



Mulberry Park

COMBE DOWN, BATH





History in the Making

Mulberry Park is a brand new development of high quality homes in the sought-after neighbourhood of Combe Down. Situated on the southern slopes of the city, these spacious homes have been designed with energy efficiency and comfort in mind. Offering the perfect blend of city and country living, Mulberry Park is within easy reach of both Bath's dynamic city centre and the area's stunning natural surroundings.

This vibrant community will be enhanced by Bath's first new park for 100 years, a new primary school, a children's nursery and state-of-the-art leisure facilities.



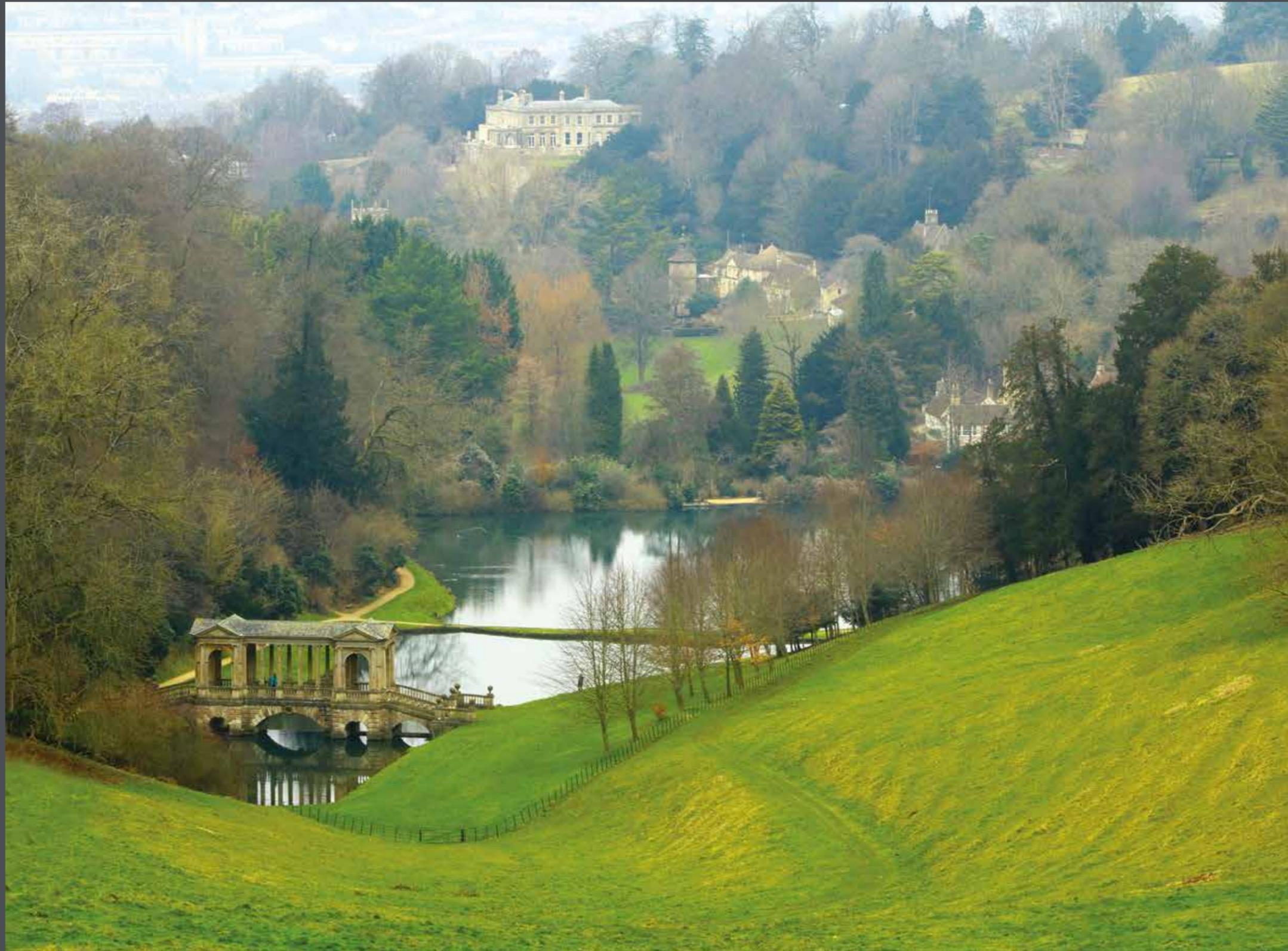
This image is from an imaginary viewpoint within an open space area. The purpose is to give a feel for the development and not an accurate description of each property. External materials, finishes and landscaping and the positions of garages may vary throughout the development.



Contemporary village living

Mulberry Park homes will sit within Combe Down; a thriving community boasting local amenities including schools, a doctor's surgery and a dentist, along with independent businesses, pubs, cafés and shops.

Travel only a few minutes further and you'll find yourself amidst the historic grandeur and modern culture of Bath city centre. On those days when a dose of country air is called for, the National Trust's Skyline Walk and Prior Park Landscape Garden are close by.



Prior Park Landscape Garden, Palladian bridge (National Trust).



Built on Bath's heritage

Mulberry Park was named to reflect the city's long military history and the area's beautiful natural surroundings.

'Mulberry' refers to Mulberry Harbours, temporary harbours designed in Bath by the Admiralty, which were used for the D-Day landings and which many view as one of the greatest engineering achievements of World War II.

The 'Park' in the new name acknowledges the site's position within an area of outstanding natural beauty, and the incorporation of natural landscaping into the development. Mulberry trees, with their characteristic berries, have been planted in England since Tudor times and will be incorporated into the planting scheme.



Artistic impression of Mulberry Park.



A choice of homes

Whether town, mews or coach house, every Mulberry Park home has been designed with modern living in mind. Design focuses on energy efficiency, comfort and quality. Inside, fully fitted Halvanto kitchens come with integrated Neff or Electrolux appliances and quartz or laminate worktops, while both family and en-suite bathrooms have been finished with luxurious Porcelanosa tiling and white Roca sanitaryware.

Four Bedroom Townhouse

These light, airy and elegant four-bedroom homes are ideal for contemporary family living. Most townhouses are set out with an open plan kitchen diner which opens out through bi-fold doors to a generous landscaped garden. Upstairs, you'll find an elegant master suite with en-suite shower room, three further bedrooms and a spacious family bathroom. Each four-bedroom home offers a single garage or parking for two vehicles.

Two Bedroom Coach and Mews Houses

These highly desirable two-bedroom homes offer thoughtfully designed space both inside and out. The Midford Coach House offers lateral living with two bedrooms, two bathrooms and an integral garage. Arranged over two floors, the Lyncombe Mews Houses feature open plan living at ground level, while on the first floor double doors lead out onto a generous balcony. The property also includes a parking space.

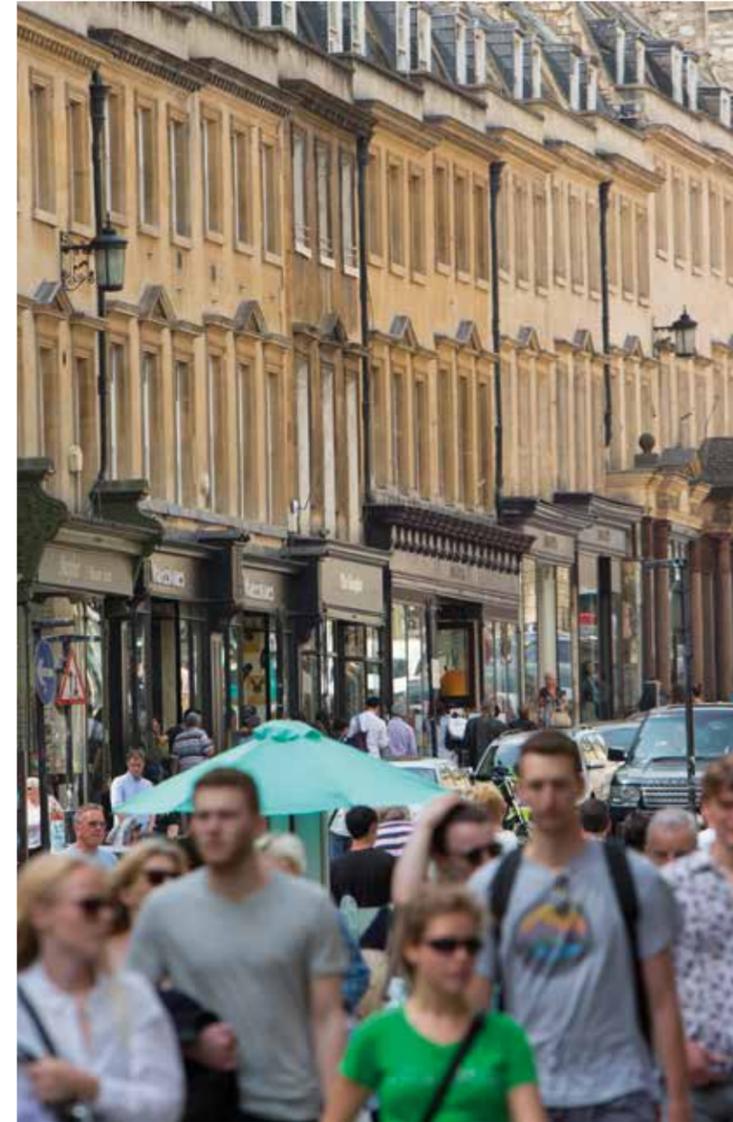


Building a community

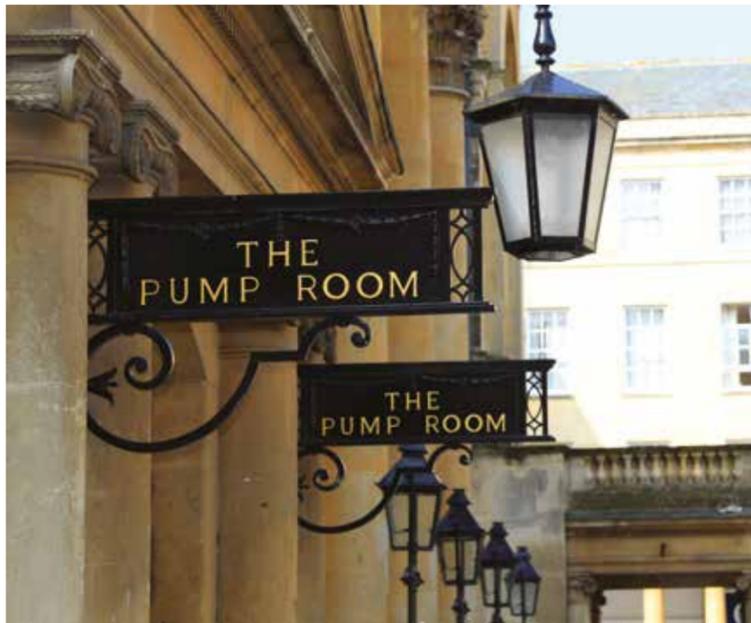
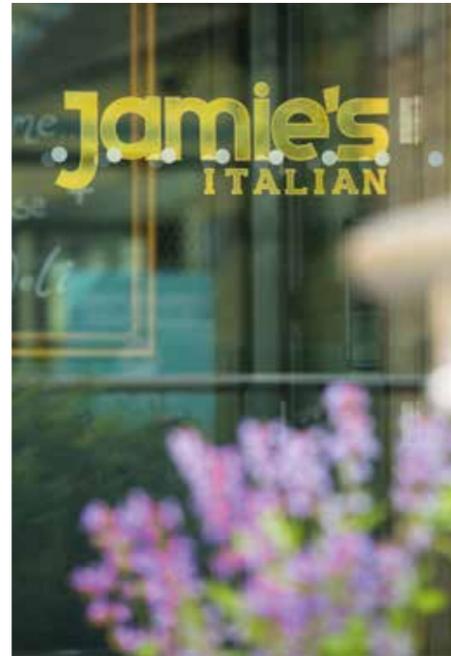
Mulberry Park has been designed with all of the amenities a busy community needs. At its heart, a new primary school and children's nursery (due to open in 2018) will give young families the best start. The development will also boast state-of-the-art community facilities alongside Bath's first new park for 100 years.

The site's super-fast broadband infrastructure will benefit not just residents, but also businesses working from Mulberry Park's purpose-built enterprise space. Improved transport links will make getting to and from the city centre even easier. Once the electrification of the train line to London has been completed in 2020, commuters will enjoy faster and quieter journeys.

At Mulberry Park, maintaining the perfect work-life balance will be a breeze.



Bath - the place to eat, shop & relax



Living in Bath you're never short of things to do, from historic attractions such as The Roman Baths, Royal Crescent, Pulteney Bridge and beautiful Bath Abbey to riverside walks and visiting one of the many local parks.

As one of the most popular shopping destinations outside London, Bath has everything from big name brands and department stores to small boutiques.

Bath's cafe culture offers a selection of independent coffee shops or for lunch head to Jamie's Italian in Milsom Place or the famous Sally Lunn's.

At night, why not try The Dark Horse for drinks and an evening meal at The Porter or if it's culture you're looking for, the Theatre Royal attracts top West End productions.



The ideal location

Mulberry Park benefits from all that Combe Down has to offer, and more.

You'll find a great choice of secondary schools close by; Prior Park College, Monkton Combe School and Ralph Allen School are all within walking distance. Parents of younger children will have a choice of highly rated primary schools in the area.

Combe Down village is home to many thriving independent businesses. Browse children's clothes at Camomile Kids, enjoy artisanal treats from The Darling Deli and relax in the beloved local pub, The Forester and Flower. The Co-op is on hand for essentials while Sainsbury's is just a few minutes' drive away.

Those longing for the great outdoors can enjoy the peaceful grounds of Prior Park Landscape Garden or the more bracing National Trust Skyline Walk. Golfers looking for a challenge can swing by Entry Hill Golf Club; a 9-hole course set on a steep hillside that will test both amateurs and professionals.



Getting around

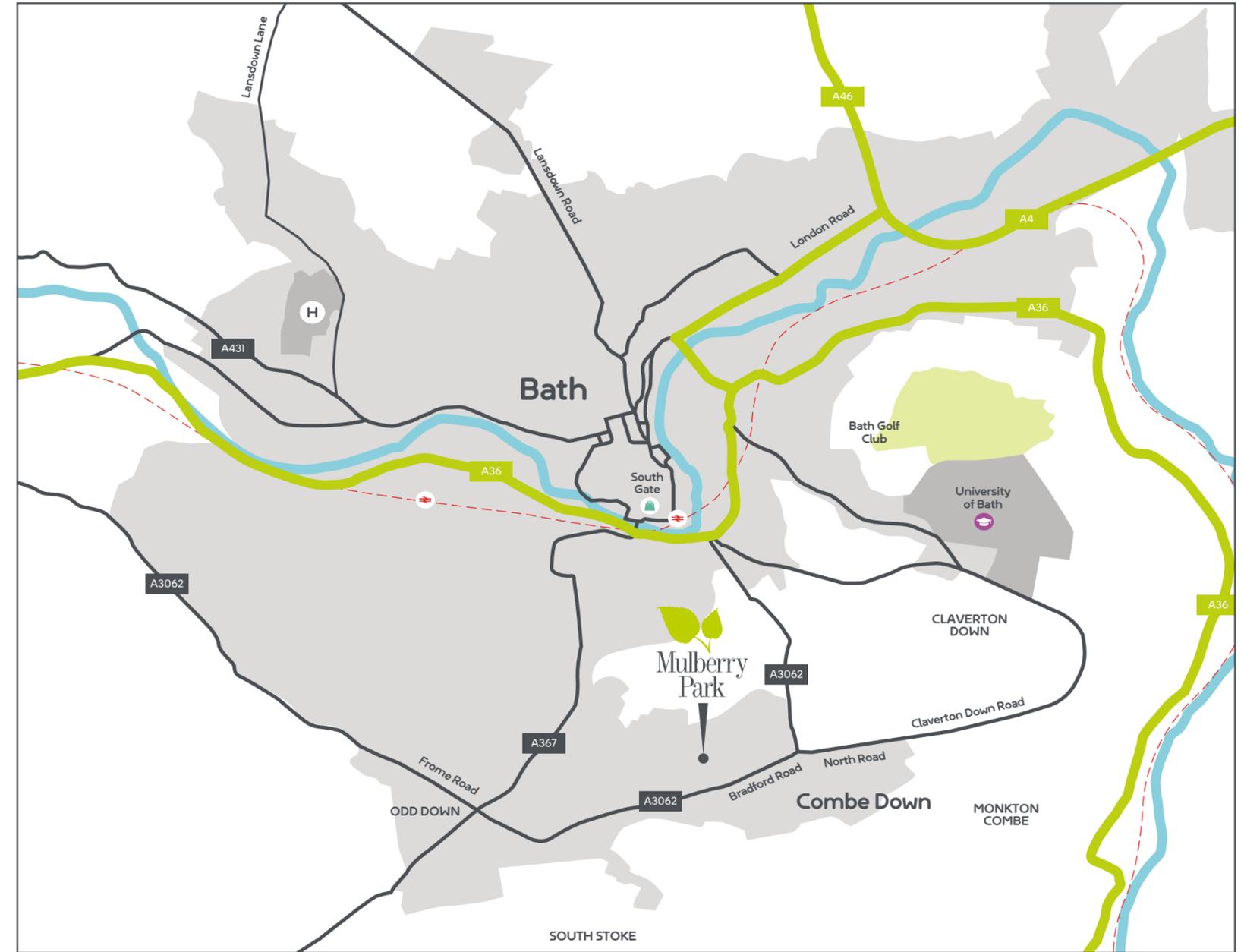
The city of Bath benefits from excellent transport links, whether travelling by road, rail or air.

Its situation eight miles south of Junction 18 of the M4 (via the A46) makes reaching the capital or the countryside easy. The A4 connects Bath to Bristol in the west and Chippenham to the east, while to the south, Trowbridge, Warminster and Frome are easily accessed via the A36.

The commute gets even quicker by train. Bath Spa railway station provides fast access to Bristol with journey times of roughly 12 minutes. The frequent, high speed mainline service to London Paddington takes around 1 hour 30 minutes. Once rail electrification works are complete, journeys will be faster and quieter.

If you're travelling further afield, Bristol Airport is located 20 miles west of Bath city centre and operates over 100 direct international routes.

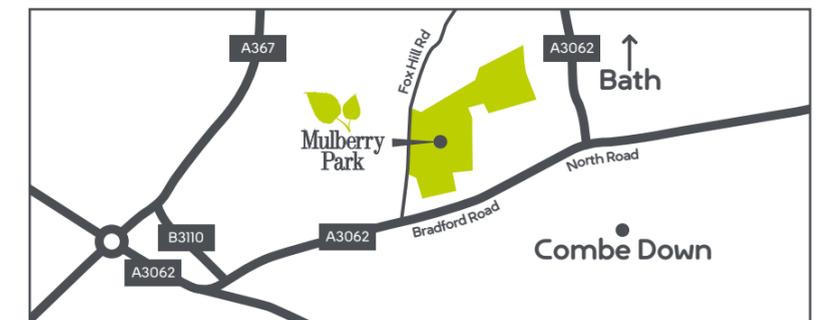
Travel to and from your new home in Mulberry Park, for work or pleasure, could not be more convenient.



By Car

Combe Down Village Centre	1 min
Prior Park	3 mins
Widcombe Village	6 mins
Sainsbury's	7 mins
Bath Spa Train Station	12 mins

Source: Times based on Google Maps from Fox Hill Road. June 2016.



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