



The Willows, Bishops court, Straffan, Co. Kildare, W23 TW32.

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Bishops court,
Straffan,
Co. Kildare,
W23 TW32.***

***An impressive
countryside property, on
1.5 acres approx. tucked
away in the Kildare
countryside!***

Asking Price €798,000

For Sale by Private Treaty

***Viewing strictly by
appointment***

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



Sherry FitzGerald O' Reilly are excited to welcome you to The Willows and this impressive countryside property, tucked away in the Kildare countryside. This is a superbly spacious six bedroomed family home set on extensive gardens of 1.5 acres approximately.

This stunning home is brought to market in excellent condition throughout. In 2008 this home was completely remodelled, refurbished and extended upwards, with the best of fixtures and fittings included in the build. It offers a selection of versatile living spaces coupled with six double bedrooms and is a warm and welcoming family home.

The gardens are large with a sweeping gravel drive from the electric gated entrance with its canopy of willow trees. The gardens are mostly in lawn and bordered with laurel, holly or native hedgrows with lovely copses of birch and willow trees.

Set in a unique location, both peaceful and private, it offers the benefits of rural life yet is within easy reach of Straffan village, Kill, Ardclough and Naas. Kill is close by, a thriving village with its shops, cafes, pubs, restaurant, GAA and school. The charming village of Straffan, just 6 km away, offers a supermarket, Pub, café, post office, primary school and the K Club golf resort and hotel. The busy shopping towns of Naas, Maynooth and Celbridge are within easy distance offering many shops, retail parks, restaurants, secondary schools, sporting and leisure facilities. This property is just 5 minutes drive from the M7 motorway and the M4 motorway is just 15 minutes away.

The well-proportioned accommodation in this wonderful home briefly comprises Ground Floor - hallway, sitting room, living room, study, office, kitchen/dining room, utility room, guest wc, bathroom, 3 bedrooms (1 en-suite). Floor 1 – landing, 3 bedrooms (one en-suite), bathroom. Floor 2 – landing, Storage room, exercise room. Outside – Block built shed.

Hallway The bright and welcoming hallway offers a practical porcelain floor. The oak staircase with its large velux window overhead, features a carpet runner and understairs storage. The hall stretches towards the bedrooms and has a hotpress and guest wc off.

Sitting Room 4.78m x 4.71m (15'8" x 15'5"): The elegant sitting room, with views over the front garden features a stone fireplace with granite hearth and open fire. A solid oak floor brings warmth underfoot and a chandelier to centre lights the room.





Living Room 4.75m x 3.56m (15'7" x 11'8"): This is a cosy comfortable room of dual aspect with an oak floor and warmed by the solid fuel stove which is neatly perched on a granite hearth.

Study 3.7m x 3.55m (12'2" x 11'8"): The study is lined with numerous fitted bookcases and has an oak floor.

Office 3.7m x 2.44m (12'2" x 8'): This is a versatile room with rear view and a porcelain floor.





Kitchen/Dining Room 5.84m x 5.12m (19'2" x 16'10"): The kitchen is a wonderfully large and airy space with a glorious, vaulted ceiling. It is light and bright with dual aspect, rain sensor Velux window overhead and French doors to the patio outside. The vast array of modern, cream, shaker style kitchen cabinets are topped with a luxurious granite counter and feature display presses, a larder press and turntable corner unit. A bespoke kitchen dresser offers further storage and display. The kitchen is equipped with a double oven/microwave, warming drawer, induction hob, dishwasher and side by side larder fridge and freezer. The kitchen boasts a porcelain tile floor warmed by underfloor heating, and it is illuminated by a crystal pendant light.

Utility Room 5.16m x 1.48m (16'11" x 4'10"): The utility combines a selection of shaker style cabinets with a sink, worktop, washing machine and dryer.





Bedroom 1 4.88m x 3.56m (16' x 11'8"): A generous double room, with view of the lawns to the side, it is fitted with a fine selection of fitted wardrobes and drawers. It is floored in an oak laminate and includes feature wallpaper.

En-Suite 1.62m x 1.51m (5'4" x 4'11"): The en-suite comprises a quadrant shower, wc, and wash basin with porcelain tiled floor and walls.

Bedroom 2 3.57m x 3.57m (11'9" x 11'9"): This is a roomy double with front views, it features fitted wardrobes and a dressing table.

Bedroom 3 3.57m x 3.5m (11'9" x 11'6"): This is a double bedroom to front, with fitted wardrobes and an oak laminate floor.

Bathroom 3.78m x 1.92m (12'5" x 6'4"): Fitted with a superb suite of quadrant shower, jacuzzi bath with overhead electric shower, wc, wash basin and heated towel rail, this bathroom features beautiful tiling to floor and walls.

Guest WC 2.18m x 0.9m (7'2" x 2'11"): With wash basin, wc, a mosaic tile splashback and tiled floor.

Hotpress 2.33m x 1.88m (7'8" x 6'2"): The walk in hotpress has a tiled floor and is conveniently lined with stacked basket storage.





Floor 1 - Landing 4.7m x 3.26m (15'5" x 10'8"): With carpet floor, understairs storage and rain sensor Velux window.

Bedroom 4 4.5m x 4.64m (14'9" x 15'3"): The spacious master bedroom features a beautiful arched window and ample fitted wardrobes and an oak laminate floor underfoot.

En-Suite 3.8m x 1.77m (12'6" x 5'10"): With a porcelain tile to floor, this en-suite includes a wash hand basin, wc, heated towel rail and a quadrant shower. With a cute porthole window to front and an electric Velux rain sensor window overhead.

Bedroom 5 4.92m x 3.42m (16'2" x 11'3"): This is another large double bedroom with front aspect and an oak laminate floor.

Bedroom 6 4.63m x 3.61m (15'2" x 11'10"): Fitted with a selection of wardrobes and drawers, this is a double sized room with rear garden views and an oak laminate floor.

Bathroom 2.25m x 1.96m (7'5" x 6'5"): The bathroom offers classic ceramic tiling to walls and floor, a quadrant shower, wc, wash hand basin and heated towel rail.

Floor 2 - Landing 2.58m x 1.2m (8'6" x 3'11"): With carpet floor.

Exercise Room 6.92m x 4.45m (22'8" x 14'7"): Currently used as an exercise space, this is an expansive room with two Velux windows overhead and would be suitable for a variety of uses.

Storage 3m x 1.76m (9'10" x 5'9"):

Outside - Block Built Garage 4.53m x 3.67m (14'10" x 12'):

Gardens The substantial gardens extend to 1.5 acres approx, surrounded by laurel hedging to front, holly to side and native hedging and mature trees to rear. There are many trees planted, amongst them are birch and willow, the latter forming a lovely canopy at the entrance. At the back of the house is the sunny cobblelock patio, beside rosebushes and scented woodbine, the perfect place to relax and admire the garden.



Special Features & Services

- Built in 1996 and extended in 2008.
- Substantial property extending to 350m² approximately.
- Set on 1.5 acres approximately.
- In a peaceful countryside setting.
- Many versatile reception rooms.
- Six generous bedrooms (two with ensuite).
- Oil fired central heating and solar panels for water heating.
- Hardwood double-glazed windows.
- uPVC soffits and fascia.
- High speed fibre broadband.
- Oak internal doors throughout.
- Fitted alarm system.
- Extensive gardens with lighting to front and back with lawns, specimen trees, hedging and patio.
- Parking for many cars on the sweeping gravel drive.
- Electric gated entrance with intercom.
- All blinds and curtains included.
- Quality appliances and light fittings included.
- Mains water and own septic tank.
- Freshly painted exterior.
- Quality bathroom fittings.
- Block built shed.
- 5 minutes to Straffan and Kill.
- 15 minute drive to Naas, 20 Minutes to Maynooth.
- Local Primary schools at Ardclough, Straffan and Kill, all 5 minutes' drive.
- Bus stop for secondary schools in Celbridge and Newbridge on this road.
- 14 minute drive to Luas at Citywest.
- Easy access to the M7 (5 minutes' drive) and the M4 is 15 minutes away.







DIRECTIONS Take the Junction 7 on the N7, direction Kill/Straffan. At the roundabout take the first exit, turning left onto Straffan road. Travel for 2km, then turn right. Take a slight left towards the L2009. After 290m, the property will be on your left

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