



Riverwood Lodge

Whitechurch Road, Rathfarnham, Dublin 16



RIVERWOOD LODGE, Whitechurch Road, Rathfarnham, Dublin 16



Superb New-build Detached House



Stunning Litchford-built four/five-bedroom detached house, set in private mature woodland setting on the banks of the River Glín





RIVERWOOD LODGE

- Stunning Riverwood Lodge is a large new luxury 4/5 bedroom detached residence c. 317 sq.m (c. 3,412 sq.ft) in a prime South Dublin location, in a private mature woodland setting on the bank of the River Glin, with c. 0.356 acre grounds that include hard and soft landscaping.
- The Grange Golf Club is just across the road over the wall which in turn is next to the amenity rich Marlay Park offering over 300 acres of premium outdoor recreation space. The Slang River Greenway to Dundrum and the Wicklow Way both begin in Marlay Park, the latter is the gateway from Dublin to the 127 km hiking route through the Wicklow Mountains.

A WORLD APART

- Riverwood Lodge and its mature gardens are dedicated to the art of living, everything, both inside and out contribute to an idyllic living environment.
- Here the Litchford team has dedicated their attention to creating a tranquil home at peace with its uniquely enchanted setting. It is a focused exercise in minimalist design, natural materials, calming comfort, quality craftsmanship, sustainability and above all a heightened relationship between inside and out.
- Riverwood Lodge benefits from a superb South Dublin location with the city centre and the M50 easily accessible, from here, residents can enjoy easy access to all the amenities that Dublin has to offer.
- Riverwood Lodge is an architectural gem, a perfect blend of architecture and nature, which contribute to this home of outstanding design and quality in a truly exceptional setting for family life. Welcome to a world apart, at Riverwood Lodge.
- Approached from Whitechurch Road, flanked by its high walls and tall trees, you enter Riverwood Lodge by crossing over the River Glin.
- Living at Riverwood Lodge presupposes a lifestyle of exceptional comfort in a place conducive to relaxing, refreshing and recharging, in a home of outstanding quality surrounded by a wide selection of premium amenities.



- While elegance defies definition, the Litchford Team has arrived at a consensus; It is an ideal of good taste, natural materials, based in symmetry, proportion and beauty of form and function, it is informed by both classical and contemporary elements and Riverwood Lodge is a veritable masterclass in the subject that delivers an architectural masterpiece inseparable from its surroundings.
- The hand of the craftsman is everywhere in the exquisite interiors where the ground floor 3 metre ceilings and tall 2.4 metre internal doors give expression to the finely finished light filled rooms where large windows frame the verdant views.
- Every detail at Riverwood Lodge delivers contemporary quality and sleek elegance. From the energy efficient A Rated heating provided by a Samsung heatpump to the exceptional windows and external doors that offer market leading thermal efficiency, it's all part of a specification that delivers reassuring quality that is designed to stand the test of time.
- At ground level superb spaces flow to provide for easy family living, while upstairs four large bedrooms provide each resident with uncompromised comfort and each with their own quality private space and all with exemplary ensuites. The primary bedroom also has a large balcony/roof terrace.

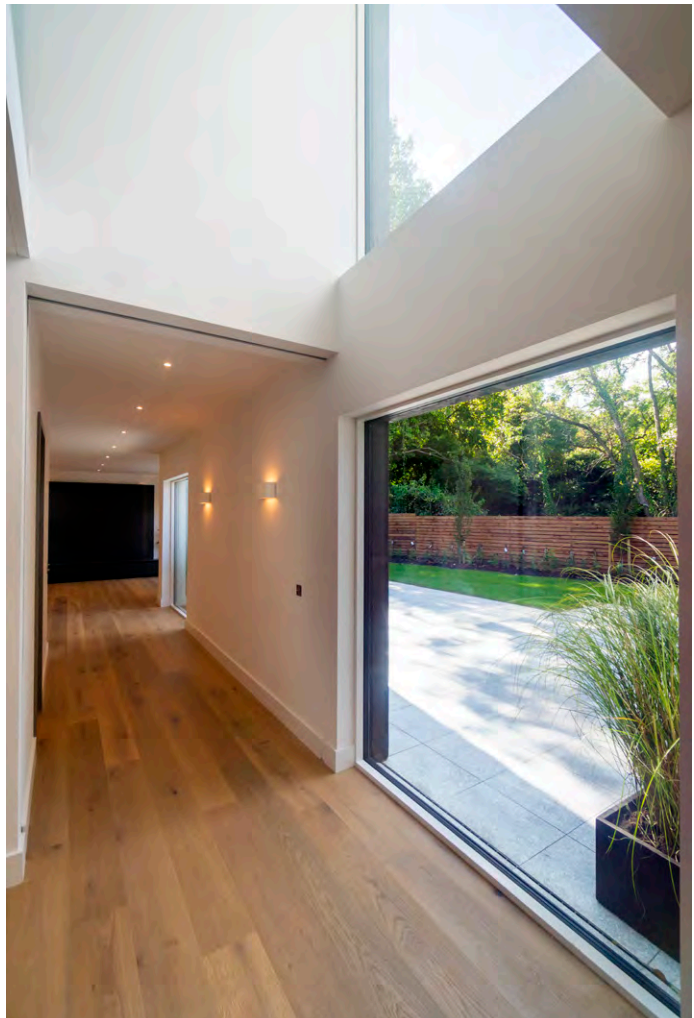
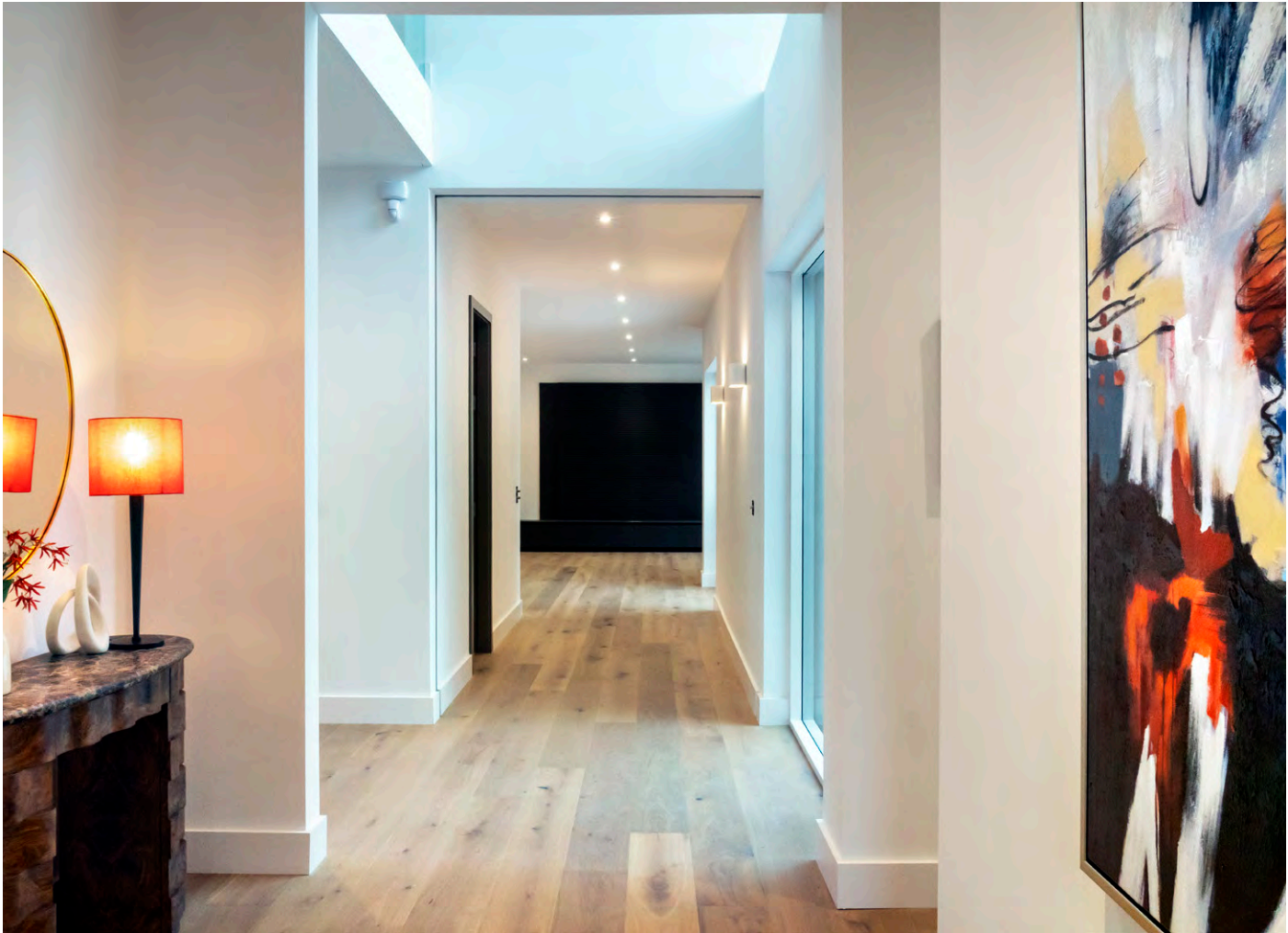




AN AMENITY RICH SETTING

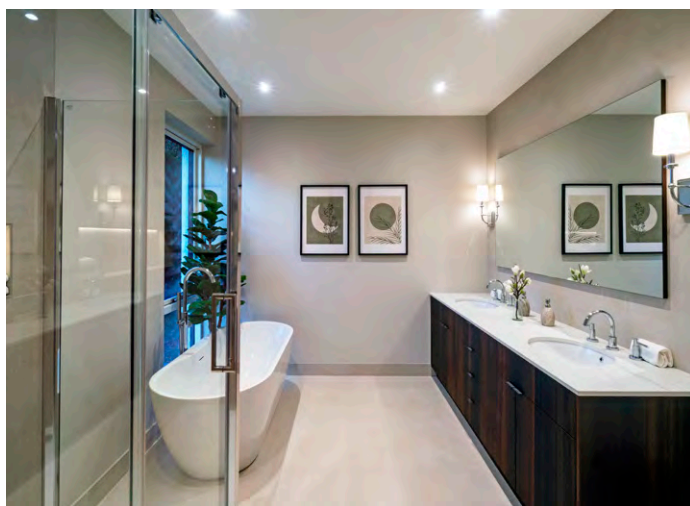
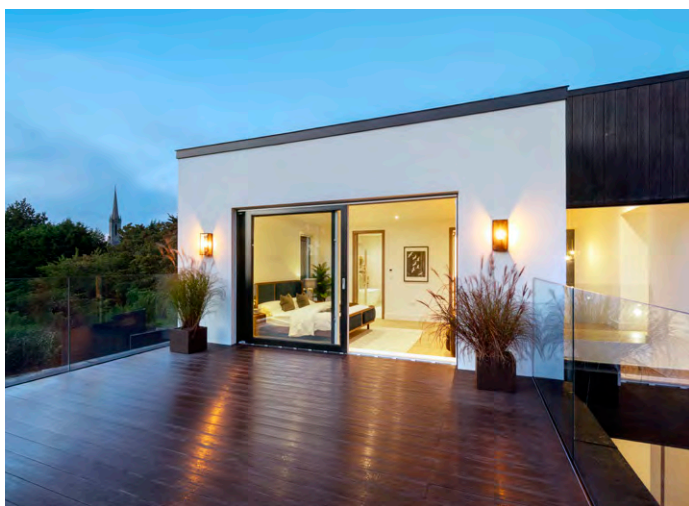
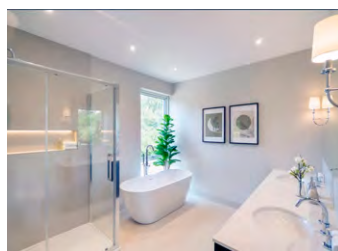
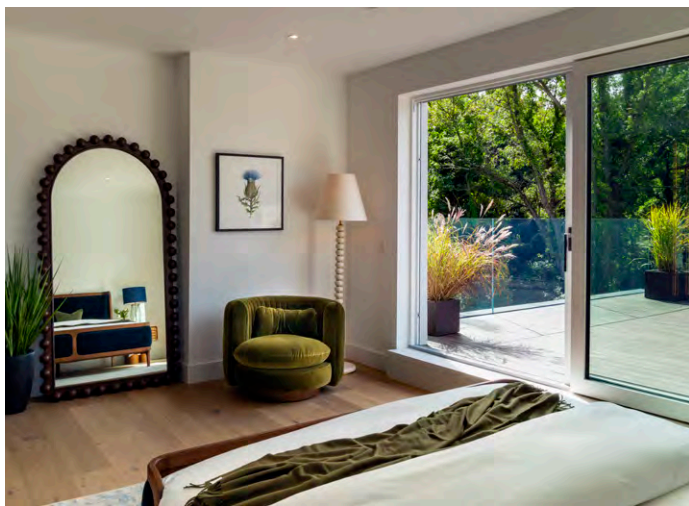
- Riverwood Lodge is within walking distance to the cafes and leisure amenities of Marlay Park, while there are restaurants, shops, boutiques and salons at Rathfarnham Village and both Nutgrove Shopping Centre and Dundrum Town Centre are near by. There are splendid local schools including; primary school at Whitechurch National School, and St Columba's College, one of Ireland's most exclusive secondary schools a few minutes away, while there are many excellent secondary schools locally including Loreto High School, Beaufort for girls and Coláiste Éanna for boys.
- Taking Whitechurch Road south from Riverwood Lodge and left onto College Road, one can access the rear of Marlay Park that opens to the world of amenities within. Here walks and cycle paths link to the front gates and onward via the Slang River Greenway to The Dundrum Centre, creating an excellent circuit for walking or cycling. Here too is the start / end point for The Wicklow Way, Dublin's favourite hiking route that stretches for 127 km deep into the Wicklow Mountains where exceptional scenery awaits in the "Garden County".
- The Three Rock Hotel is also located near by and is well known for its excellent traditional fare. Progressing a little further up Kilmashogue Lane are forest walks and ancient passage tomb, while turn onto Kellystown Road for Kellystown Equestrian Centre and Ticknock Mountain Biking Trails. Riverwood Lodge enjoys easy access to a world of amenities on the door step, it's a veritable playground for all ages.

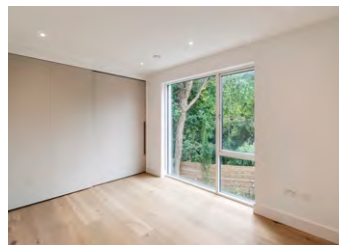












SPECIFICATIONS

Entrance:

- 3 metre high covered entry, lit and detailed in attractive Pigmento Brown Zinc.
- Contemporary perfectly detailed door by Carlson with adjacent fixed panel window.

Entrance Hall:

- Bright 3 metre high entrance hall.
- Featuring an exquisite custom, fully glazed disappearing pocket door leading into the Kitchen/dining/living room
- Stairs: Artfully designed stairs featuring a fully glazed wall on the half landing and expertly engineered glass balustrades at top of the stairs and overlooking the double height atrium featuring a stylish contemporary Bon Tempi pendant light.

Internal Doors:

- All custom made 2.4 metre high doors painted in Winter Wren, a rich brown with a mid taupe undertone.
- Fitted with contemporary stylish soft action ironmongery in a Nickle finish.

Kitchen:

- State of the art Italian Pedini kitchen by McAuley Kitchens.
- Matt vinyl and dark wood grain finish
- Silestone Quartz worktop in Ethereal Haze.
- Sleek "Edge" sink.
- Quooker Tap in Brushed Steel.



List of fitted Appliances:

- Siemens Appliances:
- Single Oven
- Combi Microwave Oven
- Downdraft integrated in 80cm Hob
- Integrated Dishwasher
- Tall Integrated Fridge in kitchen
- Tall integrated freezer in wine room
- Evoline Flip socket on Island

Walk in Pantry/Wine Room:

- Pedini wine room & walk in pantry designed by McAuley Kitchens In a dark wood veneer finish with Keyla 20mm Dekton worktops and lit mirrored back splash Complete with the Caple two zone wine cooler

Living/Dining Room

- Stunning 2.8 metre custom Pedini fitted media wall unit, in a dark wood finish with Keyla 20mm dekton top and slatted Pedini wood and Kelya Dekton wall panel with discrete ambience lighting.



Laundry/Utility Room:

- Matt vinyl units in Cashmere with 20mm Blanco Quartz top and sink
- Tall unit with sockets for charging Dyson!
- Convenient Clothes drying rail over sink.
- Complete with Bosch free standing washing machine and tumble dryer

Bootroom:

- Matt Vinyl built in Unit by McAuleys in a Cashmere Finish with 4 door hinged storage and 40mm oak laminate seating area with coat hooks above

Downstairs Bathroom:

- Full bathroom with walk in shower with an ambient lit recessed shelf and extensive under lit mirror cabinets with sleek dark interior and glass shelving and a 20mm Dekton top

Sitting Room Unit:

- Large, fitted bookcase/media unit by McAuleys in an oak stain with a built in 2metre electric fire and tasteful back lit mirrored shelving.

Plant Room:

- Vent-Axia heat recovery unit and Alarm

Understairs:

- Floored, sensor lit accessible storage

Primary Bedroom walk in wardrobe:

- By McAuleys finished in a luxurious dark wood veneer floating style vanity area with an abundance of natural light and extensive shelf lighting, with panelling and mirrored back tall units with angle shoe shelves and top glass shelve with mirrored back
- 2 extra tall units with sleek pull-down rails and fitted chest of drawers, tall long hanging unit with shelving

Primary Bedroom Ensuite:

- Generous double vanity unit in a dark walnut finish with a luxurious matt Dekton top.
- Sleek walnut framed custom mirror with elegant wall lights either side and stylish 3 hole taps.
- Free standing bath with floor standing curved tap & shower
- Comfort height floor standing WC Shower with contemporary shower enclosure Ambient lit recessed shelf in shower

Bedroom 2

- Walk in wardrobe in dark wood veneer with shelving with extensive lighting, long & standard hanging and a built in chest of drawers.
- Stunning full length arched mirror



Bedroom 3 & Bedroom 4 Sliding Wardrobes:

- Stylish, sleek, contemporary sliding wardrobes in a Matt Vinyl Cashmere finish with dark wood veneer interior with shelving, long & standard hanging and built in chest of drawers

Ensuites : Bedroom 2, 3 & 4

- All 3 bedrooms are ensuite and boast a five-star luxury fitout with large shower enclosures in each
- Bespoke mirrored glass wall units for storage with led lighting and contemporary dark interiors
- Extensive high quality porcelain floor & wall tiling with incorporated shelving features in all ensuites

External Finishes

- Riverwood Lodge boasts a spectacular palette of finishes including; Shou Sugi Ban timber cladding, acrylic render, cedar and zinc detailing, granite patios, frameless glass balcony balustrades, concealed rainwater pipe work and Aluclad Carlson windows and doors.

Heating, energy and the environment

- The "A Rated" heating is provided by means of a Samsung Heat pump, which provides extremely economical and climate friendly energy which powers the underfloor heating throughout. Each habitable room has separate temperature and time control. The heating system can be further controlled by Smart App via a NeoHub and enabling smart features such as Geofencing

Ventilation System

- The Heat Recovery Ventilation system supplies a constant stream of fresh air, reduces condensation and dust while recovering 90% of the heat energy from the air expelled from the house thus saving significantly on heating costs.

Pressurised Water

- The internal water supply is pressurised, with the supply and booster pump located centrally in the plant room

Electrical

- Extensive contemporary LED ceiling surface lights throughout and first floor low level corridor lighting
- Cat 6 wiring throughout
- Intruder alarm fitted
- Smoke, fire and carbon monoxide alarms fitted

Smarthome, Media & Communications

- Riverwood Lodge is designed to be smart home friendly, and supports; smart switches, blinds, curtains, Alexa, Google Assistant, Apple Homekit, Nest, IFTTT, Sonas and Heatmiser stats and other smarthome services.
- Wired for TV, Broadband and telephone to a central hub in the plant room that can support Sky, Virgin or Eir services. More information available at <https://www.home-assistant.io/> and <http://www.shelly.cloud/en-ie>

Guarantee

- Riverwood Lodge is covered by a 10 year Homebond guarantee scheme







GROUND FLOOR

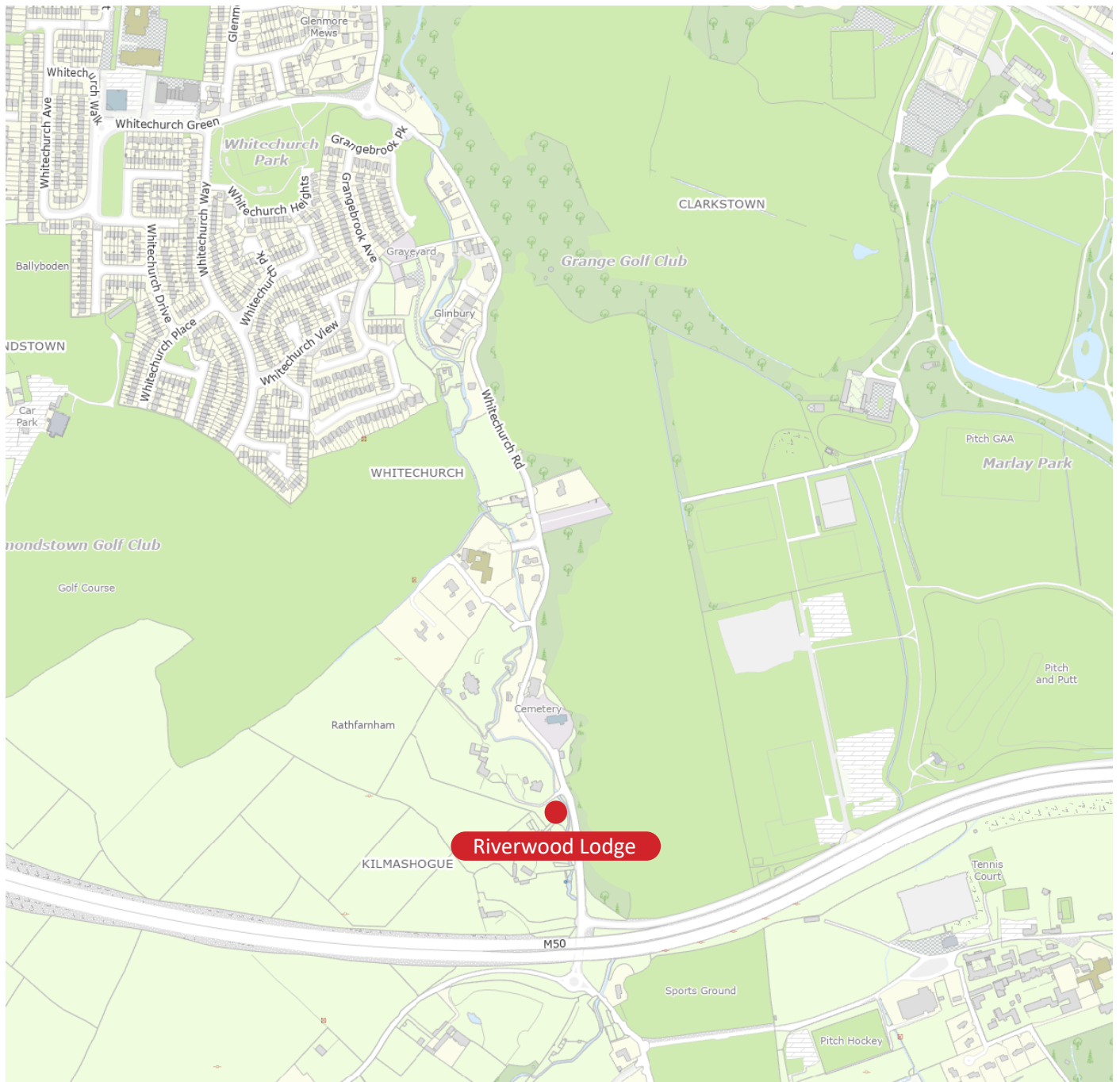


Entrance Hall		
Sitting Room	4.9m x 4.5m	16'1" x 14'9"
Study / Bedroom 5	4.7m x 3.2m	15'5" x 10'6"
Boot Room	2.7m x 1.6m	8'10" x 5'3"
Plant Room / Store	2.7m x 1.8m	8'10" x 5'10"
Downstairs Bathroom	4.2 m x 1.8m	13'9" x 5'10"
Kitchen	6.7m x 3.5m	21'10" x 11'6"
Laundry/Utility Room	3m x 2.3m	9'10" x 7'6"
Pantry/Wine Room	3m x 2.3m	9'10" x 7'6"
Dining/living Room	8.2m x 4.9m	26'10" x 16'1"

FIRST FLOOR



Primary Bedroom	4.9m x 4.5m	16'1" x 14'9"
Ensuite	3.5m x 2.9m	11'6" x 9'6"
Walk in Wardrobe	3.5m x 2.1m	11'6" x 6'10"
Balcony/Roof Terrace	5.5m x 4.9m	17'11" x 16'1"
Bedroom 2	2 3.2m x 3.1m	10'6" x 10'2"
Ensuite & Walk in Wardrobe		
Bedroom 3	5.5m x 3.2m	17'11" x 10'6"
Ensuite		
Bedroom 4	4.8m x 3.4m	15'8" x 11'2"
Ensuite		
Home Office/Store	4.m x 1.8m	13'1" x 5'11"



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BUILT BY:

Litchford Build. For more information, and to see past projects, visit www.litchford.ie

TERMS:

For Sale by Private Treaty

VIEWING:

Strictly by appointment

BER Details:

BER A2

BER No. 118790120

Energy Performance Indicator: 26.1 kWh/m²/yr



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