

**OAKFIELD
CLOSE**

ENNISKERRY





OAKLE

CITY



A HOME IN THE COUNTRY

Oakfield Close is ideally positioned in the heart of Enniskerry, one of County Wicklow's most charming and historic villages. Nestled at the foothills of the Wicklow Mountains, Enniskerry offers a rare blend of village living surrounded by outstanding natural beauty.

The village is renowned for its vibrant community atmosphere and attractive streetscape, with a range of independent cafés, local shops and everyday amenities - all within easy reach. Beyond the village, the surrounding countryside provides exceptional opportunities for outdoor recreation, scenic walks and leisure pursuits, while some of Wicklow's most iconic landscapes and attractions lie just moments away.

Living at Oakfield Close means enjoying the tranquillity and character of a well-established village setting while remaining close to some of the most picturesque scenery the 'Garden of Ireland' has to offer.

TRANSPORT & CONNECTIVITY

Oakfield Close enjoys an excellent location for commuters, combining village tranquillity with strong transport links. Enniskerry is conveniently positioned close to the M11, providing swift access to Dublin and efficient onward travel throughout the region. The nearby M50 further enhances connectivity, linking south Dublin suburbs and national routes with ease.

Public transport is also well catered for, with the 44 bus serving Enniskerry village and providing a direct route into the city centre, while the L15 bus offers a convenient connection to Bray DART station.

Bray, with its DART and mainline rail services, is within a short drive, offering reliable public transport options for daily commuting. Dublin Airport is also readily accessible, making domestic and international travel straightforward.

Everyday journeys and leisure trips are equally well catered for, with Dundrum, the Wicklow Mountains National Park and the world-renowned Powerscourt Estate all located within close proximity. Whether travelling for work, education or recreation, Oakfield Close offers a well-balanced setting which keeps residents connected while still immersed in the natural beauty and charm of Enniskerry.



EDUCATION

- 1 Powerscourt National School
- 2 St. Marys & St. Gerard's Primary School
- 3 St. Gerard's School
- 4 St. Patrick's National School
- 5 Dublin Oak Academy

CAFES & RESTAURANTS

- 6 Ohso
- 7 The Bear Paw Deli
- 8 Poppys
- 9 Emilias
- 10 The Enniskerry Inn
- 11 Powerscourt Hotel
- 12 Avoca
- 13 Summerhill Hotel
- 14 Johnny Foxes
- 15 Kingfishers

SPORTS & LEISURE

- 16 Powerscourt Leisure Club
- 17 Powerscourt Golf Club
- 18 Dun Laoighaire Golf Club
- 19 Old Conna Golf Club
- 20 Silverpines Equestrian
- 21 Enniskerry YC AFC
- 22 Wicklow Archery
- 23 Ski Club Ireland

RETAIL

- 24 Spar
- 25 Centra
- 26 Lidl
- 27 Aldi
- 28 SuperValu
- 29 Tesco

MEDICAL

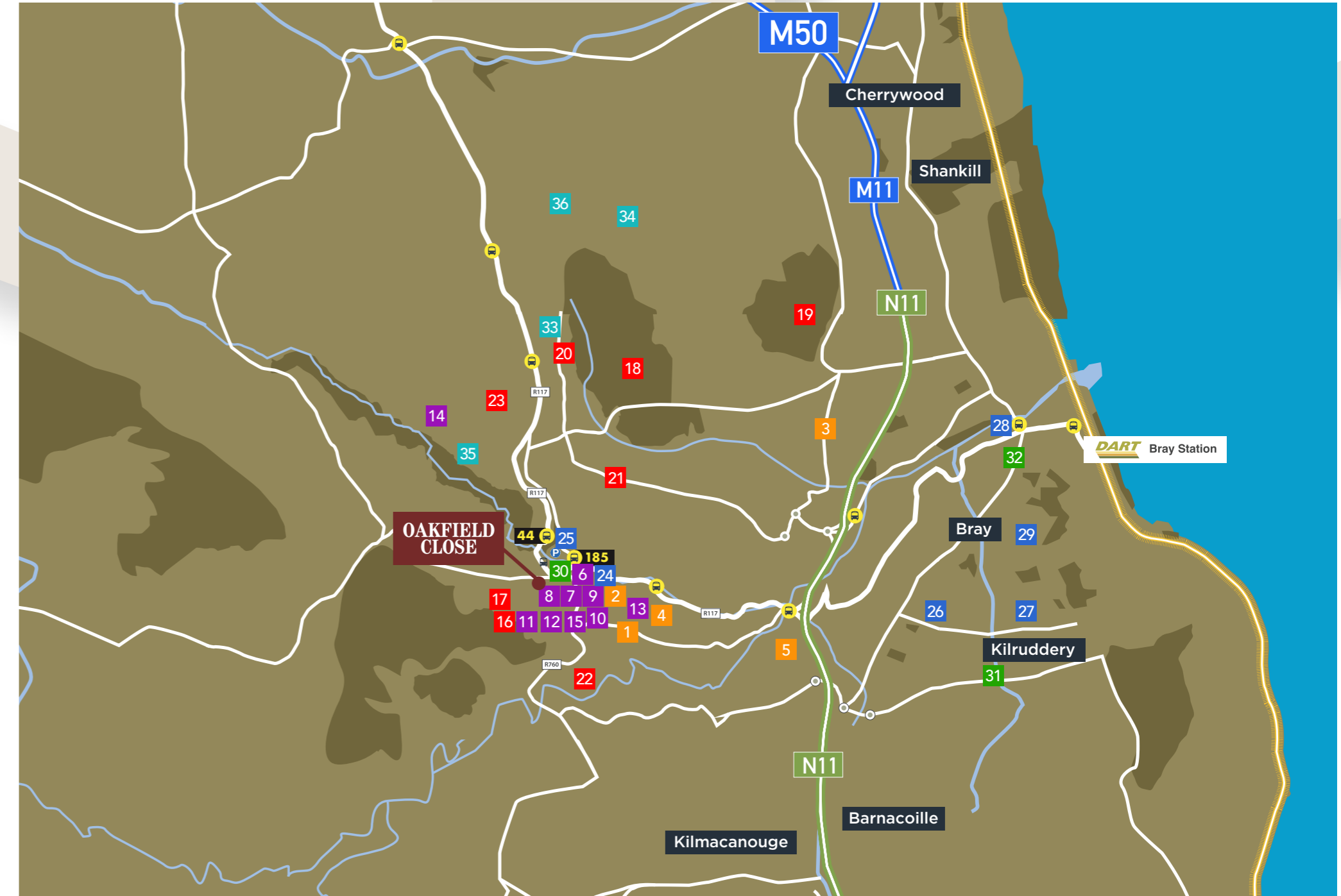
- 30 The Surgery, Enniskerry
- 31 Southern Cross Medical
- 32 Bray Primary Care Centre

PARKS & HIKES

- 33 Scalp Viewing Point
- 34 Carrickgollogan Forest Trail
- 35 Knocksink Woods
- 36 Barnaslingan Forest

APPROXIMATE DISTANCES AND TRAVEL TIMES

From Oakfield Close to	Distance	Drive time
M50	5 km	7 mins
Bray town and train station	7 km	13 mins
Dundrum	15 km	25 mins
Dublin Airport	36 km	35 mins
Wicklow mountains	12 km	19 mins
Powerscourt House & Gardens	1 km	2 mins





NEIGHBOURHOOD COMMUNITY

Enniskerry is a picturesque village with a strong sense of community and an excellent range of local amenities. The village centre is home to a variety of independent boutiques, cafés and eateries, along with well known destinations such as Avoca Handweavers, Poppies Bakery and Smock Boutique. For relaxation and indulgence, residents are also close to a selection of renowned hotels and spas, including the ESPA at the five-star Powerscourt Hotel and the Rainforest Spa at Summerhill House.

The area offers an exceptional lifestyle for those who enjoy outdoor and recreational pursuits. Local sporting facilities cater for golf, horse riding, soccer and GAA, while the surrounding countryside provides access to some of Ireland's most scenic walking and hiking routes, including Glendalough, Lugnaquilla and the popular Bray to Greystones Cliff Walk.



Close by, the magnificent Powerscourt Estate offers a wide array of attractions, from the world famous Powerscourt House and Gardens to falconry experiences and Ireland's highest waterfall. Golf enthusiasts will appreciate the nearby Powerscourt Golf Club, with its two championship courses set against a stunning natural backdrop, as well as the Powerscourt Distillery.



Families are well catered for with a strong choice of schools in the area, including Powerscourt National School, St. Mary's and St. Gerard's National Schools, along with respected secondary options such as St Gerard's Secondary School, Presentation College Bray and Loreto Secondary School Bray.

Living in Enniskerry means enjoying the very best of life in the Garden of Ireland, with an abundance of leisure, nature and community right on your doorstep.



AMENITIES

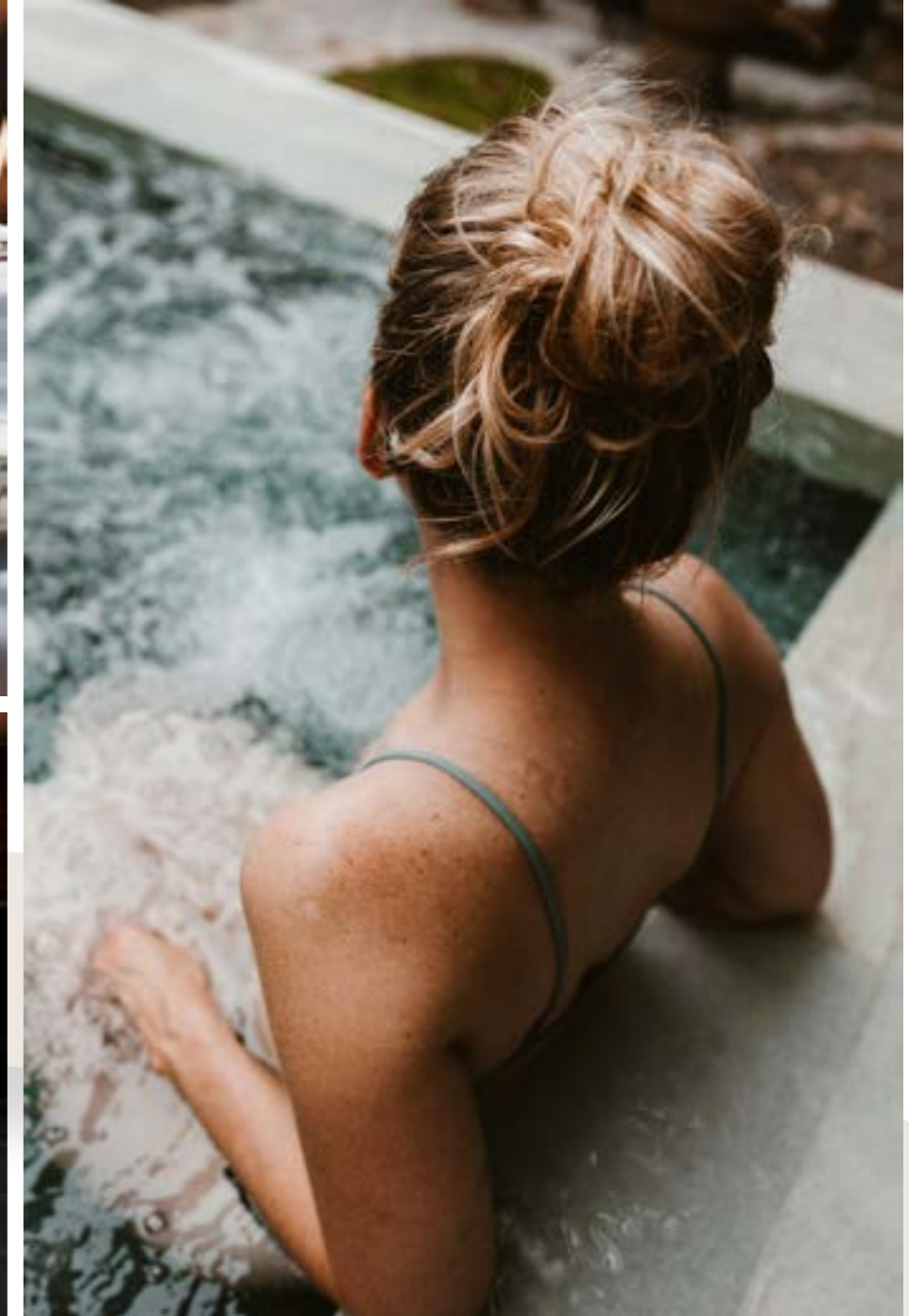
Enniskerry and its surrounding area offer an exceptional range of amenities, combining outstanding natural landscapes with an impressive selection of leisure, sport and lifestyle attractions. The Wicklow Mountains and their lakes provide a spectacular backdrop for outdoor enthusiasts, offering some of the finest walking, cycling and adventure activities in the country. The nearby Bray seafront further enhances the lifestyle appeal, with coastal walks and water-based activities close at hand.

A wide variety of sporting and recreational facilities are available locally, catering for interests ranging from GAA, soccer and rugby to climbing, cycling, sailing and horse riding. Golf lovers are particularly well served, with renowned courses at Powerscourt and Dún Laoghaire (Ballyman), while additional facilities include local tennis clubs, youth clubs and modern sports grounds.



LIFESTYLE

For dining, relaxation and socialising, Enniskerry offers an excellent choice of cafés, restaurants and hospitality venues. Popular local favourites include OhSo and Poppy's café, alongside well-established restaurants such as The Enniskerry Inn, The Powerscourt Arms Country House and The Kingfisher's Kitchen. Just minutes away, the five-star Powerscourt Hotel provides a luxury leisure experience with the award-winning ESPA Spa, swimming pool and leisure club, fine dining at Sika Restaurant and afternoon tea at the Sugar Loaf Lounge, as well as relaxed dining at the Sally Gap Bar & Brasserie. Summerhill House at Enniskerry Demesne completes the offering with classic bar dining, terrace cocktails and the Rainforest Spa, creating a truly enviable choice of amenities for residents.





THE DEVELOPMENT

Oakfield Close is an elegant new residential street comprising a limited collection of 22 purpose-built homes, thoughtfully designed to complement their village surroundings. The development has been carefully planned to create a sense of place, with attractive architecture and a high standard of finish throughout.

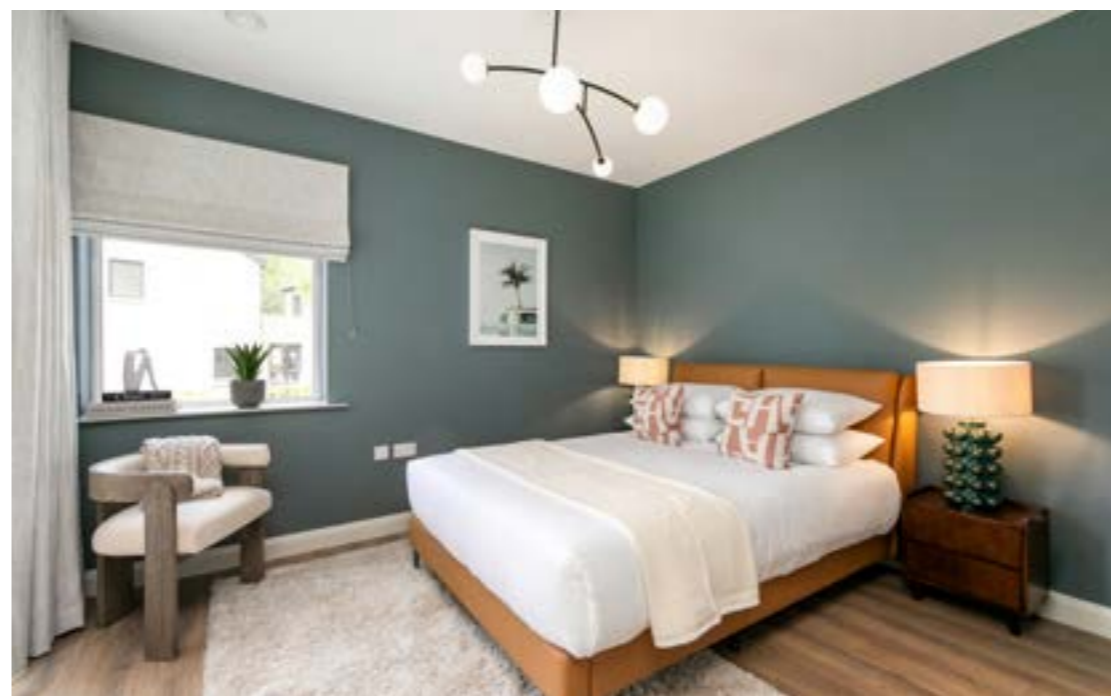




Each home is designed with modern living in mind, offering comfortable, well proportioned interiors and a focus on quality, durability and energy efficiency. The overall aesthetic is timeless yet contemporary, ensuring Oakfield Close sits naturally within the character of Enniskerry while meeting the expectations of today's homebuyers.

Oakfield Close presents a rare opportunity to purchase a brand new home in a prime village location, combining style, comfort and long-term appeal in one of Wicklow's most sought after settings.









SITE PLAN

- | | | | |
|---|--|---|--|
|  | The Birch
2-Bedroom plus study
End terrace
103 sq. m |  | The Ash
2-Bedroom houses
Mid / end terrace
83 sq. m |
|  | The Willow
3-Bedroom houses
Mid-terrace
122 sq. m |  | The Rowan
3-Bedroom houses
Mid / end terrace
130 sq. m |
|  | The Oak
4-Bedroom houses
Mid / end terrace
161 sq. m |  | The Hazel
3-Bedroom houses
Mid-terrace
126 sq. m |
|  | The Cedar
3-Bedroom houses
Mid-terrace
119 sq. m |  | The Yew
2-Bedroom house
End terrace
88 sq. m |

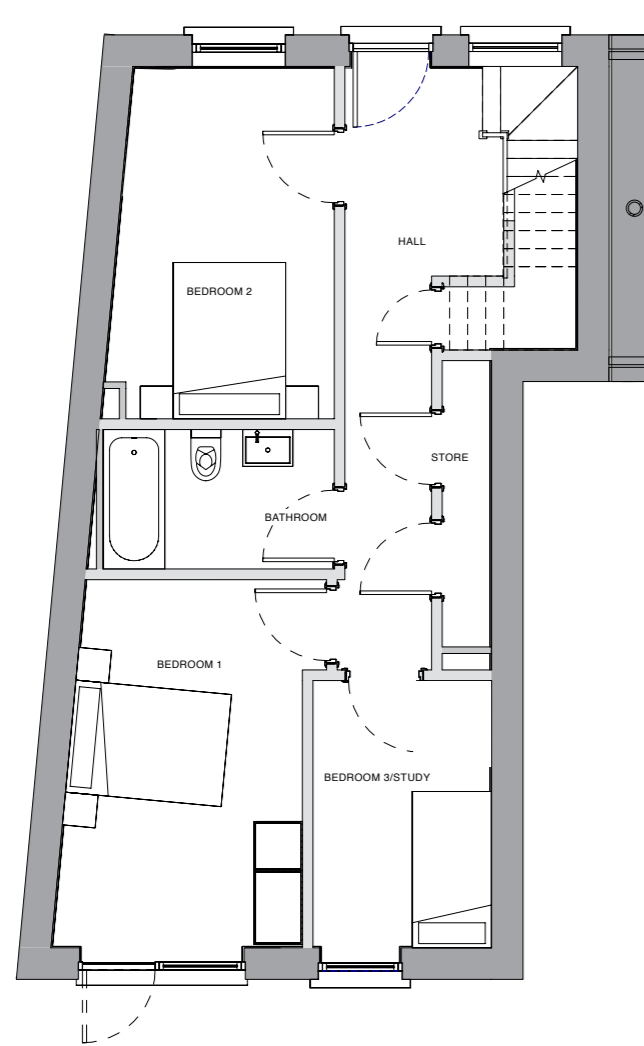
Plans and dimensions are indicative only and subject to change. Enniskerry SPV Limited may alter the layout, building style, landscape and specifications without notice. The finished home may therefore vary from the information provided.



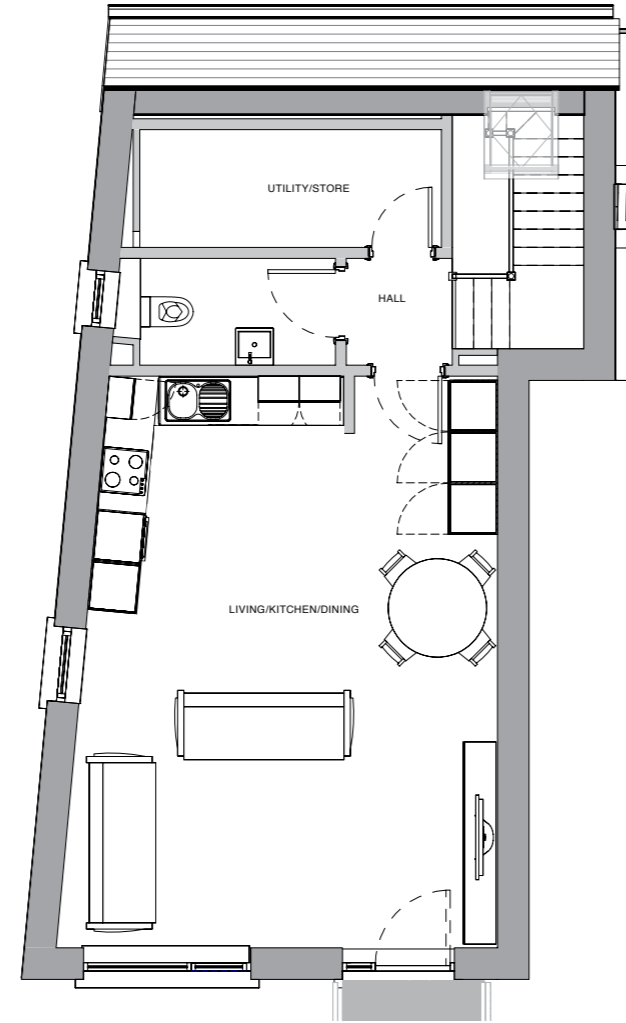
The Birch
No. 1 Oakfield Close



2-Bedroom plus study
End terrace
103 sq. m



GROUND FLOOR

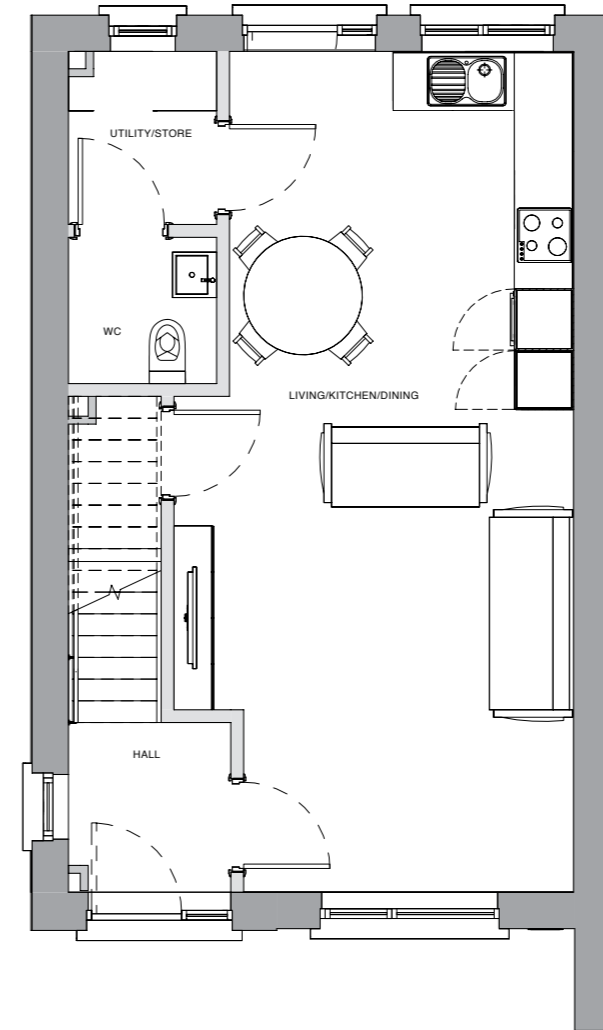


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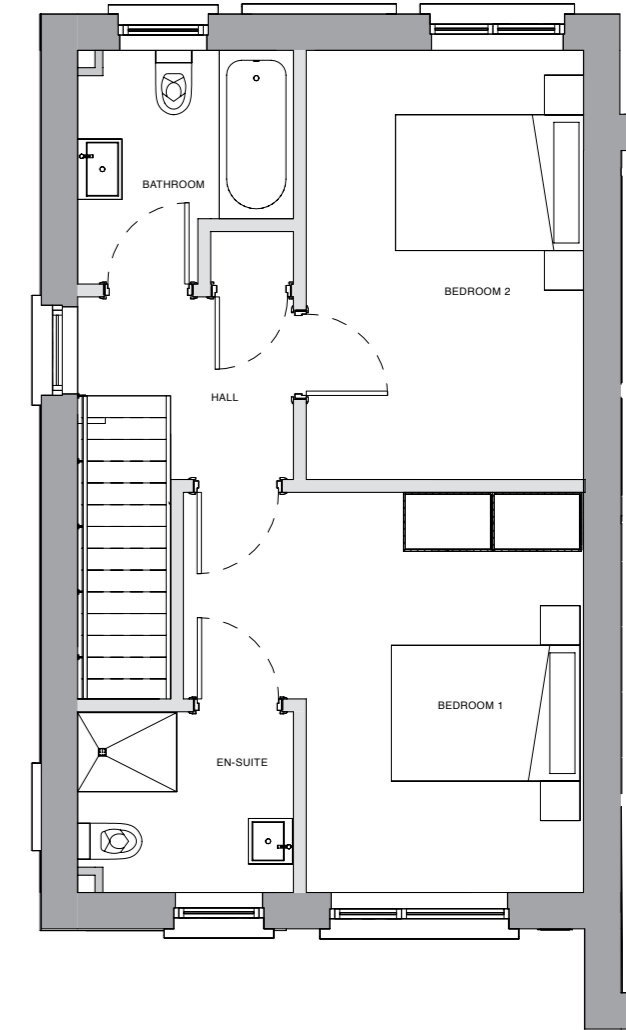
The Ash
Nos. 2 & 3 Oakfield Close



2-Bedroom houses
Mid / end terrace
83 sq. m



GROUND FLOOR

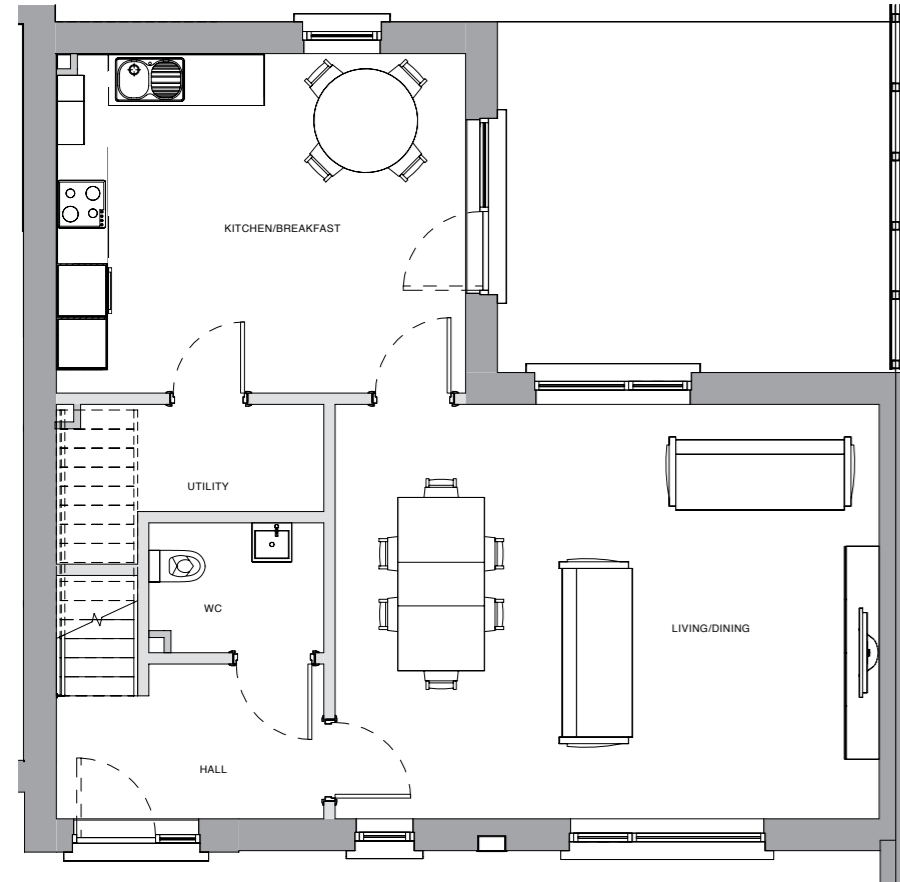


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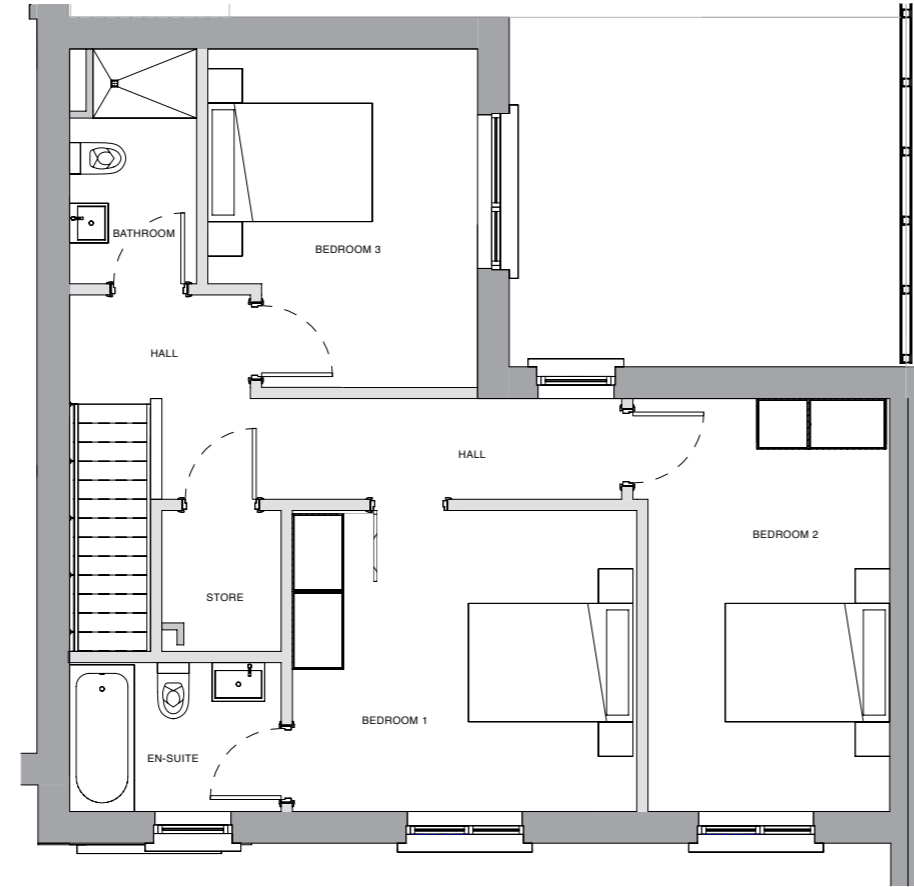
The Willow
Nos. 4, 5 & 6 Oakfield Close



3-Bedroom houses
Mid-terrace
122 sq. m



GROUND FLOOR

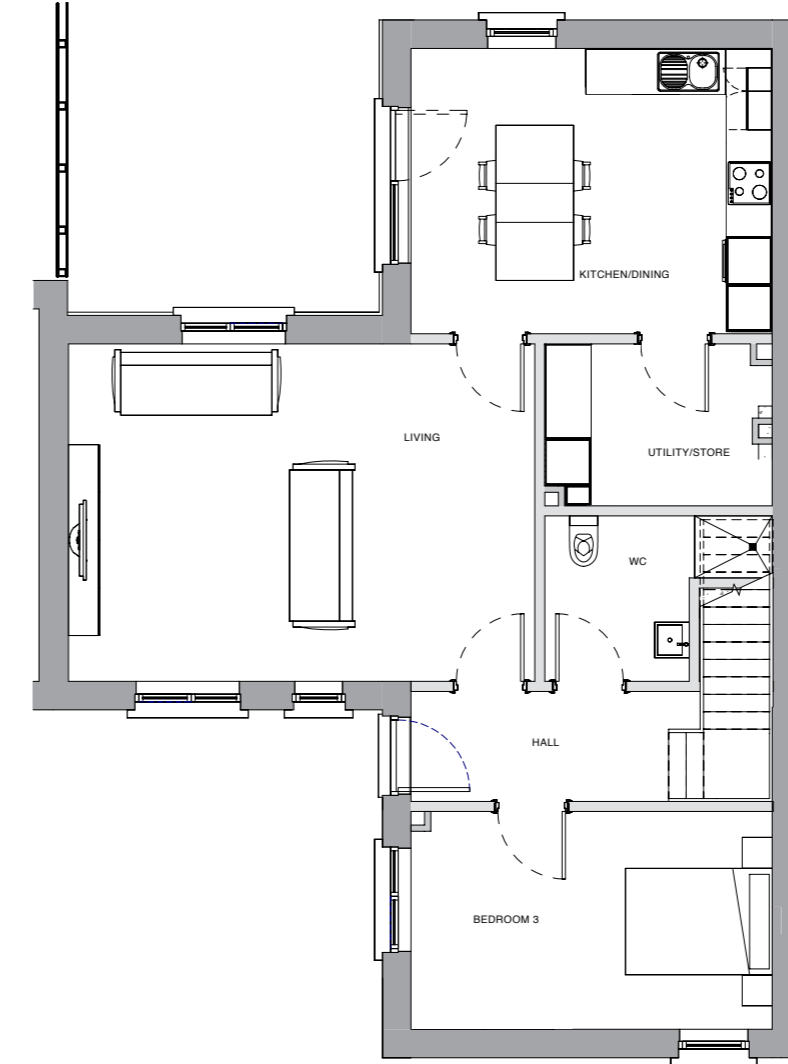


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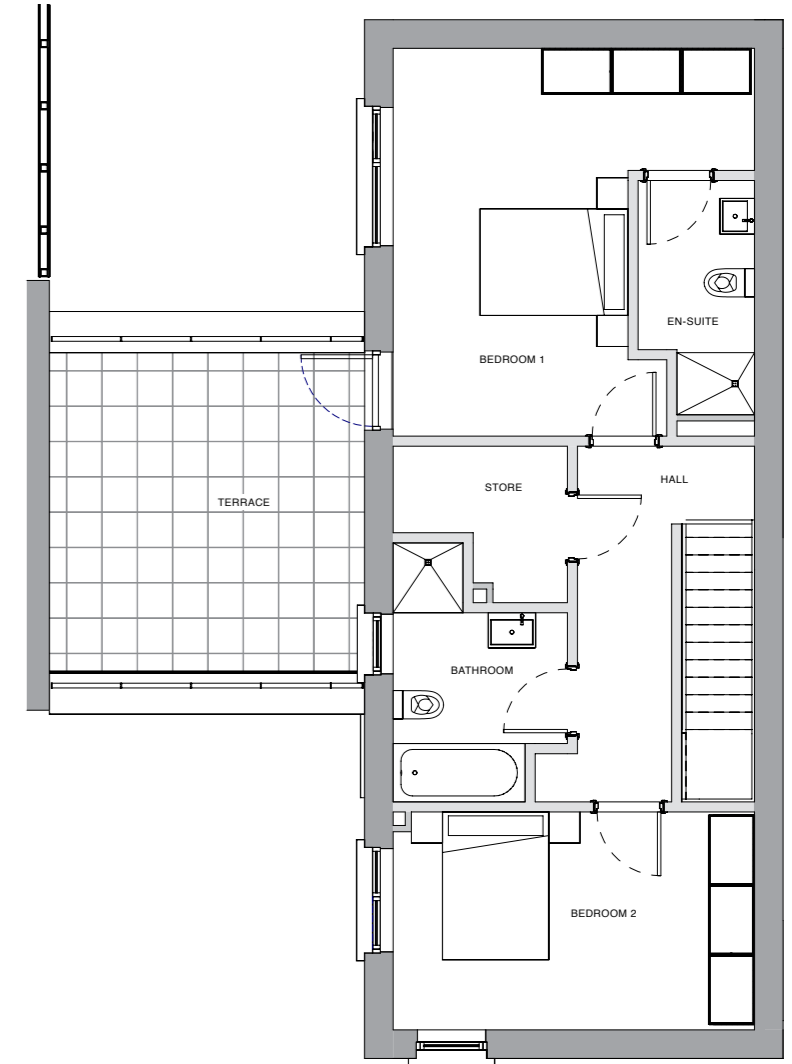
The Rowan
Nos. 7, 8, 9 & 10 Oakfield Close



3-Bedroom houses
Mid / end terrace
130 sq. m



GROUND FLOOR

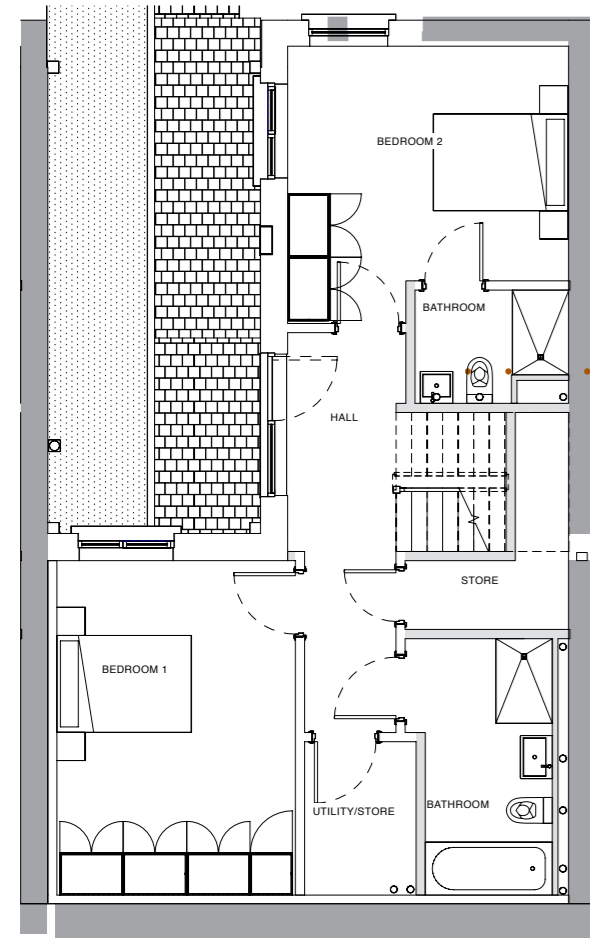


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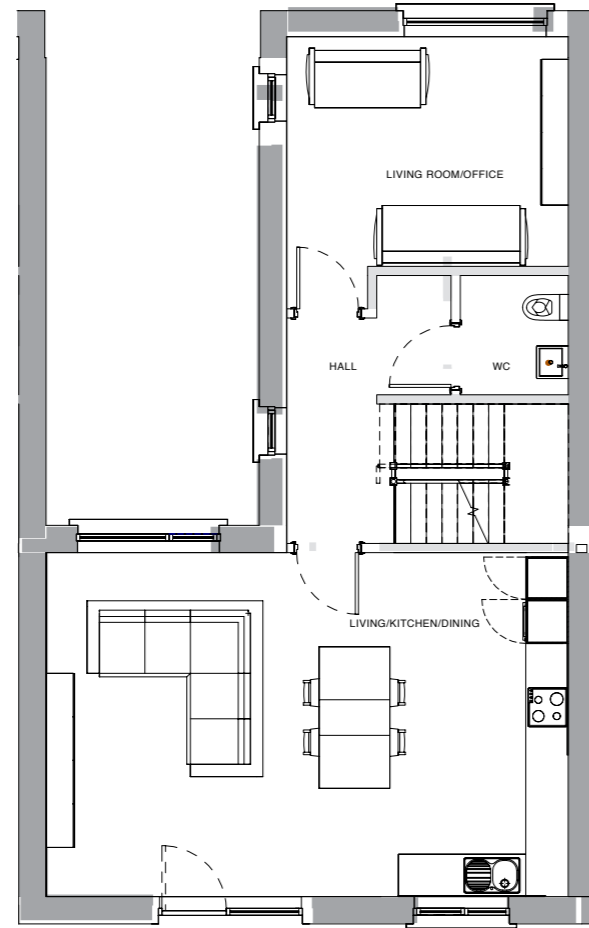
The Oak
Nos. 11, 12, 13 & 14 Oakfield Close



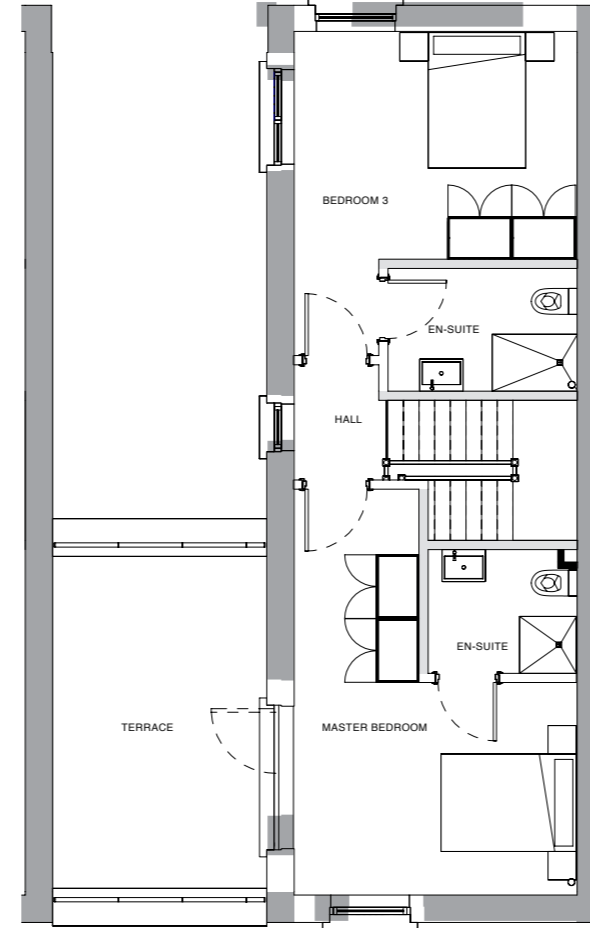
4-Bedroom houses
Mid / end terrace
161 sq. m



GROUND FLOOR



FIRST FLOOR

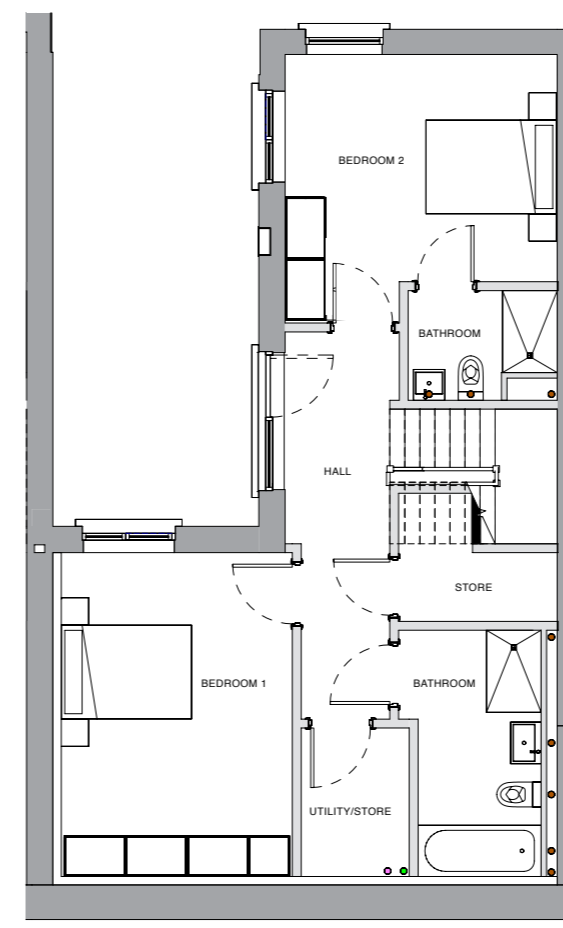


SECOND FLOOR

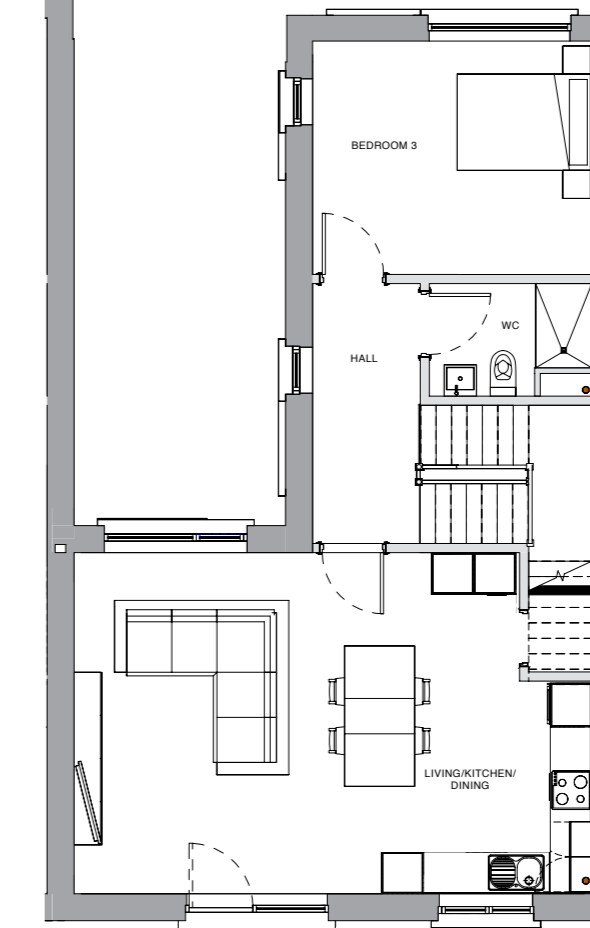
The Hazel
Nos. 15, 16, 17 & 18 Oakfield Close



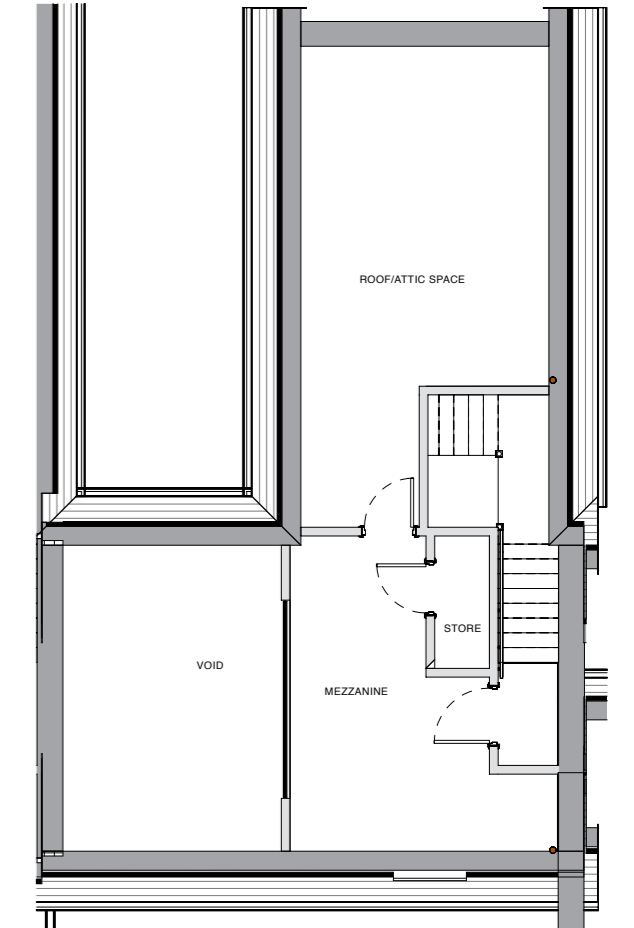
3-Bedroom houses
Mid-terrace
126 sq. m



GROUND FLOOR



FIRST FLOOR

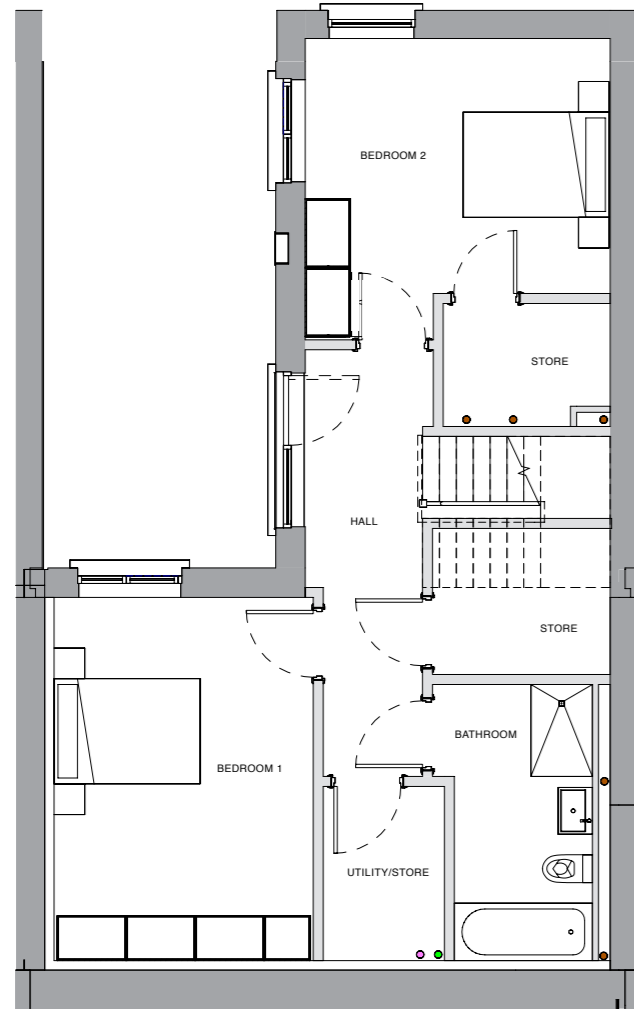


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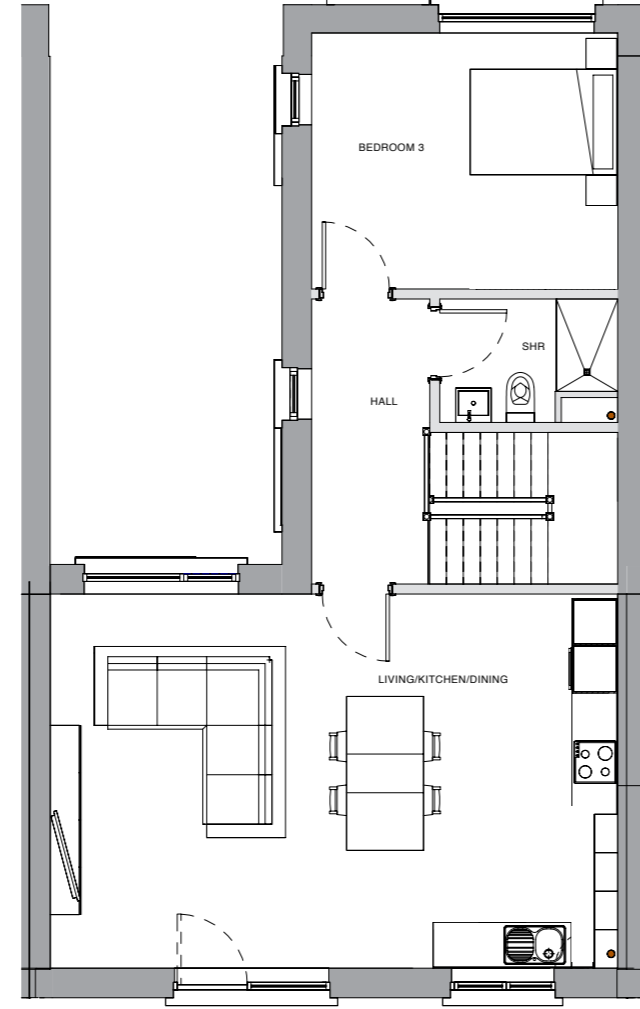
The Cedar
Nos. 19, 20 & 21 Oakfield Close



3-Bedroom houses
Mid-terrace
119 sq. m



GROUND FLOOR

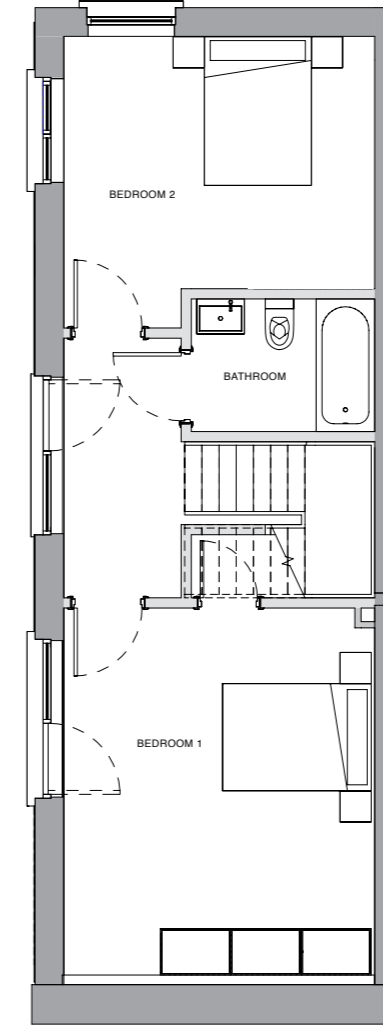


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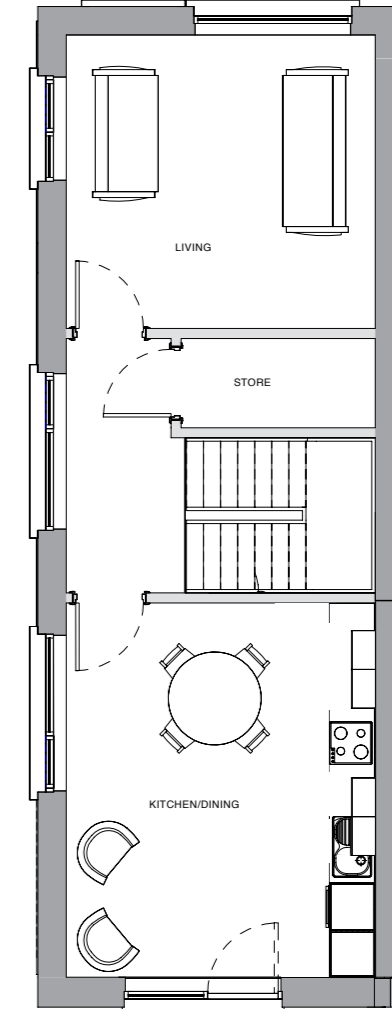
The Yew
No. 22 Oakfield Close



2-Bedroom house
End terrace
88 sq. m



GROUND FLOOR



FIRST FLOOR

FEATURES & SPECIFICATIONS

ENERGY & HEATING

- A2 BER rating
- Air-to-water heat pump system
- Heat recovery ventilation unit (HRU)
- Underfloor heating to concrete ground floor and wall radiators on upper floors

CONSTRUCTION & EXTERNAL FINISHES

- External walls finished in a combination of facing brick and acrylic render
- Granite window sills
- Brick and granite paving and kerbing to external areas
- Paved patios or terraces to each property

WINDOWS & DOORS

- Double-glazed PVC windows and doors

KITCHENS & INTERNAL FINISHES

- Bespoke fitted kitchens and cabinetry by Fitzgerald Kitchens
- Integrated kitchen appliances including oven, hob, extractor fan, dishwasher and fridge freezer
- Laminate flooring to ground floor

ACOUSTIC & SAFETY

- Constructed in compliance with Part E Acoustic Regulations
- Smoke and heat detection installed throughout

SERVICES

- Air-to-water heat pump
- Mechanical heat recovery ventilation system
- Provision for Eircom services
- Pre-wired outlets for EV charger

EXTERNAL AREAS & PARKING

- Off-street parking spaces provided
- Quality landscaped external areas

WARRANTY

- 10-year HomeBond structural guarantee

**Enniskerry
SPV Limited**

Clark Hill

**Hooke &
MacDonald**
PSRA No. 001651

BER A2



