

Hamptons

INTERNATIONAL



17 Sika Woods, Enniskerry, Co Wicklow, A98E3V1

4  3  1 

GUIDE PRICE

£1,090,000

(€1,250,000)

Property details



Attributes

 **Garden**

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Description

4 bedroom house for sale No. 17 Sika Woods is a truly exceptional A-rated detached family home, ideally positioned on a desirable corner site within this exclusive development of just 47 homes, located approximately 1km from the picturesque village of Enniskerry. Constructed in 2022 by Winterbrook and designed by the award-winning architects Aughey O'Flaherty, the property extends to approximately 193 sq. m and represents a seamless fusion of contemporary architecture, energy efficiency, and refined interior design. From the moment you enter, the home immediately impresses with its striking double-height ceiling and sense of light, space, and volume. The well-considered layout centres around a spectacular open-plan kitchen, dining, and living space, anchored by a stunning bespoke media wall and extensive fitted cabinetry. A full wall of triple-glazed windows and double doors opens directly onto the south-facing patio and rear garden, creating a seamless connection between indoor and outdoor living and allowing natural light to flood the space throughout the day. The living area is both elegant and inviting, designed as the true heart of the home, with carefully curated lighting and a calm, contemporary aesthetic throughout. Every finish has been meticulously selected, including Kahrs of Sweden 18mm three-layer wood flooring with a broadleaf hardwax treatment running throughout the home, including the ground floor guest bedroom, with the exception of all bathrooms and all three first-floor bedrooms. Foscarini, Louis Poulsen, HAY, and Tradition designer light fittings are featured throughout, adding warmth, texture, and a refined design edge to each space. The kitchen is fitted to an exceptional standard, featuring high-end integrated appliances including a Siemens twin full-length side-by-side fridge and freezer and NEFF eye-level oven and microwave, all seamlessly incorporated into the bespoke cabinetry. A separate, well-appointed utility room provides excellent additional storage and functionality and is fitted with a Bosch i-DOS automatic dispensing washing machine and Bosch heat pump dryer. The ground floor further comprises a stylish guest bathroom and a generous double bedroom with direct access to the south-facing patio and garden, offering excellent flexibility for guests, home office use, or multi-generational living. Upstairs, a galleried landing overlooks the main living space below, enhancing the sense of light and architectural drama. The first floor accommodation includes a superb principal bedroom with en-suite, additional well-proportioned bedrooms, and further en-suite facilities, all finished to a high standard. A private balcony extends from the upper level, providing a quiet outdoor retreat and further enhancing the home's connection to its landscaped setting. A dedicated TV / gaming room provides an ideal additional living space, while a bespoke work-from-home hot desk area has been thoughtfully designed to comfortably accommodate two people. Externally, the property benefits from a beautifully positioned south-facing rear garden, ideal for outdoor dining and family enjoyment, along with the advantages of a corner site offering additional space and privacy. A Zappi 7kW electric car charger is also installed, and the south-facing roof offers excellent future-proofing potential for solar panel installation. The development itself is highly regarded for its strong sense of community and family-friendly environment, with numerous young families creating a vibrant and welcoming atmosphere. Excellent local schools including Powerscourt National School and Curtlestown National School are within easy reach, with St. Gerard's also highly regarded in the area. Energy efficiency is a standout feature, with the home benefitting from an A-rating, air-to-water heating system, mechanical heat recovery ventilation, triple glazing, and a fibre broadband connection. No. 17 Sika Woods represents a rare opportunity to acquire a meticulously finished, turnkey residence in one of Enniskerry's most sought-after developments, combining architectural excellence, modern efficiency, and exceptional family living in a truly enviable setting.

Key Features:

- Constructed circa 2022 by Winterbrook, designed by Aughey O'Flaherty Architects
- Prime corner site within an exclusive development of just 47 homes
- Stunning double-height living space creating exceptional light and volume
- Impressive open-plan kitchen / dining / living area with bespoke media wall
- Full wall of triple-glazed windows and doors opening to the garden
- West-facing rear garden with seamless indoor-outdoor flow
- High-quality bespoke cabinetry and carefully curated lighting design throughout
- Flexible layout including ground floor bedroom, utility room & guest bathroom
- Galleried landing with balcony and multiple en-suite bedrooms
- A-rated energy efficient home with air-to-water heat pump & MHRV system
- Highly family-friendly development close to excellent schools



















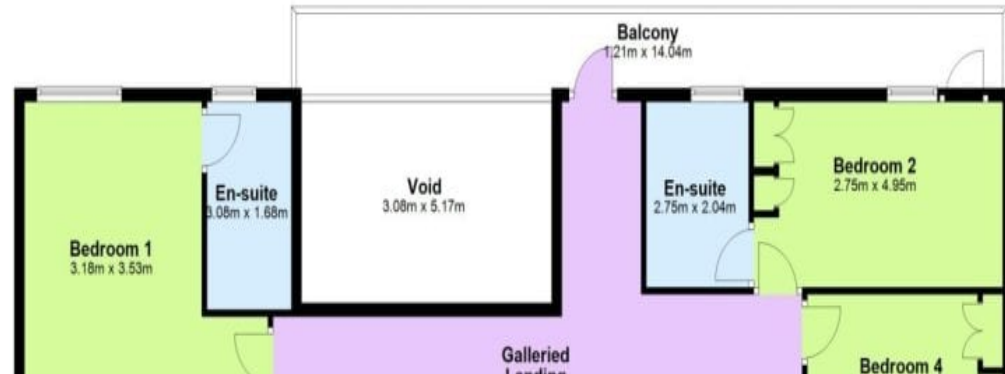








First Floor





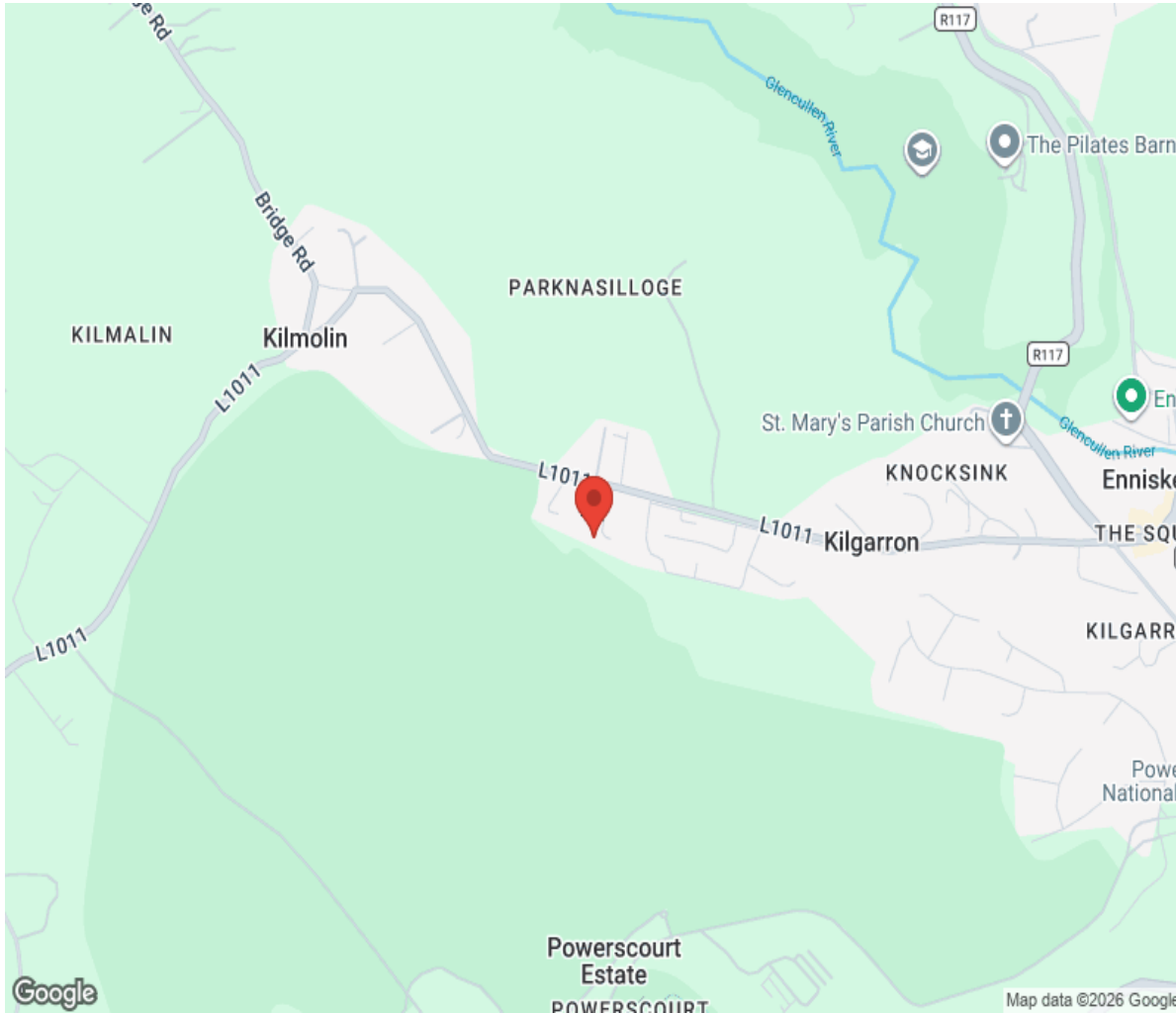








Location



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