



# MONMOUTH PARK

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LYME REGIS

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QUINTESSENTIAL DESIGN FOR CONTEMPORARY LIVING

An exclusive development of 47 traditionally built new homes

# MONMOUTH PARK

Monmouth Park is a stunning collection of traditionally designed  
2, 3, 4 and 5 bedroom homes.

All homes are designed and built to a superior standard, with spacious living and  
stunning surroundings.

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Situated on the English Channel coast at the Dorset-Devon border, Lyme Regis is a  
beautiful seaside town dubbed the 'Pearl of Dorset'. A jewel in UK's World  
Heritage Site of the Jurassic Coast, Lyme Regis is abundant with fossil-rich cliffs and  
beguiling surroundings, making it the perfect location for your new home.



# EXPLORE THE HISTORIC JURASSIC COAST...







Lyme Regis Beach



Charmouth Beach

PICTURE PERFECT LIVING

# TWO BEDROOM HOUSES

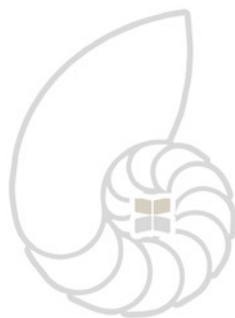
## THE HOYTON Unit 18

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*Artist's impression*

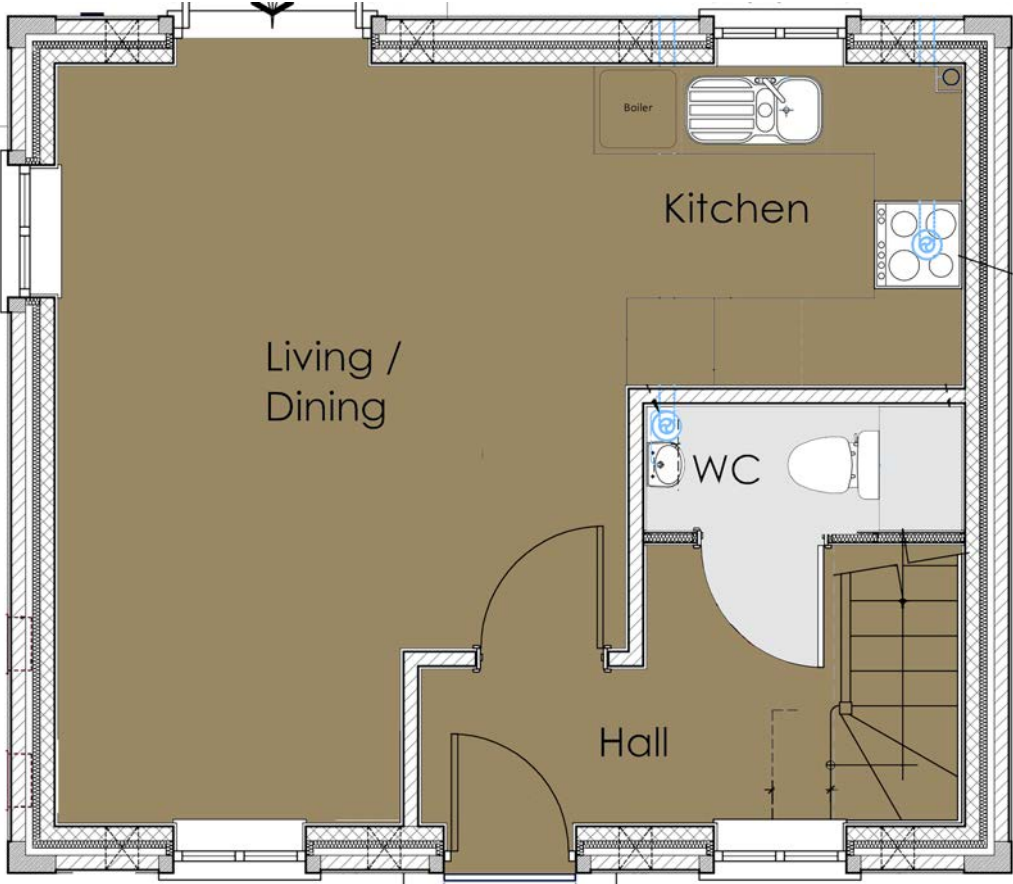
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A two bedroom detached home offering an open-plan living / kitchen / dining area. Separate downstairs WC. French doors leading to patio area and level lawn garden. On the first floor, both bedrooms benefit from fitted wardrobes. The fully tiled bathroom is a white suite, with vanity unit. The property further benefits from two allocated parking spaces to the rear of the property.



# FLOOR PLANS



Example floor plans of a two bedroom home



# THREE BEDROOM HOUSES

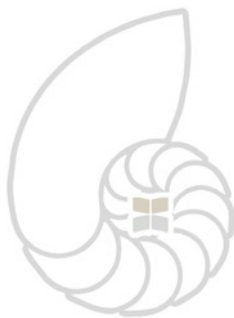
## THE HARCOMBE Unit 30

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*Artist's impression*

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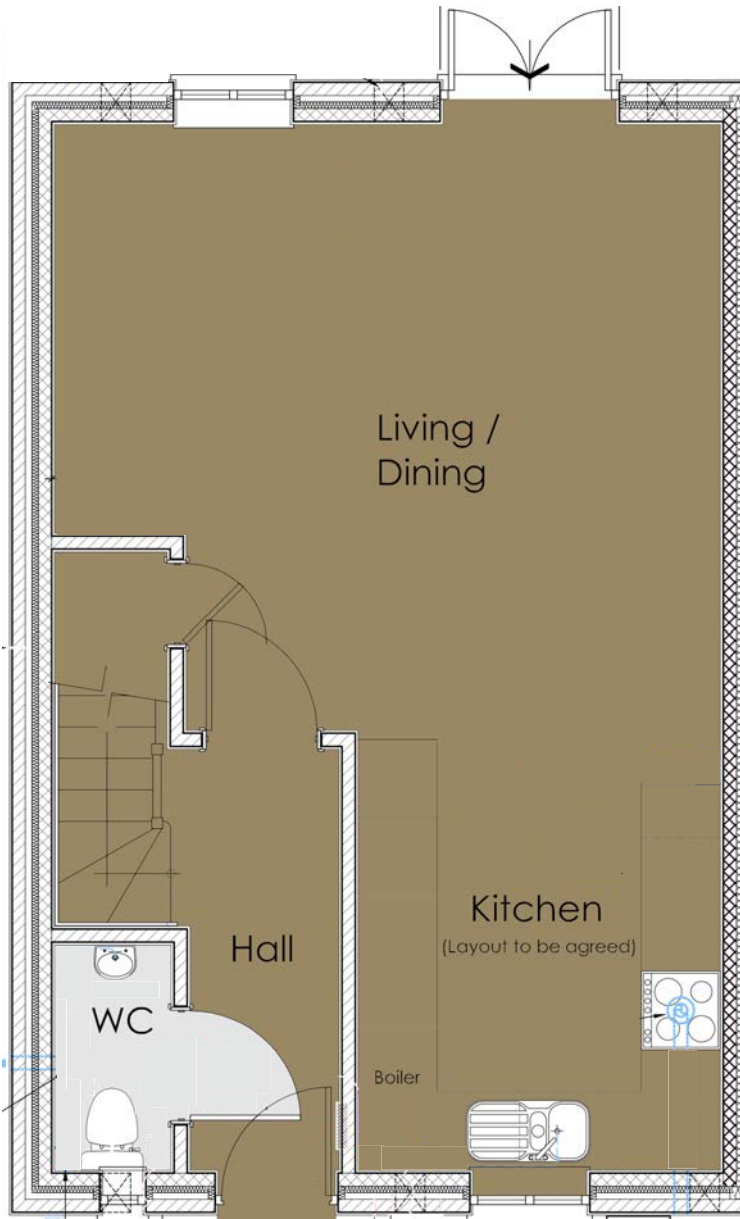


A three bedroom terrace home offering an open-plan living / kitchen / dining area. Separate downstairs WC. French doors leading to patio area and level lawn garden.

On the first floor, three double bedrooms all benefit from fitted wardrobes. The bathroom comprises of a white suite with vanity unit and is fully tiled.

The property further benefits from two allocated parking spaces to the rear of the property.

# FLOOR PLANS



Example floor plans of a three bedroom home



# FOUR BEDROOM HOUSES

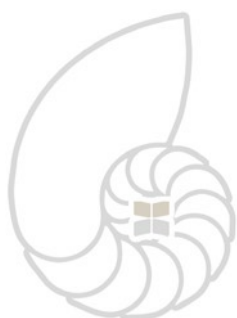
## THE MORCOMBELAKE Unit C1

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*Artist's impression*

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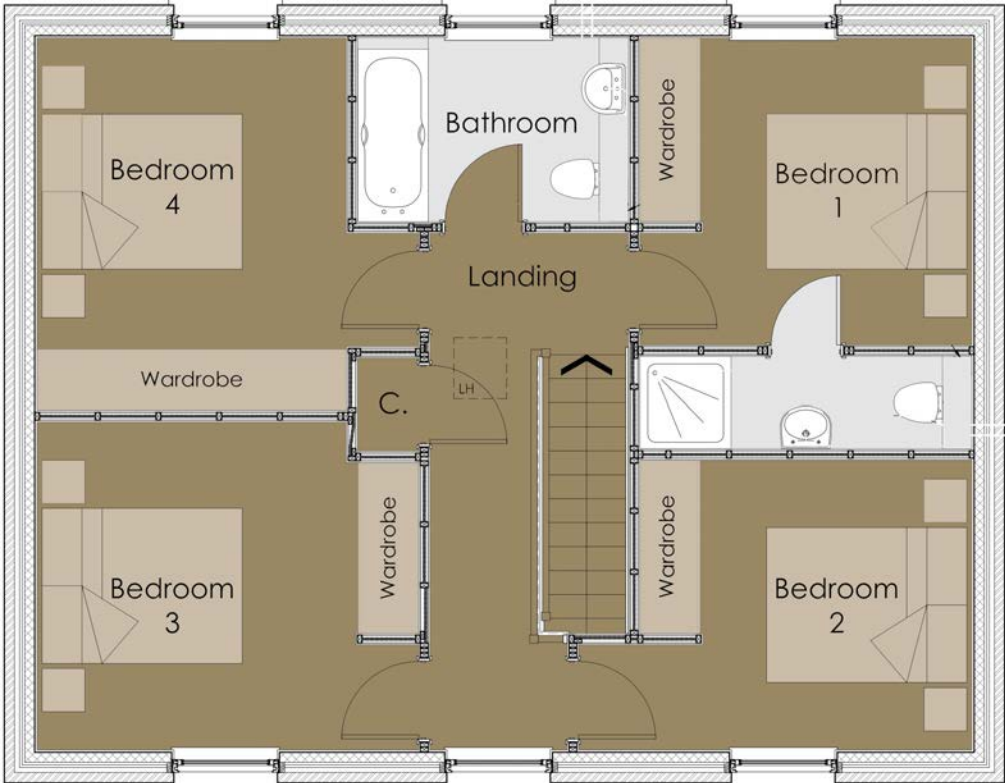
A four bedroom detached home offering spacious living room along with open-plan kitchen / dining area and a separate downstairs WC.

French doors lead to garden which consists of patio area and level lawn.

On the first floor, all four double bedrooms benefit from fitted wardrobes. The family bathroom is a fully tiled modern white suite.

The property further benefits from two allocated parking spaces.

# FLOOR PLANS



Example floor plans of a four bedroom home



# FIVE BEDROOM HOUSES

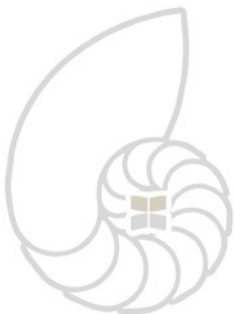
## THE POUNDBURY Unit E1

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*Artist's impression*

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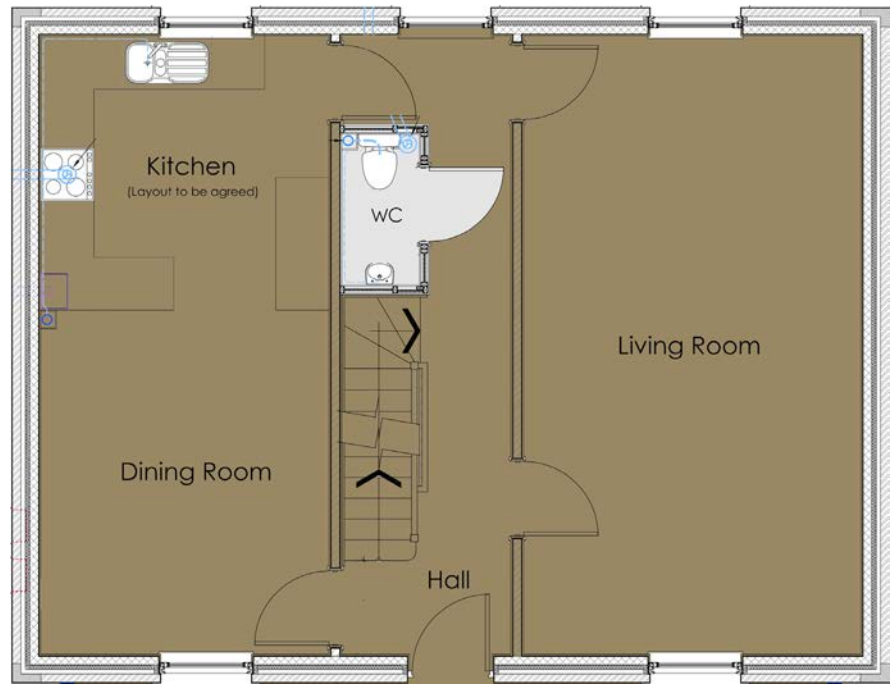
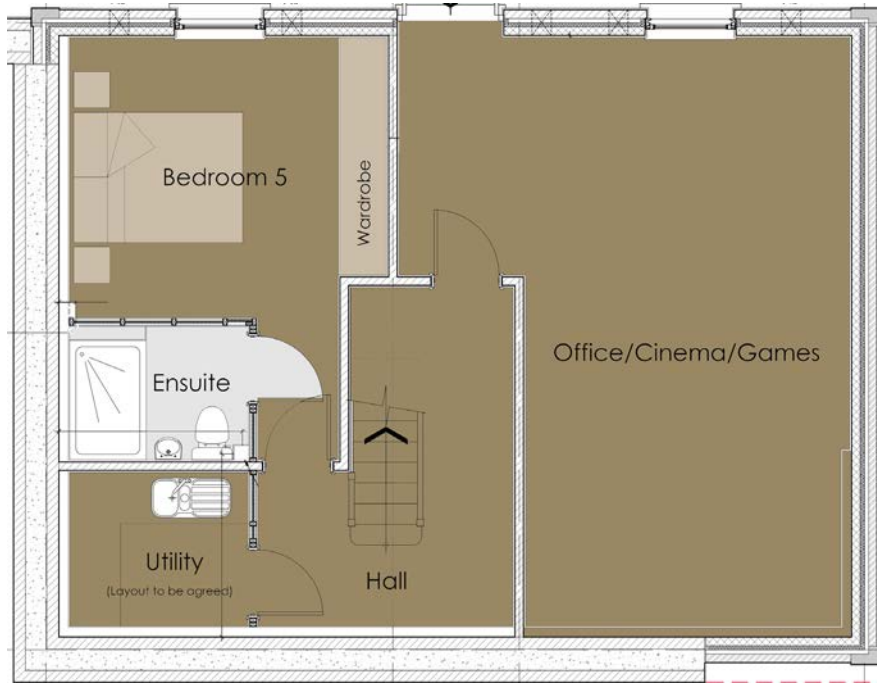
A five bedroom detached home split across three levels. The lower ground floor is comprised of a double bedroom with en-suite, utility room and generously sized games or cinema room.

The entrance level of the property, the ground floor, is an open-plan kitchen / dining room as well as a spacious living room and separate WC.

The first floor, complete with four double bedrooms, all benefit from fitted wardrobes. The fully-tiled family bathroom is a white suite with vanity units.

The property further benefits from two allocated parking spaces. The garden has a level lawn area with a patio.

# FLOOR PLANS



*Example floor plans of a five bedroom home*



# DEVELOPMENT SPECIFICATION

- Monmouth Park comprises 47 traditionally built new homes
- The exclusive development includes 2, 3, 4 and 5 bedroom houses
- A short distance from Cobb Harbour, beaches and town centre
- Stunning views of the surrounding countryside
- Landscaped communal areas

## HOUSES

- Bespoke fitted kitchen with integrated appliances, solid worktops and modern splash backs
- Contemporary white bathroom suite with chrome taps, heated towel rail and choice of large format porcelain tiles
- Choice of premium carpets
- 2 parking spaces per property
- Rear gardens with lawn and patio area



GENERAL	2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
uPVC double glazed casement windows	•	•	•	•
External doorsets with multipoint locking system	•	•	•	•
Gas fired central heating	•	•	•	•
Ground floor underfloor heating	•	•	•	•
Turfed rear garden with patio area	•	•	•	•
Rear garden boundary fences	•	•	•	•

INTERNAL FINISHES	2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
Oak veneer doors with chrome door furniture	•	•	•	•
Timeless white emulsion to walls & smooth white ceilings	•	•	•	•
White satin woodwork	•	•	•	•
Engineered oak flooring to ground floor	•	•	•	•

Monmouth Park is a development by:



# DEVELOPMENT SPECIFICATION

KITCHEN	2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
Fully fitted kitchen with solid silestone worktop & upstands	•	•	•	•
Glass splash back behind hob	•	•	•	•
1.5 bowl stainless steel sink	•	•	•	•
Ceramic hob	•	•		
Induction hob			•	•
Stainless-steel oven	•	•		
Stainless-steel double oven			•	•
Stainless-steel extractor hood	•	•	•	•
Integrated fridge/freezer	•	•	•	•
Integrated dishwasher	•	•	•	•
Integrated washing machine	•	•	•	•

BATHROOM & EN SUITE	2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
White sanitary ware with contemporary chrome fittings	•	•	•	•
Fixed head & hand shower with glass screen over bath	•	•	•	•
Fixed head shower in en suites		•	•	•
Chrome heated towel rail in bathroom and en suite	•	•	•	•
Porcelain floor and wall tiles	•	•	•	•

LIGHTING & ELECTRICALS	2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
BT Fibre network to the premises	•	•	•	•
TV points in living room and master bedroom	•	•	•	•
Telephone point in living room	•	•	•	•
LED downlights in kitchen, bathroom and en suite	•	•	•	•
Pendant lighting in hallway, landing and bedrooms	•	•	•	•
Optional Electric Vehicle charger upon request	•	•	•	•
Optional Security System upon request	•	•	•	•

Blakesley Estates subscribes to the Consumer Code of Conduct. Please refer to the Sales Agent for details.

Specification may be amended at any time without notice. Please check specific plot details with the Sales Agent prior to reserving your home, particularly on items which are more important to you.

Alternative options available upon request dependent on build stage.

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# LOCALITY



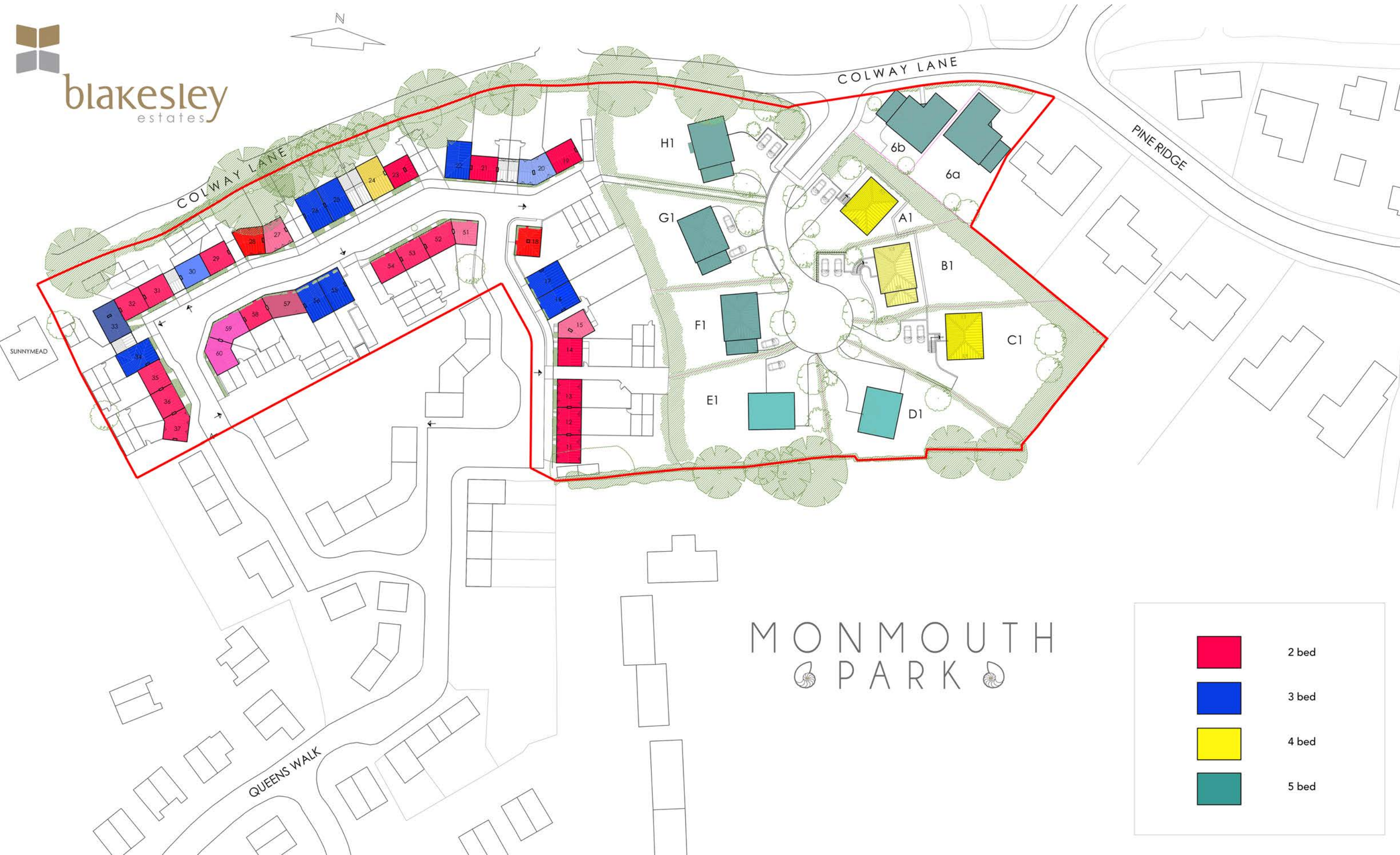
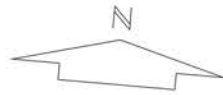
Monmouth Park is only a stones throw from the beach, harbour, shops, bars and restaurants. A short drive or fifteen minute walk will find you in the picturesque and historic town centre.

Access to the upper part of Monmouth Park will be off Colway Lane. Access to the lower part of the development will be via Queens Walk and Applebee Way.









# SITE LAYOUT



## MONMOUTH PARK

	2 bed
	3 bed
	4 bed
	5 bed





For more information, please contact our sales agents



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Key worker and Military discount available upon request.

Blakesley Estates subscribes to the Consumer Code of Conduct for Home Builders.

