



2 Pipistrelle Close, Monkton Combe, Bath, BA2 7QA

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A brand new three/four-bedroom detached home, set within a gated community in one of the most sought-after villages near Bath.

Detached | Three/four bedrooms | Gated community | EPC - A | Carport and driveway parking | 10-year LABC structural warranty | Underfloor heating throughout | Principal bedroom with Juliet balcony and en-suite | Premium developer | No onward chain

Situation

Monkton Combe offers an exceptional opportunity to enjoy sustainable living in one of Somerset's most desirable locations. Surrounded by wooded hillsides on the outskirts of the city, the village provides endless opportunities for walking, cycling and outdoor pursuits, while retaining a timeless character through its traditional stone cottages and period properties — all while remaining superbly well connected.

The Wheelwrights Arms, a much-loved village pub with an excellent reputation, serves as a sociable hub for residents, while the National Trust's Bath Skyline Walk rewards visitors with panoramic views across the city and surrounding countryside.

Schooling is excellent, with state schools Combe Down Primary and Ralph Allen Secondary close by, and the independent schools Prior Park College and Monkton Combe also within easy reach.

Description

A generous entrance hallway leads into the impressive full-width kitchen, living and dining space – the true heart of the home. Designed to maximise both light and space, this exceptional room is flooded with natural light and provides a superb setting for entertaining and relaxed family life.

The sophisticated kitchen is beautifully appointed with a statement island, granite worktops, Quooker tap, wine cooler and a comprehensive range of premium integrated appliances. Sleek glazed doors open seamlessly onto the garden, further enhancing the sense of space and creating an effortless connection between the interior and exterior.

The ground floor also provides a separate utility room, a well-proportioned double bedroom with an adjacent bathroom featuring both a bath and separate shower, together with a versatile additional bedroom, ideal for use as a home office or study. A cloakroom completes the ground floor.

Upstairs, the luxurious principal bedroom suite enjoys a Juliet balcony, fitted wardrobes and a beautifully appointed en-suite bathroom. A further double bedroom and an impressive family bathroom complete the first floor.



Outside

Externally, a large double-width driveway offers ample off-street parking, complemented by a large single carport. The beautifully landscaped garden features a wonderful al-fresco dining area, perfect for entertaining family and friends.

Agents Note

Certain photographs in the marketing material have been digitally staged or enhanced.

General Information

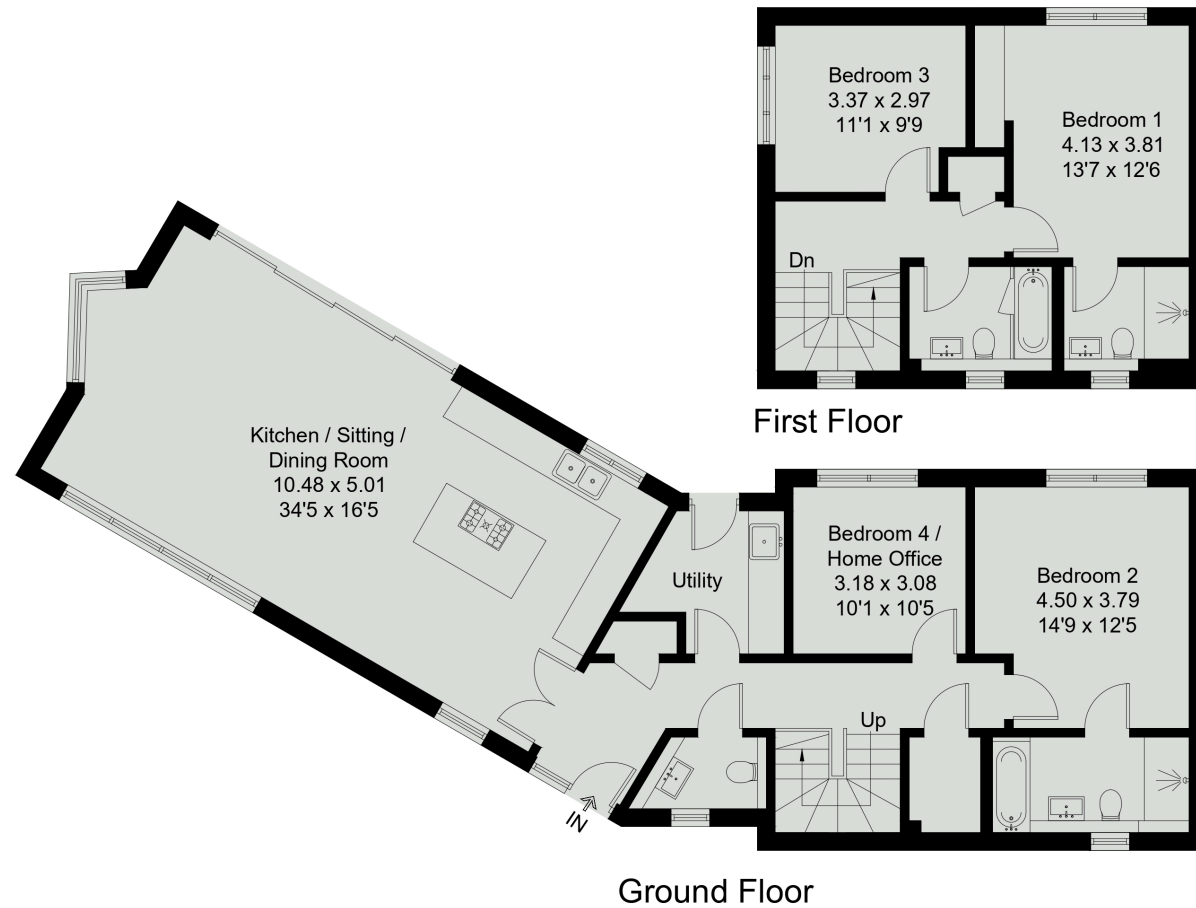
Council tax band - TBC

Tenure - Freehold

Services - Air source heat pump and underfloor heating (individual thermostat control in every room). Fitted solar panels. Fully fitted alarm / security system. Foul sewer pump connected to an adopted system. Mains electric
EPC - 98 (A)



Approximate Floor Area = 156.9 sq m / 1689 sq ft



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