



# SARRETT

Killiney, Co Dublin







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Violet Hill, Church Road,  
Killiney, Co Dublin A96 DW44

Killiney 2.5 km, N11 2.5 km, Dalkey 3.5 km, M50 (Junction 16) 3 km,  
Dublin City 16 km, Dublin Airport 25 km  
(All Distances Approximate)

## Contemporary Living at its Finest

### HOUSE

Entrance Hall | Kitchen/Living Room/Dining Room  
Playroom | Sitting Room | Utility Room | Office  
Four Bedrooms Suites | All-Weather Terrace | Front and Rear Balconies

### SELF-CONTAINED APARTMENT

Kitchen/Living Room | Bedroom Suite | Shower Room

### GARDENS & GROUNDS

Gated Electric Entrance | Driveway | Landscaped Gardens  
Water Fountain | Pond | Integral Garage  
EV Charging Point | Expansive Views

Approximate total internal floor area  
514 sq m/5,529 sq ft

In total about 0.16 hectare / 0.39 acre

For Sale by Private Treaty





## Location

Sarrett has the dual benefit of a private suburban situation and very convenient links to Dublin's primary road and rail networks. The property occupies a commanding position on the popular Violet Hill, off Church Road in Killiney. Violet Hill has a wonderful backdrop in the form of Killiney Golf Club, and vistas of the Dublin Mountains.

Killiney is commonly referred to as the premier location in South County Dublin. Popular local amenities include the adjoining golf club, Killiney Castle Hotel, Killiney Beach and Killiney Hill, which offer a range of pleasant walks and wonderful views. The historic seaside village of Dalkey (3.5km) caters for daily essentials and is renowned for its wide range of artisan shops, quality restaurants, boutiques and glorious coastline, with stunning coastal walks around the hills of Killiney and Dalkey. The town of Dun Laoghaire (4.5 km) offers a more comprehensive range of shops and services, a public library and the popular 40-foot bathing pool. Dundrum Shopping Centre, for luxury shopping and its extensive array of restaurants, is 12.5 km distant.

The surrounding area caters for a wide range of sports clubs and societies including rugby, swimming, tennis and cricket. Given the coastal position, the area is renowned for sailing and water sports, with multiple yacht clubs based at Dun Laoghaire. Golfing enthusiasts are spoilt for choice with the adjoining Killiney Golf Club, Powerscourt Golf Club (14.5 km), Castle Golf Club (15 km), and Druids Glen Golf Club (25 km). For those enjoying a punt, the renowned Leopardstown Racecourse is 9 km to the west.

There is an excellent selection of public and private schools nearby, including Castle Park School, Holy Child Killiney, Rathdown, St. Andrews, Loreto Abbey, C.B.C Monkstown and St. Gerard's.

Violet Hill is easily accessible to a variety of transport links, including the Dart at Killiney train station (2.3 km), the LUAS at Cherrywood (2.5 km), the N11 (2.5 km), and the M50 (3 km). Dublin Airport is 25 km.





## Summary

Sarrett is an ultra-modern property built into a dramatic hillside setting and backing on to Killiney Golf Club. A key feature of the property is its private, elevated situation with far-reaching panoramic views of the Dublin Mountains, the Sugarloaf, and Kilternan. Completed in 2020, this sustainable and energy efficient (A2-rated) contemporary home was designed by the award-winning Fergus Flanagan Architects.

The house offers extensive, stylish and luxurious accommodation which incorporates the latest in modern technology for a fully automated home. The internal accommodation extends in total to approximately 514 sq m/5,529 sq ft of cleverly designed living space.

The front door opens into an impressive entrance hallway with indoor zen garden and botanical feel. There is a floating oak staircase with glass balustrade which leads to the first-floor landing with a double height stone feature wall, floor to ceiling windows and double-height ceilings, providing breath-taking views.

Arranged over three floors, the expansive accommodation is well arranged for both entertaining and everyday family living. The light-filled, spacious accommodation is of generous and elegant proportions, as shown on the adjoining floor plans.

A particular feature of the property is the first-floor accommodation which is centred upon a spacious open plan kitchen, living room and dining room with a double-height ceiling, creating the perfect place to entertain friends and family. It opens to a spectacular outdoor all-weather terrace with a glass roof, which is ideal for enjoying peace and tranquillity in the splendour of the far-reaching views towards the Dublin Mountains and the Sugarloaf. The office enjoys the same outlook and direct access to the terrace.

Behind a sliding door in the kitchen, is a flexible room which is ideal for children and opens on to the beautiful landscaped rear garden. In addition, a utility room is accessed off the kitchen.

Also on the first floor is a wonderful bedroom suite with views to the mountains, a bespoke walk-in wardrobe and bathroom. It shares a balcony with an adjoining sitting room, with a glass feature wall to maximise the use of light. There is one further bedroom suite on the first floor with direct access and views of the rear garden.







The master bedroom suite enjoys the best views of the mountainous landscape, situated on the second floor, and comes with a sizeable bespoke walk-in wardrobe and bathroom. There is one further bedroom suite on this level with a private balcony on to the rear lawns and golf club.

An integral self-contained apartment on the ground floor with a separate access is a notable feature. The accommodation in the apartment includes an open plan kitchen/sitting/dining room and a bedroom suite and separate shower room, ideal for staff or an elderly family member.

Combining the extensive range of features, technologies and high-quality materials, Sarrett is a truly magnificent modern home.

### Specification

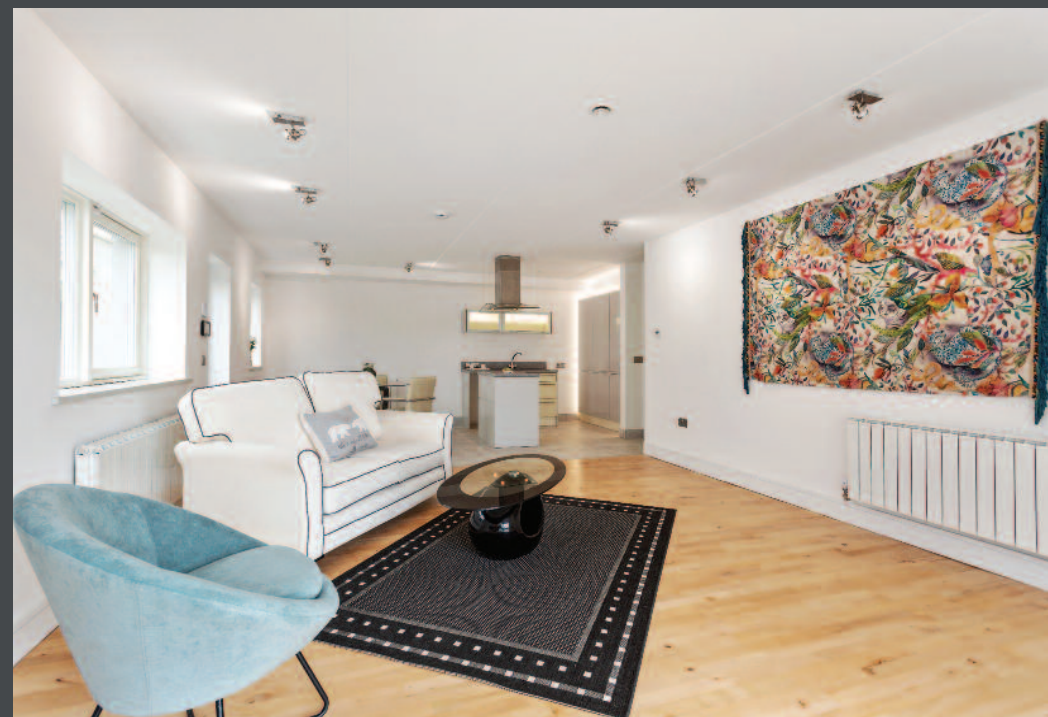
- BER A2 Rated
- LED ambient lighting
- Kitchen appliances includes Alto kitchen units, NEFF induction hob, double oven with full integration and Quartz stone countertops
- Triple glazing
- Vent-Axia mechanical heat recovery ventilation system
- Mitsubishi ecodan air-to-water heat pumps
- Under-floor heating
- Rainwater harvesting system
- Outdoor waterfall feature
- Electric gated entrance
- Video door intercom system
- Full home security system
- Integrated fire alarm system
- Outdoor perimeter lighting system
- Garage – remote controlled doors





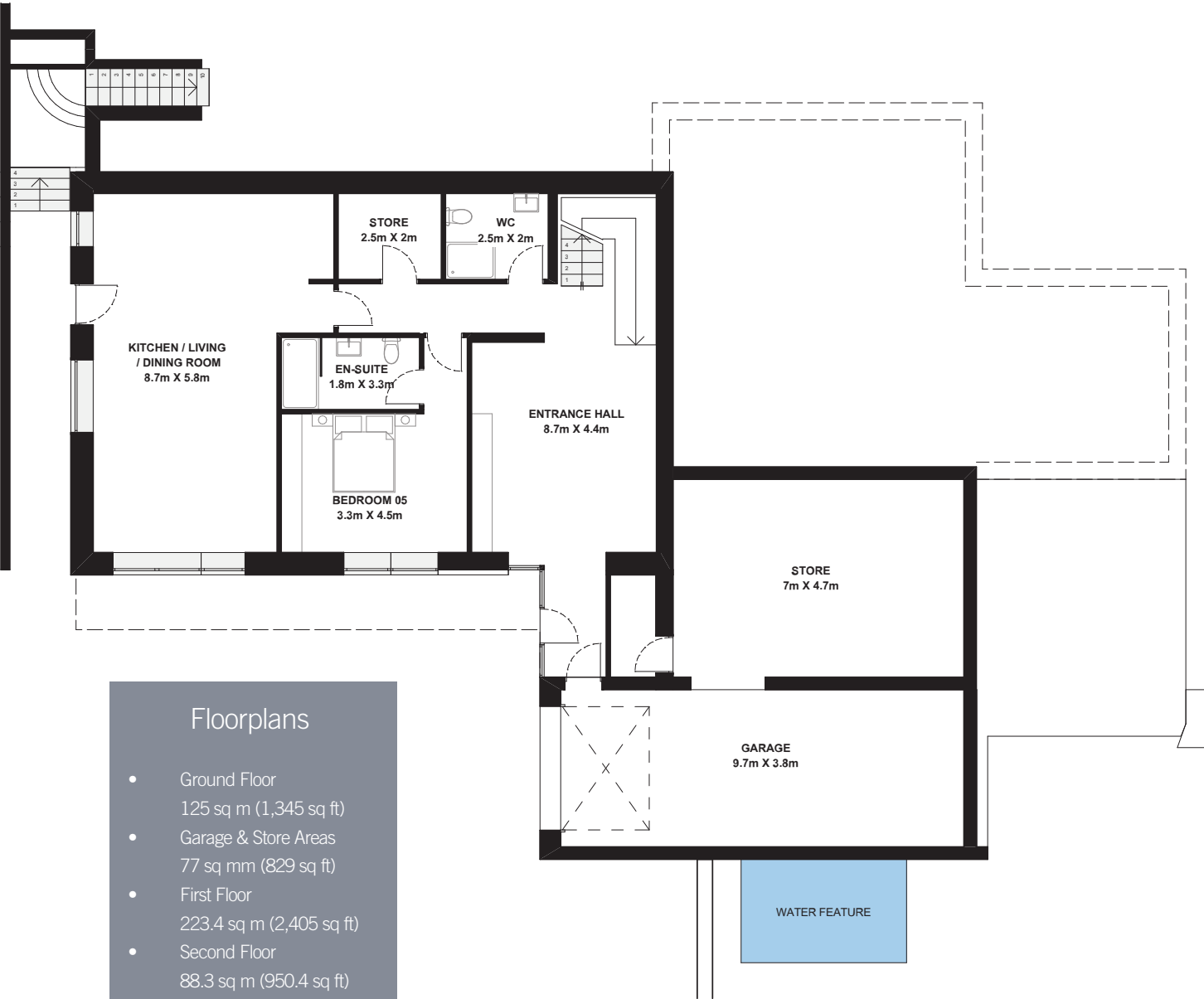




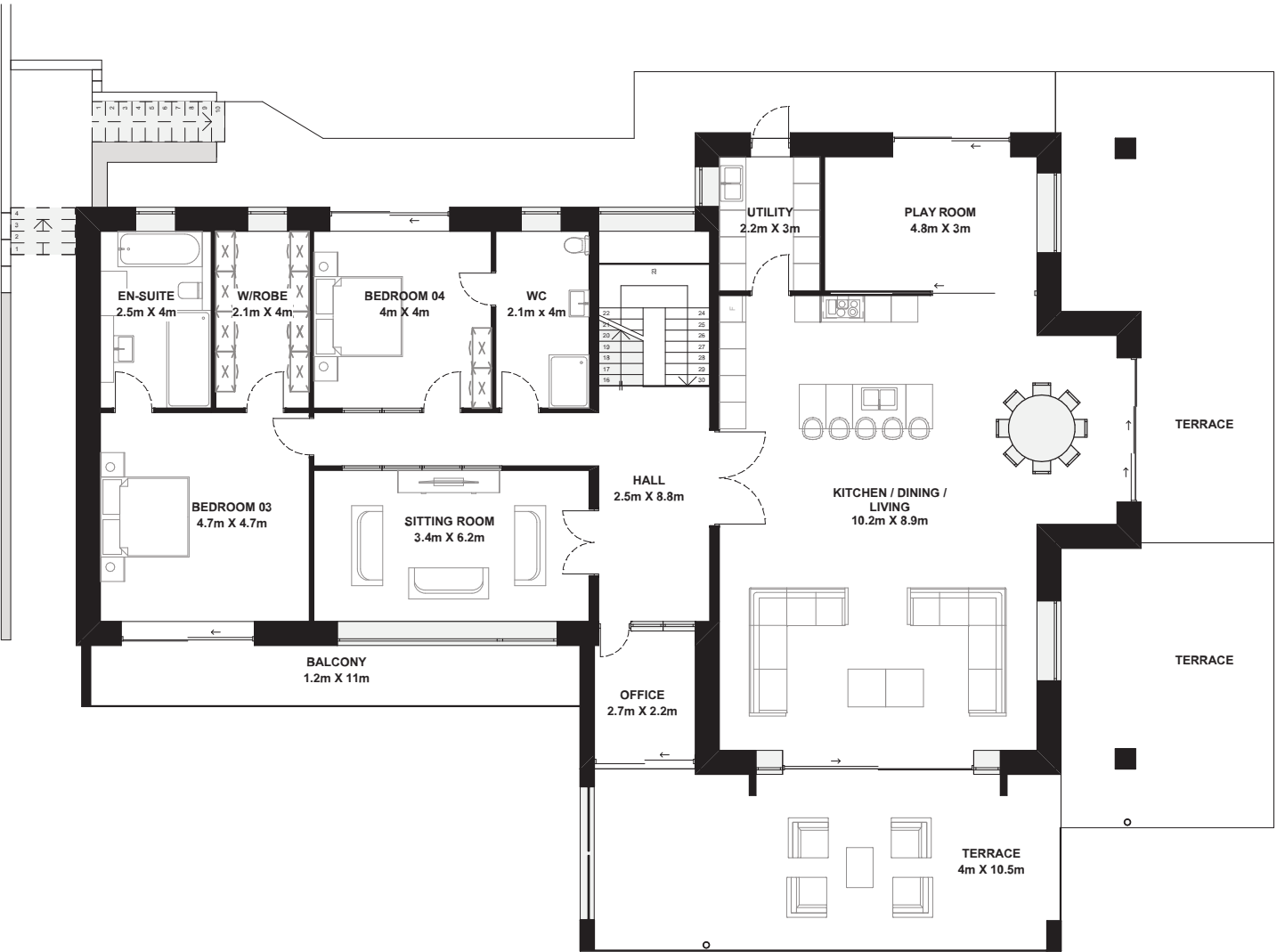




Ground Floor



First Floor



Second Floor



Floorplans

- Ground Floor  
125 sq m (1,345 sq ft)
- Garage & Store Areas  
77 sq m (829 sq ft)
- First Floor  
223.4 sq m (2,405 sq ft)
- Second Floor  
88.3 sq m (950.4 sq ft)







### Gardens & Grounds

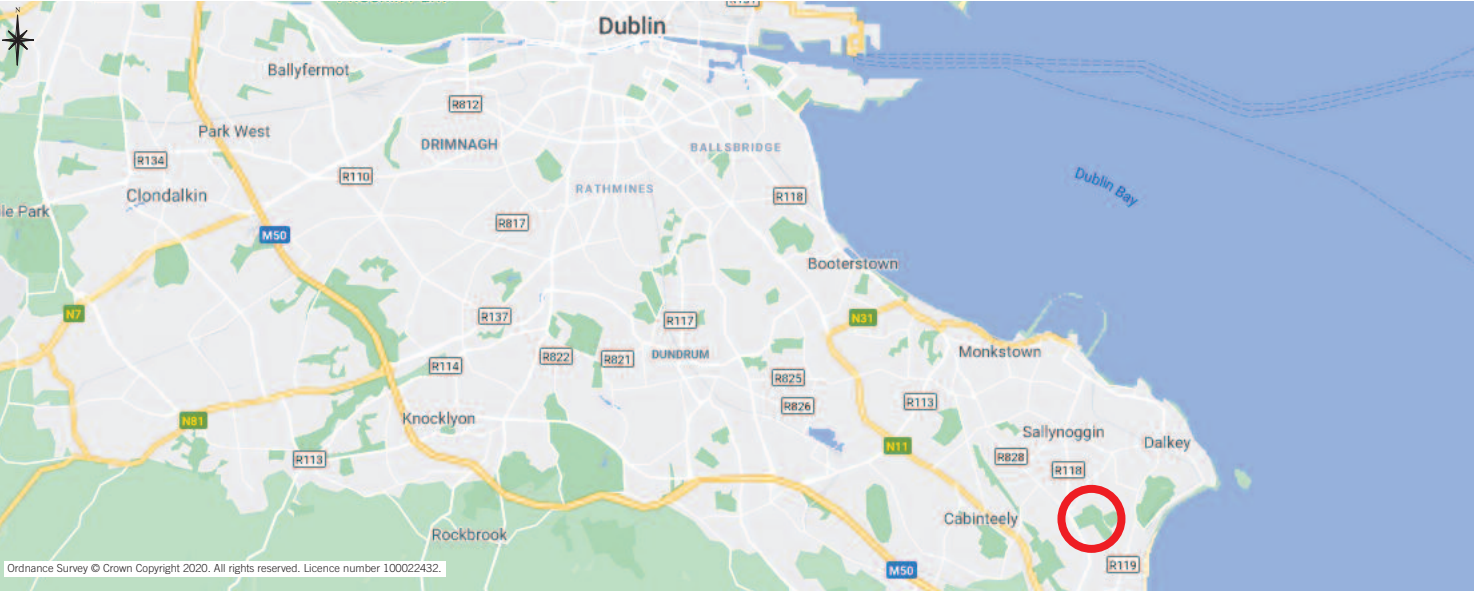
Constructed on a private site and bound to the rear by Killiney Golf Club, Sarrett is approached through electric gates via a sweeping driveway leading to ample parking including an electric vehicle home charging point. There is a spacious integral garage. A wonderful outdoor terrace is perfect for relaxing with a fire pit and seating area. The grounds have been beautifully landscaped with the majority of the garden laid to lawn and mature fruit trees to the rear. There is a feature pond and impressive stonework.

In all, the grounds extend to about 0.16 hectare/0.39 acre.





General Remarks & Stipulations	
Viewing Strictly by appointment with Savills.	Best Offers Date A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.
Eircode A96 DW44	
BER A2 BER No: 113204507	Solicitors Paul A Ferris & Company Solicitors (Contact: Paul Ferris) Suite 238, Mary's Abbey North City Dublin Tel: +353 (0)1 874 1522 Email: info@paulferris.com
Fixtures & Fittings All fixtures and fittings are excluded from the sale including garden statuary, light fittings, and other removable fittings, although some items may be available by separate negotiation.	Wayleaves and Rights of Access The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.
Services & Technology Fibre broadband, mains water, sewerage and electricity, air to water heat pumps, ventilation and heat recovery system, along with underfloor heating.	Generally Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.
Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.	Important Notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure prepared September 2020
Entry & Possession Entry is by agreement with vacant possession.	
Offers Offers may be submitted to the selling agents: Savills 33 Molesworth Street Dublin 2. Email: james.butler@savills.ie or cianan.duff@savills.ie.	
Financial Guarantee All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.	







Savills +353 (0) 1 618 1300

[james.butler@savills.ie](mailto:james.butler@savills.ie)

[cianan.duff@savills.ie](mailto:cianan.duff@savills.ie)

PSRA Licence 002223

