BRIGHTON WOOD

FOXROCK VILLAGE

THE ART OF LIVING.
DISCOVER EXCEPTIONAL 3, 4 & 5 BEDROOM HOMES NESTLED IN THE HEART OF FOXROCK AT BRIGHTON WOOD

ENJOY AN EXCEPTIONAL LIFESTYLE IN THE SYLVAN SURROUNDINGS OF SOUTH COUNTY DUBLIN

Brighton Road

Cabinteely Park

TRANQUIL

GREEN SPACE

Follow the meandering boulevard through the copses of mature trees to discover Brighton Wood, a secluded and peaceful development in the heart of beautiful Foxrock, one of South Dublin's most exclusive suburbs. Protecting and retaining the sylvan character of this beautiful site was of key importance when designing Brighton Wood, and the result is a truly idyllic setting in a most convenient location.

Castlethorn sought to harness the natural assets of the site to create a new residential neighbourhood that captures and enhances the woodland character of the area.

TAKE A STROLL

DOWN TO FOXROCK VILLAGE

Indulge in some retail therapy in the exclusive boutiques and gift shops in Foxrock village, just five minutes from Brighton Wood. When you're all shopped out, stop off for a well earned lunch or glass of wine with a friend at Michel's, or save your appetite for lunch at The Gables or an indulgent dinner at Bistro One – some of South Dublin's best dining options all on your doorstep. For home chefs, a visit to thomas's of Foxrock is a must. thomas's is renowned for its wide range of freshly stocked fruit and vegetables and extensive selection of fine foods and wines. The delicatessen is packed with a large range of cheeses, meats and salads.

PLENTY TO

SEE & DISCOVER

As one of South Dublin's most exclusive and established communities, Foxrock has something to suit every member of the family. An abundance of excellent primary and secondary schools are located close by, including St Patrick's* and St Brigid's National Schools* for the little ones, and Loreto Foxrock*, Blackrock College* and St Andrew's College* for the teens. For third-level students, UCD and Trinity are both within easy reach.

Enjoy a great day out at Leopardstown Racecourse, which offers a full calendar of racing events during the year, including the famous Christmas festival. An excellent golf course is also located in its grounds.

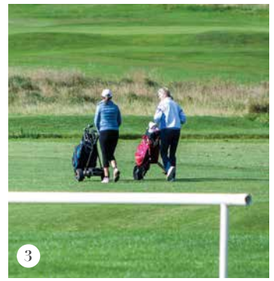
Several highly regarded cafés and restaurants are located in the village and its surroundings, while the neighbouring suburbs of Dundrum, Cornelscourt and Cabinteely offer further options. And with Carrickmines Retail Park, the M50 and Dublin City Centre only a short drive away, nothing is out of reach.

1

2

1 *The Gables*
2 *Thomas's of Foxrock*
3 *Leopardstown Golf Centre*
4 *Enjoy a coffee in The Gables*
5 *Top quality dining in Bistro One*
6 *Michel's Café*
7 *Leopardstown Racecourse*

4


3

5

6

7

...something to suit every taste

GATHER FRIENDS AND FAMILY FOR A GREAT DAY OUT AT THE RACECOURSE, ONE OF DUBLIN'S BEST SOCIAL EVENTS

LUXURY AND STYLE AWAITS YOU IN BEAUTIFUL FOXROCK IN SOUTH COUNTY DUBLIN

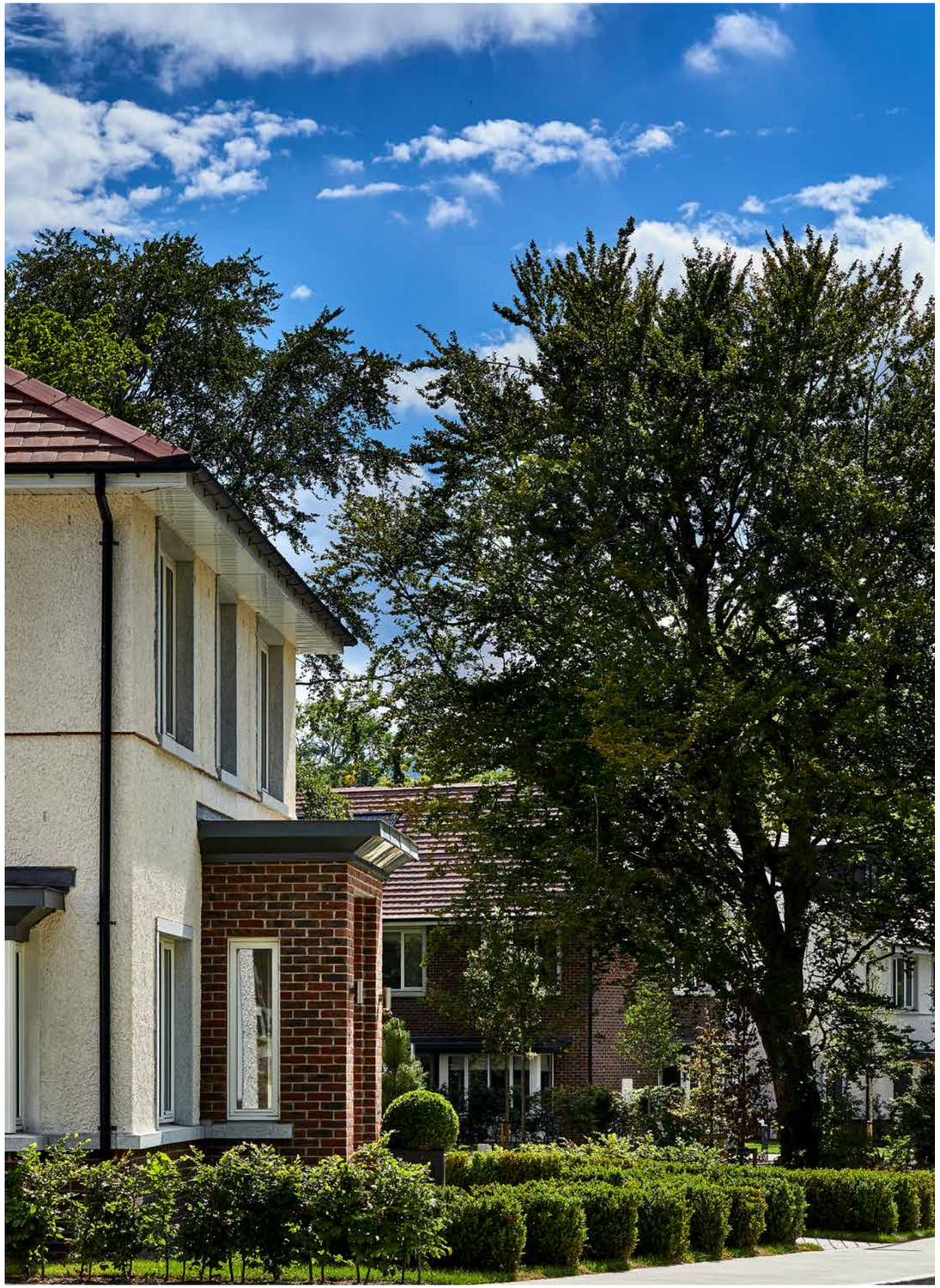
MAKE your MARK

IN FOXROCK

Brighton Wood is a rare opportunity to enjoy all the advantages of a new build home in an established area, surrounded by beautiful retained trees. Nestled in among the mature trees and shrubbery is a thoughtful collection of spacious homes, all of which offer residents a superb standard of living. This bespoke development of contemporary homes responds to the stunning sylvan quality of the site and the Arcadian character of old Foxrock. Each home is thoughtfully designed to suit the needs of modern families.

LARGE LIVING SPACES FLOODED WITH AN ABUNDANCE OF NATURAL LIGHT

Stylish kitchens are warm and inviting, whether you're catching a quick bite in the mornings or entertaining family and friends over dinner in the evening. A sense of light and space dominates throughout the downstairs, thanks to a higher than average ceiling height and an abundance of windows. Upstairs, bedrooms are large and well laid out, offering excellent storage space, while bathrooms and en suites are finished with the very best in tiling and sanitary ware.



In keeping with the beauty of the local area, Brighton Wood homes combine stunning architecture with high-quality materials to create warm and inviting exteriors that are easy to maintain. Materials such as solid granite, clay roof tiles and West Hoathly brick give the exteriors wonderful character, while traditional roughcast render fits in perfectly with the surrounding conservation area.

INSPIRING HOMES THAT TAKE MODERN LIVING TO A NEW LEVEL OF EXCELLENCE

BRIGHTON WOOD

FOXROCK VILLAGE

BRIGHTON WOOD

FOXROCK VILLAGE

Laid out in small and well-proportioned clusters off a meandering main avenue, each home in Brighton Wood is given plenty of room to breathe, offering residents the chance to enjoy their sylvan surroundings and a level of privacy rare in a new development. The homes are thoughtfully designed to suit contemporary life, while a palette of materials and colours borrow from existing style in the Foxrock area while adding to the character of the development and the neighbourhood as a whole.

HOUSE TYPES

THE ELDER (TYPE 1 & 2)
5 BED DETACHED
234 SQ M / 2,519 SQ FT

THE FERN (TYPE 1 & 2)
5 BED SEMI-DETACHED
183.5 SQ M / 1,975 SQ FT

THE BIRCH
4 BED SEMI-DETACHED
144 SQ M / 1550 SQ FT

THE HAZEL
4 BED SEMI-DETACHED/END TCE
152 SQ M / 1636 SQ FT
4 BED MID TERRACE
151 SQ M / 1625 SQ FT

THE MOSS (TYPE 1)
3 BED SEMI-DETACHED
114.5 SQ M / 1,232 SQ FT

THE BLUEBELL
3 BED END-TERRACE
115.5 SQ M / 1,243 SQ FT

THE WILLOW
5 BED DETACHED
201 SQ M / 2,163 SQ FT

THE SORREL
3 BED END TERRACE
3 BED DETACHED
112.5 SQ M / 1,211 SQ FT

THE MOSS (TYPE 2)
3 BED MID-TERRACE
114.5 SQ M / 1,232 SQ FT

THE PRIMROSE
3 BED SEMI-DETACHED
123.5 SQ M / 1,329 SQ FT
3 BED DETACHED
121.5 SQ M / 1,308 SQ FT

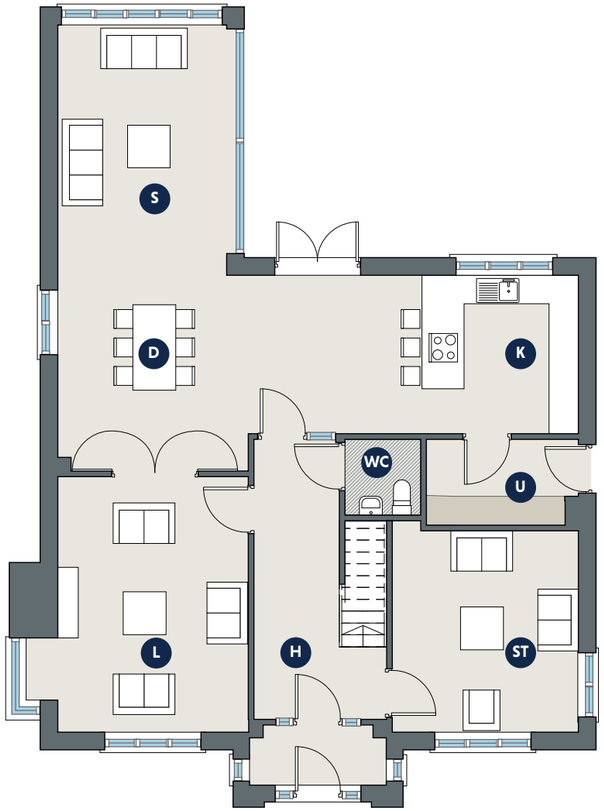
THE VIOLET
2 BED DETACHED
117 SQ M / 1259 SQ FT

THE IVY (SOLD OUT)

THE ELDER

(TYPE 1)

5 BED DETACHED
234 SQ M / 2,519 SQ FT APPROX

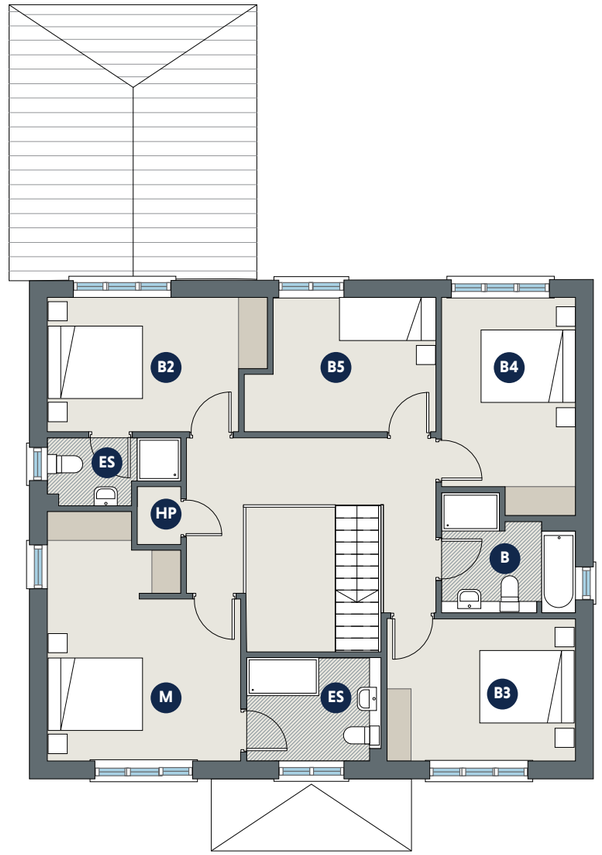


G

GROUND FLOOR

H HALL **L** LIVING ROOM **D** DINING ROOM **ST** STUDY
K KITCHEN **S** SUNROOM **U** UTILITY **WC** TOILET

INDICATIVE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY



1

FIRST FLOOR

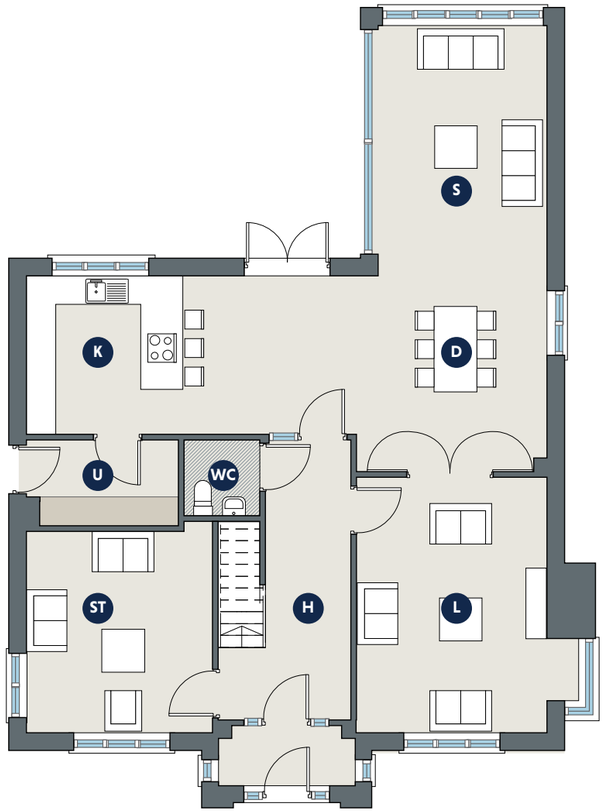
M MASTER BEDROOM **B2** BEDROOM TWO **B3** BEDROOM THREE **B4** BEDROOM FOUR
B5 BEDROOM FIVE **ES** EN-SUITE **HP** HOT PRESS **B** BATHROOM

INDICATIVE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

THE ELDER

(TYPE 2)

5 BED DETACHED
234 SQ M / 2,519 SQ FT APPROX

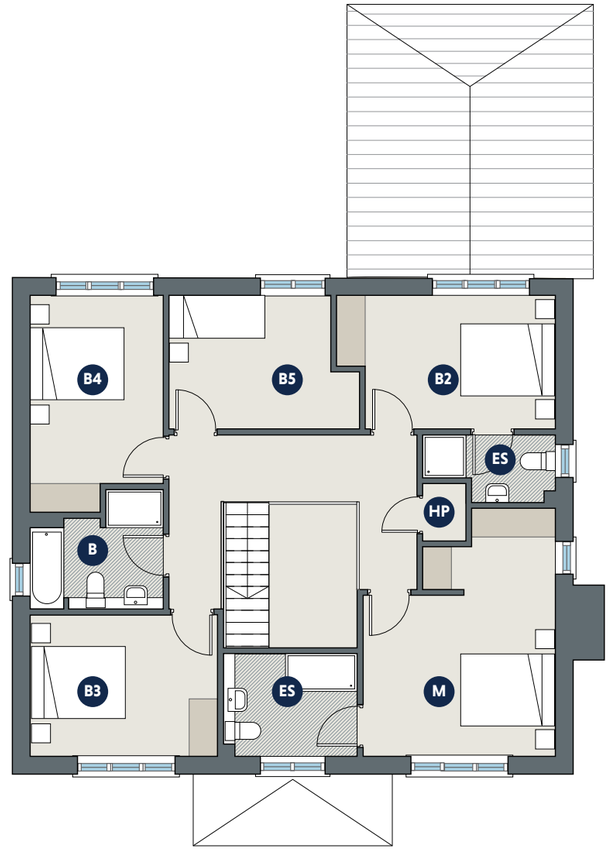


G

GROUND FLOOR

H HALL **L** LIVING ROOM **D** DINING ROOM **ST** STUDY
K KITCHEN **S** SUNROOM **U** UTILITY **WC** TOILET

INDICATIVE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY



1

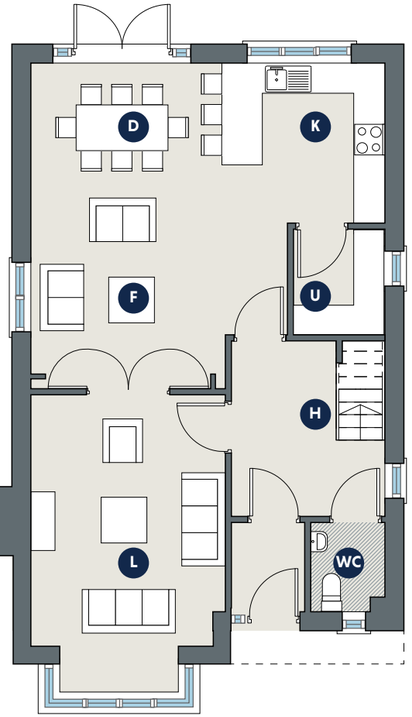
FIRST FLOOR

M MASTER BEDROOM **B2** BEDROOM TWO **B3** BEDROOM THREE **B4** BEDROOM FOUR
B5 BEDROOM FIVE **ES** EN-SUITE **HP** HOT PRESS **B** BATHROOM

INDICATIVE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

THE WILLOW

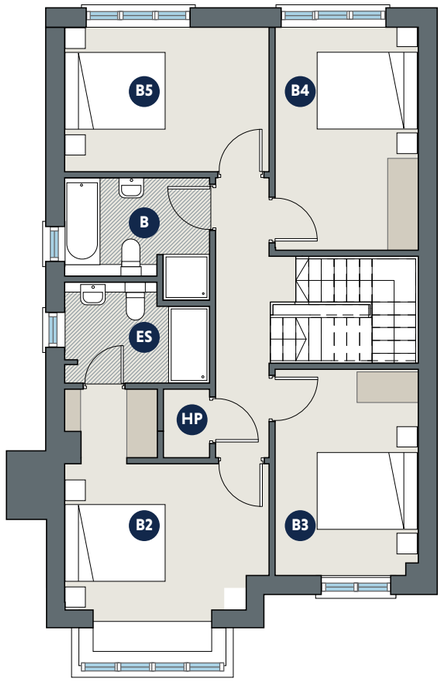
5 BED DETACHED
201 SQ M/2,163 SQ FT APPROX



G
GROUND FLOOR

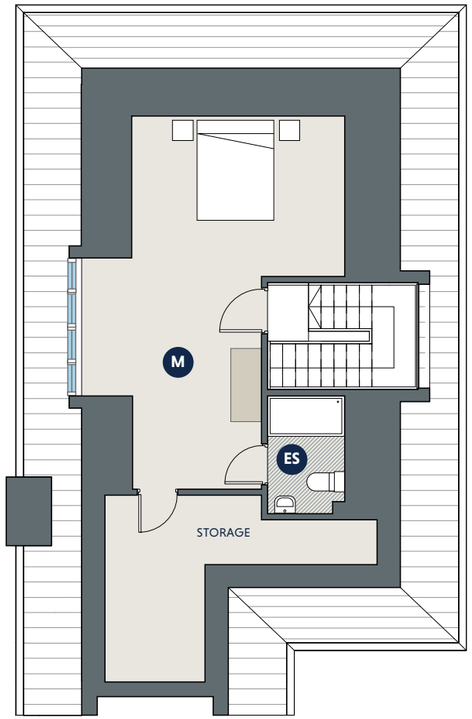
H HALL **L** LIVING ROOM **F** FAMILY AREA **D** DINING ROOM
K KITCHEN **U** UTILITY **WC** TOILET

INDICATIVE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY



1
FIRST FLOOR

B2 BEDROOM TWO **B3** BEDROOM THREE
B4 BEDROOM FOUR **B5** BEDROOM FIVE
ES EN-SUITE **HP** HOT PRESS **B** BATHROOM



2
SECOND FLOOR

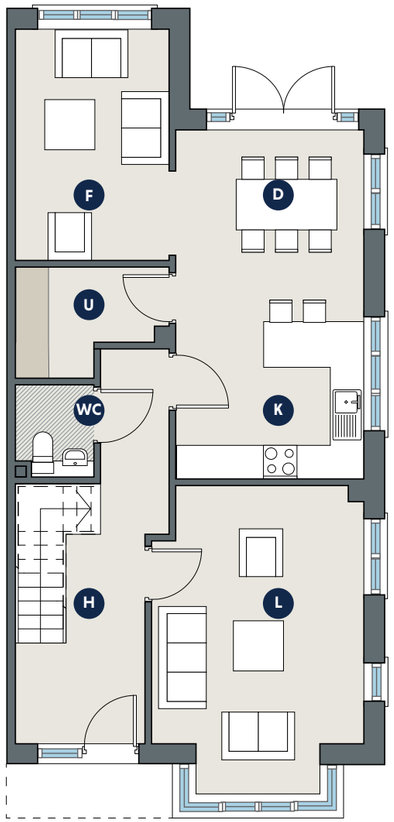
M MASTER BEDROOM **ES** EN-SUITE

INDICATIVE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

THE FERN

(TYPE 1)

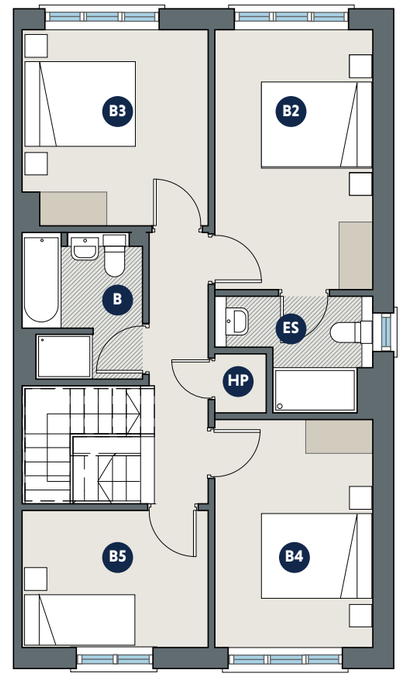
5 BED SEMI-DETACHED
183.5 SQ M/1,975 SQ FT APPROX



G
GROUND FLOOR

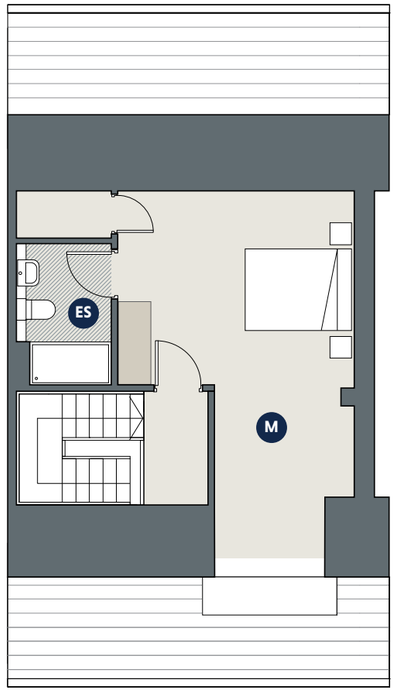
H HALL **L** LIVING ROOM **F** FAMILY ROOM **D** DINING ROOM
K KITCHEN **U** UTILITY **WC** TOILET

INDICATIVE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY



1
FIRST FLOOR

B2 BEDROOM TWO **B3** BEDROOM THREE
B4 BEDROOM FOUR **B5** BEDROOM FIVE
ES EN-SUITE **HP** HOT PRESS **B** BATHROOM



2
SECOND FLOOR

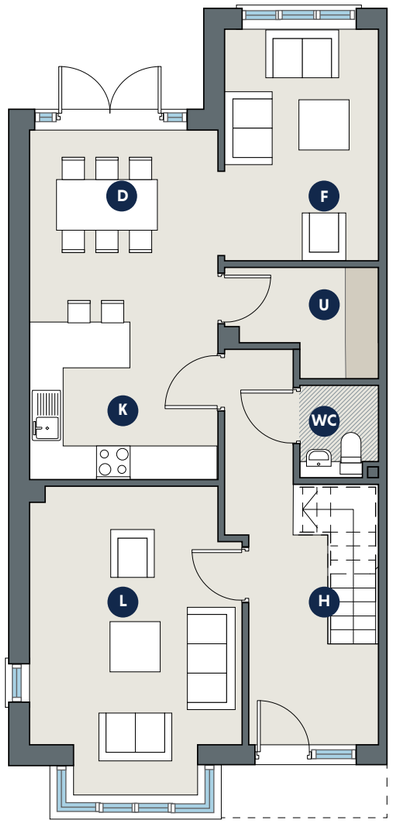
M MASTER BEDROOM **ES** EN-SUITE

INDICATIVE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

THE FERN

(TYPE 2)

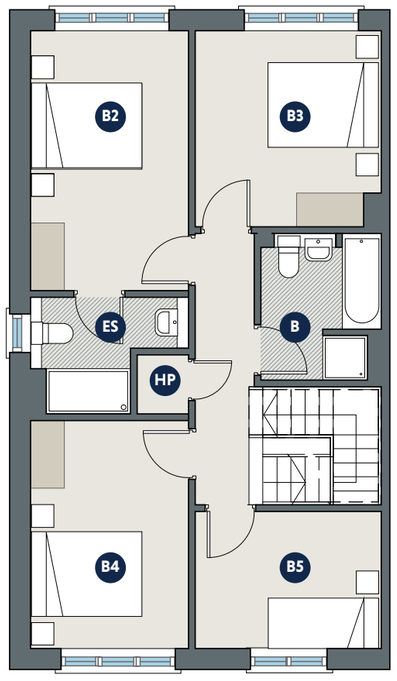
5 BED SEMI-DETACHED
183.5 SQ M/1,975 SQ FT APPROX



G
GROUND FLOOR

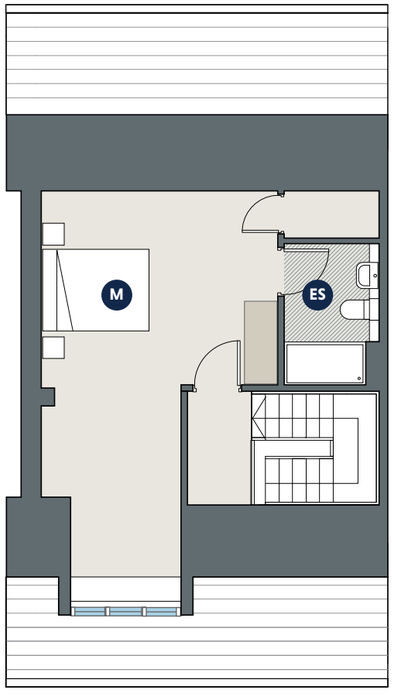
H HALL **L** LIVING ROOM **F** FAMILY ROOM **D** DINING ROOM
K KITCHEN **U** UTILITY **WC** TOILET

INDICATIVE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY



1
FIRST FLOOR

B2 BEDROOM TWO **B3** BEDROOM THREE
B4 BEDROOM FOUR **B5** BEDROOM FIVE
ES EN-SUITE **HP** HOT PRESS **B** BATHROOM



2
SECOND FLOOR

M MASTER BEDROOM **ES** EN-SUITE

INDICATIVE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

THE SORREL

3 BED END TERRACE & 3 BED DETACHED
112.5 SQ M/1,211 SQ FT APPROX

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NOTE

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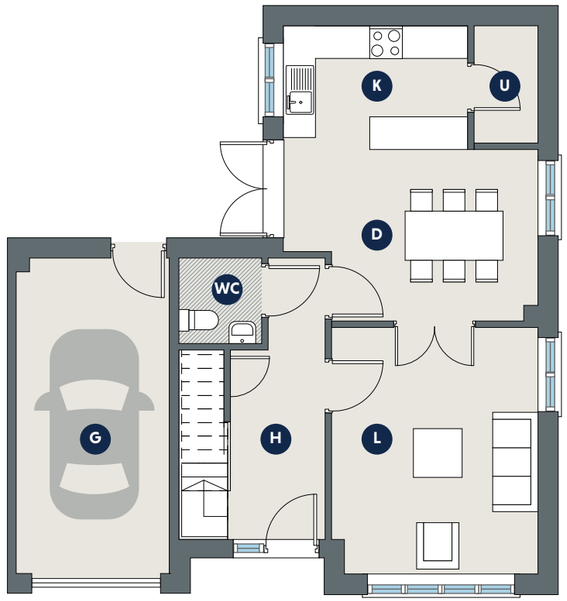
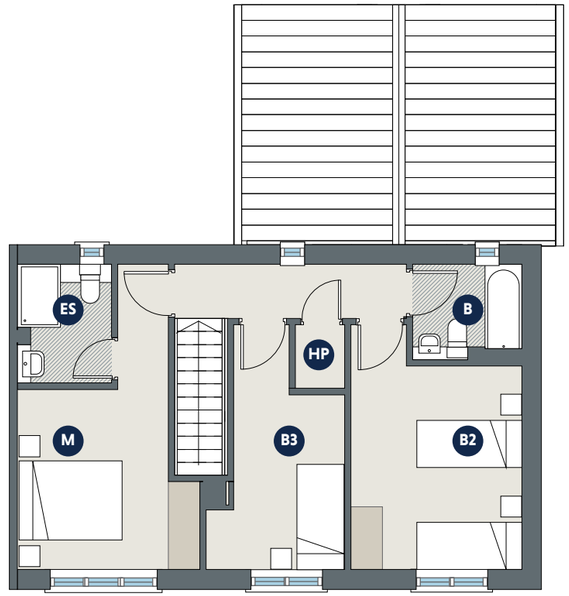
House No 75 is a vertically mirrored image
of the other Sorrel houses illustrated here





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GROUND FLOOR

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H HALL **L** LIVING ROOM **D** DINING ROOM **K** KITCHEN
U UTILITY **WC** TOILET **G** GARAGE

INDICATIVE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

1

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FIRST FLOOR

—

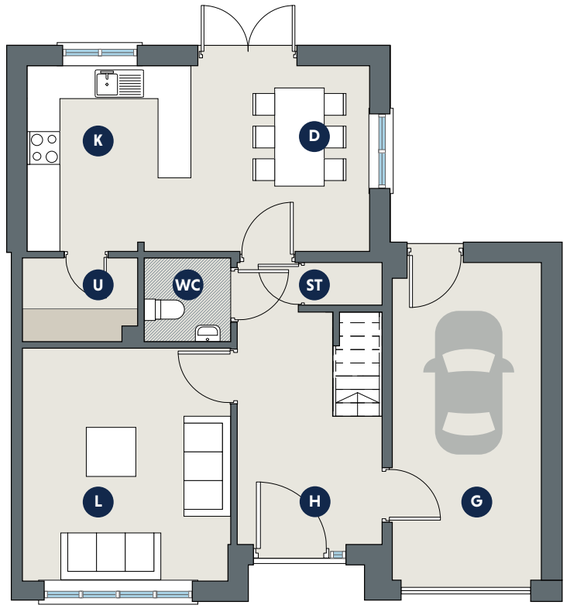
M MASTER BEDROOM **B2** BEDROOM TWO **B3** BEDROOM THREE
ES EN-SUITE **HP** HOT PRESS **B** BATHROOM

INDICATIVE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

THE MOSS

(TYPE 1)

3 BED SEMI-DETACHED
114.5 SQ M/1,232 SQ FT APPROX



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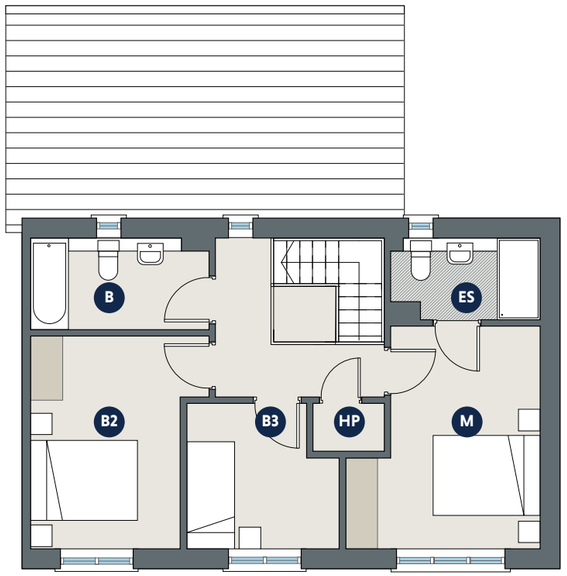
GROUND FLOOR

H HALL **L** LIVING ROOM **D** DINING ROOM **K** KITCHEN
U UTILITY **WC** TOILET **ST** STORE **G** GARAGE

INDICATIVE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY



1

FIRST FLOOR

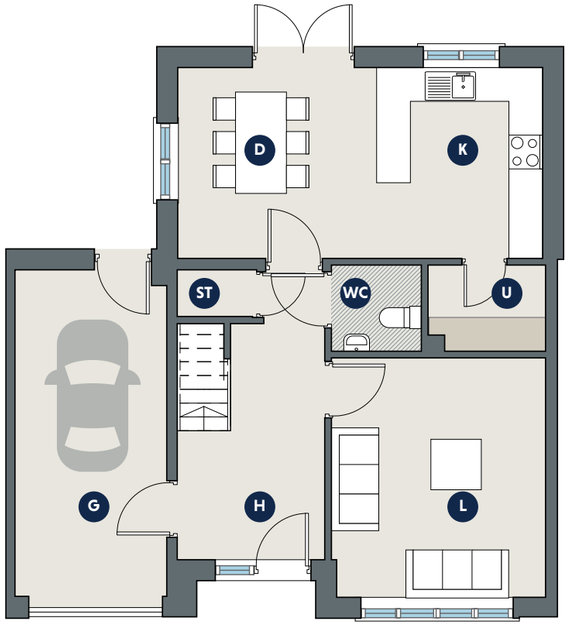
M MASTER BEDROOM **B2** BEDROOM TWO **B3** BEDROOM THREE
ES EN-SUITE **HP** HOT PRESS **B** BATHROOM

INDICATIVE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

THE MOSS

(TYPE 2)

3 BED MID-TERRACE
114.5 SQ M/1,232 SQ FT APPROX



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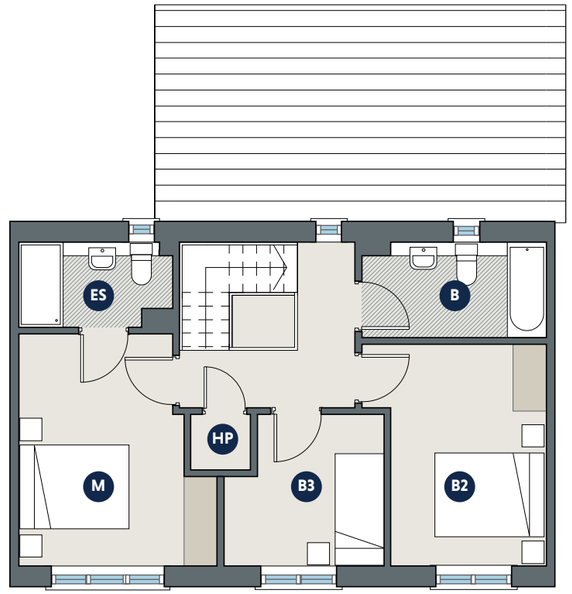
GROUND FLOOR

H HALL **L** LIVING ROOM **D** DINING ROOM **K** KITCHEN
U UTILITY **WC** TOILET **ST** STORE **G** GARAGE

INDICATIVE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY



1

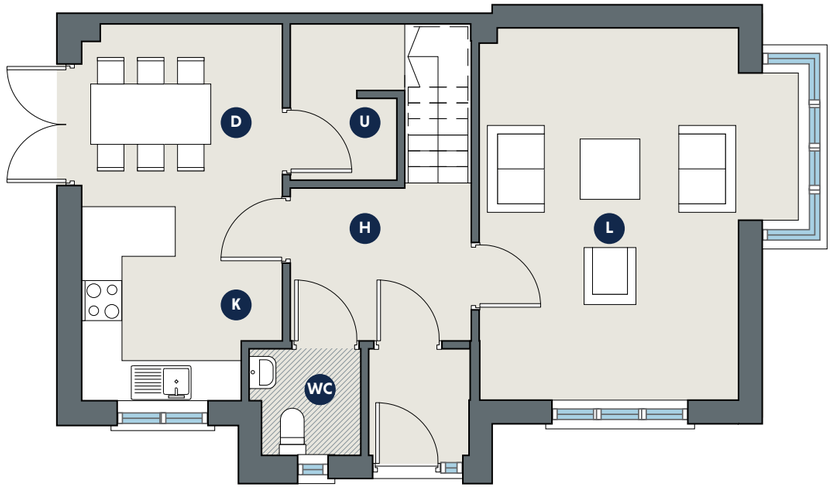
FIRST FLOOR

M MASTER BEDROOM **B2** BEDROOM TWO **B3** BEDROOM THREE
ES EN-SUITE **HP** HOT PRESS **B** BATHROOM

INDICATIVE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

THE BLUEBELL

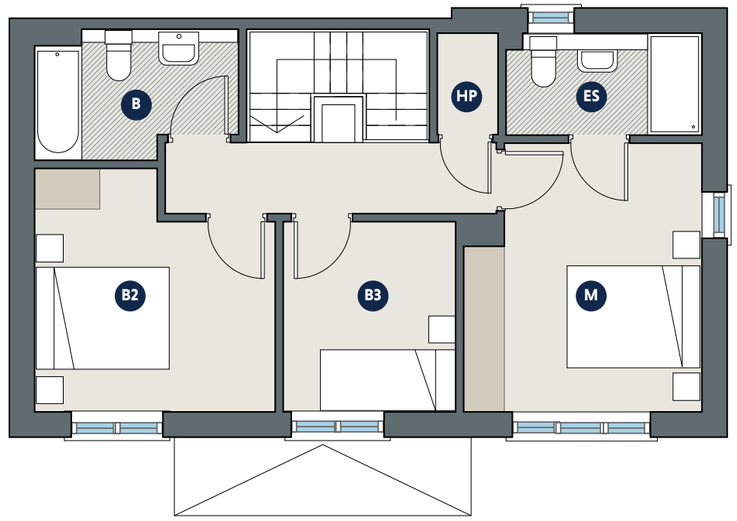
3 BED END TERRACE
115.5 SQ M/1,243 SQ FT APPROX



G
GROUND FLOOR

H HALL **L** LIVING ROOM **D** DINING ROOM
K KITCHEN **U** UTILITY **WC** TOILET

INDICATIVE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY



1
FIRST FLOOR

M MASTER BEDROOM **B2** BEDROOM TWO **B3** BEDROOM THREE
ES EN-SUITE **HP** HOT PRESS **B** BATHROOM

INDICATIVE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

THE PRIMROSE

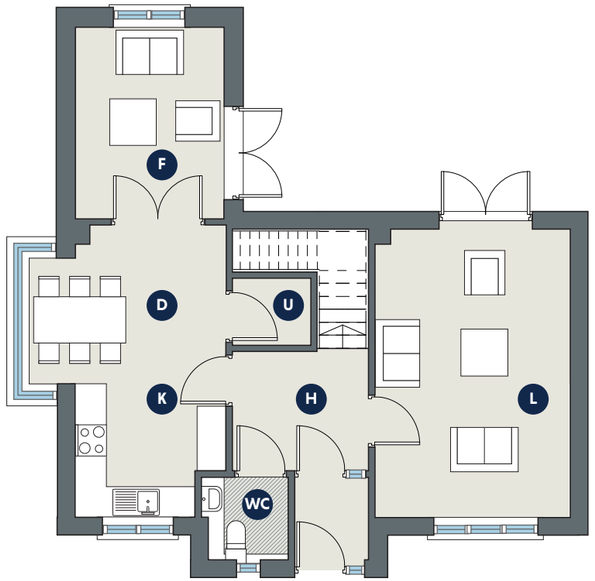
3 BED SEMI-DETACHED

3 BED DETACHED

NOTE

3 Bed semi-detached. House No 72 & 73 (bay window in dining area)
123.5 SQ M / 1,329 SQ FT

3 Bed detached. House No 74 (no bay window in dining area)
121.5 SQ M / 1,308 SQ FT



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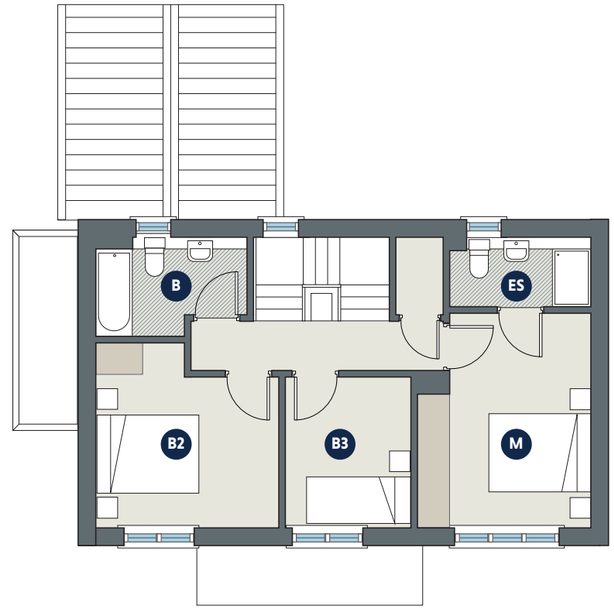
GROUND FLOOR

H HALL **L** LIVING ROOM **F** FAMILY ROOM **D** DINING ROOM
K KITCHEN **U** UTILITY **WC** TOILET

INDICATIVE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY



1

FIRST FLOOR

M MASTER BEDROOM **B2** BEDROOM TWO **B3** BEDROOM THREE
ES EN-SUITE **B** BATHROOM

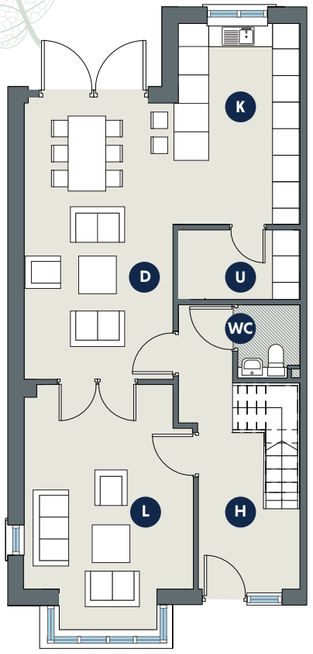
INDICATIVE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

THE BIRCH

4 BED SEMI-DETACHED
144 SQ M / 1550 SQ FT APPROX

NOTE

House no 50



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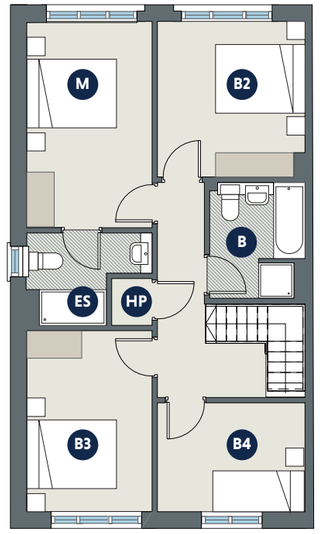
GROUND FLOOR

H HALL **L** LIVING ROOM **D** DINING ROOM
K KITCHEN **U** UTILITY **WC** TOILET



1

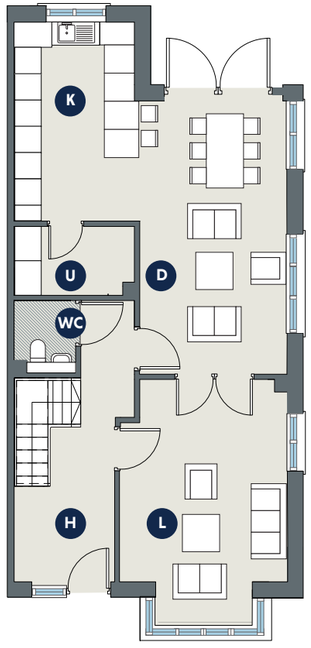
FIRST FLOOR

M MASTER BEDROOM **B2** BEDROOM TWO
B3 BEDROOM THREE **B4** BEDROOM FOUR
ES EN-SUITE **HP** HOT PRESS **B** BATHROOM

INDICATIVE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

NOTE

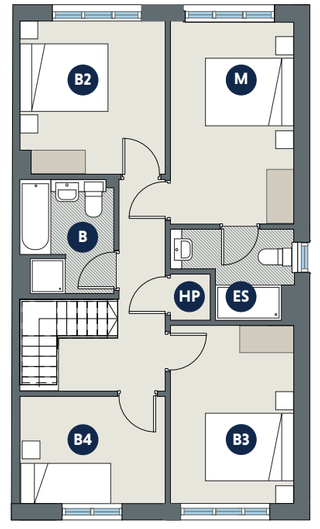
House no 51



G

GROUND FLOOR

H HALL **L** LIVING ROOM **D** DINING ROOM
K KITCHEN **U** UTILITY **WC** TOILET



1

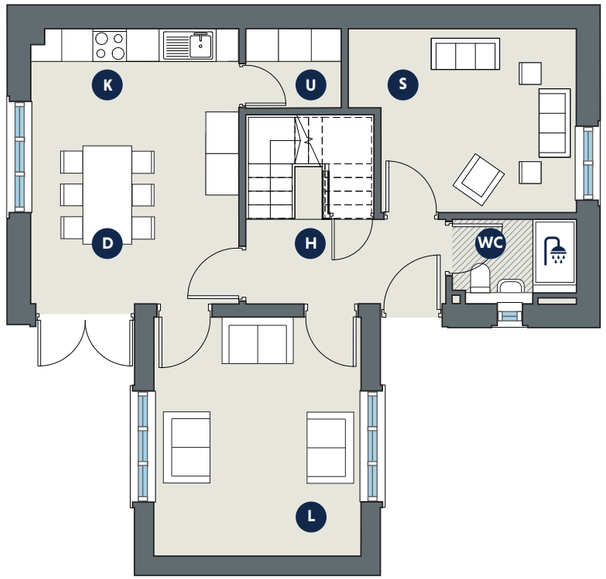
FIRST FLOOR

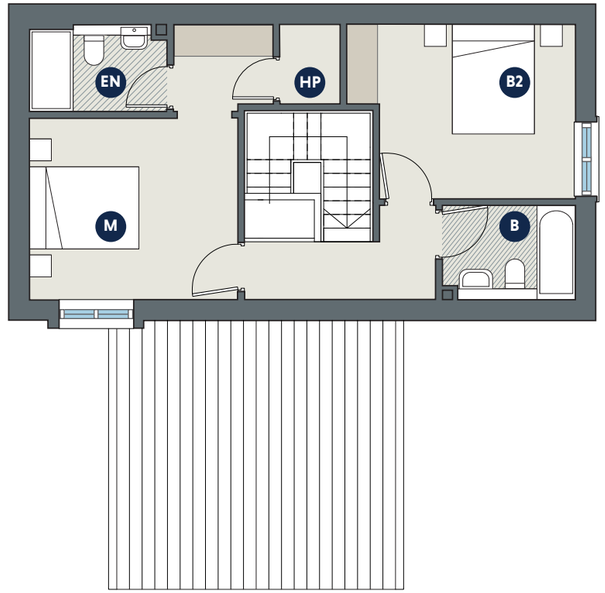
M MASTER BEDROOM **B2** BEDROOM TWO
B3 BEDROOM THREE **B4** BEDROOM FOUR
ES EN-SUITE **HP** HOT PRESS **B** BATHROOM

INDICATIVE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

THE VIOLET

2 BED DETACHED
117 SQ M / 1259 SQ FT APPROX





G

GROUND FLOOR

H HALL **L** LIVING ROOM **D** DINING ROOM
K KITCHEN **U** UTILITY **S** STUDY **WC** TOILET

INDICATIVE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

1

FIRST FLOOR

M MASTER BEDROOM **B2** BEDROOM TWO
ES EN-SUITE **HP** HOT PRESS **B** BATHROOM

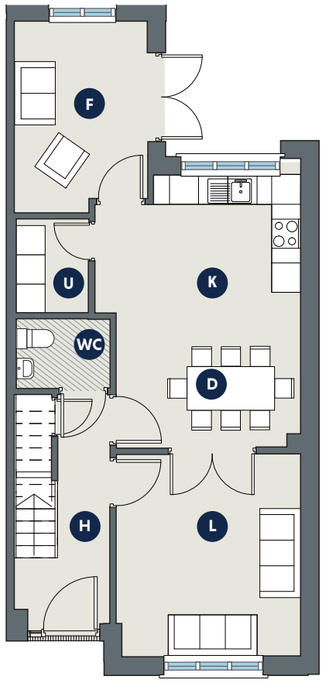
INDICATIVE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

THE HAZEL

4 BED SEMI-DETACHED & 4 BED MID/END TERRACE

NOTE

4 bed semi-detached, house no 80 (refer to sales agent).
152 SQM / 1636 SQ.FT



G

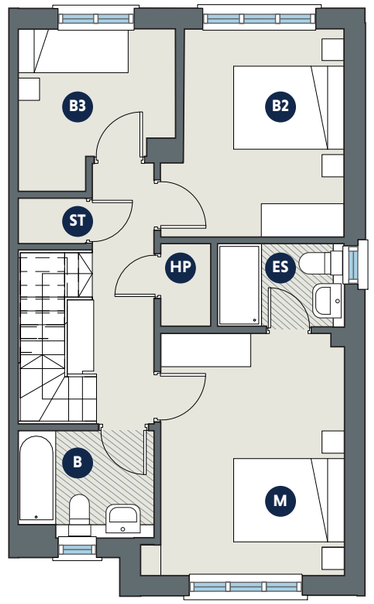
GROUND FLOOR

H HALL **L** LIVING ROOM **F** FAMILY ROOM **D** DINING ROOM
K KITCHEN **U** UTILITY **WC** TOILET

INDICATIVE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

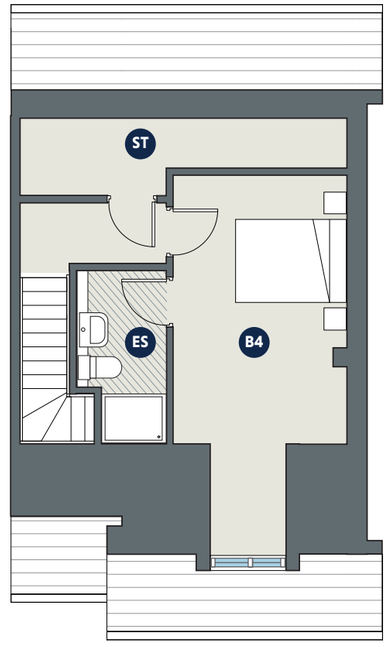
NOTE

4 bed mid terrace house no 77 & 78
151 SQM / 1625 SQ.FT



1

FIRST FLOOR



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SECOND FLOOR

M MASTER BEDROOM **B2** BEDROOM TWO **B3** BEDROOM THREE **B4** BEDROOM FOUR
ES EN-SUITE **HP** HOT PRESS **B** BATHROOM **ST** STORAGE

INDICATIVE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

A HOME OF

LUXURY

Brighton Wood's contemporary architectural design and attention to detail is inspired by the vernacular of traditional Foxrock. This is evident in the building proportions, elevations and roof profiles, and the palette of materials used. The result is beautifully crafted, generously sized and thoughtfully laid out 21st-century A-rated family homes that seamlessly blend into this exclusive 19th-century garden suburb, and add to the rich fabric of the area.

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1 *Granite chimney capping*
2 *Traditional clay tiles to roof*
3 *Bell cast details*
4 *Zinc roof trims*
5 *Roughcast render*
6 *Granite sett to footpath (The Elder & The Willow only)*
7 *West Hoathly bricks*

A HOME OF

FINESSE

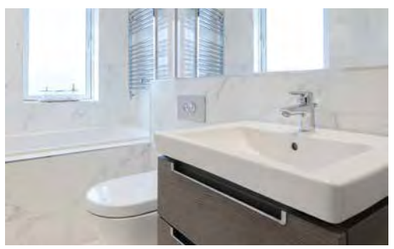
Castlethorn's attention to detail extends further into the internal spaces of these homes, where clean lines, excellent design and quality materials are used throughout. In particular, the bespoke contemporary SieMatic kitchens supplied by Arena Kitchens are truly eye catching. Homeowners can create attractive accents with contrasting base and wall units, while the sophisticated minimalist design gives each home a timelessly elegant look.

Bring the family together in the stunning SieMatic kitchen, where cooking is a pleasure and family dinners are a delight

The clean lines of the Glacier White Corian by DuPont work surface adds to the contemporary design of your SieMatic kitchen

Bora's clever and quiet downdraught extractor system ensures the kitchen is a comfortable social space even when cooking

Fitted Miele appliances are characterised by their quality and durability, timeless design, energy efficiency and convenience



Villeroy & Boch sanitary ware complement sophisticated and luxurious bathrooms perfect for a contemporary lifestyle

inspiration
MEETS
INNOVATION

EXTERNAL FINISHES

- High quality low maintenance external finishes
- Aluminium fascia, soffits, gutters and downpipes
- High quality clay roof tiles
- West Hoathly brick
- Solid granite cills, string courses and window surrounds to selected elevations
- Traditional roughcast render systems used to reflect the character of the conservation area
- Traditional bell cast detail formed with terracotta toned tiles
- Chimney cappings – granite (Where applicable)
- Zinc roof trims to canopies and dormer windows

EXTERNAL WINDOWS & DOORS

- High performance low energy Carlson timber double glazed windows
- High performance low energy front door with multi point locking system

GARAGE DOORS

- Insulated air tight up and over sectional electric door to The Moss & The Sorrel.

INTERNAL FINISHES

- All walls and ceilings will be plaster skimmed and a choice of paint colours will be available
- 9ft floor to ceiling heights on ground floor
- Insulated air tight trap door and pull-down stairs with easy access to attic in all houses where there is no attic conversion.

KITCHEN

- Contemporary SieMatic kitchen supplied by Arena Kitchens fitted to all homes. Choice of colours available.
- Glacier White Corian by DuPont fitted in all kitchens
- Blanco Sink with Dornbracht tap

UTILITY

- Hacker German engineered utility cabinets
- Miele washing machine and dryer fitted at an ergonomical height for ease of use*
- The Elder – Integrated Miele freezer as standard*

**Subject to signing contracts within 28 days*

APPLIANCES

Subject to signing contracts within 28 days, the following appliances will be installed:

- Miele Integrated fridge/freezer, electric oven, induction hob, integrated dishwasher, washing machine and dryer.
- Neff extractor fan with the exception of The Elder & The Willow
- Bora downdraught extractor systems fitted to The Elder & The Willow

INTERNAL DOORS & IRONMONGERY

- All houses are fitted with bespoke designed and custom manufactured internal doors.
- Contemporary satin nickel linear square ironmongery
- 6"moulded painted skirting
- White oak handrail to stairs with painted balustrades

FIREPLACE & STOVE

- Bespoke contemporary designed fireplace with Turkish Limestone surround, black granite back panel and hearth, fitted with Wanders Square 60 wood burning stove.
- High efficiency and eco-friendly supplementary heat source

BATHROOMS & EN-SUITES

- All bathrooms and en-suites are fitted with Villeroy & Boch high quality sanitary ware throughout
- Villeroy & Boch vanity units fitted to main bathroom and ensuite in The Elder and The Willow
- Wet room style low profile shower trays and doors
- Luxury bath with bath shower mixer and handset
- Shower doors or screens are fitted to all showers
- Porcelanosa tiles to wall and floors in bathroom and en-suites – choice of tiles available
- Thermostatically controlled shower in master en-suite and second en-suite where applicable
- Dual flush WC cisterns for water conservation
- Low pressure water conservation taps to sinks
- Chrome heated towel rails fitted in main bathroom, ensuite(s) and wc
- Downstairs WC tiled as standard as per the showhouse

WARDROBES

- Classic contemporary style bespoke luxury wardrobes with natural oak grain interiors and painted finish have been fitted throughout the development. Master bedroom is fitted with 3 internal drawers, hanging rail and shelves. Internal lighting to detached house types only.

ELECTRICAL

- Smoke, heat and carbon monoxide detectors fitted as standard
- Wired for intruder alarm
- Climote electronic time clock for heating and hot water with the ability to access remotely
- Recessed under-counter lighting to all kitchens
- All houses are wired for Virgin Media & Eir
- Coffered ceiling in The Elder – Living room with curtain pocket detail, dining area and sunroom. The Willow – to living room only.
- 5 amp switchable lamp circuit to selected rooms in The Elder & Willow main living room
- Recessed lighting in The Elder and The Willow as per showhouse

HEATING & VENTILATION

- Three zone gas fired central heating
- Pressurised hot and cold water system through the houses providing increased pressure to all wash hand basis, baths and showers
- Mechanical heat recovery ventilation control system
- Kingspan roof mounted solar panels providing hot water and reduced energy bills
- Contemporary styled radiators with individual thermostatically controlled valves.
- High levels of insulation in walls, roof and floors
- A3 BER Rating

GARDENS

- Rear gardens are seeded
- Paved patio area
- 100x100 sawn natural granite sett footpaths to The Elder & The Willow
- Ballylusk pebble driveway to The Elder & The Willow
- Block paved parking bays

COMMON AREAS

- Extensive landscaping throughout the development

MANAGEMENT COMPANY

- A management company of which each owner will become a member, will take all areas in charge
- Brighton Wood will be a privately managed estate
- Service charges are paid annually to the management company
- The Managing agent is Cushman & Wakefield

PROPERTY GUARANTEE

- 10 Year Homebond Guarantee

ENERGY EFFICIENCY

- The homes at Brighton Wood enjoy many features designed to reduce energy demand and to reduce the cost of heating and hot water production.

MECHANICAL HEAT RECOVERY VENTILATION

- As these homes are highly insulated and air tight a mechanical heat recovery ventilation system has been incorporated.
- This system extracts warm stale air form kitchens and bathrooms and supplies fresh air into bedrooms and living rooms.
- As part of this process the system recovers up to 90% of the heat energy in the exhausted stale air and uses it to warm the fresh air coming into the home.
- The benefits of this system are managed ventilation, reduced heat loss, less dust and pollutants as the fresh air is filtered.

INSULATION

- All of our homes are constructed with superior levels of insulation and they are carefully designed and detailed to reduce heat loss through floors, walls and roofs.

AIR TIGHTNESS

- Air-tightness membranes have been incorporated and other features to ensure that these homes are draught free and that heat does not escape from the fabric of the building.

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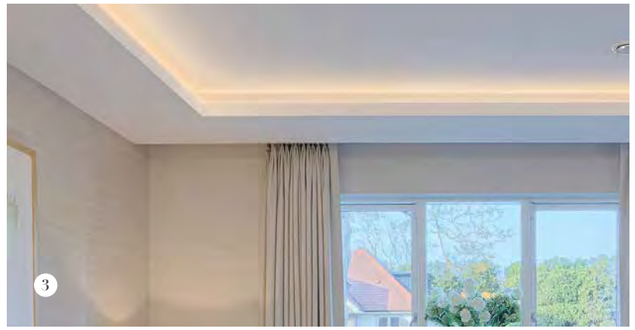
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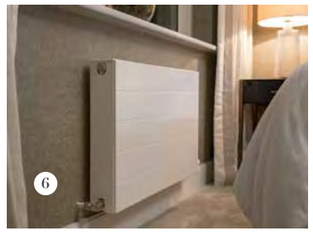
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1 *Coffered ceiling*

2 *Ergonomic height for ease of use*

3 *Curtain pocket*

4 *Satin Nickel linear square ironmongery*

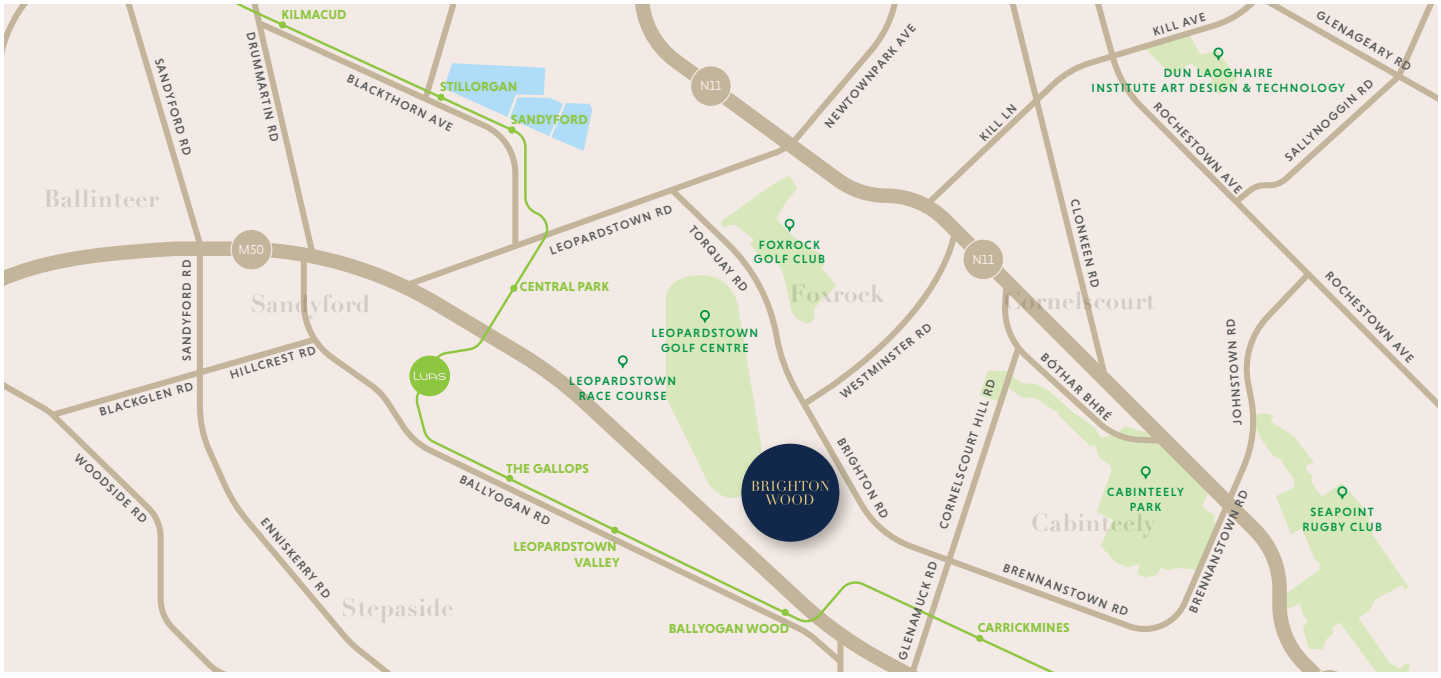
5 *Le Mans corner solution*

6 *Contemporary styled radiator*

7 *Climote*

For further information visit

BRIGHTONWOOD.IE



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DEVELOPER

Castlethorn

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National Asset Management Agency

BER A3 Certificate available from agent

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* Refer to school on enrolment policy

Castlethorn

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