



# BERESFORD PARK

SUMMERHILL, CO. MEATH



# BE PART OF SOMETHING SPECIAL AT BERESFORD PARK

Beresford Park is the latest new development by Hora Homes. Following on from other highly regarded developments in Dunshaughlin, Trim and Athboy, Hora Homes will continue the tradition of offering homes of superior quality and specification. Beresford Park offers a low-density development on a mature site fronting Summerhill Demesne, seat of the Rowley Langford family.

Beresford Park comprises 40 three and four bedroom houses located within the heart of the charming rural village of Summerhill.

Externally the houses will be finished in a rich red brick with our trademark limestone window and door surrounds. The windows are by Grady Joinery and have an Edwardian detail. All houses have high quality parkland iron railings and hedging separating driveways. The development has been designed in such a way that gardens on all of the houses are not overlooked.

The Hora Purchaser Pledge of only selling to genuine owner occupiers will apply, a promise which ensures a stable community in which to create your first home, raise your family or downsize into.

Beresford Park will bring a high quality residential community in the heart of a fantastic country village.



BERESFORD PARK  
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## THE LOCATION

Summerhill is a charming Georgian Village set around an historic green. Summerhill was a planned village serving one of Ireland's finest country estate, Summerhill House, which was home to the Langford family. The house which contained over 100 rooms was destroyed in a fire in 1921. However, the village retains its formal setting with a village green at the gates of the estate.

Summerhill is very well located, being c.10km (7 minutes drive) from both Kilcock and Trim, offering easy access to the M3 and M4 motorways. For those travelling to Dublin, there is a bus service to the city centre four times a day and a regular commuter rail service in Kilcock. Maynooth which is within 15 minutes-drive is widely regarded as one of the country's finest provincial towns. The town boasts a University, the Five Star Carton House Hotel and Golf Course, a train station and excellent retail facilities with Manor Mills Shopping Centre, Tesco, Lidl, ALDI and Dunnes Stores all located within the town.

The Heritage Town of Trim is also within ten minutes-drive, offering three Golf Courses, three hotels, two leisure centres and miles of public walks along the river Boyne and grounds of Trim Castle. Summerhill has excellent family services including a primary school, a GAA Club and community centre.



Summerhill Village



Commuter Rail Network



M3 Motorway and Park & Ride



# An Exquisite Specification by Hora .....

## External Finish

Externally, the houses will be finished in a rich redbrick with limestone window surrounds. The windows are by Grady's Joinery. The roofs have been finished in the highest quality flat black tile, similar to our developments at Langford Park in Summerhill and Grange Park in Dunshaughlin.

## Landscaping

Great care is being taken to retain a number of large mature trees. The feature entrance and decorative railing will form a distinctive frontage to Beresford Park. Each house will be beautifully landscaped. Front boundaries will be defined by a mixture of decorative iron railings, hedging and walls. The houses have large paved areas for two cars, side passages with fitted door and an extra wide path to the rear of the house. Outside lighting and power points are fitted as standard.

## Bathrooms

All bathrooms come fully tiled. Contemporary bathroom ware, shower enclosures, showers and heated towel rails are fitted as standard. All showers and taps are fed off a fully pressurised, pumped water System.

## Wardrobes

The bedrooms are fitted with floor to ceiling wardrobes again by Kube Design. They utilise the full ceiling heights offering excellent storage in all bedrooms.

## Kitchen

The German "Kube" kitchens are a feature of Hora houses. They are designed and fitted by Ireland's leading kitchen specialist, Kube Design. Bosch kitchen appliances are supplied FREE of charge where buyers sign contracts within 28 days.

## Joinery

All internal doors, skirtings and architrave have been finished in a contemporary style with striking contemporary door handles.

## Fireplaces

The reception rooms have the benefit of the very highest quality sandstone fireplaces which are fitted with high quality electrical insets.

## Utility Rooms

Matching units and work top.

## Energy Efficiency & Heating

Beresford Park offers home owners unrivalled levels of energy efficiency. The houses achieve an A2 BER rating through the use of full fill twin leaf concrete cavity walls, an air tightness system and class leading Panasonic Air to Water heat pump technology. This design offers 24 hour a day consistent heat and on demand hot water.

## Guarantee

All Hora Homes come with a 10 Year Homebond Structural Guarantee.



## Attic Space

All attics have been designed using a pre-engineered roof truss to facilitate future conversion of the attic spaces. (Subject to planning)

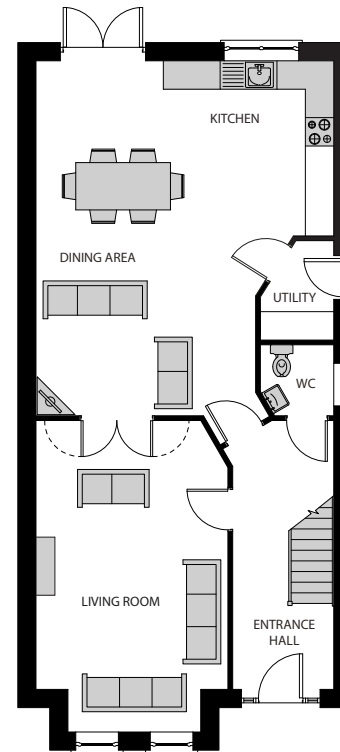




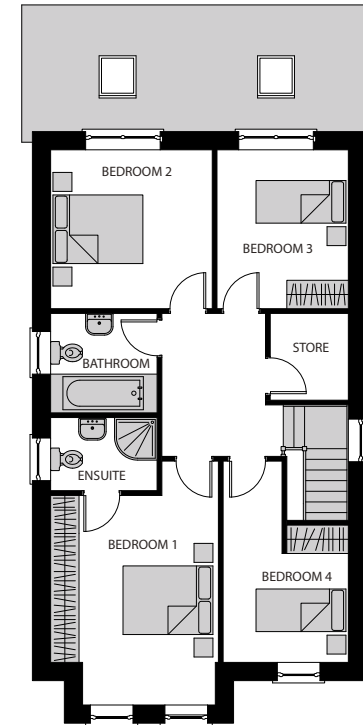
# HOUSE 1

4 Bedroom Detached  
c.1,725 sq.ft. / 160 sq.m.

House Numbers  
1 & 2



**GROUND**



**FIRST**

- Bright Spacious Interiors
- Feature Brick and Granite Facades
- A2 Energy Rating
- Fitted Wardrobes in 3 bedrooms
- 9ft Ceilings at ground floor
- Heating and Hot Water by Panasonic Air to Water Heat pumps
- Traditional Fireplace
- Attic suitable for future conversion (S.T.P.)
- Exceptional Kitchens by KUBE Design

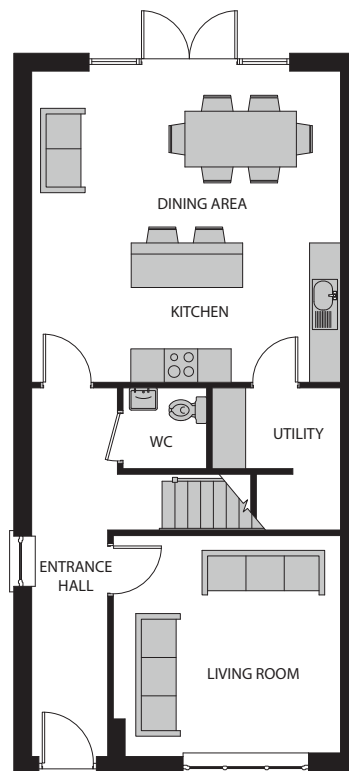


# HOUSE 2

4 Bedroom Semi Detached  
c.1,500 sq.ft. / 140 sq.m.

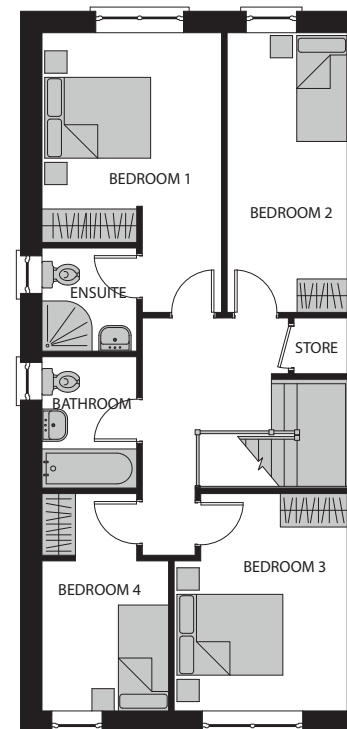


**House Numbers**  
3 - 11, 19 - 22 & 30 - 39



**GROUND**

- Bright Spacious Interiors
- Feature Brick and Granite Facades
- A2 Energy Rating
- Fitted Wardrobes



**FIRST**

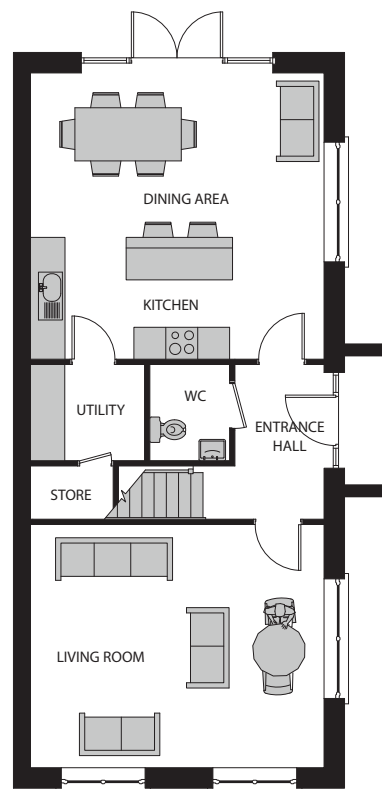
- Heating and Hot Water by Panasonic Air to Water Heat pumps
- Traditional Fireplace
- Attic suitable for future conversion (S.T.P.)
- Exceptional Kitchens by KUBE Design



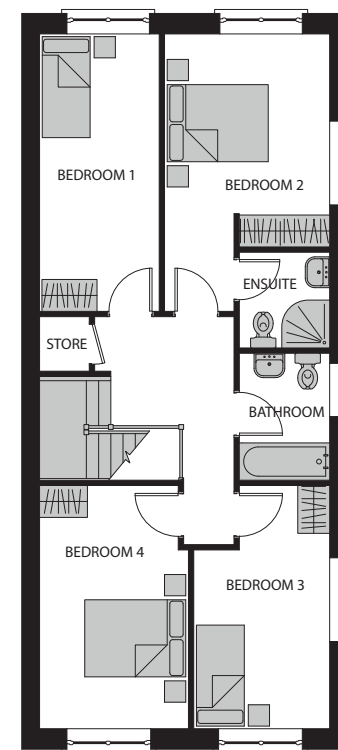
# HOUSE 3

4 Bedroom Semi Detached Corner  
c. 1,670 sq.ft. / 155 sq.m.

House Numbers  
12, 29 & 40



**GROUND**



**FIRST**

- Bright Spacious Interiors
- Feature Brick and Granite Facades
- A2 Energy Rating
- Fitted Wardrobe
- Heating and Hot Water by Panasonic Air to Water Heat pumps
- Traditional Fireplace
- Attic suitable for future conversion (S.T.P.)
- Exceptional Kitchens by KUBE Design

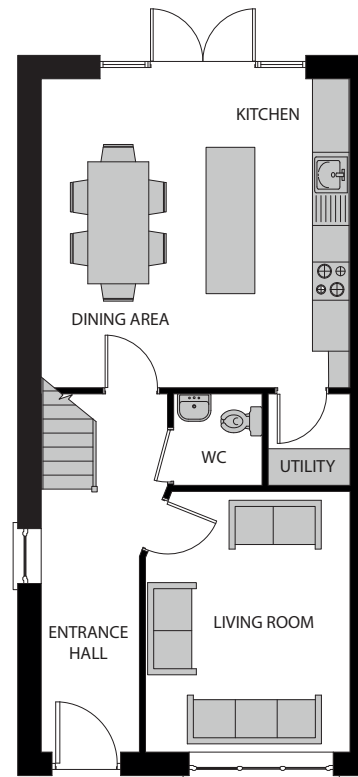


# HOUSE 4

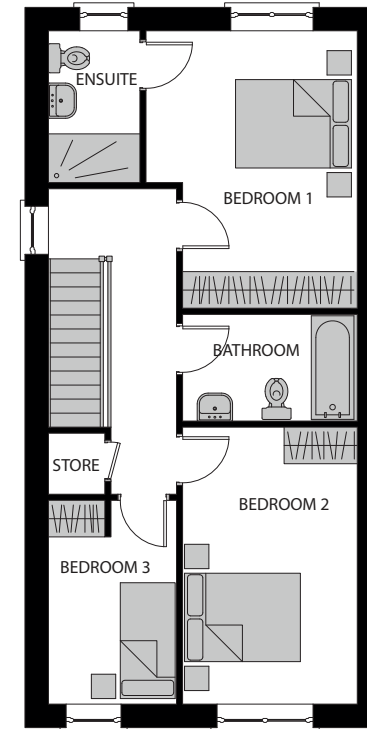
3 Bedroom Townhouse  
c.1,200 sq.ft. / 111.5 sq.m.



House Numbers  
14 - 16 & 25 - 27



**GROUND**



**FIRST**

- Bright Spacious Interiors
- Feature Brick and Granite Facades
- A2 Energy Rating
- Fitted Wardrobes

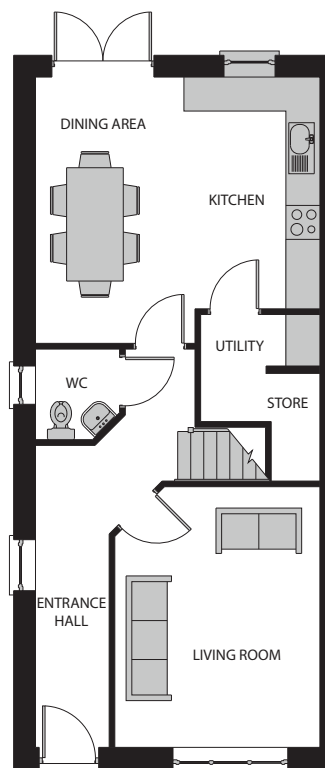
- Heating and Hot Water by Panasonic Air to Water Heat pumps
- Traditional Fireplace
- Attic suitable for future conversion (S.T.P.)
- Exceptional Kitchens by KUBE Design



# HOUSE 5

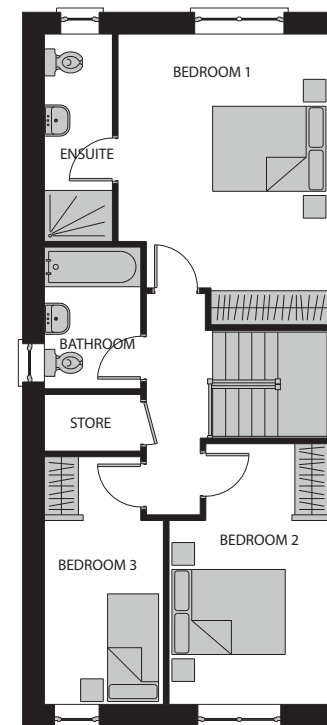
3 Bedroom Semi Detached  
c.1,125 sq.ft. / 114 sq.m.

House Numbers  
17, 18, 23 & 24



**GROUND**

- Bright Spacious Interiors
- Feature Brick and Granite Facades
- A2 Energy Rating
- Fitted Wardrobes



**FIRST**

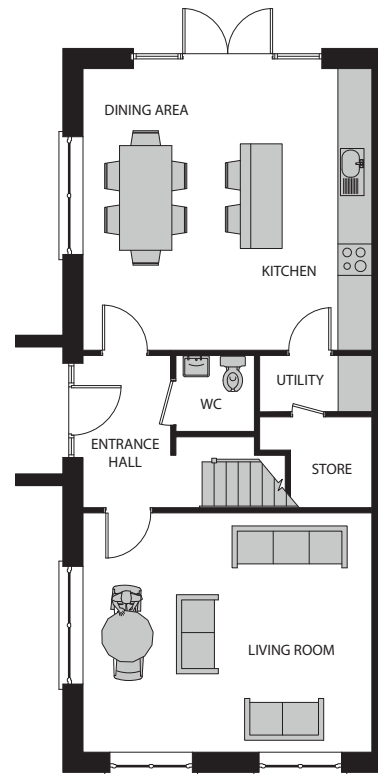
- Heating and Hot Water by Panasonic Air to Water Heat pumps
- Traditional Fireplace
- Attic suitable for future conversion (S.T.P.)
- Exceptional Kitchens by KUBE Design



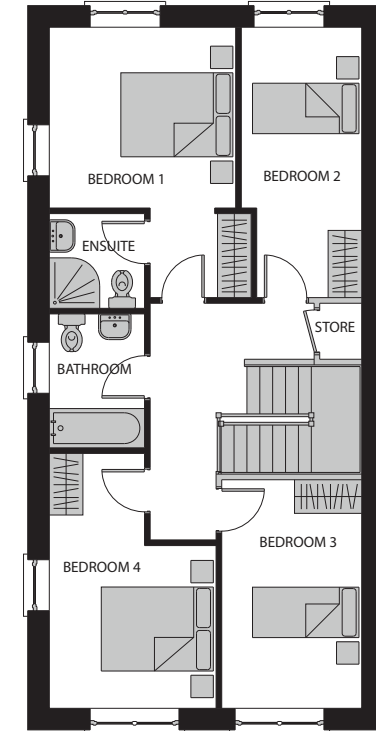
# HOUSE 6

4 Bedroom Semi Detached Corner  
c.1,453 sq.ft. / 135 sq.m.

House Numbers  
13 & 28



**GROUND**



**FIRST**

- Bright Spacious Interiors
- Feature Brick and Granite Facades
- A2 Energy Rating
- Fitted Wardrobes
- Heating and Hot Water by Panasonic Air to Water Heat pumps
- Traditional Fireplace
- Attic suitable for future conversion (S.T.P.)
- Exceptional Kitchens by KUBE Design



**House 1**

4 Bedroom Detached  
1,725 sq.ft. / 160 sq.m.

**House 2**

4 Bedroom Semi Detached  
1,500 sq.ft. / 140 sq.m.

**House 3**

4 Bedroom Semi Detached Corner  
1,670 sq.ft. / 155 sq.m.

**House 4**

3 Bedroom Townhouse  
1,200 sq.ft. / 111.5 sq.m.

**House 5**

3 Bedroom Semi Detached  
1,225 sq.ft. / 114 sq.m.

**House 6**

4 Bedroom Semi Detached Corner  
1,453 sq.ft. / 135 sq.m.



For identification purposes only

## THE DEVELOPER

Hora Homes have been building quality homes in Meath and Dublin for over 50 years. The business has always aimed to provide a superior product which will stand the test of time. We pride ourselves on meticulous attention to detail in design, build and after sales service.

We are a medium sized residential development company. We aim to be the best in our local market rather than the biggest. We are driven by creating quality residential developments which will add to the local community and our growing portfolio of high quality projects. Our homes achieve premium prices on the second-hand market as the "Hora Built" tag is a mark of quality. As a policy we only sell our homes to genuine owner occupiers. We do not sell to investors.



## THE HISTORY

- Langford Park, Summerhill
- Seachnall Abbey, Dunshaughlin
- Castletown Manor, Athboy
- Grange Park, Dunshaughlin
- Hanson Wood, Dunshaughlin
- Effernock Woods, Trim
- Cluain Ri, Trim
- Teagustown Wood, Trim
- Wellington Hall, Trim
- Beresford, Donabate
- Ardán, Athboy

ARCHITECTS  
O'Daly Architects  
Unit 13B Mullaghboy Industrial Estate,  
Navan, Co.Meath

SOLICITOR  
John P O'Malley & Company  
93A Morehampton Road,  
Donnybrook, Dublin 4

BUILDERS

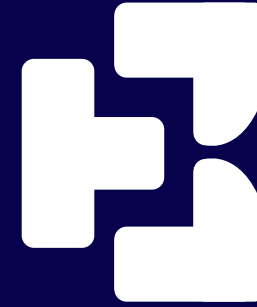


Loughlynn Developments Limited  
t/a Hora Homes  
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SELLING AGENTS

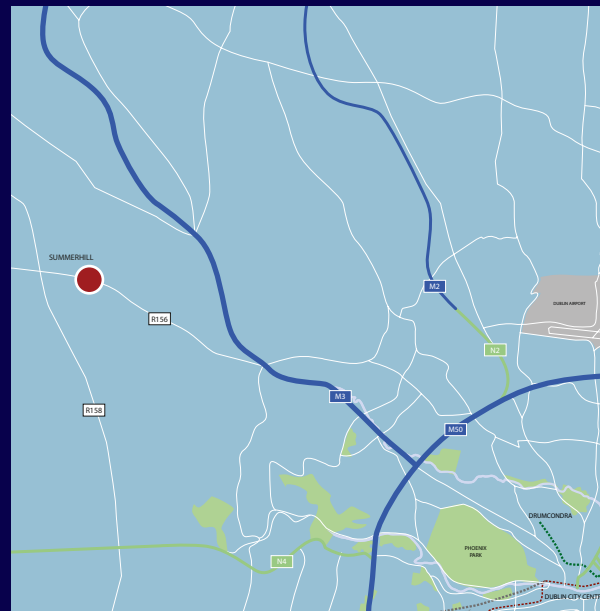


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