



13 Dowdingstown Wood, Two Mile House, Naas, Co. Kildare, W91 V67W.

***13 Dowdingstown
Wood, Two Mile
House, Naas,
Co. Kildare,
W91 V67W.***

Asking Price €985,000

For Sale by Private Treaty

***Viewing strictly by
appointment***

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

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Sherry FitzGerald O'Reilly are proud to introduce you to 13 Dowdingstown Wood, a superbly spacious home of 212m² approximately, set on extensive gardens, located in the exclusive Dowdingstown Woods of Two Mile House. This is a residential development of twenty individual homes on very generous plots in this peaceful village located in the heart of Kildare's equestrian countryside.

A beautifully presented four-bedroom home, it is filled with warmth and character, with the accommodation flowing seamlessly between its many reception rooms. An exceptional property, it is designed for both entertaining and family life with both indoor and outdoor entertaining zones. A standout feature is the self-contained garden studio—a flexible space perfect for remote work or extra accommodation.

This home offers an abundance of outdoor space, set on a plot of 0.6 acres of gardens coupled with a delightfully large patio and a superb balcony overlooking the open fields beyond.

From this property it is a short walk to the village Primary school and preschool, the local church and the Brown Bear restaurant. It's just a ten minute' drive to the centre of Naas town with its excellent shops, restaurants and leisure facilities, and many schools. The busy town of Newbridge is 15 minutes away, boasting the Whitewater Shopping Centre, major retailers and an abundance of leisure facilities. Two Mile House enjoys easy access to major road networks including the M7 and M9, plus the train station at Sallins is just 16 minutes away.

The well-proportioned accommodation in this wonderful property briefly comprises - entrance hallway, sitting room, garden room, kitchen, utility room, guest wc, bedroom 4. Upstairs – 3 double bedrooms (2 with en-suite), and bathroom.

Studio – main room with kitchenette, shower room.

Viewing is a must to fully appreciate this superb home.



Entrance Hall 5.9m x 3.2m (19'4" x 10'6"): The welcoming entrance is flooded with light from the window by the gallery landing above. With a warm oak floor underfoot and an oak staircase.

Sitting Room 8.33m x 4.03m (27'4" x 13'3"): The sophisticated sitting room is a large room of dual aspect, incorporating both sitting and dining areas. It features an elegant sandstone fireplace with a Stanley wood burning stove and it is floored in a warm oak laminate. This room opens up to both the Kitchen and the Garden room, perfect for entertaining.

Garden Room 7.56m x 5.48m (24'10" x 18'): Added in 2011, the garden room is a glorious space. It is a substantial light filled room offering garden views from windows on three sides, including a large picture window with an arched transom window overhead. It boasts a brick feature wall with a Stanley multifuel stove and is floored in a large format porcelain tile. Sliding doors lead directly to the patio





Kitchen 6.2m x 3.74m (20'4" x 12'3"): This is a generous and well-appointed kitchen, with a fine selection of cabinets combined with a large island, all topped with a striking granite counter. The island offers both seating and storage. The kitchen is fitted with an induction hob, oven, Quooker tap, integrated dishwasher and fridge freezer. The tile floor perfectly complements the room. It is open to both the sitting and garden rooms.

Utility Room 3.73m x 2.04m (12'3" x 6'8"): The utility room comprises a range of storage presses, sink and worktop and includes a washing machine. With door to the patio.

Guest WC 2m x 1.35m (6'7" x 4'5"): The guest wc is beautifully panelled and includes feature wallpaper. With wc, wash hand basin and tile floor.



Bedroom 4 3.16m x 2.61m (10'4" x 8'7"): This is a bright room of dual aspect. It has elegant panelling to the walls and an oak laminate floor.

Landing 4.88m x 3.85m (16'x 12'8"): The bright gallery landing overlooks the hallway. It includes a large hot press with shelving.

Bedroom 1 6.09m x 4.2m (20' x 13'9"): The master bedroom is a very generous room, with a selection of fitted wardrobes and a carpet floor. French doors lead out to the balcony.

Balcony 5.44m x 5.2m (17'10" x 17'1"): This is a delightful, sunny spot, with a glass balustrade ensuring an unobstructed view over the garden and the fields beyond. With artificial grass underfoot.

En-Suite 2.13m x 1.65m (7' x 5'5"): The en-suite incorporates a corner shower, wc and wash hand basin.





Bedroom 2 4.54m x 4.14m (14'11" x 13'7"): Bedroom 2 is a roomy double of front aspect, with a walnut laminate floor.

En-Suite 2 2.97m x 0.97m (9'9" x 3'2"): The en-suite is fitted with wc, wash basin and shower. With tiling to shower and linoleum floor.

Bedroom 3 3.4m x 3m (11'2" x 9'10"): With views over the rear garden, this room has a carpet floor.

Bathroom 2.19m x 1.66m (7'2" x 5'5"): The bathroom has been beautifully tiled to floor and walls. It comprises a jacuzzi bath, wc and wash hand basin, with Velux window overhead.



Special Features & Services

- Built in 2004 and extended in 2011.
- Extending to a generous 212m² of accommodation.
- Set on 0.6 acres of gardens.
- Truly superb, detached dormer bungalow.
- Secluded setting in an exclusive development of 20 homes.
- Beautifully presented home with tastefully decorated interior.
- uPvc double glazed windows.
- Oil fired central heating and 2 Stanley stoves.
- Fitted alarm system.
- Oak doors throughout.
- Quality carpets, blinds and listed appliances included.
- Most curtains and light fittings included.
- Substantial landscaped gardens with covered patio area, vast lawns bordered with shrubs, hedging, and specimen trees.
- Large, private balcony located off the master bedroom, overlooking the fields to rear.
- uPvc soffit and fascia.
- Parking for 5+ cars on the gravel drive.
- Just a few minutes' walk to the local primary school, preschool, church and the Brown Bear restaurant, and a short drive to the village GAA club.
- Located just 10 minutes from Naas town centre with its array of restaurants, boutiques, schools, theatre, cinema and many leisure facilities such as golf, horse racing, rugby and GAA.
- A 16 minute' drive to the commuter train in Sallins, giving easy access to Dublin City Centre.

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DIRECTIONS

From Naas- Take the Kilcullen Road, passing Killashee House Hotel. Take the third right turn, signposted Two Mile House. Pass the Church, then the Brown Bear restaurant. Take the fourth right turn into Dowdingstown Wood and follow the road. Number 13 is the second last house on the left-hand side.



Garden Studio The garden studio includes windows and doors in uPvc.

Main Room 5.03m x 3.45m (16'6" x 11'4"): This is a bright space with an oak laminated floor. It features an open wardrobe, and TV point. The kitchenette includes a worktop and sink with a tile splash back. It is fitted with a washing machine and fridge.

Shower Room 1.61m x 1.49m (5'3" x 4'11"): Fully tiled, this room includes a wc, vanity and corner shower.

Outside Set on 0.6 acres of landscaped grounds, the gardens offer a peaceful sanctuary with uninterrupted views over the open fields to rear. To front the gravel drive is bordered by box hedging with a background of montbretia, photinia, holly, fir and cherry blossom to one side, while on the other side is a well-established line of birch trees and ornamental grasses. To the rear the vast lawn is flanked on both sides by laurel hedging, while beech and chestnut trees define rear perimeter. Closer to the house, the kitchen garden offers raised vegetable beds, fruit bushes and trees such as apple, pear and blackcurrant. The generous cobble lock patio offers the perfect setting for alfresco dining or a morning coffee, taking in the open field views.





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