

BROOKWOOD

————— Crawfordsburn, County Down —————



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COUNTRY LIVING

Redefined

LOCATED ON THE EDGE
OF THE BEAUTIFUL
VILLAGE OF
CRAWFORDSBURN,
BROOKWOOD IS AN
ELEGANT NEW HOME
THAT BLENDS
CONTEMPORARY CHIC
WITH COUNTRY CHARM.

This contemporary country home is set within magnificent grounds of circa 1.75 acres and approached via electric gates and sweeping private driveway.

The cleverly designed architecture boasts excellent sized rooms throughout with an emphasis on natural light and entertaining space.

Stone pillars frame the smart front entrance which opens to an impressive reception hall with an elegant staircase rising to the first floor. The principle reception rooms lead off from the hall, an impressive drawing room with a large fireplace and views over the landscaped garden. The study/library is accessed from the drawing room, and is the perfect space for working from home.

The heart of the home is the generously sized kitchen, dining and living room, perfectly designed for relaxing or entertaining, with French doors opening onto the terrace.

The practicalities of modern family life are catered for with a good sized utility, boot room and cloakroom leading directly from the kitchen.

The first floor accommodation comprises of the principal bedroom with en suite bathroom, dressing room and a private sitting area. There are two further double bedrooms on this floor, both en suite.

On the second floor, are two double bedrooms with eaves storage and a bathroom. Throughout the house, the ceiling heights are impressive and give a huge sense of luxury and style to the property.

Externally, the gardens are mainly laid to lawn, interspersed with mature trees and herbaceous borders, sun terraces and patios. The detached double garage comes with electric doors, power and water.



LIVE WITHOUT COMPROMISE

Ideally Located



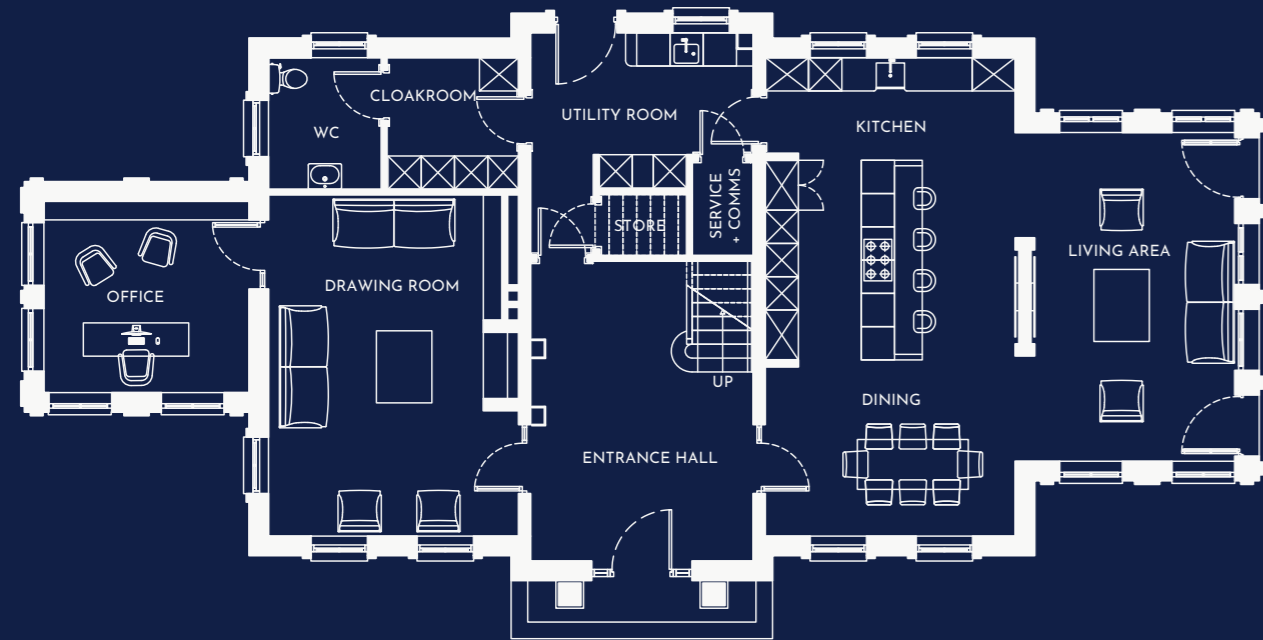
Crawfordsburn is ideally positioned to take advantage of the many outdoor pursuits that County Down has to offer.

These include walking the scenic coastal path that runs between Holywood and Donaghadee, mountain biking at Helen's Tower or Crawfordsburn Country Park and wild swimming, paddleboarding and kitesurfing at the stunning beaches in the area.

Golfers will enjoy the proximity of some of Northern Ireland's finest golf courses including Royal Belfast, Holywood, Helens Bay, Clondeboye and The Blackwood. There are also 4 sailing clubs within a short drive, and a range of health clubs and leisure centres.

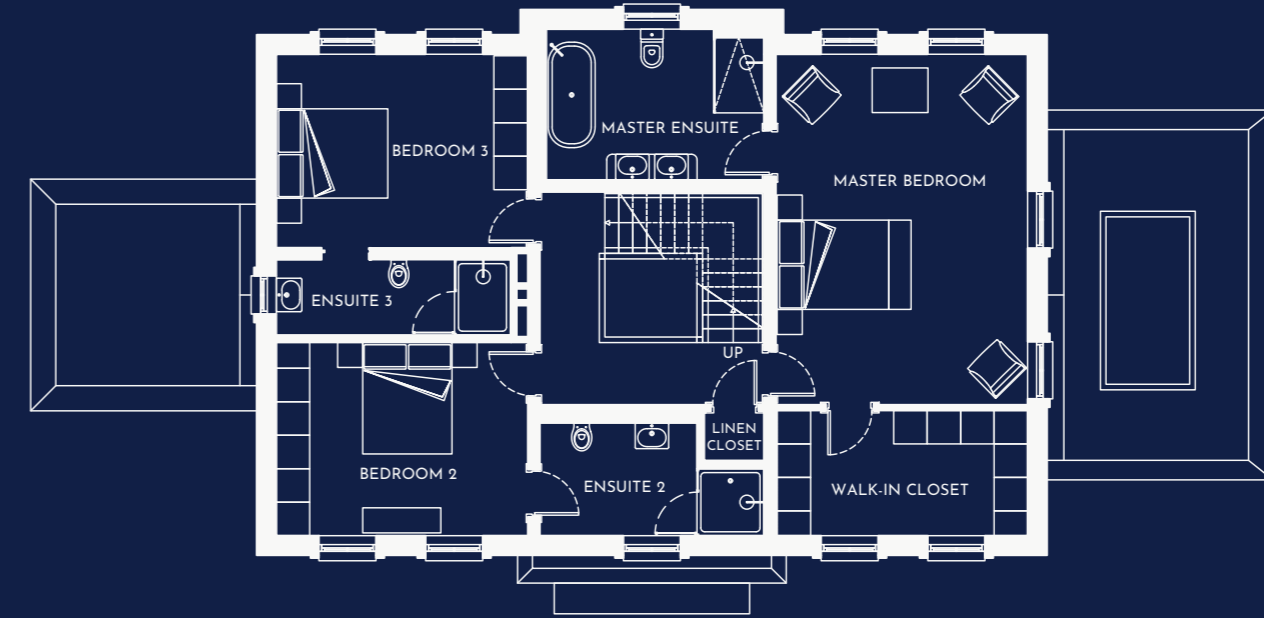
Brookwood is well placed to take advantage of all the amenities of village life in Crawfordsburn, yet is only 6 miles from Holywood and 15 miles from Belfast, offering coastal country living with easy city access by road or rail.

INTERNAL PLANS



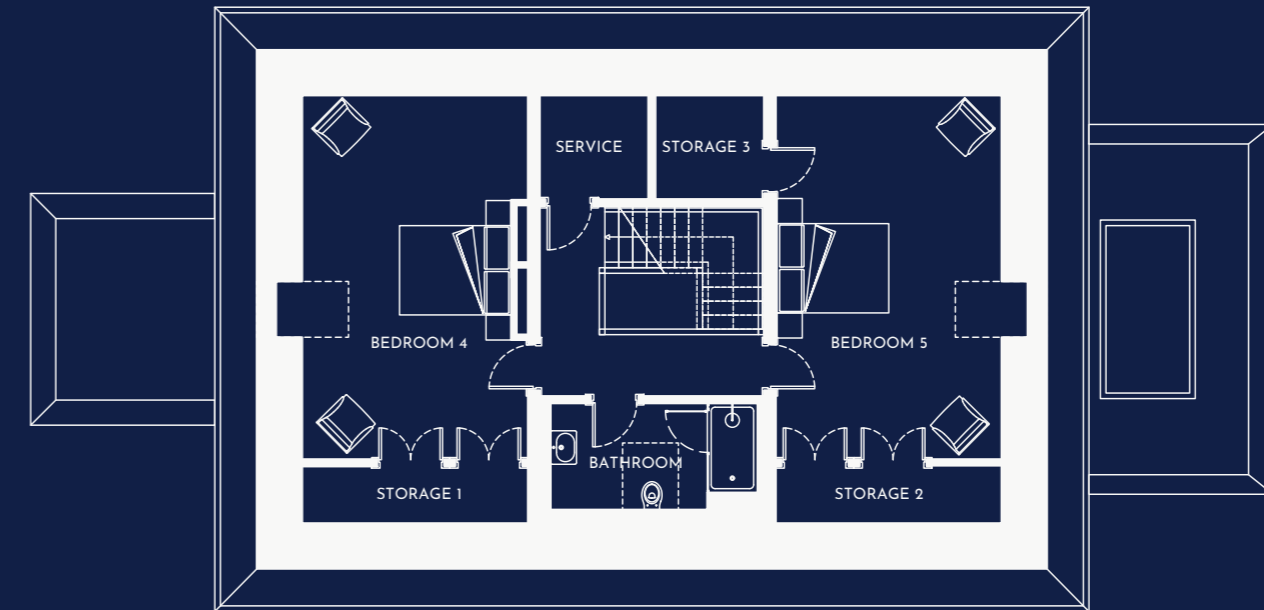
GROUND FLOOR

Room	Dimensions
Entrance Hall	4.01m x 5.41m
Kitchen / Dining Area	4.51m x 8.62m
Living Area	3.61m x 5.92m
Drawing Room	4.51m x 6.15m
Office	3.70m x 3.45m
Utility Room	4.01m x 2.20m
Cloaks / Boots Room	2.37m x 2.37m
WC	2.03m x 2.37m



FIRST FLOOR

Room	Dimensions
Bedroom 4	4.04m x 6.53m
Storage 1	4.04m x 1.03m
Bedroom 5	4.04m x 6.53m
Storage 2	4.04m x 1.03m
Storage 3	1.95m x 1.87m
Bathroom	3.73m x 19.3m
Service	1.95m x 1.87m



SECOND FLOOR

Room	Dimensions
Master Bedroom	4.51m x 6.28m
Master Ensuite	4.01m x 2.81m
Walk-in Closet	4.51m x 2.24m
Bedroom 2	4.51m x 3.46m
Ensuite 2	4.01m x 2.81m
Bedroom 3	4.51m x 3.46m
Ensuite 3	4.21m x 1.35m

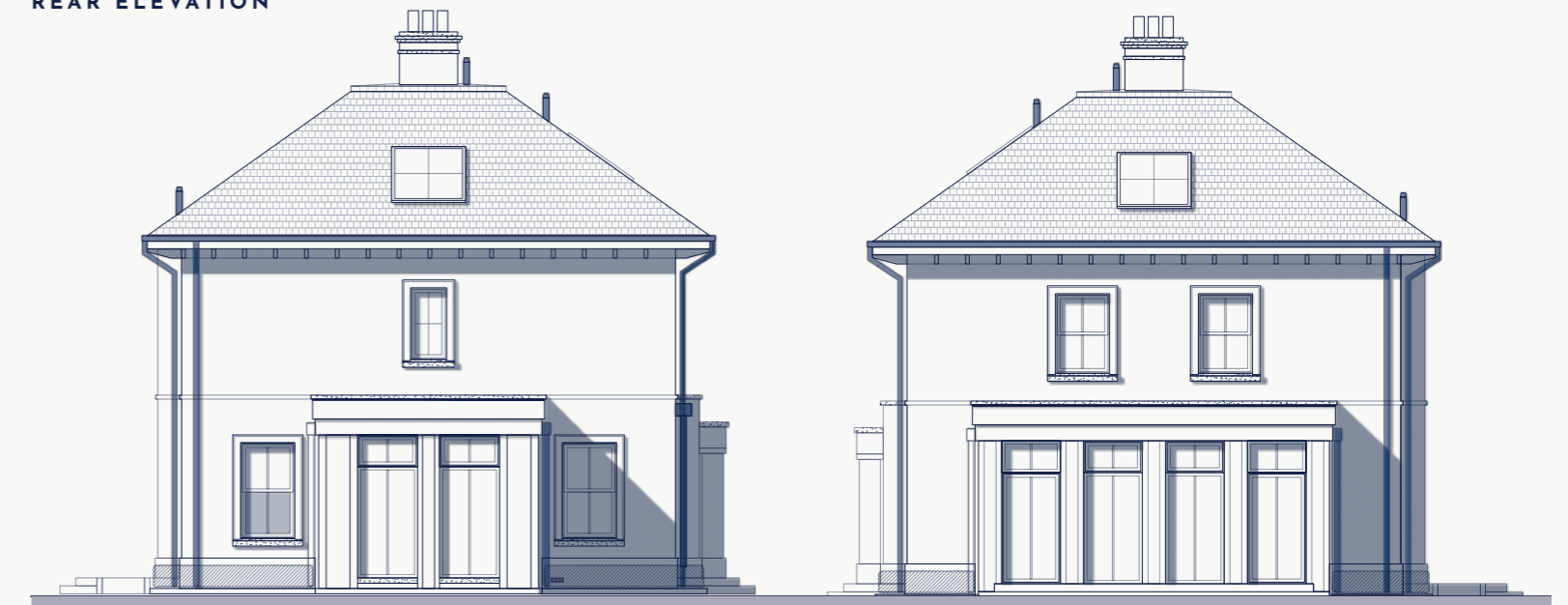
EXTERNAL ELEVATIONS



FRONT ELEVATION



REAR ELEVATION



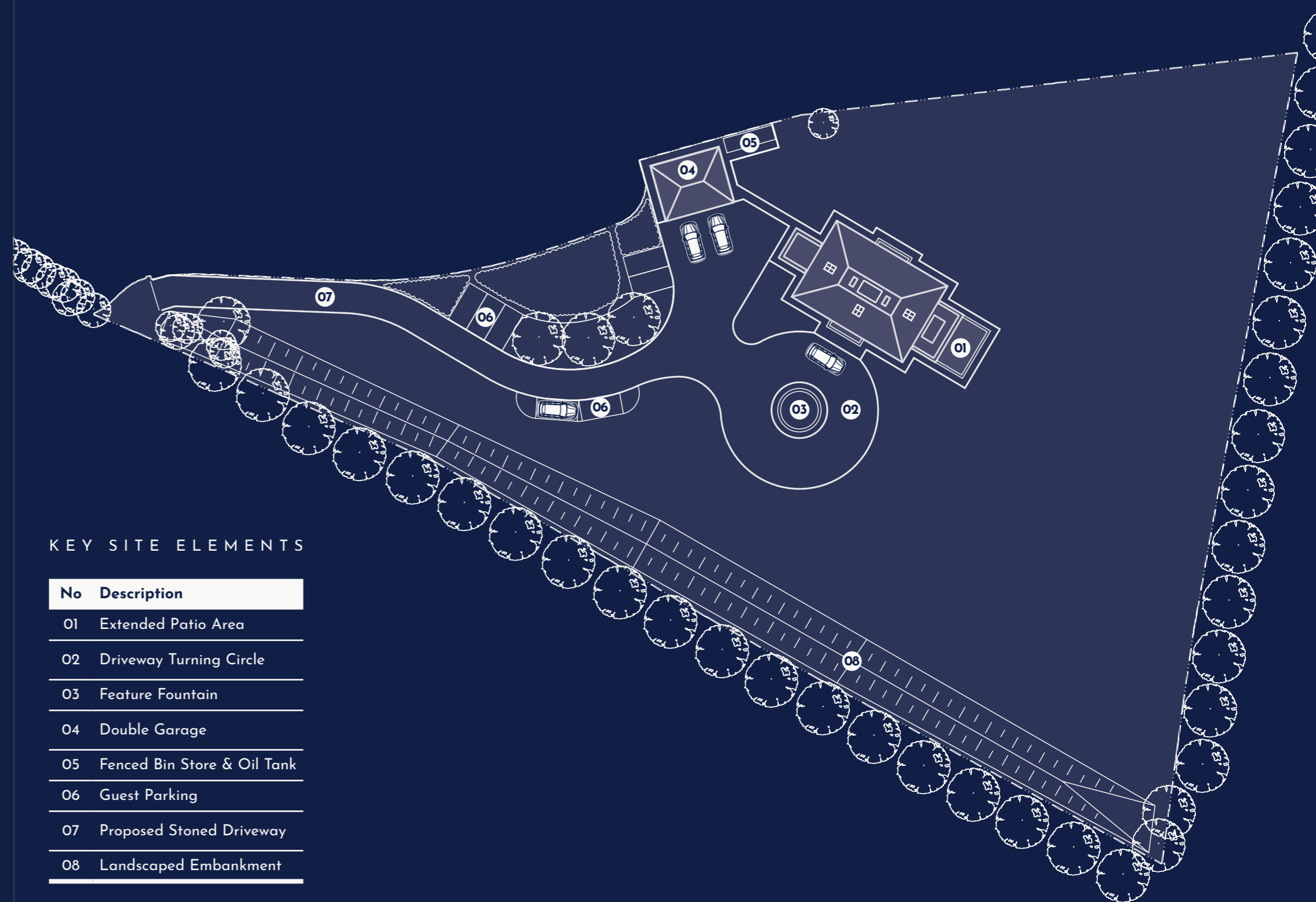
LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION

THE PLOT

Spacious

A substantial family new build home finished to an exceptional specification amid landscaped and spacious gardens with paddock extending to circa 1.75 acres.



KEY SITE ELEMENTS

No	Description
01	Extended Patio Area
02	Driveway Turning Circle
03	Feature Fountain
04	Double Garage
05	Fenced Bin Store & Oil Tank
06	Guest Parking
07	Proposed Stoned Driveway
08	Landscaped Embankment

SPECIFICATION

Brookwood will be built to a high level of specification, but we understand that you will want your new home to reflect your lifestyle and aspirations. You will have the opportunity to tailor many elements of your new home, including kitchen, bathrooms and interior finishes.

Our designers and craftsmen will work closely with you to ensure you have a house you will be proud to call your home.



KITCHEN & UTILITY

- Bespoke luxury kitchen finished to the customer's specification

EN-SUITES, SHOWER ROOM & CLOAKROOM

- Laufen sanitaryware fitted throughout
- Vanity units with wash hand basins and complementary mirrors
- Tiling to buyer's specification

FLOOR & WALL FINISHES

- Carpet to lounge, study, stairs, landings and all bedrooms
- Floor tiling to entrance hall, kitchen/dining/living, utility, WC, en-suites and shower room
- Wall tiling to include all wet areas
- Walls, ceilings, doors and woodwork painted throughout

HEATING

- Oil fired central heating
- Underfloor heating to ground and first floor with heated towel rails to bathroom and ensuite
- Radiators to second floor

INTERNAL FEATURES

- Generous electrical specification to include power points, TV points and lamp circuits throughout house
- House to include security alarm and wiring for entertainment system
- Sound system with ceiling speakers to living room and kitchen


EXTERNAL FEATURES

- Driveway finished in stone with parking area finished with brick paving
- Patio areas finished with Egyptian limestone
- Paths finished with brick paving
- Extensive landscaping to include planted bund along boundary and feature planting throughout
- Mature tree lined boundaries with direct access onto Clondeboy Way which leads to Helens Bay Beach
- High quality windows and doors fitted along with roof lights
- House and garage finished with a white render
- Double garage to include power and water supply

GENERAL:

- This house can be finished to the buyers exact specification
- PC allowances available on request




BROOKWOOD
Crawfordsburn, County Down

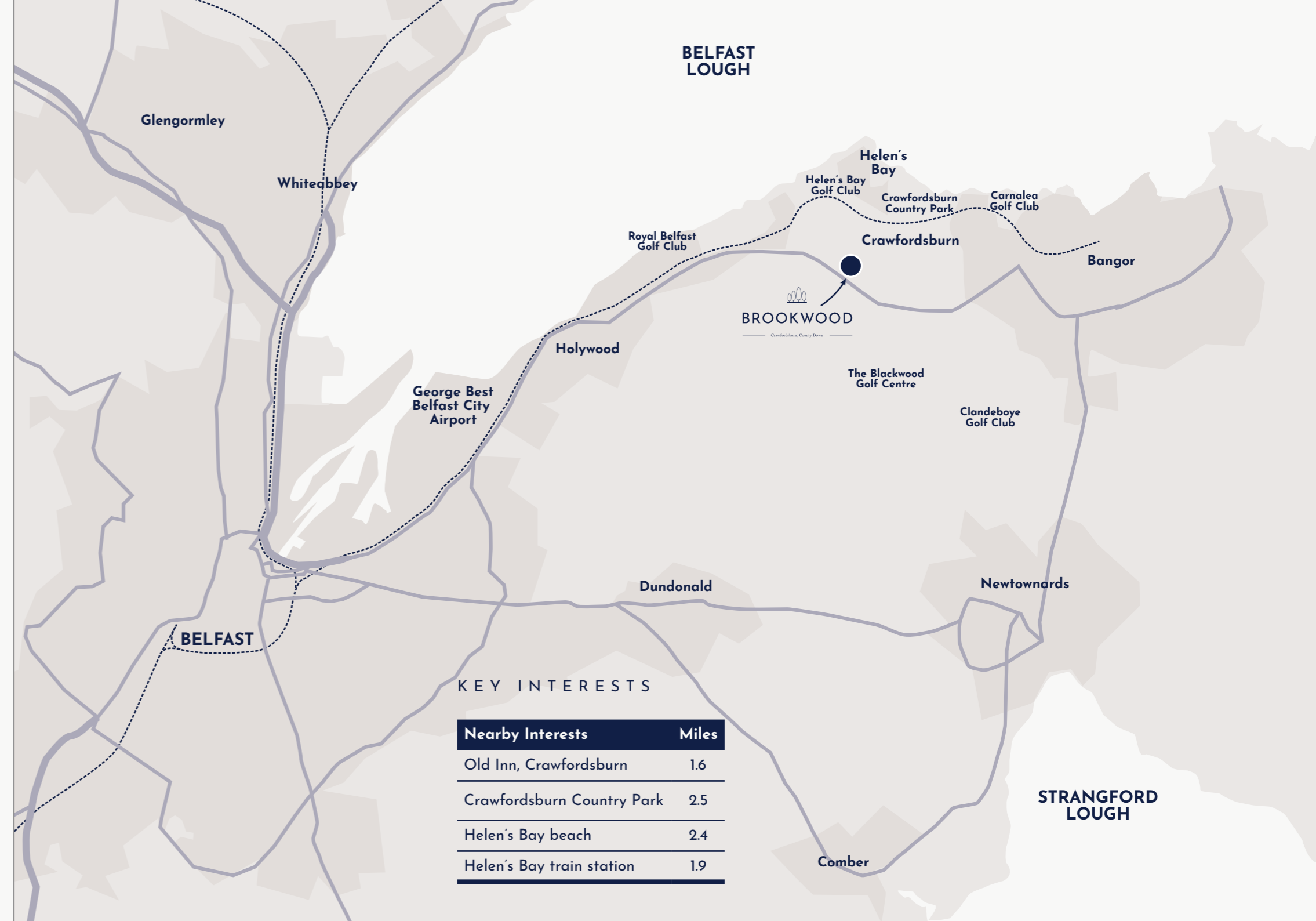
LOCATION, LOCATION, *Location*

The picturesque village of Crawfordsburn is located between Bangor and Holywood and is home to excellent beaches and scenic wooded glens, as well as an award winning hotel, village store and cafe.

Excellent transport connections, a wonderful community spirit and a highly regarded local school make Crawfordsburn well suited to families who are ready to embrace a calmer pace of life.

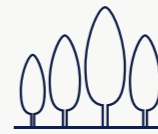
The nearest supermarkets, high street shops and cinema are in Bangor, just 3 miles away. The bustling town of Holywood (6 miles away) also has a great selection of independent shops, cafés, restaurants and galleries, while Belfast is only 15 miles away by road or rail.

Both towns offer a selection of primary, secondary, independent and grammar schooling as well as health and professional services.



KEY INTERESTS

Nearby Interests	Miles
Old Inn, Crawfordsburn	1.6
Crawfordsburn Country Park	2.5
Helen's Bay beach	2.4
Helen's Bay train station	1.9



BROOKWOOD

— Crawfordsburn, County Down —



Every Andrew Dunlop home is located, designed and constructed to deliver an exceptional living experience. Even before we acquire land for development, we take great care to understand the lifestyle aspirations and expectations of the people who will live in our homes, along with the unique characteristics of the locality and community. This ensures we deliver highly specified homes that enrich your quality of life at home, at work, in education, socially and recreationally.

DEVELOPER

Design by Cornell Studios - cornellstudios.com



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