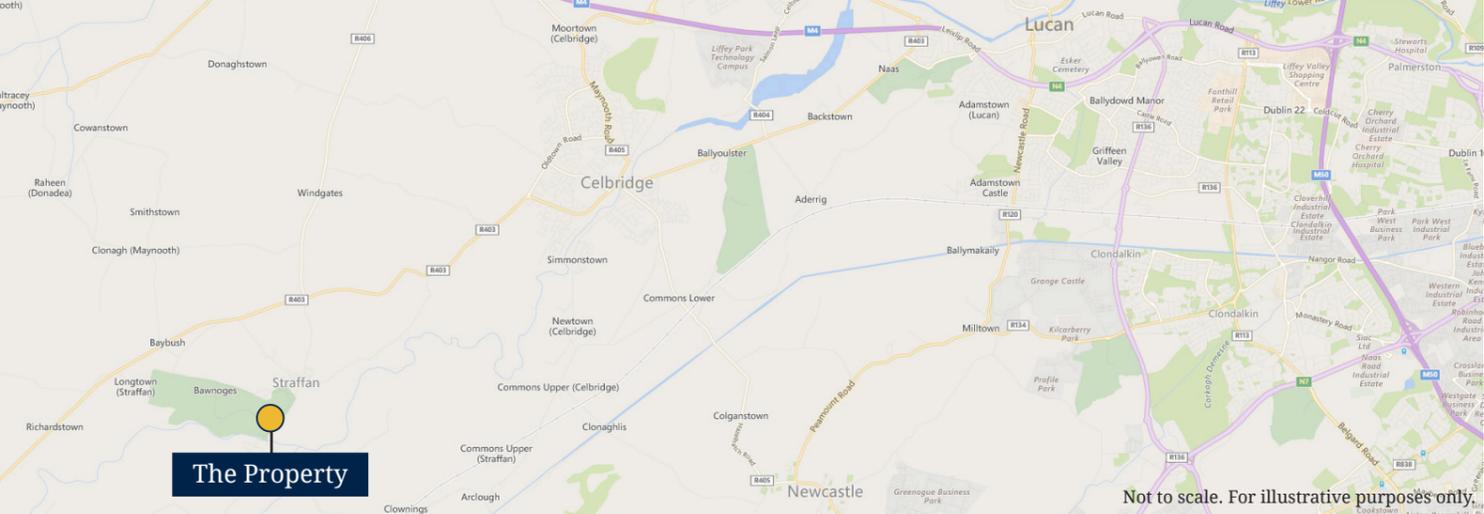


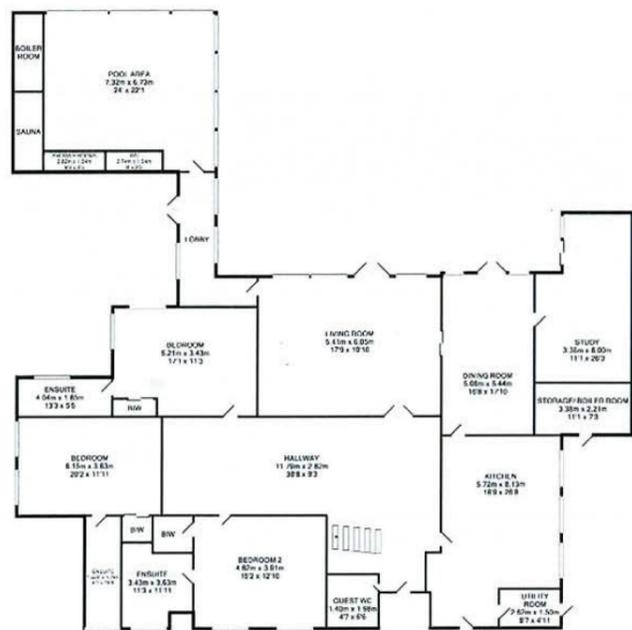
For Sale



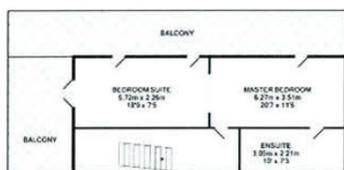
The Property

Not to scale. For illustrative purposes only.

### Floor Layouts



GROUND FLOOR



FIRST FLOOR

For illustrative purposes only.



### BER Details



BER Number: 102359488  
Energy Performance Indicator: 150.3 kWh/m<sup>2</sup>/yr.

### Viewing

By appointment only through sole agents McNally Handy & Partners.

### Contact

John McNally  
john@mcnallyhandy.ie  
01 664 0201

Billy O'Sullivan  
billy@mcnallyhandy.ie  
01 664 0219/ 086 236 4144

3 Pembroke Street Lower, Dublin 2.  
01 661 2003



mcnallyhandy.ie

20 Churchfields

The K-Club, Straffan, Co Kildare.



These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies, no apparatus, fixtures, fittings or services have been tested. In the usual manner all intending purchasers should satisfy themselves regarding floor areas. They are issued on the understanding that all negotiations will be conducted through this firm. PSRA licence No: 002226.

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# 20 Churchfields

The K-Club,  
Straffan,  
Co Kildare.

## Description

This is a truly unique and exciting opportunity to acquire the magnificent detached residence directly overlooking the K-Club golf course. The property takes full advantage of its privileged position overlooking the 15th Fairway of possibly Ireland's most prestigious golf course and provides superbly elegant and tastefully appointed accommodation which is ideal for entertaining on a lavish lifestyle. Two full memberships are also included in the purchase price.

Designed by OMS Architects it is deceptively spacious, comprising approximately 4,600 sq. ft. of contemporary living. The house is obviously designed with living and entertainment to the fore. The accommodation of the house includes four substantial bedrooms all with ensembles. All bathrooms have custom made opal glass cabinets by Michael Devoy & Company who also made the wardrobes and dramatic sliding wall. The flooring throughout is Jura Limestone or solid walnut. The Siematic kitchen fits perfectly with the contemporary design language of the house. The swimming pool and sauna help to contain the landscaped court overlooking the 15th fairway/green. The cantilevered timber threads flanked by a sheer glass wall lead to the first-floor bedroom suite, which has also been cleverly designed so it can be used as an entertainment and relaxation area. The glazed balconies and timber decks provide sheltered cover from which to view the K-Club golf course. The landscape design by Kate McDermott has seamlessly integrated the house within its woodland setting while affording the house privacy by the use of Beech hedging and newly planted mature and semi-mature trees. Overlooking the course, the landscape of the house merges comfortably with that of the golf course.

The house is completed to the highest standard right down to the Bang & Olufsen multimedia system.

## Location

Without a doubt one of the significant advantages of the Kildare Hotel & County Club is its excellent accessibility to the extensive facilities of Dublin, one of Europe's most dynamic capital cities which is within a 30 minute drive (approx.) using the N7 (Naas Road) access to Dublin Airport is also within a 30 minute drive (approx.) using the N4/ M4 motorway.



## Accommodation

Floor Area 4,600 sq. ft. (430 sq. m.)

### Ground Floor

|                     |   |
|---------------------|---|
| Entrance Hall       | Wonderfully elegant hallway with tiled floor.   |
| Guest WC            | With tiled floor, WC, wash hand basin and heated towel rail.  |
| Living Room         | Double doors provide access to this magnificent room with Jura Limestone flooring, feature wall fireplace with gas fire inset. A hidden walnut door leads to L-shaped hall and the swimming pool room. Sliding walnut doors to dining room. |
| Dining Room         | With Jura Limestone flooring, access to kitchen and also door to library/ study.  |
| Library/ Study      | With walnut wood flooring, shelving on wall and doors to patio.   |
| Kitchen             | A Siematic kitchen with brown wall and floor units incorporating a range of Gaggenau appliances, a tiled floor, door to utility.  |
| Utility             | With a range of wall and floor units, plumbing for washing machine, dryer and door to side and rear.  |
| Swimming Pool Room  | Heated swimming pool measuring 20ft x 12ft (approx.) with electronic cover, sauna room and changing rooms.  |
| Bedroom Two         | A double room with walk-in dressing room, and door to ensuite.  |
| Ensuite Shower Room | Fully tiled, the suite comprises a large shower unit, WC and wash hand basin.   |
| Bedroom Three       | With an excellent range of walnut built-in wardrobes and door to ensuite.   |
| Ensuite Shower Room | With WC, wash hand basin and shower unit.   |
| Bedroom Four        | With an excellent range of walnut built-in wardrobes and door to ensuite.   |
| Ensuite Shower Room | With WC, wash hand basin and shower unit.   |

### First Floor

|   |  |
|---|--|
| A magnificent cantilevered timber threads flanked by a sheer glass wall lead to the first floor |  |
| Bedroom Suite   | Ideally used as an entertainment and relaxation area.  |
| Master Bedroom  | Accessed by double doors, twin patio doors lead to a large terrace overlooking the fairway. Video intercom and alarm panel.                            |
| Ensuite Bathroom  | Fully tiled, the suite comprises double basin shower unit with multi jets, Jacuzzi bath, WC, wash hand basin with vanity unit and a heated towel rail. |
| Walk-in Dressing Room   | With extensive hanging space and shelving.   |

### Outside

|         |  |
|---------|--|
| Gardens | Beautifully landscaped and spacious front garden with excellent off street parking. The back garden which is also a very generous size, incorporates a large patio area which is bordered with well-stocked flower beds. |
| Garage  | A detached double space garage is separately alarmed.  |