

Hamptons

INTERNATIONAL



7 Briar Wood, Vevay Road, Bray, Co. Wicklow, A98H938

4  3  3 

GUIDE PRICE




£810,000

(€925,000)

Property details



Attributes

-  Near golf course
-  Private parking
-  Garden

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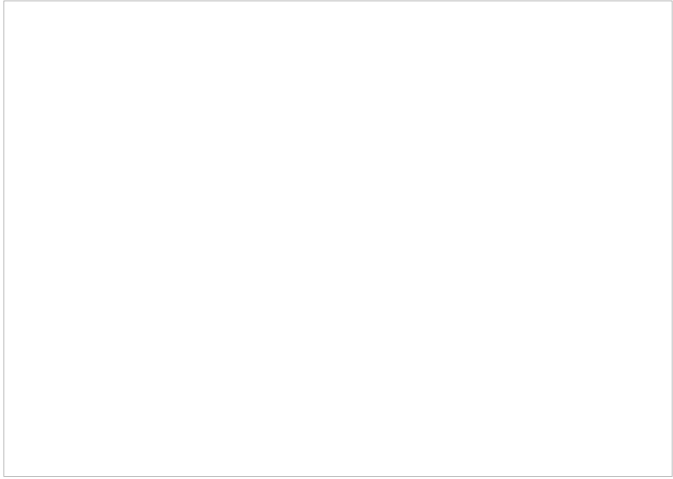
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Description

4 bedroom house for sale DNG Bray is delighted to present No. 7 Briar Wood, an elegant and substantial family residence nestled within this exclusive and highly sought-after development sitting quietly at the foot of Bray Head. Extending to approximately 200sq.m / 2,153sq.ft, including a superbly executed attic conversion, this impressive detached home enjoys a peaceful cul-de-sac setting and offers a rare combination of space, style, privacy, and location. The property will appeal to discerning purchasers seeking a refined family home finished to a high standard in one of Bray's most desirable residential enclaves. The home has recently undergone a comprehensive and tasteful interior redesign, resulting in an impressive family home that is both visually striking and highly functional. At the heart of the home lies a magnificent open-plan kitchen/family/breakfast room, overlooking a beautifully landscaped rear garden. This space is flooded with natural light via floor-to-ceiling glazing and expansive Velux rooflights, creating a seamless connection between indoor and outdoor living. A substantial utility room/second kitchen adjoins this area, providing exceptional additional cooking, storage, and laundry facilities. New, high-quality flooring has been installed throughout the hall, living room, and dining room, while the kitchen features a premium tiled floor that enhances both style and durability. The thoughtfully designed living accommodation is exceptionally well proportioned and cleverly laid out to suit contemporary family living. The welcoming entrance hall immediately sets the tone for the quality throughout and includes a discreet guest WC with WHB. To the front of the property, a generous bay-windowed living room features a gas fire framed by an elegant marble mantelpiece, offering a warm and inviting space for relaxation. Double doors lead to a cosy informal sitting room or a formal dining room if required, which comfortably accommodates a large dining table and is perfectly suited to entertaining. To the rear, the spectacular open-plan kitchen/breakfast/living area forms the true centrepiece of the home. The kitchen is beautifully appointed with an abundance of wall and floor units, generous worktop space, and a layout that balances practicality with understated elegance. This space flows effortlessly to the rear garden, making it ideal for both everyday living and social occasions. The adjoining utility room/second kitchen is fully equipped with an electric oven, microwave, gas hob, sink unit, ample storage, and is plumbed for a washing machine and tumble dryer, with direct access to the outside. Upstairs, a spacious landing leads to three generously sized double bedrooms and a well-appointed family bathroom with bath, shower, WC, and WHB. The original fourth bedroom has been transformed to create an exceptional principal bedroom suite, complete with a large dressing room, a second walk-in wardrobe (but could be easily reconverted back to a 4th bedroom) and a stylish en-suite shower room. A staircase leads to the outstanding attic conversion of approx. 24sq.m (5.18m x 4.60m). This versatile and beautifully finished space is currently used as a home office/study and benefits from Velux windows, a WC & WHB, and a compact kitchenette, making it ideal as a guest suite, remote working hub, or private retreat for older family members. To the front, the property provides off-street parking for two cars on a tarmac driveway. Dual side access leads to the rear garden, which has been expertly redesigned to create a private, tranquil, and low-maintenance outdoor sanctuary. The garden is completely private and not overlooked, and is thoughtfully planted with a selection of evergreen trees, shrubs, and planting, offering year-round structure and colour—an ideal setting for outdoor dining and relaxation. One of the most distinctive features of Briar Wood is the exclusive 4-acre communal amenity green, reserved solely for the 36 homes within the development. This exceptional space is enjoyed by residents of all ages and offers breathtaking views towards Bray Head. The Buitléar Way/Bray Head Walk is literally on your doorstep with access to the renowned Cliff Walk nearby. The location is truly outstanding. Dublin Bus services are located within 150 metres, providing direct access to Dublin City Centre, Greystones, and Dublin Airport. A wide selection of primary and secondary schools are within walking distance. Situated quietly at the foot of Bray Head, the renowned Bray Head Cliff Walk is quite literally on your doorstep. Killruddery Estate & Gardens, Belmont Estate, Powerscourt Estate, Shanganagh Park (c. 5k) and Greystones Village (c. 5km) are all easily accessible. Sporting and leisure amenities abound and include Bray Golf Club, Powerscourt Golf Club, County Wicklow Tennis Club, Bray Sailing Club, and Shoreline Leisure Centre. A wide range of local shops, supermarkets, medical practices, and pharmacies are also close by, including Pettitts Super Valu, Centra, Tesco, Aldi, and Lidl. All in all, this is an exceptional family home offering generous proportions, refined interiors, privacy, and a truly enviable lifestyle location. Viewing is strongly recommended to fully appreciate the quality, space, and setting of this outstanding residence.

Entrance Hall 5.68m x 2.11m Living Room 5.15m x 4.07m Kitchen/Dining Room 8.15m x 6.28m Utility Room 8.64m x 1.45m Study 4.07m x 2.8m Cloakroom 2.64m x 0.74m Landing 5.1m x 2.3m Bedroom 1 5.15m x 3.88m Walk in

Closet 1.73m x 1.62m Ensuite Bathroom 2.27m x 1.59m Walk in Closet 2.3m x 2.04m Bedroom 2 3.6m x 3.33m Bathroom 2.27m x 1.98m
Bedroom 3 3.6m x 2.85m Attic 5.18m x 4.6m
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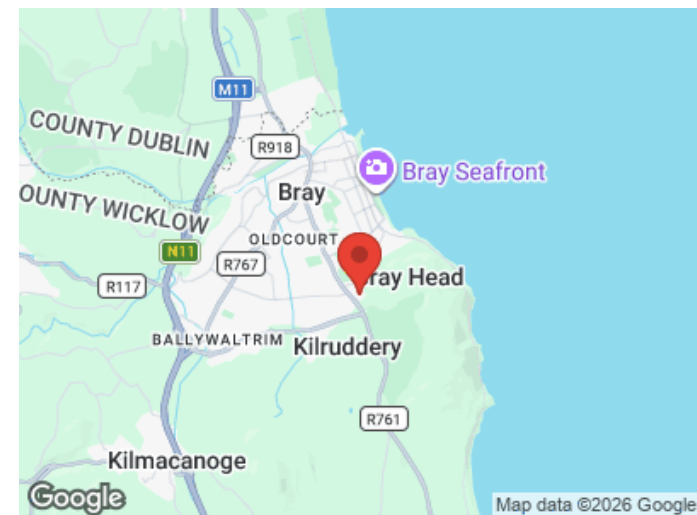
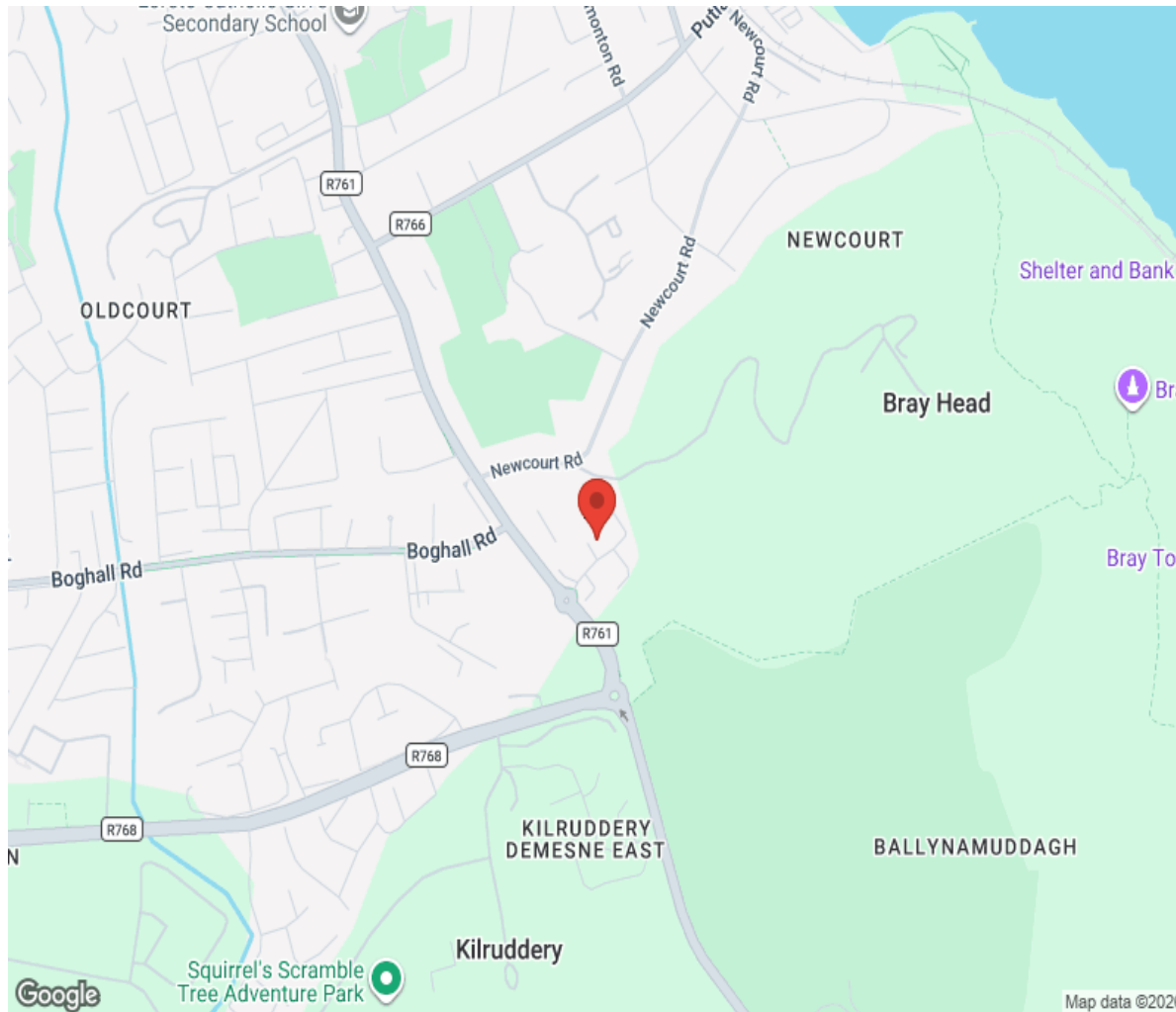




Floor plan



Location



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