout should be confirmed with the Sales Office on site or through your solicitor. Purchasers or prospective purchasers (whether or not they enter into a contract to purchase a home within the development) should not rely upon anything printed in this brochure or orally indicated by sales staff as forming any part of any contract to purchase a home. All photography in this brochure is indicative of the local area and does not represent the specific site surroundings or aspect. Photography and images are used for illustration purposes only.