

1 SANDRINGHAM PARK,  
ROYAL HILLSBOROUGH, BT26 6GU



TEMPLETON  
ROBINSON



OFFERS AROUND £1,200,000

Step into luxury with this stunning detached home, offering an impressive 4000 sq ft of meticulously designed space by an award winning Kris Turnbull. Nestled in a superb location within walking distance of Royal Hillsborough, this residence places an array of amenities at your doorstep, from charming cafes and bars to exquisite restaurants, Hillsborough Park, and the scenic Hillsborough Lake.

The heart of this residence is the entertainment-sized kitchen, a masterpiece in itself. Featuring a range of high-end appliances, Dekton work surfaces and a large breakfast bar, it seamlessly opens to the dining room and family room. The family room is enhanced by built-in units and a feature gas fire, creating a warm and inviting ambience for gatherings and relaxation.

The four well-proportioned bedrooms ensure comfort and privacy, with the principal bedroom boasting a walk-in dressing area and a room adorned with built-in furniture. The ensuite shower room is a luxurious retreat with feature tiling, adding to the overall opulence of the home.

Situated within a fabulous, small development of only four houses, the property offers exclusivity and privacy. Electric entrance gates lead to an ample parking area and a detached double garage, providing convenience and security. The landscaped gardens, featuring surrounding lawns, a delightful rear paved sun terrace, and street-style lighting, creating a magical atmosphere both day and night.

With convenient commuting distance to various parts of the province, including Belfast and Lisburn, and positioned on the main arterial route to Dublin, this home seamlessly combines luxury living with practical convenience. Don't miss the opportunity to make this exquisite property your own.





- Stunning detached home to include garage in superb location within walking distance of Royal Hillsborough
  - An array of amenities on your doorstep including bars, cafes, restaurants, Hillsborough Park and lake

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- Interiors throughout by award winning designer Kris Turnbull
  - Spacious reception hall
- Beautiful ground floor wc with feature tiling and cloaks area
- Living room with cast iron wood burning stove
  - Separate family room/study
- Entertainment sized, high-gloss kitchen with an array of appliances and Dekton worktops and large breakfast bar open plan to dining room and family room with built-in units and feature gas fire
  - Hidden utility/Kitchen 2 with range of units
    - Four large double bedrooms, Principal bedroom with walk-in dressing area, ensuite shower room with feature tiling
      - Modern family bathroom
- Gas fired central heating (underfloor on ground floor and ensuite)

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- Fabulous small development of only four houses
  - Electric entrance gates to ample parking area
    - Detached double garage
  - Private landscaped gardens with surrounding lawns, bushes and trees with excellent degree of privacy and private paved patio sun terrace
  - Additional built-in outdoor barbecue area with covered area for seating
- Convenient commuting distance to many parts of the province including Belfast and Lisburn and on main arterial route to Dublin





## THE PROPERTY COMPRISES:

### GROUND FLOOR

Composite front door with glazed side light and top light to:

SPACIOUS RECEPTION HALL: Porcelain tiled floor, low voltage spotlight, underfloor heating.

LIVING ROOM: 22' 7" x 14' 3" (6.88m x 4.34m) (Measurements into bay window). Cast iron inset wood burning stove with granite hearth, low voltage spotlights.

FAMILY ROOM/STUDY: 16' 5" x 12' 9" (5m x 3.89m) (Measurements into bay window). Bespoke built-in office furniture including cupboards and drawers. Alcove inset with walnut worktops. Low voltage spotlights.

GROUND FLOOR WC: White suite comprising close coupled wc, vanity unit with marble worktops, brass mixer taps with built-in cabinet below. Porcelain tiled floor with mosaic inset detail, low voltage spotlights. Extractor fan.

KITCHEN/LIVING/DINING AREA: 29' 10" x 29' 10" (9.09m x 9.09m) (L-shaped and at widest points). Contemporary modern fully fitted kitchen with excellent range of high and low level units with contrasting high gloss and wood effect, Dekton work tops. Single drainer stainless steel sink and a half sink unit with Quooker stainless steel boiling water tap, mirror recess. Built-in high level double Siemens oven with warming drawer below. Four ring Siemens induction hob with pull out extractor fan. Built-in larder cupboard. Integrated fridge and freezer. Built-in breakfast bar. Island with Dekton worktops. Porcelain tiled floor. Feature picture window with mature outlook over gardens. Hardwood double glazed sliding door to garden. Open to:

AMPLE LIVING AND DINING AREA: Bespoke built-in shelving, feature inset TV area with cast iron wall mounted gas fire.

UTILITY ROOM/KITCHEN (2): 15' 5" x 9' 10" (4.7m x 3m) Range of high and low level units, concealed built-in gas fired boiler, plumbed for washing machine, vented for dryer. Single drainer stainless steel sink unit with mixer taps. Space for Rangemaster cooker, extractor fan above, porcelain tiled floor, low voltage spotlights. Double glazed access door to rear garden.

## FIRST FLOOR

SPACIOUS LANDING: Access to roofspace via Slingsby ladder, light and floored. Low voltage spotlights. Hotpress with pressurised water cylinder, built-in shelving.

PRINCIPAL BEDROOM: 17' 3" x 16' 3" (5.26m x 4.95m) Low voltage spotlights. Access to:

DRESSING ROOM: Excellent wall-to-wall built-in sliding robes, low voltage spotlights. Sliding door through to:

ENSUITE BATHROOM: White suite comprising close coupled wc, twin sink with gold plated mixer taps with vanity unit and built-in cupboards below, mirror recess. Free-standing bath with brass mixer taps. Walk-in wet-room style shower with drying area, fully tiled walls with feature mosaic inset detail and alcove. Gold plated overhead shower unit with additional attachment. Fully tiled walls, polished porcelain tiled floor, feature lighting.

BATHROOM: Luxurious white suite comprising vanity unit with mixer taps and vanity unit below. Free-standing bath with mixer taps. Walk-in shower cubicle with overhead shower unit, alcove display with drying area, part tiled walls, polished porcelain tiled floor, low voltage spotlights, extractor fan.

BEDROOM (2): 14' 3" x 13' 9" (4.34m x 4.19m) Outlook to front.

ENSUITE SHOWER ROOM: White suite comprising close couple wc, vanity unit with chrome mixer taps, built-in cabinet below. Walk-in shower cubicle with chrome overhead shower unit, additional attachment, part tiled walls, ceramic tiled floor, extractor fan, low voltage spotlights.

BEDROOM (3): 19' 4" x 14' 4" (5.89m x 4.37m) (at widest points, including walk-in dressing area). Walk-in dressing area with mirror fronted sliding robes and shelving.

ENSUITE SHOWER ROOM: White suite comprising close couple wc, vanity unit with chrome mixer taps, walk-in shower cubicle with chrome overhead shower unit, part tiled walls, polished porcelain tiled floor, extractor fan.

BEDROOM (4): 13' 7" x 12' 8" (4.14m x 3.86m)









## OUTSIDE

DOUBLE GARAGE: 26' 6" x 19' 10" (8.08m x 6.05m) Electric roller shutter door, light and power.

Access to property via electric gates. Tarmac driveway with ample parking.

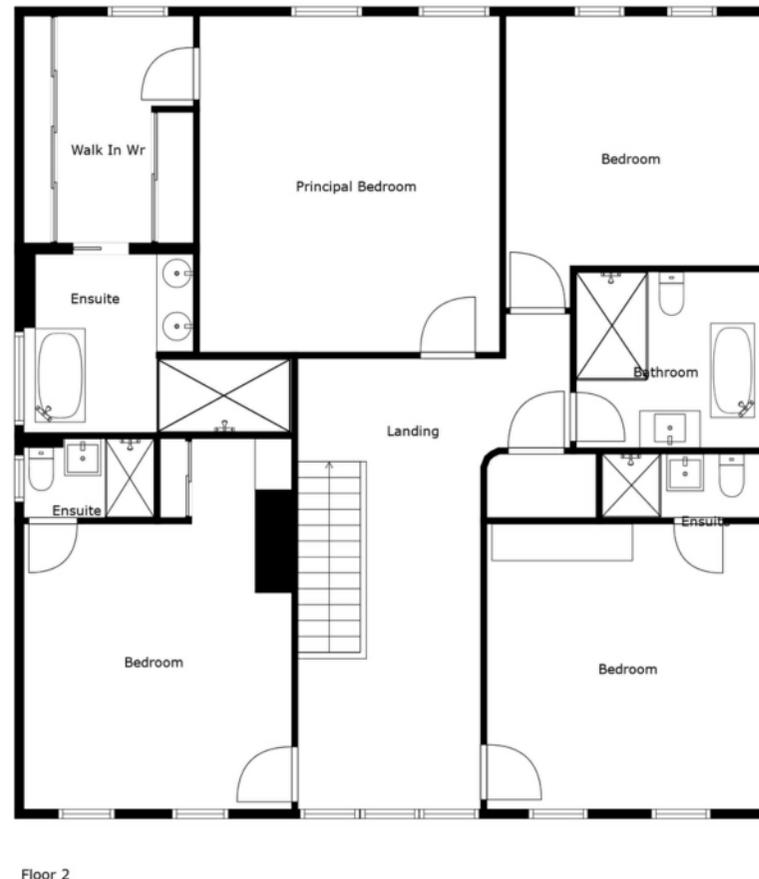
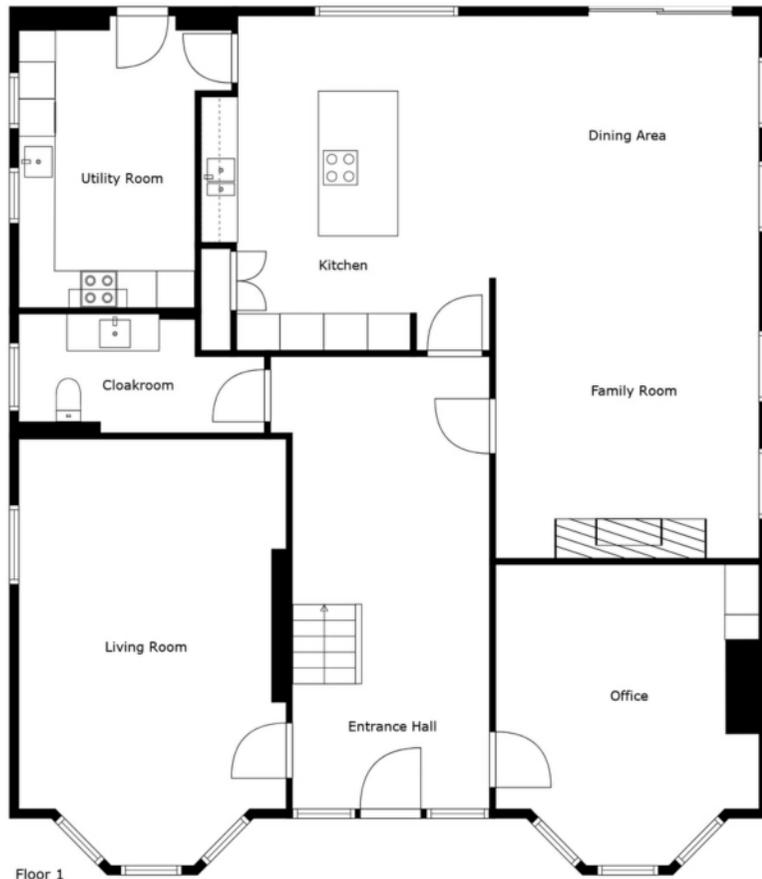
Front and side garden laid in flowerbeds and shrubs.

Large paved patio area to rear ideal for outdoor entertaining with built-in barbecue area and covered area. Lawns and excellent degree of privacy.

Boundary hedging. PVC fascia and soffit boards.







Sizes And Dimensions Are Approximate. Actual May Vary.

## LOCATION:

From the Dual Carriage Way from Sprucefield take the first turn-off to Royal Hillsborough and Sandringham Park is on the right hand side. No. 1 is on the right.



## Energy Rating

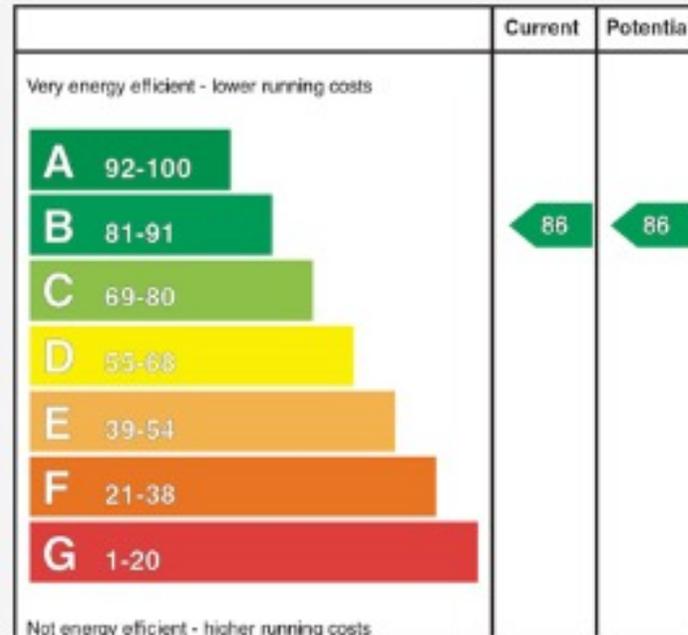
Epc Type: Domestic

Current: B86

Potential: B86

EPC Landmark Code: 2999-4054-0358-7701-4924

[Epc Certificate](#)



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Ballyhackamore - 028 90 65 0000

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