

# *Piper's Hill*

*by* Ballymore

# A PERFECT PLACE TO CALL HOME



## FOREWORD

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Attention to detail is at the very heart of what we do. We build every new community as if we were going to live there ourselves. As Ireland's leading homebuilders, we strive to maintain the principles and personal touch that you would expect from a family-run business with thirty five years' experience.

The homes at Piper's Hill are exceptional in size, integrating the very best in space-planning, use of light and energy efficiency. This comes as standard with a Ballymore home at Piper's Hill.

And when you step outside, our richly landscaped and expansive green spaces are planted with wildflowers chosen with this specific location in mind. For us, it's only natural that open areas and landscaping are conceived with true care and thoughtfulness. Piper's Hill brings together the very best of what Ballymore do.

Piper's Hill is about balance. A location that is peaceful but connected. Spacious houses that combine architectural vision with the freedom for you to make it truly your own. I am confident that you will have many years of happiness living in Piper's Hill.

### SEAN MULRYAN

Chairman & CEO, Ballymore Group



**Cornflower, Marigold, Marjoram,  
Red Clover and White Campion...**

These are just some of the glorious butterfly-attracting flowers planted with the ongoing future enjoyment of our homeowners in mind.

# AN EXCITING RESIDENTIAL OPPORTUNITY OF 3, 4 & 5 BEDROOM FAMILY HOMES



**THERE'S AN IDEAL OF THE FAMILY HOME THAT MANY OF US DREAM OF BUT RARELY ACHIEVE.**

It's all about balance. A location that is peaceful but not remote, a setting that is beautiful but also well-connected, and above all, a spacious house that combines architectural vision with the freedom for you to make it truly your own.

**PIPER'S HILL BY BALLYMORE**

EXCEPTIONAL DINING, TOP-END FASHION,  
INSPIRING CULTURE, EXHILARATING SPORTS  
& OUTSTANDING NATURAL BEAUTY.



*a blend of*  
**TOWN &  
COUNTRY**

PIPER'S HILL BY BALLYMORE



*all within 20 mins*

- H&M**
- ZARA**
- M&S**
- DEBENHAMS**
- MULBERRY**
- RALPH LAUREN**
- MOLTON BROWN**
- TED BAKER**
- NORTH FACE**
- NIKE**



### EATING OUT IN THE AREA

- Brown Bear in Two Mile House
- Tony Roma's
- Swans on the Green
- Ballymore Inn, Ballymore Eustace
- Vie de Châteaux
- Rathsallagh House
- K Club
- Fallons, Kilcullen
- Las Rada
- Lemongrass
- Bouchon

## *a moment to* **EAT & RELAX**

From top restaurants for special occasions to high-street favourites for a spot of retail therapy, Piper's Hill has everything you need within easy reach.

For those who relax by cooking up a storm, Naas Farmers' Market is full of mouth-watering local produce for you to discover.



**PIPER'S HILL BY BALLYMORE**



A fantastic range of **outdoor spaces** allows children to play and learn in beautiful surroundings.



**GREAT SCHOOLS MAKE FOR AN IDEAL FAMILY NEIGHBOURHOOD.**



## SCHOOLS IN THE AREA

(P) Primary  
(P/\$) Primary & Secondary  
(\$\$) Secondary

- Mercy Convent Primary School (P)
- St. Corban's CBS Primary (P)
- Scoil Bhride (P)
- Two-Mile-House National School (P)
- St. Laurence National School (P)
- Gaelscoil, Naas Na Ríogh (P)
- Killashee European Language and Multi-Denominational School (P)
- Naas Community National School (P/\$)
- Holy Child School (\$)
- St Mary's College (\$)
- Naas CBS (\$)
- Piper's Hill College (\$)
- Newbridge College (\$)
- Clongowes Wood (\$)



Local leisure facilities offer a wide range of family activities for parents and kids alike.

**LOCAL CHILDCARE OPTIONS INCLUDE EARLY LEARNING PROGRAMMES FOR ALL AGES.**

*space to*  
**INSPIRE & GROW**

**AN ABUNDANCE OF PRIMARY AND SECONDARY SCHOOLS IN THE AREA SERVE A VARIETY OF AGES AND NEEDS.**

Learning isn't just for the kids. A range of local night classes are available, including some at Piper's Hill.

**A range of theatres and cinemas excites the imaginations of audiences young and old.**





Beautiful wildlife reserves and open spaces make this a wonderful mix of town and country.



From kayaking to windsurfing, enjoy thrilling water sports at Blessington Lakes.

**HAVE A GREAT DAY OUT AT THE RACES AT PUNCHESTOWN AND THE CURRAGH, 2 BRILLIANT LOCAL RACECOURSES.**



*balance*  
**WORK & PLAY**

Take your career to the next level with a wealth of dynamic employment opportunities right on your doorstep.

Then make your weekends golden, enjoying local walks, world-class golf, water sports and more, set against the stunning natural beauty of Co. Kildare.

A vibrant local economy welcomes both private and public sector employers, including major retailers and pharmaceutical companies.

AT THE 5-STAR K CLUB, BECOME A REGULAR ON A RYDER CUP GOLF COURSE.



AMENITIES IN THE AREA

**NAAS GOLF CLUB**

**CRADDOCKSTOWN G.C.**

**PALMERSTOWN G.C.**

**K CLUB**

**THE CURRAGH**

**PUNCHESTOWN**

**ADVENTURE CENTRE**

**JAPANESE GARDENS**

**BLESSINGTON LAKES**

**MONDELLO PARK**

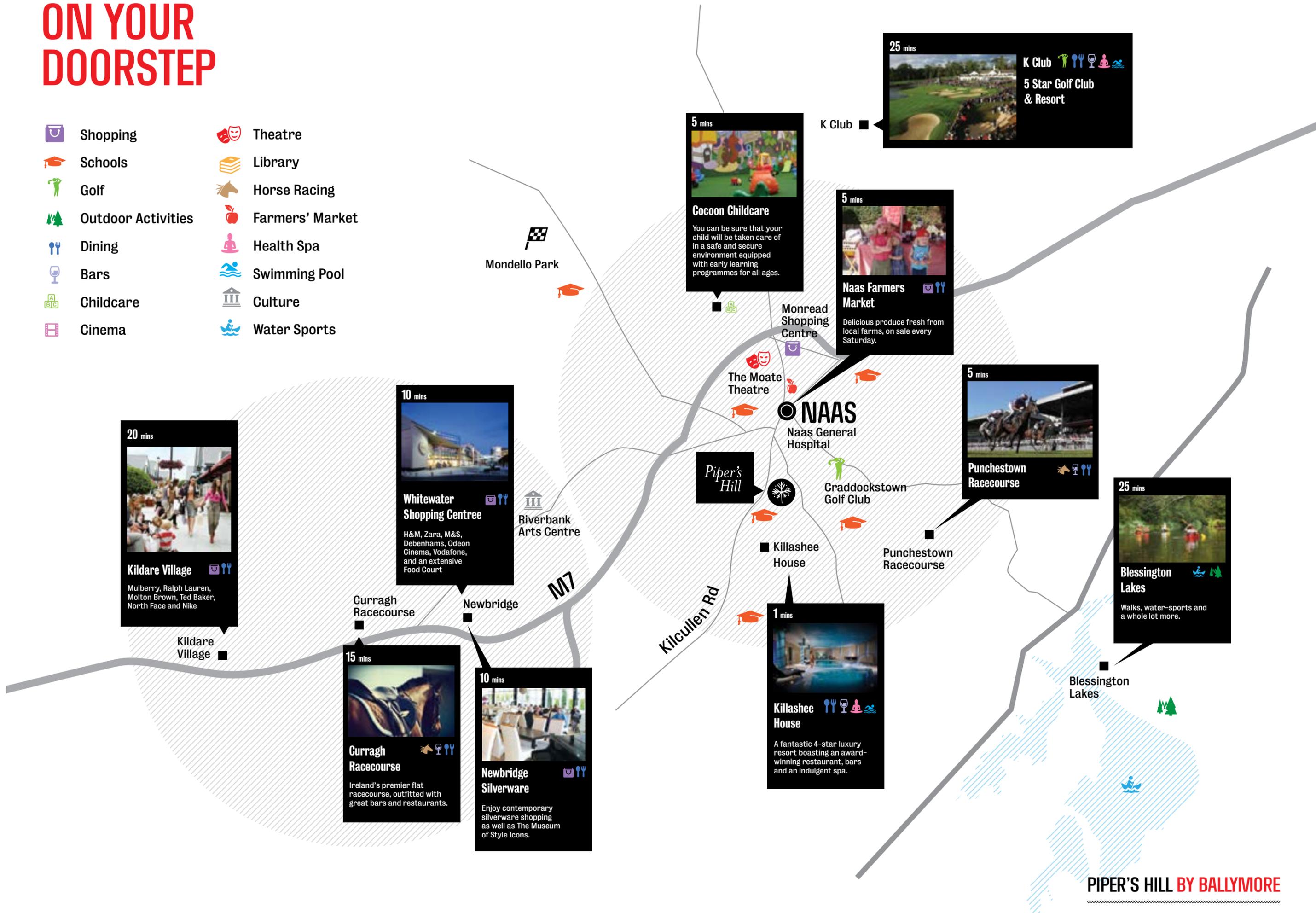


EMPLOYERS IN THE AREA  
**ALDI, LIDL,  
PFIZER,  
KERRY GROUP,  
HSE, KILDARE  
COUNTY COUNCIL,  
DAWN FARM  
FOODS & TESCO**

**PIPER'S HILL BY BALLYMORE**

# ON YOUR DOORSTEP

-  Shopping
-  Schools
-  Golf
-  Outdoor Activities
-  Dining
-  Bars
-  Childcare
-  Cinema
-  Theatre
-  Library
-  Horse Racing
-  Farmers' Market
-  Health Spa
-  Swimming Pool
-  Culture
-  Water Sports



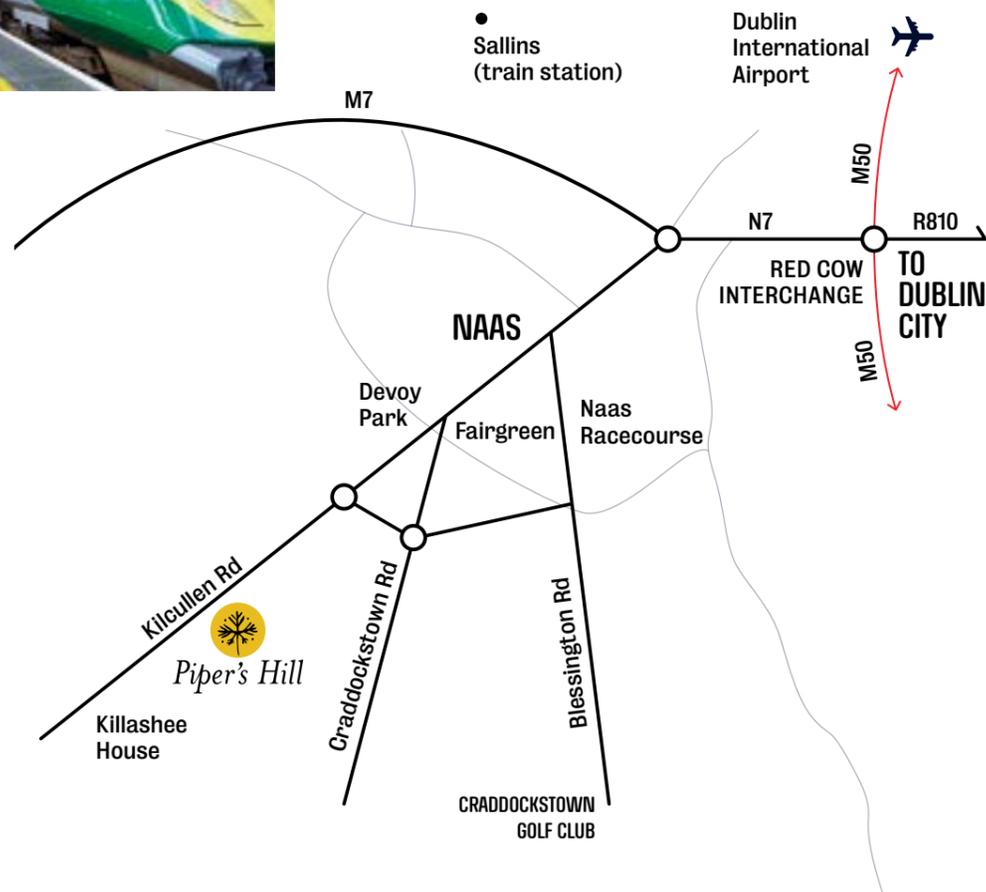


## KEY DISTANCES

- DUBLIN AIRPORT 40 MINS
- RED COW INTERCHANGE 25 MINS
- HEUSTON STATION 29 MINS
- CHEEVERSTOWN LUAS PARK & RIDE 20 MINS
- SALLINS 15 MINS

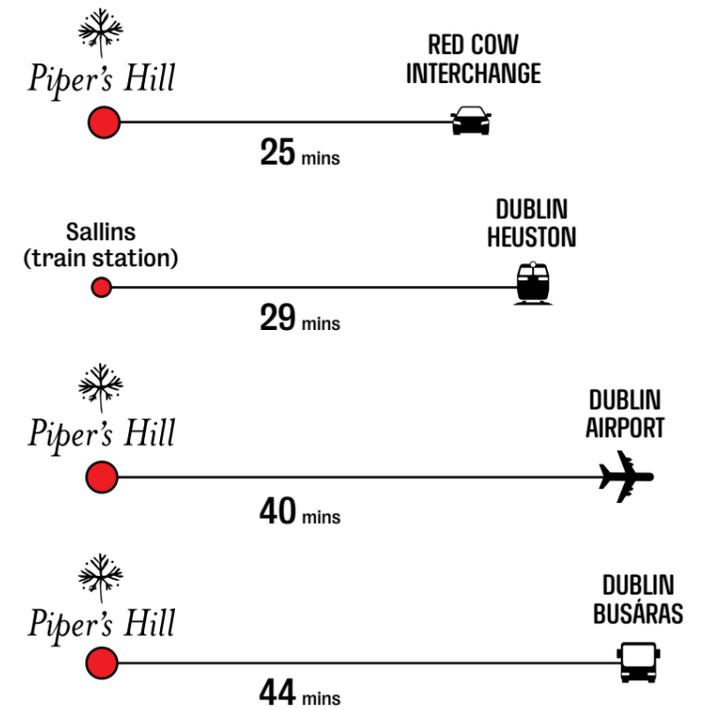


**PIPER'S HILL HAS A UNIQUE SELLING POINT WHICH IS ITS PROXIMITY TO DUBLIN & ITS TRANSPORT HUBS.**



## easy to TRAVEL & CONNECT

**BY ROAD OR RAIL, THE CITY IS NEVER MORE THAN A SHORT JOURNEY AWAY, MEANING RESIDENTS ALWAYS HAVE THE BEST OF BOTH WORLDS.**



**PIPER'S HILL BY BALLYMORE**



## THE HOUSES

**A SOPHISTICATED ARCHITECTURAL STYLE, COMBINED WITH LAVISH LANDSCAPING, GIVES PIPER'S HILL A UNIQUE SENSE OF MATURITY AND SECLUSION.**

From the moment you enter Piper's Hill, you are filled with a sense of calmness created by the beautiful collection of colourful wildflowers and whispering trees that envelop the site. This feeling of serenity inspired us to create homes that mirrored the inherent peace in an elegant and liveable style.

The classical hall embodies this tranquil theme and highlights the quality and style that are evident throughout the house. The hub of the home is centred around bespoke kitchen and family living rooms that provide great living and dining spaces to cater for everyday life. The colour theme has been chosen to enhance relaxation, while splashes of accent colour bring the spaces to life.

The living rooms have been designed as places to kick back, unwind and really feel at home in, while lavish beds, luxury feature wallpapers and holistic design have made the bedrooms havens of serenity and comfort.

Each room flows into the next in an easy harmony that is indicative of Piper's Hill homes' understated elegance.

*We hope you enjoy your Ballymore Home!*



Comfort and functionality are the main qualities that have influenced the design of Piper's Hill. Generous space in each room enables a relaxed, open arrangement of furniture, large windows maximise the impact of natural light, and the high ceilings create a spaciousness that generates a sense of sumptuous luxury.





Light and space combine in the dining area to create a warm inviting atmosphere and give the room a distinct identity both in daylight and at night. This versatile space exudes an understated elegance that is perfect for dinner parties and other formal occasions, while its easy access and comfortable proportions make it ideal as a relaxed family area. Perfect for evening dining.





*Clean lines and quality craftsmanship enhance the functional, versatile living spaces at Piper's Hill.*



*The centre of your home, a generous space adaptable to any occasion.*



*The master bedroom is a world unto itself,  
a sanctuary of space and comfort.  
Large windows bring in light and offer  
unrivalled views of the surrounding countryside.*



Light pours into the large bedrooms creating sophisticated yet restful spaces. Piper's Hill bathrooms effortlessly merge classical elegance with modern convenience.





# THE HAVEN

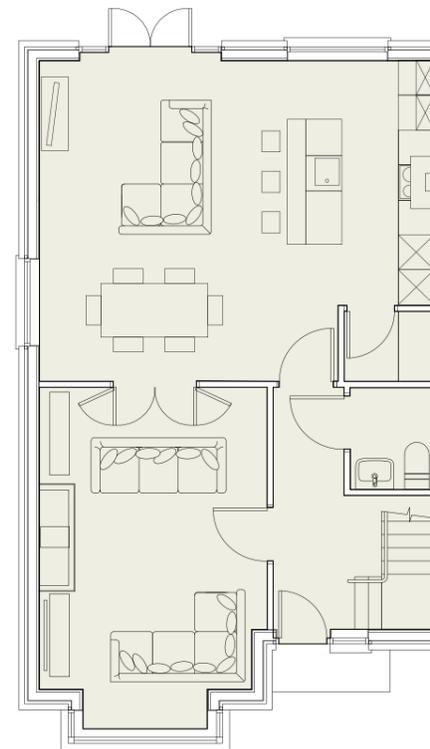
3 BEDROOM  
SEMI-DETACHED

## THE HAVEN

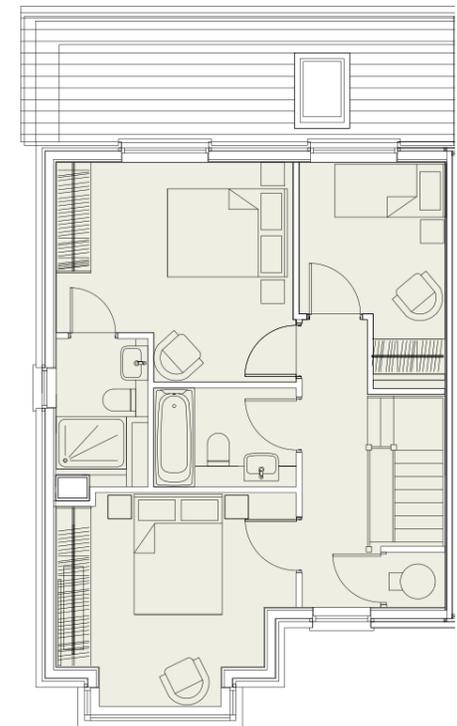
3 BEDROOM  
SEMI-DETACHED

124 SQ.M.

1,338 SQ.FT.



GROUND FLOOR



FIRST FLOOR



REAR ELEVATION



SIDE ELEVATION



# THE WARREN

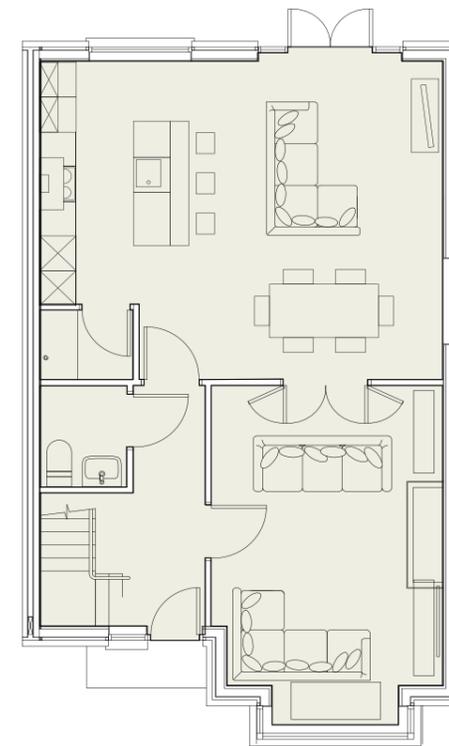
4 BEDROOM  
SEMI-DETACHED

# THE WARREN

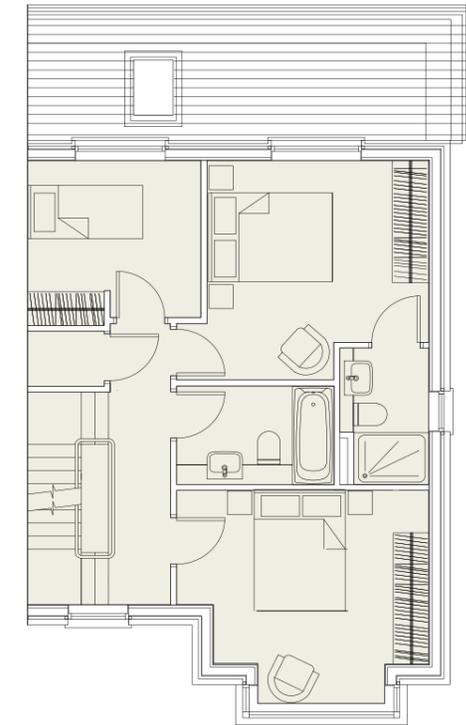
4 BEDROOM  
SEMI-DETACHED

162 SQ.M.

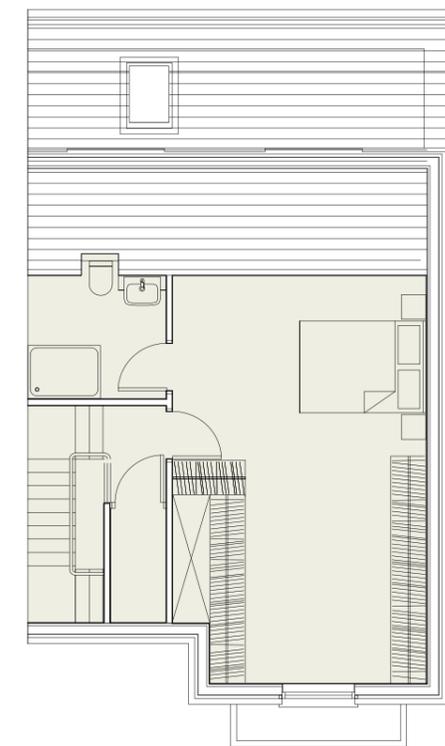
1,744 SQ.FT.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SIDE ELEVATION



REAR ELEVATION



# THE BROOK

4 BEDROOM  
DETACHED

211.8 SQ.M.

2,280 SQ.FT.

# THE BROOK

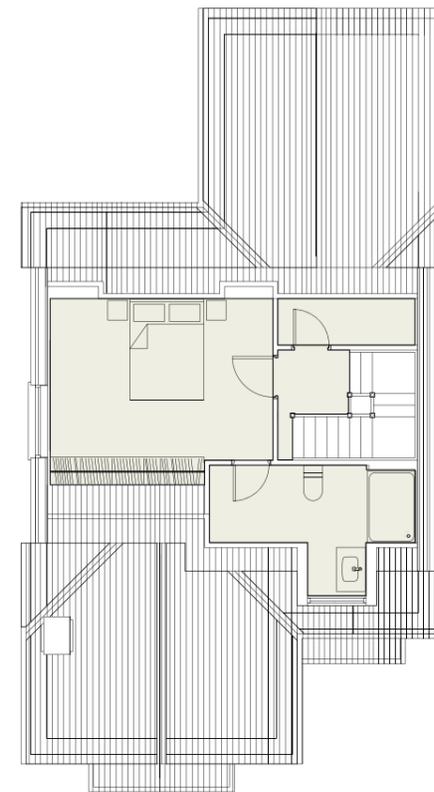
4 BEDROOM  
DETACHED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SIDE ELEVATION



REAR ELEVATION



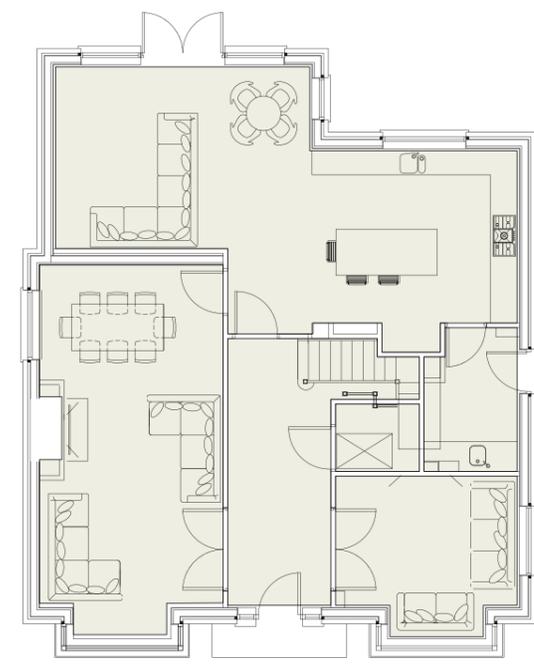
SIDE ELEVATION



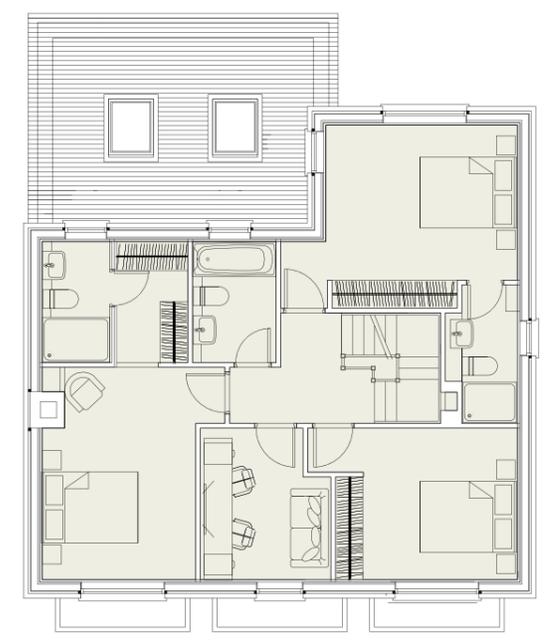
**THE BURROWS**  
4 BEDROOM  
DETACHED

**THE BURROWS**  
4 BEDROOM  
DETACHED

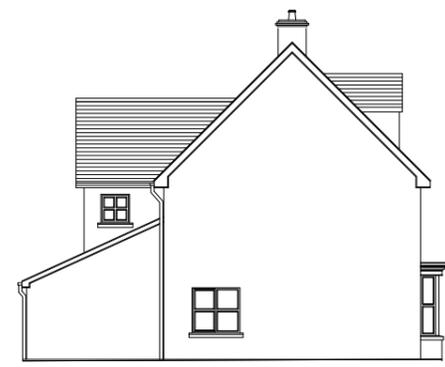
240.8 SQ.M.  
2,592 SQ.FT.



GROUND FLOOR



FIRST FLOOR



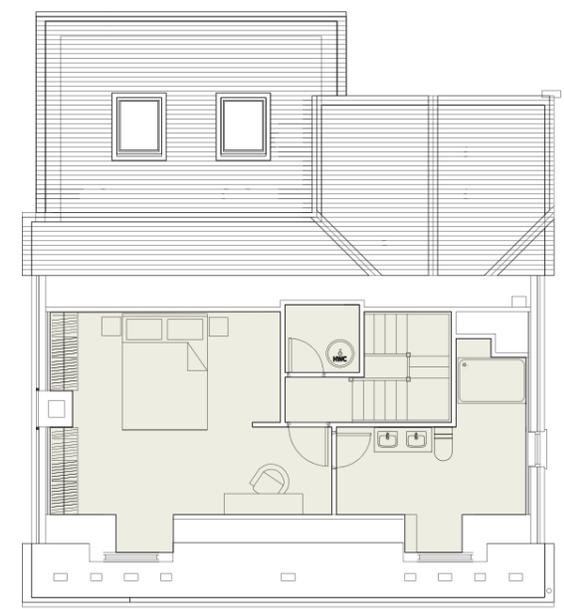
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



SECOND FLOOR



# THE ROOKERY

5 BEDROOM  
DETACHED

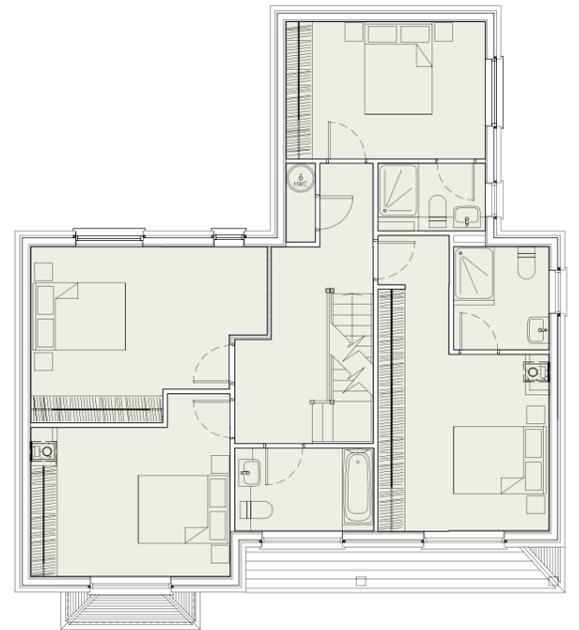
# THE ROOKERY

5 BEDROOM  
DETACHED

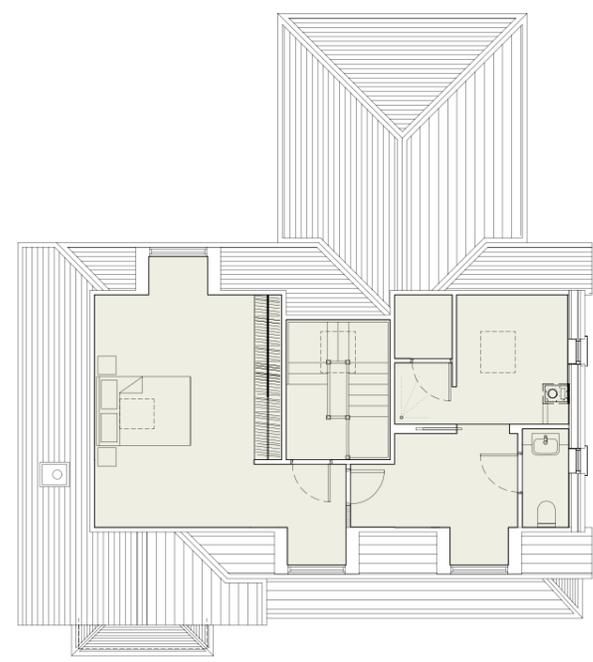
251.8 SQ.M.  
2,710 SQ.FT.



GROUND FLOOR



FIRST FLOOR



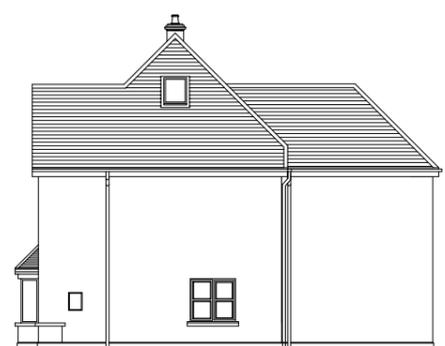
SECOND FLOOR



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

# THE DIFFERENCE IS IN THE DETAIL

## SPECIFICATIONS

### **STRUCTURE**

Houses are constructed using a timber frame and self-coloured rendered blockwork with concrete roof tiles.

### **CEILING HEIGHTS**

Each home benefits from raised ceiling heights on the ground floor.

### **FLOORING**

High quality floor & wall tiling is standard in bathrooms and en-suites as per the show unit.

### **INTERNAL FINISHES**

Walls and ceilings are painted throughout and finished with emulsion paint. All joinery is finished with satin oil paint. Softwood painted stairs feature painted balustrades and oak handrails.

### **WARDROBES**

Bedroom wardrobes have a contemporary design with assorted storage and hanging options.

### **WINDOWS**

High performance pre-finished hardwood windows and patio doors are fitted with sealed double glazing units throughout. Multi Point Locking System used on front door, patio door and windows.

### **KITCHENS**

Stylish and elegant kitchens with a number of modern design cues. Quartz worktop profiles give the kitchens a strong yet finely detailed feel. Appliances provided are as per show unit.

### **ELECTRICAL**

Generous light and power points. Contemporary switches and sockets throughout. All rooms to have pendant light fittings. A heated towel rail in all bathrooms. Standard as per show unit.

### **HEATING SYSTEMS**

Air to water heat pump system provides domestic hot water and efficient heating, serving wall mounted aluminium radiators. In addition all houses will be fitted with Photovoltaic Solar panels devised to utilise free energy from the sun.

### **FIREPLACES**

Each home is fitted with a wood burning stove in a modern designed recess.

### **BATHROOMS AND EN-SUITES**

Stylish bathrooms and en-suites are designed around contemporary fresh lines to offer excellent quality throughout. Baths, sinks and W.C's as per show unit. All bathrooms have a painted finish and fitted mirrors. Family bathrooms are fitted to the same specification as en-suite bathrooms with a white fitted bath and fixed shower head. Standard as per show unit.

### **PARKING**

Each house has two car parking spaces.

### **GARDENS**

The gardens offer a wonderful extension of the living space at the property. Rear and front gardens are seeded.

### **SUPERIOR ENERGY EFFICIENCY**

Piper's Hill houses feature levels of energy efficiency that far exceed the average home. An array of features combine to ensure lower energy usage and higher levels of luxury. High levels of insulation are incorporated in the walls, floors and roofs & provide a greener home and a more sustainable way of living. All houses will achieve an A rating.

### **SECURITY**

Each home is wired for intruder alarm.

### **EXTERNAL AREAS**

All public open spaces will be fully landscaped.

### **GUARANTEE**

Each Piper's Hill home is covered by a 10 year Structural Guarantee Scheme.

**DISCOVER  
BALLYMORE.**  
[www.ballymoregroup.com](http://www.ballymoregroup.com)



**EXPERIENCE  
& EXPERTISE**



**ballymore.**



**VISIT**  
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