



Sorrel Wood

B L E S S I N G T O N
C O . W I C K L O W

Make a home
in an unbeatable
location at Sorrel
Wood in the heart
of Blessington.

As a place to call home, Blessington is simply second to none and is the setting of exceptionally designed homes at Sorrel Wood.

Nestled at the foothills of the Wicklow mountains and next to the stunning Blessington Lakes, Sorrel Wood is designed to make the most of its natural setting and rich heritage. From the location and landscaping to the home design and interior finishes, every element is considered to enrich the lives of the people who live here.

With a choice of 2, 3 and 4 bedroom homes, Sorrel Wood is ideal for homebuyers looking to make a home in a superb location.



Life in Blessington

One of the biggest attractions of Sorrel Wood is the lifestyle it has to offer.

Living next to the town of Blessington and only minutes away from a lakeside walk or hillside ramble, you have every amenity you need to support a happy and balanced life - right on your doorstep.



Amenities at a glance

SHOPPING

You have plenty of choice when it comes to shopping with a range of supermarkets including Dunnes Stores, ALDI and SuperValu as well as local shops such as Harvest Fare health store and Wonca's Sweet Shop, to name a few.

A little further afield, Naas Town Centre is just a 15-minute drive away and Avoca, Rathcoole is 20 minutes. You can reach both Dundrum Town Centre and Kildare Village within 30 minutes and Liffey Valley within 35 minutes.

SCHOOLING

For families, there are a number of crèches, Montessori and primary schools nearby such as Blessington Educate Together, St. Mary's Junior National School and Blessington No. 1 School.

For secondary schools, Blessington Community College is within walking distance while Cross and Passion College, Naas CBS and Naas Convent offer school bus services.



SOCIALISING

When it comes to going out and socialising, Blessington has an established café culture with coffee shops such as Crafternoon Tea, the Moody Rooster Café, VDA Coffee and Brew Twenty One.

At The Avon, there's a selection of food trucks as well as Walker's Café and the Library Bar. If you like Asian cuisine, there's Lemon Tree and fans of Indian food will love Spice Village. For a taste of Italy, you also have San Patrizio. Blessington also has several pubs including Hennessy's, Miley's, Murphy's, and the West Wicklow House.

THE GREAT OUTDOORS

Thanks to the incredible location, you're spoilt for choice when it comes to leisure time. On Blessington Lakes you can enjoy kayaking and sailing whilst a scenic walk around Blessington Greenway takes you along the southern shore to Russellstown Bay next to the historic Russborough House.

Nearby, Glen Ding Woods has a walking trail through deciduous and coniferous forest to a hill top with spectacular views of the lakes and surrounding countryside.

For the more adventurous, The Avon has lots of fun activities such as abseiling and climbing. And for golfers, Tulfarris Hotel Golf Club has an 18-hole championship golf course overlooking the lakes.



ART AND CULTURE

If you appreciate art and architecture, you'll enjoy Russborough House. Dating back to the mid 1700s, it is considered to be one of the most beautiful examples of Palladian architecture in Ireland. Open to the public, there are guided tours of the house and private art collection. Set in 200 acres with views of Blessington Lakes, there is lots to explore including an 18th century walled garden, parklands and walking trails.



Blessington Lakes

Blessington Greenway Trail

The Avon

Super Valu

Dunnes Stores

Blessington Community College

Aldi

Town Centre

Town Park

Sorrel Wood

CGI for illustrative purposes.

Ideally located, Sorrel Wood has access to convenient transport links so everything is within reach.

BY CAR

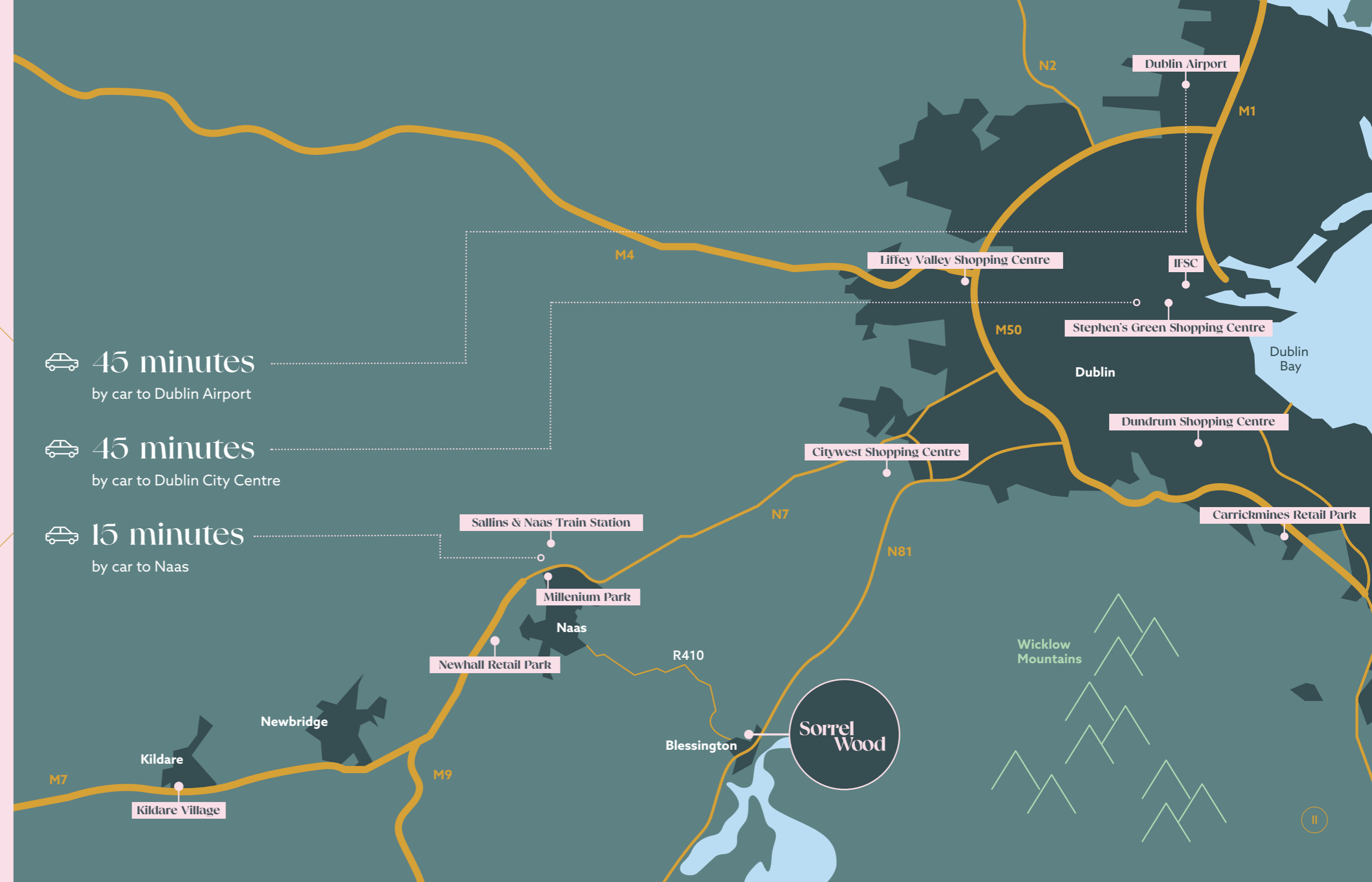
25km from Dublin City Centre, Sorrel Wood is within easy reach via the N81. A 20-minute drive gives you access to the M50 with all of its national links and Dublin Airport is a 45-minute commute.

BY BUS

The area is serviced by Dublin Bus route 65 going to Dublin City Centre. Bus Éireann route 132 goes from Dublin to Bunclody whilst a weekly service extends to Wexford and Rosslare Europort.

BY TRAIN

On weekdays, the 884 bus route connects Blessington to Sallins and Naas Railway Station. Trains run daily and arrive in Dublin Heuston Station within 30 minutes.



Landscaping

Known as the Garden of Ireland, the unspoilt beauty of Wicklow and Blessington is the stunning backdrop to Sorrel Wood.



Central to the overall landscaping design is to protect and enhance the natural landscape for the whole community of Blessington to enjoy for generations to come.

A scenic walking trail will be created to link Glen Ding Woods with a brand new Town Park for Blessington, which will include beautiful green spaces, a playground, an informal playing pitch, a fitness trail, 2 tennis courts and a bowling green. Having such great facilities on your doorstep makes it easy to enjoy the great outdoors and stay healthy and active.

Located on what was once the site of Downshire House, the remains of the house along with original stone walls, historic hedgerow and boundary railings have been preserved and will be incorporated into the design of the Town Park.

The Town Park will link to Sorrel Wood where the landscaping will continue with a necklace of smaller open spaces surrounded by native trees and pockets of ornamental and wildflower planting.

Every element is designed to help you live a happy and balanced life, connected to nature and your new community.



Homes at Sorrel Wood

Sorrel Wood offers a choice of exceptionally designed 2, 3 and 4 bedroom terraced, semi-detached and detached homes

Homes are eligible for the Help to Buy Incentive, First Home Scheme and a Green Mortgage.



Built for Modern Living



Homes at Sorrel Wood have excellent kerb appeal with high quality brick and render facades and paved driveways. Front gardens feature attractive evergreen hedging while garden beds have a mix of pollinator friendly planting and ground cover plants.



All homes at Sorrel Wood are built for comfort and energy efficiency, and are BER A2-rated. High-performance double-glazed windows and high levels of airtight insulation throughout reduces heat loss and saves on energy. Light fittings are all energy saving LED and heating is zone-controlled using an air-to-water heat pump system. All designed to be kinder to the environment - and your pocket.



Stylishly Designed

Every detail is considered and finished to the highest standard.

Interiors are bright and spacious with well-proportioned rooms, extra height ceilings on the ground floor and large glazed patio doors leading to the private rear garden.

The contemporary kitchens come with fully integrated dishwasher, cooking and fridge/freezer appliances. A separate utility room with fitted countertop provides a neat space for a washing machine and dryer. Bathrooms and ensembles have high quality tiling and heated towel rails.



The overall style is classic and timeless, with a contemporary twist. The attention to detail is excellent with impeccable wood and paint finishes throughout. Shaker style wardrobes are fitted in double bedrooms and a pull-down ladder gives easy access to attic storage.

All homes are wired for high-speed fibre broadband and ready for connection to Siro and Virgin services.

Everything you need for relaxed, modern living.



Site Map

4 bedroom

◆ Semi-Detached
A3
138.1 sq m / 1,486 sq ft

◆ Semi-Detached (side entry)
A3S
139.7 sq m / 1,503 sq ft

3 bedroom

◆ Mid Terrace
B1
117.2 sq m / 1,262 sq ft

◆ End Terrace
B2
116.4 sq m / 1,253 sq ft

◆ End Terrace (side entry)
B2S
118 sq m / 1,270 sq ft

◆ Semi-Detached
B3
116.4 sq m / 1,253 sq ft

◆ Semi-Detached (side entry)
B3S
118 sq m / 1,270 sq ft

◆ Semi-Detached
C3
114.3 sq m / 1,230 sq ft

◆ Detached bungalow
G4
96.8 sq m / 1,041 sq ft

2 bedroom

◆ Mid Terrace
F1
90.9 sq m / 979 sq ft

The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative only and the final number and location may vary. Cairn Homes PLC reserve the right to alter the layout, landscaping and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.

Please note that all mid terrace house types will have their own private bin stores to the front of their house. Please speak to the Selling Agent with any queries.





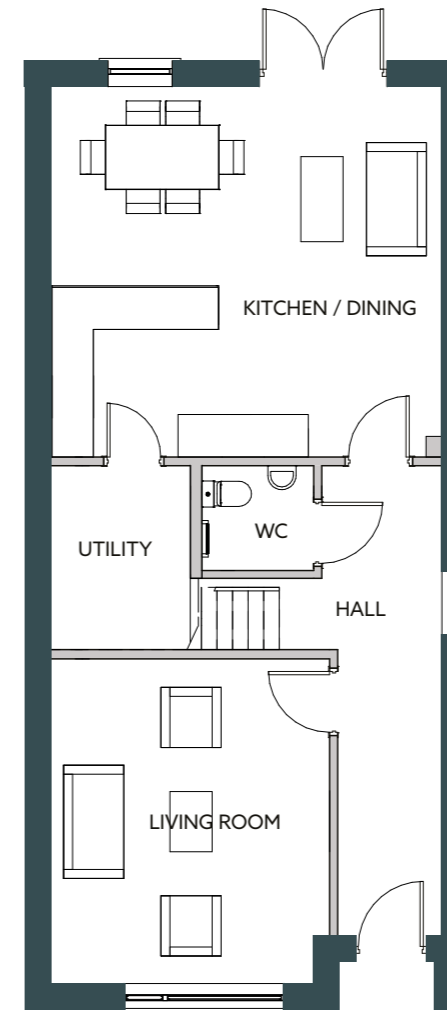
Floor Plans



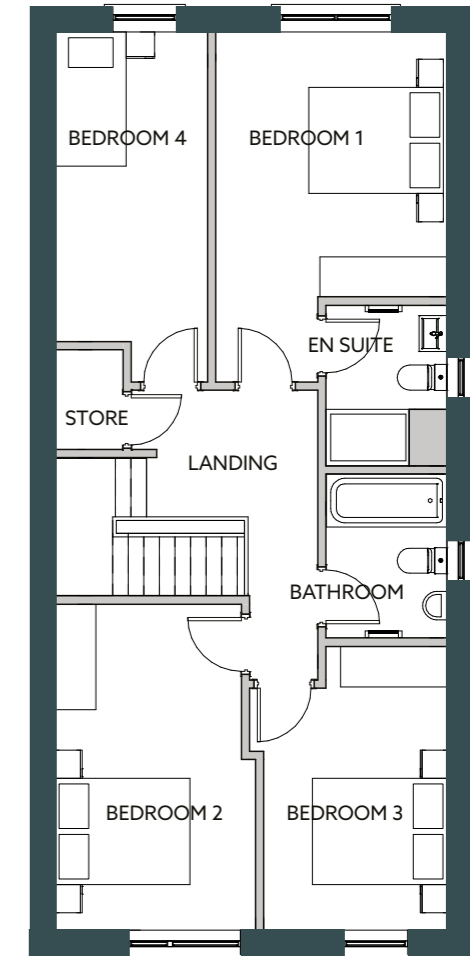
4 Bedroom Semi-Detached

c. 138.1 sq m / 1,486 sq ft

HOUSE TYPE A3



Ground Floor



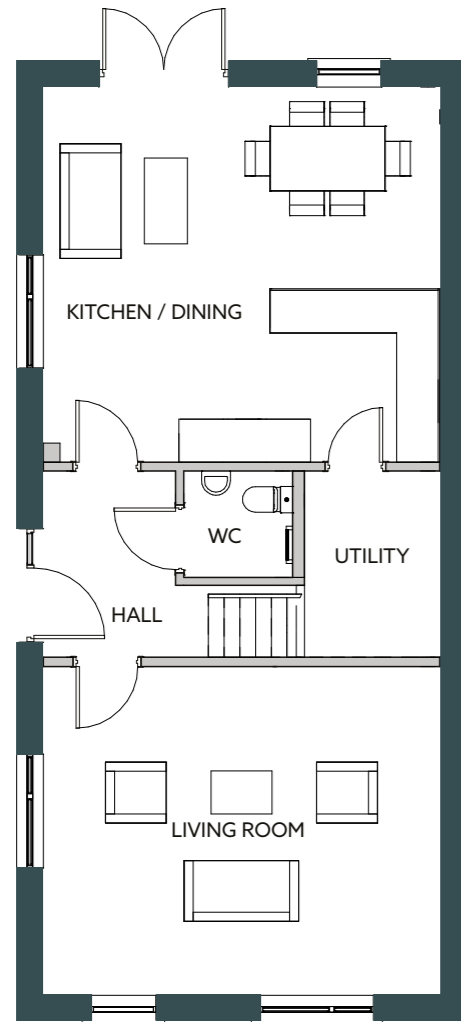
First Floor

Please note: A mirrored version may apply depending on location within the scheme, please speak to the Selling Agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

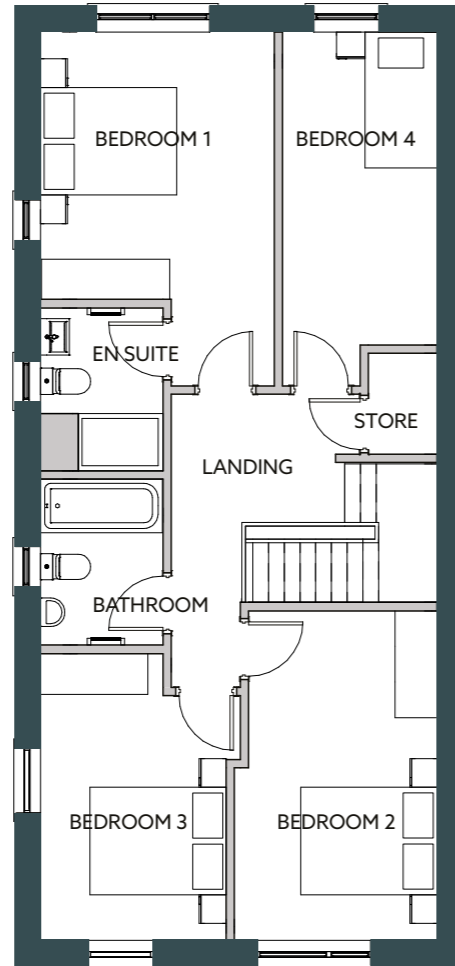
4 Bedroom Semi-Detached (side entry)

c. 139.7 sq m / 1,503 sq ft

HOUSE TYPE A3S



Ground Floor



First Floor

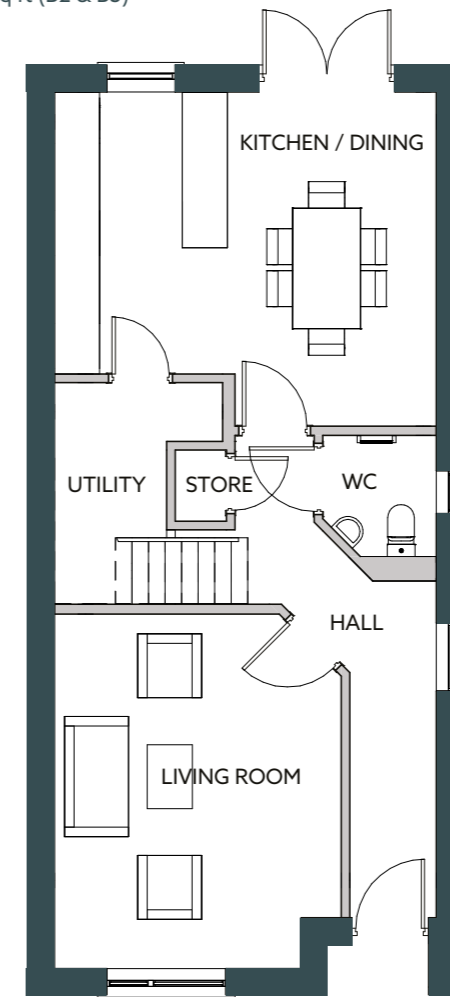
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3 Bedroom Mid Terrace / End Terrace / Semi-Detached

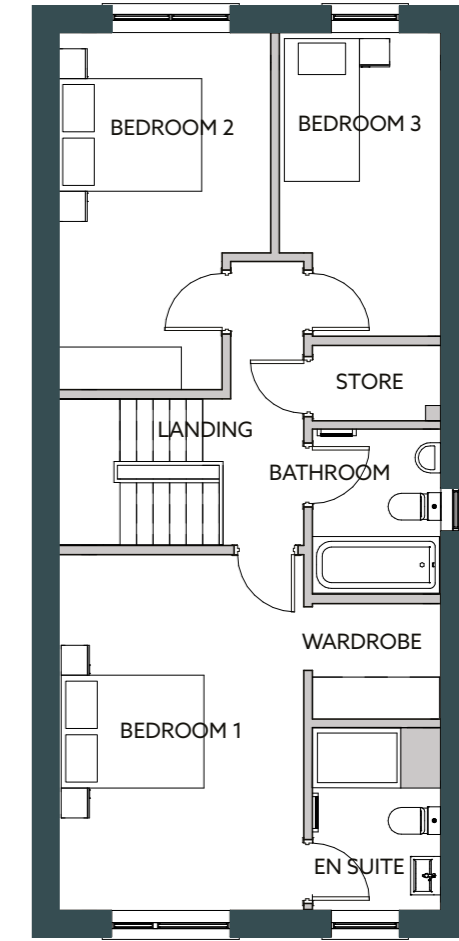
117.2 sq m / 1,262 sq ft (B1)

116.4 sq m / 1,253 sq ft (B2 & B3)

HOUSE TYPES B1, B2, B3



Ground Floor



First Floor

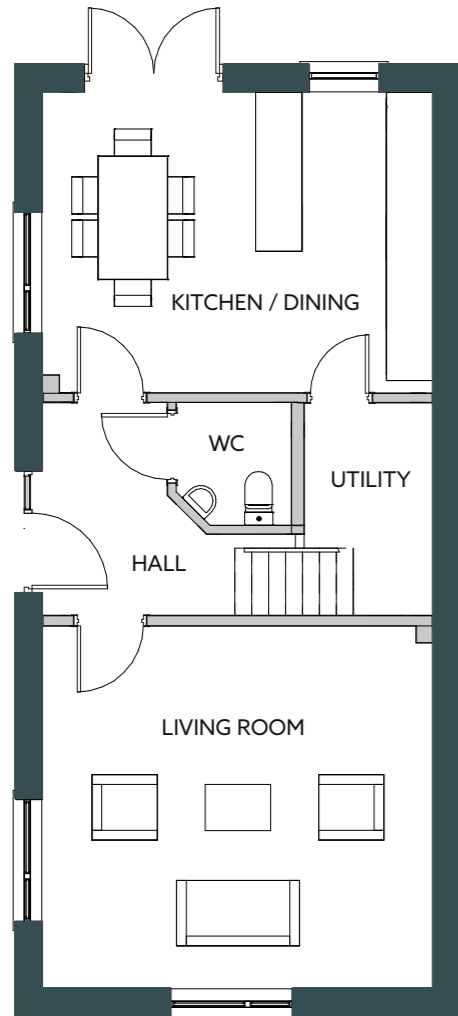
*Note: Windows in end terrace and semi-detached.

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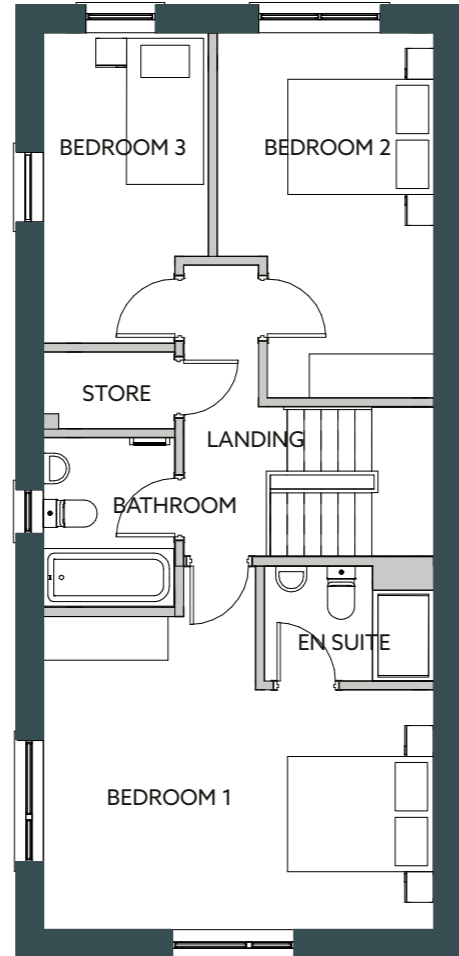
3 Bedroom End Terrace / Semi-Detached (side entry)

c. 118 sq m / 1,270 sq ft

HOUSE TYPE B2S, B3S



Ground Floor



First Floor

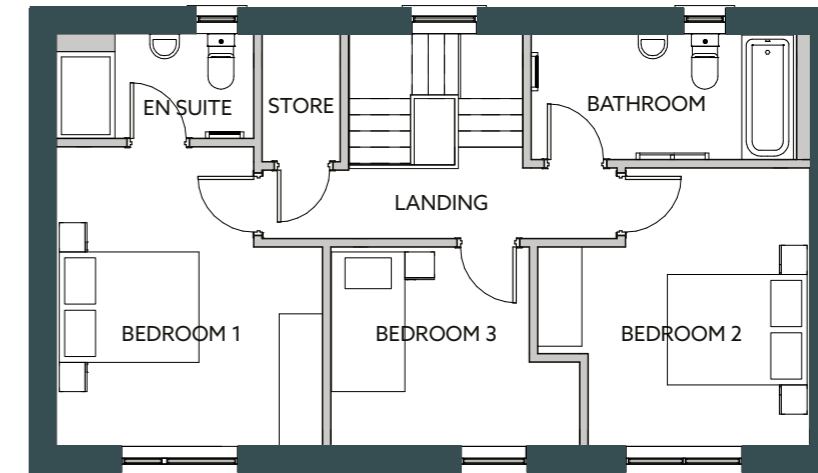
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3 Bedroom Semi-Detached

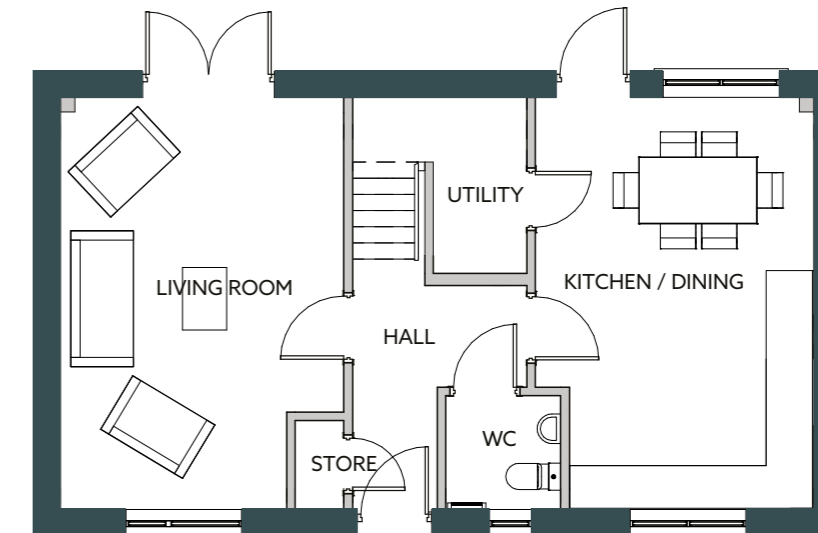
c. 114.3 sq m / 1,230 sq ft

HOUSE TYPE C3

First Floor >



Ground Floor >

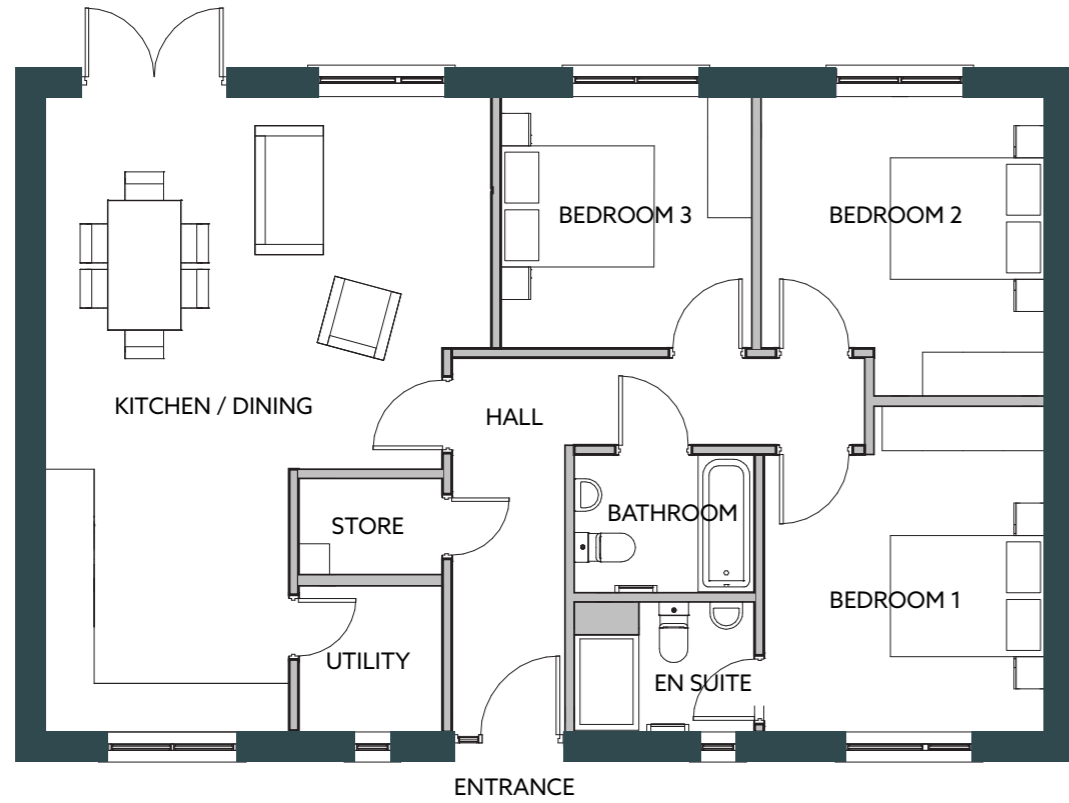


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3 Bedroom Detached Bungalow

c. 96.8 sq m / 1,041 sq ft

HOUSE TYPE G4



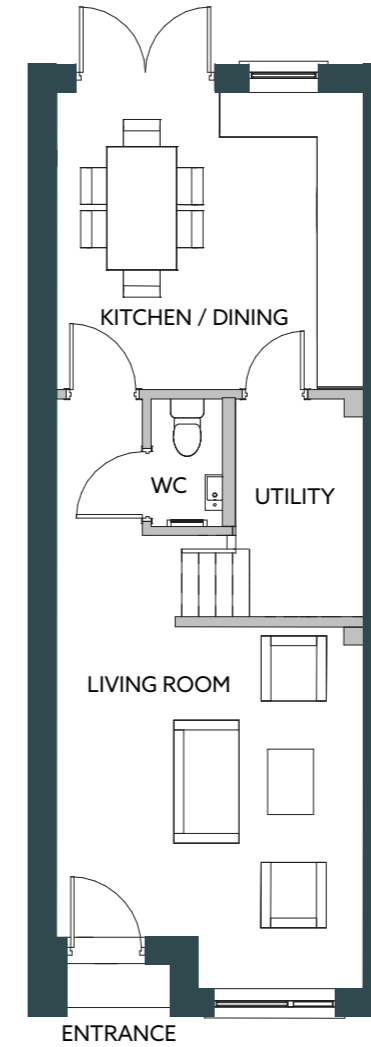
Ground Floor

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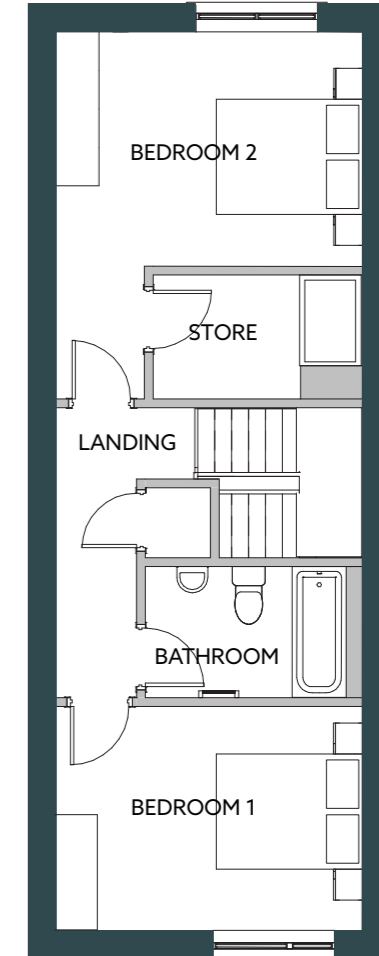
2 Bedroom Mid Terrace

c. 90.9 sq m / 979 sq ft

HOUSE TYPE F1



Ground Floor



First Floor

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Features and Specifications

EXTERNAL FEATURES

- High quality brick and render facades
- UPVC high-performance double-glazed windows with low U-Value for energy efficiency.
- Engineered timber front door with multi point locking system
- Large, glazed patio doors to private rear gardens
- Side passage gate (where applicable)
- Paved front driveways to accommodate parking (where applicable)
- Seeded gardens with dividing fence

ENERGY EFFICIENCY

- A2 BER energy rating
- Highly insulated airtight design
- Whole house Mechanical Extract Ventilation (MEV) system for control of the dwelling ventilation requirements
- High levels of roof, wall, and floor insulation
- Heat pump with dual zone controls
- Internal pipe insulation to reduce heat loss
- Energy saving LED light fittings

SECURITY & SAFETY

- Smoke detectors fitted throughout (mains powered with battery backup)
- Safety restrictors provided on upper floor windows

MEDIA & COMMUNICATIONS

- Wired for high-speed broadband (Cat 6)
- Telephone/data points in living room
- Main infrastructure installed to accommodate Siro and Virgin

ELECTRICAL

- Generous provision of lighting and power points
- Future proofing for electric car charging point to on- and off-curtilage car parking spaces

BATHROOMS & ENSUITES

- High quality tiling to floors and wet areas in bathroom and ensuite
- Contemporary shower enclosure, complete with pressurised water supply and fitted shower doors
- Heated towel rails in all bathrooms and ensuites
- High quality sanitary ware

HEATING

- Energy efficient heat pump provided utilising panel radiators
- Time and temperature zone control provided
- Pressurised hot & cold water

KITCHENS & UTILITY ROOMS

- Superb contemporary designed kitchens
- Fully integrated dishwasher, cooking, and fridge/freezer appliances
- Stainless steel sink and mixing tap
- Separate utility/storeroom with countertop provided along with space for washing machine and dryer

INTERIOR FINISHES

- Extra height ceilings at ground floor
- High quality painted doors
- Contemporary grooved architrave and skirting
- Brushed satin finish ironmongery
- Internal smooth finish painting throughout
- Superior quality internal joinery
- Pull-down attic ladder fitted to all houses

WARDROBES & STORAGE

- Shaker style fitted wardrobes in all double bedrooms

WARRANTY COVER UNDER HOMEBOND

- 10yr structural insurance and 5yr defects and equipment insurance.



Preserving the past

Blessington and the site of Sorrel Wood are steeped in history with a rich heritage dating back to the early Bronze Age.

Before development began, Cairn commissioned an excavation of the site by IAC Archaeology which uncovered many interesting artefacts telling us so much about the history of the area and the people who lived there.



Timeline & Findings

The artefacts found in Sorrel Wood are being recorded and will be preserved for future research at the National Museum of Ireland.

2400 BC (LATE NEOLITHIC)
2400-800 BC (EARLY BRONZE AGE)
Artefacts found: flint knives, hide scrapers and shards of broken decorated pottery.

1673
Downshire House was built comprising a two story brick mansion with a geometric designed landscaped formal garden.

500 - 1100 AD (EARLY MEDIEVAL PERIOD)
Artefacts found:
A yellow glass bead, twelve lignite bracelets and a decorated bone comb.
Spindle whorls and bone needles to make wool and clothing.
Iron fragments to make metal objects and tools.
Quern stones and kilns to process their own cereal grains.

1798
Downshire House was burnt down during the rebellion of 1798 and was never rebuilt.

Excavations found:
the footprint of Downshire House, some of the geometric garden features and artefacts such as a wine glass, shards of window glass, clay pipes and a variety of bone and metal buttons.

Supports for First Time Buyers

To help first time buyers (and other qualifying home buyers) achieve their dream of owning their own home, homes at Sorrel Wood will be eligible for two government support schemes – Help to Buy Incentive, which helps first time buyers with their deposit and First Home Scheme, which is a shared equity scheme.

As all homes are A2 BER energy rated, buyers can also apply for a Green Mortgage, which offers a lower interest rate for more energy efficient homes.



Visit [cairnhomes.com](https://www.cairnhomes.com) for more information.



CAIRN

Built for Good

Living, breathing spaces, built for the present, designed for our shared future.



Since 2015, Cairn has been building a future for good for everyone.

Cairn homes are built to exceed expectations. All homes are A-rated, energy efficient and set in prime locations, with world-class design, planning and innovation central to every development.

At Cairn, every element is considered. From the outstanding design and biodiverse landscaping, to our customer care service and community-building activities. It is the attention to detail in all of these combined elements that make a Cairn neighbourhood one that you can be proud to live in.

People First

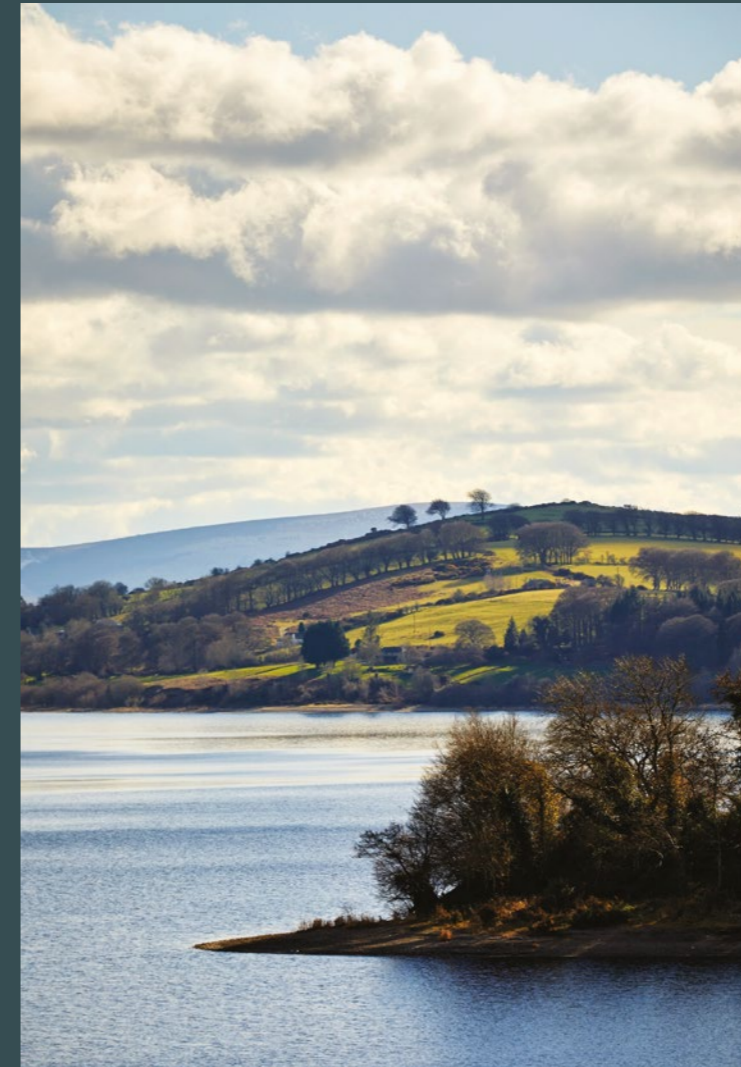
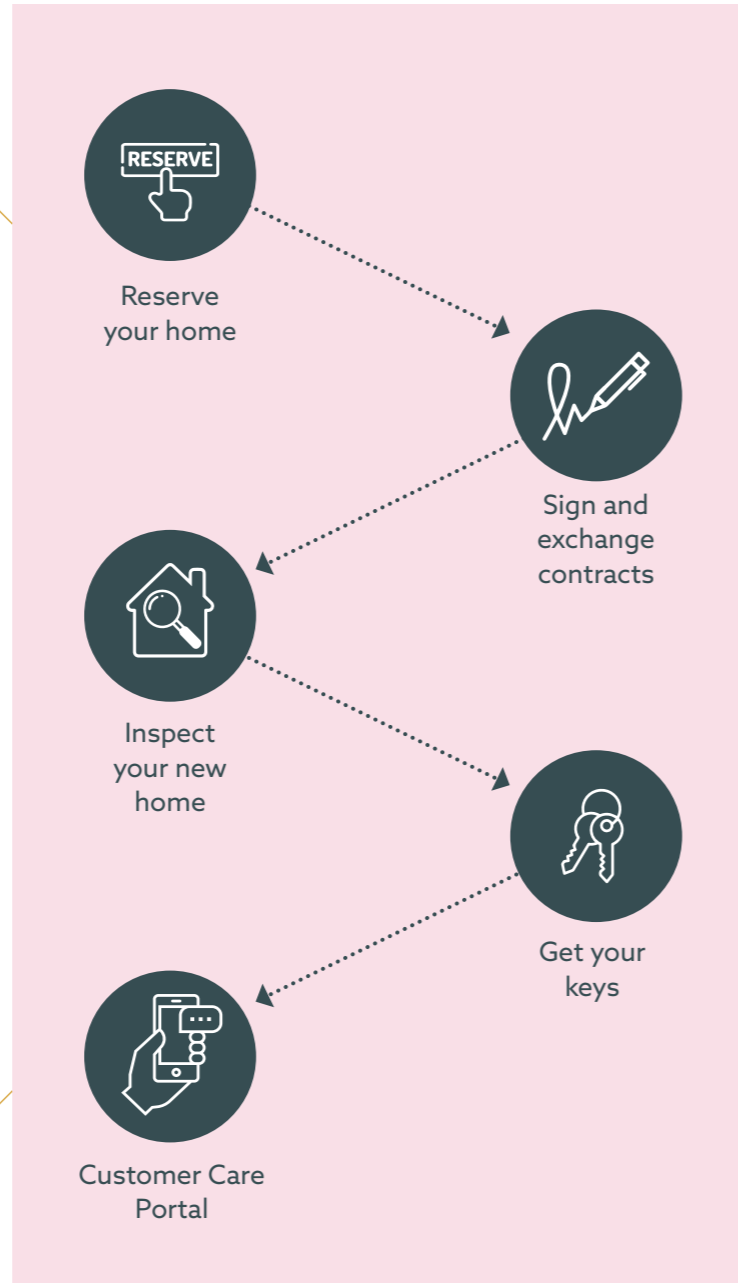
Buying a home is an exciting milestone in everyone's life and we want to make the entire experience as smooth as possible. From viewing our show homes right through to moving in day and beyond, our dedicated Customer Team are here to help you every step of the way.

Customer Care Portal

Your homebuying journey will also benefit from our unique online Customer Care Portal where you can login to access important information about your new home such as; operating manuals, warranties, maintenance information, and FAQs.

Cairn customer support doesn't end when you get your keys. The portal also includes an online customer support service where you can log any queries you may have during the first year of moving into your new home.

With notifications of events and news about your new neighbourhood also posted, this portal will be a great online resource for years to come.





CAIRN

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SORRELWOOD.IE

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NEW HOMES

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