

# CHURCH HEIGHTS HOLYWOOD

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Three Private Luxury Detached Residences

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**5**  
BED

Church Road

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Hollywood BT18

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# CHURCH HEIGHTS

*An exemplar of landscape, location and luxury...*

Church Heights marks the arrival of one of the most exciting and exclusive new developments in the Holywood area with only three luxurious, three-storey detached houses within a private and gated setting. The development is located on Church Road, a mile from the town centre and in an area synonymous with some of the most stunning properties in Holywood.

**The elevated nature of the site gives a sense of space and light, while specific sites reveal glorious views of Belfast Lough and the Co. Antrim Coastline on the opposing shore.**

Brought to the market by Chieftan Homes and Jamdac Developments, Church Heights offers luxurious and unique homes for the discerning buyer in one of Northern Ireland's most sought-after addresses.



# A STUNNING LOCATION

## Lifestyle, aspiration and convenience

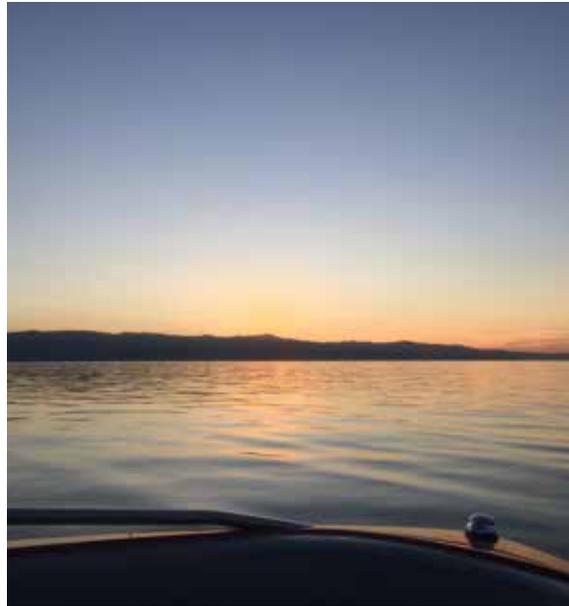
**Hollywood, Co Down has long been considered one of the province's most desirable places to live, unique within a rich heritage that blends seamlessly into a modern and vibrant landscape.**

Located on the affluent Cultra coastline, where the Irish Sea rolls into Belfast Lough, residents enjoy an area that offers just about everything regarding lifestyle, aspiration and convenience. At its heart, Hollywood alludes to an authentic old world charm, with the presence of The Royal North of Ireland Yacht Club, and Royal Belfast and Hollywood Golf Clubs playing a significant part in local society. Equally, arts, culture and fashion are in abundance and feature within an eclectic high street of coffee houses, design studios, art galleries and boutiques.

Completing this ultimate living experience is the development's proximity to the centre of Hollywood and the extensive variety of amenities, social venues and activities that are available there.

Although Church Heights avails of a semi-rural location, it is just over a mile from Hollywood High Street, providing easy access to the sophisticated metropolitan bustle of the town. Unwind in the boutiques, coffee houses, delis and bistros, and get active in gymnasiums or the year-round splendour of Redburn Country Park.

The essential everyday requirements are also to hand, with popular grocery stores such as Tesco Express a few minutes drive, as are an excellent range of schools for children from nursery through to grammar school. Residents can also avail of impeccable commuter links, with direct access to Belfast City Centre, which is six miles away and connected by bus and rail, as well as by road. For those travelling further afield, the George Best City Airport is only a five minute drive.



# CHURCH HEIGHTS

Modern design and old world charm...

Church Heights epitomises both quality and style while delivering comfortable and spacious homes. Each home, with their private garden, garage and courtyard, is accessed from a private driveway edged with stunning estate fencing, pathways and attractive landscaping.

The external architecture is defined by an expert approach to classical Georgian style, with an impressive front facade featuring imposing bay windows and centred by a heritage style entrance complete with fanlight features.

Each home is built with a traditional red fired brick accompanied by buff sandstone detail, black sash-style windows and a slate roof that embodies a quintessentially upmarket image, with a modern and contemporary appeal.







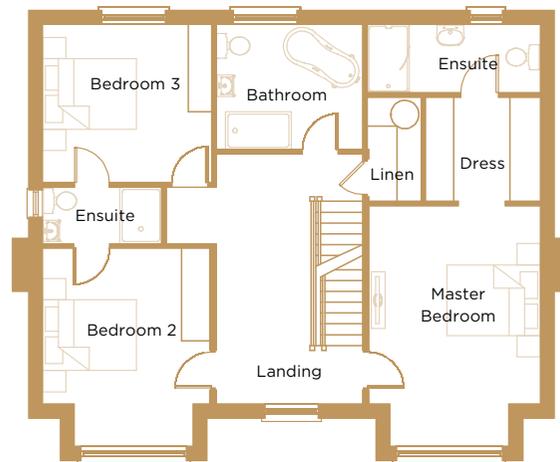
# THE PRAEGAR

Luxury 5 Bedroom Detached (2850 sq.ft)



## Ground Floor

Living/Dine/Kitchen	34' 9" x 20' 9"
Drawing Room	11' 7" x 22' 1" max
Dining	12' x 14' 5" max
Utility Room	8' 4" x 6' 3"
WC	3' 3" x 6' 3"
Hallway	10' 3" x 18' 1"



## First Floor

Master Bedroom	12' x 16' 7" max
Dress	8' x 7' 2"
En Suite	12' 1" x 4' 8"
Bedroom 2	11' 7" x 13' 8" max
En Suite	12' 1" x 4' 8"
Bedroom 3	11' 8" x 11'
Bathroom	10' 3" x 8' 7"
Linen Closet	3' 6" x 7' 2"



## Second Floor

Bedroom 4	11' 9" x 15' 9"
Bedroom 5	12' 2" x 15' 9"
Shower Room	9' 7" x 5'

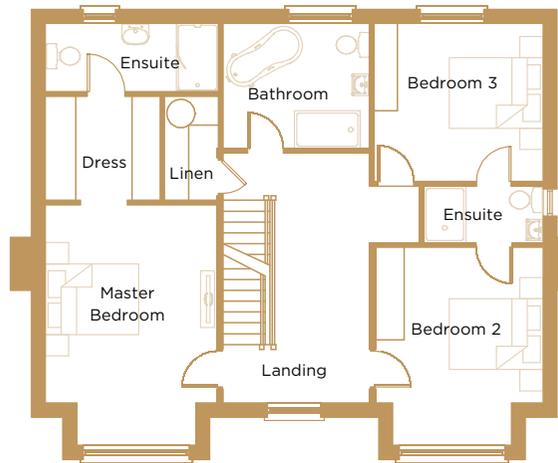
# THE MULBERRY

Luxury 5 Bedroom Detached (2850 sq.ft)



## Ground Floor

Living/Dine/Kitchen	34' 9" x 20' 9"
Drawing Room	11' 7" x 22' 1" max
Dining	12' x 14' 5" max
Utility Room	8' 4" x 6' 3"
WC	3' 3" x 6' 3"
Hallway	10' 3" x 18' 1"



## First Floor

Master Bedroom	12' x 16' 7" max
Dress	8' x 7' 2"
En Suite	12' 1" x 4' 8"
Bedroom 2	11' 7" x 13' 8" max
En Suite	12' 1" x 4' 8"
Bedroom 3	11' 8" x 11'
Bathroom	10' 3" x 8' 7"
Linen Closet	3' 6" x 7' 2"



## Second Floor

Bedroom 4	11' 9" x 15' 9"
Bedroom 5	12' 2" x 15' 9"
Shower Room	9' 7" x 5'





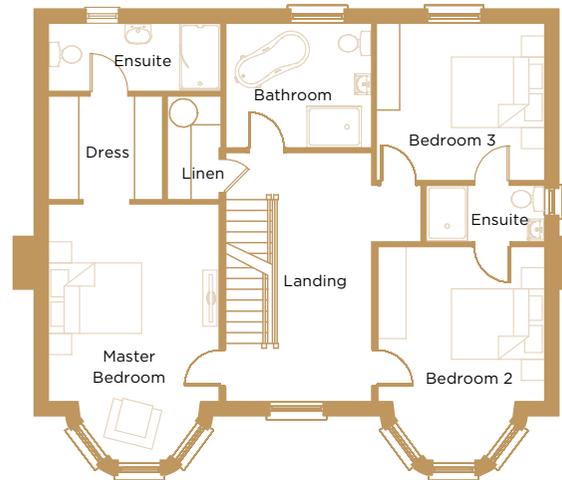
# THE CHAMBERS

Luxury 5 Bedroom Detached (2980 sq.ft)



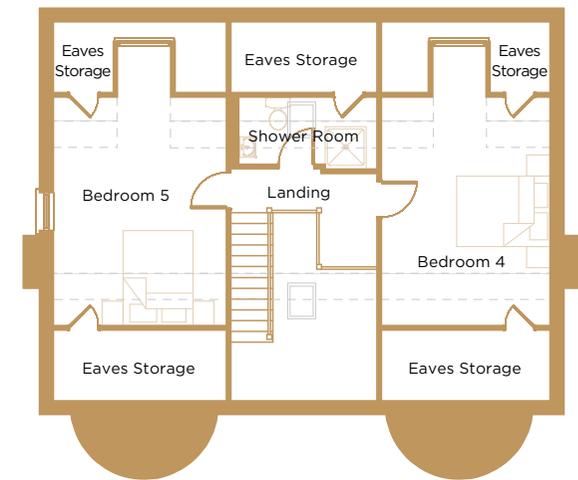
## Ground Floor

Living/Dine/Kitchen	34' 9" x 18' 3"
Drawing Room	11' 7" x 22' 2" max
Dining	12' x 15' 6" max
Utility	8' 4" x 6' 3"
WC	3' 3" x 6' 3"
Hallway	10' 3" x 18' 1"



## First Floor

Master Bedroom	12' x 17' 8" max
Dress	8' x 7' 2"
En Suite	12' 1" x 4' 8"
Bedroom 2	11' 8" x 14' 9" max
En Suite	12' 1" x 4' 8"
Bedroom 3	11' 9" x 11'
Bathroom	10' 3" x 8' 7"
Linen Closet	3' 6" x 7' 2"



## Second Floor

Bedroom 4	11' 9" x 15' 9"
Bedroom 5	12' 2" x 15' 9"
Shower Room	9' 7" x 5'





# STYLING AND DESIGN

*A specification for the ultimate living experience...*

## **Kitchen**

- Choice of traditional or contemporary kitchen with soft close doors and drawers
- Corian or granite worktops and upstands
- Stainless steel sink with chrome mixer tap
- Integrated under lighting unit
- Branded integrated appliances including electric oven, gas hob, dishwasher, fridge and freezer

## **Bathrooms & Ensuites**

- Branded contemporary white sanitary ware with chrome fittings
- Drench shower head and retractable hand held shower
- WC with soft close function
- Anti-steam illuminated mirror
- Bespoke wall mounted vanity unit
- Chrome heated towel radiators
- Fully tiled shower enclosure and bath, partially tiled elsewhere

## **Utility Room**

- High quality units with choice of door finishes, worktops and handles
- Free standing washing machine and tumble dryer

## **Electrical Installation**

- Multi room wiring to living area and master bedroom
- Energy efficient downlighters throughout
- Security alarm system
- Comprehensive range of chrome slimline electrical sockets and switches to ground floor
- 5 Amp sockets to living area and master bedroom
- Mains supply smoke and carbon monoxide detectors with battery backup
- USB charging port to kitchen/family room and master bedroom
- CAT 5 cabling to drawing room, dining/family and master bedroom

## **Glazing**

- High quality uPVC framed double glazed windows

### Decoration

- Painted internal walls and ceilings
- Painted doors, architraves and skirtings
- Bespoke chrome ironmongery
- Deep moulded skirting boards and architraves

### Flooring

- Concrete floors on ground and first floors
- Tiled flooring to hall, reception room and kitchen
- Tiled flooring to bathrooms and ensembles
- Carpeted flooring with high quality underlay to bedroom, stairs and landing

### Warranty

- 10 Year warranty provided

### Heating

- Underfloor heating to ground floor and high output radiators on first floor via oil heating
- High efficiency oil boiler
- Wood burning stove to family room and formal lounge - gas fire to dining room

### External Finishes

- Tiled roof
- Bitmac driveways
- Turfed gardens to front and rear
- Landscape plan incorporating planting and hedging throughout
- Flagged patio areas and paths
- Front and rear external lighting
- Exterior water and electricity supply
- Electrically operated entrance gates



# CHURCH HEIGHTS

## Site Plan & Location Map

● **The Praegar**

Luxury Five Bedroom Detached Residence  
2850 Sq. Ft  
Plus Garage

● **The Mulberry**

Luxury Five Bedroom Detached Residence  
2850 Sq. Ft  
Plus Garage

● **The Chambers**

Luxury Five Bedroom Detached Residence  
2890 Sq. Ft  
Plus Garage



BT18 CHURCH HEIGHTS

Belfast Lough

Ballymenoch Park



Church Heights



Queen's Leisure Complex

Church View

Holywood Primary School

Downshire Road

St Patrick's Primary School

Priors Int. College

My Lady's Mile

Kerr Park

High Street

Sullivan Upper School

Belfast Road

Abbot's Wood

Abbey Ring

Hollywood Golf Club

Church Road

The Esplanade

Hollywood Bypass

Bangor Road

Victoria Road

Church Road

Demense Road

A2

A2

**Developers**



**Selling Agent**



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All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP 21. Configurations of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate.