

Hamptons

INTERNATIONAL

8 Kelston Park, Foxrock, Dublin 18, D18YT93

5  4  3 

GUIDE PRICE




£1,610,000

(€1,850,000)

Property details



Attributes

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

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Description

5 bedroom house for sale No. 8 Kelston Park represents a rare opportunity to acquire a residence of distinction within the highly coveted Kelston development. Constructed by the esteemed Park Developments, this expansive five-bedroom detached home spans approximately 230 sq.m. of meticulously curated living space. Every detail of this property has been maintained to an exacting standard, reflecting a commitment to quality and timeless sophistication. Beyond its aesthetic appeal, the home is engineered for modern performance, featuring high-grade insulation and premium glazing that ensure superior energy efficiency and a significantly reduced carbon footprint. The ground floor has been intelligently architected to facilitate both intimate family life and grand-scale entertaining. Three light-filled reception rooms flow seamlessly into one another, unified by a palette of sophisticated neutrals and premium finishes. At the center of the home lies the bespoke Siematic kitchen, a triumph of culinary design that pairs sleek, minimalist aesthetics with high-performance appliances. This space functions as a vibrant social hub, transitioning effortlessly from casual morning coffee to formal evening hosting. The upper levels provide a sanctuary of comfort, housing five generously proportioned bedrooms that prioritize privacy and tranquility. Two of these suites feature luxuriously appointed en suite bathrooms, finished with contemporary sanitary ware and elegant tiling. Designed with the modern professional in mind, the versatile layout offers ample scope for a sophisticated home office without compromising the home's primary role as a generous family retreat. Externally, the property is distinguished by its private, south-west facing rear garden. This secluded oasis is perfectly positioned to capture maximum sunlight throughout the day, providing an idyllic backdrop for al fresco dining or quiet reflection. The manicured grounds serve as a natural extension of the interior living space, offering a peaceful escape within a secure, verdant setting. The location of Kelston Park is arguably one of Foxrock's most strategic, offering a lifestyle of unparalleled convenience and exclusivity. Situated just off Leopardstown Road, the residence is within walking distance of the Sandyford LUAS stop, providing rapid access to Dublin City Centre. Proximity to the M50 and N11 corridors ensures seamless connectivity, while the area is served by Ireland's most prestigious schools and premium retail destinations, including Stillorgan and Dundrum Town Centre. With world-class leisure facilities like Foxrock Golf Club and Leopardstown Racecourse nearby, No. 8 Kelston Park offers a rare equilibrium of suburban peace and cosmopolitan accessibility. Ample family accommodation of approx. 230 sq.m. (2,475 sq.ft.) Gas fired central heating with thermostatic controlled radiators Superb private south west facing rear garden Within close proximity to N11, M50, QBC and LUAS Tasteful interior design and colour schemes Wired for multi room audio system Rational double glazed windows Ample off street parking BER Details BER: B3 BER No: 118486190 Energy Performance Indicator: 134.88 kWh/m²/yr Reception Hall - 3.7m x 3.85m Featuring warm timber flooring and a striking solid oak staircase. This central hub offers practical understairs storage and sets a tone of refined elegance that continues throughout the home. Living Room - 3.6m x 5m Front facing reception room with picture window overlooking the front garden. Drawing Room - 4.7m x 6.75m A sophisticated space anchored by an attractive timber-surround fireplace with a gas coal-effect fire and brass inset. A deep bay window floods the room with light, while glazed double doors lead through to the formal dining area. Dining Room - 3.7m x 5.1m An elegant setting for hosting, with patio doors that transition seamlessly to the manicured rear gardens. Family Room - 4.9m x 4.5m Designed for modern connectivity, this bright space features tiled flooring and expansive folding patio doors that blur the line between indoor comfort and outdoor serenity. Kitchen - 3.9m x 3.7m A masterclass in functional design, it features sleek overhead SieMatic cabinetry, a center island topped with exquisite marble, and a suite of integrated appliances including a four-ring ceramic hob and stainless steel oven. The space is finished with durable tiled splashbacks and flooring, with dual-aspect windows overlooking the lush grounds. Utility Room - 1.7m x 2.4m Supporting the kitchen is a functional Utility Room, providing dedicated laundry plumbing, additional storage, and side access, alongside a conveniently located Guest WC. Downstairs wc - Comprising pedestal whb, wc and tiled floor Upstairs - Bedroom 1 - 4.65m x 4m A luxurious haven featuring an extensive range of built-in wardrobes and patio doors opening to a charming Juliet balcony. Ensuite - The En Suite is superbly appointed with a large shower, cabinet wash hand basin, and a heated towel rail. Bedroom 2 - 3.7m x 3.2m A spacious double with fitted wardrobes and its own private En Suite off. Ensuite - Comprising wc, corner shower, pedestal whb, tiled floor, part tiled walls and window to rear Bathroom - comprising pedestal wash hand basin, wc, bath with electric shower over, tiled floor and part tiled walls Bedroom 3 - 3m x 3m With windows overlooking rear and built in fitted wardrobes. Bedroom 4 - 3.9m x 3.8m With windows overlooking rear and built in fitted wardrobes. Bedroom 5 - 3.8m x 3.2m Front facing bedroom. Outside To the rear

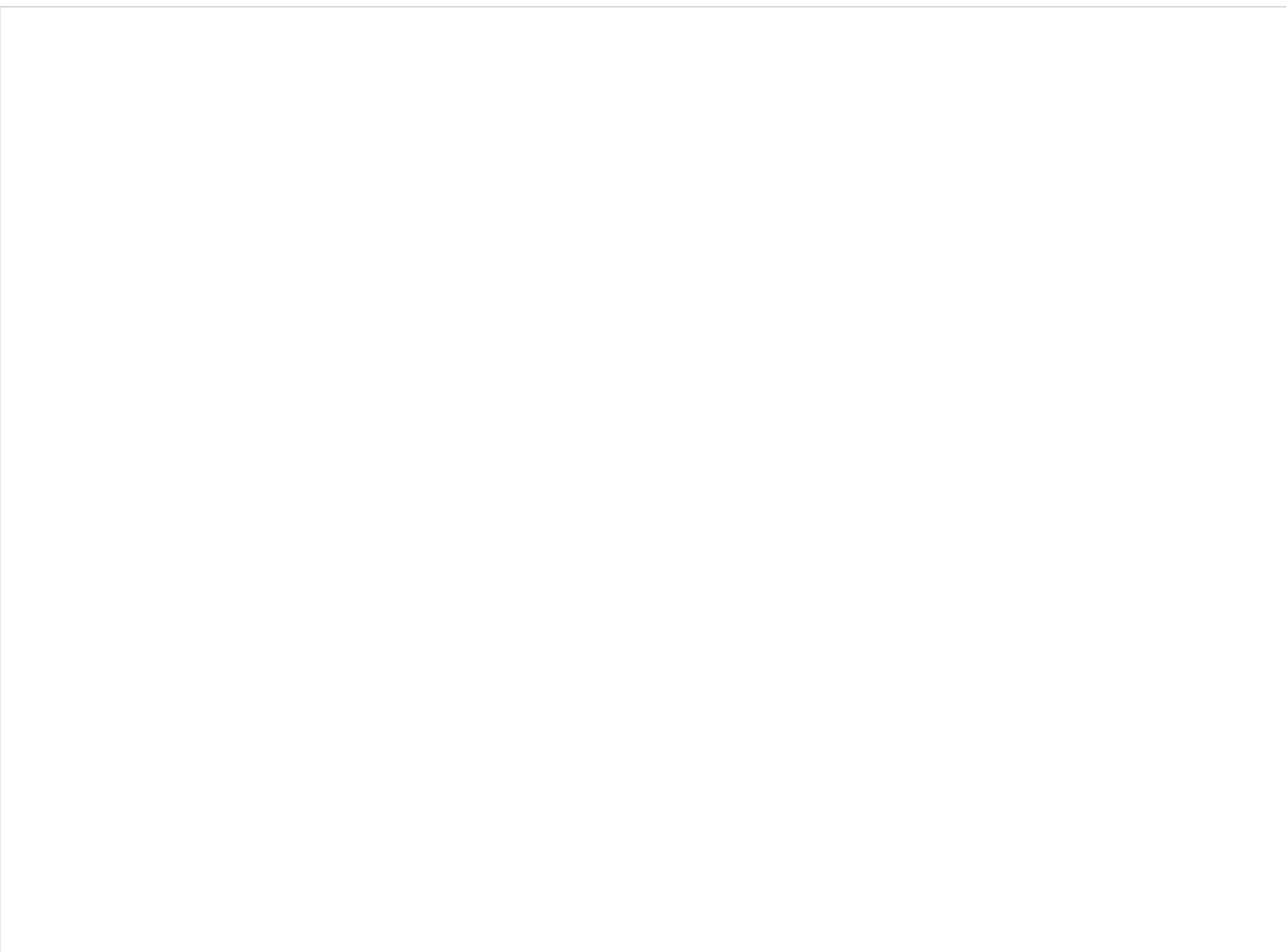
there is a private and secluded west facing garden with large patio, timber deck, lawn area, timber Barna shed and gated side access. To the front is a pillared entrance with pebbled forecourt and an abundance of planting.

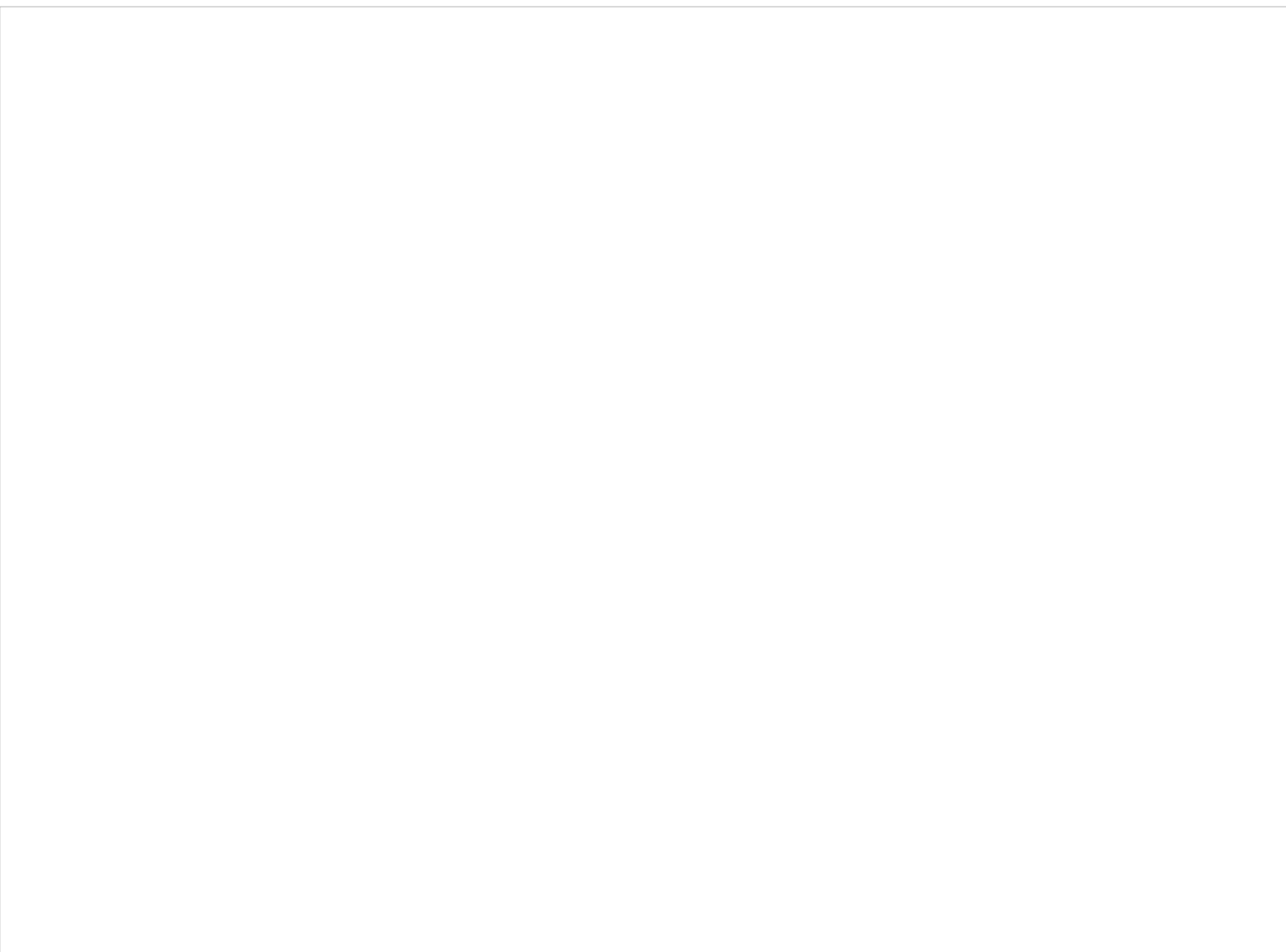
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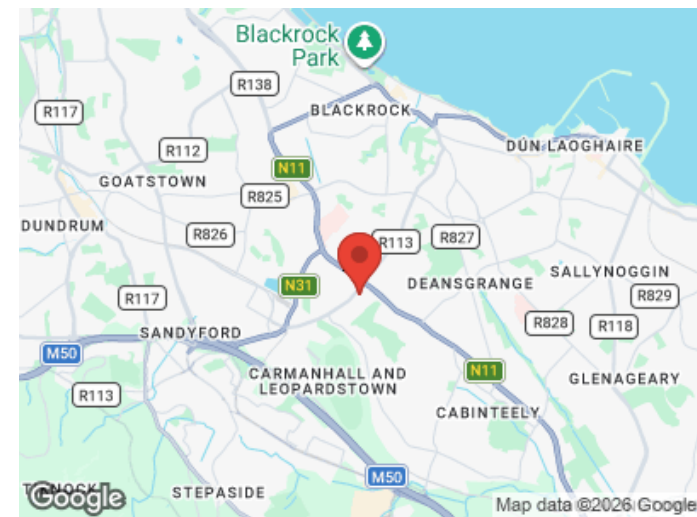
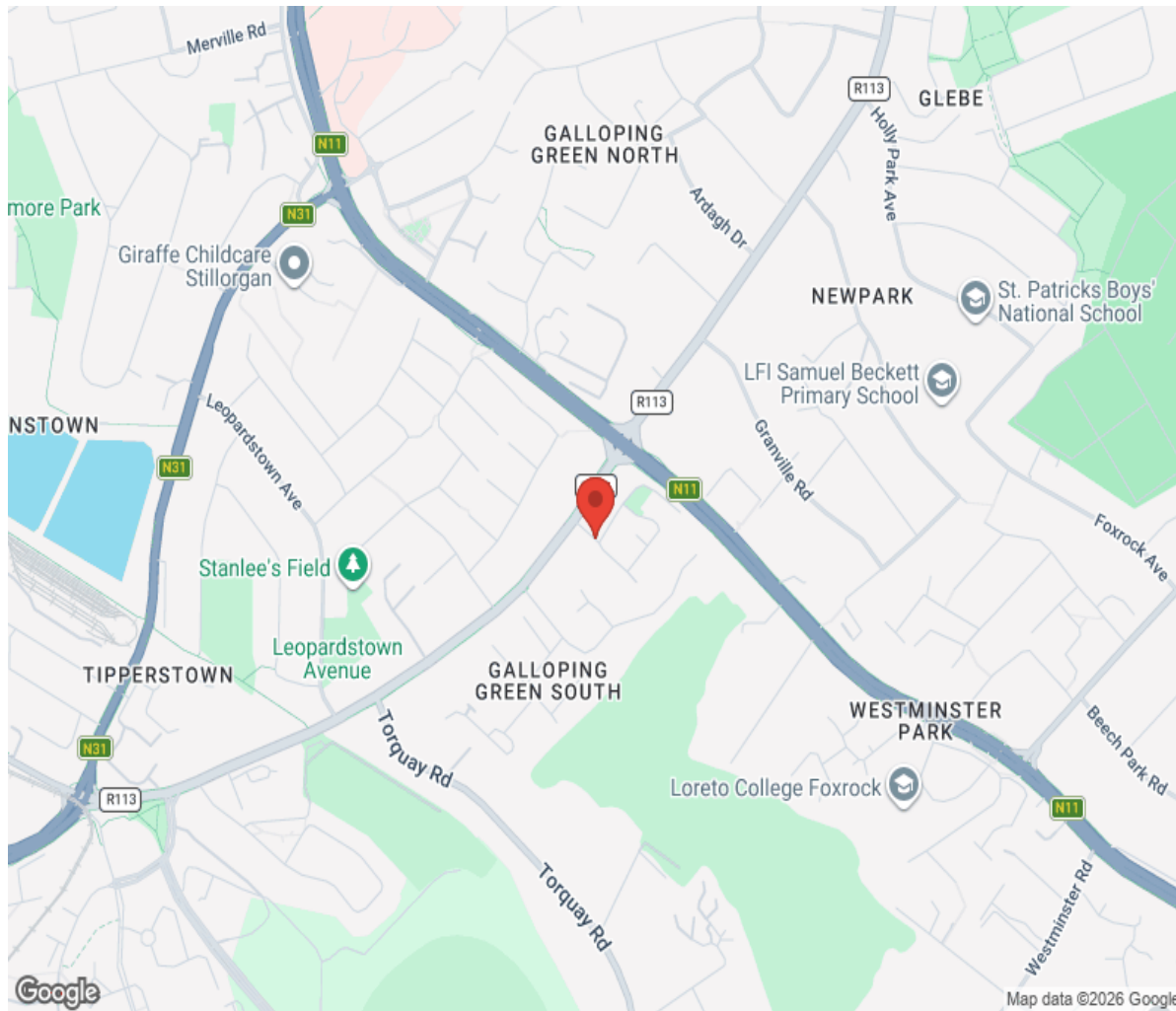




Floor plan



Location



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