



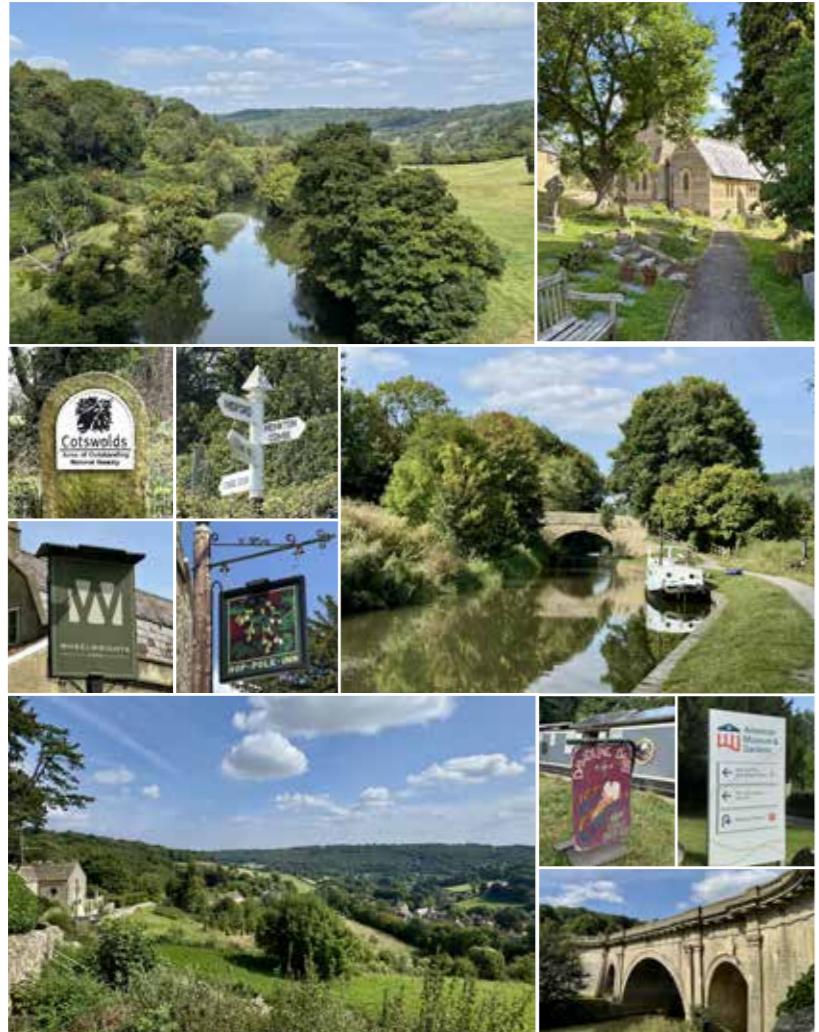
**ASHFORD
HOMES**
(SOUTH WESTERN) LIMITED

MOUNT PLEASANT

MONKTON COMBE | BATH

MOUNT PLEASANT

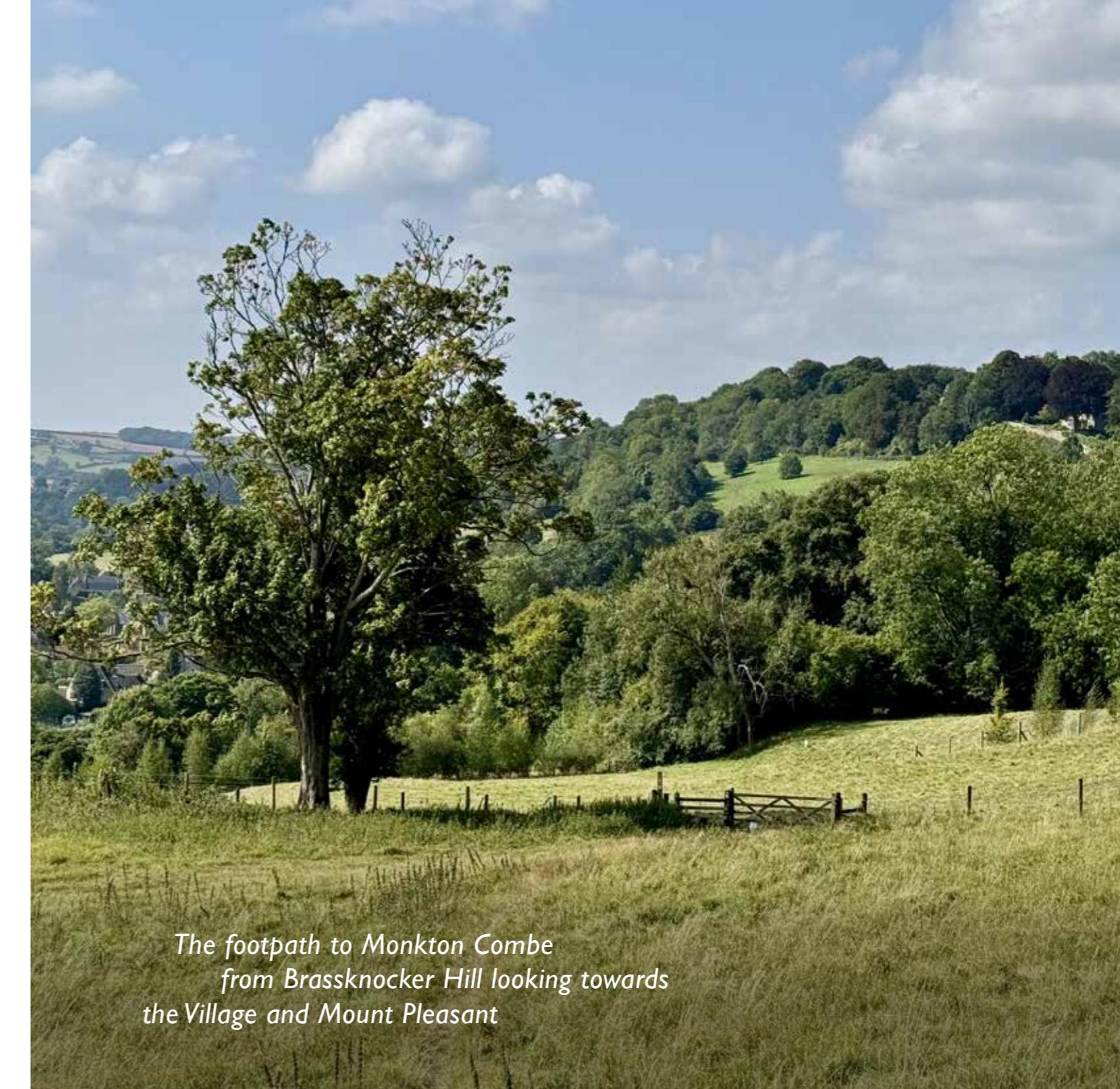
MONKTON COMBE, BATH, BA2 7HW



Welcome to Mount Pleasant, an exclusive zero-carbon development of just four EPC A-rated homes featuring sedum grass roofs and solar panels. Mount Pleasant offers the rare opportunity to enjoy sustainable modern living in an exceptional village location, with the very best of Somerset and Bath on the doorstep.

Set within the tranquil village of Monkton Combe, these homes offer an exceptional opportunity to enjoy sustainable living in one of Somerset's most desirable locations. Monkton Combe lies only a few miles south of the historic city of Bath and is known for its idyllic charm, rolling countryside and welcoming community.

Surrounded by wooded hillsides and the gentle flow of Midford Brook, the village sits close to the Cotswolds National Landscape, providing endless opportunities for walking, cycling and outdoor pursuits. With its traditional stone cottages and period properties, Monkton Combe retains a timeless character that appeals to those seeking peace and tranquillity while remaining well connected.



The footpath to Monkton Combe from Brassknocker Hill looking towards the Village and Mount Pleasant



*The World Heritage City of Bath,
famous for its Roman Baths,
vibrant restaurants, theatre,
spa, shops and schools
are within easy reach*

The Wheelwrights Arms, a much-loved village pub with an excellent reputation for food and drink, offers a sociable hub for residents. The National Trust's Bath Skyline Walk is also within easy reach and rewards visitors with panoramic views across the city and surrounding countryside.

Although the village enjoys a quiet rural setting, essential amenities are close at hand. Nearby Combe Down provides shops, a post office and a selection of places to eat. For a broader choice of restaurants and cultural attractions, the vibrant city of Bath is just a short journey away. Healthcare services are readily accessible, with Combe Down Surgery located nearby and the Royal United Hospital in Bath offering comprehensive medical care.

Families are particularly well served. Monkton Combe School, an acclaimed independent day and boarding school for ages 2 to 18, is set within beautiful grounds and is highly regarded locally and nationally. State education options are also strong, with Combe Down Primary School and Ralph Allen School in Bath both enjoying good reputations.

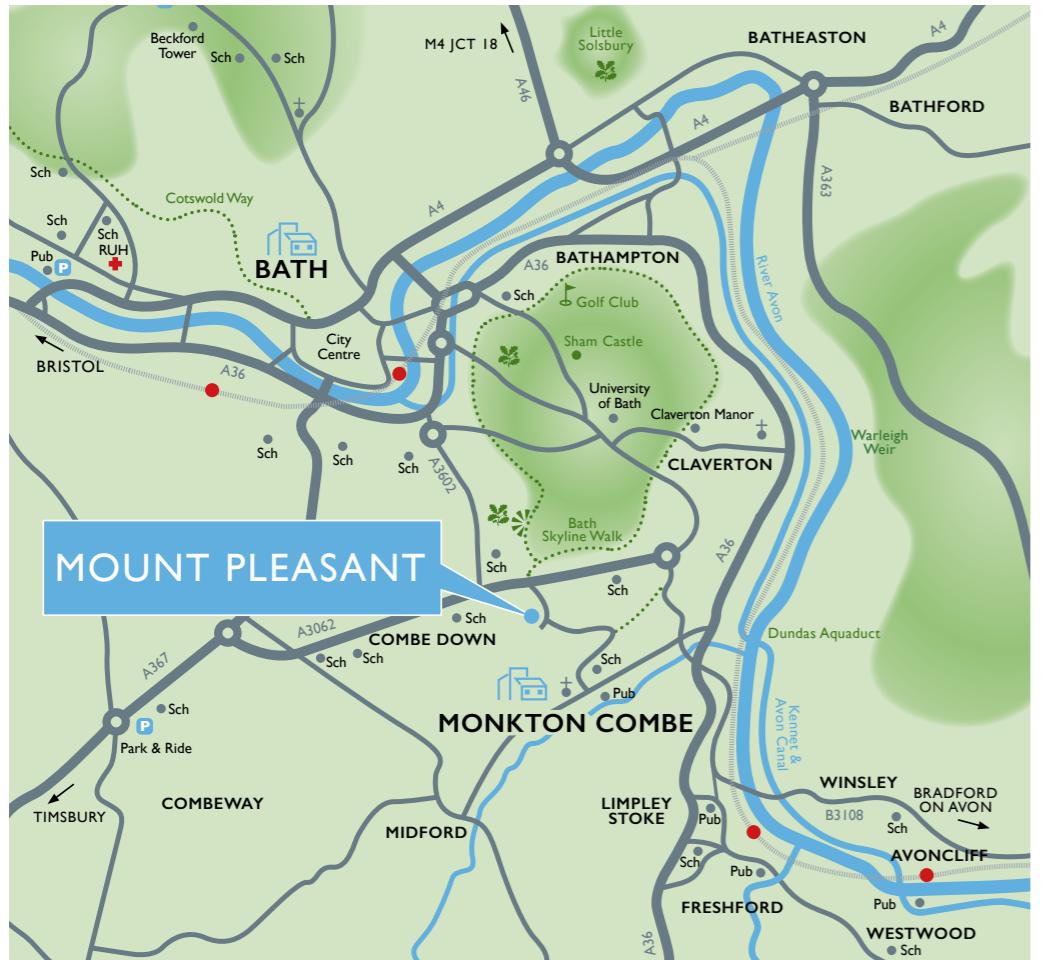
Monkton Combe benefits from excellent transport connections despite its rural charm. Bath lies approximately four miles to the north, and Bath Spa Railway Station provides frequent services to major destinations including London Paddington in around 90 minutes, Bristol in 15 minutes and Cardiff in 80 minutes. Road links are equally convenient, with the A36 close by and the M4 around a 25-minute drive away. Local bus routes also connect the village to Bath, offering a practical option for commuters.

Living in Monkton Combe means enjoying the beauty of a peaceful village alongside the attractions of one of the UK's most celebrated cities. Bath is a UNESCO World Heritage Site renowned for its Georgian architecture, ancient Roman Baths, Bath Abbey and the iconic Royal Crescent. The city also offers a rich cultural scene with museums, galleries and theatres, as well as the highly regarded University of Bath.

The wider region offers further appeal. Bristol, just 13 miles away, provides a dynamic mix of culture, commerce and innovation. Chippenham offers a quieter market town atmosphere with direct rail connections to London. Salisbury, home to its famed cathedral and close to Stonehenge, is within easy reach for day trips. Wells and Glastonbury lie to the south, each offering unique historic and cultural attractions. London remains readily accessible for business or leisure via fast rail links from Bath Spa.

Monkton Combe combines the charm of rural living with exceptional access to the countryside, Bath and key regional centres. With strong transport links, outstanding schools and a welcoming community, it is perfectly suited to families, professionals and retirees seeking a serene lifestyle without compromise.

HOW TO FIND US



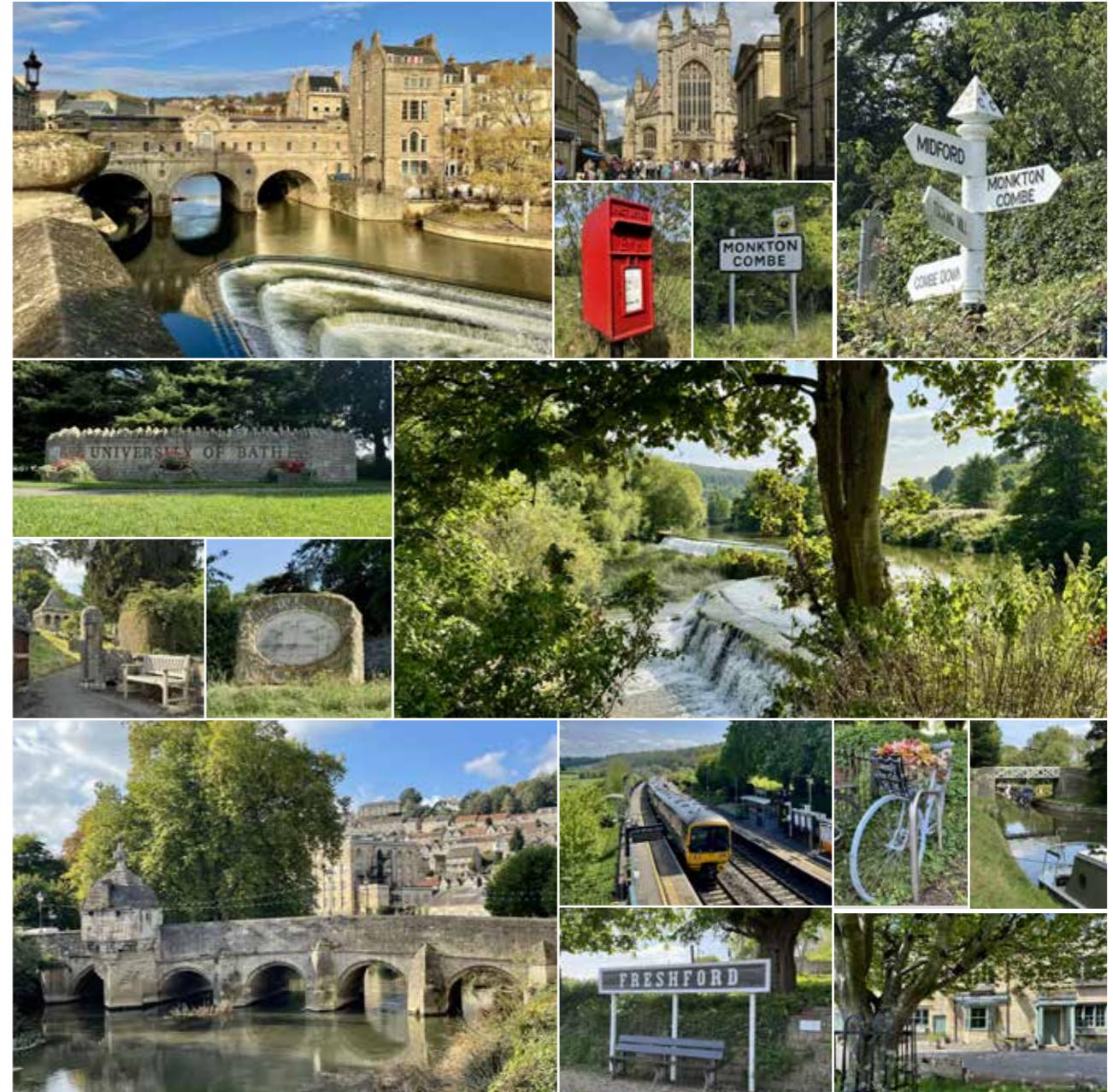
SITE PLAN



Please note that the specification was correct at the time of going to print but Ashford Homes continually review their specifications and reserve the right to make any changes. The measurements have been taken from the plan provided but there may be variations in the final build. The computer generated images are for illustrative purposes only and are not intended to be scaled or used to indicate boundaries and should only be used for guidance. Prospective purchasers are advised that the development name may not be the final postal address.



*Enjoy the breathtaking view
of the World Heritage City of Bath
from the Skyline Walk, a short
amble from Mount Pleasant*





Mount Pleasant
provides 4 beautifully crafted
three, four and five bedroom
luxury homes



Plot 1

5 bedroom property

Plot 2

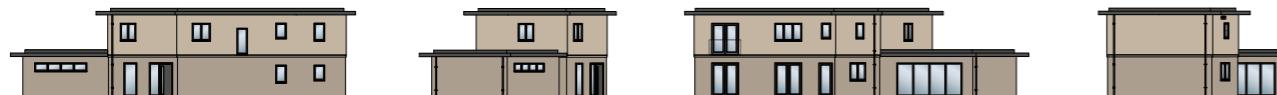
5 bedroom property

Plot 3

4 bedroom property

Plot 4

3 bedroom property



A distinguished five-bedroom luxury home showcasing beautifully balanced living spaces and refined contemporary design. The spacious hallway leads to a private home office and a cosy snug, while the impressive full-width kitchen/living/dining area opens seamlessly onto the garden through expansive glazing. The designer kitchen features a statement island, premium integrated appliances and a separate utility room. The property also benefits from a bedroom on the ground floor with an ensuite shower room.

Please note these measurements have been taken from the plan provided but there may be variations in the final build. Computer generated images are for illustrative purposes only.

PLOT 1

FIRST

Main Bedroom
7.19m x 3.40m
(23'7" x 11'2")

Bedroom 2
3.84m x 2.97m
(12'7" x 9'9")

Bedroom 4
3.61m x 2.97m
(11'10" x 9'9")

Bedroom 5
2.44m x 3.07m
(8'0" x 10'1")

GROUND

Kitchen / Living Room / Dining Room
11.51m x 6.15m
(37'9" x 20'2")

Bedroom 3
3.15m x 4.50m
(10'4" x 14'9")

Snug
3.59m x 3.18m
(11'9" x 10'5")

Home Office
2.50m x 1.70m
(8'2" x 5'7")

Total Net Sales Area
2,185 sq.ft

Upstairs, the principal suite includes a dressing room and indulgent ensuite, complemented by three further generous bedrooms and a family bathroom. The property benefits from a double garage with EV car charging point, garden storage, solar panels and is EPC A-rated.

PLLOT 2

FIRST

Main Bedroom
3.84m x 4.13m
(12'7" x 13'7")

Bedroom 2
3.81m x 4.07m
(12'6" x 13'4")

Bedroom 3
3.01m x 2.97m
(9'11" x 9'9")

GROUND

Kitchen / Living Room /
Dining Room
10.48m x 5.01m
(34'5" x 16'5")

Bedroom 4
3.95m x 4.50m
(12'12" x 14'9")

Bedroom 5 /
Home Office
2.79m x 3.03m
(9'2" x 9'11")



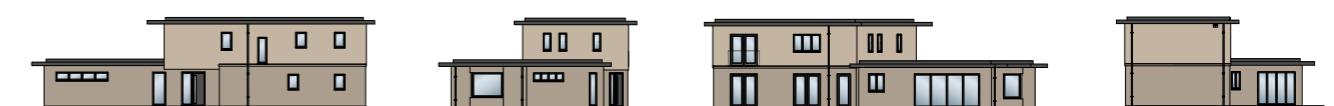
Plot 2 is a beautifully crafted five-bedroom contemporary residence, designed for luxurious, flexible living. The heart of the home is its stunning open-plan kitchen, dining and living space, bathed in natural light and opening directly onto the garden. A ground-floor ensuite bedroom and separate home office/bedroom provide ideal versatility for guests.

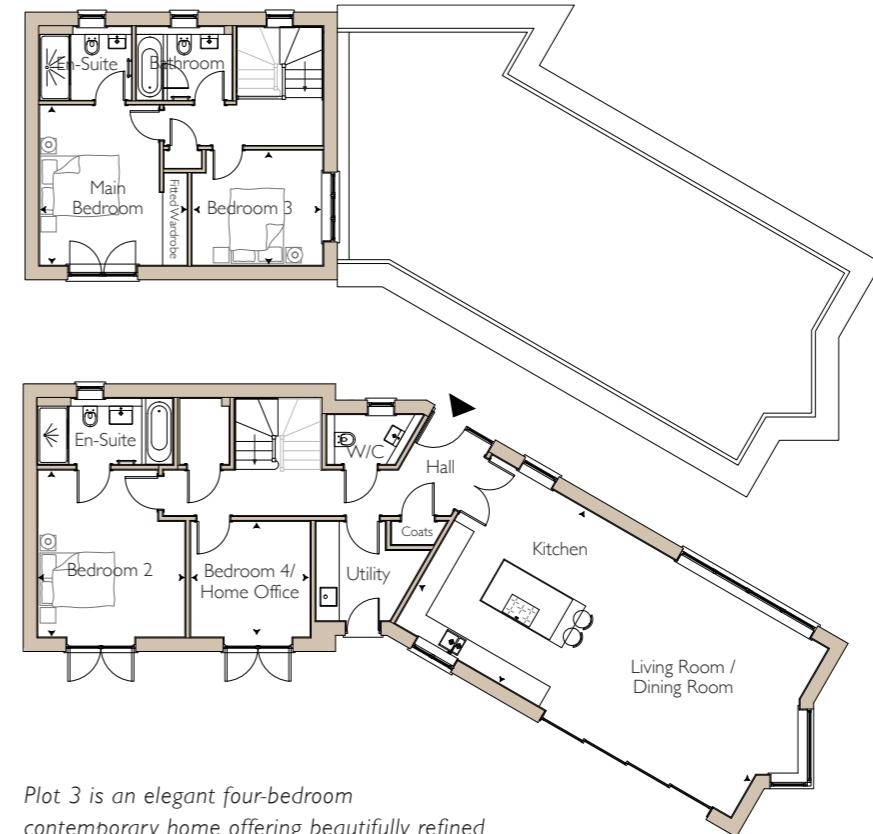
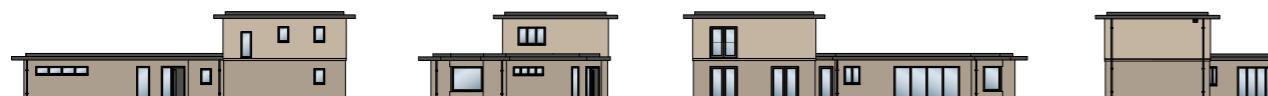
The first floor hosts three elegant bedrooms, including a sophisticated principal bedroom with its own ensuite and Juliet balcony. The second bedroom also benefits from an ensuite, and the remaining bedroom is serviced by a family bathroom.

The property benefits from a single garage with EV car charging point, garden storage, solar panels and is EPC A-rated.

Total Net Sales Area
1,937 sq.ft

Please note these measurements have been taken from the plan provided but there may be variations in the final build. Computer generated images are for illustrative purposes only.





Plot 3 is an elegant four-bedroom contemporary home offering beautifully refined living throughout. A generous hallway leads to a sophisticated kitchen with feature island, premium integrated appliances and a separate utility room. The full-width living/dining space opens effortlessly to the garden via sleek glazed doors, creating a perfect setting for entertaining and everyday family living. The property also benefits from a bedroom on the ground floor with an ensuite shower room, and a versatile bedroom/home office for guests or home-working.

Please note these measurements have been taken from the plan provided but there may be variations in the final build. Computer generated images are for illustrative purposes only.

PLLOT 3

FIRST

Main Bedroom
3.81m x 4.13m
(12'6" x 13'7")

Bedroom 3
3.37m x 2.97m
(11'1" x 9'9")

GROUND

Kitchen / Living Room / Dining Room
10.48m x 5.01m
(34'5" x 16'5")

Bedroom 2
3.79m x 4.50m
(12'5" x 14'9")

Bedroom 4 / Home Office
3.08m x 3.18m
(10'1" x 10'5")

Upstairs, the luxurious principal suite enjoys a Juliet balcony, fitted wardrobe and a private ensuite, complemented by a further stylish bedroom and a beautifully finished family bathroom.

The property benefits from a car port with EV car charging point, garden storage, solar panels and is EPC A-rated.

Total Net Sales Area
1,689 sq.ft

PLLOT 4

FIRST

Main Bedroom
4.16m x 3.77m
(13'8" x 12'4")

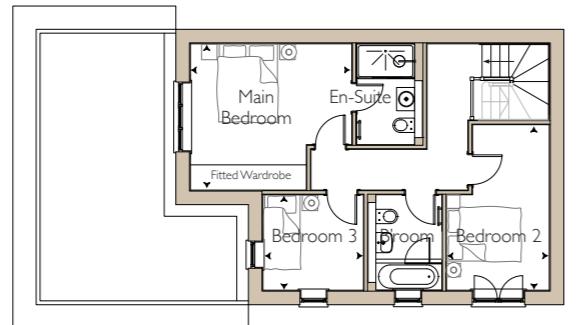
Bedroom 2
2.65m x 4.27m
(8'8" x 14'0")

Bedroom 3
2.59m x 2.46m
(8'6" x 8'1")

GROUND

Kitchen / Living Room /
Dining Room
9.20m x 6.35m
(30'2" x 20'10")

Home Office
1.90m x 2.64m
(6'3" x 8'8")



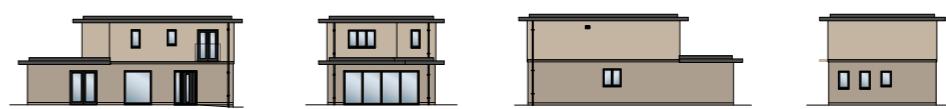
Plot 4 is a striking three-bedroom detached home designed with a focus on light, space and contemporary elegance. The impressive open-plan living/dining room flows out to the garden through expansive sliding doors, while the beautifully appointed kitchen offers premium appliances and ample storage. A dedicated home office, and WC complete the ground floor.

The first floor features a refined principal bedroom with fitted wardrobes and an ensuite, alongside two further bedrooms and a stylish family bathroom.

The property benefits from a car port with EV car charging point, garden storage, solar panels and is EPC A-rated.

Total Net Sales Area
1,463 sq.ft

Please note these measurements have been taken from the plan provided but there may be variations in the final build.
Computer generated images are for illustrative purposes only.



FEATURES AND OPTIONS

CONSTRUCTION

- Traditional construction with elevations comprising random stone, timber cladding and architectural features.
- Sedum grass roofs.
- Aluminium windows & doors.
- 10-year LABC Warranty.

INTERNAL

- Central heating comprising Daikin air source heat pump supplying under floor heating throughout with individual room programmable room thermostats. Control via smartphone or tablet and remote operation over internet.
- Towel radiators in bathrooms with control independent of main heating system facilitating independent use in summer.
- Comprehensive electrical installation including energy efficient LED lighting throughout including suspended spotlights to vaulted ceiling areas and recessed downlights elsewhere.
- Fitted security system.
- Internal doors – Contemporary four panel shaker style in veneered oak with stainless steel furniture.
- Staircase – Completely oak.
- Decoration – Emulsion to walls with white ceilings and white satin finish woodwork.
- Fitted wardrobe in main bedroom – Sliding glass fronted doors or hinged doors with shelf and hanging rail.



Please note that this specification was correct at the time of going to print, but Ashford Homes continually review their specifications and reserve the right to make any changes.

HOME NETWORK/ AUDIO ENTERTAINMENT

INFRASTRUCTURE

- An advanced network infrastructure has been installed which supports the distribution of data and media to multiple locations.
- Optional HD distribution to selected positions from comms position.
- An audio entertainment infrastructure has been installed which allows for music to be played via unobtrusive high quality in-ceiling speakers in reception rooms, bedrooms and bathrooms.

Full details available by request.

KITCHEN

- Luxury fitted kitchen with a choice of quality finishes subject to specification and stage of construction.
- Fully integrated appliances.
- Granite worktops.

BATHROOMS

- Main En-suite All Plots*
Villeroy & Boch sanitary ware comprising wall hung WC and wall hung basin with vanity unit under. Low profile shower tray with Hansgrohe chrome fittings featuring concealed thermostatic shower with fixed rain head and separate rinse head. Lakes shower enclosure. Marble to worksurfaces.
- Secondary En-suites Plots 1 & 2*
Villeroy & Boch sanitary ware comprising wall hung WC and wall hung basin with vanity unit under. Low profile shower tray with Hansgrohe chrome fittings featuring concealed thermostatic shower with fixed rain head and separate rinse head. Lakes shower enclosure. Marble to worksurfaces.

• Secondary En-suites Plot 3

Villeroy & Boch sanitary ware comprising wall hung WC and wall hung basin with vanity unit under. Low profile shower tray with Hansgrohe chrome fittings featuring concealed thermostatic shower with fixed rain head and separate rinse head. Bath with Hansgrohe chrome fittings featuring concealed thermostatic bath valve with Exafill and separate rinse head. Marble to worksurfaces.

• Bathroom

Villeroy & Boch sanitary ware comprising wall hung WC and wall hung basin with vanity unit under. Bath with concealed valve, Exafill, fixed shower head and hand rinse. Lakes bath screen. Marble to worksurfaces.

• Tiling

Bathrooms to be tiled to approximately 1.2m high throughout with shower areas fully tiled to ceiling. Kitchen and bathroom floors to be tiled.

Tile choices available (subject to stage of construction) from a selected range

EXTERNAL

- Resin bound gravel to development road.
- Block paving to private drives.
- Front gardens planted and/or turfed to planning approved landscape plan.
- Rear gardens levelled as far as practicable and prepared for customer to finish.
- External socket.
- External lights.
- External tap to front and rear.
- EV car charging point.

SERVICES

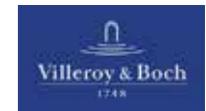
- Mains electric and water services will be connected.
- Air source heat pump to heating and hot water.
- Solar Panels.
- Telephone/Broadband – FTTP – Fibre To The Premises.
- Foul sewer pumped and connected to adopted system.
- Surface water to SuDs system.

MANAGEMENT COMPANY

- Oversees the ecology area and development drive.
- Access to land to the north.

UPGRADE OPTIONS

- Flooring to areas other than kitchen and bathrooms.
- Kitchen & utility additions.
- Satellite dish.
- Audio options.
- HD distribution options.
- Ceiling mounted wireless access points.
- Additional wardrobes.
- Mirrors and Demista pads.
- Seed or turf to rear garden.
- Bathroom accessories.
- Water softener.





*Enjoy the historic and elegant City of Bath
with its vibrant cultural scene, theatres,
Thermae Spa, restaurants, shopping and schools,
all a short distance from Mount Pleasant.*

A PROUD HISTORY

At Ashford Homes, we want you to buy and move into your new home with complete confidence, so you can start enjoying it from the very first day. From the moment your purchase is agreed, our dedicated team works closely with you, taking care of every detail and keeping you fully informed throughout the process.

For over 35 years, Ashford Homes has been crafting beautiful homes across the South West, combining timeless design with modern living. Quality, service, and professionalism are at the heart of everything we do. We take great pride in our reputation for creating innovative, beautifully designed homes that offer generous living spaces, meticulous attention to detail, and superior workmanship.

Each home is individually designed and built to the highest standards by our skilled local team. For your peace of mind, every Ashford Homes property comes with a 10-year structural warranty from LABC, providing comprehensive protection against structural defects for the first decade of ownership.

We are also proud to have been recognised for excellence, having received two prestigious LABC awards in 2024 and 2025, including a National Award for our outstanding development, The Hawthorns in Great Somerford.

“ We have just moved into our new home built by Ashford Homes. The house is absolutely superb. We could not have had, or wished for, any better service from the whole Ashford team. From start to finish nothing had been too much trouble, advice given has been quite excellent and given the very tight deadlines we imposed on Ashford Homes all were met or exceeded. Ashford Homes took all the stress out of our home purchase and we cannot recommend them too highly to any perspective buyer. ”

Mr H

“ An absolutely fabulous developer. I have had nothing but the best communication, expertise and professionalism from the company and my new home is absolutely beautiful. The finish is fabulous, with high quality white goods, attention to detail and beautiful touches. Don't hesitate if you are interested in an Ashford Homes property – you won't regret it. Local developers who care about the local developments. ”

Mrs J



Protection for new-build home buyers



“ The team at Ashford Homes provide exceptional customer service. They take pride in the quality of the homes they build and communication is quick, friendly and helpful. ”

Mr & Mrs C

“ Having bought a property from Ashford Homes in the past, we had no hesitation in purchasing our next home with Ashfords. Their professionalism and attention to detail is excellent. The whole team have been efficient, helpful and understanding throughout the process. Thank you! ”

Mr & Mrs H



ASHFORD
HOMES
(SOUTH WESTERN) LIMITED

Crafting beautiful homes

Ashford Homes (South Western) Ltd

Doric House, Middleton Drive, Bradford on Avon, Wiltshire, BA15 1GB

t: 01225 791155

e: sales@ashford-homes.co.uk

www.ashford-homes.co.uk



Viewing

Strictly by appointment with
Ashford Homes (South Western) Ltd.
Please use the contact details above.

Reservation

A reservation fee will secure your home
at Mount Pleasant.