



Oakmount, The Birches, Torquay Road,
Foxrock, Dublin 18, D18 C2N0.

 **HUNTERS**
ESTATE AGENT

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BER D1





For Sale by Private Treaty

Hunters Estate Agent is truly honoured to present to the market this substantial detached family home extending to approximately 440sq.m/4,744sq.ft set in this tranquil, sylvan setting in a much sought after enclave within a leisurely stroll of Foxrock village.

“Oakmount” is a magnificent property which enjoys superbly presented bright and spacious accommodation throughout and has been tastefully upgraded to an exceptionally high standard by the current owners, creating a wonderful home. One is welcomed by a gracious reception hallway enjoying a most attractive mahogany staircase. The elegant formal drawing/dining room overlooks the gardens to the front. To the rear of the property lies a large and exceptionally well appointment kitchen/breakfast room leading to a family room with a feature vaulted ceiling and a perfect outlook over the manicured gardens, a library, conservatory, den, family room, home office, walk-in closet and shower room complete the accommodation at this level. A staircase leads down from this level to the lower ground floor which comprises of a master suite enjoying an extremely well-proportioned master bedroom with a dressing room and ensuite bathroom. A games room and laundry room further compliment the accommodation.

A solid mahogany staircase leads from the entrance hall up to the first floor. There are four double bedrooms, a family bathroom and shower room at this level. This is further complemented by ample under eaves storage and a stira stairs leading to a large attic which has an exceptional standard of insulation.

The exacting standards of the interior are carried out to the truly outstanding south westerly gardens of c. 0.36 acre which enjoy a substantial Indian sandstone paved railed and gated patio overlooking the manicured rolling lawns bordered by herbaceous borders stocked with a variety of mature trees, shrubs and plants including a weeping willow, birch and larch trees and an abundance of Hazel, lavender, clematis, wisteria to name but a few. To the front the property is approached by timber electric gates and a sweeping gravelled driveway bordered by mature laurel hedging, a variety of trees, plants and shrubs, feature outside lighting and dual side entrance leading to the rear garden.

This property is but a short walk to the bijou eateries and shops in Foxrock village. A host of renowned schools are within the catchment area and easy access to the city centre and surrounding suburbs is provided by the N11 (QBC), the M50 and the Luas. For those who enjoy the outdoors and leisure pursuits, they can avail of Foxrock and Leopardstown golf courses, Carrickmines Lawn Tennis Club and horse riding and walks in the Dublin and Wicklow Mountains.

Viewing is highly recommended.

SPECIAL FEATURES

- » Substantial detached family home superbly present throughout
- » Rooms of generous proportions and extending to 440sqm/4,744 sq. ft.
- » Tranquil, sylvan setting in this quiet cul de sac location
- » Gas fired central heating
- » Upgraded and modernised in recent years
- » Dalkey Design kitchen and custom fitted wardrobes
- » Feature high ceilings
- » Delightful outlook onto the manicured gardens of c.0.36 acres
- » Ample off street parking
- » Monitored alarm system, sensor security lighting and camera system
- » Surround sound system including the garden

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

5.09m (16'6") x 4m (13'1")

Gracious reception hall with feature mahogany staircase, ceiling coving, recessed lighting, digital alarm panel, double height ceiling and under stairs storage.

DRAWING/DINING ROOM

DRAWING ROOM

5.52m (18'1") x 4.63m (15'1")

Impressive marble fireplace with slate inset and hearth and brass surround. Ceiling coving, centre rose, t.v. point, recessed and wall lighting, hardwood floor.

DINING ROOM

4.26m(13'9") x 4m (13'1")

Celling coving, centre rose, recessed and wall lighting, hardwood floor.

GUEST W.C

2m (6'5") x 1.17m (3'8")

W.C., wash hand basin on feature glass shelf, recessed lighting, fitted mirror, extractor fan, tiled Honed limestone walls and floor.

STUDY

2.87 (9'4") x 2.01m (6'5")

Built-in mahogany shelving and storage cabinet, hardwood flooring, ceiling coving.

BEDROOM 5

4.22m (13'8") x 4.22m (13'8")

Ceiling coving, centre rose, recessed lighting, hardwood floors, TV point.

HOME OFFICE

2.86m(9'3") x 2.38m7'8")

Built-in mahogany desk with storage, fitted book shelves, phone point, hardwood floor, recessed lighting.

WALK-IN WARDROBE

3.96m (13') x 2.11m (6'9")

Range of fitted mahogany drawers and hanging space, mirrored sliderobes, storage, recessed lighting, hardwood floor

SHOWER ROOM

2.94m (9'6") x 2.63m (8'6")

W.C., honed limestone wash hand basin on feature glass base, walk-in double shower with chrome rainwater shower head, recessed lighting, extractor fan, heated towel rail, honed limestone tiled walls and tiled floor.

CONSERVATORY

5.46m (17'9") x 2.39m (7'8")

Exposed brick walls, wall lighting, marble tiled floor, sliding doors to patio and garden.

DEN/LIBRARY

4.3m (14'1") x 3.78m (12'3") Oak part panelled walls, oak fitted bookshelves and fireplace with cast iron inset with gas fire and slate hearth, oak floor, t.v. point, wall lighting, ceiling coving.

KITCHEN/BREAKFAST ROOM:

5.98m (19'6") x 5.62m (18'4") (max measurement)

Hand crafted fitted kitchen incorporating illuminated maron marble worktop areas and a Frankie sink unit. Quality Gaggenau appliances including built in oven, microwave, electric hob, two ring gas hob and integrated fridge and freezer. Feature island unit with maron marble top and breakfast counter. Built-in window seat overlooking the gardens. Opening into:

FAMILY ROOM:

6.69m (21'9") x 3.57m (11'7") + 3.55m (11'6") x 1.43m (4'6")

Hand crafted panelled walls and vaulted ceiling extending to 4.4m in height. Feature gas fire with a limestone surround flanked by handcrafted media units. Limed oak floor. Recessed seating area overlooking the gardens.

INNER HALLWAY

4.92m (16'1") x 1.66m (5'4")

Hand painted panelled walls and staircase, recessed lighting and limed oak floor.

LOWER GROUND FLOOR

HALLWAY

2.99m (9'8") x 1.74m (5'7")

Limed oak floor, recessed lighting, under stairs storage.

MASTER SUITE

BEDROOM

6.78m (22'2") x 5.22m (17'1")

Feature wall mounted gas fire set in a limestone surround. Bespoke hand crafted panelled walls. Limed oak floor and recessed lighting. Picture window overlooking the garden.

WALK-IN WARDROBE

3.61m (11'8") x 1.83m (6')

Wall to wall, floor to ceiling wardrobes. Limed oak floor.

ENSUITE

3.72m (12'2") x 2.71m (8'8")

Impressive suite incorporating a sunken Jacuzzi bath with marble surround wash hand basin in vanity unit with marble surround, W.C., heated towel rail, mirrored medicine cabinet, mosaic tiled Grohe shower unit, honed stone tiling, recessed lighting and under floor heating.

PLAYROOM

6.84m (22'4") x 6.3m (20'6") + 5.4m (17'7") x 1.09m (3'5")

Mahogany panelled walls, bespoke fitted bar, pine panelled ceiling and floor, feature wall lights.

LAUNDRY ROOM

4.85m (15'9") x 2.3m (7'5") + 4.08 (13'3") x 2.05m (6'7")

Wall to wall storage and linen cupboards. Fitted press and centre unit incorporating stainless steel sink unit and a commercial size LG washer and dryer. Marble tiled floor.

STAIRCASE TO FIRST FLOOR

FIRST FLOOR

LANDING

4m (13'1") x 4m (13'1")

Decorative ceiling rose, recessed lighting and quality wool carpet.

BEDROOM 1

4.28m (14') x 3.92m (12'8")

Floor to ceiling fitted wardrobes, shelving and desk unit. Cherrywood floor. Door to:

SHOWER ROOM

3.65m (11'9") x 1.79m (5'8")

Suite incorporating fully tiled shower unit, wash hand basin, w.c., heated towel rail, tiled walls and floor, recessed lighting and large wall mirror.

BEDROOM 2

4.78m (15'6") x 4.1m (13'4") (overall)

Floor to ceiling built-in wardrobes with panelled glass detail. Feature window seat and concealed storage.

BEDROOM 3

4.2m (13'7") x 4.2m (13'7")

Fitted wardrobes with mirror door detail and vanity unit. Cherrywood floor and recessed lighting. Door to extensive under eaves storage. Stira stairs to a large attic space which has been partially floored. Door to:

BATHROOM

3.59m (11'7") x 2.33m (7'6")

White suite incorporating a sunken bath, wash hand basin with mirror, w.c, separate Grohe power shower unit, travertine tiled walls and floor, heated towel rail, fitted medicine cabinet and recessed lighting.

BEDROOM 4

4.29m (14') x 4.16m (13'6")

Floor to ceiling fitted wardrobes, fitted desk, wall lights, t.v. and phone points and hardwood floor.







OUTSIDE

The property is approached through electric gates and a gravelled driveway provides ample secure parking and is bordered by mature well stocked flowerbeds, Laurel hedging, a selection of trees, plants, shrubs, a lawned garden, dual side entrance and feature lighting.

The substantial south westerly rear garden enjoys manicured rolling lawns, a raised Indian sandstone railed and gated patio, with a feature built-in barbeque with marble surround and timber canopy and enjoys an elevated position overlooking the gardens. The landscaped gardens are further enhanced by a quaint gravel pathway, feature granite wall and exceptionally well stocked flowerbeds planted with a variety of trees, plants, shrubs and flowers. There is also another Indian sandstone patio at this level.

BER DETAILS

BER: D1

BER Number: 106906084

Energy Performance Indicator: 231.05 kWh/m²/yr

DIRECTIONS

Driving along Torquay Road from Foxrock Village, take your first right hand turn into The Birches, take you next right and the house is on the right hand side.

VIEWING

Strictly by prior appointment with sole selling agents. Hunters Estate Agent Foxrock on 01 289 7840.

or email: info@huntersestateagent.ie

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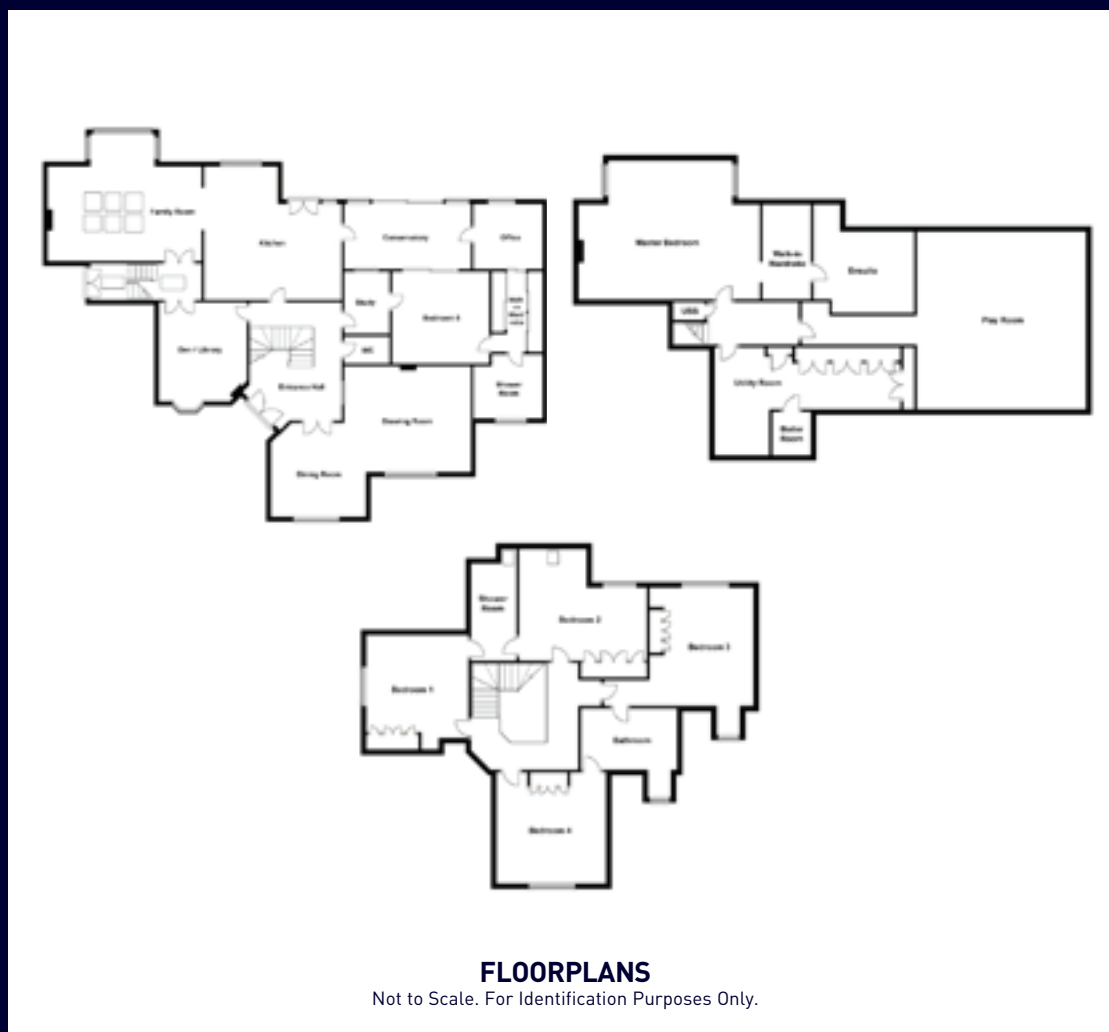
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