



THE  
**OLD ORCHARD**

SUMMERHILL • COUNTY MEATH



## WELCOME TO The Old Orchard

The Old Orchard is an exclusive new development by Kilkenny Residential, thoughtfully created to complement the character and charm of Summerhill village. This boutique scheme comprises just 16 elegant two, three and four-bedroom homes, offering a rare opportunity to join a close-knit community in a truly unique setting. Located directly within Summerhill village and only footsteps from local amenities, The Old Orchard blends convenience with the tranquillity of country living.

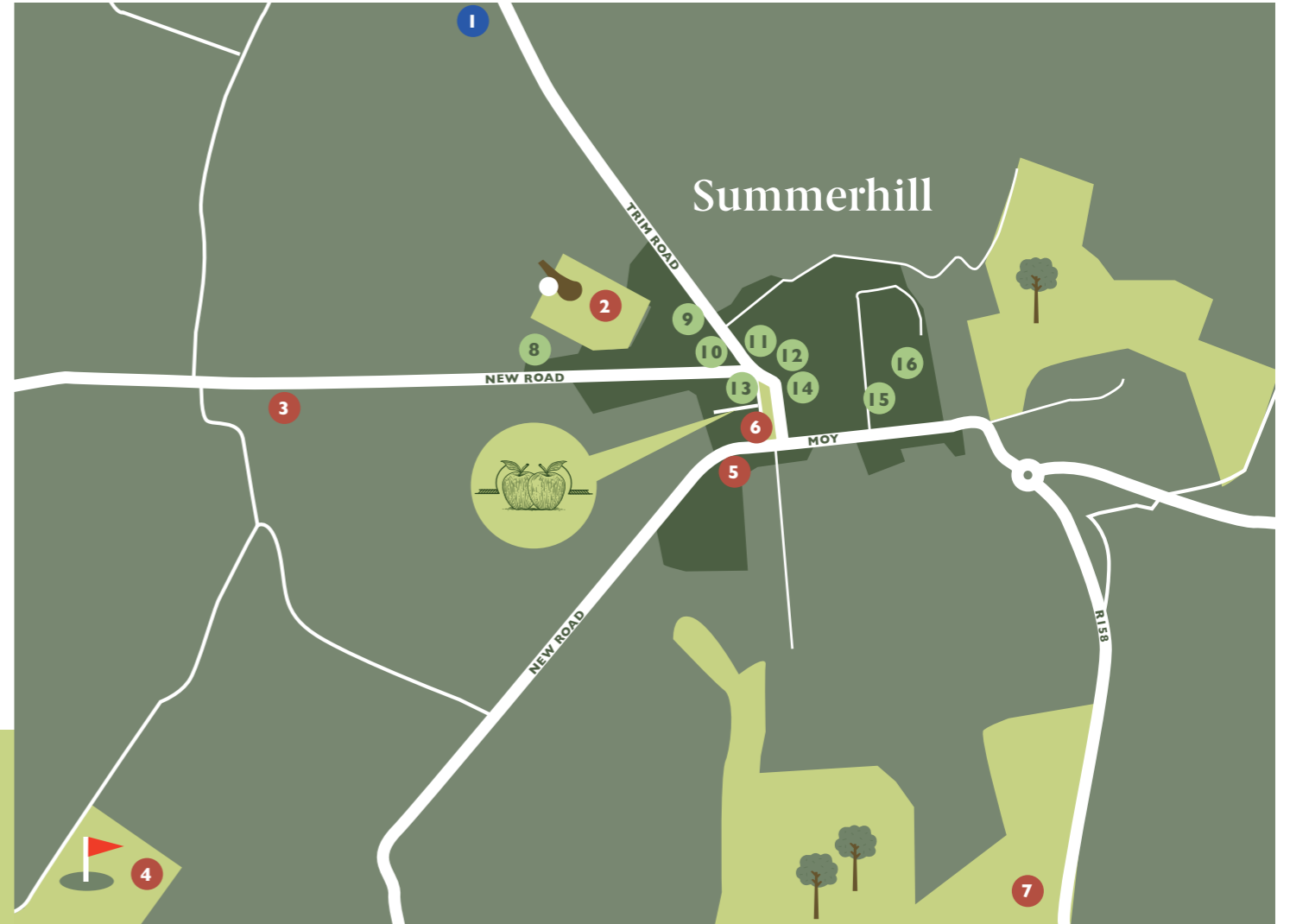
## FINISHED TO AN EXCEPTIONAL STANDARD

Each home at The Old Orchard has been finished to an exceptional standard, with thoughtful attention given to comfort, style and longevity. Front driveways are paved and complemented by soft landscaping, while the generously sized rear gardens feature paved patio areas, lush lawns and secure post-and-panel fencing.

High-performance futureproof double-glazed uPVC windows and a robust timber front door with a three-point locking system ensure both efficiency and security.

Externally, the houses combine contemporary plaster finishes with durable brick slip detailing, complete with black roof tiles and refined sandstone and concrete sills.





## A TRUELY HISTORIC VILLAGE SETTING

The Old Orchard enjoys a truly historical setting in the heart of Summerhill Village, a picturesque Georgian village built around its distinctive historic green. Originally developed to serve the grand Summerhill House estate, once one of Ireland's most impressive country residences and home to the Langford family, the village still retains the elegance and structure of its planned origins.

Summerhill itself provides excellent local services, making it a superb location for families. The village is home to a highly regarded primary school, a thriving GAA club, community centre, local shops and welcoming pubs, ensuring all the essentials of village life are just a short stroll from your doorstep.

- |                                |                                  |
|--------------------------------|----------------------------------|
| 1. Dangan National School      | 9. Pharmacy                      |
| 2. Summerhill G.F.C            | 10. J Foxy Cafe                  |
| 3. Summerhill Football Club    | 11. Centra                       |
| 4. Summerhill Golf Club        | 12. Shaws Pub                    |
| 5. Summerhill Community Centre | 13. Celtic Chocolates            |
| 6. The Green                   | 14. Chubby Gingers               |
| 7. Summerhill Wood             | 15. Summerhill Hardware          |
| 8. Summerhill Medical Centre   | 16. Summerhill Enterprise Centre |





THE IDEAL BLEND OF RURAL TRANQUILITY AND MODERN CONNECTIVITY.



## PERFECTLY POSITIONED IN SOUTH MEATH



The village's location provides swift access to the M3 and M4 motorways.



Commuters benefit from a four-times-daily bus service to Dublin City Centre.



Kilcock's commuter rail station, just minutes away, offers regular train services to the capital.



Maynooth and Trim offer an array of extensive retail options like Tesco, Aldi and Dunnes.



Just minutes away from some of Ireland's finest golf courses including Summerhill, Carton House, Knightsbrook and Kileen Castle.



Leisurely walks in Summerhill Wood, along the River Boyne and at Porphfields in Trim are all close by.

# SPECIFICATION

## Front Driveways

- Front driveways are paved.
- Soft planting to front driveway.

## Rear gardens

- All rear gardens are generously paved with lawns throughout.
- Gardens are enclosed by a combination of post and panel.

## Windows & Doors

- High-performance Futureproof double-glazed uPVC windows.
- Each house benefits from a high-performance timber front door with three-point locking system.

## External Finishes

- The houses are completed in a combination of contemporary finishing plaster with a brick slip finish.
- Black roof tiles as roof cover.
- Sandstone & concrete sills.

## Internal finishes

- All homes feature a contemporary timber stair with solid oak handrails.
- High density insulation is provided throughout each home to provide a warm, comfortable A rated energy efficient house.
- All homes come fully painted.

## Bathrooms and En-suites

- Designed with a contemporary feel and have ample space
- Luxurious En-suite bathrooms in all houses.
- Generous contemporary tiles covering wet walls and surround tiling to bathroom and en-suite.
- High quality sanitary ware in all bathrooms.

## Kitchens

- The kitchens by Fitzgerald Kitchens completed in an in-frame flat style door.

## Electric and heating

- Wired for an exterior electric car charging point.
- Energy efficient A rated air-to-water heat.
- Mechanical ventilation.
- The heating system provides on demand hot water 24 hours a day.
- Numerous lighting points are provided throughout including low energy LED down lighters and pendant lighting.
- A generous allocation of sockets.

## Wardrobes

- Wardrobes are provided in select bedrooms, supplied by Fitzgerald Kitchens.

## WARM & COMFORTABLE A-RATED ENERGY EFFICIENT HOMES



# INTERIORS AT THE OLD ORCHARD



# THE OLD ORCHARD SITE LAYOUT

## HOUSE TYPES

- The Alder**  
3-Bedroom Semi-detached House  
104.7 sq m / 1,127 sq ft
- The Juniper**  
4-Bedroom 3 Storey Semi-detached House  
144.8 sq m / 1,559 sq ft
- The Pine**  
3-Bedroom Terraced House  
104.7 sq m / 1,127 sq ft
- The Hawthorn**  
3-Bedroom 3 Storey Terraced House  
119.2 sq m / 1,283 sq ft
- The Ash**  
3-Bedroom Terraced House  
104.7 sq m / 1,127 sq ft
- The Rowan**  
3-Bedroom Semi-detached House  
109.2 sq m / 1,175 sq ft
- The Beech**  
3-Bedroom Semi-detached House  
103 sq m / 1,109 sq ft
- The Oak**  
2-Bedroom Semi-detached House  
90.6 sq m / 975 sq ft



NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY.

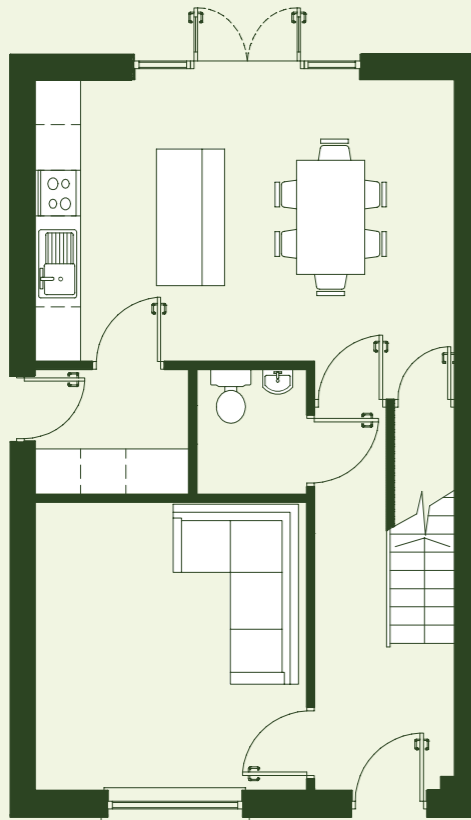


# THE ALDER

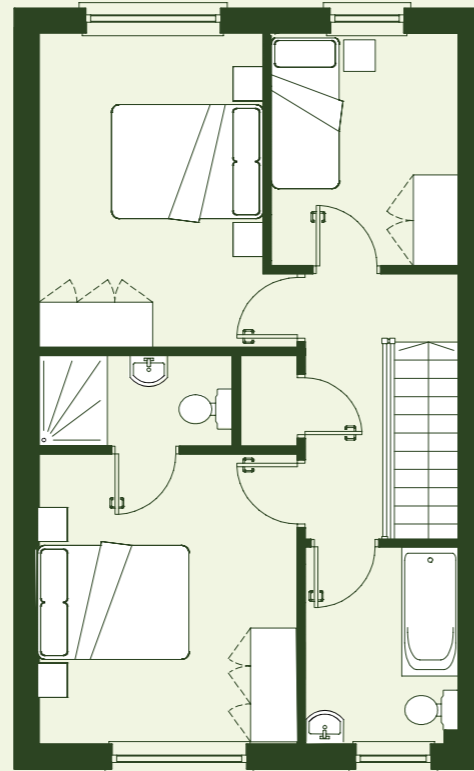
3 Bedroom Semi-Detached House

No. 1 & 6

104.7 sq m / 1,127 sq ft



GROUND FLOOR



FIRST FLOOR

NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY.

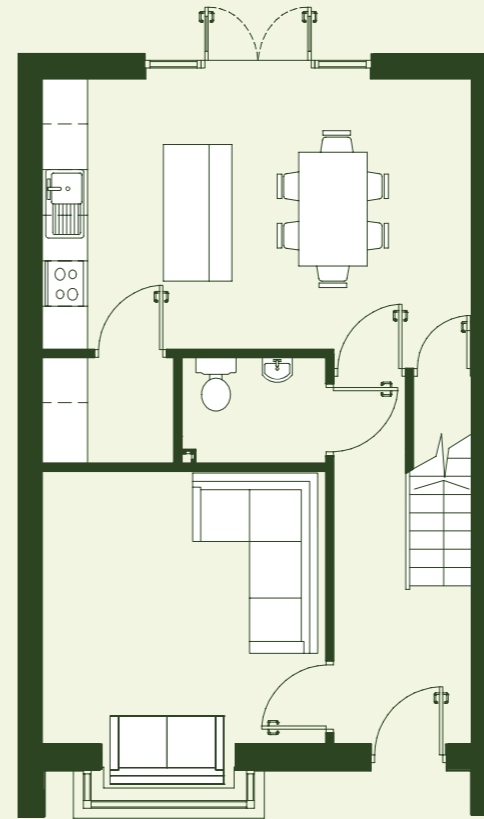


# THE PINE

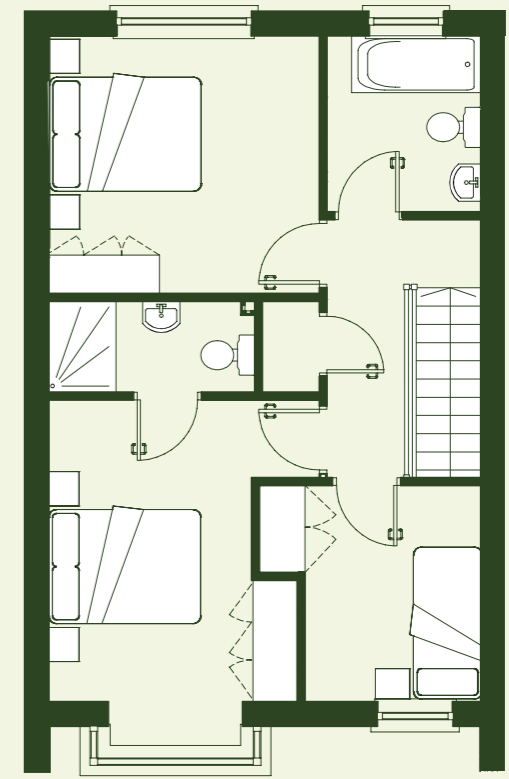
3 Bedroom Terraced House

No. 2 & 5

104.7 sq m / 1,127 sq ft



GROUND FLOOR



FIRST FLOOR

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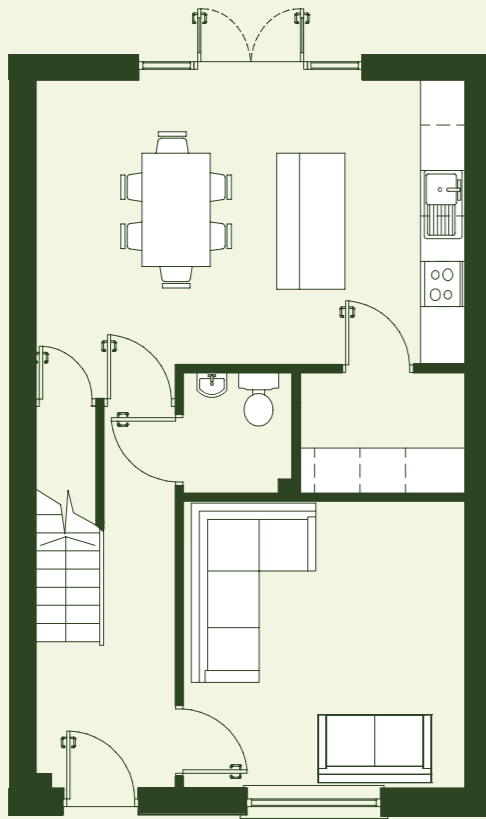


# THE ASH

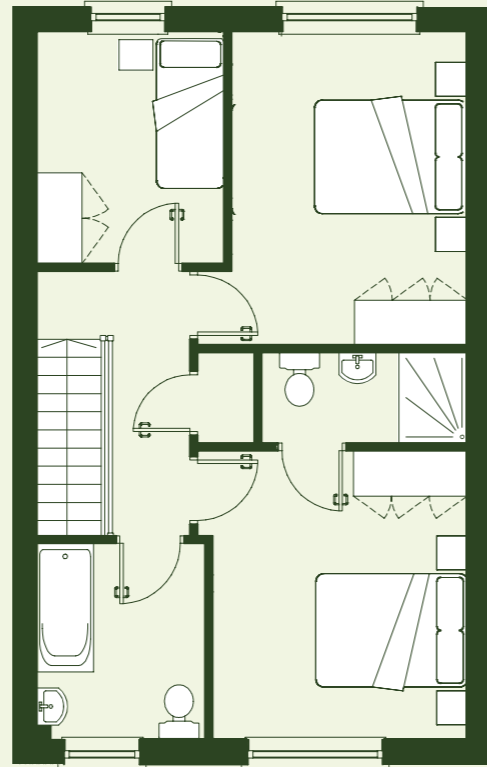
3 Bedroom Terraced House

No. 3 & 4

104.7 sq m / 1,127 sq ft



GROUND FLOOR



FIRST FLOOR

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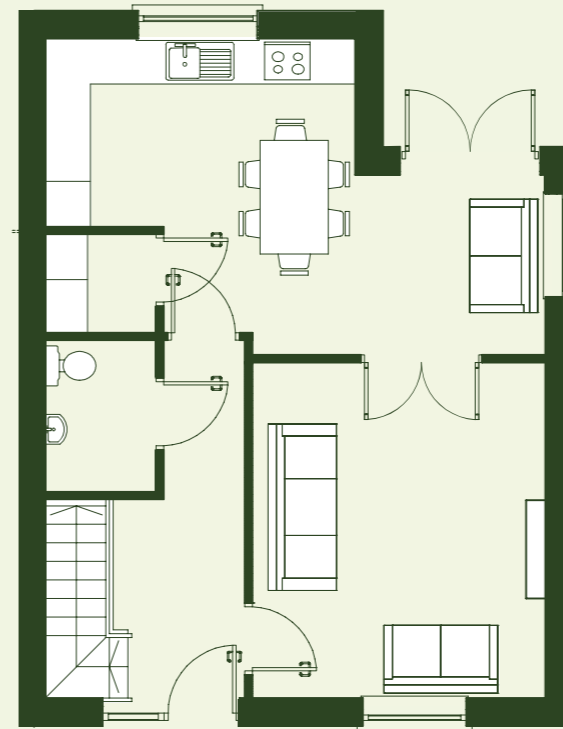


# THE BEECH

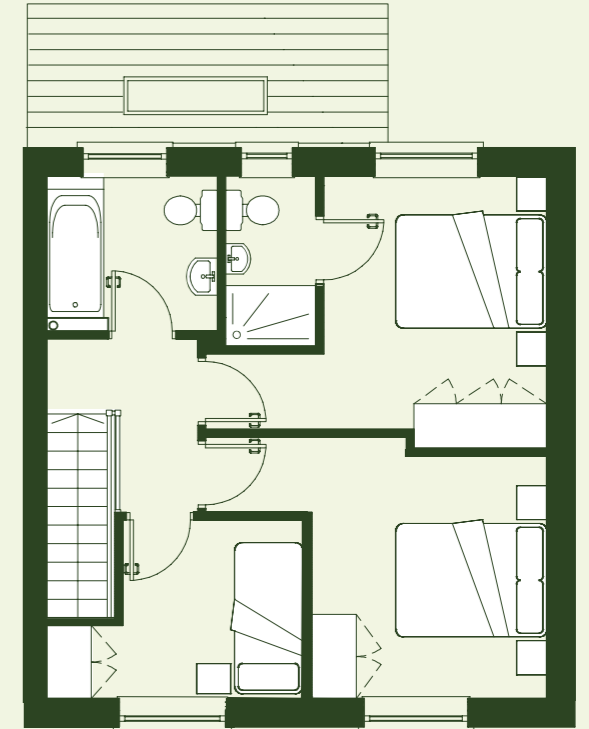
3 Bedroom Semi-detached House

No. 10 & 11

103 sq m / 1,109 sq ft



GROUND FLOOR



FIRST FLOOR

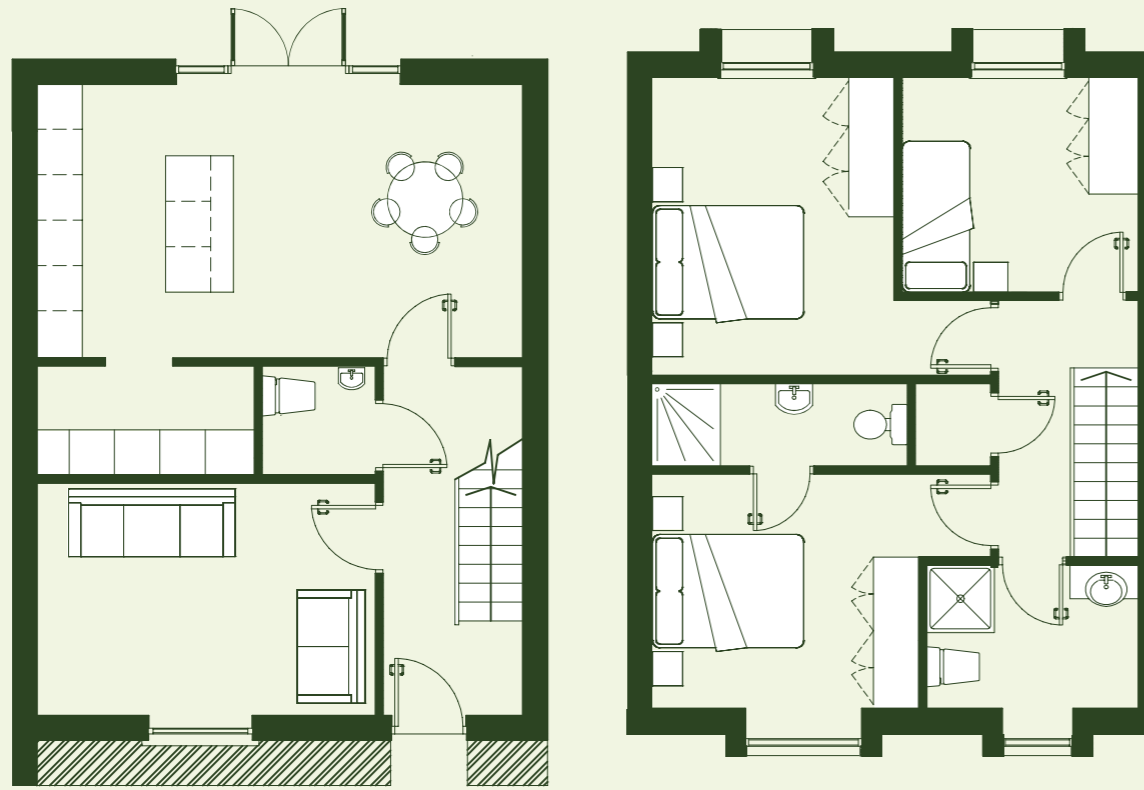
NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY.

# THE ROWAN

3 Bedroom Semi-detached House

No. 9A

109.2 sq m / 1,175 sq ft



GROUND FLOOR

FIRST FLOOR

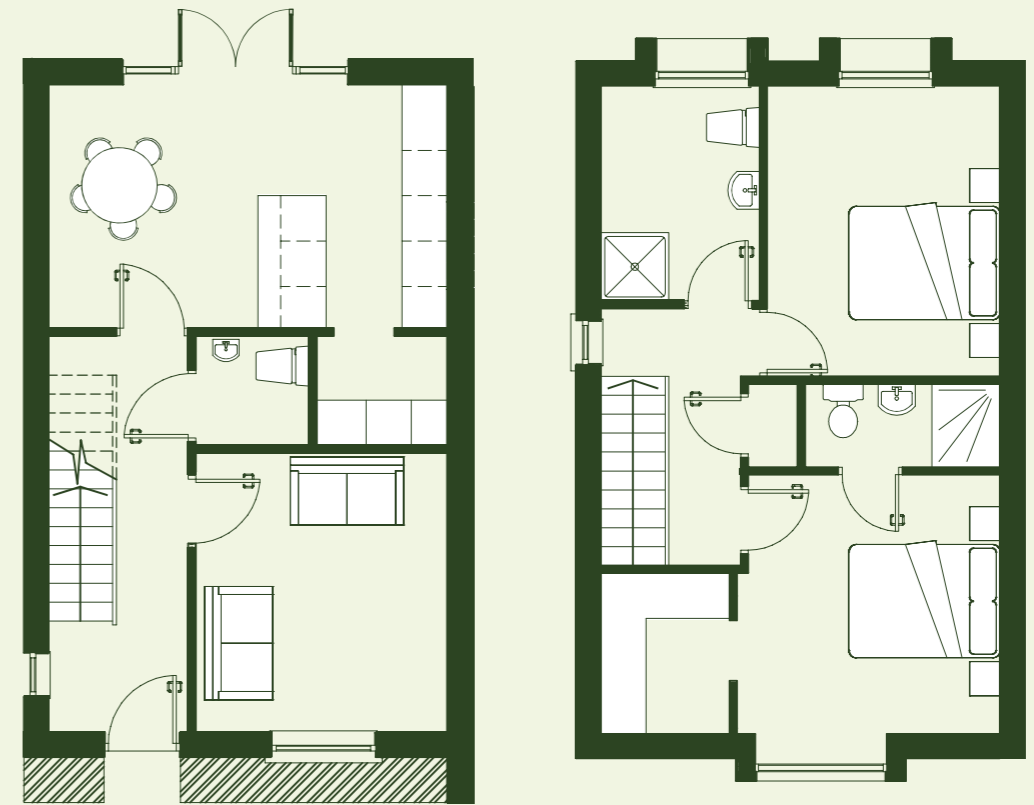
NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY.

# THE OAK

2 Bedroom Semi-detached House

No. 10A

90.6 sq m / 975 sq ft



GROUND FLOOR

FIRST FLOOR

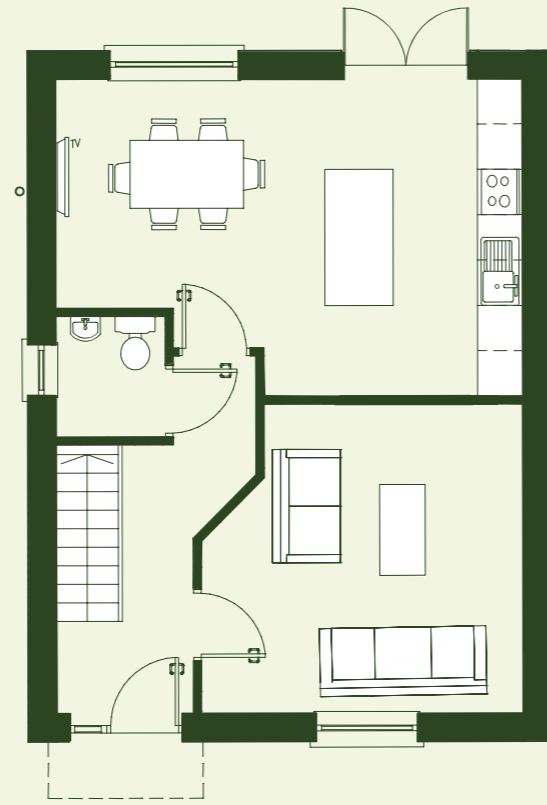
NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY.

# THE JUNIPER

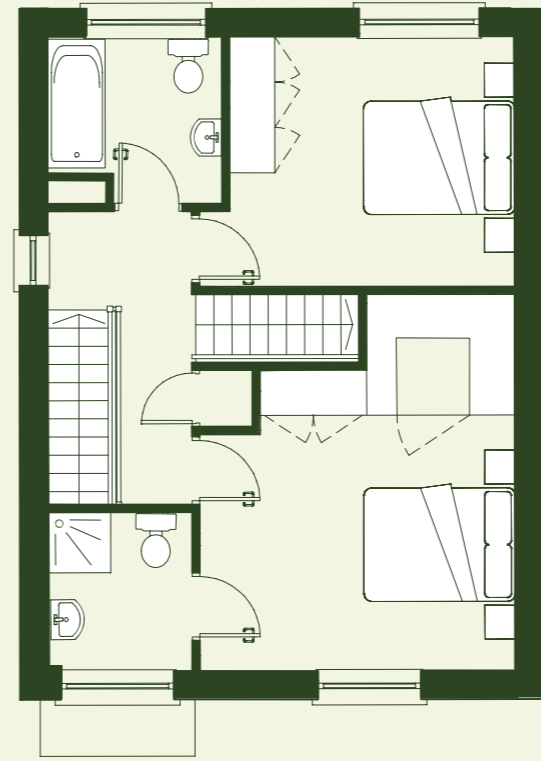
4 Bedroom 3 Storey  
Semi-detached House

No. 7,9,12 & 14

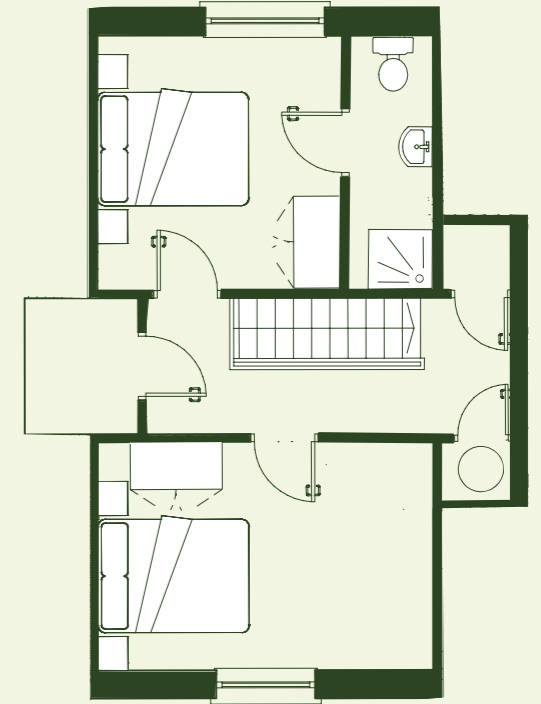
144.8 sq m / 1,559 sq ft



GROUND FLOOR



FIRST FLOOR



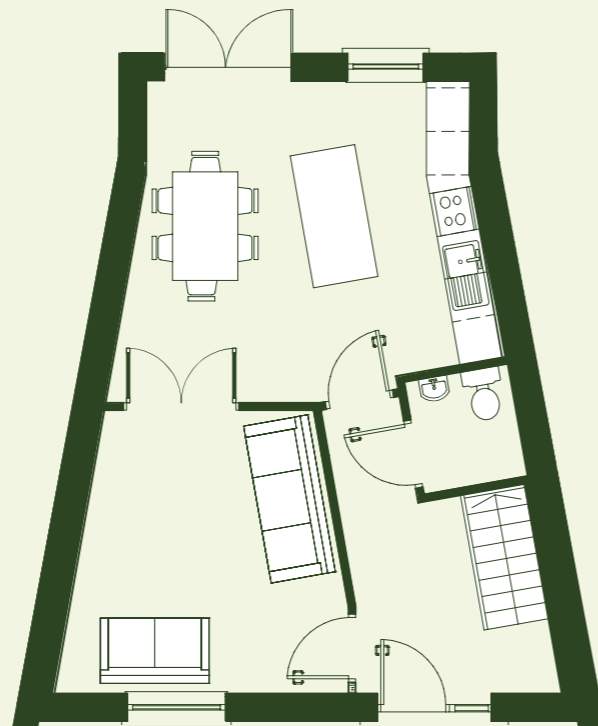
SECOND FLOOR

# THE HAWTHRON

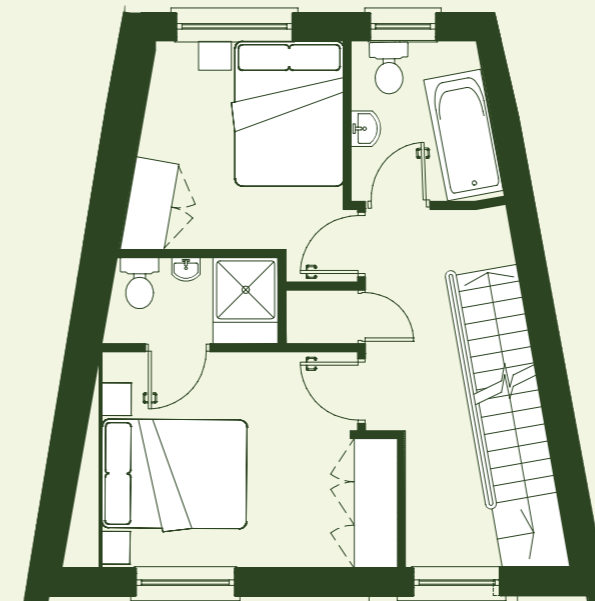
3 Bedroom 3 Storey  
Terrace House

No. 8 & 13

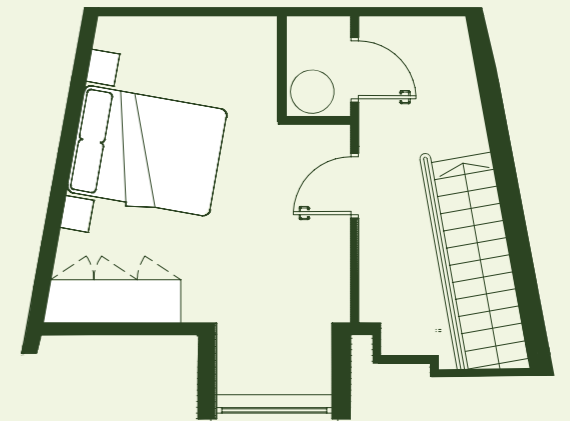
119.2 sq m / 1,283 sq ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

NOT TO SCALE.  
FOR ILLUSTRATIVE PURPOSES ONLY.

BER Bating



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Homes built by



Selling Agents



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