

MULBERRY  
GROVE

HITCHIN

*Life beautifully crafted*  
IN EVERY DETAIL



EXPERIENCE THE BEST OF TOWN AND COUNTRY  
LIVING AT MULBERRY GROVE, AN EXCLUSIVE COMMUNITY  
OF JUST NINE LUXURIOUS FOUR AND FIVE BEDROOM HOMES  
IN THE CHARMING MARKET TOWN OF HITCHIN.

Tucked away in a tranquil, leafy setting to the west of the town centre, Mulberry Grove is ideally positioned to reach vibrant shops and cafés, and borders open countryside with inviting footpaths and green vistas.

With elegant architecture and carefully considered finishes, each home has been exquisitely designed and finished, offering a refined lifestyle in a truly beautiful setting.

*A charming collection  
of nine homes*



Computer generated image is indicative only. External materials may vary.

# The Best OF HITCHIN ON YOUR DOORSTEP

ENJOY EASY ACCESS TO HITCHIN'S  
HISTORIC CENTRE, LOCAL SHOPS, CAFÉS  
AND GREEN SPACES.

Stroll down West Hill to the beautiful cobbled marketplace and the town's bustling high street, lined with independent boutiques, restaurants, and a Waitrose & Partners.

Nearby, the characterful Hitchin Arcade and surrounding lanes are home to an array of delis and artisan shops. Hitchin Market, held beside the medieval St Mary's Church, is a much-loved feature of the town centre.

For entertainment, the Queen Mother Theatre offers a lively programme of films and performances, while the famous Hitchin Lavender provides the perfect backdrop for a summer's day.

Sports enthusiasts will find a variety of clubs nearby, including tennis, rugby, hockey, netball, cricket, football, and golf. The Hitchin Swimming and Fitness Centre, offering both indoor and outdoor pools, is also close at hand. For more peaceful pursuits, Oughtonhead Common, Swinburne Recreation Ground, and King George V Recreation Ground are lovely spots for walking, running and cycling.



Hitchin High Street



Hitchin Swimming and Fitness Centre



Hitchin Lavender Fields



Hitchin Market



Letchworth Golf Club



The Wee Vinoteca



The Millstream



Stotfold Mill & Nature Reserve



Hitchin Arcade



Rusty Gun

## City and Country IN BALANCE

SET IN THE HEART OF THE HERTFORDSHIRE COUNTRYSIDE, MULBERRY GROVE BOASTS SUPERB TRANSPORT CONNECTIONS. IT'S THE PERFECT STARTING POINT FOR DISCOVERING EVERYTHING HITCHIN HAS TO OFFER.

Ideally positioned for nature lovers, Mulberry Grove is just a 10 minute drive from the Pegsdon Hills and Hoo Bit Nature Reserve, located within the Chilterns AONB. Here, you can enjoy scenic trails and rolling countryside vistas. For a touch of history, the grand Wrest Park estate is a 30 minute drive away from home, featuring a Grade I listed house and stunning formal gardens.

Knebworth House and Gardens, around a 20 minute drive away, makes for another memorable day out, with its historic turreted house, adventure playground, maze and deer park. For modern indoor activities, nearby Stevenage offers a multiplex cinema, trampoline park, tenpin bowling and the David Lloyd Health Club.

The historic city of Cambridge is also within easy reach, offering a wealth of shopping, dining and cultural experiences, along with beautiful architecture, museums, galleries and riverside walks.

All travel times are approximate and taken from Google Maps.

# Perfectly placed SEAMLESSLY CONNECTED

ENJOY FAST JOURNEYS TO NEARBY CITIES AND TOWNS THANKS TO HITCHIN'S EXCELLENT ROAD AND RAIL CONNECTIONS.

With up to seven trains per hour to London King's Cross or London St Pancras International, travel to the capital from Hitchin Station is straightforward, whether you're commuting, meeting friends, or enjoying the city's many attractions. Head north on the same line, and you can be in Cambridge in just over half an hour.

The A1 is a 10 minute drive from Mulberry Grove, and both Luton and Stansted Airports are within easy reach for holidays, city breaks and business travel.



Hitchin Station



London King's Cross

All travel times are approximate and taken from Google Maps and trainline.com.

# Journey times



By Foot



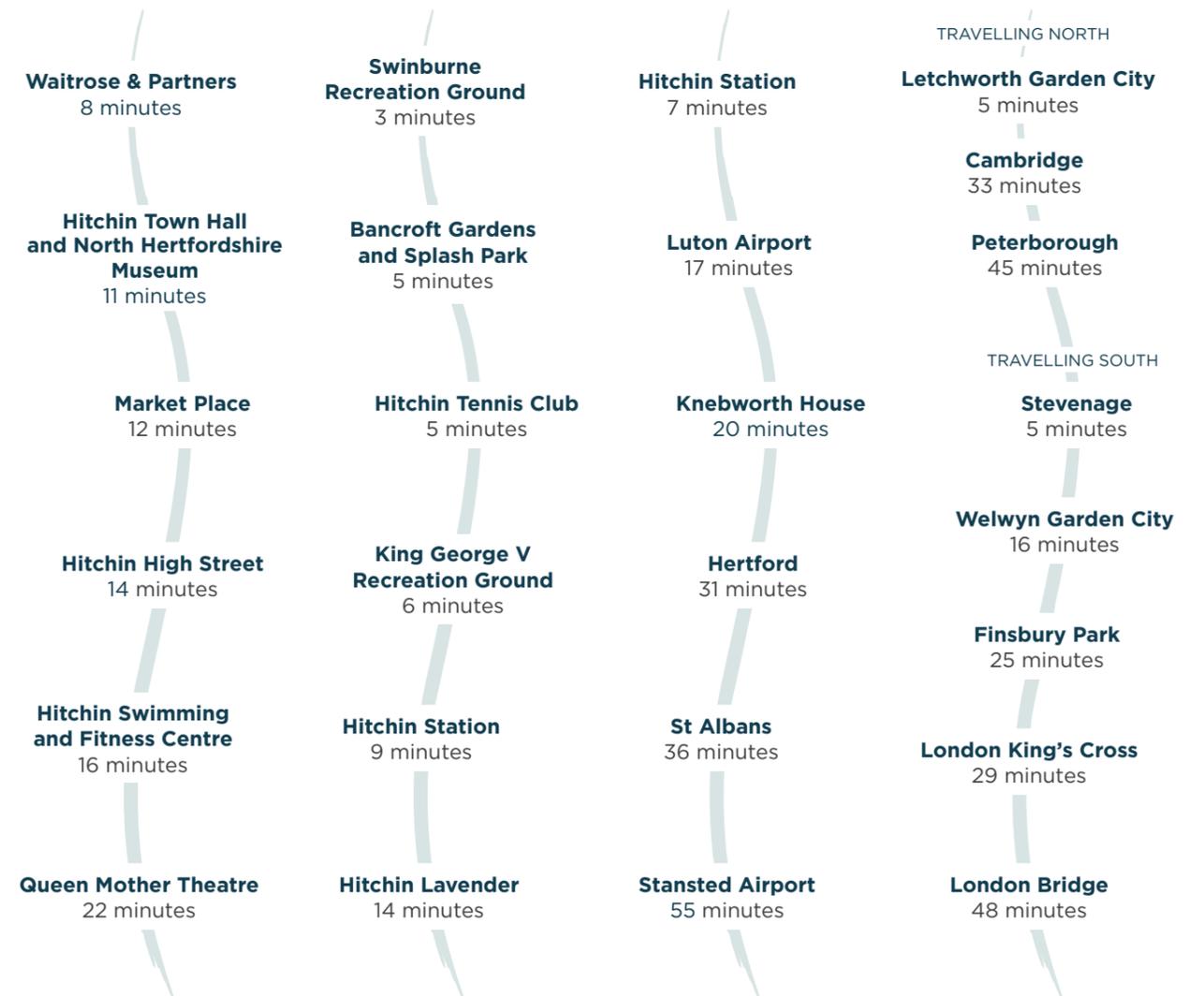
By Bicycle



By Car



By Train  
From Hitchin Station



# First class EDUCATION

FROM FIRST STEPS TO FURTHER EDUCATION, FAMILIES AT MULBERRY GROVE BENEFIT FROM AN EXCELLENT CHOICE OF SCHOOLS AND NURSERIES CLOSE TO HOME.

Samuel Lucas Junior Mixed and Infant School is just a 12-minute walk away. For older pupils, the highly regarded Hitchin Boys' School, Hitchin Girls' School, or The Priory School – each offering strong academic reputations and supportive environments – are all within reach. Additionally, a selection of independent schools in the surrounding area provides even greater choice.

For those seeking further education, North Hertfordshire College has campuses in Hitchin, Stevenage and Letchworth Garden City. Moreover, world-renowned universities in London and Cambridge are also easily reached by train.



## PRE-SCHOOLS AND PRIMARY SCHOOLS

### Samuel Lucas Junior Mixed and Infant School

Gaping Lane,  
Hitchin,  
SG5 2JQ

12 minutes on foot

### Tilehouse Street Pre-School and Nursery

Tilehouse Street Baptist Church,  
Upper Tilehouse Street,  
Hitchin, SG5 2EE

20 minutes on foot

### Early Days Pre-School

Mattocke Road,  
Hitchin,  
SG5 2NZ

5 minutes by car

### St Andrew's C of E Primary School

Benslow Lane,  
Hitchin,  
SG4 9RD

7 minutes by car

### Wilshere-Dacre Junior Academy

Fishponds Road,  
Hitchin,  
SG5 1NS

19 minutes on foot

### Oughton Primary and Nursery School

Mattocke Road,  
Hitchin,  
SG5 2NZ

2 minutes by bicycle

### Strathmore Infant and Nursery School

Old Hale Way,  
Hitchin,  
SG5 1XR

6 minutes by car

### Highover School

Cambridge Road,  
Hitchin,  
SG4 0JP

14 minutes by car

## SECONDARY SCHOOLS

### Hitchin Boys' School

Grammar School Walk,  
Hitchin,  
SG5 1JB

13 minutes on foot

### The Priory School

Bedford Road,  
Hitchin,  
SG5 2UR

6 minutes by car

### Hitchin Girls' School

Highbury Road,  
Hitchin,  
SG4 9RS

8 minutes by car

### The Highfield School

Highfield,  
Letchworth Garden City,  
SG6 3QA

11 minutes by car

## INDEPENDENT SCHOOLS

### Kingshott School

For boys and girls aged 3-16

Stevenage Road,  
Hitchin,  
SG4 7JX

5 minutes by car

### St Christopher School

For boys and girls aged 3-18

Barrington Road,  
Letchworth Garden City,  
SG6 3JZ

13 minutes by car

### St Francis' College

For girls aged 3-18

Broadway,  
Letchworth Garden City,  
SG6 3PJ

13 minutes by car

Proximity to schools mentioned is for information only and is not a guarantee of admittance. All journey times are approximate and taken from Google Maps and nationalrail.co.uk.



HITCHIN TOWN  
FOOTBALL CLUB

HITCHIN SWIMMING  
& FITNESS CENTRE

SAINSBURY'S

HITCHIN STATION

HITCHIN HIGH STREET

HITCHIN  
CRICKET CLUB

WAITROSE & PARTNERS

MULBERRY  
GROVE

FUTURE NEW DEVELOPMENT

# New homes

## IN HARMONY WITH HITCHIN



A boutique collection of nine exceptional homes, each with a double garage. Selected homes enjoy peaceful outlooks across surrounding woodland, with architecture and landscaping that have been carefully considered to sit harmoniously within the natural environment.



**THE MULBERRY**  
FIVE BEDROOM HOUSE  
Plots 1 & 2

**THE BRAMBLE**  
FIVE BEDROOM HOUSE  
WITH STUDIO OVER GARAGE  
Plot 3

**THE HAZEL**  
FIVE BEDROOM HOUSE  
WITH STUDIO OVER GARAGE TO  
PLOTS 4 & 5 ONLY  
Plots 4, 5 & 8

**THE JUNIPER**  
FOUR BEDROOM HOUSE  
Plots 6 & 7

**THE ROWAN**  
FIVE BEDROOM HOUSE  
Plot 9

*Designed for luxury living*

WITH REFINED FINISHES  
AND SOPHISTICATED DETAILS

Smart design. Sustainable living. Our homes maximise every square foot for total flexibility and comfort. Each property features a high-end interior specification and an advanced air source heat pump, providing renewable, gas-free warmth for your entire home.



Interior show home photograph represents a similar Hill development.

# Premium Specification

## KITCHEN

- Matt finish shaker-style units with soft-close doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated compact combi oven/microwave
- Integrated warming drawer (to 5 bed houses only)
- Integrated fridge/freezer or separate fridge and freezer (to 5 bed houses)
- Integrated wine cooler (to 5 bed houses only)
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel under-mounted sink with contemporary brushed steel mixer tap or Quooker hot cold and boiling tap (to 5 bed houses)
- LED feature lighting to wall units

Kitchen designs and layouts vary; please speak to our Sales Executives for further information

## UTILITY ROOM

- Matt finish shaker-style units with soft-close doors
- Caesarstone worktop with matching upstand
- Stainless steel under-mounted sink with contemporary brushed steel mixer tap
- Freestanding washing machine
- Freestanding condenser dryer

Utility room designs and layouts vary; please speak to our Sales Executives for further information

## BATHROOM

- Bath with shower over and glass shower screen or separate shower enclosure
- Low profile shower tray with glass shower door where applicable
- Bath panel to match vanity top
- Feature mirror cabinet with LED lighting
- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rail

## EN-SUITES

- Low profile shower tray with glass shower door
- Feature mirror cabinet with LED lighting (to principal en-suite only, where layout allows)
- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rail

## DECORATIVE FINISHES

- Timber staircase with carpeted treads and risers
- White painted single panel moulded internal doors with contemporary dual finish ironmongery
- Built in hinged wardrobe or walk in dressing room with LED lighting to high level shelf to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

## FLOOR FINISHES

- Amtico flooring throughout ground floor – parquet style to 5 bed houses
- Carpet to stairs, landing and bedrooms
- Large format tiles to bathroom and en-suites

## DOORS AND WINDOWS

- Composite front door with multi-point locking system
- High efficiency double-glazed uPVC windows and doors
- Bifold doors to patio where shown on plans
- Electrically controlled up and over garage door, colour to match front door

## HEATING AND WATER

- Underfloor heating to ground floor, radiators to upperfloor
- Heated chrome towel rails to bathroom and en-suites
- Air source heat pump
- Hot water storage tank

## ELECTRICAL

- Downlights to entrance hall, kitchen, open-plan kitchen/dining/living room, bathroom, en-suites, WC, utility room and principal bedroom
- Pendant fittings to separate family room, study, landing and other bedrooms
- LED feature lighting to wall units in kitchen
- Selected sockets with integrated USB port
- Shaver sockets to bathroom and en-suites
- TV, BT and data points to selected locations
- High level TV point to kitchen/dining/living room and separate family room
- Fibre connection to all properties for customer's choice of broadband provider
- External lighting to front and rear of property
- External power socket
- Light and power to garage
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- Electric car charging point

## EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap



Interior photography represents a show home at a similar Hill development.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.

## CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- uPVC rain-water goods

External finishes vary; please speak to our Sales Executives for further information

## STUDIOS TO PLOTS 3, 4 AND 5

- Studio above garage with kitchenette and shower room
- Matt finish shaker-style kitchen units with soft close doors and drawers
- Integrated undercounter fridge with freezer section
- Stainless steel under-mounted sink with contemporary brushed steel mixer tap
- Low profile shower tray with glass shower door
- Large format wall and floor tiles to shower room
- Amtico to living room/bedroom area
- Heating via electric panel heaters and heated chrome towel rail to shower room
- Hot water via air source heat pump cylinder
- Skylights

## WARRANTY

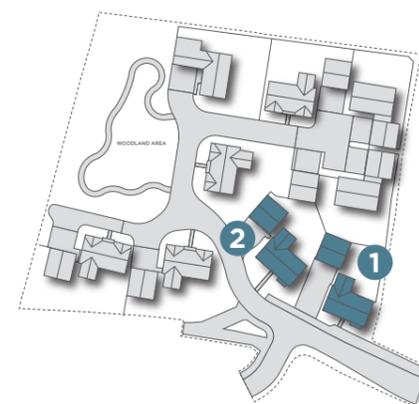
- 10 year NHBC warranty

A Management Company will be formed at Mulberry Grove and will be responsible for the management and maintenance of the shared services and external communal areas of the development, including the open spaces and woodland area, un-adopted estate roads, and footpaths. All homeowners will automatically be made members of the Management Company when they purchase a home at Mulberry Grove.

A managing agent will be appointed on behalf of the Management Company and will take on the day-to-day management and maintenance responsibilities. All homeowners will be required to pay a contribution towards the maintenance of the development, which will be collected by the managing agent in the form of an annual estate charge.

# THE MULBERRY

## PLOTS 1 & 2



### GROUND FLOOR

Kitchen/Dining/Living	10.5 m x 4.4 m	34'5" x 14'5"
Family Room	4.9 m x 3.8 m	16'1" x 12'6"
Study	1.8 m x 3.8 m	5'11" x 12'6"
Utility	2.5 m x 1.9 m	8'2" x 6'3"

### FIRST FLOOR

Principal Bedroom	3.6 m x 4.0 m	11'5" x 13'1"
Bedroom 2	3.5 m x 4.8 m	11'1" x 15'9"
Bedroom 3	2.8 m x 3.3 m	9'11" x 10'10"
Bedroom 4	3.6 m x 3.1 m	11'2" x 10'2"
Bedroom 5	3.5 m x 2.3 m	11'6" x 7'7"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [---] - INDICATIVE WARDROBE POSITION

Floorplan layouts are not to scale. House layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.

# THE BRAMBLE

## PLOT 3



### GROUND FLOOR

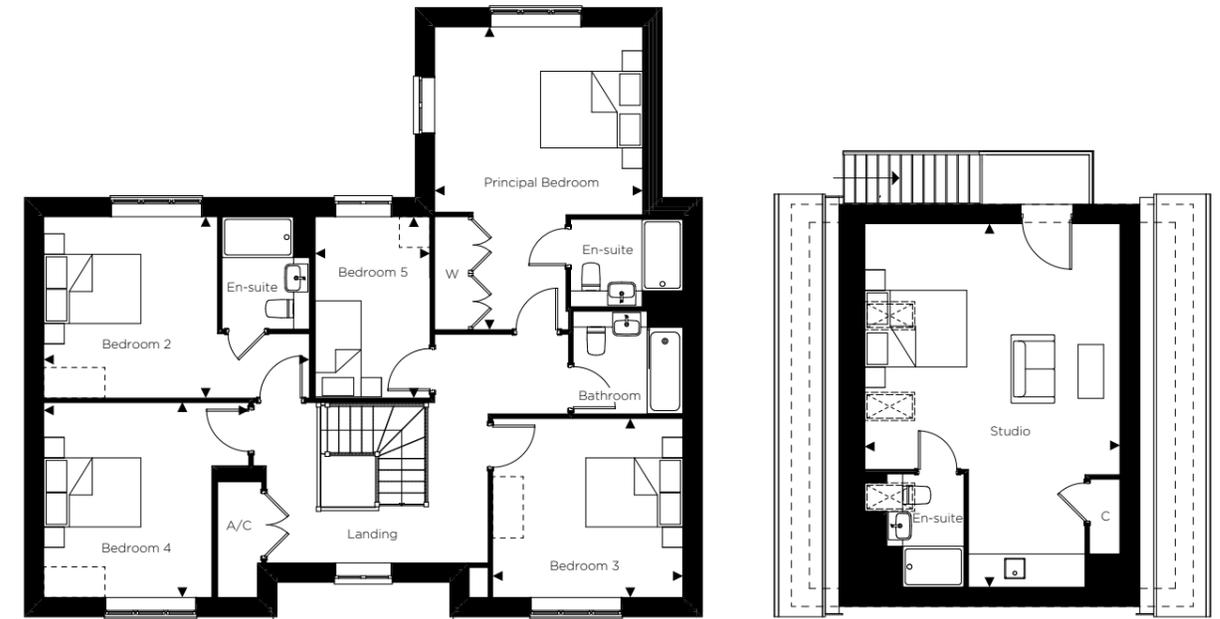
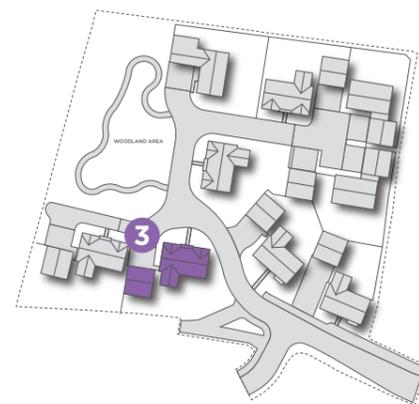
Kitchen/Dining/Living	11.2 m x 4.9 m	36'9" x 16'1"
Family Room	4.9 m x 4.2 m	16'1" x 13'9"
Study	2.5 m x 4.2 m	8'2" x 13'9"
Utility	2.5 m x 1.9 m	8'2" x 6'3"

### FIRST FLOOR

Principal Bedroom	5.9 m x 4.0 m	19'4" x 13'1"
Bedroom 2	3.5 m x 5.2 m	11'6" x 17'1"
Bedroom 3	3.5 m x 3.8 m	11'6" x 12'6"
Bedroom 4	3.8 m x 4.0 m	12'6" x 13'1"
Bedroom 5	3.5 m x 2.3 m	11'6" x 7'7"

### GARAGE

Studio	7.1 m x 5.0 m	23'4" x 16'5"
--------	---------------	---------------



FIRST FLOOR

FIRST FLOOR STUDIO OVER GARAGE



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION [ ] - SKYLIGHT

Floorplan layouts are not to scale. House layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.

# THE HAZEL

PLOTS 4, 5\* & 8

\* HANDED



Computer generated image is of Plot 4 and is indicative only. External finishes may vary.

## GROUND FLOOR

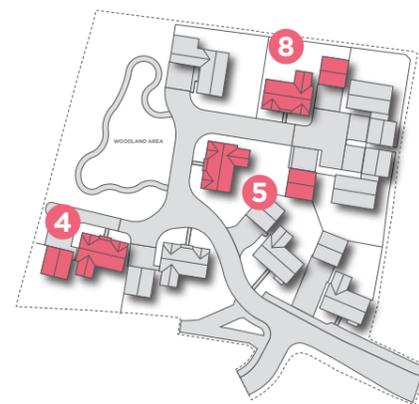
Kitchen/Dining/Living	11.2 m x 4.9 m	36'9" x 16'1"
Family Room	4.9 m x 4.2 m	16'1" x 13'9"
Study	2.5 m x 4.2 m	8'2" x 13'9"
Utility	2.5 m x 1.9 m	8'2" x 6'3"

## FIRST FLOOR

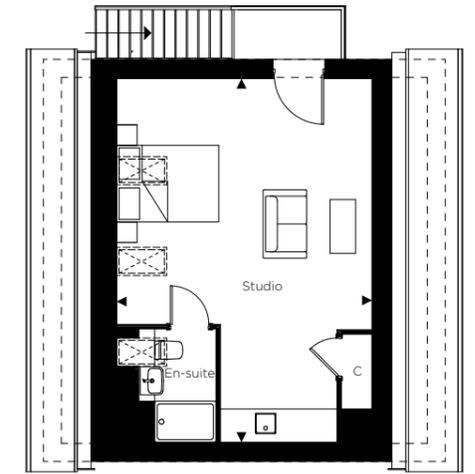
Principal Bedroom	5.9 m x 4.0 m	19'4" x 13'1"
Bedroom 2	3.5 m x 5.2 m	11'6" x 17'1"
Bedroom 3	3.5 m x 3.8 m	11'6" x 12'6"
Bedroom 4	3.8 m x 4.0 m	12'6" x 13'1"
Bedroom 5	3.5 m x 2.3 m	11'6" x 7'7"

## GARAGE

Studio	5.0 m x 7.1 m	16'5" x 23'4"
--------	---------------	---------------



FIRST FLOOR



FIRST FLOOR STUDIO  
OVER GARAGE TO PLOT 4 & 5 ONLY



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION ☐ - SKYLIGHT

Floorplan layouts are not to scale. House layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.

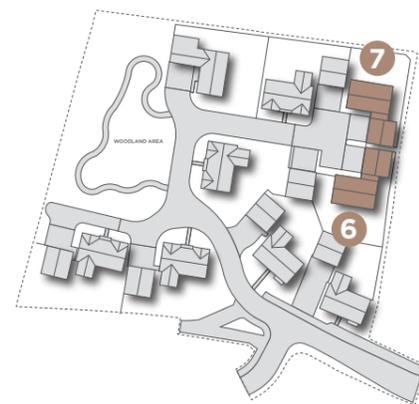
# THE JUNIPER

PLOTS 6 & 7\*

\* HANDED



Computer generated image is of Plot 6 and is indicative only. External finishes may vary.

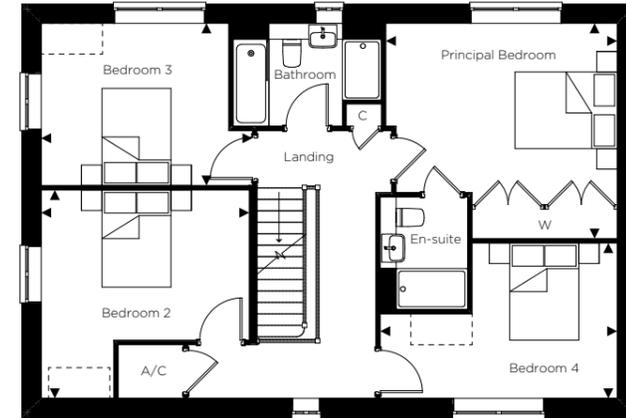


## GROUND FLOOR

Kitchen/Dining/Living	6.2 m x 7.1 m	20'4" x 23'4"
Family Room	5.2 m x 4.0 m	17'1" x 13'1"
Study	2.0 m x 4.0 m	6'7" x 13'1"
Utility	2.4 m x 2.4 m	7'10" x 7'10"

## FIRST FLOOR

Principal Bedroom	4.5 m x 4.2 m	14'8" x 13'8"
Bedroom 2	4.1 m x 4.1 m	13'5" x 13'5"
Bedroom 3	4.1 m x 3.2 m	13'5" x 10'5"
Bedroom 4	4.6 m x 3.0 m	15'1" x 9'8"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [---] - INDICATIVE WARDROBE POSITION [X] - GARAGE DOORS

Floorplan layouts are not to scale. House layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.

# THE ROWAN

## PLOT 9

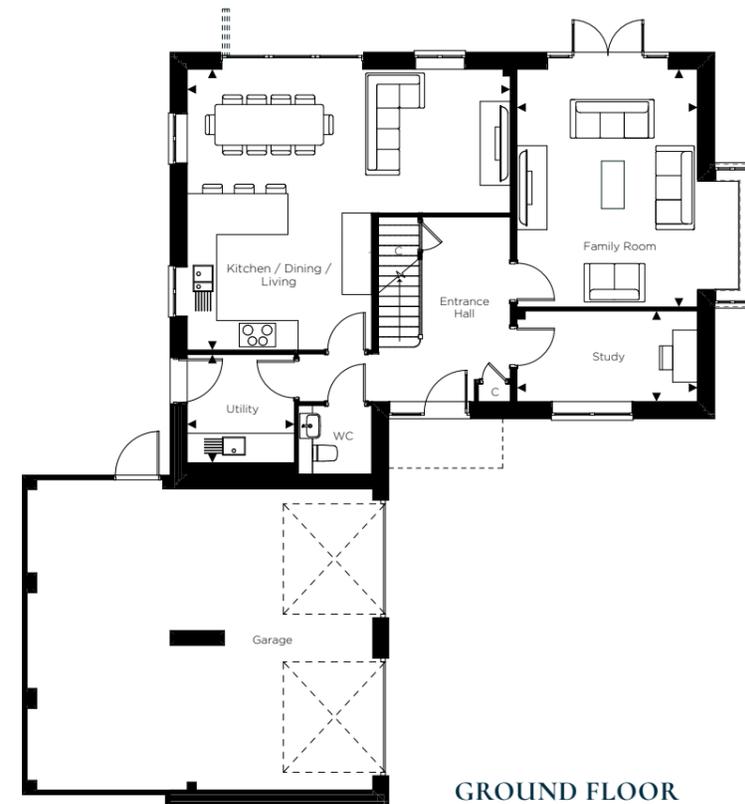
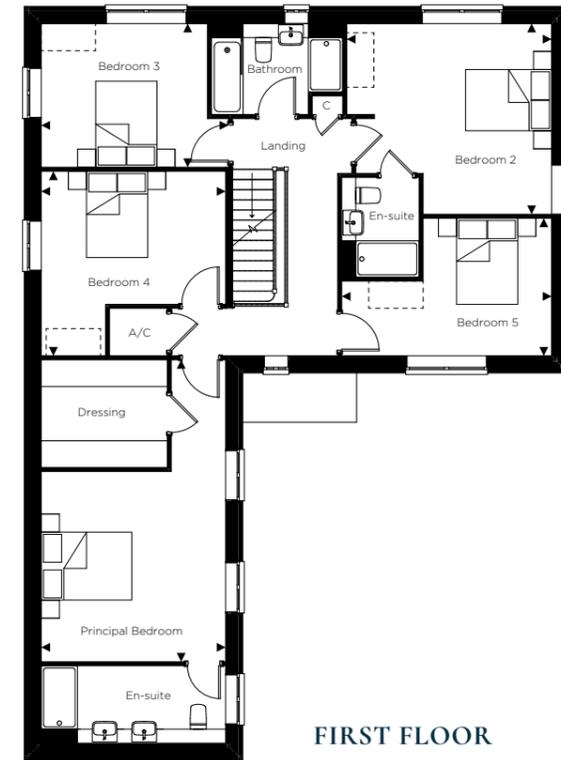


### GROUND FLOOR

Kitchen/Dining/Living	6.2 m x 7.1 m	20'4" x 23'4"
Family Room	5.2 m x 4.0 m	17'1" x 13'1"
Study	2.0 m x 4.0 m	6'7" x 13'1"
Utility	2.4 m x 2.4 m	7'10" x 7'10"

### FIRST FLOOR

Principal Bedroom	6.7 m x 4.1 m	21'9" x 13'5"
Bedroom 2	4.2 m x 4.5 m	13'8" x 14'8"
Bedroom 3	3.2 m x 4.1 m	10'5" x 13'5"
Bedroom 4	4.1 m x 4.1 m	13'5" x 13'5"
Bedroom 5	3.0 m x 4.6 m	9'8" x 15'1"



C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION [X] - GARAGE DOORS

Floorplan layouts are not to scale. House layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.



## CREATING EXCEPTIONAL PLACES TO LIVE

The Hill Group is a top 10 housebuilder\* and one of the leading developers in London, the home counties, and the South. The company is renowned for its partnership ethos, specialising in the building of distinctive new places and communities where people want to live, work, and socialise.

In its 27th year, this family-run company has grown to establish itself as the UK's second-largest privately-owned housebuilder, with an impressive and diverse portfolio of projects ranging from landmark, mixed-use regenerations, and inner-city apartment developments to homes in rural communities.

Employing nearly 1000 people, the company operates from five strategically located regional offices including Bristol and Abingdon to help facilitate growth in the South West and the Midlands, with its head office based in Waltham Abbey, Essex.

Hill completed more than 2,800 homes in the last financial year and has a development pipeline of over 32,000 homes, including 10,200 with planning consent. Around half of its portfolio is in joint ventures to deliver a range of mixed-tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations, and private clients.

Since the company was founded in 1999, Hill has won over 500 industry awards, including the esteemed title of WhatHouse? Housebuilder of the Year in 2015, 2020 and 2023. Most recently, Canalside Quarter won Gold for Best House, and Hollymead Square won Gold for Best Sustainable Development at the 2025 WhatHouse? Awards.

Hill's dedication to delivering the highest quality homes and exceptional customer service has earned the housebuilder its 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past eight years. Hill is a registered developer with the New Homes Quality Board (NHQB) and follows the New Homes Quality Code (NHQC), a new industry standard to ensure high-quality homes and an exceptional customer experience. With a score of 4.8 out of 5, Hill is also ranked as the number one housebuilder on Trustpilot.

In addition, Hill is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.

Follow us on Instagram at [@CreatedbyHill](#)

\* The Hill Group was listed within the top 10 of the Top 50 Housebuilders published by Housing Today in December 2025.



Audley Green, Great Chesterford



Millside Grange, Croxley Green



Marleigh Park, Cambridge



# HOW TO FIND US



## MULBERRY GROVE

Lucas Lane, Hitchin, SG5 2HN

01462 413 308 | [mulberrygrove@hill.co.uk](mailto:mulberrygrove@hill.co.uk)

[hill.co.uk/mulberry-grove](http://hill.co.uk/mulberry-grove)



