



SILVER BIRCHES

Silver Birches, Ladytown, Naas, Co. Kildare, W12 WR26



EXCLUSIVE ASSOCIATE OF





SILVER BIRCHES, LADYTOWN, NEWBRIDGE, CO. KILDARE, W12 WR26



A SUPERB CONTEMPORARY FAMILY HOME OCCUPYING A MATURE AND PRIVATE SETTING JUST OUTSIDE NAAS AND NEWBRIDGE, CO. KILDARE. SILVER BIRCHES OFFERS GENEROUS AND WELL-BALANCED ACCOMMODATION, ATTRACTIVE LANDSCAPED GARDENS, A PADDLE COURT, OUTDOOR STUDIO, GARAGE AND EXCELLENT OUTDOOR ENTERTAINING AREAS, ALL WITHIN EASY REACH OF NEWBRIDGE AND ITS MANY AMENITIES.

Approximately 430 sq.m (4,629 sq.ft)

For Sale by Private Treaty

BER B BER Number: 119525905



SPECIAL FEATURES

- Superb contemporary home in a mature and private setting
- Convenient location just outside Naas and Newbridge
- Generous and well-proportioned accommodation throughout
- Four bedrooms, including en-suite and walk-in wardrobe accommodation
- Large kitchen/breakfast room with excellent connection to the outdoor entertaining area
 - Garage and outdoor studio
- Mature gardens with trees, planting and hedging
- Paved outdoor entertaining area with fireplace
 - Outdoor hot tub area
 - Paddle court
- Attractive contemporary design with stone and timber cladding

DESCRIPTION

Silver Birches is a superb contemporary family home situated just outside Newbridge, occupying a mature and private setting surrounded by landscaped gardens, established trees, planting and hedging. The property offers a rare combination of generous internal accommodation, excellent outdoor leisure space and a highly convenient location close to Newbridge and its wide range of amenities.

The house has been thoughtfully designed for modern family living, with spacious reception rooms, a large kitchen/breakfast room, flexible accommodation and an excellent connection between the interior and the outdoor entertaining areas. Externally, the property is further enhanced by a Paddle court, outdoor studio, garage, paved garden areas, an outdoor fireplace and hot tub, creating an ideal setting for both relaxation and entertaining.

LOCATION

5.6 km / 10 minutes to Newbridge
11.6 km/ 11 minutes to Naas
15km/ 11 minutes to Kilcullen
12.7 km / 17 minutes to Naas
18.6 km /20 minutes to Straffan
46.8 km / 1 hour to Dublin City Centre
50.8 km / 1 hour to Dublin Airport

All distances/times are approximate.

SILVER BIRCHES

The property presents as an attractive contemporary home, with a striking combination of stone and timber cladding creating a stylish and modern exterior. Internally, the accommodation is generous and well arranged, with a practical layout that provides both open family spaces and more formal reception rooms.

The ground floor is entered through an entrance hall, which leads into the main hall and principal reception areas. To one side is a spacious living room, while the dining room is positioned separately, providing an excellent formal entertaining space. The kitchen/breakfast room is a particularly impressive feature of the house, offering generous proportions and direct connection to the surrounding accommodation and garden areas. This space is well suited to everyday family life and informal entertaining.

There is also an additional reception room with fireplace, providing further flexibility as a family room, drawing room or relaxed entertaining space. The ground floor also includes a utility room, cloakroom, guest WC, storage, garage and a well-planned circulation layout, adding to the overall practicality of the home.

At first floor level, the accommodation is arranged around a central landing. There are four bedrooms, including a generous principal bedroom suite with walk-in wardrobe and en-suite bathroom. A further bedroom also benefits from en-suite accommodation, while the remaining bedrooms are served by the family bathroom. The layout provides excellent flexibility for family living, guests or home working, depending on requirements.





GARDENS AND GROUNDS

The gardens and grounds are a key feature of Silver Birches. The property sits within a mature and private setting, with established trees, planting and hedging providing a strong sense of seclusion.

The outdoor areas have been designed with entertaining and leisure in mind. A paved terrace flows from the kitchen area and incorporates an outdoor fireplace, creating a perfect space for al fresco dining and evening entertaining. There is also an outdoor hot tub area, adding further appeal to the garden setting.

In addition, the property benefits from a Paddle court, outdoor studio and garage, making it an ideal home for those seeking space, privacy and lifestyle amenities within close proximity to Newbridge.

LOCATION

Silver Birches is situated in Ladytown, just outside Naas and Newbridge, Co. Kildare. The property enjoys a mature and private setting while remaining highly convenient to the town and its extensive amenities.

Newbridge offers an excellent selection of shops, cafés, restaurants, schools, sporting facilities and transport links. The town is also home to Whitewater Shopping Centre, Newbridge Silverware and a wide range of local services, making it a popular and well-established location for family living.

The surrounding area is known for its strong equestrian connections, attractive countryside and excellent accessibility. The combination of privacy, space, mature grounds and convenience makes Silver Birches a particularly appealing property in this sought-after Kildare location.

TECHNICAL INFORMATION

SERVICES | Mains electricity, mains water, mains gas supply, mains sewage & high speed fibreoptic broadband.

SALE METHOD | Private Treaty.

FIXTURES & FITTINGS | All carpets, curtains and white goods are included in the sale.

TENURE & POSSESSION | The property is offered for sale freehold with vacant possession being given at the closing of sale.

VIEWING | Strictly By Private Appointment.

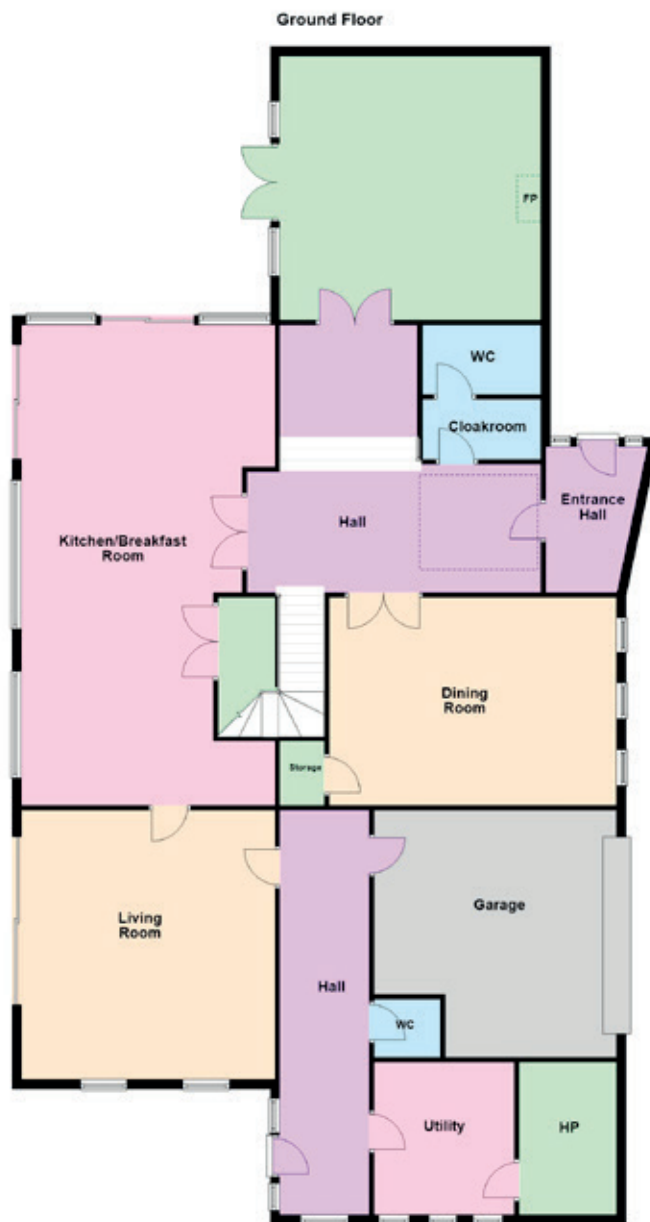








FLOOR PLANS





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