



# SAURIAN LODGE

SHERLOCKSTOWN, SALLINS, CO. KILDARE.

Fine Contemporary Residence c. 3,350 sq.ft. (311 sq.m.)  
standing on a mature landscaped site with 14 acres of paddocks.

Sallins 5km • Naas 8km • Dublin 37 km  
International Airport 45 km • Straffan 7km



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## LOCATION

Situated in a very convenient location near Sallins (Arrow Commuter Rail Service to Heuston and Grand Canal Dock 40 mins) and Naas, a thriving county town with all amenities including tennis, rugby and GAA clubs and excellent shopping and school facilities. Many golf clubs are nearby including Naas, K Club, Killeen, Millicent, Castlewarden and Palmerstown. Racing at Naas, Punchestown, Curragh and Leopardstown.

## DESCRIPTION:

The residence was built in 2000, and includes 3,350 sq.ft. (311 sq.m.) of bright generous living accommodation with high ceilings. It is in first class condition, having been meticulously maintained. It is approached via a tarmac tree lined drive and stands on a mature site with large cobblelock forecourt and landscaped gardens, mainly in lawn with various flower beds, patios with south facing aspect.

The warm family home is exceptionally bright having been designed to take full advantage of its aspect.



# ACCOMMODATION

**ENTRANCE PORCH:** 8m x 1.7m

**RECEPTION HALL:** 6m x 3.74m  
- Double height entrance with sweeping wooden staircase to gallery landing, understairs storage.

**DRAWING ROOM:** 7.8m x 5.09m - Bright, with white marble surround fireplace, built in oak cabinets, French doors to patio and garden.

**STUDY:** 3.75m x 2.86m - Fitted bookshelves and cabinets, fireplace with wooden mantelpiece, computer desk.

**CLOAKROOM:** 2m x 1.3m - w.c. and vanity w.h.b.

**KITCHEN/BREAKFAST ROOM:** 6.36m x 3.76m - Solid oak built in ground and eye level presses, marble worktop, integrated dishwasher, Bosch electric oven, DeDetrich dual electric and gas cooker, extractor unit, fridge freezer, freestanding island unit, Bosch gourmet microwave, oven grill, twin sinks.

**LIVING ROOM:** 5.04m x 3.76m  
Polished wooden floor, French doors to patio and garden.

**BACK HALL / BOOT ROOM:** 2.41m x 2.03m - w.h.b., w.c.

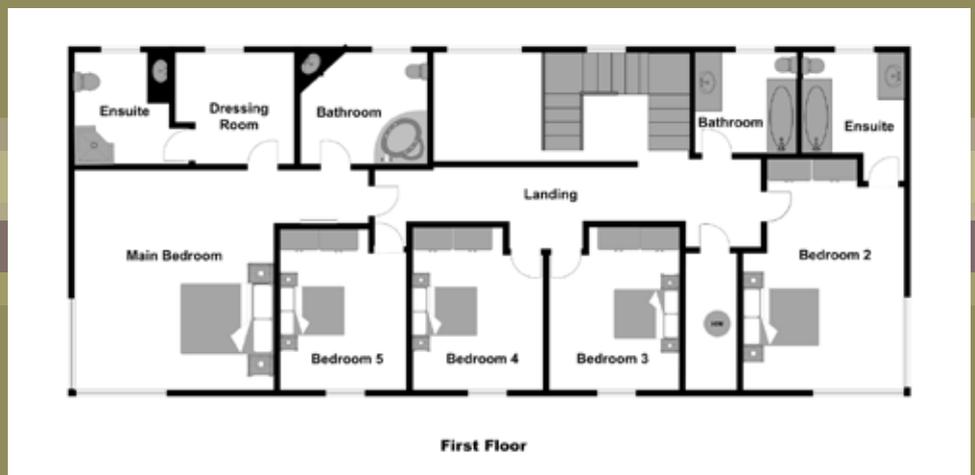
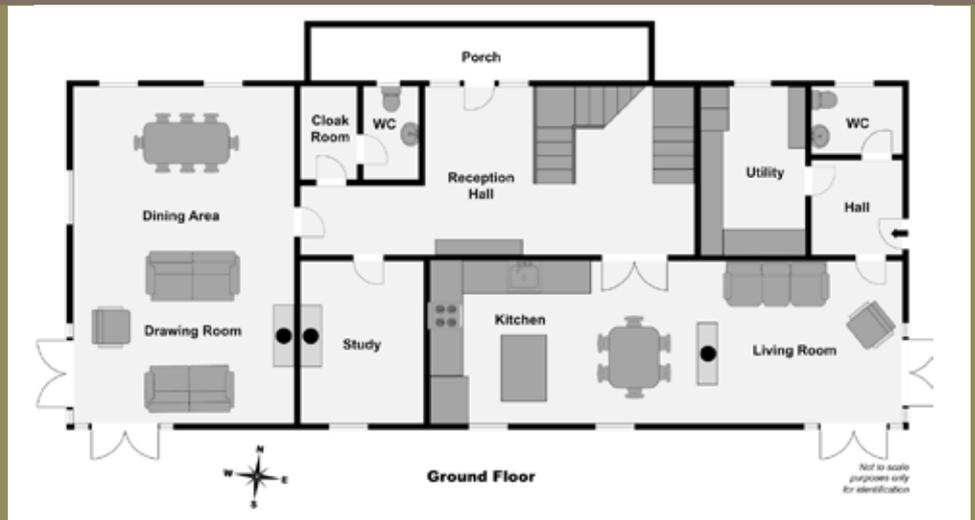
**UTILITY ROOM:** 3.76m x 2.4m - Built in ground and eye level presses. Liebherr fridge freezer, Whirlpool super capacity washer dryer. Fitted desk.

## FIRST FLOOR:

**BEDROOM 1:** 5.15m x 4.66m - Bright aspect overlooking the gardens. Intercom. His and hers ensuites.

**DRESSING:** 2.73m x 2.46m - Leads to Ensuite Shower room 2.47m x 2.27m Marble tiled floor, shower, w.c., w.h.b., vanity unit, granite counter top, mirror doored vanity cupboard.

**ENSUITE:** 2.75m x 2.54m - Marble tiled floor, corner Jacuzzi bath, w.c., w.h.b., vanity with marble counter and mirror fronted vanity cupboard.



**BEDROOM:** 2 5.11m x 3.78m - Built in wardrobes

**ENSUITE:** 3.16m x 2.31m - Marble tiled floor, bath - mirror surround, w.c., w.h.b.

**BEDROOM 3:** 2.97m x 3.27m - Built in wardrobes, garden view.

**BEDROOM:** 4 2.97m x 2.86m - Built in wardrobes, garden view.

**BEDROOM 5:** 3.29m x 2.86m - Built in wardrobes, garden view.

**FAMILY BATHROOM:** 2.51m x 2.32m - Tiled floor, bath - tiled surround, w.c., w.h.b, vanity unit.

**ATTIC AREA:** The attic has floored storage area and 2 velux roof lights. Access via main bedroom.





**OUTSIDE:**

The gardens are a feature of the property mainly in lawn with various shrubberies, flower beds and lawn with a southerly aspect, designed and landscaped by Andrew Craigie.

DOUBLE GARAGE – 6.36m x 5.74m with overhead storage and staff w.c. and w.h.b.

Derelict cottage on left of the recessed entrance driveway. May have potential for gate lodge/guest cottage (subject to usual P.P.).

**THE LAND:**

Laid out in 3 post and railed paddocks, all in permanent pasture with tremendous shelter and privacy. Piped water to all paddocks.

**SERVICES:**

Mains water, septic tank drainage, ESB, dual oil and gas fired central heating, electric entrance gates.

BER: C1 - 156.44kWh/m2/yr **BER C1**

BER No. 103982237

**DIRECTIONS:**

From Dublin: On the N7 Naas road take Exit 7 for Straffan. Follow Straffan Road for c. 2km, turn left onto Painstown. Continue over 3 hump backed bridges (passing Killeen Golf Club) and after c. 4.3 km Saurian Lodge is on the right just before the junction with Sherlockstown Road.

From Sallins: Follow the Sallins Wood/Canal View Road onto Sherlockstown Road and after c. 4km take a right turn at the junction and Saurian Lodge is on the left after c. 100m.



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