

**RODGERS
&
BROWNE**

'Aozora' 17 Carney Hill
Holywood, BT18 0JR

Price £1,200,000



"AOZORA"
CARNEY HILL

HOLYWOOD



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&
BROWNE**

The Agent's Perspective ...

Discover the epitome of luxury living at Aozora, on Carney Hill just outside Holywood, offering the perfect blend of a serene countryside atmosphere and easy access to the amenities of Holywood's vibrant town centre, with excellent schools and transportation links just moments away.

This modern detached house boasts breathtaking panoramic views over Belfast Lough, offering you a lifestyle of tranquility and opulence. Wake up to the blue skies and sun rising over Belfast Lough, relish the tranquility of your natural surroundings, and experience the finest in contemporary living... not just a home but a lifestyle.

The house features sleek lines and a striking facade adorned with natural timber cladding in black ebony luna wood, creating a harmonious aesthetic that is simply breathtaking. With 4,000 square feet, you'll enjoy room to breathe and room to grow. Every detail of this home exudes elegance and creates a sense of spaciousness and serenity. Built to a high specification, with no expense spared in selecting the finest materials and high-end finishes, every detail reflects uncompromising quality.

The vast site provides plenty of space for outdoor activities. Imagine hosting gatherings while gazing out at the stunning vistas. The property is surrounded by lush greenery, ensuring utmost privacy.

76 High Street, Holywood, BT18 9AE

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SPECIFICATIONS...

THE MAIN STRUCTURE

DWELLING & CARPORT

Timber frame construction (with eco-joisting)
 External walls are constructed of block & render along with natural timber (Black Ebony Luna Wood) cladding
 Solid floor to Ground and First Floor
 House comes with an independent 10 year Structural warranty

HAND CRAFTED KITCHEN, UTILITY, PANTRY AND WINE CELLAR*

KITCHEN

High quality tall units to include choice of door, quartz worktops, quartz upstand and handles (or handleless)
 "Hidden" walk-through Pantry door
 Grey Bardolino oak carcass
 Central island with quartz waterfall edge worktop, seating area, localised power supply and provision for decorative lighting
 Integrated appliances to include Neff dishwasher, larder fridge, larder freezer, Hide and Slide oven, combi oven, warming drawer, Quooker hot tap and touch control induction Bora hob
 Integrated recycling bins

UTILITY

High quality units to include choice of door, handles (or handleless), quartz worktop and upstand
 Grey Bardolino oak carcass with bench seat
 Appliances include; Neff washing machine and Neff tumble dryer
 Choice of contemporary sink and tap

PANTRY

Open shelving throughout,
 Grey Bardolino oak carcass, shelves & corbels,
 Quartz worktop and upstand,
 Motion sensitive lighting,

ENSUITES & WC* by Sykes Interiors

Contemporary sanitaryware with matching taps
 Concealed cisterns with wall hung toilets
 Free standing bath (with free standing taps)
 Slimline shower trays throughout
 Recessed showers (concealed shower valves) throughout
 Localised boxed recesses within showers
 Towel radiators
 Wall hung vanity units throughout
 LED and steam-free mirrors throughout
 Recessed down lights to ceilings



SPECIFICATIONS CONTINUED...

FLOOR COVERINGS & TILING*

Choice of Kardean or tiled floors to:
 Hall
 Living/Kitchen/Dining
 Pantry
 Plant Room
 Utility
 Drawing and Family rooms
 Tiling to floors of ensuites and WC
 Full height tiling to shower enclosures and localised wet areas in ensuites and WC
 A choice of quality carpet with underlay is provided for stairs, landing, linen, bedrooms and dressing rooms

INTERNAL FEATURES

Floor to ceiling heights (approximately);
 Ground Floor = 2.7m
 First Floor = 2.55m
 Internal woodwork and ceilings painted white
 Neutral painted internal walls
 Contemporary staircase
 Square edged skirting and architrave
 Choice of contemporary solid internal doors and ironmongery
 Open shelves, drawers and taller units (grey Bardolino oak carcass) to both Main Bedroom dressing rooms
 Smoke detectors, CO2 alarms and heat detectors (as per Building Regulations)
 A generous provision of power supply points are provided throughout the house and garages (additional electrical requirements are available as an upgrade)
 TV points (with CAT 6 cabling) are provided in the Living/Kitchen/Dining, Drawing room, Family room and all bedrooms
 Mains internet cabling located in Plant room
 Pressurised water system
 Low energy led bulbs fitted throughout
 Contemporary electrical face plates to switches and sockets throughout
 Smart controlled doorbell and security alarm

EXTERNAL FEATURES

Generous granite paved area to rear of house accessed from Living/Kitchen/Dining area with granite paved paths surrounding the house
 Contemporary windows in black
 Black glazed front door and utility door
 Black aluminium oversized sliding door to patio area
 All external doors have multi point locking systems and all windows are fitted with security locks
 Stock proof fencing and hedging to boundaries
 Feature entrance pillars with granite pillar caps, cladded walls and granite entrance
 Electric gates at entrance which are automated with video and audio and are APP controlled
 Square edged granite cobbled parking area at Car Port
 Decorative gravel driveway underlaid with Gridmat
 Outside water taps
 External mood lighting surrounding house and entrance
 Two concealed storage areas within carport with remote controlled doors

ENERGY EFFICIENCY

Mechanical ventilation and heat recovery system fitted throughout
Underfloor heating to Ground Floor and First Floor
Energy package to include:
Air source heat pump
Photo Voltaic (PV) panels fitted with hot water power inverter
Cabling for EV car charging point

*Layouts have been optimised and modelled in conjunction with each of our specialist suppliers to maximise each room's potential. These layouts are changeable should a purchaser be in a signed contract prior to works commencing. All items can be personalised by the customer given the wide range of colour selections, sanitaryware, flooring and appliances available with our dedicated suppliers. Customers do have the option to upgrade flooring, sanitaryware and kitchen items beyond the standard package at an additional cost.

Additional options may be considered but can only be incorporated into the property if costs are agreed and a binding contract is in existence between both parties at the requisite stage of construction.

This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, these contents do not form part of or constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.

The Property Comprises...

GROUND FLOOR

ENTRANCE HALL

15' 12" x 12' 5" (4.866m x 3.793m) At widest points

DRAWING ROOM

20' 11" x 13' 8" (6.365m x 4.175m)

FAMILY ROOM

16' 10" x 16' 1" (5.125m x 4.903m)

LIVING/ KITCHEN/ DINING

34' 4" x 26' 1" (10.462m x 7.940m) (at widest points)

UTILITY ROOM

8' 10" x 7' 9" (2.7m x 2.35m)

PANTRY

11' 6" x 4' 11" (3.5m x 1.5m)

First Floor

LANDING

LINEN CUPBOARD

8' 12" x 5' 2" (2.74m x 1.565m)

MAIN BEDROOM

24' 8" x 18' 6" (7.525m x 5.64m)

DRESSING ROOM (1)

13' 4" x 7' 3" (4.06m x 2.2m)

DRESSING ROOM (2)

13' 4" x 7' 3" (4.06m x 2.2m)

ENSUITE BATHROOM

11' 7" x 11' 6" (3.54m x 3.5m)

BEDROOM (2)

13' 8" x 11' 8" (4.17m x 3.56m)

DRESSING ROOM

9' 2" x 7' 6" (2.8m x 2.275m)

ENSUITE SHOWER ROOM

8' 10" x 5' 11" (2.7m x 1.8m)

BEDROOM (3)

17' 8" x 11' 6" (5.39m x 3.50m) (at widest points)

ENSUITE SHOWER ROOM

9' 10" x 4' 7" (3m x 1.4m)

BEDROOM (4)

11' 6" x 10' 5" (3.5m x 3.18m)

ENSUITE SHOWER ROOM

11' 6" x 4' 3" (3.5m x 1.3m)

Outside

CAR PORT

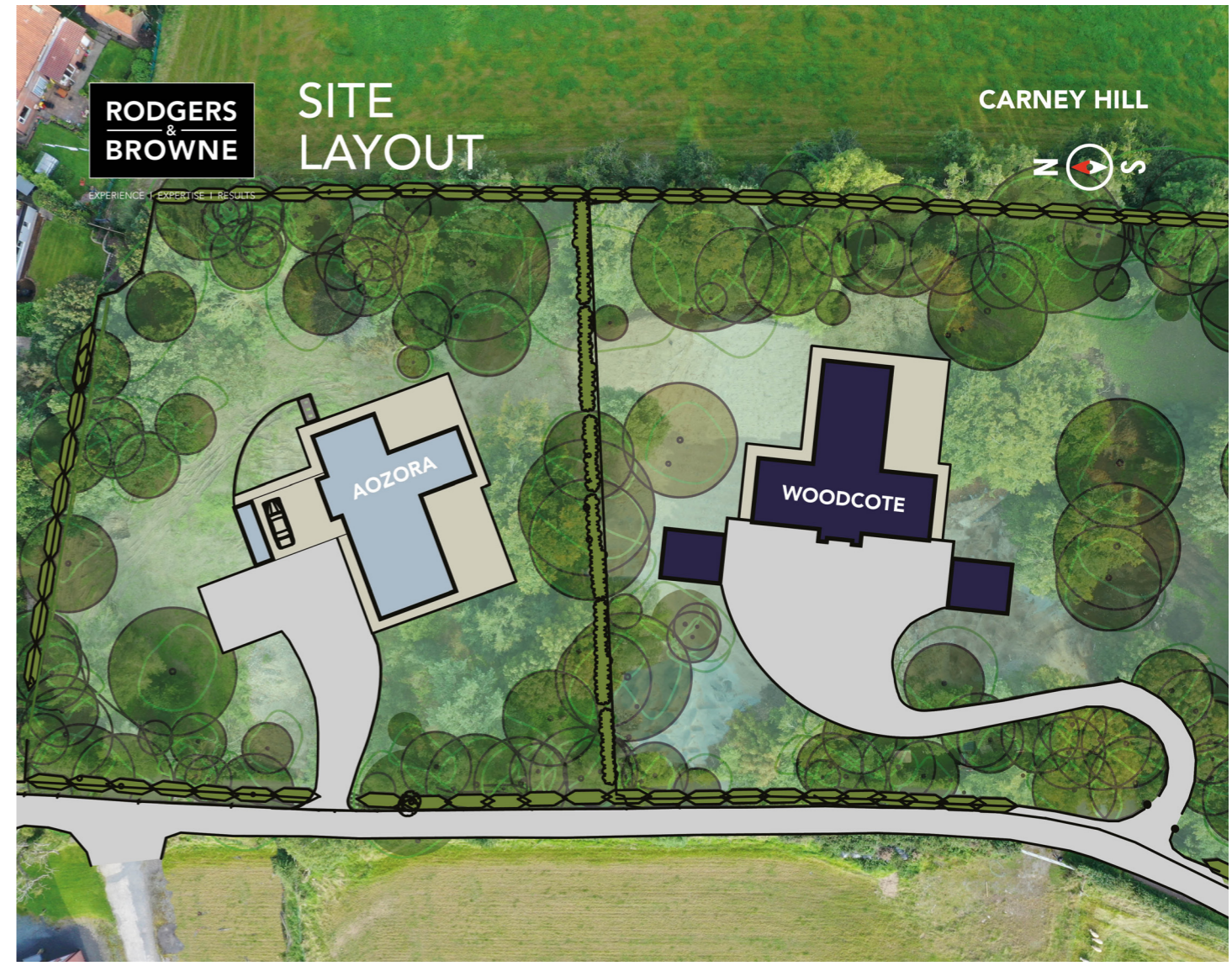
STORE (1)

9' 10" x 5' 3" (2.99m x 1.6m)

STORE (2)

9' 10" x 5' 3" (2.99m x 1.6m)





Location

Travelling along the main Bangor carriageway towards Bangor, turn right onto Carney Hill after Seahill Road and 'Aozora' is on the left hand side.

Terms Of Purchase

When a site is reserved, the purchaser will be granted not less than 8 weeks, known as the Reservation period, to sign and return the Building Agreements/Contract.

Reservations are normally only taken from purchasers who are in a position to sign a Building Agreement e.g. First time buyer, customer with their own property sale agreed, cash buyer etc. The booking deposit is £2,000 and is non-refundable.

As the purchaser you will be liable to pay 10% of a deposit (via your solicitor and minus your booking deposit) on the signing of the building agreement.

The balance will be due on completion. You will be contacted within 2-3 weeks after the booking date to confirm an appointment for selection of items included.

You will be required to have a final decision made within 2 weeks of this appointment.



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Disclaimer

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