



Bodenstown Lodge, Bodenstown, Sallins, Co. Kildare, W91 HT28.

***Bodenstown Lodge,
Bodenstown,
Sallins, Co. Kildare,
W91 HT28.***

***A magnificent 4 bedroomed
modern family home of
superb character!***

***Viewing strictly by
appointment***

***Selling agents
Sherry FitzGerald O'Reilly***

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Sherry FitzGerald O' Reilly are proud to present to market Bodenstown Lodge, a magnificent 4 bedroomed modern family home of superb character. This substantial property offers light filled spacious rooms of generous and elegant proportions. Set on approximately 0.5 of an acre this home is surrounded by beautifully landscaped gardens. The property also includes a large double garage and stables.

Bodenstown Lodge is perfect for the family looking for a private detached home with all the benefits of country living but with easy access to urban facilities. It is located just outside Sallins Village and is within easy reach of Naas, Clane and Straffan. The busy shopping town of Naas is just 10 minutes away offering many boutiques, shops, schools, restaurants, cinema, theatre and sporting facilities. Racegoers can enjoy the racetrack at Naas, Punchestown, the Curragh and golfing enthusiasts can enjoy the nearby K-Club, Millicent, Killeen, Palmerstown and Naas golf clubs all within 15 minutes of this house. For the commuter, the N7 is just a 5 minute drive, easily accessed via the new Sallins Bypass, and the commuter train from Sallins to Heuston and Connolly stations is also a 5 minute drive.

The well-proportioned accommodation in this wonderful property briefly comprises – entrance porch, entrance hallway, cloakroom, sitting /dining/games room, family room, kitchen /dining, utility room, shower room. Upstairs - 4 bedrooms (3 with en-suite) and bathroom.

Accommodation

Entrance Porch 2.48m x 1.54m (8'2" x 5'1"): The rose lined steps lead to the bespoke arched wooden front door, Inside, the porch is floored in solid French pine.

Entrance Hallway 7.2m x 3.1m (23'7" x 10'2"): A wonderful welcome to this gracious home, the broad hallway leads to most rooms. It boasts a red brick feature wall and a solid wooden floor.

Cloakroom 1.8m x 1.8m (5'11" x 5'11"): Located off the hallway the cloakroom includes fitted bookcase and a wooden floor.

Sitting/Dining/Games Room This is a room of grand proportions, flooded with light from dual aspect windows and French doors to the patio. This impressive space is ideal for both entertaining and family gatherings. It boasts a clever split-level design with a comfortable sitting and dining area featuring a marble fireplace and Kingstar wood-burning stove, while steps lead up to a games area, highlighted by a feature redbrick wall and contemporary pendant lighting.





Family Room 4.9m x 3.9m (16'1" x 12'10"): The cosy family room boasts rear garden views, painted brick wall, a built in cabinet and French pine floor.

Kitchen 6.55m x 4.11m (21'6" x 13'6"): This is a dual aspect, bright and airy space boasting a vaulted ceiling. Light floods in through the large arched window (fitted with a convenient remote-controlled blind), and French doors seamlessly connect the kitchen to the patio, extending the living space outdoors. The kitchen boasts an abundance of storage with a range of Shaker style cabinets and soft close drawers extending to the ceiling. At the centre of the kitchen is the large island unit. It incorporates a practical prep sink, storage and offers seating for casual dining. The island and the cabinets are all beautifully complemented by the stone worktops. The kitchen is fitted with quality appliances, a 6-ring gas hob, double oven, microwave, dishwasher and pantry fridge.

Utility Room 4.6m x 1.75m (15'1" x 5'9"): The utility includes lots of storage cabinets, washing machine and dryer, plus two freezers. It has attic access, a tile floor and door to garden.

Shower Room 1.82m x 1.75m (6' x 5'9"): With tiling to floor and surrounds, it combines a wc, wash basin and shower cabinet with electric shower.





Upstairs

Landing 4m x 3.05m (13'1" x 10'): The landing receives lots of light from the lovely arched window on the stairs return. It has a carpet floor, a large linen press and a ladder stair to the attic which is part floored for storage.

Bathroom 3.2m x 2.75m (10'6" x 9'): The spacious bathroom boasts porcelain tiling to floor and walls and is fitted with wc, large vanity unit, corner bath and separate quadrant shower unit.

Bedroom 1 6.86m x 4.35m (22'6" x 14'3"): This is a very generous bedroom with rear view, a vast selection of fitted wardrobes and a carpet floor.

En-Suite 2.21m x 1.82m (7'3" x 6'): With wc, wash basin, and large shower. Tiling to floor and surrounds.

Bedroom 2 4.61m x 3.78m (15'1" x 12'5"): This is a bright double room with fitted wardrobes, drawer unit and headboard. It is floored in carpet and overlooks the rear garden.

En-Suite 2 2.48m x 1.23m (8'2" x 4'): With tiled floor and shower, this en-suite comprises a wc and wash hand basin, shower and extractor.

Bedroom 3 4.8m x 3.43m (15'9" x 11'3"): This is a generous double room to front with carpet floor.

En-Suite 3 1.8m x 1.66m (5'11" x 5'5"): The en-suite comprises a suite of wc, wash basin and corner shower unit with tiling to floor and shower.

Bedroom 4 4.64m x 2.9m (15'3" x 9'6"): Bedroom 4 is a double room with front aspect and carpet floor.







Special Features & Services

- Built circa 2000.
- Extending to a generous 259m² approximately.
- Exceptional detached property.
- Site of 0.5 acre approx.
- Attractive stone fronted property.
- Stunning living environment with light filled interiors.
- Oil fired central heating system (2-zone plus hot water) which can be managed remotely with the Schneider Wisser Home smartphone app.
- uPvc Double glazed windows.
- All appliances, carpets and light fittings included.
- Phonewatch alarm system.
- Extra-large garage with many storage rooms and toilet facilities.
- Two wooden stables with electricity and water on concrete yard.
- Feature leaded glass in doors downstairs.
- Coving and cornicing to walls.
- Kitchen completely refurbished in 2018.
- Spacious gardens in lawn with beech hedging, birch trees, mixed shrubs and patios.
- uPvc soffit and fascia.
- High speed broadband.
- Wired for electric gates.
- Own septic tank.
- Outdoor power points.
- Parking for many cars on the gravel drive.
- Located just 4 minutes outside Sallins with its array of restaurants, bars, shops, schools and many leisure facilities.
- A 10 minute drive to Naas town with its vibrant selection of boutiques, restaurants, theatre, hospital, cinema and many recreational amenities.
- Just a five-minute drive to the M7 via the new Sallins Bypass.
- Close to an excellent selection of Golf Clubs - Killeen (3.2km), Naas (4.1km), Millicent (4.2km), K Club (6.5km), Palmerstown House (7.5km).
- Five-minute drive to the commuter train at Sallins with quick access to Heuston and Connolly Stations.



Outside

Garage

Storage Room 1 6.1m x 3m (20' x 9'10"): With double up and over doors.

Storage Room 2 6.1m x 2.8m (20' x 9'2"): With plumbing and power.

Storage Room 3 6.1m x 3.2m (20' x 10'6"):

Storage Room 4 4.5m x 2.8m (14'9" x 9'2"):

Storage Room 5 4.6m x 6m (15'1" x 19'8"):

Room 6 With wc and whb.

Stable 1 3.65m x 3.65m (12' x 12'):

Stable 2 3.65m x 3.65m (12' x 12'): The wooden stables were made by Causeway Coast Stables and are set on raised concrete base in a concrete yard. Both stables have water and electricity.

Gardens To front, a sweeping gravel driveway, framed by elegant stone pillars, is lined with silver birch trees and many shrubs. From the drive, limestone steps lead up to the front door flanked by colourful Hypericum, Roses, and Hibiscus Rose of Sharon. The garden is in lawn, with beech hedging and two gravel patios outside the French doors. Outside the back doors, a large, paved patio extends the full width of the home, offering the perfect space for al fresco dining. Beyond the patio, a generous lawn is bordered by mature beech hedging and a variety of trees, including silver birch, laurel, and holly.





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