

# BROOKWOOD CRAWFORDSBURN, BT19



TEMPLETON  
ROBINSON



Offers Around £1,250,000

*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.

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.





## INTERNAL FEATURES

### Kitchen & Utility

- Solid oak hand painted kitchen by Robinson Interiors, with Calacatta Dior Quartz worktops

### En-suites, Shower Room and Cloakroom

- Laufen sanitary ware fitted throughout
- Vanity units with wash hand basins and complementary mirrors
- Luxury tiles

### Heating

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

### Electrical

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



THE PROPERTY COMPRISES:

## GROUND FLOOR

ENTRANCE HALL: 17' 9" X 13' 2" (5.41M X 4.01M)

KITCHEN/DINING AREA: 28' 3" X 14' 10" (8.62M X 4.51M)

Solid oak hand painted kitchen by Robinson Interiors, Calacatta Dior Quartz worktops and upstands from Lamont Stone, Franke sink with Quooker tap, Siemens integrated appliances to include full size fridge, full size freezer, dishwasher, electric oven, microwave and warming drawer. Kitchen island with range of drawers and cupboard storage, Bora induction hob with downdraft extractor fan, Franke sink and tap.

LIVING AREA: 19' 5" X 11' 10" (5.92M X 3.61M)

DRAWING ROOM: 20' 2" X 14' 10" (6.15M X 4.51M)

OFFICE: 12' 2" X 11' 4" (3.70M X 3.45M) Glazed external door for separate access.

UTILITY ROOM: 13' 2" X 7' 3" (4.01M X 2.20M) Two walk in storage cupboards. High and low level units with additional integrated fridge freezer, space for tumble dryer, plumbed for washing machine and Franke sink.

CLOAKS/BOOT ROOM: 7' 9" X 7' 9" (2.37M X 2.37M)

WC: 7' 9" X 6' 8" (2.37M X 2.03M) Low flush WC, vanity unit with wash hand basin.









## FIRST FLOOR

MASTER BEDROOM: 20' 7" X 14' 10" (6.28M X 4.51M)

MASTER ENSUITE: 13' 2" X 9' 3" (4.01M X 2.81M)

WALK-IN CLOSET: 14' 10" X 7' 4" (4.51M X 2.24M)

BEDROOM (2): 14' 10" X 11' 4" (4.51M X 3.46M)

ENSUITE 2: 13' 2" X 9' 3" (4.01M X 2.81M)

BEDROOM (3): 14' 10" X 11' 4" (4.51M X 3.46M)

## SECOND FLOOR

BEDROOM (4): 21' 5" X 13' 3" (6.53M X 4.04M)

STORAGE 1: 13' 3" X 3' 5" (4.04M X 1.03M)

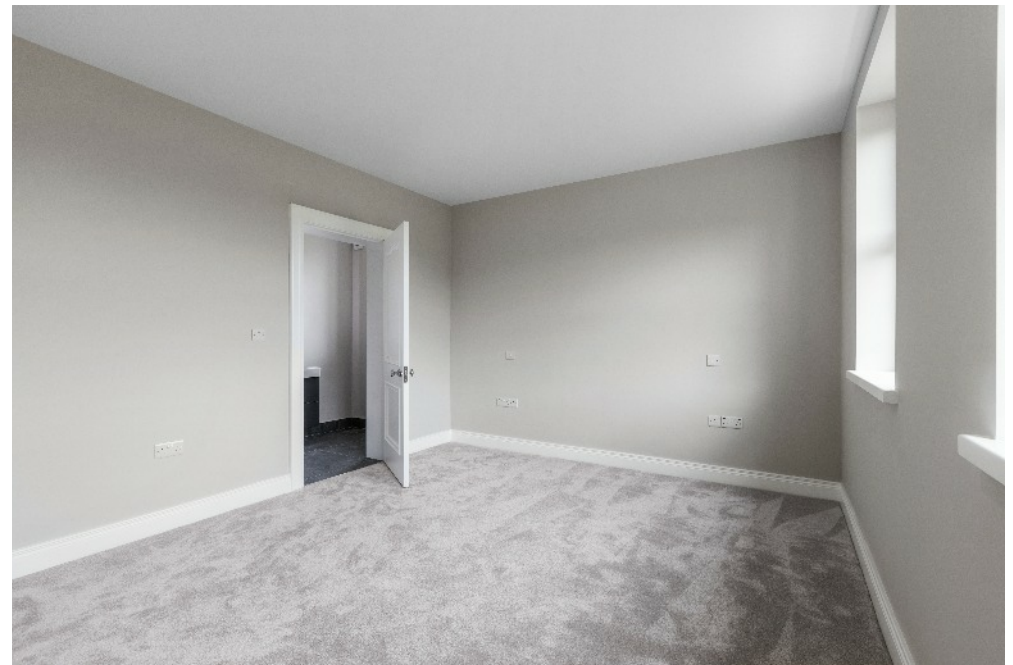
BEDROOM (5): 21' 5" X 13' 3" (6.53M X 4.04M)

STORAGE 2: 13' 3" X 3' 5" (4.04M X 1.03M)

STORAGE 3: 6' 5" X 6' 2" (1.95M X 1.87M)

BATHROOM: 12' 3" X 6' 4" (3.73M X 1.93M)

SERVICE: 6' 5" X 6' 2" (1.95M X 1.87M)









## 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 including planted bund along boundary and feature planting throughout
- Mature tree lined boundaries with direct access onto Clandeboye 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 including power and water supply

## LOCATION, LOCATION, LOCATION

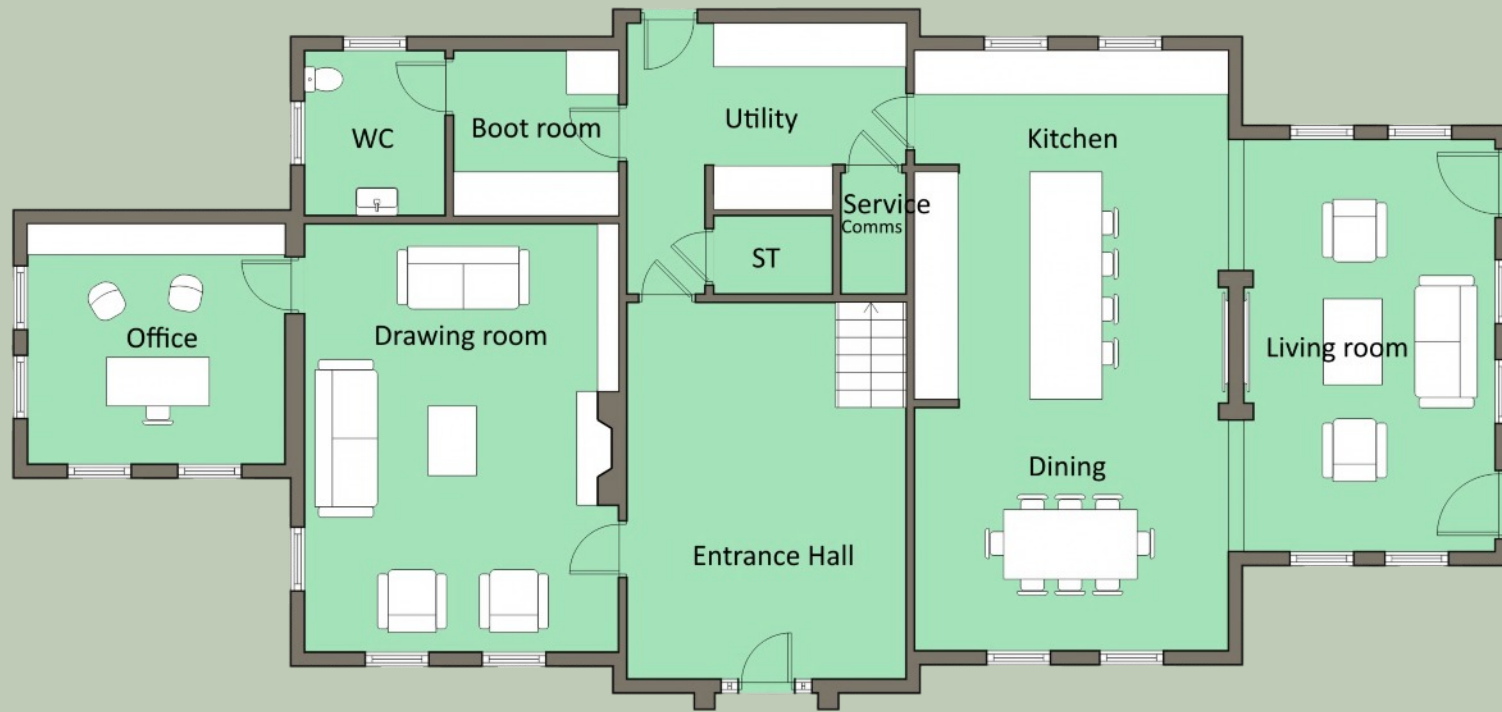
The picturesque village of Crawfordsburn is located between Bangor and Holywood and is home to excellent beaches and scenic wooded glens, as well as an award winning hotel, village store and cafe.

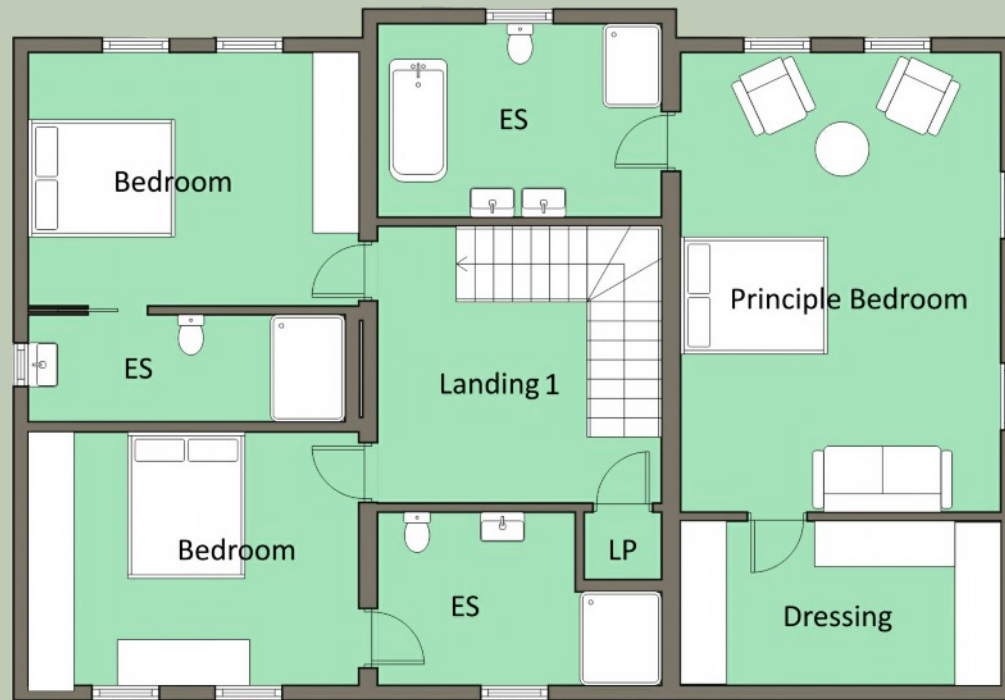
Excellent transport connections, a wonderful community spirit and a highly regarded local school make Crawfordsburn well suited to families who are ready to embrace a calmer pace of life.

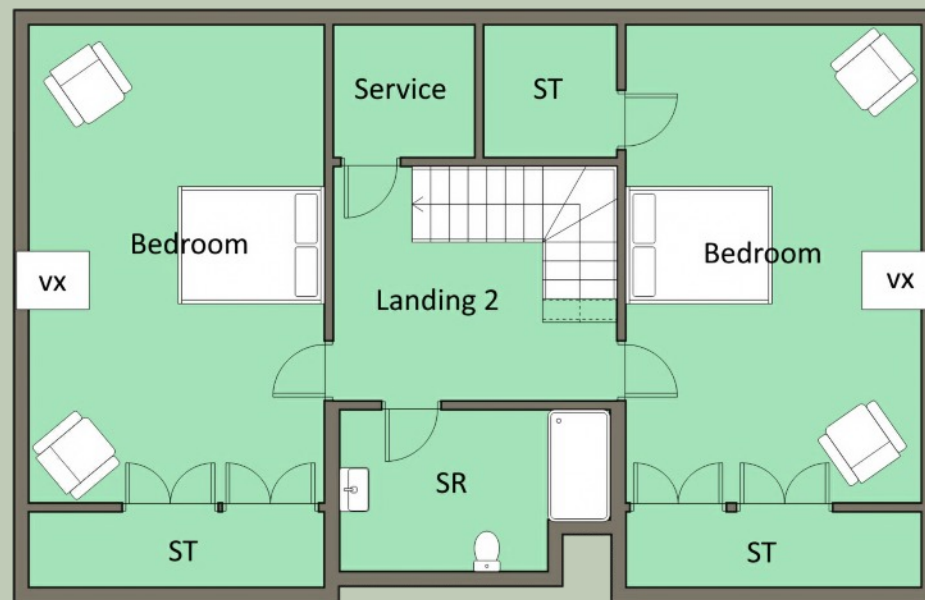
The nearest supermarkets, high street shops and cinema are in Bangor, just 3 miles away. The bustling town of Holywood (6 miles away) also has a great selection of independent shops, cafés, restaurants and galleries, while Belfast is only 15 miles away by road or rail.

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









North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

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