



Harefield, Superior Residence on c. 1.7 Acres,
Kilcullen, Co Kildare, R56 ND98



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www.jpmdoyle.ie

LOCATION

Harefield is situated in one of Kildare's best & most desired areas. Conveniently located less than 1km from Kilcullen Village & rubbing shoulders with world renowned stud farms including Gilltown, New Abbey, Sandymount, the Irish National Stud, & Rugusa. The property enjoys all things country yet has the advantage of the M9 motorway making Dublin and its surrounding areas a short commute (Dublin Airport 45 minutes) & (Dublin City Centre 45 minutes). Kilcullen itself is a quaint market town set on the River Liffey with a bustling main street dotted with successful local traders. There is Nolan's award-winning Butchers, Berney Bros Saddlery, Cafes, Pubs & Restaurants. Other nearby towns include Naas & Newbridge which are both less than 15 minutes' drive away. The area caters for the racing fan with local tracks including Punchestown, Naas & The Curragh. The Kildare Foxhounds which are kennelled at Punchestown hunt the surrounding lands. Schools are well catered for in the area with Kilcullen, Newbridge & Naas offering plenty of both primary & secondary. Newbridge College, Clongowes Wood College & The Kings Hospital are all within a short commute. Sports clubs are plentiful with GAA, Rugby, Soccer, Kayaking & many more on hand.



DESCRIPTION

One of the best houses to be offered to market in recent years. Harefield was built by its current owners 10 years ago to the highest standard with no expense spared. Extending to C. 576sq.mts / 6207sq.ft (including c. 44sq.mts / 481sq.ft internal garage). The property is accessed via a tree lined avenue & positioned well back from the road offering great privacy. The exterior of the property has lots to offer including stud railed paddock, mature manicured gardens, large south facing patio area and covered composite decking alcove. The interior of the property is phenomenal, from the front door you can get a sense of the enormous size of Harefield with the Cathedral like void spanning over its three floors. Every room in the property has generous proportions, designed to maximise light & offer a family home rivalled by few. There are two main living rooms one set either side of the entrance hall. The first is set around an ornate fireplace & has a games room area, the second is a snug / cinema room with featured beams & stone wall and set around a cosy inset stove. A bright open plan kitchen/ living/dining is the focus point of this family home, accessed via bi-fold doors which open to the hall making it a truly impressive space. There are three separate oversized sliding doors giving way to the rear gardens and patio area make it a light and airy space. The kitchen units are a contemporary with a solid countertop, the worktop looks out so you can chat while entertaining guests or family. A fully fitted pantry room is located to to the rear of the units. The kitchen also opens out via double doors to the home bar. In addition to the already lavish living space the house has some very practical rooms including a home office, utility room, two guest W.C & an impressive heated double car garage which can be accessed from the rear hall. The first floor has a spectacular hall with a bespoke staircase & takes advantage of the light filled vaulted ceilings. This floor has five double bedrooms, five walk in wardrobes & five en-suites. The master rooms also has a clever balcony overlooking the surrounding countryside. The top floor is a bonus space & could have a range of used.



ACCOMODATION

FIRST FLOOR:

Entrance Hall: feature stairs, bi-fold doors to kitchen, light panel door, tile flooring throughout.

Sitting Room: Inset stove, wooden floors, vaulted ceilings with pitch pine beams & up lighting.

Living/Games Room: Ornate open fireplace, wooden floors, triple aspect windows.

Kitchen/Dining: Bespoke German kitchen & integrated appliances, pantry, tiled floor throughout, three oversized sliding doors to rear, bi-fold doors to hall, separate breakfast & dining area, inset feature stove & stone surround.

Bar/Family Room: Wooden floors, bespoke fully fitted bar, large sliding door to patio.

Office: Wooden floors.

W.C: Shower, W.H.B, W.C, tiled.

Back Hall: Tiled floor.

Plant Room: Heating controls, boiler, CCTV.

Laundry Room: Fully Plumbed, Tiled Floor, Fitted Units.

Guest W.C.: W.H.B, W.C.

Garage: Tiled floor, heated, roller shutter, reservoir water tank. frosted glass windows. access via back hall.





SECOND FLOOR:

Bespoke Stairs & Glass Panel Bannisters, Vaulted Ceiling to Second Floor and Void to Below, Solid Wood Walnut Floor.

Bedroom 1: Carpet, fully fitted, walk in wardrobe & en- suite with W.C, W.H.B, shower & extensive tiling.

Bedroom 2: Carpet, fully fitted, walk in wardrobe & en- suite with W.C, W.H.B, shower & extensive tiling.

Bedroom 3: Carpet, fully fitted, walk in wardrobe & en- suite with W.C, W.H.B, shower & extensive tiling.

Bedroom 4: Carpet, fully fitted, walk in wardrobe & en- suite with W.C, W.H.B, shower & extensive tiling.

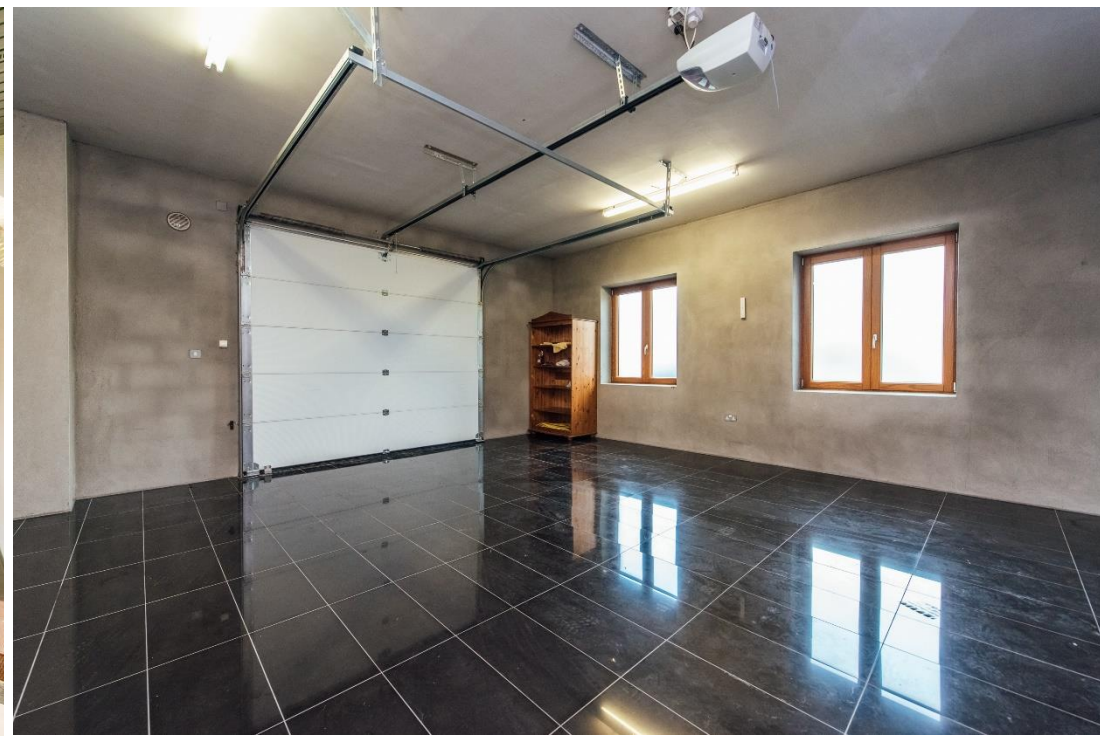
Master Bedroom: Carpet, fully fitted, walk in wardrobe & en- suite to include jacuzzi bath, his & hers sinks, shower.

Storeroom: Carpet, fully fitted storeroom.

Hot Press: Racked area.

THIRD FLOOR:

Bedroom 6/ Balcony: Wooden floor, void to below.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FEATURES

Fibre Broadband, Underfloor Heating, Pressurised Water System, BEAM Hoover System, CCTV, Oak Doors, Soundsystem Throughout, LED Soffit & Driveway Lights, Stud Railed Paddocks, Bespoke Exterior Stone, Large Flagstone Patios Area & Water Feature, Covered Decking Area, Two Road Entrances, Aluclad Windows & Doors, Natural Slate Roof, Electric Gates, Work From Home Office, Mains Water & ESB, Septic Tank

SELLING AGENT:

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