



A COMBINATION OF 2, 3 & 4  
BEDROOM LUXURY HOMES.

A NEW CHAPTER AWAITS

# FOXWOOD PARK

KELLS, COUNTY MEATH

SOLE SELLING AGENT:

**HUGH MORRIS**

**ALLIANCE AUCTIONEERS**

**BER>A**

A NEW CHAPTER AWAITS

# FOXWOOD PARK



KELLS, COUNTY MEATH

## SITE MAP

### House Types

**THE OAK**  
4 bed detached

**THE CHESTNUT**  
3 bed terrace

**THE SYCAMORE**  
4 bed semi detached

**THE LARCH**  
2 bed terrace

**THE BEECH**  
3 bed semi detached





# A new chapter awaits...



Nestled in the scenic beauty of County Meath, Foxwood Park, a development of 72 homes, offers the perfect blend of modern living and countryside charm.

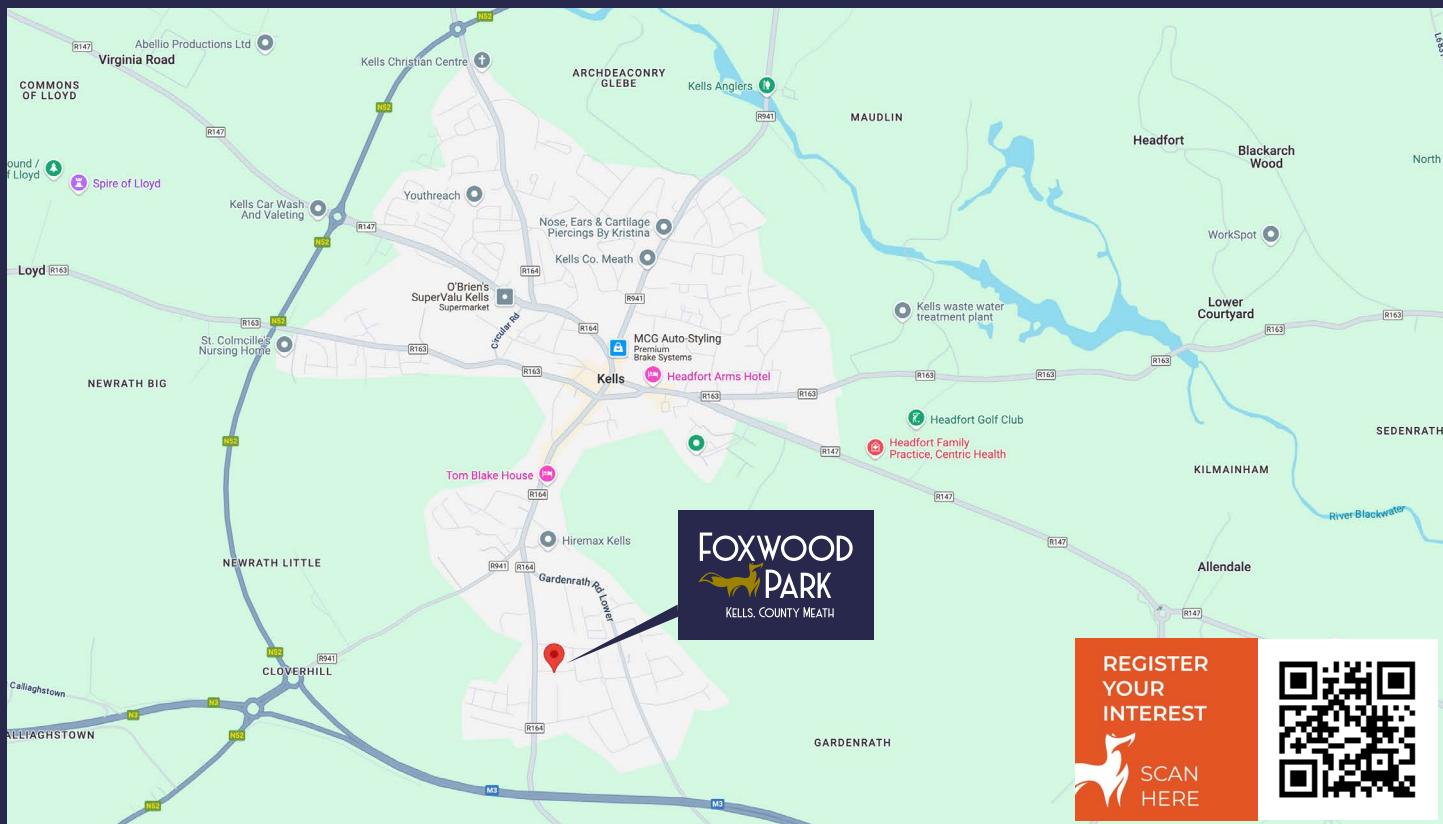
The development consists of 2, 3 & 4 bedroom luxury homes, boasting a wide variety of house types that will appeal to a range of purchasers. Attention to detail is at the forefront of design with a host of features for every house type. Attractive facades and beautifully landscaped open green area's all contribute to this high quality development.

Kells is renowned heritage town located in the heart of the Boyne Valley region, the town itself is steeped in history with its most famous treasure "The Book of Kells", created by the community of St Columba. The town has embraced its rich heritage while embracing a wealth of modern amenities and facilities such as; a number of both primary and secondary schools, creche & junior schools, Primary care health centre, GP surgeries and pharmacies, mainstream supermarkets Supervalu & Aldi, wide variety of tea rooms, café's, restaurants and pubs.

Commuters are well catered for, being adjacent to the M3 motorway, c 40min commute to Blanchardstown & M50 motorway, c 45 minutes to Dublin Airport. Kells is well serviced by regular, local bus services as well as national services.

Further amenities include - Boyne Valley Greenway and Girley Bog Eco Walk, Kells Monastic Site, megalithic Loughcrew Cairns, Award winning Headfort Golf Club, fishing on rivers Boyne and Blackwater, local GAA and Rugby clubs, Swimming pool, several gym and leisure facilities. Foxwood Park is located within 5 mins of the M3 motorway,

Whether you're starting a family, seeking a peaceful retreat or looking for new beginnings,  
*Foxwood Park is where your story can unfold!*





## THE OAK SERIES A selection of the house styles



Type A1



Type B



Type C



Type D

**THE OAK:** A selection of uniquely designed, A rated detached homes that are architecturally crafted to maximize space and are thoughtfully designed to meet the high standards of modern living and lifestyle demands. Featuring generous private parking, spacious rear gardens, and benefiting from a 10 year Homebond Guarantee.



## THE OAK SERIES Features as standard

### ENERGY EFFICIENCY

- All homes are A-rated and incorporate sustainable and renewable technology
- Very high level of insulation incorporated in floors, walls and roofs
- All houses are constructed to provide a high level of airtightness to retain heat
- Central heating system using highly efficient A rated Air to Water Heat Pump

### EXTERIOR FEATURES

- Attractive brick and render finishes
- Cobble lock front driveway, with parking for up to 2 cars
- Wrought iron railings to front
- Generous West facing rear gardens, levelled & seeded.
- Block boundary walls to rear
- Wired for EV charger

### INTERNAL FEATURES

- Select detached homes with ground floor study or ground floor bedroom
- 9ft ceilings to ground floor
- Underfloor heating
- Floor tiling to kitchen/dining and utility
- Internal walls finished in one colour throughout
- Contemporary skirting & architraves
- Elegant shaker style internal doors
- Smoke, heat and CO2 detectors fitted as standard
- Wired for broadband
- Generous lighting and power points throughout

### KITCHENS & WARDROBES

- Bespoke kitchens with quartz worktops by CKB Design
- Accompanying fitted storage units to utility room
- Wardrobes in 2 bedrooms

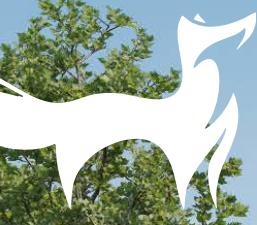
### BATHROOM & ENSUITES

- Attractive high quality sanitary ware and fittings in all bathrooms
- Master bedroom ensuite with vanity unit & hand basin
- Tiled flooring to guest wc, main bathroom and ensuite(s)
- Wet area's tiled in main bathroom and ensuite(s)

### BUILDING GUARANTEE

- All homes covered by 10-year Homebond Guarantee





# THE SYCAMORE & THE BEECH



THE SYCAMORE & THE BEECH, 3 & 4 Bedroom semi detached homes



**THE SYCAMORE & THE BEECH:** Choose from beautifully designed 3 & 4 bedroom semi-detached homes, each offering generously proportioned accommodation, private off-street parking and spacious rear gardens. A standout feature of Foxwood Park is the landscaped open green areas, providing a strong sense of space and community. All homes come with a BER A energy rating and 10 year Homebond Guarantee.



## THE SYCAMORE & THE BEECH, Features as standard

### ENERGY EFFICIENCY

- All homes are A-rated and incorporate sustainable and renewable technology
- Very high level of insulation incorporated in floors, walls and roofs
- All houses are constructed to provide a high level of airtightness to retain heat
- Central heating system using highly efficient A rated Air to Water Heat Pump

### EXTERIOR FEATURES

- Attractive brick and render finishes
- Generous cobble lock front driveway
- Wrought iron railings to front
- Rear gardens, levelled & seeded.
- Wired for EV charger

### INTERNAL FEATURES

- Floor tiling to kitchen/dining and utility
- Internal walls finished in one colour throughout
- Internal walls finished in one colour throughout
- Contemporary skirting & architraves
- Wired for broadband
- Generous lighting and power points throughout

### KITCHENS & WARDROBES

- Stylish & contemporary fitted kitchens
- Accompanying fitted storage units to utility room
- Wardrobes in 2 bedrooms
- Tiled flooring to kitchen/dining and utility

### BATHROOM & ENSUITES

- Attractive high quality sanitary ware and fittings in all bathrooms
- Master bedroom ensuite with vanity unit & hand basin
- Tiled flooring to guest wc, main bathroom and ensuite
- Wet area's tiled in main bathroom and ensuite

### BUILDING GUARANTEE

- All homes covered by 10-year Homebond Guarantee

REGISTER  
YOUR  
INTEREST  
 SCAN  
HERE



# THE CHESTNUT & THE LARCH

3 Bed Mid & 2 Bed End Terrace Homes



## THE CHESTNUT & THE LARCH, Features as standard

### ENERGY EFFICIENCY

- All homes are A-rated and incorporate sustainable and renewable technology
- Very high level of insulation incorporated in floors, walls and roofs
- All houses are constructed to provide a high level of airtightness to retain heat
- Central heating system using highly efficient A rated Air to Water Heat Pump

### EXTERIOR FEATURES

- Attractive brick and render finishes
- Generous cobble lock front driveway
- Wrought iron railings to front
- Rear gardens, levelled & seeded.
- Wired for EV charger

### INTERNAL FEATURES

- Floor tiling to kitchen/dining and utility
- Internal walls finished in one colour throughout
- Internal walls finished in one colour throughout
- Contemporary skirting & architraves
- Wired for broadband
- Generous lighting and power points throughout

### KITCHENS & WARDROBES

- Stylish & contemporary fitted kitchens
- Accompanying fitted storage units to utility room
- Wardrobes in 2 bedrooms
- Tiled flooring to kitchen/dining and utility

### BATHROOM & ENSUITES

- Attractive high quality sanitary ware and fittings in all bathrooms
- Master bedroom ensuite with vanity unit & hand basin
- Tiled flooring to guest wc, main bathroom and ensuite
- Wet area's tiled in main bathroom and ensuite

### BUILDING GUARANTEE

- All homes covered by 10-year Homebond Guarantee

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A COMBINATION OF 2, 3 & 4 BED  
LUXURY HOMES & INDIVIDUALLY  
DESIGNED 4 BEDROOM HOMES.

# FOXWOOD PARK

KELLS, COUNTY MEATH

PROFESSIONAL TEAM:

**HUGH MORRIS**  
ALLIANCE AUCTIONEERS

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KELLS | NAVAN | DUBLIN  
PSR 004558



**CRANWOOD**  
BUILDING HOMES | CREATING COMMUNITIES

A Cranwood Homes  
Development

**Solicitor:**  
Steen O'Reilly LLP,  
31/34 Trimgate St,  
Navan, Co. Meath.

**Architect:**  
Lloyd Fitzsimons, Kells  
Art Studios, John St,  
Kells. Co. Meath.