



MULBERRY GROVE

FOUR MARKS • HAMPSHIRE



ELIVIA
— HOMES —



WELCOME TO MULBERRY GROVE AT FOUR MARKS...

A place to enjoy life at its best



Set on the fringes of the rolling South Downs National Park and adjacent to the East Hampshire Area of Outstanding Natural Beauty, this is a rare opportunity to enjoy village life with all the space you need to breathe and room to grow.

This boutique collection of just ten exclusive detached homes has been thoughtfully designed to offer generous space, quiet privacy and the unmistakable sense of quality you'll see in every Elivia home.



Mulberry Grove - where everyday living feels effortlessly elevated.



The artist's impression is for guidance purposes only, landscaping shows how the site may look when mature



Quietly impressive, and timeless

There's a natural sense of balance to life at Mulberry Grove. Set within a peaceful and tranquil setting, these ten exceptional homes have been thoughtfully arranged to create a feeling of space, privacy and effortless connection with their surroundings. Generous gardens, soft landscaping and boundaries that allow each home to feel settled and private.

The architecture combines contemporary elegance with timeless appeal, creating a distinctive and harmonious collection where every detail has been considered. Inside, light-filled spaces, generous proportions and sophisticated detailing deliver interiors that are as comfortable as they are luxurious.

Mulberry Grove is a place designed for a more peaceful way of life; somewhere to slow down, switch off and enjoy the feeling of coming home.



Internal imagery is from previous Elivia Homes developments, specifications may vary to Mulberry Grove.

Four Marks, a place shaped by history and beautiful landscapes...

Mulberry Grove sits peacefully on the borders of the South Downs National Park in Four Marks, a charming Hampshire village that's defined by its extensive countryside and history.

Centuries-old buildings and ancient routes, including the Pilgrims' Way, weave quietly through the landscape, creating a place that feels grounded and comfortably removed from the rush of modern life.

It's this gentle balance of village life and countryside location that captures the enduring appeal of Four Marks.

At its heart, Four Marks offers a well-served village centre with a broad range of everyday amenities close to home. You'll find local shops and a great choice of eateries along with a primary school, doctor's surgery and post office, everything you need for daily life is thoughtfully within reach.

Mulberry Grove is also just a short walk from the famous Watercress

Line and the village's historical station which oozes charm reminiscent of a bygone era of rail travel.

Just beyond the village centre, open green spaces and a large recreation ground bring the community together with facilities for football, cricket, tennis and bowls, as well as spots simply to sit, pause and take in the surroundings.

While life here feels wonderfully rural, connections to the wider region are remarkably convenient. Alton is around five miles away, while the historic city of Winchester is approximately 14 miles by road. The nearby A31 provides easy access towards the M3, offering straight-forward connections to Basingstoke, London and the south coast.



S15 Class loco No. 506 - Tony Storey



What's around Four Marks

RESTAURANTS, CAFÉS PUBS & BARS

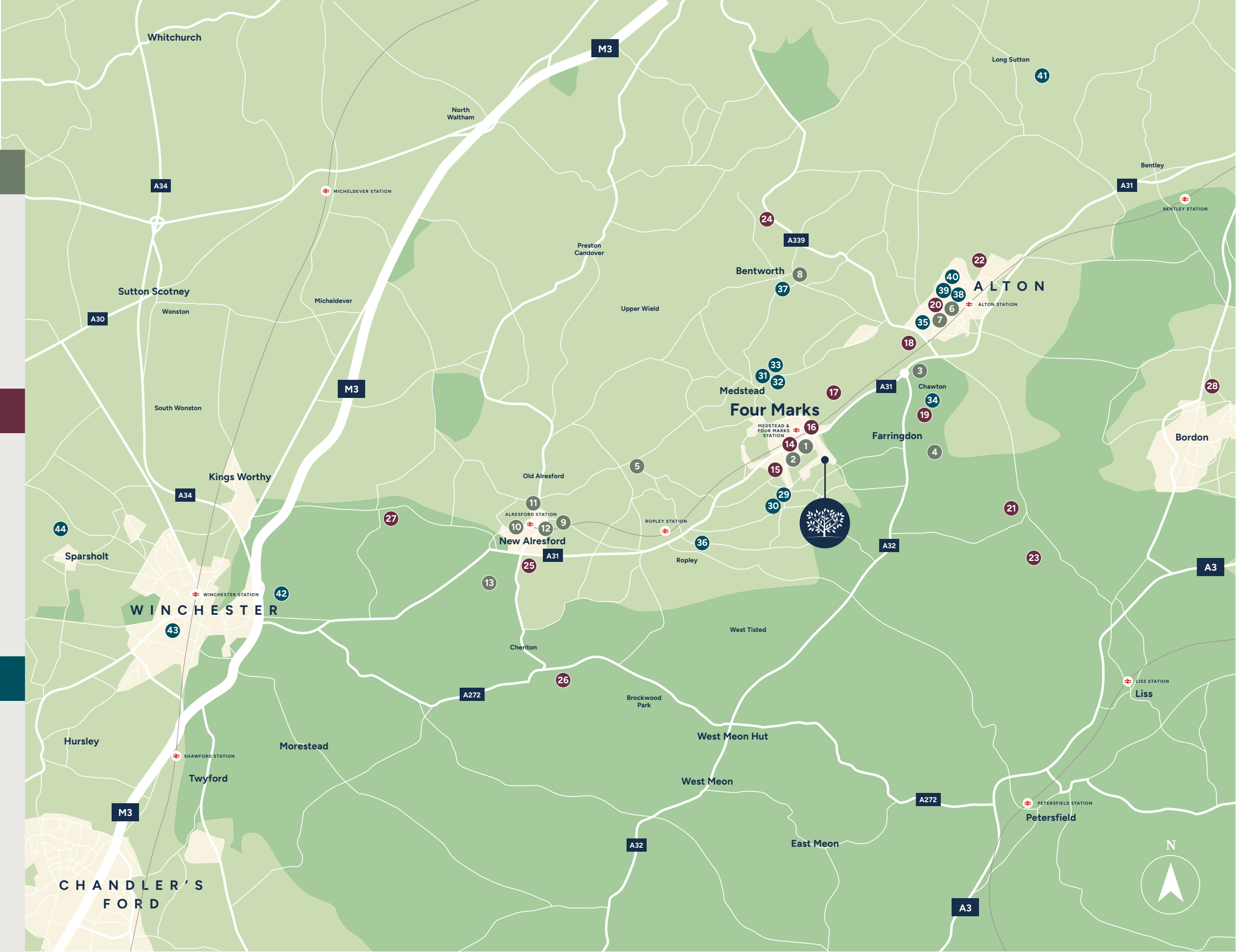
- 1. The Saffron
- 2. Triple fff Brewery
- 3. The Greyfriar
- 4. The Rose & Crown
- 5. The Three Horseshoes
- 6. Heaven's Kitchen
- 7. Cucina dei Saporì
- 8. The Sun Inn
- 9. The Globe
- 10. The Bell
- 11. The Townhouse
- 12. Pulpo Negro
- 13. The Tichborne Arms

SPORTS & LEISURE

- 14. Hampshire Hawk Walks
- 15. Four Marks Sports Pavilion
- 16. Medstead & Four Marks Station
- 17. Chawton Park Wood
- 18. Alton Sports Centre
- 19. Chawton House
- 20. Alton Public Gardens
- 21. Selborne Common
- 22. Anstey Park
- 23. Noar Hill
- 24. Home Farm, Burkhams
- 25. Alresford Golf Club
- 26. Hinton Ampner
- 27. Avington House
- 28. Broxhead Common

GREAT SCHOOLS ON YOUR DOORSTEP

- 29. Heydays Preschool
- 30. Four Marks CofE Primary School
- 31. Medstead CofE Primary School
- 32. Medstead Preschool & Nursery
- 33. Single Steps Nursery
- 34. Chawton CofE Primary School
- 35. The Butts Primary School
- 36. Ropley CofE Primary School
- 37. Saint Mary's Bentworth CofE Primary School
- 38. Alton Infant School
- 39. Amery Hill School
- 40. Alton College
- 41. Lord Wandsworth College
- 42. St Swithun's School
- 43. University of Winchester
- 44. Sparsholt College





A place where you'll always be in good company

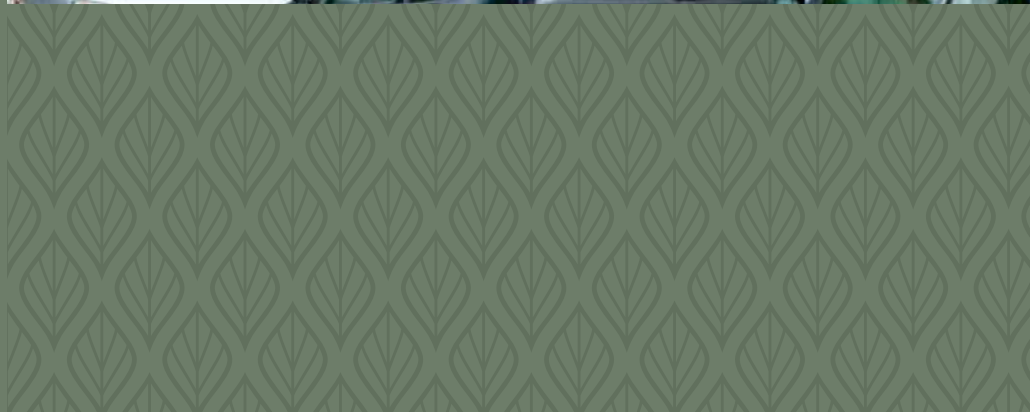
Whatever your taste, whatever the occasion, life at Mulberry Grove is well served by a tempting choice of places to eat, drink and relax. From casual meals close to home to destination dining a little further afield, there's something to suit everyone.

Nearby favourites such as The Saffron offer relaxed dining just a few minutes' walk away, while a short drive opens up a wider selection of great restaurants including Cucina dei Saponi and Heaven's Kitchen.

For a truly memorable experience, Pulpo Negro at Alresford is renowned for refined dining in elegant surroundings, perfect for special evenings out.

For drinks and socialising, you'll find welcoming pubs and bars within easy reach. Enjoy local brews at Triple fff Brewery or head a little further afield to traditional favourites like The Greyfriar and The Sun Inn.

Wherever you choose, good company is never far from home.



RESTAURANTS & CAFÉS

- **The Saffron Tandoori**
Four Marks – 0.9 miles
- **Heaven's Kitchen**
Alton – 4.8 miles
- **Cucina dei Saponi**
Alton – 4.9 miles
- **The Townhouse**
New Alresford – 6.6 miles
- **Pulpo Negro**
New Alresford – 7 miles

PUBS & BARS

- **Triple fff Brewery**
Four Marks – 1 mile
- **The Greyfriar**
Chawton – 3.1 miles
- **The Rose & Crown**
Farringdon – 4.3 miles
- **The Three Horseshoes**
Bighton – 4.7 miles
- **The Sun Inn**
Bentworth – 5.1 miles
- **The Globe**
New Alresford – 6.6 miles
- **The Bell**
New Alresford – 6.6 miles
- **The Tichborne Arms**
Tichborne – 9 miles

*All distances are approximate and provided as a guide only.



Nature, leisure and community, right on your doorstep

With the South Downs National Park so close, life at Mulberry Grove is naturally connected to some of Hampshire's most iconic countryside. From rolling open downland and ancient woodland to peaceful gardens and meandering footpaths, the landscape that surrounds Four Marks promises space, variety and never-ending

reasons to step outside. Whether you're drawn to gentle walks, time spent in nature or a more active lifestyle, the area is rich with opportunity. National Trust properties, expansive commons, local green spaces and an impressive choice of sporting clubs and activities are all within easy reach.

This truly is a setting that encourages you to linger longer, explore further and really enjoy life in the great British outdoors.



Avington Park - Itchen Abbas (approx 20 minutes away by car)



NATIONAL TRUST

- **Selborne Common**
5 miles
- **Hinton Ampner**
9 miles
- **Frensham Little Pond**
17 miles
- **West Green House Garden**
18 miles
- **The Vyne**
21 miles

GREEN PLACES

- **Chawton Park Wood**
1.8 miles
- **Alton Public Gardens**
4 miles
- **Anstey Park**
6 miles
- **Noar Hill**
6 miles
- **Home Farm, Burkhams**
7 miles
- **Avington House**
10.6 miles
- **Broxhead Common**
13 miles

CLUBS & ACTIVITIES

- **Hampshire Hawk Walks**
0.9 miles
- **Four Marks Sports Pavilion**
1.7 miles
- **Medstead & Four Marks Station**
1.7 miles
- **Alton Sports Centre**
3 miles
- **Chawton House**
3 miles
- **Alresford Golf Club**
7 miles

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Bright futures, close to home

Families at Mulberry Grove have access to excellent education at every stage. Early years are well served, with Heydays Preschool and Four Marks C of E Primary School both close to home and well-regarded nurseries in Medstead and Alton.

A strong selection of primary schools can be found across the surrounding villages and towns,

including Medstead, Chawton and Ropley, while respected secondary schools such as Amery Hill, Eggar's School and Perins offer further choice within easy reach.

For older students, Alton College, Lord Wandsworth College and a number of other leading sixth-form and higher education options provide a clear pathway into the future.

This strong network of schools and colleges helps make Four Marks a wonderfully reassuring place for families to put down roots.



EARLY LEARNING & INFANTS

- **Heydays Preschool**
Four Marks – 1.2 miles
- **Four Marks CofE Primary School**
Four Marks – 1.2 miles
- **Medstead Preschool & Nursery**
Medstead – 2.1 miles
- **Single Steps Nursery**
Medstead – 2.4 miles
- **Saint Mary's Bentworth CofE Primary School**
Bentworth – 4.7 miles
- **Alton Infant School**
Alton – 4.9 miles

STATE, ACADEMY & INDEPENDENT

- **Medstead CofE Primary School**
Medstead – 2 miles
- **Chawton CofE Primary School**
Chawton – 3.1 miles
- **The Butts Primary School**
Alton – 4.1 miles
- **Ropley CofE Primary School**
Ropley Dean – 4.7 miles
- **Amery Hill School**
Alton – 5.1 miles
- **Lord Wandsworth College** (Private)
Long Sutton – 11.8 miles
- **St Swithun's Girls School** (Private)
Winchester – 12.5 miles

COLLEGE & HIGHER EDUCATION

- **Alton College**
Alton – 5.3 miles
- **University of Winchester**
Winchester – 15 miles
- **Sparsholt College**
Sparsholt – 18.6 miles
- **University of Southampton**
Southampton – 23.5 miles

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<https://reports.ofsted.gov.uk/>



Everyday journeys and longer adventures

Perfectly placed for daily life and travel further afield, Mulberry Grove is home to excellent connections by road and rail. Four Marks is a well-balanced base for work and weekends away and within refreshingly easy reach of many popular Hampshire destinations.

Alton Station is just 10 minutes by car and provides regular rail services to London Waterloo and onward connections across the South East. By road, access to

the A31, A32 and M3 means Winchester, Farnham, Basingstoke and Guildford are comfortably within reach, with Heathrow and Gatwick Airports also easily accessible.

Bournemouth's seven miles of golden sands are just over an hour drive from Four Marks, and if air shows are your thing one of the best in the world is on your doorstep with the annual International Air Show at Farnborough on in July just 22 miles away.



From the daily commute to longer escapes Mulberry Grove is the perfect place to stay connected – without compromising your rural calm.



BY CAR



BY FOOT



BY RAIL

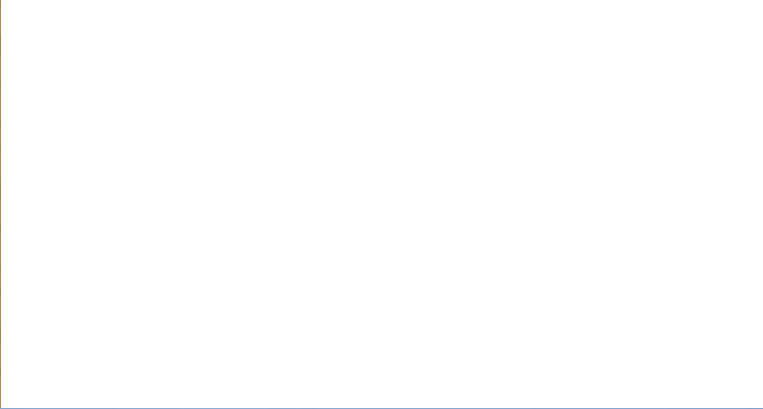
FROM
MULBERRY
GROVE



FROM
ALTON
STATION



All times are approximate and taken from Google Maps and Network Rail and are provided as a guide only.
July 2026



Rural charm meets modern living...

This beautiful collection of just ten exceptional homes is set amid the glorious Hampshire countryside, thoughtfully positioned to make the most of far-reaching views across the adjacent Area of Outstanding Natural Beauty from its naturally elevated setting.

From your first approach, you'll sense the gentle balance of semi-rural calm and easy connection to village life, as-well-as nearby Alton and Winchester. This is a place that's quietly impressive and effortlessly home.

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MULBERRY GROVE

Site Plan

- CARPORT
- GARAGE
- HOME ENTRANCE
- AIR SOURCE HEAT PUMP
- TIMBER FENCE
- WALL

THREE BEDROOM HOMES

1 Watercress Cottage

FOUR BEDROOM HOMES

- 2 Semaphore House
- 3 Lymington Chase
- 4 Barrow Lodge
- 5 Hawthorn House
- 6 Headmore Lodge
- 7 Beacon House
- 8 Chawton Mead
- 9 Worthington Chase
- 10 Parkwood House

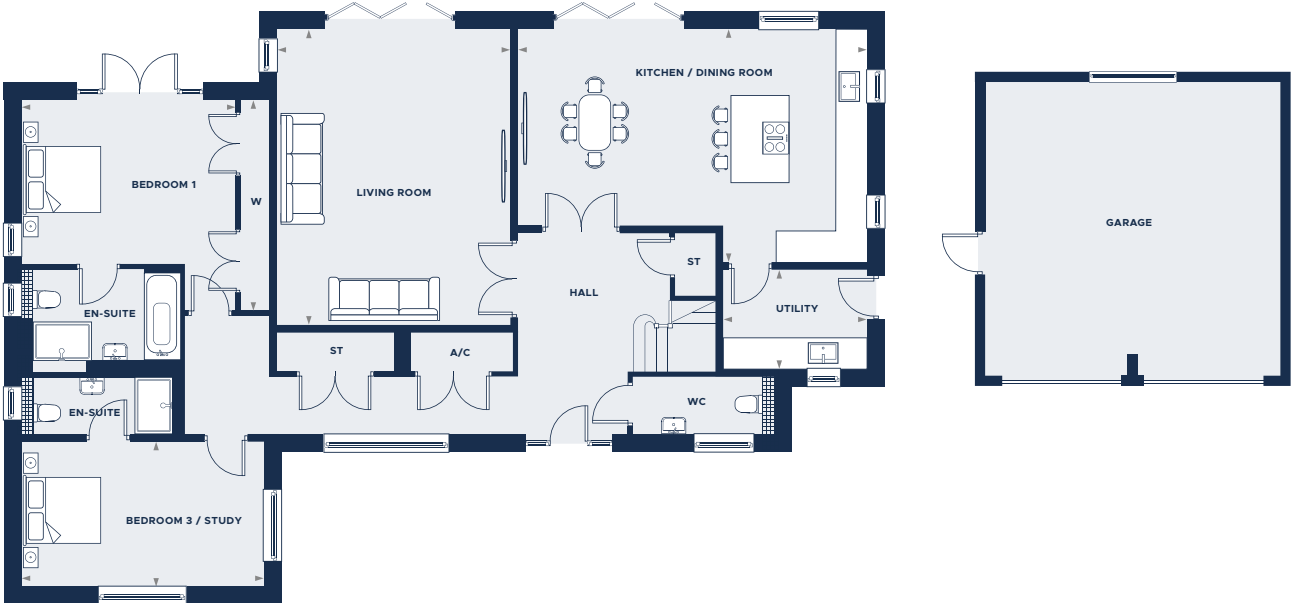


A management company will be set up to maintain all communal areas, roads and open spaces. A yearly charge is payable, please ask the Sales Consultant for details.

Watercress Cottage

Gross internal:
194.4m² (2,093sqft)

A three bedroom detached chalet bungalow with double garage.



Ground floor



First floor



- **Kitchen / Dining Room**
7.23m x 4.83m (23'8" x 15'10")
- **Living Room**
6.14m x 4.84m (20'1" x 15'10")
- **Utility**
2.98m x 2.07m (9'9" x 6'9")
- **Bedroom One**
4.44m x 3.40m (14'6" x 11'1")
- **Bedroom Two**
7.36m x 3.82m (24'2" x 12'6")
- **Bedroom Three / Study**
5.02m x 3.00m (16'5" x 10'11")



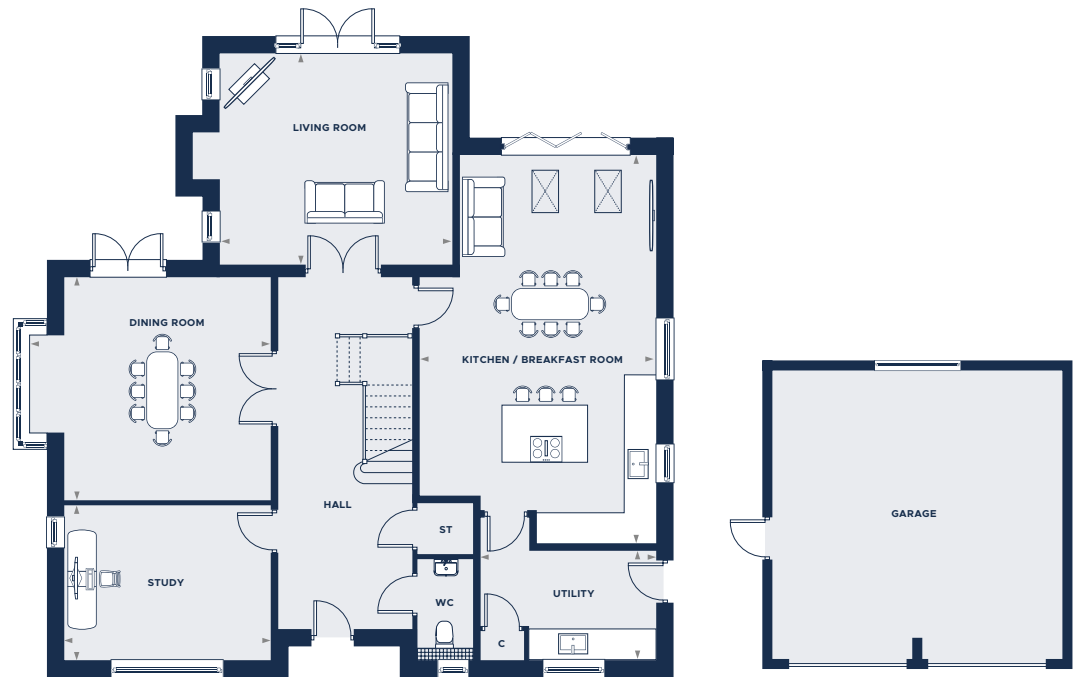
ST - Storage A/C - Airing Cupboard C - Cupboard W - Wardrobe

All measurements have been taken from plans, sizes are accurate within +/- 50mm and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed. The artist's impression is for guidance purposes only, landscaping shows how the site may look when mature. Elivia Homes reserves the right to change any specification of the homes at any time during the course of construction without notice.

Semaphore House

Gross internal:
258.0m² (2,777sqft)

A four bedroom detached house with double garage.



Ground floor

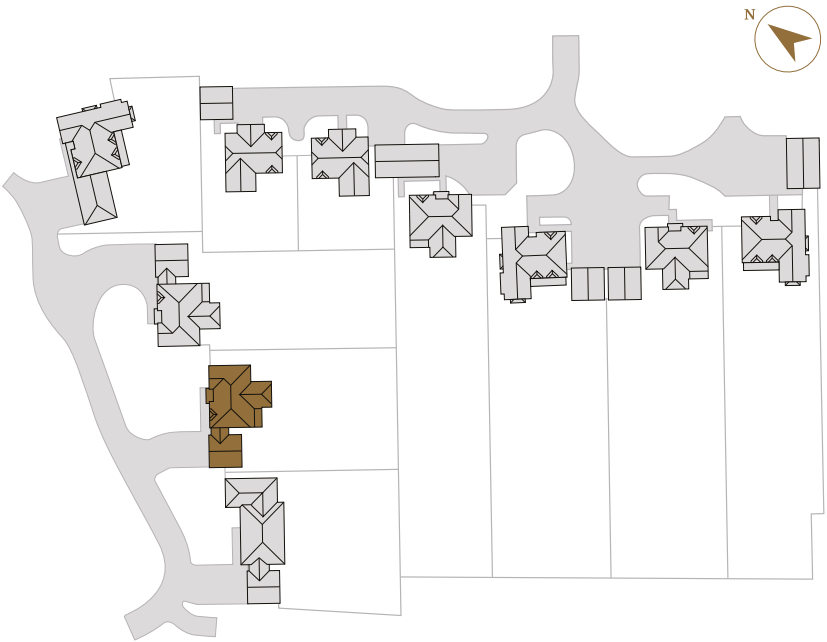


First floor

ST - Storage A/C - Airing Cupboard C - Cupboard W - Wardrobe



- **Kitchen / Breakfast Room**
8.19m x 4.97m (26'10" x 16'3")
- **Dining Room**
4.70m x 4.34m (15'5" x 14'2")
- **Living Room**
4.91m x 4.47m (16'1" x 14'7")
- **Study**
4.34m x 3.25m (14'2" x 10'7")
- **Utility**
3.68m x 2.30m (12'0" x 7'6")
- **Bedroom One**
4.90m x 4.57m (16'0" x 13'11")
- **Bedroom Two**
5.01m x 3.63m (16'5" x 11'10")
- **Bedroom Three**
5.02m x 3.40m (16'5" x 11'1")
- **Bedroom Four**
4.34m x 3.24m (14'2" x 10'7")

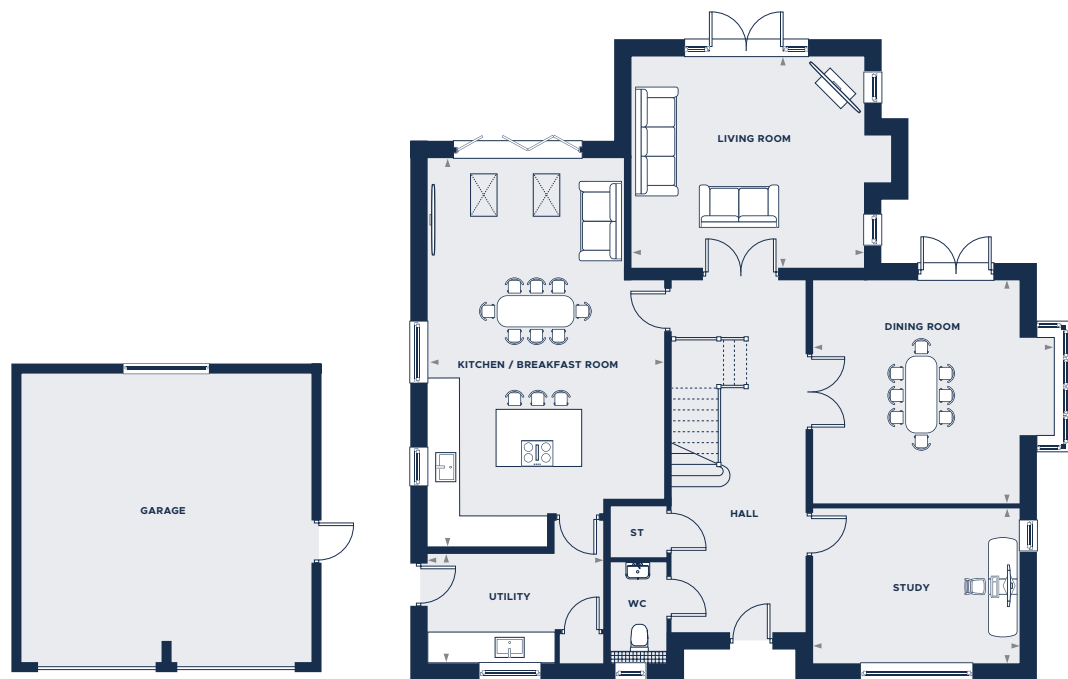


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Lymington Chase

Gross internal:
258.0m² (2,777sqft)

A four bedroom detached house with double garage.



Ground floor



First floor

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- **Kitchen / Breakfast Room**
8.19m x 4.97m (26'10" x 16'3")
- **Dining Room**
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Barrow Lodge

Gross internal:
283.7m² (3,053sqft)

A four bedroom detached house with double garage and car port.



Ground floor

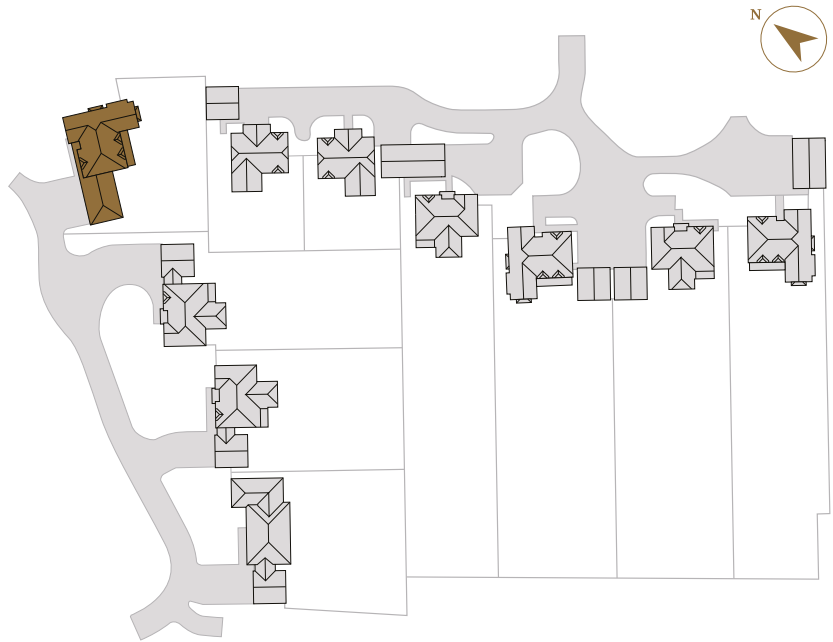


First floor

ST - Storage A/C - Airing Cupboard C - Cupboard W - Wardrobe



- **Kitchen**
5.02m x 4.70m (16'5" x 15'5")
- **Breakfast Room**
7.99m x 3.16m (26'2" x 10'4")
- **Dining Room**
5.12m x 3.96m (16'9" x 12'9")
- **Living Room**
6.30m x 5.13m (20'8" x 16'9")
- **Study**
4.71m x 4.46m (15'5" x 14'7")
- **Utility**
3.78m x 2.66m (12'4" x 8'8")
- **Bedroom One**
5.70m x 4.45m (18'8" x 14'7")
- **Bedroom Two**
5.07m x 3.62m (16'7" x 11'10")
- **Bedroom Three**
4.45m x 4.37m (14'7" x 14'4")
- **Bedroom Four**
5.07m x 3.41m (16'7" x 11'2")



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Hawthorn House

Gross internal:
226.3m² (2,435sqft)

A four bedroom detached house with double garage.



Ground floor

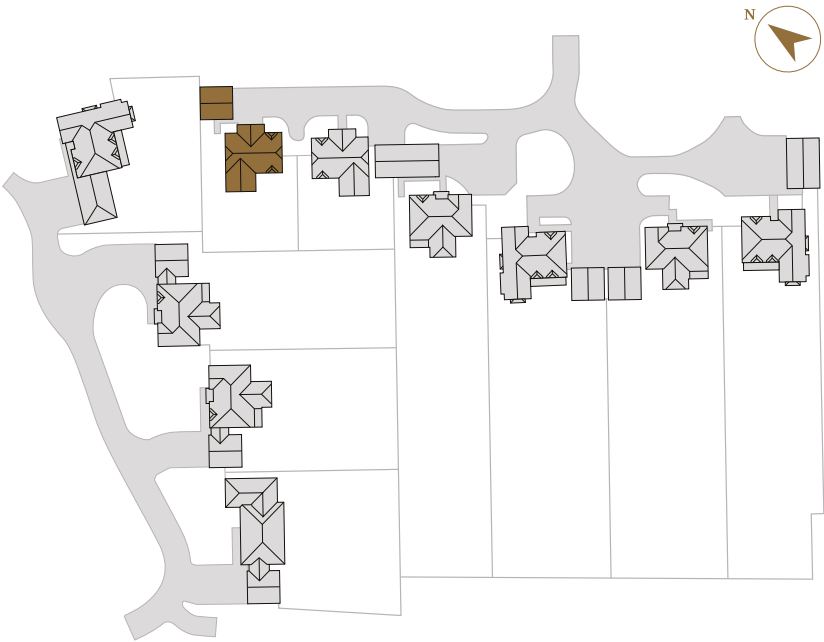


First floor

ST - Storage A/C - Airing Cupboard C - Cupboard W - Wardrobe



- **Kitchen / Dining**
7.26m x 3.18m (23'9" x 10'5")
- **Sun Lounge**
5.36m x 4.05m (17'7" x 13'3")
- **Living Room**
5.23m x 3.91m (17'1" x 12'9")
- **Study**
3.96m x 2.15m (12'11" x 7'0")
- **Utility**
2.90m x 2.54m (9'6" x 8'4")
- **Bedroom One**
7.28m x 5.35m (23'10" x 17'6")
- **Bedroom Two**
5.07m x 3.23m (16'7" x 10'7")
- **Bedroom Three**
4.56m x 2.79m (14'11" x 9'2")
- **Bedroom Four**
3.96m x 2.67m (12'11" x 8'9")



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Headmore Lodge

Gross internal:
226.3m² (2,435sqft)

A four bedroom detached house with double garage.



Ground floor



First floor

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Beacon House

Gross internal:
258.0m² (2,777sqft)

A four bedroom detached house with double garage.



Ground floor

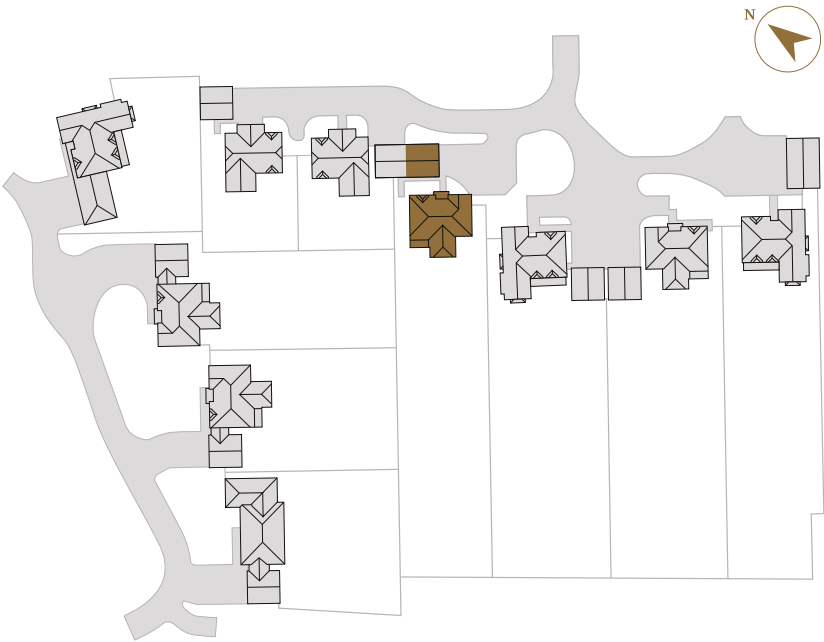


First floor

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- **Kitchen / Breakfast Room**
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- **Dining Room**
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- **Bedroom Three**
5.02m x 3.40m (16'5" x 11'1")
- **Bedroom Four**
4.34m x 3.24m (14'2" x 10'7")



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Chawton Mead

Gross internal:
283.7m² (3,053sqft)

A four bedroom detached house with double garage.



Ground floor

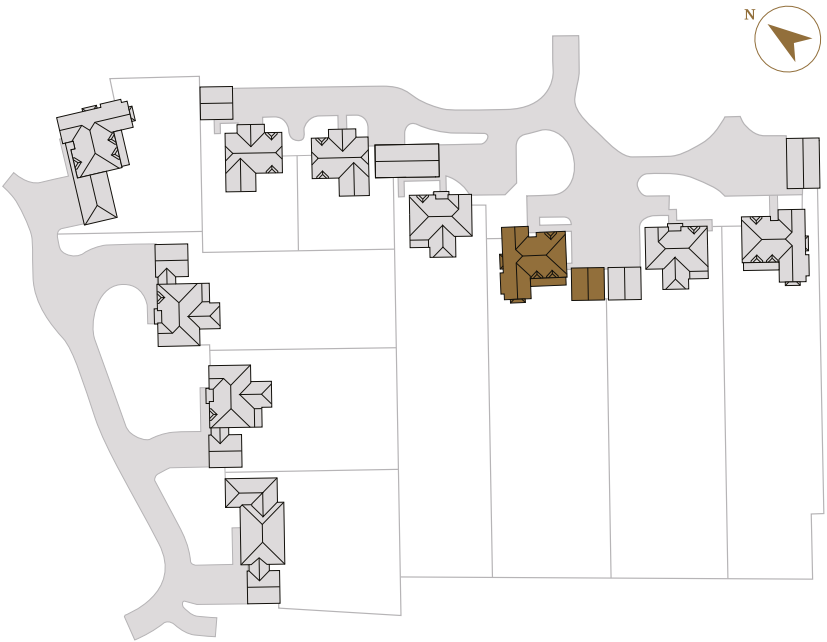


First floor

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- **Kitchen**
5.02m x 4.70m (16'5" x 15'5")
- **Breakfast Room**
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Worthington Chase

Gross internal:
258.0m² (2,777sqft)

A four bedroom detached house with double garage.



Ground floor

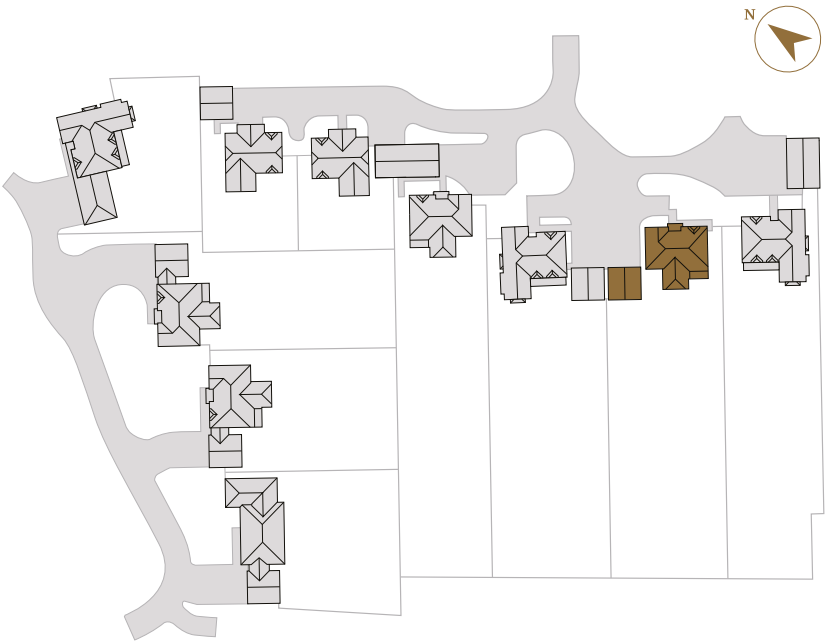


First floor

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Parkwood House

Gross internal:
283.7m² (3,053sqft)

A four bedroom detached house with double garage and car port.



Ground floor



First floor

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- **Breakfast Room**
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4.71m x 4.46m (15'5" x 14'7")
- **Utility**
3.78m x 2.66m (12'4" x 8'8")
- **Bedroom One**
5.70m x 4.45m (18'8" x 14'7")
- **Bedroom Two**
5.07m x 3.62m (16'7" x 11'10")
- **Bedroom Three**
4.45m x 4.37m (14'7" x 14'4")
- **Bedroom Four**
5.07m x 3.41m (16'7" x 11'2")



All measurements have been taken from plans, sizes are accurate within +/- 50mm and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed. The artist's impression is for guidance purposes only, landscaping shows how the site may look when mature. Elivia Homes reserves the right to change any specification of the homes at any time during the course of construction without notice.



Considered craftsmanship, breathtaking touches

Every Elivia home is designed and built with exceptional care: these are homes where quality fills every space and defines every finish. Step inside a home at Mulberry Grove and you'll discover light-filled interiors, beautifully proportioned rooms and refined detailing that really elevate everyday living.

Thoughtfully specified throughout, each home is future-proofed and designed with the environment in mind. Energy-efficient technologies are seamlessly integrated to support comfort, efficiency and sustainability inside and out. From sustainable traditional build and high-performance insulation to EV charging points and intelligent air-source heat pumps, it's all here.

This is forward-thinking design that makes an Elivia home work beautifully for everyone.

Imagery are from previous Elivia Homes developments, specifications may vary to Mulberry Grove.

Finished to Elivia's signature specification

With every home we build we set out to surpass expectations with external and internal specifications that truly set us apart.

Kitchen

- Shaker-style kitchen.
- Quartz 30mm thick worktops.
- 100mm up stands and splash back.
- Fully integrated appliances to include;
 - 800mm induction hob with downward venting extractor
 - Single oven
 - Combi-microwave oven
 - Fridge/freezer
 - Wine cooler
 - Dishwasher
 - Quooker tap

Utility

- Plumbing and space for washer/dryer.
- Quartz 30mm thick worktops.
- Stainless steel sink.

Bathroom, En-Suites & Cloakroom

- Contemporary white suites with chrome fittings.
- Vanity units to all bedroom 1 en-suites and main bathrooms.
- Heated towel rail.
- Shaver socket.
- Mirror provided to bathroom and bedroom 1 en-suite.
- Minoli ceramic wall and floor tiles to selected areas.

Central Heating & Hot Water

- Underfloor heating to ground floor.
- Radiators to first floor with wireless thermostat.
- Air source heat pump.

Electrical & Multimedia

- Double socket with USB & USB C inserts to kitchen, living room, study and bedroom 1.
- Down lights to kitchen, cloakroom, bathroom and en-suites.
- TV and telephone points provided to selected rooms with a provision for Sky (box, dish and subscription not included).
- EV charger provided.
- Power & light provided to loft area.

Externals

- Landscaped front garden.
- Turf to rear garden.
- External water tap provided.
- Plots with a garage will have 'up and over' door with power and light.
- External lighting provided to external doors and 1 x to rear elevation.

Peace of Mind

- Double glazed PVCu windows and doors with multi point locking system.
- Mains fed smoke and heat alarms.

Finishing touches

- White painted softwood staircase with oak handrail.
- Wardrobes indicated on floor plans.
- Attractive skirtings and architraves finished in white gloss.
- Unilin herringbone LTV fitted to halls, kitchen/dining and cloakrooms.
- Carpets to all bedrooms and stairs.

Services

- Mains electricity and water.
- Main drainage via private foul pump station.
- High speed fibre optic to all homes (subject to connection and subscription).

Guarantees

- All the homes come with a 10 year Q-Assure warranty.
- 2 year guarantee from Elivia Homes.

Tenure

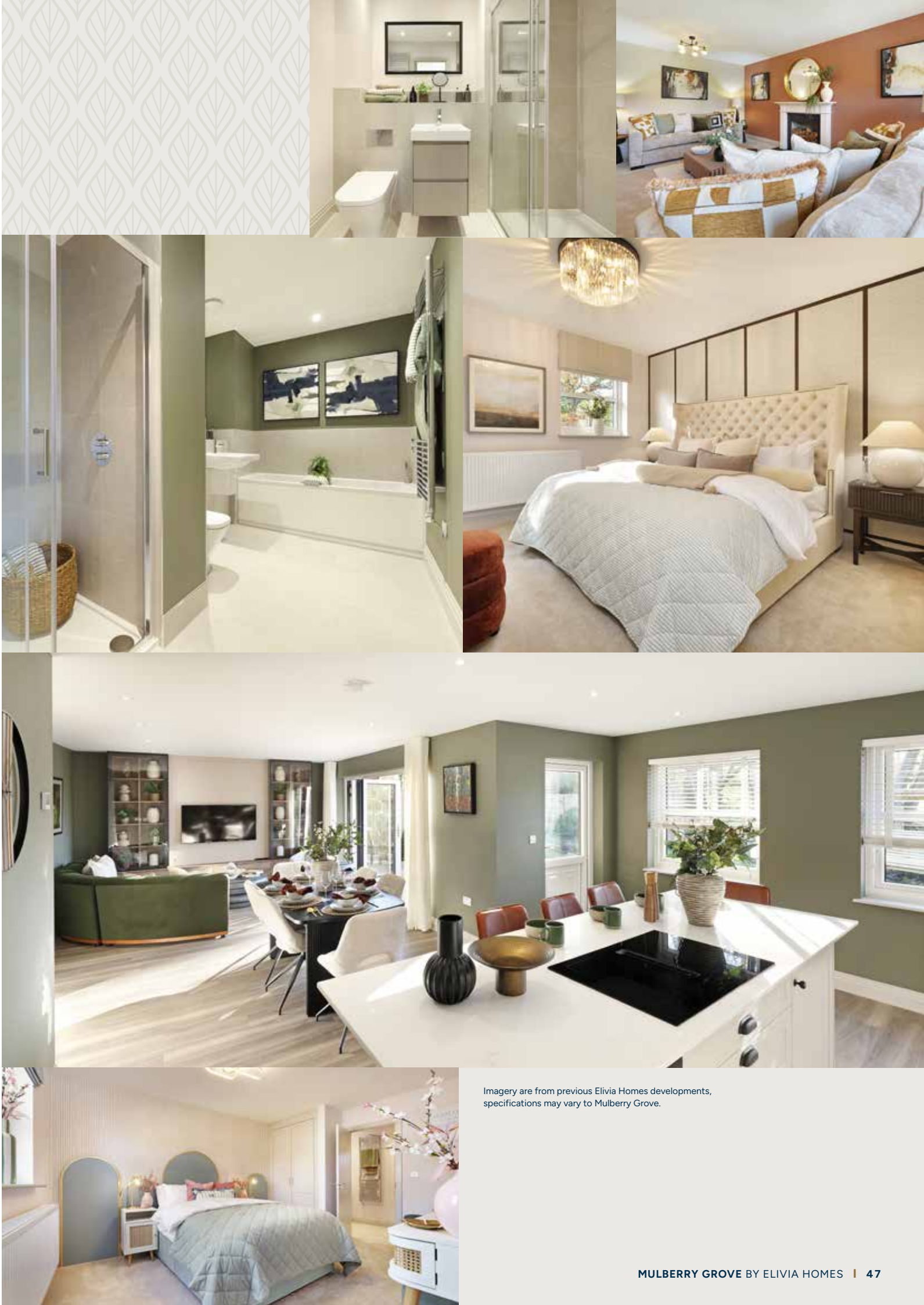
- Freehold.

Management Company

A Management Company has been formed at Mulberry Grove, it will be for the management of the shared services and external communal areas of the development. All homeowners will automatically be made members of the management company when they purchase a home at Mulberry Grove.

A managing agent has been appointed on behalf of the management company and will take on the day-to-day management. All home owners 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.

Planning No. 60040



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Unmistakeably Elivia

Every Elivia home is built on a foundation of care, craftsmanship and character. From head-turning architecture and timeless design to the smallest of finishing touches, these are the details that are guided by an unwavering belief that true quality is found in the way a home makes you feel.

Elivia Homes has been building award-winning homes in the most sought-after locations across the South of England since 2004. More than simply places to live, these are homes that are designed for living beautifully, built with integrity and unmistakably Elivia.



CUSTOMER SATISFACTION AWARD



BEST MEDIUM HOUSEBUILDER



BEST FAMILY HOME



DEVELOPER OF THE YEAR



TOP 250 PRIVATELY-OWNED
BUSINESSES IN THAMES VALLEY



DEVELOPER OF THE YEAR



HOUSEBUILDER OF THE YEAR
RESIDENTIAL DEVELOPMENT OF THE YEAR
SUSTAINABLE DEVELOPMENT OF THE YEAR



BEST BOUTIQUE DEVELOPMENT



Protection for new-build home buyers



Elivia Homes have a policy of continuous improvement and certain details may have changed since the printing of this brochure.

The artist's impressions are for guidance purposes only, landscaping shows how the site may look when mature. All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed. This brochure does not constitute an offer or contract and Elivia Homes reserves the right to change any specification of the homes at any time during the course of construction without notice.





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