



MAGNIFICENT DETACHED C. 6,878 SQ.FT. RESIDENCE ON MATURE GROUNDS WITH C. 6.3 ACRES

Stonewell, Roseberry, Newbridge, Co. Kildare, W12 CT69

GUIDE PRICE: € 985,000



PSRA Reg. No. 001536

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FEATURES:

- * Large c. 6,878 sq.ft. residence
- * c. 6.3 acres with large paddock - ideal for equestrian use
- * Mature gardens and grounds
- * Recessed stone entrance with electric gates
- * Underfloor oil fired central heating
- * Sash double glazed windows
- * Central vacuum system
- * Gravel tree lined avenue
- * Painted Inframe fitted kitchen with granite worktops and island
- * 9½ ft ceilings to ground floor
- * On the edge of town within walking distance of all amenities
- * Good road and rail infrastructure
- * Superb educational, recreational and shopping facilities

DESCRIPTION:

Stonewell offers a rare opportunity to acquire a magnificent architect designed two storey residence extending c. 6,878 sq.ft. of spacious light filled accommodation and set amid beautifully landscaped secluded gardens. Built in 2008, this exceptional home is approached via a recessed stone entrance with electric gates leading through a tree lined gravel avenue that delivers an immediate sense of privacy and grandeur. Surrounded by mature trees and hedging the expansive grounds offer a private oasis featuring manicured lawns, colourful flower beds and 2 paved patio area perfect for outdoor entertaining. The tranquil setting is a true haven, removed from the hustle and bustle of daily life.

This magnificent home; the likes of which rarely comes to the market and must be viewed to be appreciated is situated on the edge of town. The home offers the best of both worlds - peaceful seclusion with everyday convenience.

LOCATION:

Situated in a very convenient location on the edge of Town within walking distance of schools, restaurants, pubs, banks and superb shopping with such retailers as Dunnes, Tesco, Lidl, Aldi, Penneys, TK Maxx, Newbridge Silverware and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. The area has an excellent road and rail infrastructure with the M7 Motorway at Junction 10 & 12, bus route and train service direct to the City Centre either Heuston Station or Grand Canal Dock.

ACCOMMODATION:

Entrance Porch : tiled floor, coving and double doors to

Reception Hall : 8.43m x 7.76m
with porcelain tiled floor, marble fireplace with insert stove, coving, understairs storage and wall lights and sweeping staircase to first floor

Drawing Room : 7.00m x 6.06m
with coving, fireplace and double doors leading to

Sunroom : 4.75m x 3.36m
wood panel ceiling, wooden floor, painted brick walls and French doors leading to garden

Kitchen : 8.90m x 8.33m
with painted inframe fitted ground and eye level presses, granite worktops, island unit, double ceramic sink, Neff integrated dishwasher, Neff electric oven, recessed lights, integrated fridge, walk-in pantry, coving, tiled floor and French doors leading to patio area, double doors leading to:

Dining Room : 7.48m x 7.40m
with parquet floor, teak fireplace, wall lights and coving

Family Room : 7.05m x 4.27m
with walnut wooden floor and coving

Back Hall : with fitted presses, tiled floor and coving

Utility Room : 3.50m x 2.40m with s.s. sink unit, fitted press, plumbed and tiled floor

Toilet : w.c., w.h.b., heated towel rail, coving, tiled floor and wooden panel surround

Storage Closet : 2.77m x 2.08m with shelving and tiled floor

Bedroom 5 : 4.28m x 3.50m with coving and laminate floor

Living Room : 6.90m x 4.33m wood panelled walls, ceiling and floors, brick chimney breast with insert stove, wall lights, storage closet and vaulted 17 ft. ceiling and French doors leading to outside

Landing : 9.87m x 9.50m with coving

Bedroom 1 : 7.65m x 5.32m coving and wood panel surround

En-Suite 1 : Jacuzzi bath, w.c., vanity w.h.b. with marble top, press, coving, recessed lights, tiled floor and heated towel rail

En-Suite 2 : w.c., vanity w.h.b. with marble top, press, tiled floor, corner multi-jet shower, coving, recessed lights, heated towel rail

Walk in Wardrobe : 5.30m x 4.30m with recessed lights

Bedroom 2 : 5.24m x 7.38m with coving

En-Suite 3 : w.c., vanity w.h.b. with marble top, press, coving, recessed lights, heated towel rail, double shower and tiled floor

Bedroom 3 : 4.35m x 4.35m with coving

En-Suite 4 : bath with shower attachment, w.c., vanity w.h.b. with marble top, rainwater shower, heated towel rail, tiled floor, coving, recessed lights and press

Toilet : w.c., vanity w.h.b. with marble top, press, coving and wooden floor

Bedroom 4 : 7.00m x 4.80m with coving

En-Suite 4 : shower, w.c., w.h.b, marble top, coving, tiled floor and heated towel rail













AMENITIES:

Local amenities include GAA, rugby, soccer, horseriding, athletics, golf, hockey, basketball, swimming, gyms, National Stud and Japanese Gardens, along with horseracing at the Curragh, Naas and Punchestown.

OUTSIDE:

Approached through a stone recessed entrance with electric gates to a gravel tree lined avenue leading up to the house. The gardens are mainly in lawn with 2 patio areas, flower beds, shrubs, all enclosed by mature trees and hedges. To the rear of the house is a double car port with boiler house and garden shed. To the side is a fuel store. Access through gates to a gravel yard with 2 lean-to stores. The land is laid out in one division all in grass surrounded by trees with paddock - ideal for equestrian use.

SERVICES:

Oil fired under floor heating, septic tank, well water, broadband, electricity, refuse collection and alarm

INCLUSIONS:

TBC

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