

CONTEMPORARY FAMILY HOMES



SAMPSON'S GREEN

WALWORTH ROAD · BALLYKELLY

INSPIRED LIVING IN A QUIET COUNTRY LOCATION BESIDE THE HISTORIC WALWORTH HOUSE



- 1-Roe Valley Resort
- 2-The Walled Garden at Walworth House
- 3-Sampson's Tower
- 4-Lough Foyle Trail
- 5-Roe Valley Country Park
- 6-Carrowmenagh Activity Centre
- 7-Magilligan Strand

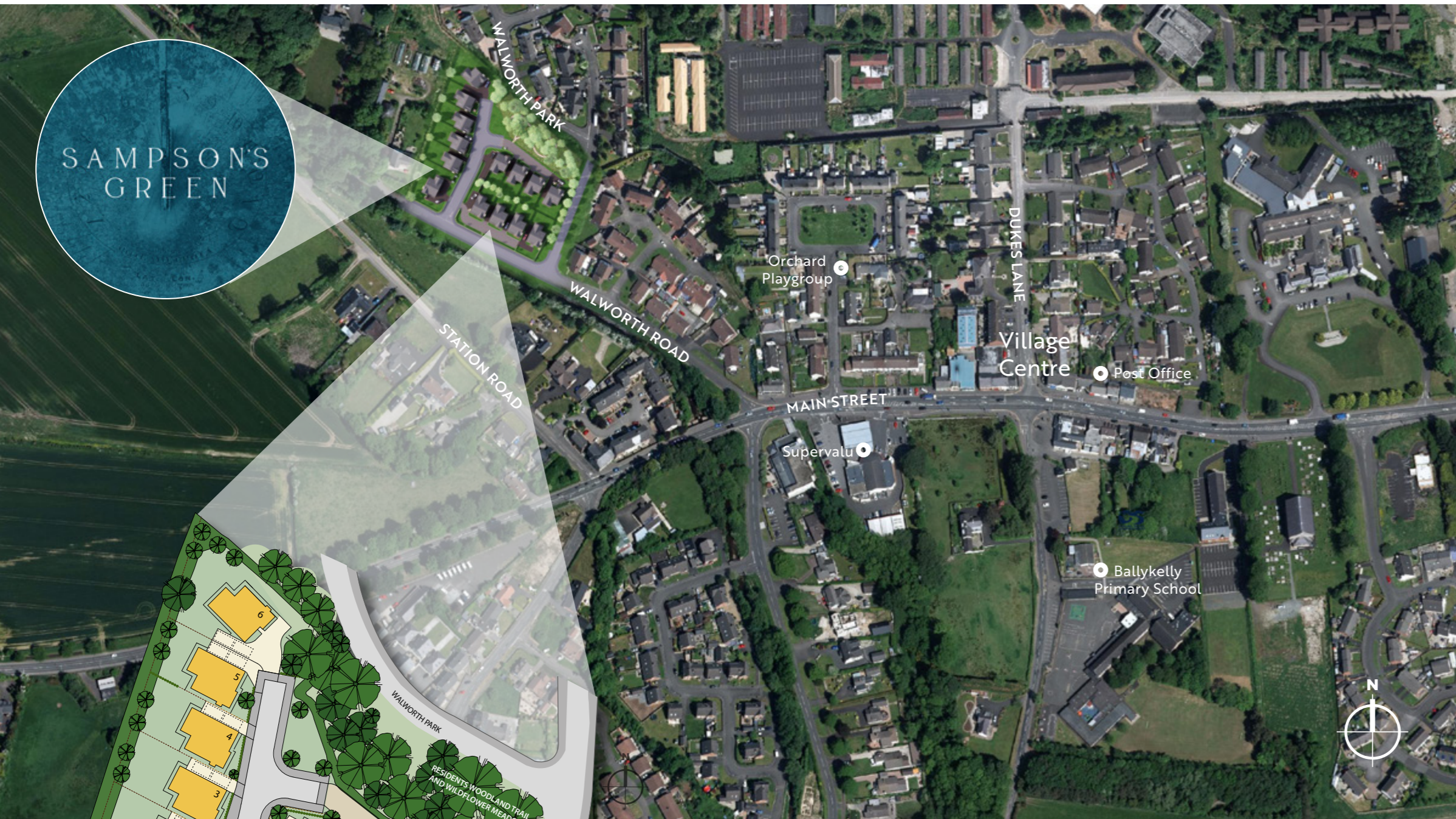


SAMPSON'S GREEN

is a natural extension of Walworth House and its Walled Gardens and will form the next chapter within the grounds of this elegant plantation house.

These superb homes promise to offer all the benefits of modern living within a safe and welcoming environment.

Designed to provide an excellent quality of life for all generations, those who live here can enjoy a beautifully landscaped woodland trail, village amenities and a natural play area, as well as the convenience of having excellent local schools and shops a short walk away.



THE LOCAL AREA

- Village Centre & Local Shops0.3 miles
- Ballykelly Shore Walk1.4 miles
- Lough Foyle Trail5.1 miles
- Roe Valley Country Park5.1 miles
- Carrowmenagh Activity Centre5.2 miles
- Magilligan Point13 miles

THE SCHOOL RUN

- Orchard Playgroup0.3 miles
- Ballykelly Primary School0.4 miles
- St Finloughs Primary School2.8 miles
- Termoncanice Primary School3.4 miles
- St Mary's High School3.5 miles
- Drumachose Primary School3.6 miles
- Limavady High School3.6 miles
- Roe Valley Int Primary School3.8 miles
- Gaelscoil Leim An Mhadaidh3.9 miles
- Limavady Grammar School3.9 miles
- Central Primary School4.4 miles

OUT OF TOWN

- Limavady4 miles
- Derry / Londonderry13 miles
- Castlerock14 miles
- Coleraine15 miles

SURROUNDED BY MATURE
WOODLAND WITHIN
WALKING DISTANCE
OF THE VILLAGE



SITE LAYOUT - NOT TO SCALE



THE ARTHUR



THE BALFOUR



THE GEORGE



THE DALKEY

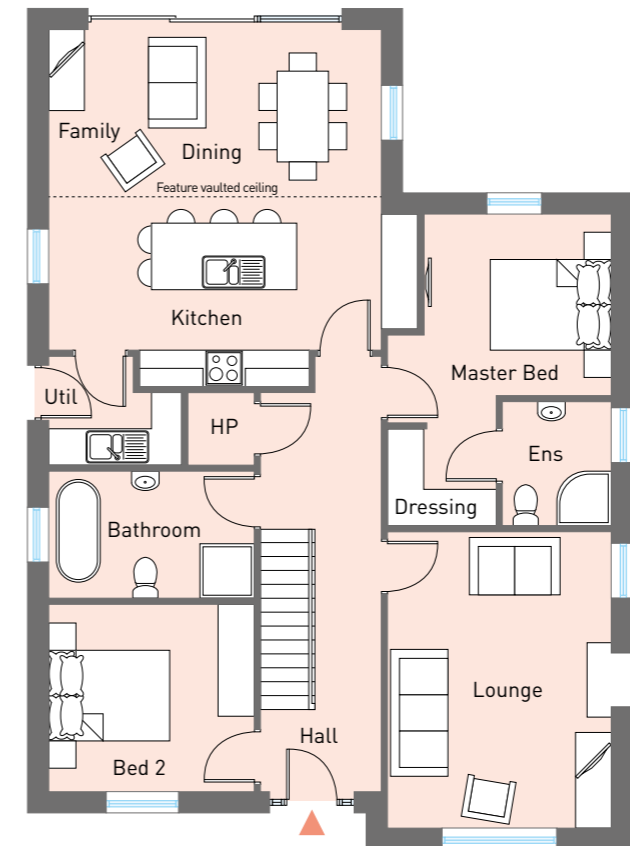


THE ARTHUR CA1

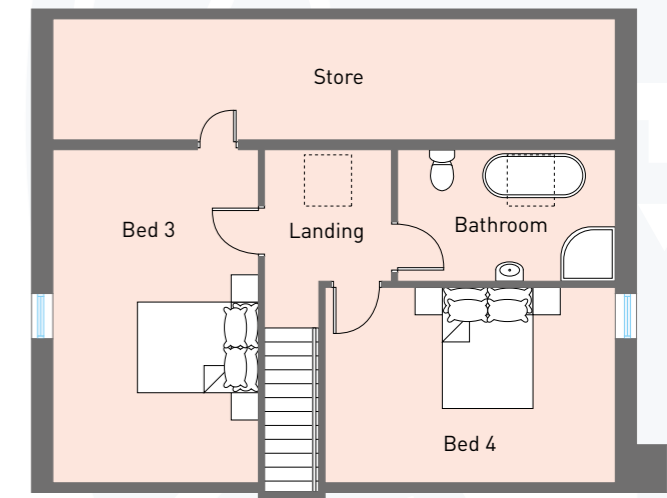
4 BEDROOM DETACHED FAMILY HOME | TOTAL FLOOR AREA 1711 sq. ft. approx

SITES: 10 & 11

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

	Metres	Ft/Inch
Entrance Hall		
Lounge	4.90 x 3.70	16'1" x 12'2"
Kitchen Dine Family	5.50 x 5.30	18'1" x 17'4"
Utility	2.20 x 1.80	7'2" x 5'10"
Master Bedroom	3.10 x 3.00	10'2" x 9'10"
Ensuite	2.05 x 1.80	6'7" x 5'10"
Dressing	1.80 x 1.60	5'10" x 5'3"
Bedroom 2	3.40 x 3.10	11'2" x 10'2"
Bathroom	3.40 x 2.10	11'2" x 6'9"

FIRST FLOOR

	Metres	Ft/Inch
Bedroom 3	5.49 x 3.40	18'0" x 11'2"
Bedroom 4	4.80 x 3.23	15'8" x 10'7"
Bathroom	3.70 x 2.17	12'2" x 7'1"

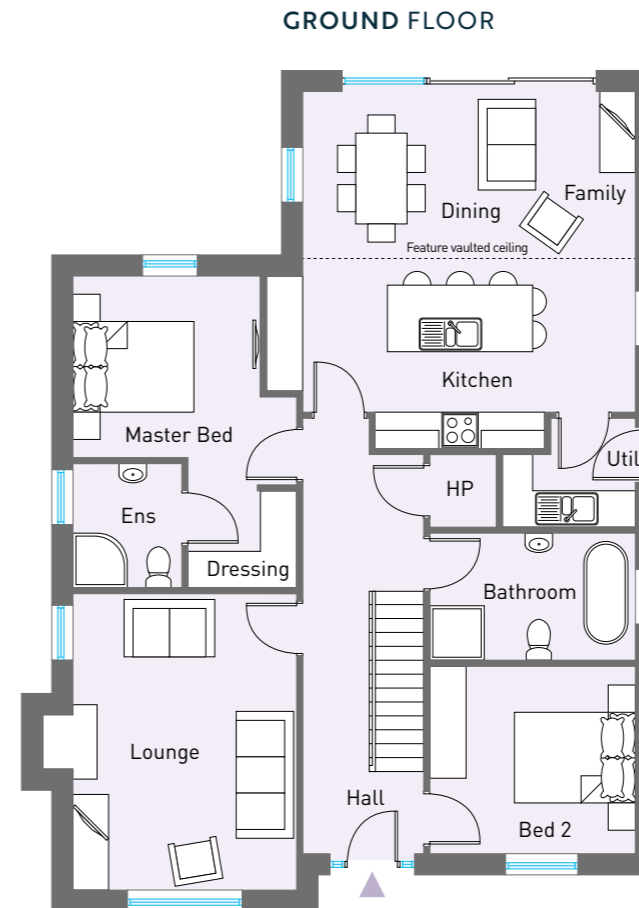
NOTE: This floor plan relates to site 11.
Site 10 will be a handed version of these plans



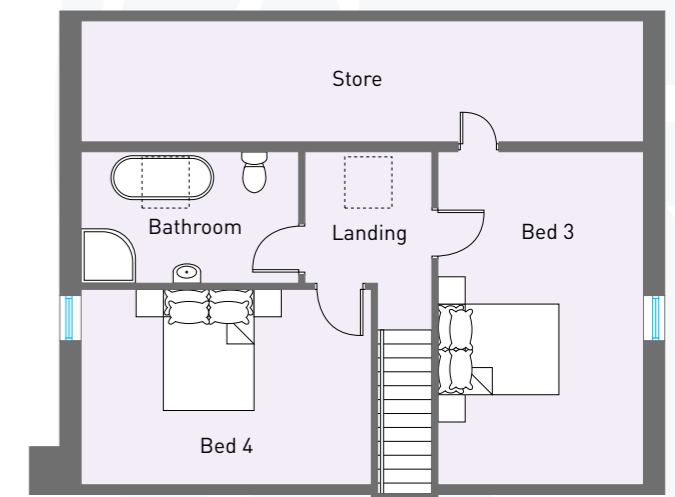
THE BALFOUR (B1)

4 BEDROOM DETACHED FAMILY HOME | TOTAL FLOOR AREA 1711 sq. ft. approx

SITES: 1, 7 & 14



FIRST FLOOR



GROUND FLOOR	Metres	Ft/Inch
Entrance Hall		
Lounge	4.90 x 3.70	16'1" x 12'2"
Kitchen Dine Family	5.50 x 5.30	18'1" x 17'4"
Utility	2.20 x 1.80	7'2" x 5'10"
Master Bedroom	3.10 x 3.00	10'2" x 9'10"
Ensuite	2.05 x 1.80	6'7" x 5'10"
Dressing	1.80 x 1.60	5'10" x 5'3"
Bedroom 2	3.40 x 3.10	11'2" x 10'2"
Bathroom	3.40 x 2.10	11'2" x 6'9"

FIRST FLOOR	Metres	Ft/Inch
Bedroom 3	5.49 x 3.40	18'0" x 11'2"
Bedroom 4	4.80 x 3.23	15'8" x 10'7"
Bathroom	3.70 x 2.17	12'2" x 7'1"

NOTE: This floor plan relates to sites 1 and 7. Site 14 will be a handed version of these plans

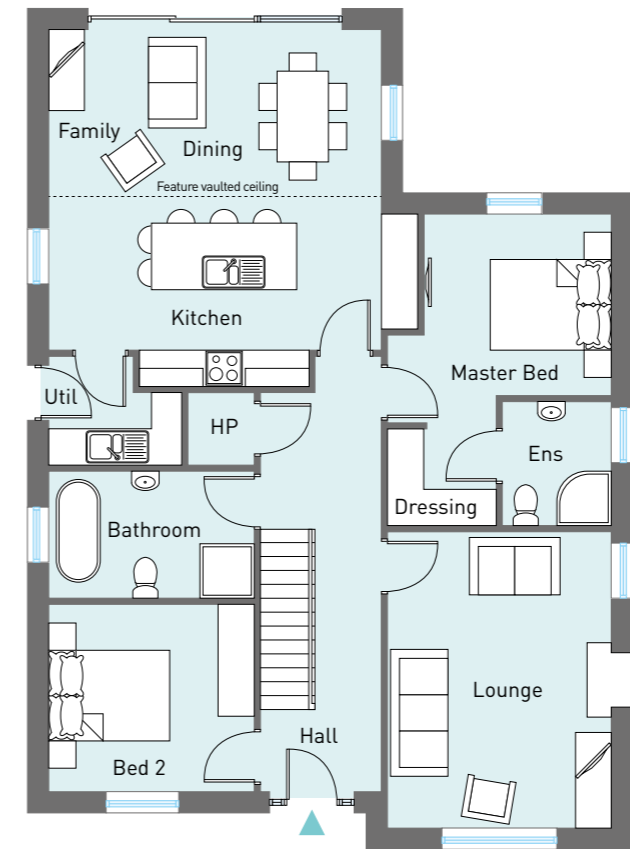


THE GEORGE (C1)

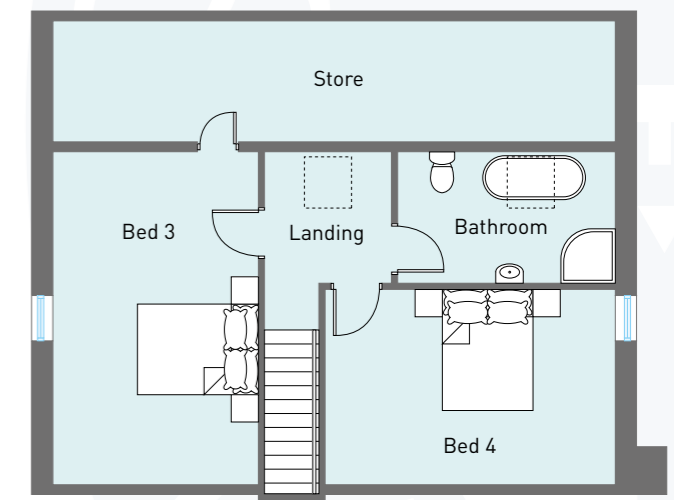
4 BEDROOM DETACHED FAMILY HOME | TOTAL FLOOR AREA 1711 sq. ft. approx

SITES: 8, 9, 12 & 13

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

	Metres	Ft/Inch
Entrance Hall		
Lounge	4.90 x 3.70	16'1" x 12'2"
Kitchen Dine Family	5.50 x 5.30	18'1" x 17'4"
Utility	2.20 x 1.80	7'2" x 5'10"
Master Bedroom	3.10 x 3.00	10'2" x 9'10"
Ensuite	2.05 x 1.80	6'7" x 5'10"
Dressing	1.80 x 1.60	5'10" x 5'3"
Bedroom 2	3.40 x 3.10	11'2" x 10'2"
Bathroom	3.40 x 2.10	11'2" x 6'9"

FIRST FLOOR

	Metres	Ft/Inch
Bedroom 3	5.49 x 3.40	18'0" x 11'2"
Bedroom 4	4.80 x 3.23	15'8" x 10'7"
Bathroom	3.70 x 2.17	12'2" x 7'1"

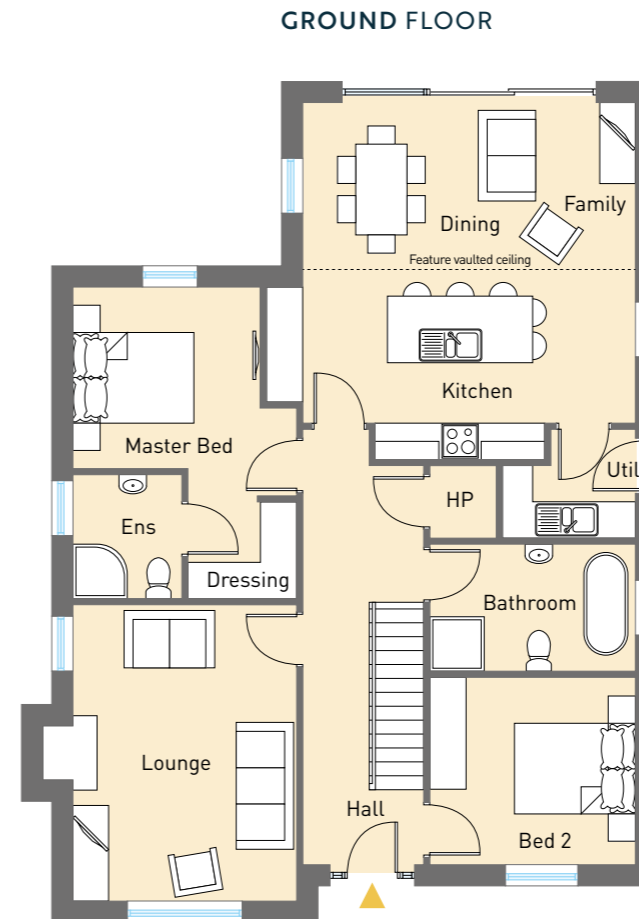
NOTE: This floor plan relates to sites 12 and 13. Sites 8 and 9 will be a handed version of these plans



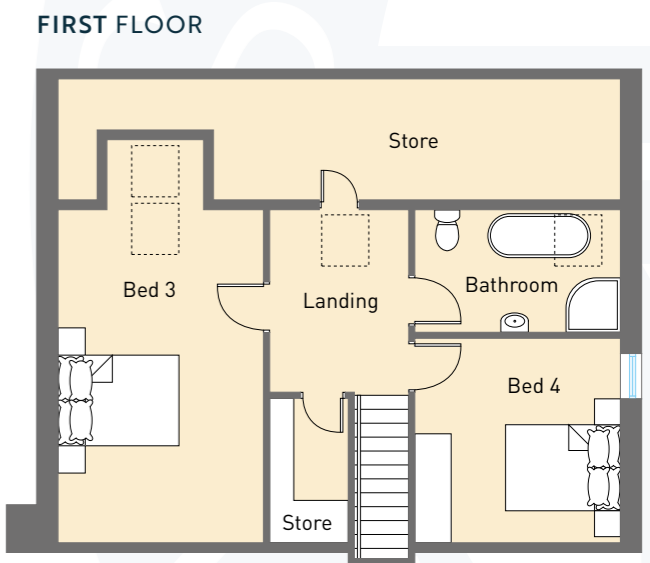
THE DALKEY (D1)

4 BEDROOM DETACHED FAMILY HOME | TOTAL FLOOR AREA 1734 sq. ft. approx

SITES: 2, 3, 4, 5 & 6



GROUND FLOOR	Metres	Ft/Inch
Entrance Hall		
Lounge	4.90 x 3.70	16'1" x 12'2"
Kitchen Dine Family	5.50 x 5.30	18'1" x 17'4"
Utility	2.20 x 1.80	7'2" x 5'10"
Master Bedroom	3.10 x 3.00	10'2" x 9'10"
Ensuite	2.05 x 1.80	6'7" x 5'10"
Dressing	1.80 x 1.60	5'10" x 5'3"
Bedroom 2	3.40 x 3.10	11'2" x 10'2"
Bathroom	3.40 x 2.10	11'2" x 6'9"



FIRST FLOOR	Metres	Ft/Inch
Bedroom 3	5.50 x 3.40	18'0" x 11'2"
Bedroom 4 / Study	3.40 x 3.37	11'2" x 11'1"
Bathroom	3.40 x 2.02	11'2" x 6'6"

NOTE: This floor plan relates to sites 2, 3, 4 and 5.
Site 6 will be a handed version of these plans



A BLEND OF MODERN
LIVING AND THE
TRANQUILITY OF NATURE

CGI shown for illustration purposes only



DESIGNED
WITH YOU
IN MIND



CAREFULLY
CONSIDERED
DESIGN



REFRESH
AND
RECHARGE



SPACE
TO LIVE



TIME
TO RELAX



STYLISH
FIXTURES

SAMPSON'S GREEN

WALWORTH ROAD · BALLYKELLY

CONTEMPORARY ELEGANCE FEATURING AN ELEVATED LEVEL OF FINISH...

Each home offers comfort, high performance and an exemplary look that stands the test of time. Designed to provide an excellent quality of life for generations to come, these homes showcase the attention to detail and superior specification that is synonymous with Drumeen.

From spacious living areas to contemporary kitchens and luxuriously appointed bathrooms, every detail has been very carefully considered and every appliance, texture and finish selected to deliver a quality that can be enjoyed for years to come.

KITCHEN & UTILITY ROOM

- Modern style kitchen from chosen supplier with a choice of units and worktops including up stands and splash backs behind cooker
- Soft close doors and drawers
- Appliances to include hob, oven, fridge, freezer, dishwasher and washing machine
- All appliances come with a 12 month warranty
- Stainless steel sink and drainer with choice of 2 tap sets
- Utility room with choice of doors and worktops
- Choice of floor tiles to kitchen and utility
- LED downlighters

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
- Choice of floor tiling to bathroom and ensuite with walls tiled to the shower enclosures

INTERNAL & DÉCOR

- Choice of carpets to hall, lounge, stairs, landing and bedrooms
- Choice of floor tiles to hall, kitchen, bathroom, utility and ensuite
- Internal walls and ceilings painted along with internal woodwork
- Painted internal doors with modern handles
- Moulded skirting and architrave
- Woodburning stove
- Oil fired central heating system
- Mains supply smoke, heat and Carbon Monoxide detectors
- Energy efficient lighting throughout
- Comprehensive range of electrical points, sockets, TV and telephone points
- Home Security and Smart Home system by GoKconnect available as an optional extra

ENTRANCE

- Prestigious parkland style entrance with mature trees and estate railing

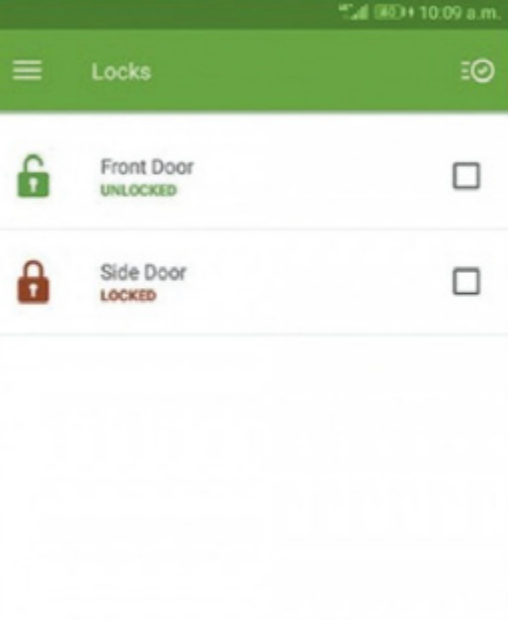
EXTERNAL FEATURES

- Traditionally built detached family homes
- Nestled in an exclusive parkland setting bordered by large mature trees
- Rendered finish in three heritage colours
- Traditional moulded door and window surrounds
- Coloured front entrance door
- Feature fan light to front door (where applicable)
- Panelled and glazed sidelight combinations (where applicable)
- Energy efficient double glazed windows
- Black guttering and downpipes
- External areas finished tarmac
- Paved patio areas
- Front and rear garden sown out in seed
- Outside tap
- A management company will be formed to organise the upkeep and well being of the development
- Garden store with home office / gym available as an optional extra
- Fully adopted road and drainage
- 10 year structural warranty

OPEN PLAN
SPACES
TO ENTERTAIN



Photograph from previous Drumeen Construction show homes



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WALWORTH ROAD · BALLYKELLY

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WHY JUST HAVE A GARAGE WHEN YOU COULD HAVE...



OUR PREFERRED SUPPLIER FOR SMART HOME APPLICATIONS



No matter where you are in the world we keep you connected. Our Smart Home App allows you to know what is happening in real time. Add more home security products when your need's change or upgrade to full smart home control all from App

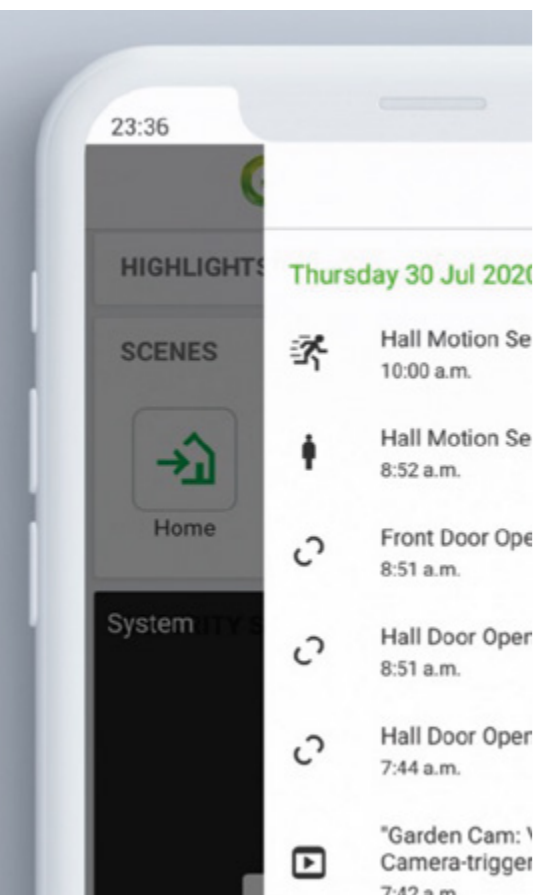
...A HOME OFFICE/SUMMER HOUSE & GARDEN STORE

THE GARDEN STORE will feature traditional potting shed style double doors with shelving, light, power and a concrete floor. The ideal place for storing lawnmowers, barbecues, surf boards and patio furniture.



**THE HOME OFFICE /
SUMMER HOUSE**
can be tailored to your requirements and can become your own private sanctuary!

CGIs shown for illustration purposes only



SOPHISTICATED
LIVING IN A
BEAUTIFUL
SETTING



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