



FOXLEIGH  
WOOD

Cornakinnegar Road • Lurgan • BT67 9JN



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## Detached family homes in a unique woodland setting with large mature rear gardens

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Situated a few minutes drive away from the southern shores of Lough Neagh, the thriving town of Lurgan has become one of Northern Ireland's most sought-after places to live.

Whether it's playing a round of golf on one of the four local golf courses, setting sail or bird watching from Kinnego Marina, snowboarding down Northern Ireland's only artificial ski slope, fishing on the shores of Lough Neagh, or tasting the beloved ice-cream from the renowned family-run Cafolla Bros, there's something for everyone!

Perhaps one of the most prominent landmarks of the town, perched magnificently at Lurgan Park and overlooking a glistening lake, Brownlow House, known locally as 'Lurgan Castle', showcases the beauty of 19th century architecture. Steeped in both history and culture, you'd be hard-pushed to find a town with just so many stories to tell.

What's more, thanks to its superb rail links to all major cities both North and South of Ireland and its close proximity to the M1 motorway, Lurgan also remains an ideal town for commuters.



Lurgan Park  
by David McFarland





*Brownlow House  
by David McFarland*



*Gates to  
Lurgan Park*



*Kinnego Marina*

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## Foxleigh Wood

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Nestled in an exclusive mature woodland setting, Foxleigh Wood offers a unique collection of detached 4 bedroom family homes with a luxury turnkey finish.

Energy efficient by design, these new homes are characterised by traditional, brick exteriors and spacious, modern interiors with high quality fixtures and fittings – all intended for easy maintenance and practical family living.

Situated several minutes from an excellent selection of local amenities including rugby, football and GAA clubs, GP surgeries, pharmacies, supermarkets, shops, cafes and restaurants - Not to mention a fantastic selection of local schools such as St. Teresa's P.S., Tannaghmore P.S., St. Ronans College, Kings Park Primary, Lurgan Junior High School and Lurgan College, it's easy to see why Foxleigh Wood is perfectly suited for those looking to settle down in a forever home in a blossoming local community.

Travel a little further afield too and there is a greater choice for shoppers at Sprucefield or Rushmere, and also the new Omniplex in Craigavon which offers a large multi-screen cinema and many new restaurants to indulge your family in.

A perfect place for the family – Foxleigh Wood boasts a wonderful opportunity to explore all that Lurgan has to offer and return to a beautiful home at the end of the day.



Site Layout

# Location Map



## Schools within walking distance

St. Ronan's College	2 Minutes
St. Teresa's P.S.	10 Minutes
Tannaghmore P.S.	18 Minutes
Lurgan College	35 Minutes
King's Park P.S.	41 Minutes
Lurgan Junior High School	45 Minutes

## Distances To

Kinnego Marina	3.5 miles
Craigavon / Rushmere Shopping Centre	4.2 miles
Moira	5.1 miles
Portadown	7.6 miles
Banbridge	11.3 miles
Hillsborough	12.8 miles
Lisburn	13.3 miles
International Airport	20.4 miles
Belfast	22.9 miles
Dublin Airport	90.1 miles



The Rowan



The Sycamore



The Larch





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Welcome Home;  
Foxleigh Wood.

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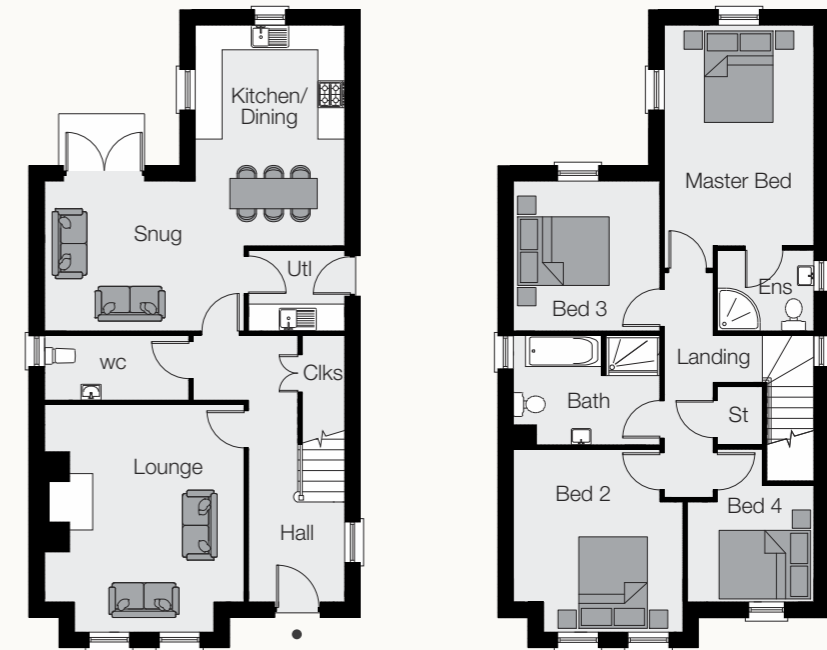


# The Rowan

Total Floor Area 1659 sq. ft. approx



Computer visual of sites 6 & 7



## GROUND FLOOR

## FIRST FLOOR

Entrance Hall with separate Cloakroom  
 Lounge 16'8" x 14'7" (max)  
 Kitchen/Dining 16'2" x 10'11"  
 Snug 14'7" x 10'11"  
 Utility 7'0" x 5'10"  
 WC 10'6" x 4'9"

Master Bedroom 16'2" x 10'11"  
 Ensuite 7'0" x 5'10"  
 Bedroom 2 13'5" x 12'5" (max)  
 Bedroom 3 10'11" x 10'8"  
 Bedroom 4 11'2" x 5'11" (max)  
 Bathroom 10'8" x 8'0"

Please note that site numbers 7 and 9 are handed versions of the floorplans shown.

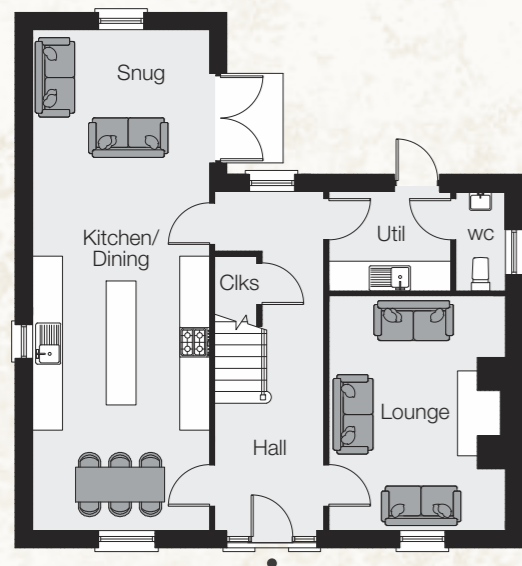


Total Floor Area 1650 sq. ft. approx

# The Sycamore

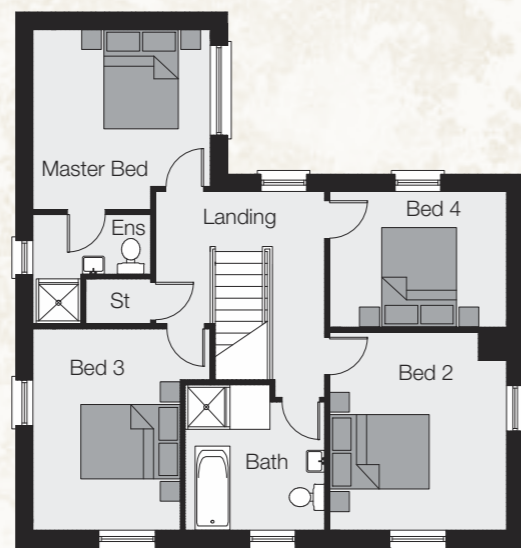


Computer visual of site 4



GROUND FLOOR

Entrance Hall with separate Cloakroom  
 Lounge 15'6" x 11'8"  
 Kitchen/Dining 14'3" x 11'8"  
 Snug 14'4" x 11'8"  
 Utility 8'0" x 6'6"  
 WC 6'6" x 3'3"



FIRST FLOOR

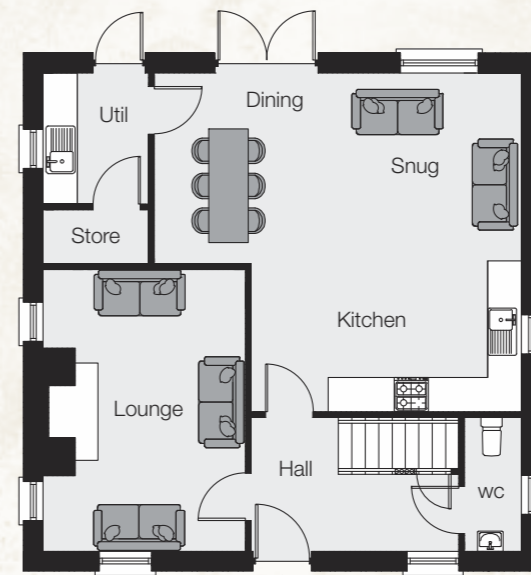
Master Bedroom 11'10" x 11'8" (max)  
 Ensuite 7'9" x 7'2" (max)  
 Bedroom 2 13'3" x 9'8"  
 Bedroom 3 10'1" x 11'8"  
 Bedroom 4 11'8" x 8'11"  
 Bathroom 9'11" x 9'2" (max)

# The Larch

Total Floor Area 1520 sq. ft. approx

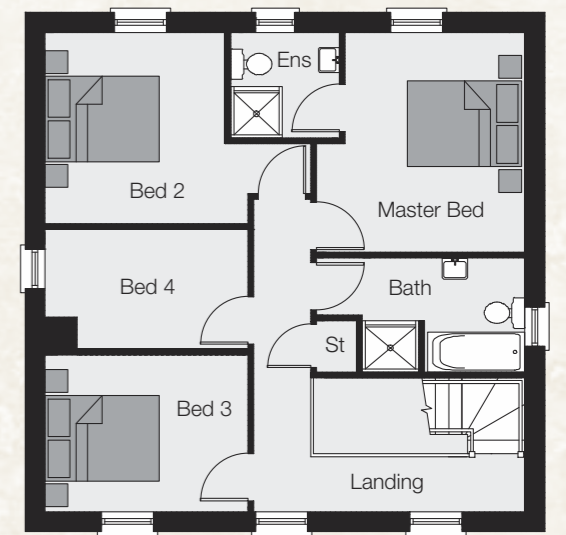


Computer visual of site 10



GROUND FLOOR

Entrance Hall  
 Lounge 16'2" x 11'7"  
 Kitchen/Snug 21'2" x 19'6" (max)  
 Utility 7'8" x 3'3"  
 WC 7'6" x 6'0"



FIRST FLOOR

Master Bedroom 12'7" x 12'1" (max)  
 Ensuite 6'2" x 6'1"  
 Bedroom 2 11'9" x 10'4" (max)  
 Bedroom 3 11'9" x 9'2"  
 Bedroom 4 11'7" x 6'10" (max)  
 Bathroom 11'11" x 6'6" (max)



# Luxury Specification

## Kitchen & Utility Room

- Traditional style kitchen from Alwood Kitchens' Red Range with units and solid worktops including up stands and splash backs behind cooker
- Slow close doors and drawers
- Appliances to include gas hob, oven, fridge, freezer and dishwasher
- All appliances come with a 12 month warranty
- Stainless steel sink and drainer with choice of 2 tap sets
- Utility area plumbed for a washing machine and tumble dryer with additional storage and sink / drainer facilities
- Choice of floor tiles to kitchen and utility

## Bathroom, Ensuite & Cloakroom

- Contemporary white sanitary ware with chrome fittings
- Bathroom with 4 piece suite to include shower
- Thermostatically controlled shower to bathroom and ensuite
- Recessed lighting
- Choice of floor tiling to bathroom, ensuite and cloakroom with walls tiled to the splash areas and shower enclosure

## External Features

- Nestled in an exclusive woodland setting with large mature rear gardens
- Traditional brick finish with soldier course above windows
- Natural stone effect lintels to front entrance door surround
- Black front entrance door
- Feature fan light to front door (where applicable)
- Panelled and glazed sidelight combinations (where applicable)
- Traditional sliding sash uPVC double glazed windows to front elevations
- Energy efficient double glazed windows
- Black guttering and downpipes
- External areas finished tarmac
- Paved patio areas
- Feature external lighting
- Turfed front garden with rear garden sown out in seed
- Large mature rear gardens
- Outside tap
- A management company will be formed to organise the upkeep and well being of the development
- Global 10 year structural warranty

## Entrance

- Prestigious parkland style entrance with mature trees and estate railing

## Internal Décor

- Choice of carpets to lounge, stairs, landing and bedrooms
- Choice of floor tiles to hall, kitchen, bathroom and cloakroom
- Internal walls and ceilings painted along with internal woodwork
- Panelled painted timber internal doors with period ironmongery
- Painted moulded skirting and architrave
- Woodburning stove
- Energy efficient natural gas fired central heating system
- Mains supply smoke, heat and Carbon Monoxide detectors
- Energy efficient lighting throughout
- Connection sockets for telephone, internet, terrestrial and Sky TV

Once you have decided on your house type you can then get started personalising it to suit your own taste. Follow our straight forward process that will allow you to enjoy your new home, the way you like it.



# Make your new house a home

## Kitchens

Choose from a range of kitchen colours, handles and worktops.



## Floor Coverings

Pick from a range of floor and wall tile colours, and complimenting carpet colour options.



## Sanitary Ware

Choose from our range of classic or contemporary sink and bath tap-sets.



Structural Warranty



Sales Representation



5 Church Place, LURGAN

Telephone 028 3881 2555  
www.movemade.co.uk

[www.foxleigh-wood.com](http://www.foxleigh-wood.com)

Specification images used reflect the style of finish at Foxleigh Wood and are used for illustrative purposes.

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