



Ashton, Upper Churchtown Road, Dublin 14. D14P2Y2

Beirne  
& Wise



ASHTON

# Ashton, Upper Churchtown Road, Dublin 14. D14P2Y2

For Sale by Private Treaty

Ashton is a truly exceptional detached residence, well positioned on 0.2023ha (0.50 acre) of magnificent gardens with a southerly aspect to the rear. Ashton is ideally located on this highly sought after residential road in the heart of Churchtown. This very special property comes to the market offering the discerning purchaser the opportunity to make use of the flexibility of this large property with the separate vehicular access off Finsbury Park to the rear portion of the grounds.

Set behind a stone wall with pillared entrance and electric wooden gates, this distinctive home enjoys immense privacy due to its central positioning on site and the boundary walls with mature trees and shrubs. A sweeping gravelled driveway leads up to the forecourt with ample parking. The landscaped gardens are a truly special feature of this impressive home and offer a private oasis for the entire family to enjoy, relax, play and entertain.

This unique family home built in 1983, is architect designed and enjoys a wonderful sense of seclusion both inside and out. Ashton has been upgraded and modernised, and extended to the rear. It is presented in excellent decorative condition and is a light filled home ready for immediate occupation. On the ground floor the reception hall, living, dining, kitchen/breakfast and family rooms are interconnected and ideal for entertaining. There is also a study, utility, wet room and an integral garage. Upstairs, there are four generous double bedrooms (two en-suite), a bathroom and a multi-functional large attic space with generous eaves storage off. This is the perfect long term family home and will adapt well to changes in growing children's needs and there is potential to extend if so required (subject to PP).

The well-established and largely residential area location is highly convenient; being adjacent to all the amenities that Churchtown, Dundrum, Milltown and surrounding environs have to offer. Dundrum and Windy Arbour Luas stations, Dundrum Town Centre, Milltown Golf Club, the Dodder Linear Line with walks and cycle ways along the river Dodder, Deerpark, Bushy Park, UCD, Sandyford Business Park and a range of well-regarded primary and secondary schools within easy access. In addition, there is easy access to the M50 leading both north and south bound.

Viewing is highly recommended to appreciate all that this unique family home has to offer.





## Special Features

- Floor Area 255 sq m approximately
- Ceiling coving and panelled doors
- Mature private gardens on a large secluded site of 0.2023 ha (0.50 acre).
- Southerly aspect rear garden
- Generous secure off street parking

## Accommodation

### PORTICO

With tiled floor

### RECEPTION HALL

5.33m x 1.91m

A generous hall with parquet wooden floor, access to the main reception rooms on the ground floor with under stairs storage.

### WET ROOM

Stylish and modern, this is fully tiled with an open shower area, w.c., 'glass bowl' w.h.b. set on a tiled top with lighting and a mirror overhead. There is a heated towel rail.

### STUDY

4.54m x 3.96m

With large window to the front aspect, wooden floor, brick fireplace with gas fire inset and tiled hearth, and fitted bookshelves and cabinets.

### LIVING ROOM

5.68m x 4.16m

A gracious reception room with large picture window to the front gardens, it features a distinctive Le Droff fireplace, and fold back double doors leading to the dining room.

### DINING ROOM

4.10m x 3.20m

With parquet wooden floor, this room in turn has double doors opening into the large family room and a door to the kitchen.

### FAMILY ROOM

6.78m x 3.81m

A stunning modern room with pitched roof, recessed lighting, tiled floor, extensive glass windows affording direct views of the wonderful rear gardens, and doors opening out to the patio and garden. It has under floor heating and is open to the Kitchen.



#### KITCHEN/BREAKFAST ROOM

6.0m x 3.64m

The tiled floor continues through this room, this features a comprehensive range of white wall and floor cabinets with complementary black granite counter tops, a kitchen island with additional storage and work space, double sink, electric oven and hob, overhead extractor hood with black granite background. It is plumbed for a dishwasher, and there is access to the utility.

#### UTILITY

5.87m x 2.49m

A large utility room with tiled floor, fitted units, granite counter space with sink, and it is plumbed for a washing machine and dryer. It also has a large larder style pantry. There is access to the garden and garage.

#### FIRST FLOOR

The staircase with handrail and balusters leads to the landing on the first floor.

#### LANDING

With recessed lights, and a generous walk in closet/Hot Press.

#### BEDROOM ONE

5.98m x 4.44m

A very large bedroom to the front aspect, with extensive fitted wardrobes and an en-suite shower room with dual dormer style windows and plantation shutters.

#### EN-SUITE SHOWER ROOM

Fully tiled with w.c., w.h.b. set in a vanity unit with storage below, and a mirror and lighting overhead. There is a large corner shower unit with chrome fittings, glass screen and door.

#### BEDROOM TWO

4.59m x 3.65m

This is a spacious double bedroom overlooking the rear garden and it features a well-appointed en-suite bathroom.

#### EN-SUITE BATHROOM

The en-suite has tastefully tiled walls and floor, bath with shower attachment, w.c., and a w.h.b. set in a tiled countertop with mirror overhead.

#### BEDROOM THREE

3.40m x 3.26m

A double room overlooking the rear garden.

#### BEDROOM FOUR

4.52m x 3.58m

This is a double room overlooking the front garden.





## BATHROOM

This large bathroom is fully tiled with a skylight window, there is a bath with chrome shower fittings and glass shelves, w.c., and a w.h.b. set in a vanity cabinet with storage below, wall mirror and overhead lighting, and a tall heated towel rail.

The staircase continues to the top floor.

## ATTIC SPACE

4.86m x 3.61m

Large spacious area with access to excellent storage in the eaves, this is ideal for a range of uses.

## GARAGE

4.75m x 2.57m

The integral garage to the side of the house can be accessed from the front of the property and leads through the utility to the rear garden. There is a second larger garage in the rear garden also through the side vehicular gates.

## Outside

Both the front and rear gardens have been beautifully landscaped. The secluded front garden offers tremendous privacy with high walls. The expansive driveway meets more than needs of any parking requirements. Side access leads to the stunning south facing gardens to the rear. An extensive patio outside the house is the ideal spot for al fresco dining and overlooks the expansive gardens. The entire site sits on approx. 0.2023ha (0.5 acre). It is L shaped with a large square plot to the rear.

This area has separate vehicular access of Finsbury Park to the side and measures approx. 47m x 28m, approx. 0.1380 ha. There is a second larger garage here as well as glass house and an abundance of trees, fruits and specimen planting. There is great potential here for a variety of uses subject to planning.

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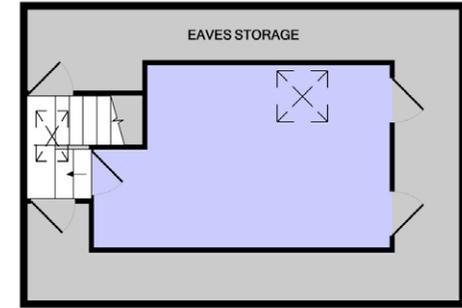
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