



# KNIGHTS WOOD

JOHNSTOWN, NAAS

REALISE BIG DREAMS WITHIN  
A CHARMING COMMUNITY





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COMMUNITY IN KNIGHTS WOOD

Knights Wood is the latest in a long line of prestigious and highly successful developments by Westin Homes. This boutique development of 34 'A' rated properties offers a superb standard of finish throughout that is second to none. A standard we have grown to know and trust from this quality developer. Located in the historic village of Johnstown, Knights Wood offers a real sense of community whilst holding strong to countryside values. This growing town, set within the pasture lands of Co. Kildare, still retains the charm of village life while offering so much more to its inhabitants.



## Village Life

CONVENIENCE ON YOUR DOORSTEP

Johnstown is steeped in history right back to the Rebellion of 1798. Take a walk to the infamous Johnstown Inn, for coffee or a bite to eat and then stroll along the Johnstown Heritage Trail which will bring you to the medieval ruins of St. John's Church. The setting is beautiful. Locally there are shops, a supermarket, places to eat and drink and child-care facilities all within easy reach.

For all of your other needs the thriving town of Naas is a mere 2km away. Here you'll find great schools, supermarkets, boutiques, restaurants, medical facilities etc. The Monread Shopping Centre in Naas has Ireland's largest Tesco Extra Store amongst an excellent choice of outlets. Everything you require is but a short drive away.

# Family Life

LIVING AT YOUR OWN PACE

Johnstown is a perfect location for families of all ages. There is a lovely atmosphere within the town and whether you want to have a quick coffee or fill the flower beds of your new garden, you'll find what you're looking for and feel welcome. The Odeon Cinema is less than 1km away from Johnstown Village. The famous Johnstown Garden centre with superb restaurant is 200m across a pedestrian bridge from Johnstown village. The public library is in a tranquil setting at the harbour in Naas and is a superb amenity for everybody to enjoy.

For those who like a little retail therapy Kildare Village is approx. 20 minutes' drive for all your designer outlet shopping and The Whitewater Shopping Centre in Newbridge is approx. 15 minutes away. If you need some downtime, there are excellent leisure facilities locally at The Killashee House Hotel & Spa and The Osprey Hotel amongst others.



# A Sporting Haven

SOMETHING FOR EVERYONE

Kildare is known as the 'Home of the Horse' and is a renowned centre for horse breeding and horse racing. If racing is for you then Naas Racecourse is less than 1km down the road and Punchestown is approx. 7km away. The Curragh Racecourse in Newbridge is within a fifteen-minute drive. There are plenty of stables, riding facilities and arenas dotted throughout the surrounding countryside so if horses are your thing you've come to the right place.

It must be said that not only the horse set are catered for. All sports enthusiasts are spoilt for choice with Naas Rugby Club, Naas GAA Club, AFC Soccer Club, an Athletic Club and Tennis Club all close by. There really is something to offer every member of the family.



# Easy Commuting

GET WHERE YOU WANT TO GO

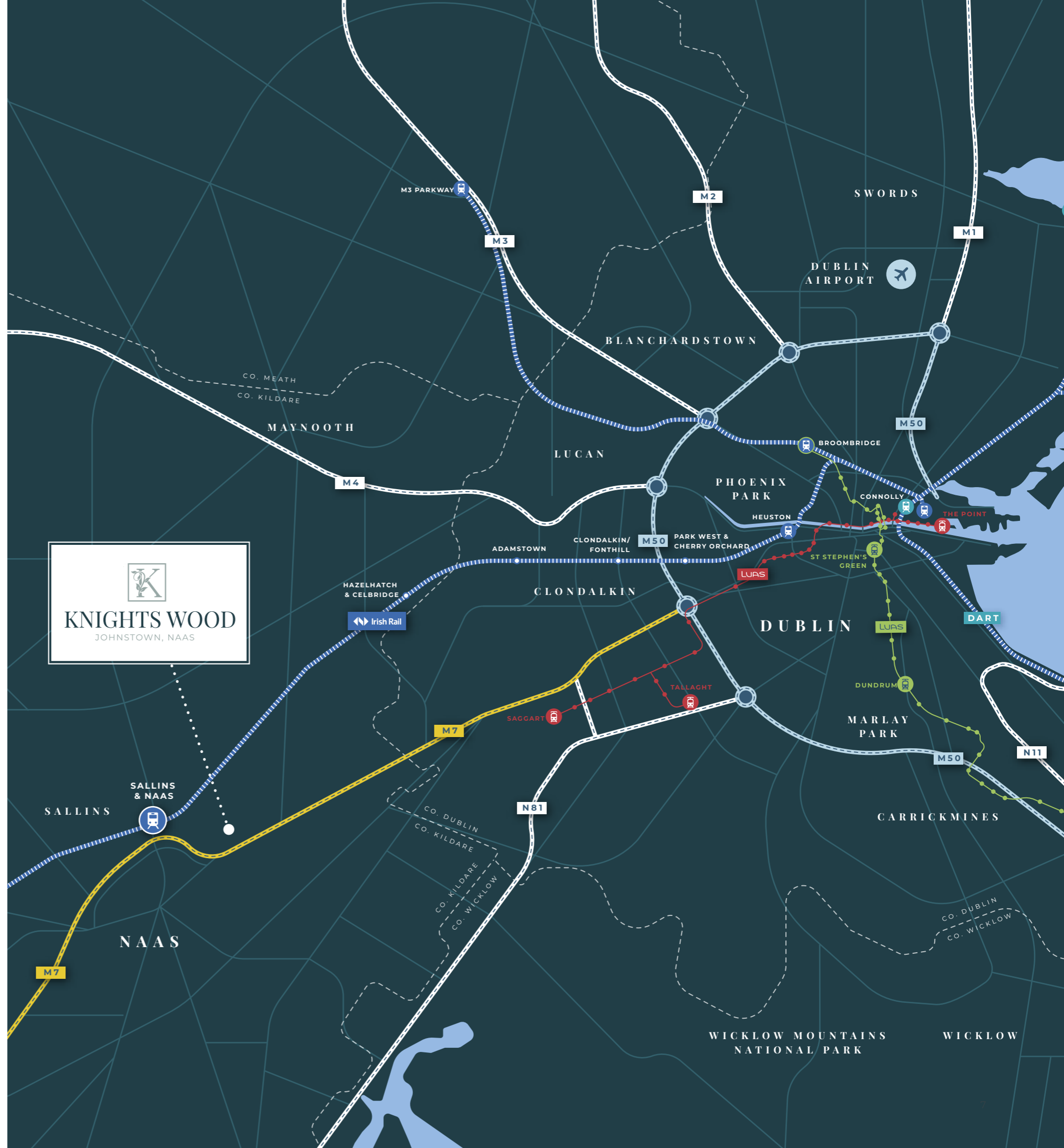
Johnstown is a perfect commuter area and has easy access to the M7 within a couple of minutes. These excellent road networks provide good onward countryside travel. If you prefer to park and ride, Sallins train station is a five-minute drive away from Johnstown. From here there is a frequent train service to Heuston Station. There is also a regular bus service locally to Dublin City Centre.

## BY CAR

| Knights Wood to    | Drive Time | Distance |
|--------------------|------------|----------|
| Dublin City Centre | 30 mins    | 33 km    |
| M50                | 14 mins    | 20 km    |
| Dublin Airport     | 28 mins    | 40 km    |
| Blanchardstown     | 23 mins    | 29 km    |

Sallins train station is a few minutes' drive away from Johnstown.

Train is 22 minutes to Heuston - Running every 15 mins



# Westin Homes

A GUARANTEE OF EXCELLENCE & HIGH QUALITY

Westin Homes deliver high quality 'A' rated homes constructed and finished to the highest standards throughout, with an attention to detail that does not disappoint. The exterior brick work and sandstone window surrounds are instantly recognisable as a Westin Homes development. Some of the previous developments by Westin Homes include:

- Hayfield, Maynooth
- Oldtown Walk, Naas
- Abbottfield, Clane
- Royal Canal Walk, Enfield
- Inglenook Wood, Carrickmines





Inglenook Wood, Carrickmines

# Building Specifications

## Superior Low Energy Design:

- 'A2/A3' BER rating energy efficient homes.
- Low energy, low carbon homes.
- Very high levels of insulation incorporated in floors, walls and roofs.
- Super warm construction delivering exceptionally high levels of thermal performance and air tightness.
- High performance, low U-value windows and external doors.
- Low emission argon-filled windows which reflect heat back into the room.
- Air-to-water heat pumps with radiators throughout for ultra-efficient heating and hot water.
- Thermostatically controlled radiators throughout.
- Demand Control Ventilation throughout the house.

## Building Guarantee:

- Block built house
- Full masonry construction
- These Quality Homes are covered by the HomeBond 10 Year Guarantee Scheme.

## Kitchen & Wardrobe:

- Elegant high-quality fitted kitchens and wardrobes as per showhouse.

## Bathrooms & En-suites:

- Stylish bathrooms with attractive range of high quality sanitary ware.
- WC, bathroom and en-suite wet areas tiled.

## Internal Finishes:

- Internal walls plastered and painted as per showhouse.
- Smoke, heat and CO2 detectors fitted as standard.
- Fitted for a wireless intruder alarm system and cable television throughout.
- CAT 6 cable wiring for data and telephone points for high speed broadband connection.
- Standard light fittings and attractive power points.



## SUPERIOR QUALITY AND ATTENTION TO DETAIL



Inglenook Wood, Carrickmines

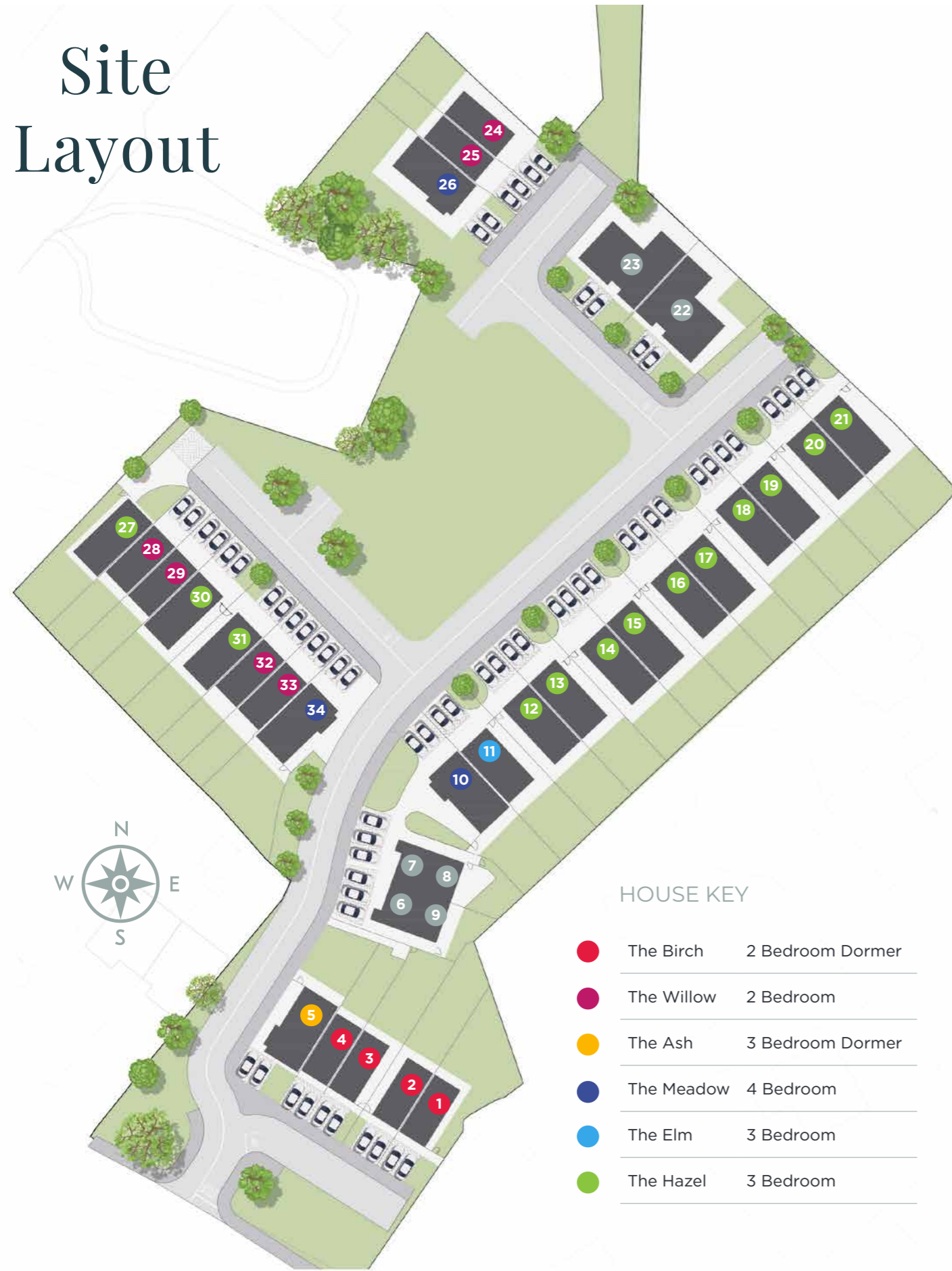


Oldtown Walk, Naas



Royal Canal Walk, Enfield

# Site Layout



### HOUSE KEY

- The Birch 2 Bedroom Dormer
- The Willow 2 Bedroom
- The Ash 3 Bedroom Dormer
- The Meadow 4 Bedroom
- The Elm 3 Bedroom
- The Hazel 3 Bedroom

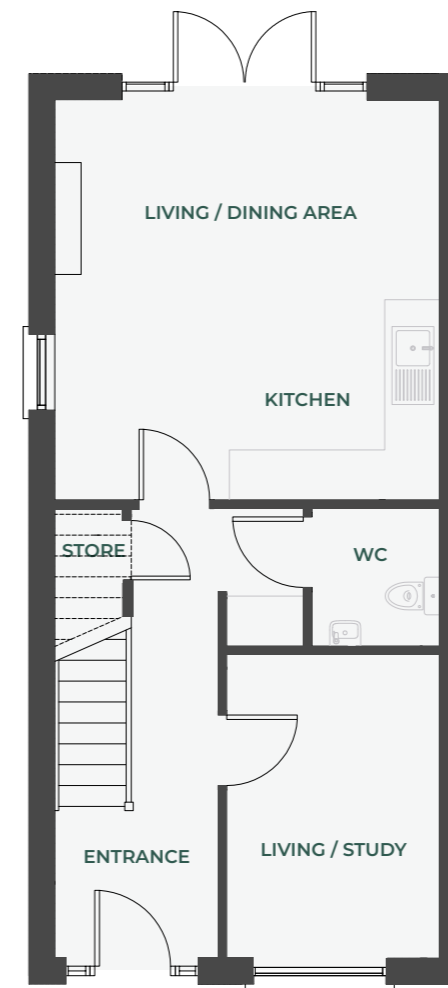
Floor plans are indicative only and subject to change. In line with our policy of continuous improvement Westin Homes reserves the right to alter the layout, building style, landscaping and specification at any time without notice.



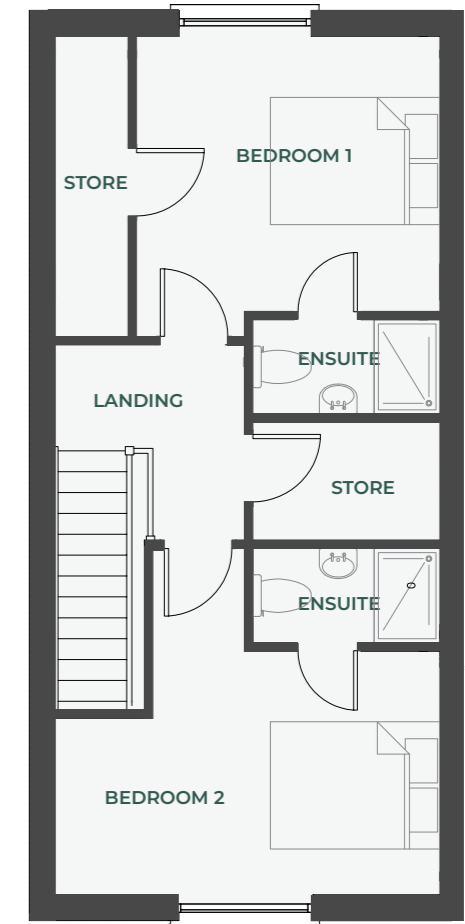
# The Birch

(Dormer Style)

HOUSE NUMBER 1, 2, 3 & 4  
 FLOOR AREA APPROX. 1,001 sq.ft / 93 sq.m  
 2 BEDROOM SEMI-DETACHED DORMER / MID TERRACE / END OF TERRACE



Ground Floor



First Floor

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# The Willow

HOUSE NUMBER 24, 25, 28, 29, 32, 33  
FLOOR AREA APPROX. 996 sq.ft / 93 sq.m  
2 BEDROOM MID TERRACE / END OF TERRACE



Ground Floor

First Floor



# The Ash (Dormer Style)

HOUSE NUMBER 5  
FLOOR AREA APPROX. 1,414 sq.ft / 131 sq.m  
3 BEDROOM END OF TERRACE DORMER



Ground Floor

First Floor

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# The Meadow

HOUSE NUMBER 10, 26, 34  
FLOOR AREA APPROX. 1,556 sq.ft / 145 sq.m  
4 BEDROOM SEMI DETACHED



Ground Floor

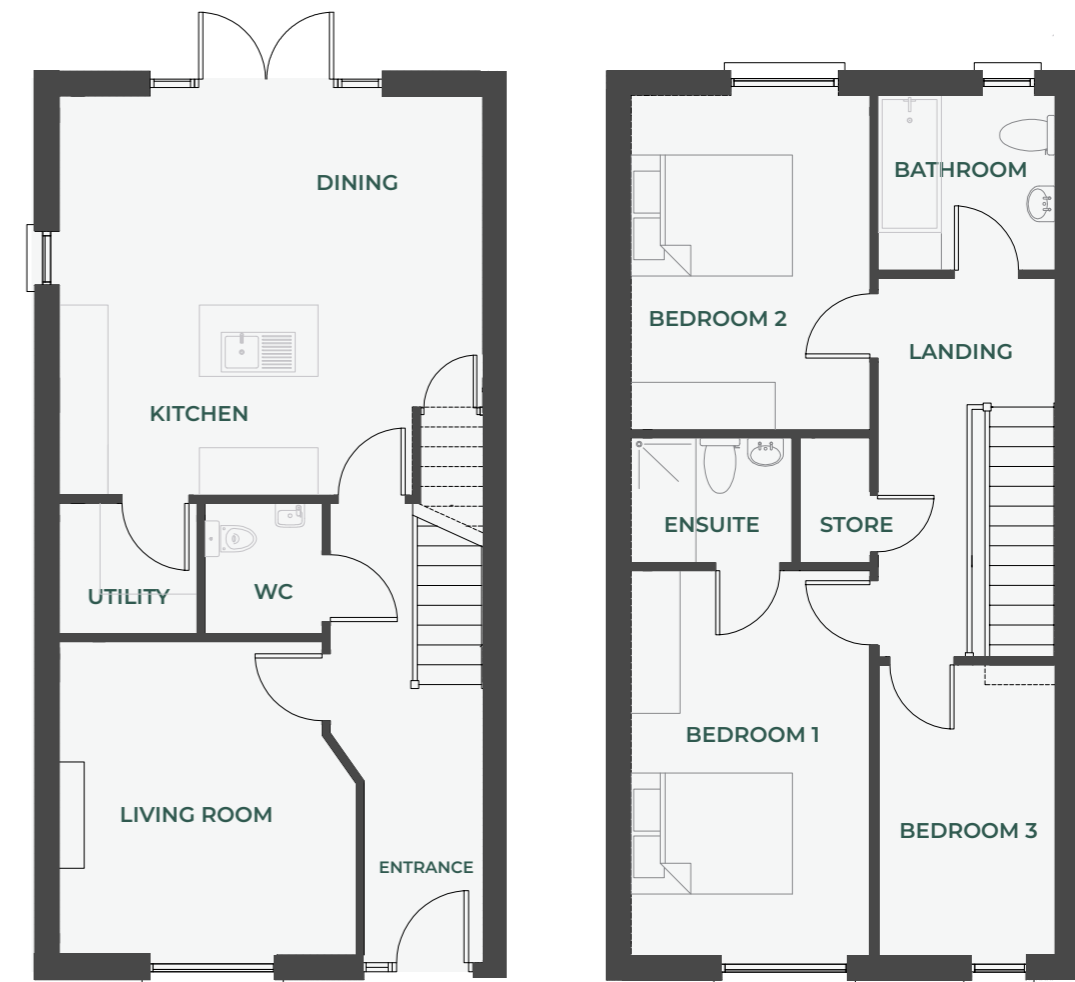
First Floor

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# The Elm

HOUSE NUMBER 11  
FLOOR AREA APPROX. 1,244 sq.ft / 116 sq.m  
3 BEDROOM SEMI DETACHED / END OF TERRACE



Ground Floor

First Floor

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# The Hazel

HOUSE NUMBER 12 - 21, 27, 30 & 31  
FLOOR AREA APPROX. 1,258 sq.ft / 117 sq.m  
3 BEDROOM SEMI DETACHED / END OF TERRACE



Ground Floor

First Floor

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JOHNSTOWN, NAAS

[WWW.KNIGHTSWOODHOMES.IE](http://WWW.KNIGHTSWOODHOMES.IE)

## Professional Team

ALL ENQUIRIES TO



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DEVELOPER



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These particulars and any accompanying documentation are set out as a general outline only, and do not constitute any part of an offer and are issued strictly on that basis. Measurements are approximate and drawings, maps and plans are not drawn to scale. All contents are general outlines for the guidance of intending purchasers only. The builder reserves the right to make alterations to the design, specification and layout.