

Hamptons

INTERNATIONAL



Woodend, The Birches, Torquay Road, Foxrock, Dublin 18, D18

4  5  3 

GUIDE PRICE

£2,400,000

(€2,750,000)

Property details



Attributes

-  **Garage**
-  **Garden**

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Description

4 bedroom house for sale Set at the end of an exclusive cul de sac off Torquay Road close to the heart of Foxrock Village is this attractive, C2 Ber rated sylvan type detached family home. Surrounded by almost a third of an acre of gardens behind remote controlled gates, this home enjoys immense privacy yet is moments from the best of Ireland's infrastructure including the Luas, M50, N11 & QBC. Also within striking distance are big employers such as The Beacon Hospital, Microsoft and many others within Sandyford Business District. For families with children the above infrastructure gives access to Dublin's best schools and Third Level institutions. However within moments of this property are other great education facilities such as Loreto Foxrock or Nord Anglia Education as examples. Within the property accommodation is spacious and well appointed. Large rooms and light filled areas govern. The entrance hall is large and inviting, with a glazed landing above overlooking it. A gracious drawing room is located off here through double doors which has double height ceilings and again is overlooked from the landing area. The dining room is to the right of here with bi-folding doors joining both. There is a family room which also joins the dining room with the kitchen and breakfast room located off here. The kitchen benefits from a utility room and guest cloaks. There is a home office located to the front also, while the principal bedroom is very spacious and has a large ensuite bathroom off. The second bedroom on this level also has an ensuite off as do both the double bedrooms off the large landing above. Outside is a double detached garage and storeroom together with extensive lawns, planted areas, paved areas and many secluded and private suntraps. Hall Gracious reception hall with balcony above. Accommodation off and stairs to level above. Tiled floors. Drawing Room 5.7m x 5.5m Large rear facing living room with vaulted ceilings, timber floors, a feature fireplace and TV point. Family Room 6.2m x 3.3m Everyday reception room with TV point and open plan with large dining room. Dining Room 5.2m x 4.2m Bi-fold doors leading from the dining room. Wall-to-wall glass and French doors leading to the gardens. Office 3.1m x 3.6m Front facing reception room with fireplace and timber floors. Kitchen / Breakfast room 3.1m x 4.7m Triple aspect room comprising a floor and eye level units, a central island, Aga, timber floors, granite work surfaces, electric oven, gas hob and coving to ceiling. Sliding doors leading to the rear garden. Utility Room 3m x 2.3m Floor and eye level fitted units. Provisions for a washing machine and dishwasher. Sink. Guest Cloakroom With toilet and wash hand basin. Bedroom 1 6m x 5.8m Principal bedroom of large proportions with fitted wardrobes, a door leading to the gardens and ensuite bathroom off. Ensuite Bathroom 3.8m x 2m Stand alone bath, separate shower, toilet and wash hand basin. Bedroom 2 3.7m x 2.7m Front facing bedroom with ensuite off. Ensuite Shower, toilet and wash hand basin. Landing Landing with balcony overlooking the reception hall to the front and the Drawing room to the rear. Bedroom 3 5.7m x 4.5m Beautiful, large double bedroom which is light filled and has timber floors. Ensuite off. Ensuite Bathroom 3.2m x 2.6m Bath, separate shower, wc & whb. Part tiled. Bedroom 4 4m x 3.75m Large bedroom with vaulted ceiling, triple aspect and fitted wardrobes. Ensuite 2.3m x 2.3m Shower, wc & whb. Garage Detached garage with pitched roof. Gardens The property is set near the end of a small cul de sac and behind electronic controlled gates onto a pebbled forecourt surrounded by lawns, patio areas together with a fine selection of mature plants, trees and shrubs. The overall plot is approximately c. 0.3ac.





































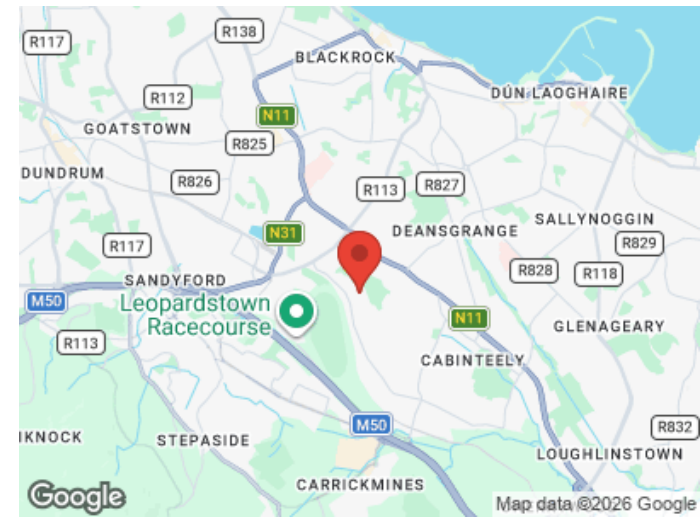








Location



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