

WINDRUSH

Knocksinna, Foxrock, Dublin 18

FOR SALE



BER E1

WINDRUSH

“Windrush is a superbly located family home adjacent to Foxrock Golf Club on this desirable cul de sac off the N11. Situated on mature grounds of approx. 0.55 acres overlooking the golf club, Windrush offers significant scope to be substantially modernised and extended or to be entirely redeveloped (subject to planning permission) as a fine trophy home”









ACCOMMODATION

Discreetly positioned at the end of Knocksinna, Windrush is well set back from the road behind a low wall and an expansive front garden with ample off street parking. Built in the 1940's the accommodation extends to approx. 256 sq. m / 2,755 sq. ft. over two floors. Briefly it comprises a covered porch opening into the entrance hall. To the right are two well-proportioned reception rooms, both dual aspect - the drawing room at the rear benefiting from attractive garden views and a study to the front. In addition, there is a living room and a dining room which connects through to a galley style kitchen. The fitted kitchen provides side garden access while a utility room and guest WC complete the ground floor accommodation. There are four large bedrooms on the first floor, a family bathroom and an additional WC.





GROUNDS

The grounds of Windrush are a particularly appealing feature of the property given its wide site and quiet position adjacent to and overlooking Foxrock Golf Club. Laid out is a mixture of lawn, mature trees and shrubbery the grounds have a desirable southerly orientation while a long stone wall on the southerly side benefits from a pedestrian gate providing access directly onto the golf course. There is a large car garage and shed to the side of the house. The grounds could easily be subdivided to develop another property as required (subject to planning permission).







LOCATION • FEATURES

Knocksinna is a tree-lined cul de sac of substantial homes close to the charming village of Foxrock, positioned just off the N11. Nearby Foxrock has a selection of popular eateries, restaurants and specialist food shops serving this upmarket suburb. For more extensive shopping facilities Dunnes Stores at Cornelscourt and the Park Retail Centre are close by.

Foxrock Golf Club is adjacent while Carrickmines Croquet and Lawn Tennis Club as well as Cabinteely Park with its

96 acres of parkland and large children's playground is also nearby.

An excellent selection of schools are in the vicinity to include Hollypark Boys and Girls National School, St. Brigid's Boys and Girls National School and many of South County Dublin's Secondary Schools to include Blackrock College, Mount Anville, Loreto Foxrock and St. Andrew's College.

LOCATION MAP

Click below to view the location map for 57A Leeson Park



SIZE

256 sq. m / 2,755 sq. ft. approx.

BER

BER: E1

BER No:116851270

Energy Performance Indicator: 318.7 kWh /m²/yr

FEATURES

- Superbly located adjacent to Foxrock Golf Club
- Grounds of approx. 0.55 acres
- Development potential (STPP)
- Southerly orientation
- Off street parking



VIEWING

By appointment with Knight Frank.

CONTACT



Guy Craigie

Director of Residential
ASCSI / ARICS

E: guy.craigie@ie.knightfrank.com



Annemarie Murphy

Sales Advisor

E: annemarie.murphy@ie.knightfrank.com

THINKING OF SELLING?

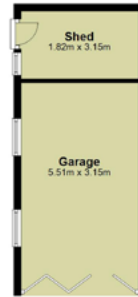
If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please [click here](#) to get in touch with our team of experts.

KnightFrank.ie

T: +353 1 634 2466

E: residential@ie.knightfrank.com

FLOOR PLANS



Ground Floor



Total area: approx. 256.9 sq. metres

Not to scale, floorplans are for identification purposes only and measurements are approximate.



20-21 Upper Pembroke Street,
Dublin 2

Tel: +353 1 634 2466

KnightFrank.ie

Follow us on:



CONDITIONS TO BE NOTED

These particulars are issued by HT Meagher O'Reilly New Homes Limited trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute an offer or contract, nor constitute any part of an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of HT Meagher O'Reilly New Homes Limited trading as Knight Frank or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither HT Meagher O'Reilly New Homes Limited trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property. Knight Frank is a registered business name of HT Meagher O'Reilly New Homes Limited. Company license Reg. No. 428289. PSR Reg. No. 001880.