

10 WINTON ROAD

Ranelagh, Dublin 6

FOR SALE

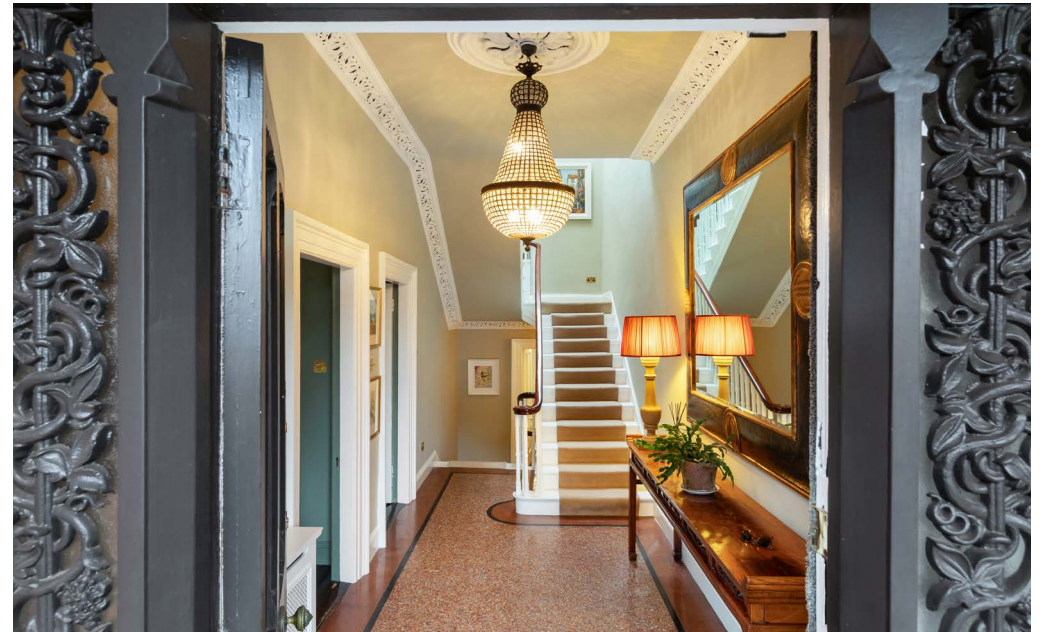


BER Exempt

10 WINTON ROAD

10 Winton Road is one of those special properties, set on the corner of Leeson Park, tucked away on a quiet side road adjacent to Fitzwilliam Lawn Tennis Club, all within easy walking distance of St Stephens Green.

Finished to the highest of standards, with many original Victorian features together with the top end modern conveniences, this blended with a sunny south west facing private garden provides the perfect family residence.







ACCOMMODATION

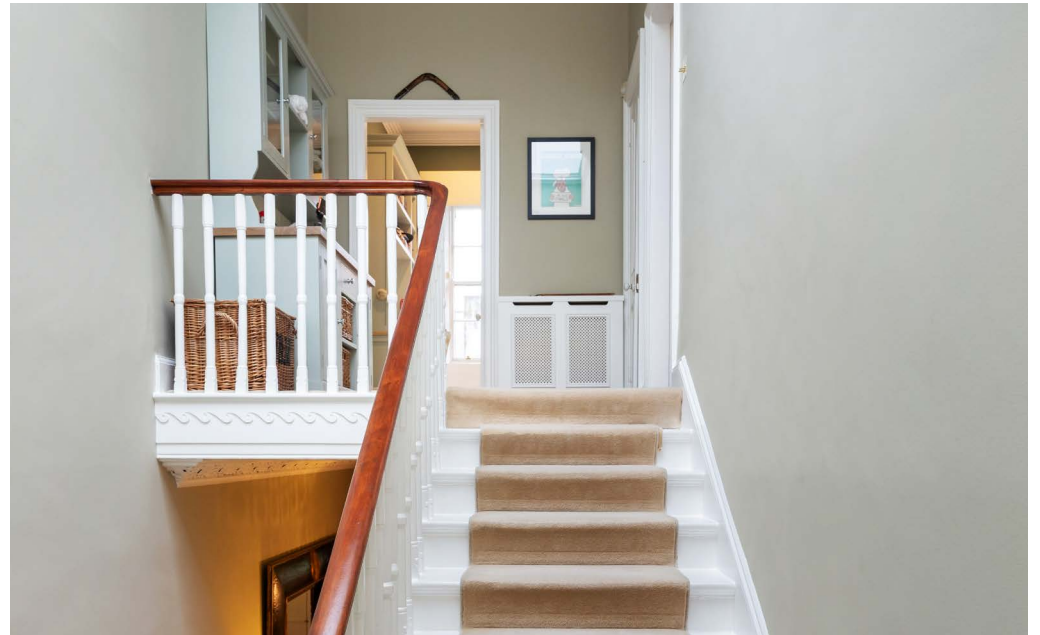
No. 10 extends to approx. 310 sq. m / 3,346 sq. ft. and is situated on 0.3 acres. The property is approached via a set of stunning wrought Iron double gates which opens into a gravelled driveway.

A flight of Granite steps leads to the front door with beautiful archway and glass fanlight. Once inside the entrance hall, it is hard not to be impressed by scale and style of this home with its impressive high ceilings and classic Victorian features. There are many period features evident throughout which include detailed cornicing, ceiling roses and a surprise being the Terrazzo floor in the hallway which adds a touch of Venetian elegance.

The first reception room is located to the left and features two picture sash windows with working shutters, white marble fireplace and dark stained pitch pine timber flooring. Double doors lead into the second reception room featuring a Newcastle design library unit with two more sash windows overlooking the side garden. Additional detailing in both these rooms include intricate ceiling roses and cornicing.







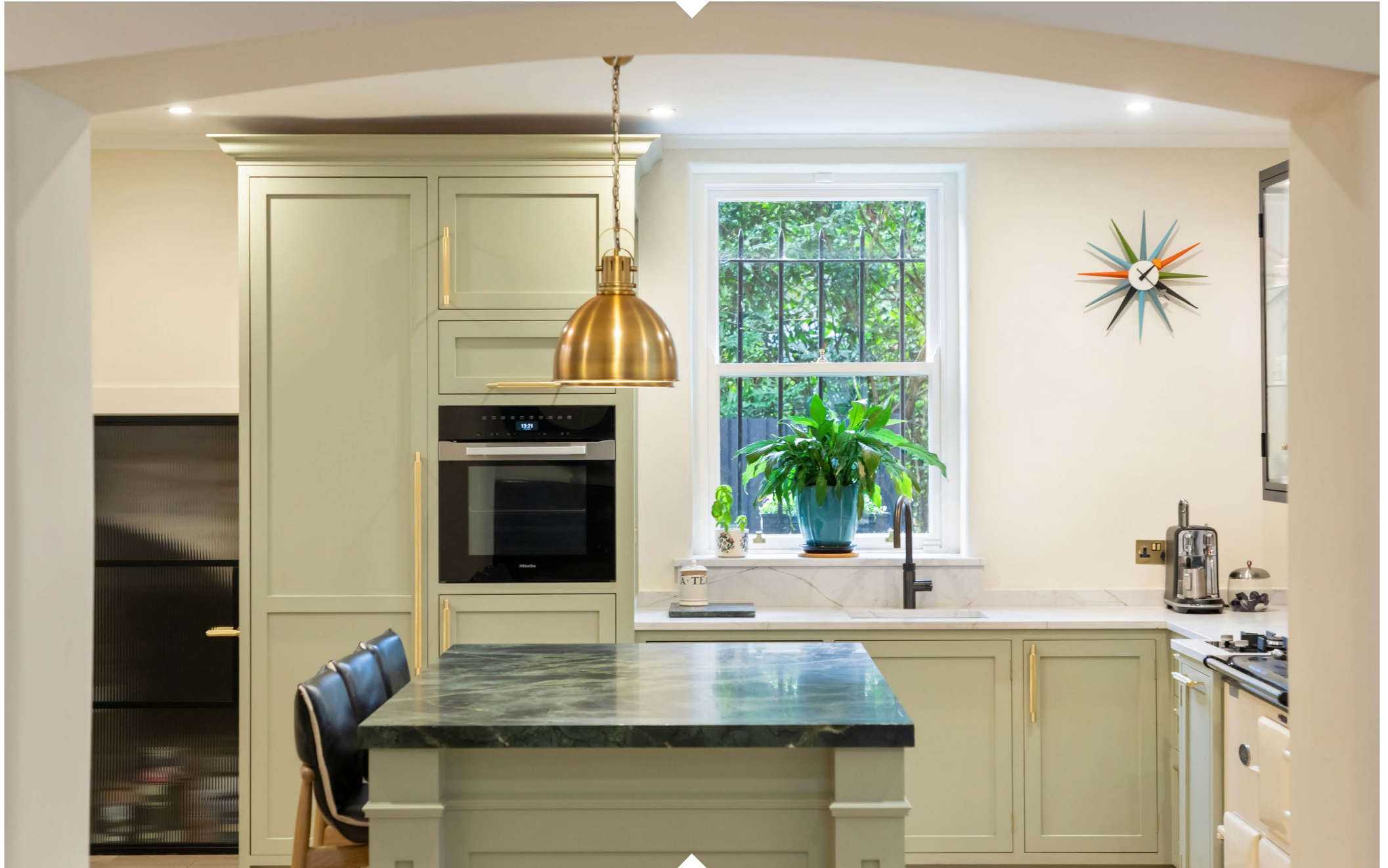


ACCOMMODATION

On the hall level return is a large double bedroom which also looks onto the side garden. There are two double bedrooms on the first floor. To the front, is a spacious double bedroom which looks out onto Winton Road, this room boasts a bespoke Newcastle design wardrobe and workstation.

The master bedroom benefits from detailed features including the beautiful sash windows and cornicing. A walk-in wardrobe off this bedroom leads directly into a large, tiled ensuite with jacuzzi bath and shower. A large glass skylight floods the landing with natural light. On the first-floor return is the fourth bedroom and a bathroom with shower and a bath. A hot press completes the accommodation on this floor.







ACCOMMODATION

On the garden level, the kitchen and dining area together form one impressive, open plan space fitted and finished to the highest of standards by Newcastle Design: to include bespoke wall and floor units, Aga cooker, all Miele appliances including electric oven, twin gas hobs, Quooker tap and a centre island with Miller Brothers marble work surfaces. Off the kitchen is a pantry with custom built in storage and a coal store which is tucked away behind a glazed door. Additional accommodation on the garden level includes a tiled wet room, under stairs built in storage and a laundry room with fitted units and Belfast sink. There is a lovely garden room off the kitchen finished in full length wall panelling. Doors open out to a patio area which is ideal for al fresco dining and outdoor entertaining.





GARDENS & LOCATION

Outside, a wrought Iron Garden gate leads to the side south westerly garden which is its own little oasis away from the bustling city. The garden is extremely large and is sheltered with mature trees. An AstroTurf lawn allows for low maintenance; there is also a custom-built store/gym/home office in the garden together with pedestrian entrance onto Leeson Park. To the front is a gated gravelled driveway with off street parking, a second security gate leads one into the extensive side garden a third security gate also allows direct gated access to Leeson Park.

No. 10 enjoys one of Dublin's most convenient and

popular locations having all of Ranelagh's many amenities nearby. It is within easy walking distance of both the City Centre and the village of Donnybrook with their array of fashionable shops, boutiques and restaurants. A wide range of recreational facilities are nearby such as Herbert Park with its 32 acres of grounds catering for an extensive range of amenities. Also close by are the Aviva Stadium, the RDS Show grounds and around the corner, Fitzwilliam Lawn Tennis Club. There is an excellent choice of schools and third level colleges on hand to include St. Conleth's College, Sandford Park, St Michael's College, Loreto

College St. Stephen's Green, UCD and Trinity College. This particular address manages to blend the most desirable residential features with superb proximity to the CBD. It affords residents the opportunity to be immersed in some of the city's most atmospheric sporting and entertainment events while still providing a secluded and exclusive residential environment.

LOCATION MAP

Click below to view the location map for 10 Winton Road



PROPERTY DETAILS

FEATURES

- Gas fired central heating & Alarm system
- Intricate cornicing
- Timber sash windows
- Off street parking
- Southwest side garden
- Pedestrian access to Leeson Park, EV charger in front drive.



SIZE

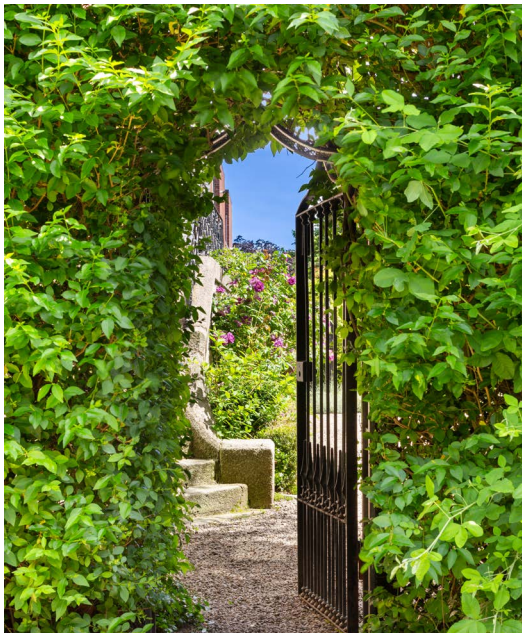
310 sq. m / 3,346 sq. ft Approx.

BER

BER: EXEMPT

VIDEO

Click link below to view virtual tour



VIEWING

By appointment with Knight Frank.

CONTACT



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FLOOR PLANS



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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