



# The Gables

Oaklands Drive, Rathgar, Dublin 6







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An outstanding detached modern family home of distinctive architectural style, situated on secluded private landscaped gardens of approximately 0.2 acre on a quiet residential road in the heart of Rathgar, one of Dublin's most sought-after and prestigious near city suburbs.

This distinguished and unique home is approached to the front through impressive wrought iron vehicular entrance gates flanked by very attractive high granite walls which allude to the privacy and seclusion beyond.

Despite the striking and attractive façade, it is not possible to appreciate the extraordinarily generous and elegant accommodation within from an exterior glance.

Extending to approximately 489 sqm (5,263 sqft) with the added benefit of a Mews / Garage to rear offering approximately 100 sqm (1,076 sqft) of additional space, The Gables is one of the finest detached family homes to come to the market in Dublin 6 in recent years.

Internally, the expansive family accommodation is laid out over 3 floors. An entrance hall leads to a spectacular triple height, inner Reception Hall which is a wonderful surprise and immediately sets the tone for this magnificent home.

At Ground floor, there is very elegant yet comfortable family living accommodation to include, a Drawing room which leads into a Conservatory with access to a private walled garden to the front of the house. From the Drawing room you also have access to a comfortable Sitting room and Dining room beyond with a pleasant outlook over the rear garden. These interconnecting reception rooms provide a wonderful

space from which to entertain or, can be easily separated by French doors between the rooms into individual comfortable rooms for day to day living.

There is a beautifully appointed solid oak Dalkey Design kitchen at the heart of the house with bespoke cabinetry and complete with Aga adding to the warmth of this special family home. There is also a spacious utility room and guest wc with a feature sauna. To the front of the house there is a well-appointed and comfortable study with access to the entrance hall.

A truly elegant mahogany staircase with distinctive wrought iron balustrades gently leads you from the ground floor to the upper floors beyond.

At First floor there are 4 spacious double bedrooms and a generous single bedroom, the primary bedroom offers en suite shower facilities. At this level there is also a contemporary Family bathroom. There is also a bespoke Oakline library / computer desk providing an additional workspace pleasantly positioned on the first floor enjoying the benefit of the overhead natural light flooding the inner Reception Hall below.

On the Second floor, there are two further large double bedrooms and a shower room. At this level there is yet another unexpected surprise within this fascinating home. A feature Family room with vaulted ceilings and mezzanine accommodation is situated at this level. This is a wonderful 'get away' space which enjoys privacy and seclusion from the rest of the house, ideal for teenagers or for visitor accommodation, it is an additional bonus to the already extensive accommodation below.



Houses of this calibre, offering such extensive; beautifully presented family accommodation rarely come to the market. The appeal of The Gables however, extends beyond the magnificent accommodation within. To the rear there is a very substantial Mews / Garage offering ancillary space to the main house. The Mews has the benefit of a fully fitted kitchen, a discrete but extensive temperature-regulated wine cellar as well as a very extensive garage presently used as a home gym and vehicular garage with triple doors to front. This space offers an abundance of possibilities including the option to create an ancillary but separate dwelling to the main residence.

The Gables sits comfortably within its own grounds of cleverly designed landscaped gardens offering a variety of options from which to enjoy the private grounds. To the front there is a secluded private Walled Garden which benefits from westerly sunshine. This private space is accessed via a wrought iron gate from the driveway to front and accessed internally from the Conservatory. This is an ideal outdoor dining space to take advantage of the last of the evening sunshine in a secluded and private setting. To the rear, the well planted gardens are laid out to maximise the southerly day long sunshine.

The landscaped gardens surround the property and provide ample outdoor space accessed from several areas within the house. The low maintenance gated driveway to the front is surrounded by high granite walls and flowerbeds. A gated side passage provides direct access to the Mews / Garage which could be used for a variety of uses. A planted pergola separates the vehicular entrance to the garage from the paved rear patio that is overlooked from the Kitchen and Dining area with raised planted flower beds.

The detached Mews spans the width of the property to the rear and sits discretely within the site.

Rathgar is a much sought after residential suburb approximately 3.5km from Dublin City Centre. This is a location of enviable convenience in the heart of Rathgar village and easily accessible to a range of specialist shops on the Upper Rathmines Road to include Fothergills and Lawlor's Butchers as well as the ever-popular Morton's on nearby Dunville Avenue. The vibrant village of Ranelagh with its selection of restaurants, coffee shops and renowned pubs is also within walking distance.

The recreational amenities of Palmerston Park are a short stroll away. Tennis is available at Rathgar and Brookfield Tennis Clubs as well as Fitzwilliam Lawn Tennis Club a short drive away. Hockey at both Our Lady's Hockey Club and Old Alex. Rugby clubs include St Mary's and Terenure College. Golf is catered for in the surrounding clubs of Milltown Golf Club, Grange and Castle Golf Club.

Some of the most sought-after schools in Dublin are within easy reach to include Gonzaga College, St. Mary's College, Alexandra College, The High School, Stratford College and Loretto on St. Stephen's Green.

There is excellent cross city public transport close by to include two local Luas stops at Milltown and Beechwood a short 10 minutes walk away.





## Features

- Outstanding detached modern family home of approximately 489 sqm (5,263 sqft)
- Detached Mews / garage to the rear offers an abundance of opportunities, extending to approximately 100 sqm (1,076 sqft) of additional space
- Beautifully presented and meticulously maintained accommodation throughout
- Situated on private and secluded low maintenance gardens and grounds of approximately 0.20 acres which are not overlooked
- Expansive family accommodation throughout laid out over three floors
- Spectacular triple height inner Reception Hall
- 5 Reception rooms at ground floor & large Family room on third floor
- Wonderfully elegant interconnecting rooms at ground floor ideal for entertaining
- Feature Dalkey Design Kitchen with solid oak cabinetry
- 6 double bedrooms and 1 generous Single, the Primary with ensuite facilities and 2 bathrooms on the upper floors
- Beautiful gardens and grounds with feature patios & courtyards all offering privacy and seclusion.
- Ample off-street parking behind electronically operated security gates
- External CCTV and sophisticated monitored alarm system
- Wonderful south and westerly aspects
- Located on a quiet residential road immediately adjacent to Rathgar village, a short stroll to Upper Rathmines Road and Ranelagh village





# Accommodation

## Ground Floor

**Entrance Hall** 6.30m x 2.50m (20'8" x 8'2") solid oak floor, curved feature wall, cloakroom with overhead storage, two feature stained glass windows, radiator cover, spotlights, glazed double doors into the:

**Inner Reception Hall** 5.00m x 5.00m (16'5" x 16'5") Magnificent triple height Reception Hall featuring ornate dentil style plaster cornice and wall cornice, feature fireplace with gas insert, most impressive turned gently sweeping mahogany and cast-iron bespoke staircase with large Velux windows overhead affording maximum natural light. Beautiful bespoke V'Soske Joyce carpet.

**Drawing Room** 5.50m x 5.00m (18'1" x 16'5") feature Adams style marble open fireplace, stained glass windows, two sets of French doors, ornate dentil style plaster cornice, bespoke V'Soske Joyce carpet, wall lights, French doors with fanlight above lead into the:

**Conservatory** 4.80m x 4.50m (15'9" x 14'9") with wraparound windows and beautiful outlook and access to the private walled garden to front. Conservatory with electronic opening roof windows, stone tiled floor, wood panelling, Spotlights, and central light fitting.

**Sitting Room & Dining Room** 9.00m x 4.50m (29'6" x 14'9") (overall). Adams style marble fireplace, radiator cover, wall lights, stained glass window, bespoke V'Soske Joyce carpet, solid oak wood floor, conservatory style bay windows and roof light, door to rear garden and door into:

**Kitchen / Breakfast Room** 6.00m x 4.75m (19'8" x 15'7") with a tiled Travertine marble floor, custom made Dalkey Design solid oak kitchen with hand painted centre island unit complete with Silestone counter tops. High quality appliances to include Sub Zero fridge, Fisher and Paykel double dish drawer dishwasher, Neff single oven, Neff microwave, gas fired Aga, stainless steel sink with swan neck tap, Neff ceramic hob, spotlights, French patio doors and window overlooking the rear garden.

**Inner Hallway** 3.70m x 1.60m (12'2" x 5'3") with oak wood floor and closet used for appliances.

**Utility Room** 1.60m x 3.80m (5'3" x 12'6") with Travertine marble tiled floor, Belfast sink, window to rear, Velux, plumbed for washing machine and space for dryer. Access to:

**Plant Room** 1.80m x 2.40m (5'11" x 7'10") with Travertine marble tiled floor, two gas boilers - Ideal Logic boiler and Glow Worm boiler.

**Guest WC** with tiled floor, tiled shower enclosure with pumped shower, fitted Finnish Sauna, Villeroy & Boch wash hand basin, Villeroy & Boch wc, pumped shower, spotlights, and window.

**Study** 3.10m x 5.00m (10'2" x 16'5") bespoke Oakline desk and bookcase, spotlights, ceiling coving, window to both side and front, solid oak wood floor. Access to entrance hall to front.

## First Floor

### Landing

**Primary Bedroom** 4.40m x 4.80m (14'5" x 15'9") three floor to ceiling wardrobes offering ample storage, pleasant outlook to the rear, wall lights, spotlights, coving, door to:

**Ensuite** 3.50m x 2.00m (11'6" x 6'7") with porcelain tiled walls and floor, pumped shower with body jets, heated towel rail, dual windows, Villeroy and Boch wc, Villeroy and Boch twin sinks, twin mirrors above, spotlights & Velux window.

**Family Bathroom** 2.40m x 3.60m (7'10" x 11'10") Villeroy and Boch wc, freestanding bath, wall mounted taps, tiled recessed shelving, walk in tiled shower with pumped rain head shower with hose attachment, contemporary porcelain sink with storage beneath, wall hung Villeroy and Boch WC with wall flush, spotlights, window to rear, heated towel rail, extractor fan, porcelain tiled floor & walls.

**Bedroom 2** 3.90m x 3.60m (12'10" x 11'10") fitted wardrobes and shelving, vanity unit with wash hand basin.

**Bedroom 3** 5.00m x 3.10m (16'5" x 10'2") wooden floor, built in desk, built in vanity unit, built in wardrobes, spotlight.

**Bedroom 4** 3.10m x 5.00m (10'2" x 16'5") spotlights, built in wardrobes, door to:

**Ensuite** with wc, wash hand basin and towel rail.

**Luggage Room** Understairs storage

**Library / Home office** Bespoke custom made solid wood Oakline library shelving with computer desk.

**Bedroom 5** 3.20m x 4.90m (10'6" x 16'1") plumbed vanity unit, built in wardrobe, built in desk, spotlights, window to front.

## Large Hot-press

## Second Floor

**Landing** with feature large picture window to the front, 2 Velux windows overhead.

**Shower Room** Villeroy and Boch sink and vanity, wc, tiled floor and walls, skylights, electric heated towel rail, recessed shelving, door to storeroom

**Bedroom 6** 3.80m x 4.70m (12'6" x 15'5") with two Velux windows, spotlights, built in wardrobe and desk.

**Bedroom 7** 3.80m x 4.70m (12'6" x 15'5") with built in wardrobe, Velux window.

**Family Room** 4.70m x 7.00m (15'5" x 23') with wooden floor, solid wood Kingstar stove and marble hearth, window to front, two Velux window, doors to two storage rooms, feature double height ceiling. Stairs leading up to the:

**Mezzanine** 4.10m x 3.30m (13'5" x 10'10") with Velux window, door to under eaves storage.









## Outside

The landscaped gardens and paved grounds extend to approximately 0.20 acre and are laid out in cleverly designed walled gardens to front and rear. The gardens are beautifully landscaped and offer several private areas in which to sit and enjoy the south / south westerly aspect.

There is extensive outdoor lighting transforming the outdoor space at night, ideal for outdoor dining and entertaining.

## Mews / Garage

The detached Mews / garage offers an additional approximate 100sqm (1,076sqft) of space. Currently laid out with fitted kitchen, cleverly concealed temperature regulated wine store, home gym and garage. This space offers an abundance of opportunities and could easily be converted into separate but ancillary living accommodation if so required.





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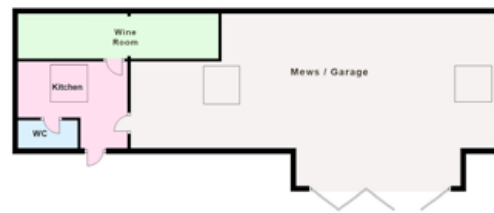


FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



Mews / Garage



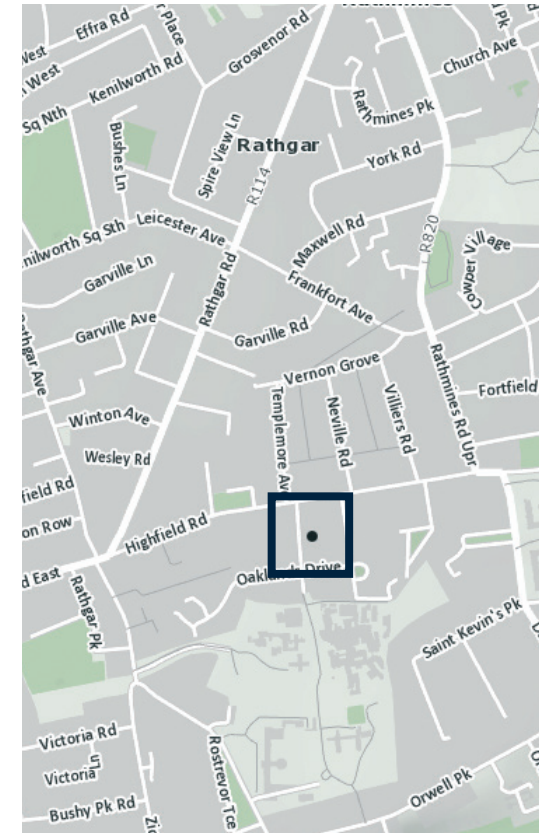
First Floor



Second Floor



Family Room Mezzanine



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BER Information

BER B1.  
BER NUMBER: 117079822  
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