

Hamptons

INTERNATIONAL



Windy Nook, Golf Lane, Westminster Road, Foxrock, Dublin 18, D18

4  3  3 

GUIDE PRICE

£2,570,000

(€2,950,000)

Property details



Attributes

-  **Tennis court**
-  **Garage**
-  **Near golf course**
-  **With land**
-  **Garden**

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Description

4 bedroom house for sale DNG is honoured to present this wonderful property to the market. Behind electric gates and a sweeping driveway, lies Windy Nook, a secluded yet highly convenient setting with stunning views of Foxrock Golf Club and sits on approximately 1.1 acres. The house itself is particularly attractive with its Tudor style front, undulating roof lines and red brick accents. The property has seen a number of additions over the years and it extends to C.238 sq.m. with ample space in every direction to increase this (subj. to p.p.), should the new owner desire. The interiors are characterful and on entering, a welcoming foyer awaits complete with open fire. There are three generous reception rooms, all of which offer very pleasant views of the surrounding gardens and each one offers an excellent place to relax, unwind or entertain. The kitchen adjoins a recessed family room, defining the spaces. A practical utility room and guest lavatory complete downstairs. Upstairs, there are four generous bedrooms from which the outlook over the gardens is simply put, enviable. There is also an ensuite shower room and a family bathroom at this level. Separately, a practical garage accessed from outside is large enough to accommodate a classic car. The gardens are exceptional. Mature and well manicured with an array of planting which provides colour throughout the year, it is a fantastically safe space for playing children to run free. A tennis court bordered by well established conifers is a real feature. Off the drawing room there is an attractive patio area which just might be the perfect place for outdoor dining and indeed entertaining. The sense of privacy is omnipresent, and yet every amenity is within easy reach. Alternatively, should the new owner desire, there is excellent potential to develop the site further subject to the necessary planning permission. The property benefits from pedestrian access into Springfield Park directly from the property as well as vehicular access to Golf Lane leading onto Westminster Road. Exceptionally well located in the leafy suburb of Foxrock approximately 12km from Stephens Green and only a short stroll from Foxrock Village. This quaint village enjoys a selection of popular eateries, restaurants and specialist food shops which supply this upmarket suburb. For more extensive shopping facilities, Dunnes Stores at Cornelscourt and the Park Retail Centre are close by. Foxrock Golf Club is a short distance away as is the driving range at Leopardstown Golf Club and Carrickmines Croquet and Lawn Tennis Club. An excellent selection of schools are nearby including Hollypark Boys and Girls National Schools and St. Bridget's Boys and Girls National Schools. Many of South County Dublin's Secondary Schools are within an easy commute including Blackrock College, Mount Anville, Loreto Foxrock, Lycée français d'Irlande as well as the newly opened Nord Anglia International School and St Andrew's College. Cabinteely Park with its 96 acres of parkland and large childrens playground is also nearby. The Quality Bus Corridor on the N11 provides easy access to Dublin City Centre, the M50 interchange is close by as is the LUAS at both Central Park and Carrickmines. Viewing of this superb property is strongly recommended. FEATURESExceptional property on C. 1.1 acres Extending to approx. 238 sq.m/ 2,561 sq.ft. Stunning views over Foxrock Golf Club Development potential (subject to planning permission) Access to both Westminster Road & Springfield Park Most appealing mature sunny gardens Tennis court Bordering Foxrock Golf Club





































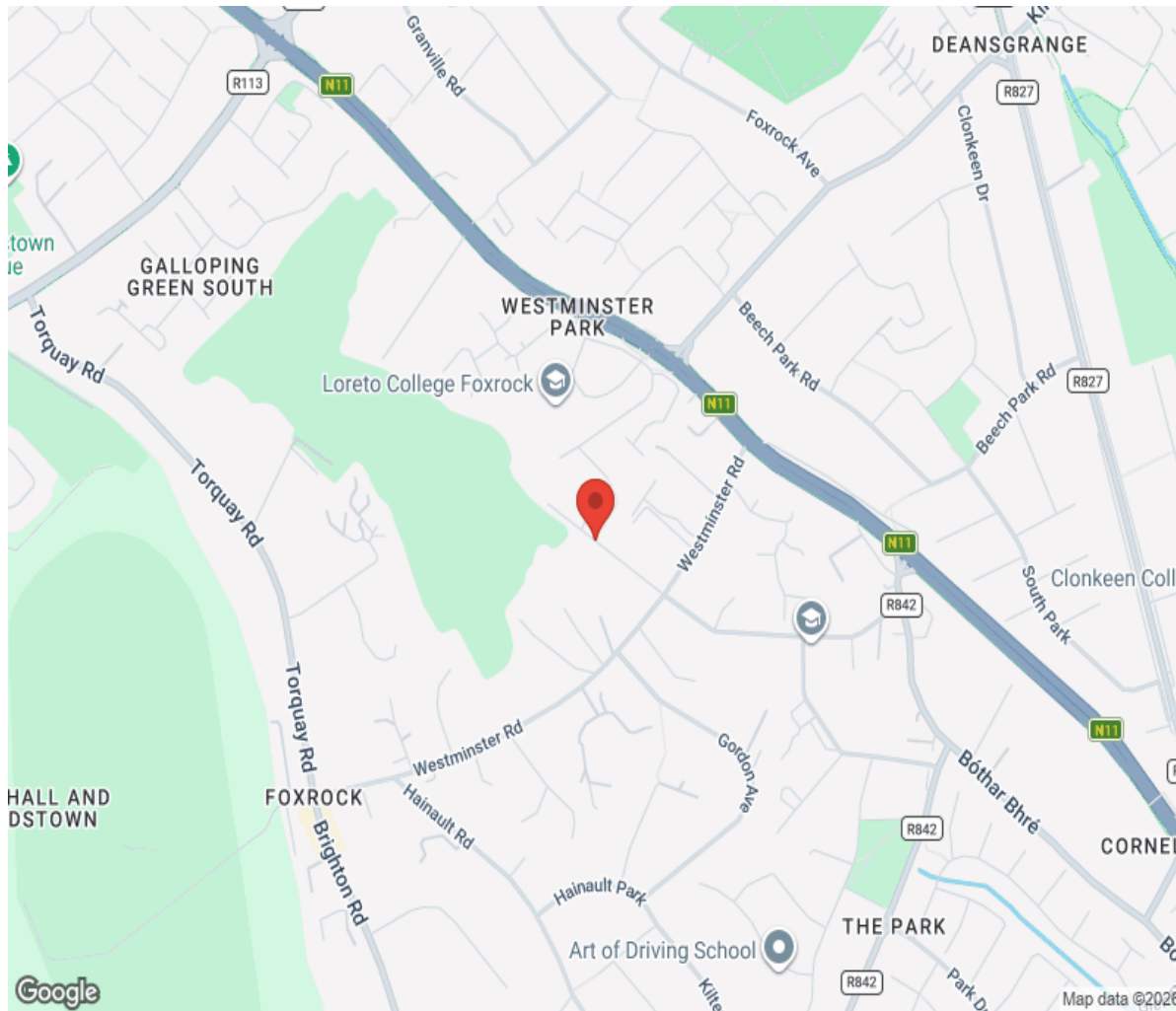




Floor plan



Location



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