

# Hamptons

INTERNATIONAL



**Sandwood, Gordon Avenue, Foxrock, Dublin 18, D18KH50**

4  2  3 

GUIDE PRICE

**£1,310,000**

**(€1,495,000)**

## Property details



### Attributes




-  **Near golf course**
-  **Private parking**
-  **Garden**
-  **Refurbished**

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## Description

4 bedroom house for sale DNG is honoured to bring this unique, detached property designed by eco architect Mike Haslam to the market extending to approximately 216sq.m/2,347sq.ft. Perfectly positioned in a much sought after sylvan setting in the heart of Foxrock. Sandwood enjoys immense privacy, approached via a private gated avenue which opens into a graveled driveway providing ample secure parking. Upon entering this stunning property, one will experience light infused graciously proportioned accommodation throughout. Sandwood offers ample space for a growing family with excellent potential to further extend if one wishes too. The property is complimented by the beautifully landscaped sunny south westerly gardens which are a truly outstanding feature, bordered by a paved patio which spans the width of the property. A truly tranquil retreat for quiet relaxation, inviting al fresco dining and a perfect setting for hosting outdoor gatherings. The large lawn is bordered by mature hedging, trees and planting, enjoying complete privacy. The superbly presented interiors of the property are thoughtfully designed combining calm neutral colour tones with modern finishes and high-quality materials throughout. The graciously proportioned layout creates a seamless flow between living and bedroom spaces, ideal for both everyday living and special occasions. Accommodation briefly comprises of an entrance hall, a most inviting living room with open fireplace and double doors leading out to the conservatory and garden, a welcoming kitchen/dining room with picture perfect views over the garden, family room, studio/bedroom 4, guest w.c. with shower and utility room completes the accommodation at this level. Upstairs enjoys a dual aspect landing off which lies three double bedrooms, master with walk-in wardrobe, office and family bathroom. Exceptionally well located on this much sought-after mature road in the leafy suburb of Foxrock and only a short stroll from the quaint village enjoying a selection of popular eateries and specialist shops. More extensive shopping amenities are located in nearby Dunnes Stores at Cornelscourt, Deansgrange and Stillorgan village and Carrickmines Retail Park which are close by. Foxrock Golf Club is a short distance away as is the driving range at Leopardstown Golf Club, Leopardstown Racecourse, Carrickmines Croquet and Lawn Tennis Club, various football, GAA and rugby clubs are also within easy reach. An excellent selection of primary schools nearby include Hollypark and St. Brigid's Boys and Girls National Schools. Many of South County Dublin's finest secondary schools are within an easy commute including Blackrock College, Loreto Foxrock, Mount Anville as well as Nord Anglia International School and St Andrew's College to name a few. Third level colleges are also within easy reach. Excellent transport links abound within the area including the QBC on the nearby N11, the LUAS and M50 within a few minute's drive away providing ease of access to the city centre, surrounding hinterland and the national road network. Viewing is highly recommended not to miss out on the opportunity to make this unique property your new home.

Entrance Hallway 5.84m x 2.3m Timber flooring, intercom handset. Living Room 5.78m x 3.76m Fireplace with open fire, timber flooring, door to... Conservatory 5.5m x 2.14m Tiled flooring, door to garden and bi-fold doors to... Kitchen/Dining 6.06m x 5.2m Handmade fitted kitchen with polished granite worktops, free standing range with gas cooking and electric oven, integrated 2 bowl sink unit, fridge freezer and dishwasher, hardwood flooring and door to... Utility Room 4.1m x 2.4m Fitted units, worktop, stainless steel sink unit, plumbed for washing machine and tumble dryer, feature french cold cupboard, gas fired central heating with control panel, door to garden, tiled flooring. Family Room 4.6m x 3.79m Timber flooring, dual aspect, storage closet, double doors to garden. Studio/Bedroom 4 3.76m x 3.61m Timber flooring, recessed lighting, dual aspect. Guest W.C. 4.42m x 2.12m Walk-in shower unit, w.c., wash hand basin with fitted mirror over, heated towel rail, fully tiled walls, tiled flooring. Landing 4.6m x 3.3m Dual aspect, fitted bookshelves, timber flooring. Master/Bedroom 1 4.72m x 4.62m Timber flooring, walk-in wardrobe, plumbed for ensuite. Bedroom 2 3.58m x 3.27m Timber flooring. Bedroom 3 3.58m x 3.24m Timber flooring, fitted shelving. Office 4.44m x 2.07m Timber flooring, recessed lighting. Bathroom 3.52m x 2.4m Bath, separate shower unit, w.c., wash hand basin with fitted mirror over, recessed lighting, laundry chute to utility, fully tiled walls, tiled flooring.

























# Floor plan





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**+44 (0)20 8618 4551**

**international@hamptons.co.uk**

**www.hamptons-international.com**