



Winterwood

on c.7 acres
Daars, Straffan, Co. Kildare

An absolutely stunning detached contemporary home extending to c.6,500 ft² with stunning views of the Dublin & Wicklow mountains.

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5 BED

4 BATH

4 RECEPTION

6,500 FT²

An absolutely stunning detached contemporary home extending to c. 6,500 square feet, set amidst c.7 acres of beautiful gardens and with stunning views of the Dublin & Wicklow mountains..

An absolutely stunning detached residence
extending to c.6,500 sq.ft. and set on c.7 acres of landscaped gardens.
Constructed to an exceptionally high standard, this luxurious home offers any
potential purchaser the rare opportunity to acquire a magnificent country residence
in a picturesque setting and within easy commute of Dublin city.



The Property

The property is accessed via electric gates and along a tree-lined avenue to a private setting with a large parking area to the front of the house. The stunning location provides magnificent views across the gardens and towards the Dublin & Wicklow mountains.

The impressive front to the house is formed by a granite portico with steps leading to the striking front entrance. Inside, the entrance hall is finished with marble floors and a marble staircase providing access to the first floor. The marble floors extend throughout the ground floor and are complimented by high quality features such as ornate plaster work, hand carved solid wood doors and a hand-made kitchen. Further accommodation on the ground floor includes a sitting room, dining room, kitchen/dining area, utility room, guest wc, sun room, and games room.

A feature marble staircase leads to the first floor where a landing area leads to 5 bedrooms (3 en-suite) and a large family bathroom. There is also access to large balcony areas off the landing and the two main bedrooms which offer stunning views over the surrounding countryside.

Outside, a combination of three ornamental lakes provide a focal point to the front of the residence and are complimented by extensive lawns and a large gravelled driveway. A large sandstone raised terrace at the west end of the house provides a ready made outdoor dining area ideal for entertaining . There is also a detached garage, shed and workshop to the rear with an enclosed courtyard /parking area.



Accommodation

Steps leading to porch and front door.

ENTRANCE HALLWAY

With feature solid marble pillars and Italian marble floors.

GUEST CLOAK ROOM

Includes whb, wc, part tiled walls and floor.

DINING ROOM

With Italian marble floor, matching marble fireplace, double bay window, feature coving and cornice.

SITTING ROOM

Large reception room with double bay windows, Italian marble floor, matching marble fireplace, coving and cornice.

KITCHEN & DINING AREA

Spacious open plan kitchen/dining area with Italian marble floor, a range of fitted hand made wall and floor units, feature central kitchen island with solid marble counter top with sink and fridge inbuilt, Belfast sink, feature dual gas and electric Falcon range cooker, double patio doors to large patio/barbecue area.

UTILITY ROOM

Off kitchen with Italian marble floors, fitted wall and floor units, double french doors to second rear patio area, large plant room with boiler and electrics all off the utility room.

SUN ROOM

Off central hallway with tiled floor, part-panelled walls, French doors to patio area, Velux in panel roof, glass all the way around.

GAMES ROOM & BAR

Teak flooring, feature mahogany bar unit and presses, picture unit, down lighters, coving, cornice, deep skirting, double window off, feature double-sided fireplace with marble surrounds and plumber for gas or open fire, feature 3m ceiling height, double door to pool/patio area.



First Floor

LANDING

Feature marble staircase with mahogany handrail leading to a large landing area with Italian marble floors, feature central sky light, part-panelled walls, coving and cornice and double doors to a large balcony area.

PRINCIPLE BEDROOM

Spacious main bedroom suite with feature 3m high ceilings, coving, cornice, double balcony with double french doors to each, door to walk in wardrobe with panelled walls, fitted presses, shelving, hanging area and leading to an en-suite bathroom with large jacuzzi bath, wc, whb, bidet, and separate shower unit with fully-tiled walls and floors.

BEDROOM 2

Spacious double bedroom with coving, cornice, double balcony off with double french doors to each balcony, en-suite with fitted shower, wc, whb, and fully-tiled walls and floor.

BEDROOM 3

Double bedroom with coving, cornice, and en-suite with fitted jet shower unit, wc and whb.

BEDROOM 4

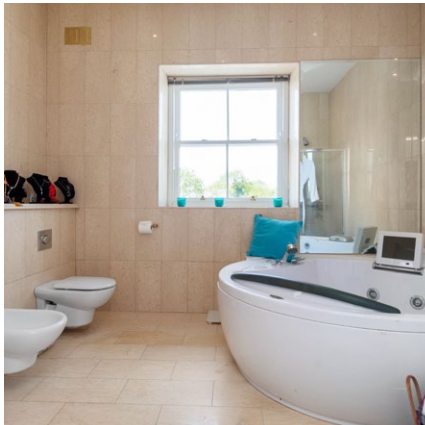
Single bedroom with coving and cornice, light unit.

BEDROOM 5

Double bedroom with coving, cornice and light unit

BATHROOM

Fully tiled walls and floor with double jet shower unit, double jacuzzi bath, wc, bidet and whb.

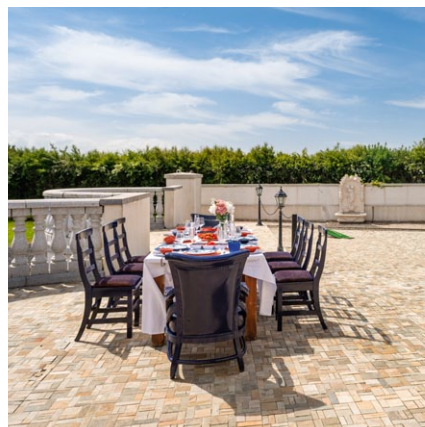
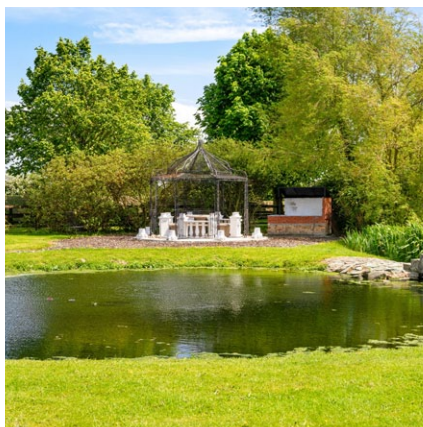


Outside

The property is approached via electric gates and tree-lined avenue. There are three feature lakes to the front of the house surrounded by a formal lawn area and gravelled pathway and drive with parking for a number of cars.

The house also boasts a raised terrace area with purpose-built barbeque which is ideally suited as an outdoor dining/entertainment area. There is a large tiled patio area with surrounding walls.

The property also includes a part-finished pool area which requires only minor completion works and there is a detached garage (11m x 6m) and two adjoining sheds to the rear of the residence.



Amenities

SHOPPING & SCHOOLS

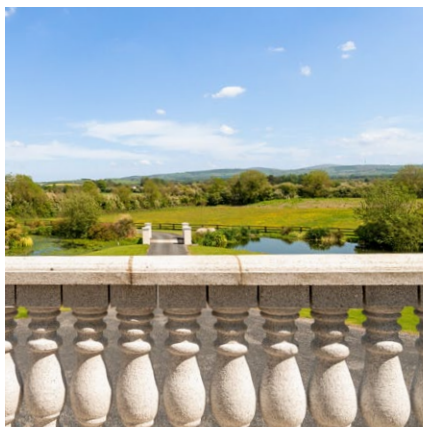
The local towns provide an array of shops, restaurants, pubs and cafes whilst also providing schools for all ages. In addition Clongowes Wood College and Newbridge College are both close by and a large number of Dublin Schools and universities including Trinity College and UCD are within easy reach. A selection of hotels and fine dining can be enjoyed at the nearby 5 star K Club Hotel & Golf Resort (4.5km), The Cliff at Lyons Hotel & Country Retreat (2.2 km) and the 3- Star Michelin Aimsir Restaurant.

RACING & HUNTING

Kildare is renowned worldwide for hosting some of the most prestigious horse racing events in Ireland, Winterwood is within 20 minutes drive of the three tracks of The Curragh, Punchestown & Naas as well of the majority of hunting meets with the Kildare Hunt Club.

TRAVEL

The M4, M50 and M7/N7 are all easily accessible providing access to Dublin, the airport and the rest of the country. There is an Arrow Commuter rail station within 3km at Sallins and another station at Celbridge/Hazelhatch, whilst there are regular bus connections from nearby towns all serving the capital.



Features

Constructed in 2009

Set on c.7 acres

Extending to c.10,000 sq.ft

Completed to a high standard

Geothermal underfloor heating throughout

Extensive Italian marble tiling

Hard-carved solid teak doors and achitraves

Feature double-glazed sash windows

Granite window sills throughout

Electric gates

Tree-lined private avenue

Feature ornamental lakes

Blue Bangor roof slates

Parapet wall to front

Detached garage and two sheds

Pool area (requiring completion)

Stunning views over the Dublin & Wicklow mountains

Convenient to Naas, Straffan, Sallins as well as both the N7 & M4



Location

The property is conveniently located in the townland of Daars on a local road linking the villages of Straffan and Sallins.

- 2
KM

STRAFFAN
- 2.5
KM

SALLINS
- 8
KM

KILL (N7)
- 32
KM

DUBLIN CITY CENTRE
- 38
KM

DUBLIN AIRPORT



Details

SERVICES

Mains Electricity · Private Well · Biocycle Septic Tank · Geothermal Underfloor Heating System
Access Gate · Intercom · Alarm · Garage · Parking · Patio

ENERGY EFFICIENCY

BER C1 Building Energy Rating: ** · Certificate No: *****
Energy Performance: ***,** kWh/m²/year.

MAP CO-ORDINATES

Lat: 53.279968 (53° 16' 47.88" N)
Long: -6.634862 (6° 38' 5.50" W)
Eircode: *** **

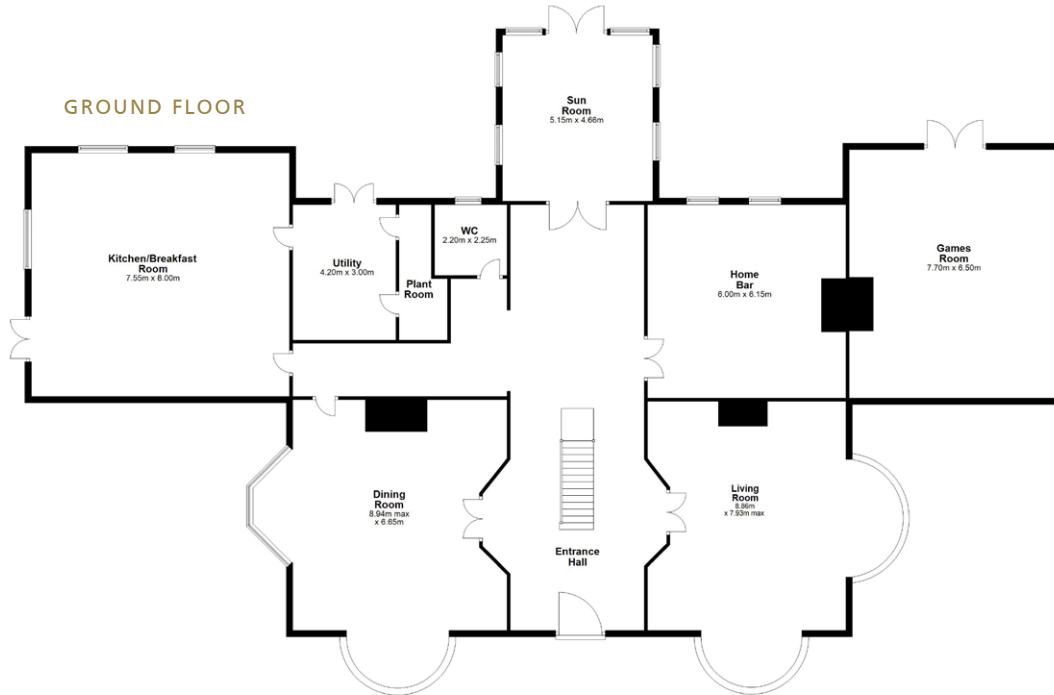
DIRECTIONS

From Dublin proceed south on the N7 and take exit 8 (Kill/Straffan exit). Proceed in the direction of Straffan and take the first left turn signposted Sallins. Continue on this road for c. 4km and at the next crossroads turn right. Winterwood is located further along on the right just before Mc Carthy Strawberries.

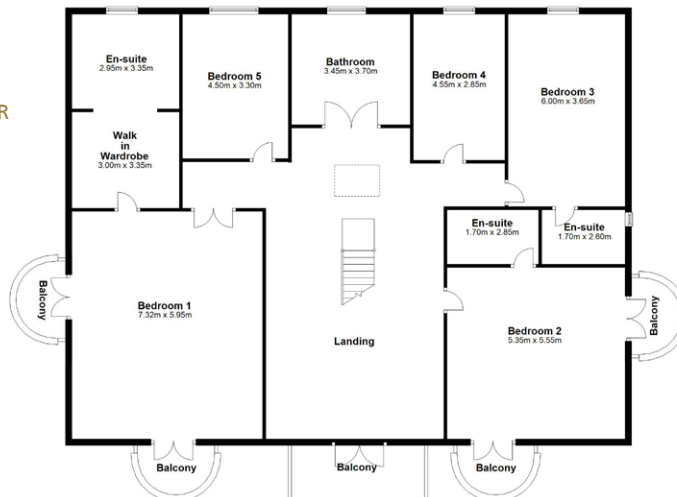
VIEWING

Viewing is strictly by appointment with the selling agents.

GROUND FLOOR



FIRST FLOOR



The logo for Goffs Property, featuring the word "GOFFS" in a large, white, serif font, with the word "PROPERTY" in a smaller, white, sans-serif font directly below it. The entire logo is set against a dark green rectangular background.

GOFFS
PROPERTY

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GOFFSPROPERTY.COM
PSRA Licence 001903

The logo for Coonan Property, featuring the word "Coonan" in a large, white, serif font, with the word "PROPERTY" in a smaller, white, sans-serif font directly below it. The entire logo is set against a dark green rectangular background.

Coonan
PROPERTY

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