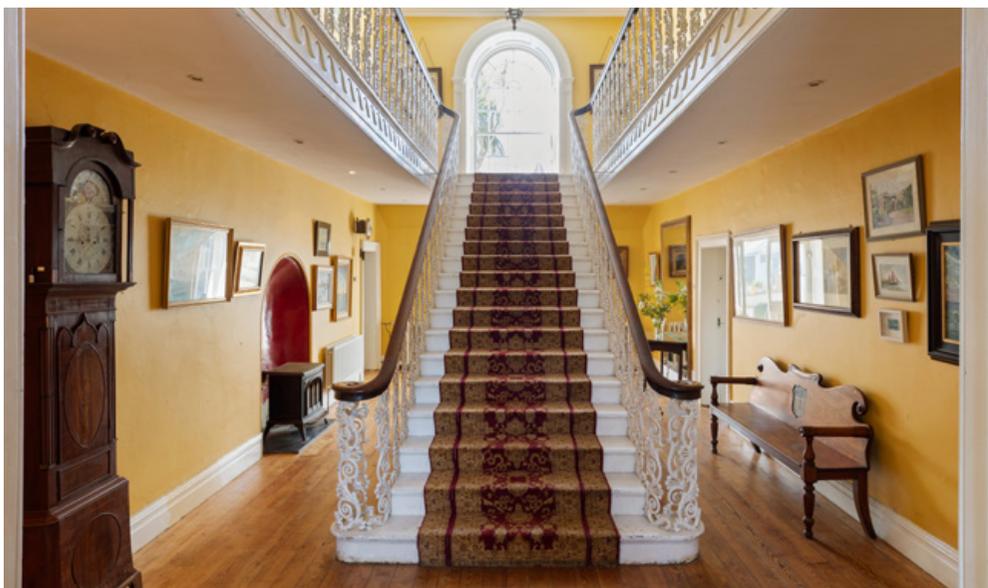




Woodley Park House
Kilmacud Road Upper, Dundrum, Dublin 14



Woodley Park House

Features

- Stunning double fronted Georgian villa
- Impressive site approx. 0.45 acre (0.18ha) affording huge scope & potential
- Site to side (subject to planning permission)
- Excellent ancillary accommodation including The Mews (approx. 71sq.m. / 764sq.ft.) & The Villa (approx. 110sq.m. / 1,184sq.ft.) providing a host of potential options including home & income, au pair accommodation
- Striking bow window façade & classical fan lighted hall door
- Magnificent principal reception rooms
- Dramatic inner staircase to gallery landing with feature Georgian fan light window
- Highly convenient location a short walk to Kilmacud & easy walk to Dundrum Town Centre
- Vehicular access from Kilmacud Road to excellent off street parking
- Separate pedestrian access
- GFCH
- Garage
- Floor area approx. 454sq.m. (4,886sq.ft.)

A unique opportunity to acquire a stunning double fronted Georgian villa standing on impressive grounds of approx. 0.45 acre (0.18ha) which afford huge scope and potential. The property is further enhanced by ancillary accommodation including The Mews & The Villa and excellent off streetcar parking.

Woodley Park House is a delightful Georgian villa (built circa 1831) with a stunning double fronted bow windowed façade & classical fan lighted central door. The wonderfully proportioned accommodation extends to approx. 371sq.m. (3,993sq.ft.) & includes stunning features of the era including two striking front reception rooms which flank the outer reception hall. The inner reception hall features a dramatic stairs case leading to a gallery landing with a south facing Georgian sash window flooding the reception hall with natural light. There are two further reception rooms, conservatory, kitchen/breakfast room, Guest W.C., & bedroom with en-suite & kitchenette. Upstairs there are a further 4 bedrooms (1 en-suite) & shower room & bathroom.

The ancillary accommodation is an important selling feature. The Villa, which can be accessed from the main house comprises 4 bedrooms (1 en-suite) with a private south facing patio. The Mews is an attractive dwelling comprising 3 rooms, kitchen & mezzanine level and side patio.

Kilmacud Road Upper is a highly convenient location less than 2 kilometres from Dundrum Town Centre and within a 10 minute walk of Kilmacud Luas which provides ease of access to Dublin City Centre. It is also adjacent to local shops on Kilmacud Road Lower, as is Stillorgan village with its wide range of amenities including specialist shops, restaurants & pubs, Flyefit Gym & Odeon Cinema. There are excellent recreational facilities in the area including the delightful Airfield Gardens & Deerpark which is a 32-acre park with playground, tennis club, soccer and GAA pitches.

Dublins premier schools and universities all located within easy access. These include Blackrock College, Saint Andrews College, Mount Anville and UCD Belfield.







Accommodation

Outer Reception Hall: 2.4m x 4.95m (7'10" x 16'3") with 4 meter ceilings, tiled floor, ceiling coving, centre rose, magnificent inner arch and door to

Drawing Room: 7.3m x 6.95m (23'11" x 22'10") with feature 5 meter ceilings, bow window with 3 sliding sash windows and window seats, ceiling coving, very impressive marble fireplace with cast iron inset and slate hearth, timber flooring and a pair of French doors leading out to the side garden

Dining Room: 6.1m x 7.05m (20' x 23'2") with decorative ceiling plaster work, bow window with 3 sliding sash windows, wall panelling, fireplace with timber over mantle, tiled inset and raised tiled hearth and door through to the kitchen/breakfast room

Inner Hall: 4.65m x 8.9m (15'3" x 29'2") with steps down and dramatic staircase leading up to the gallery landing

Sitting Room: 5.85m x 4.35m (19'2" x 14'3") with marble fireplace with wood burning stove to the front and built in book shelves either side

Kitchen/Breakfast Room: 4.35m x 6.8m (14'3" x 22'4"), with worktop with two bowl sink unit, presses, cupboards, worktop, four ring Zanussi gas hob with oven underneath, space for dishwasher, space for free standing fridge, AGA, butcher block centre island unit and tiled floor. Door to dining room

Lobby Area: with plumbing for washing machine and leads to

Guest W.C.: with w.c. and wash hand basin

Study: 5.7m x 3.8m (18'8" x 12'6") with timber floor and fireplace with painted cast iron surround, tiled inset and tiled hearth

Conservatory: 6.2m x 3.4m (20'4" x 11'2") with French doors off the end of the hall, tiled floor, door out to rear garden.

Bedroom 1: 3.75m x 4.75m (12'4" x 15'7") with fireplace with timber surround and electric heater to the front and wood panelled door to

Lobby Area: with storage cupboard, door to

Kitchenette: 2.65m x 2.6m (8'8" x 8'6") with presses, cupboards, drawers, worktop, one bowl stainless steel sink drainer unit, four ring gas hob with Zanussi oven underneath, undercounter sink unit, houses a boiler, and door to

Guest Shower Room: with corner shower unit, w.c., wash hand basin and tiled floor

Upstairs

Gallery Landing: 4.55m x 8.9m (14'11" x 29'2") (overall) with beautiful Georgian sash window

Master Bedroom: 5.95m x 4.55m (19'6" x 14'11") with timber floor, fireplace with slate hearth and lovely wide plank timber flooring

Bedroom 3: 5.95m x 3.8m (19'6" x 12'6")

Bedroom 4: 4.9m x 3.55m (16'1" x 11'8") with door to

En Suite: with corner shower unit, separate bath, w.c., pedestal wash hand basin and tiled floor

Inner Corridor: 11.4m x 7.45m (37'5" x 24'5") off gallery landing (which used to have access to the annex) and leads down to

Bedroom 5: 2.75m x 3.2m (9' x 10'6")

Corridor: 1m x 4.9m (3'3" x 16'1") with walk in hot press

Shower Room: with shower, pedestal wash hand basin and w.c.

Bathroom: with bath, separate shower, pedestal wash hand basin, w.c., tiled floor and part wood panelled walls

Mews: (approx.71sq.m. / 764sq.ft.) Approached by path through the garden with wall and raised private patio

Hall

Bathroom: with bath, separate shower, pedestal wash hand basin, w.c. and quarry tiled floor

Inner Hall/Dining Area: 2.45m x 5.15m (8' x 16'11") with continuation of the quarry tiled floor, exposed granite brick walls at the higher level and stairs up to

Mezzanine Level: 2.6m x 2.35m (8'6" x 7'9") with timber floor, six Velux rooflights and providing a lovely study area / reading area

Living Room: 3.35m x 3.8m (11' x 12'6") with timber floor, gas stove set on a raised tiled hearth and French doors out to the raised patio area

Kitchen: 2.65m x 3.15m (8'8" x 10'4") with butcher block worktop, one bowl Belfast sink unit, four ring gas hob, oven under, extractor hood over, plumbing for free standing dishwasher, washing machine, dryer, tiled splashbacks and houses the gas boiler

Lobby Area

Room 1: 2.55m x 2.95m (8'4" x 9'8") with Velux rooflight

Room 2: 2.65m x 3m (8'8" x 9'10") with built in wardrobes and Velux rooflight

The Villa: (approx. 110sq.m. / 1,184sq.ft.) path from pedestrian

front gate leads to private sunny patio enclosed with an abundance of mature shrubs, bushes and plants. Door to

Dining Area: 4.3m x 3.05m (14'1" x 10') with tiled floor and step down to the

Living Room: 3.75m x 2.6m (12'4" x 8'6") with gas stove on a raised tiled plinth, timber floor and step up to a tiled area which leads through to the

Kitchen: 2.75m x 3.6m (9' x 11'10") with modern units comprising presses, drawers, cupboards, worktop area, four ring gas hob with oven under, extractor hood over, one and a half bowl sink unit, tiled splashback, plumbed for free standing dishwasher and washing machine and tiled floor

Communicating Lobby: with door to

Guest W.C.: with w.c., wash hand basin and tiled floor

Bedroom 1: 2.35m x 3.6m (7'9" x 11'10") with built in wardrobe and door through to

En Suite: with step in tiled shower with Triton electric shower, pedestal wash hand basin, w.c. and tiled floor

Upstairs

Landing: with hot press

Bedroom 2: 3.35m x 3.75m (11' x 12'4")

Bedroom 3: 3.2m x 3.35m (10'6" x 11')

Bedroom 4: 3.35m x 3.55m (11' x 11'8") with two Velux rooflights

Bathroom: with bath, separate shower, w.c., pedestal wash hand basin and tiled floor

Shower Room: with step in tiled shower and wash hand basin

Outside: The grounds extend to approx. 0.45 acre (0.18ha.) and are an important selling feature. Approached via a set of electrical gate, gravel driveway provides excellent off street parking. Garage.

Separate pedestrian gate from main road opens into the south facing rear garden, leadings to the conservatory. Gate leads to side garden which is completely enclosed with an abundance of mature shrubs, bushes and plants. Gazebo leads through to the garden to the side of the property with pond, patio and second patio which comes off the main drawing room, is semi-circular shaped with mature trees. This side garden combined with the driveway provides development potential (subject to planning permission).

BER Information

BER: E1.

BER No.: 118383900.

EPI: 305.13 kWh/m²/yr

Eircode

D14 W9V3









FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



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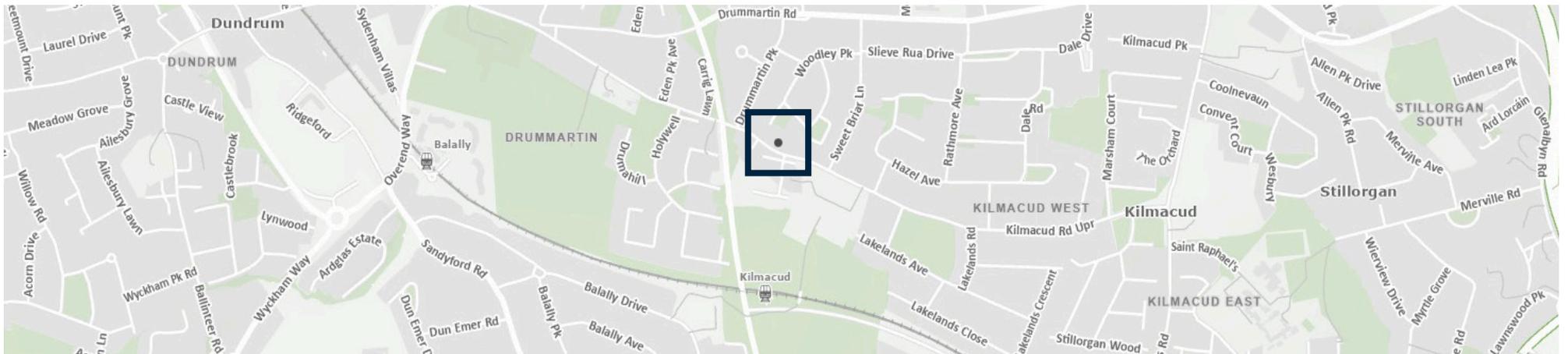
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