



the  
PADDOCK

Bushy Park Road • Rathgar

Exclusive development of eight contemporary family homes

TurkingtonRock  
HOMES WITH SOUL



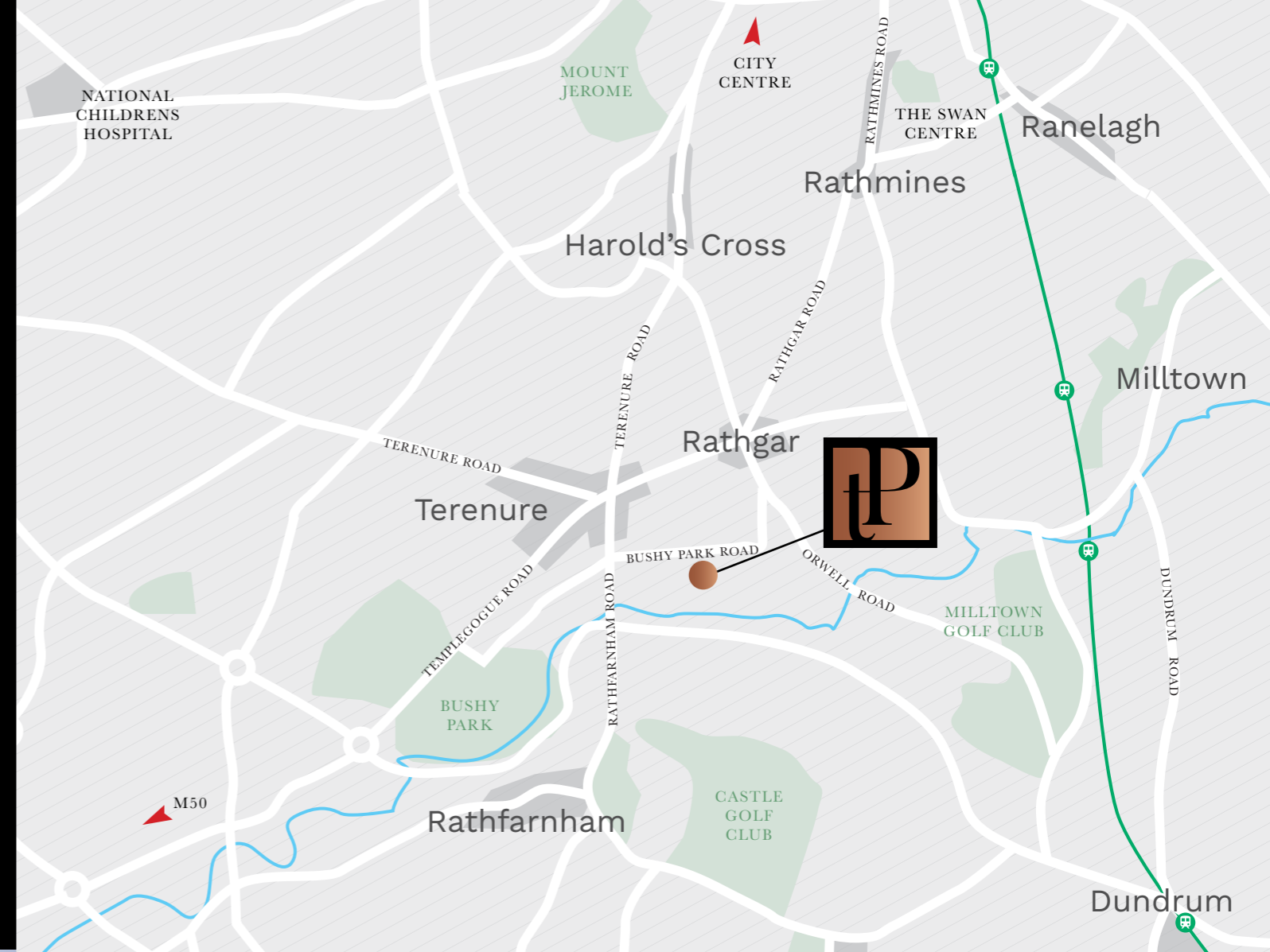


# the PADDOCK

Bushy Park Road • Rathgar

The Paddock, Bushy Park Road is the latest premium offering from Turkington Rock comprising a small enclave of 8 contemporary homes nestled between Rathgar and Terenure Villages in the heart of Dublin 6.

These modern bespoke homes designed by ODOS Architects will set the standard for luxury living in Dublin 6. Internal features include, landscaped private courtyards and balconies in keeping with the contemporary design.



The Paddock is located on the south side of Bushy Park Road between Rathgar and Terenure Villages in the heart of Dublin 6.

Rathgar and Terenure Villages are vibrant centres for the local community hosting a beautiful array of quaint shops and restaurants, offering the ultimate timeless feeling of village life.

Situated only four kilometres from St. Stephens Green the area has long been a highly sought after and exclusive suburb of Dublin, thanks to its beautiful red-bricked late Victorian and Edwardian houses and tree-lined roads.

The Paddock is surrounded by a host of local amenities. The Dodder Walk, an idyllic riverside amenity runs from Rathfarnham to Clonskeagh whilst Bushy Park is a stone's throw away.

This is a wonderful family location. It is well served by public transport with several bus routes providing a regular service to Dublin City Centre. The M50 and Luas stop at Windy Arbour is also located within easy reach.

There are numerous primary and secondary schools nearby including Sandford Parish National School, The High School co-educational secondary school, Sandford Park School, Gonzaga College, Terenure College, Stratford College and St. Mary's College to name but a few.

Sporting and leisure facilities abound in and around the area. These include Rathgar Tennis and Bowling Club, Brookfield Tennis Club, LA Fitness, David Lloyd Riverview, Milltown Golf Club and CYM Sports Club.





5 Bedroom Homes



3 Bedroom Detached Home

All of the homes benefit from private rear gardens enjoying a southerly aspect. The common areas will be landscaped to a high standard in keeping with the overall finish of the homes.

Each house has a minimum of two car parking spaces with provision for home charging points for EV's.

## A premium offering of high specification homes in Rathgar from Turkington Rock

The five-bedroom three-storey homes, of which there are three, extend to an impressive 255 sq m to 260 sq m. Three of the bedrooms are en-suite in addition to the family bathroom and guest WC. The master bedroom also features a sizable walk-in wardrobe. To complement the large open plan kitchen/living area there is also a kids den /study and home office / cinema room.

The four-bedroom two-storey over basement homes, of which there are four, extend to a generous 224 sq m to 235 sq m. All the bedrooms are en-suite in addition to the family bathroom and guest WC. The master bedroom

also features a walk-through wardrobe/dressing area. Similarly, to compliment the large open plan kitchen/living area there is also additional accommodation that can be used as a kids den, home office and cinema room.

The three-bedroom two storey home extends to 164 sq m. This double fronted property is situated in a prime position within the heart of the scheme. The rooms are generously proportioned with separate kitchen/dining, living room and office all on the ground floor together with guest WC. The first floor provides for three bedrooms all of which have generous en-suite bathrooms.



4 Bedroom Homes



As part of the Turkington Rock collaboration each home owner will benefit from personal interior design consultations with Helen Turkington to create their dream home at The Paddock.









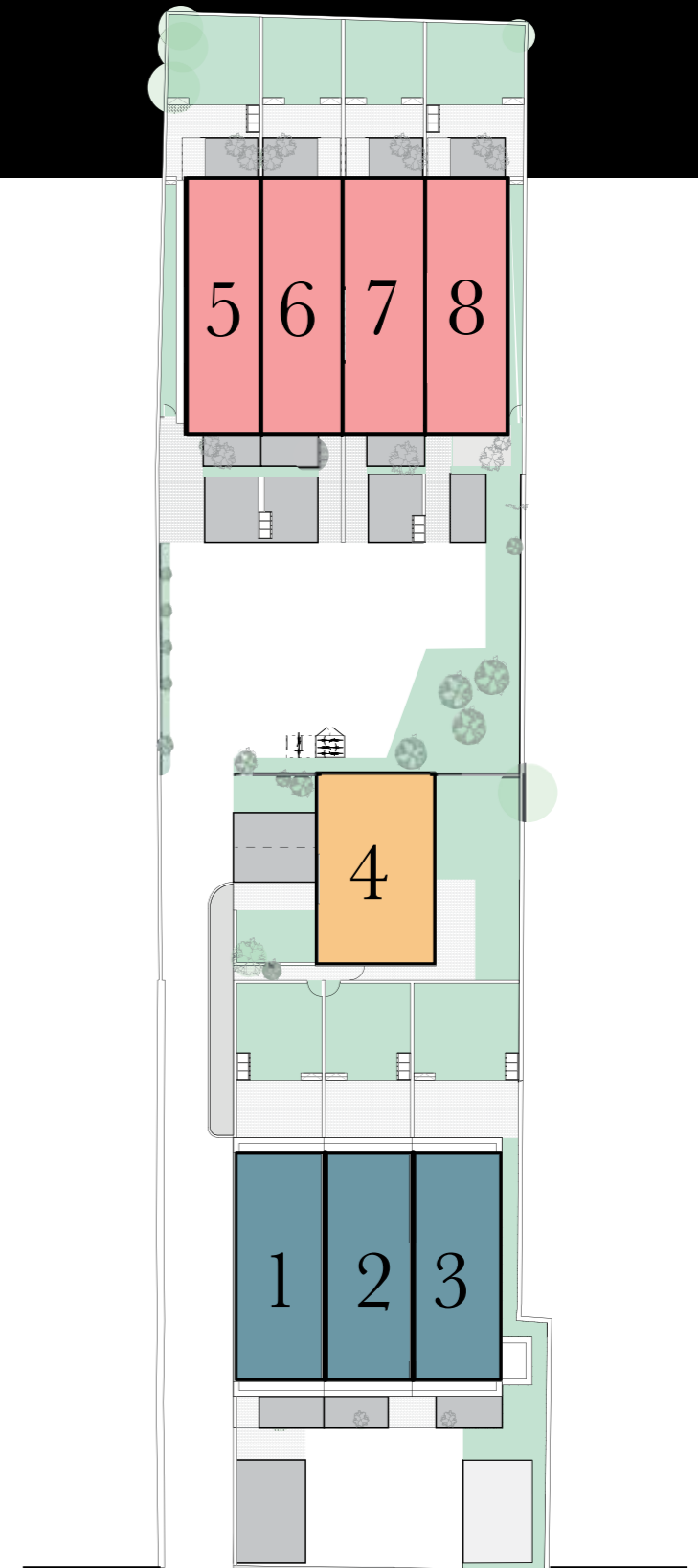
Site Overview

# Site Plan

**5 BEDROOM**  
3 storey terrace / semi-detached home

**4 BEDROOM**  
2 storey terrace / semi-detached home with basement

**3 BEDROOM**  
2 storey detached home



BUSHY PARK ROAD



3 Bedroom Detached Home





# Specifications

## Kitchens

- Classic-painted kitchens with a choice of colours, quartz worktops and chrome handle finishes
- Generous appliance package included as standard to kitchen area with integrated doors on the basis that contracts are signed within 21 days
- Tiling and high-quality designer flooring, fitted to kitchen area as standard

## Utility Room

- Large utility room is fitted with a sink, cupboards and worktop space including washing machine and tumble dryer, with tiling to floors

## Bathrooms and Ensuites

- Stylish bathrooms and ensuites with contemporary style bathroom suites, all fitted with chrome fittings
- Chrome heated towel rails provided in main bathroom and master ensuite
- Pressurised shower systems fitted in ensuites with mixer tap and hose to bath in main bathroom
- High-quality tiles fitted to floor and shower areas as standard

## Wardrobes

- Classic built-in wardrobes with shaker-door finishes and chrome door knobs

## Electrical

- Generous and well-designed electrical and lighting specification
- Each home pre-wired for intruder alarm, multiple TV/broadband providers and free-to-air with multiple points provided to each home

## Extra Ceiling Height

- Houses have been built with a nine-foot floor-to-ceiling height at ground floor level

## Internal Finishes

- All walls and ceilings are painted throughout as standard
- High-quality joinery and ironmongery specification throughout
- Excellent levels of insulation to walls, floors and roof
- Low Energy Design - BER A3

## Heating System

- Innovative 'A'-Class air-to-water heating system, providing energy-efficient central heating and hot water, at proven reduced energy cost against current market alternatives
- Heating system to each floor is thermostatically controlled with underfloor heating on the ground floor
- Wall-mounted electronic heating system controller

## Gardens

- All gardens are landscaped to the front of the houses to a high standard together with cobblelock driveway
- South facing rear gardens
- Each house will be raked and seeded with a paved patio area

## External Finishes/Features

- Low-maintenance and high-quality external finish with a mix of attractive brick, stone, render and uPVC
- Maintenance free uPVC fascia, soffit and rainwater goods
- High-quality future proof double-glazed windows with safety catches
- High-quality hardwood front door with threepoint locking system

## Structural Guarantee

- Each home is covered for ten years under the HomeBond Structural Guarantee Scheme

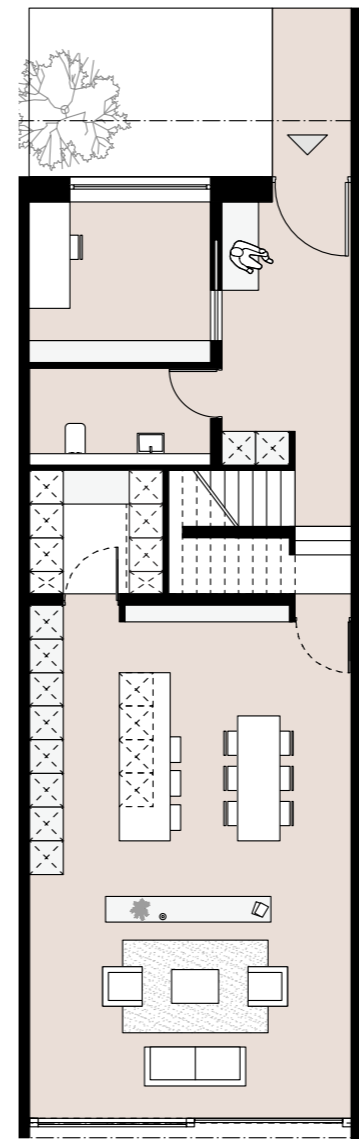
# Floor Layouts

## Site Key

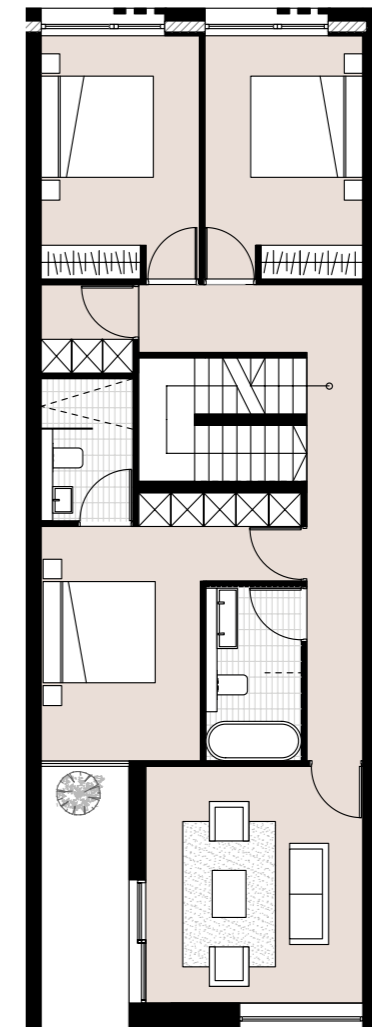


## 5 BEDROOM HOMES

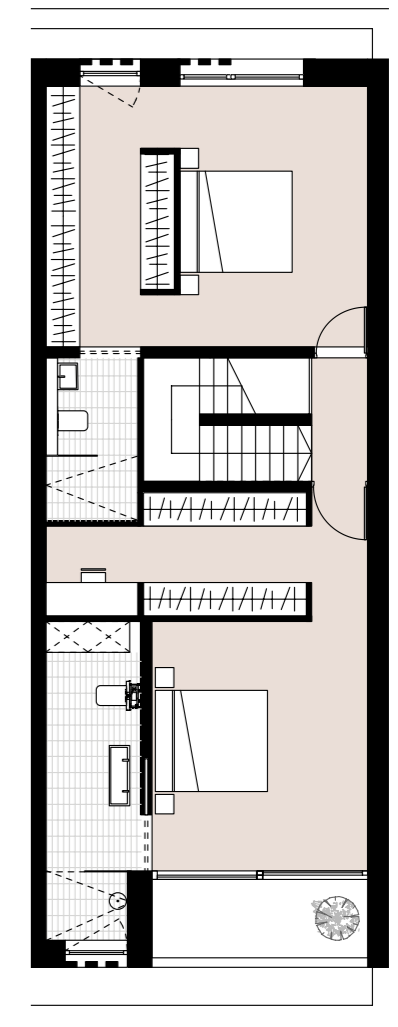
Size: 255 - 260 sq m / 2,745 - 2,799 sq ft



Ground Floor



First Floor



Second Floor

Not to scale. For illustrative purposes only.



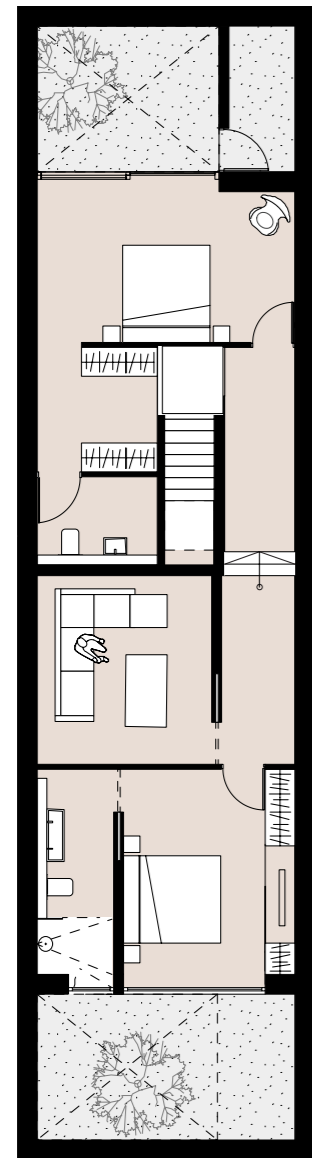
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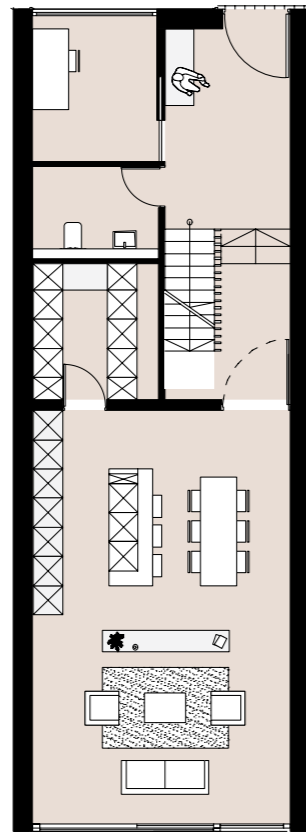
## 4 BEDROOM HOMES

Size: 224 - 235 sq m / 2,411 - 2,530 sq ft

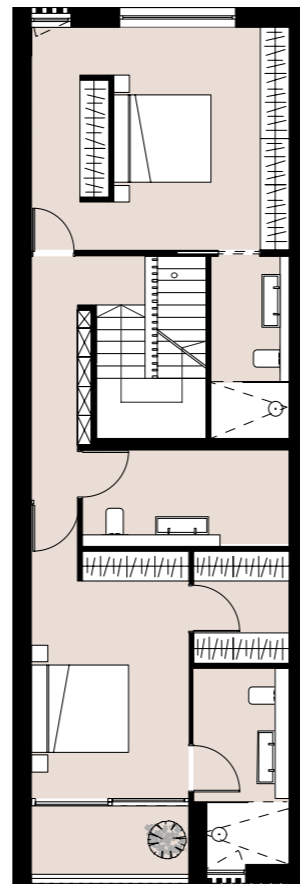
Site Key



Basement



Ground Floor



First Floor

Not to scale. For illustrative purposes only.



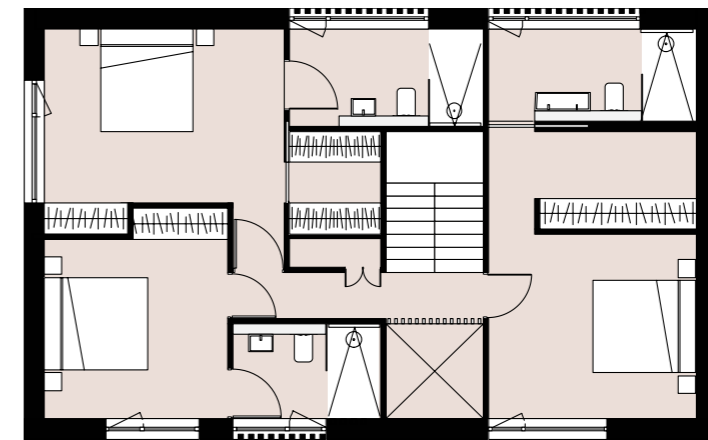
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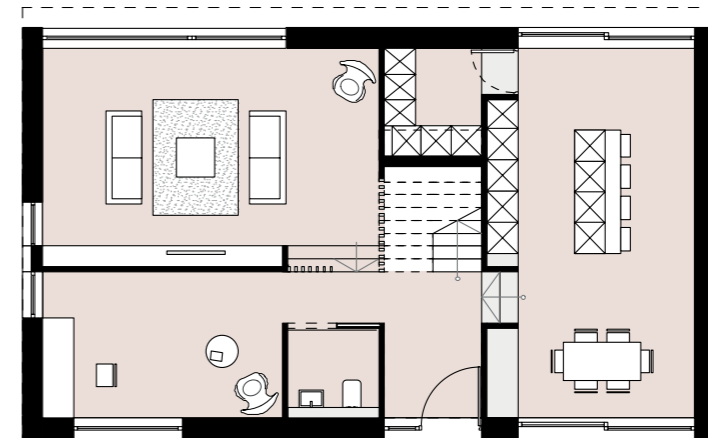
## 3 BEDROOM HOME

Size: 164 sq m / 1,765 sq ft

Site Key



First Floor



Ground Floor



Not to scale. For illustrative purposes only.



## TURKINGTON ROCK

Turkington Rock is a collaboration between Helen Turkington and Red Rock Developments to create Ireland's first interior design led, luxury residential property developer.

Helen Turkington is Ireland's leading Interior Designer and has worked on some of the most exclusive homes in Ireland and across Europe. Red Rock Developments, led by Keith Craddock, is a boutique property development company that has built a reputation for creating exquisite family homes.

Together, Turkington Rock has assembled a unique collection of development sites in South Dublin to create the most exceptional newly built family homes in the Country. Their developments are in sought after locations such as Rathgar, Mount Merrion, Dun Laoghaire, Sandyford, Glenageary and Stepside.

DEVELOPED BY

**TurkingtonRock**  
HOMES WITH SOUL

BUILT BY



FINANCED BY



JOINT SELLING AGENTS

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