



FOXHILL

HILLSBOROUGH

EST. 2016

By View Point Developments



HILLSBOROUGH VILLAGE



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Set in the beautiful and historic village of Hillsborough, Foxhill is a truly unique opportunity to own your own home in an exclusive location.

Escape the hustle & bustle and relish village life knowing that you benefit from the great road links and close proximity to Sprucefield, Belfast and Dublin. Enjoy long walks in areas steeped in tradition and history. Devour delicious food from local suppliers in quirky cafés, pubs and restaurants. Join in the local festival traditions or take a stroll around the stunning village you now call home.



Beautifully Crafted

View Point Developments was founded in 2004 by two lifelong friends with a dedicated passion for the construction industry in Northern Ireland, Ben Snoddon and Justin McClay. As the two Managing Partners, they have developed their business knowledge and quality craftsmanship over the years to become a highly progressive construction and property development company dedicated to delivering the highest quality results.



FOXHILL, PHASE 1



FERRY QUARTER, STRANGFORD



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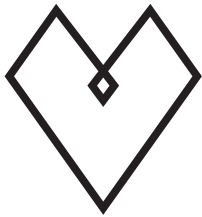


FOXHILL, PHASE 1



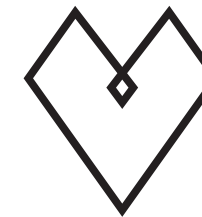
FOXHILL, PHASE 1





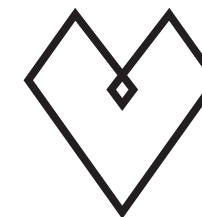
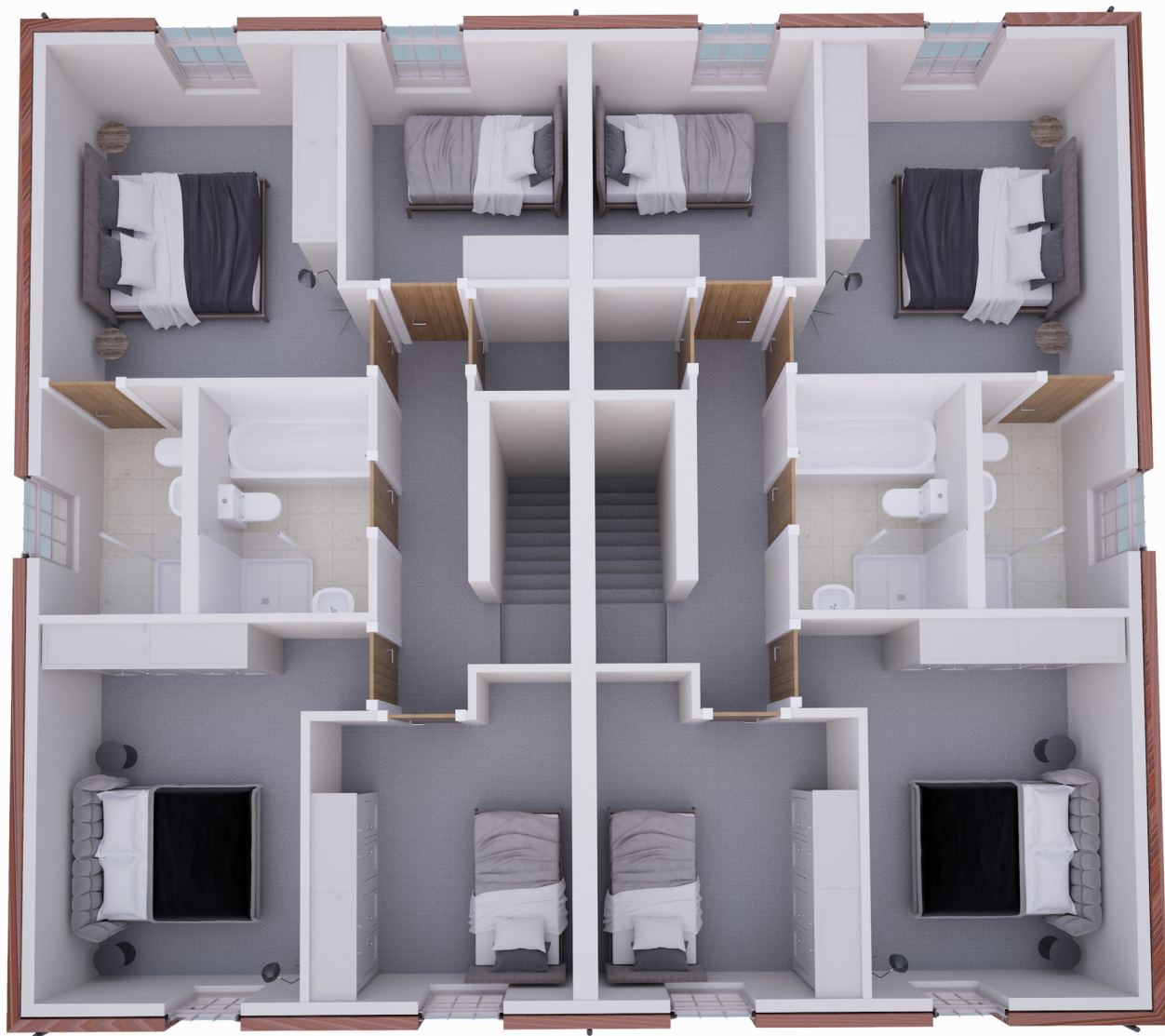
Lower Ground Floor

Glazed Hall	1.1m x 3.6m	3'7 x 11'8
WC	2.35m x 1.5m	7'9 x 4'11
Pantry/Utility	2.35m x 2.95m	7'9 x 9'8
Kitchen	4.07m x 4.65m	13'4 x 15'3
Double Height Dining	3.47m x 2.4m	11'5 x 7'10
Concealed Office	1.15m x 3.41m	3'9 x 11'2
Living	5.27m x 4.71m	17'3 x 15'6



Upper Ground Floor

Entrance Hall	2.35m x 8.36m	7'9 x 27'5
Living	4.07m x 4.55m	13'4 x 14'11
Bedroom 5	4.67m x 4.61m	15'4 x 15'2
Ensuite	2.35m x 3.3m	7'9 x 10'10



First Floor

Landing	1.1m x 5.21m	3'7 x 17'1
Hot Press	1.15m x 1.3m	3'9 x 4'3
Bedroom 2	3.17m x 3.91m	10'5 x 12'10
Bedroom 3	4.07m x 4.55m	13'4 x 14'11
Bedroom 4	2.75m x 3.0m	9' x 9'10
Bathroom	2.1m x 2.81m	6'11 x 9'3
Ensuite	1.77m x 2.81m	5'10 x 9'3
Master Bedroom	4.07m x 4.2m	13'4 x 13'9

Specification

We aim to provide you with a home of fine appearance, maximum comfort and ease of maintenance with a 10 year structural warranty.

EXTERNAL FEATURES

Traditional cavity wall construction with red brick and rendered external finish.

High standard of floor, wall and loft insulation to reduce heat loss and lower running costs.

Natural slate roof with black coloured tiles to ridge.

Decorative aluminum rainwater goods, with uPVC Downpipes.

uPVC double glazed windows with stone cills.

Painted hardwood panelled external door and quality ironmongery.

INTERNAL FEATURES

INTERNAL TRIMMING & DOORS

Moulded skirting & architraves with hockey stick detail painted white. Solid oak doors with quality ironmongery.

STAIRS

Stairways will incorporate timber stairs, Painted newel

posts, Oak handrails and Painted balustrades.

CEILINGS AND WALLS

Smooth plastered ceilings and walls, painted in a choice of neutral colour.

KITCHEN

Quality Kitchen with choice of doors, work tops and handles. Appliances to include cooker, hob, extractor hood, dishwasher and fridge freezer. Plumbed for washing machine and tumble dryer in utility room.

BATHROOMS

Pre-selected designer sanitary ware with chrome fittings, free-standing bath tub and slimline shower trays. Chrome towel radiators will be fitted in all bathrooms and en-suite areas.

FIREPLACE

Lounge

A multi fuel stove on a limestone hearth with slate surround.

Living Area

A gas inset stove.

FLOORING

Choice of carpets with underlay to Lounge, Stairs, Landing & Bedrooms.

Choice of floor tiles to entrance hall, kitchen/diner/living area, utility room, W.C, bathroom and en-suites.

Choice of tiling to shower enclosures.

Choice of tiling to sinks.

HEATING/PLUMBING

High efficiency combi gas boiler with zoned heating areas and thermostatically controlled radiators.

ELECTRICITY

Comprehensive range of electrical sockets including USB points, switches, TV and Telephone points. Wiring for future satellite points. Smoke, heat & Carbon monoxide detectors. Energy efficient down lighting to ceilings.

SECURITY

Zoned burglar alarm system provided.

GARDENS

Landscaped front and rear gardens.

Double boarded fencing to rear boundaries.

Bitmac parking areas.

Paved patio area to rear gardens.

Feature external lighting to front and rear.

Outside tap provided.

ADDITIONAL INFORMATION

Additional options may be considered but will only be incorporated into the property if a binding contract is in existence between all parties at the requisite stage of construction.

This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, the contents do not form part of, constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.

There will be a nominal service charge payable to maintain the estate communal.



For further information please contact:



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