

THE Oaks

MANOR BROOK, ADARE

Co. LIMERICK

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A private collection of five detached family homes at Manor Brook.

ROOTED IN ADARE. MADE FOR THE CHAPTERS AHEAD.



A QUIET SENSE OF PLACE, MADE FOR FAMILY LIFE.

O'Connor Murphy are delighted to present The Oaks, a beautiful collection of five detached homes on the edge of Ireland's most celebrated village.

Set within Manor Brook, The Oaks brings together five generously proportioned, five-bedroom family homes on a quiet cul-de-sac. Each one is finished with care and craftsmanship.

Just minutes from the thatched cottages and riverside walks of Adare, each home gives you room to grow, space to gather, and time to enjoy what really matters.

Begin the day with a riverside walk along the Maigue, play a round at Adare Manor Golf Club, or watch the evening light settle over the garden from your own kitchen table.

FIVE HOMES. ONE EXCEPTIONAL SETTING.

HIGHLIGHTS

1. A PRIVATE COLLECTION OF JUST FIVE DETACHED HOMES
2. FIVE BEDROOMS AND FIVE / SIX BATHROOMS IN EVERY HOME
3. EACH HOME SET ON ITS OWN SITE OF CIRCA 0.25 ACRES
4. FROM 256 SQ.M. TO 291 SQ.M. OF LIVING SPACE
5. A QUIET CUL-DE-SAC SETTING WITHIN MANOR BROOK
6. WALKING DISTANCE TO ADARE VILLAGE AND MANOR FIELDS
7. NEIGHBOURING ADARE MANOR, HOST OF THE 2027 RYDER CUP
8. A - RATED ENERGY EFFICIENT HOMES
9. PRIVATE GARDENS AND OFF-STREET PARKING ON COBBLELOCK DRIVEWAYS
10. M20 MOTORWAY 10 MINUTES AWAY; LIMERICK CITY 20 MINUTES BY CAR

EXCELLENT LOCAL PRIMARY SCHOOLS

LOCATION

VILLAGE LIFE, WITH THE CITY WITHIN EASY REACH.

The Oaks places you at the heart of village life, with the countryside at your door and the city within easy reach.

25 MINUTES TO LIMERICK CITY



RIVER SHANNON

KING JOHN'S CASTLE

CITY DINING & CULTURE

EXPLORE WITH EASE

EVERYTHING YOU NEED, CLOSE TO HOME.



A village address, with the city only twenty-five minutes away.

DESTINATION	DISTANCE	TRAVEL TIME
The Manor Fields	130m	2 mins walk
Adare Pitch & Putt	300m	4 mins walk
Scoil Naomh Iosaf	750m	10 mins walk
Adare Grocer	1km	14 mins walk
Centra Adare	1.1km	15 mins walk
Adare Town Park	1.2km	16 mins walk
Adare Heritage Centre & Main St bus stop	1.35km	18 mins walk
1826 Adare	1.4km	19 mins walk
Our Lady's Abbey	1.5km	20 mins walk
Dunraven Arms Hotel	1.5km	20 mins walk / 4 mins car
Adare Manor	2.6km	35 mins walk / 5 mins car
St Nicholas' National School	1.9km	26 mins walk / 4 mins car
Adare Manor Golf Club	2.3km	31 mins walk / 5 mins car
Limerick Racecourse	10.2km	13 mins car
M20 Motorway (Patrickswell)	9km	12 mins car
Crescent Shopping Centre	16.5km	19 mins car
University Hospital Limerick	14.5km	22 mins car
Limerick City Centre	21km	25 mins car
Limerick Colbert Station	18.5km	24 mins car
University of Limerick	25.5km	30 mins car
Shannon Airport	44km	37 mins car
Cork Airport	100km	1hr 40mins car
Dublin Airport	226km	2hr 21mins car

ADARE

A VILLAGE RENOWNED FOR ITS BEAUTY.

Whether it's country walks, fine dining, great schools or an easy drive to the city, The Oaks has it all.

HEADLINE CONNECTIONS

M20	10 MINS
LIMERICK CITY	25 MINS
SHANNON AIRPORT	30-35 MINS

HOTELS

1 Adare Manor Hotel & Golf Resort
2 Dunraven Arms Hotel
3 Fitzgerald's Woodlands House Hotel & Spa

RESTAURANTS / CAFÉS

4 1826 Adare
5 Café Lógr
6 The Blue Door
7 The Good Room Bistro
8 Aunty Lena's

SCHOOLS

9 Our Lady's Abbey
10 Scoil Naomh Iosaf
11 Shountrade National School
12 St Nicholas' National School

SUPERMARKETS

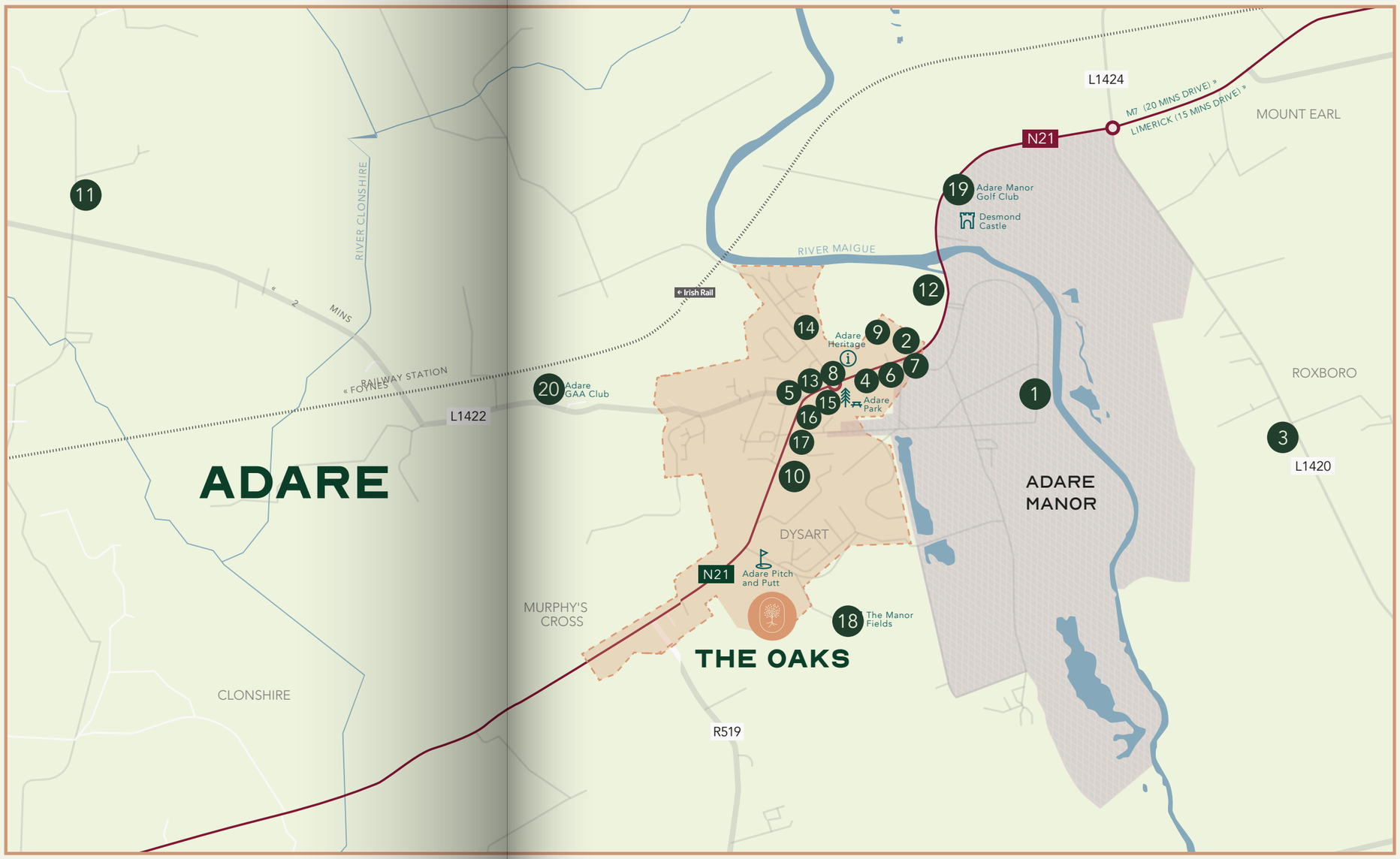
13 Centra Adare
14 Londis
15 Adare Grocer

PUBS

16 Pat Collins Bar
17 Bill Chawke's Bar

SPORT & RECREATION

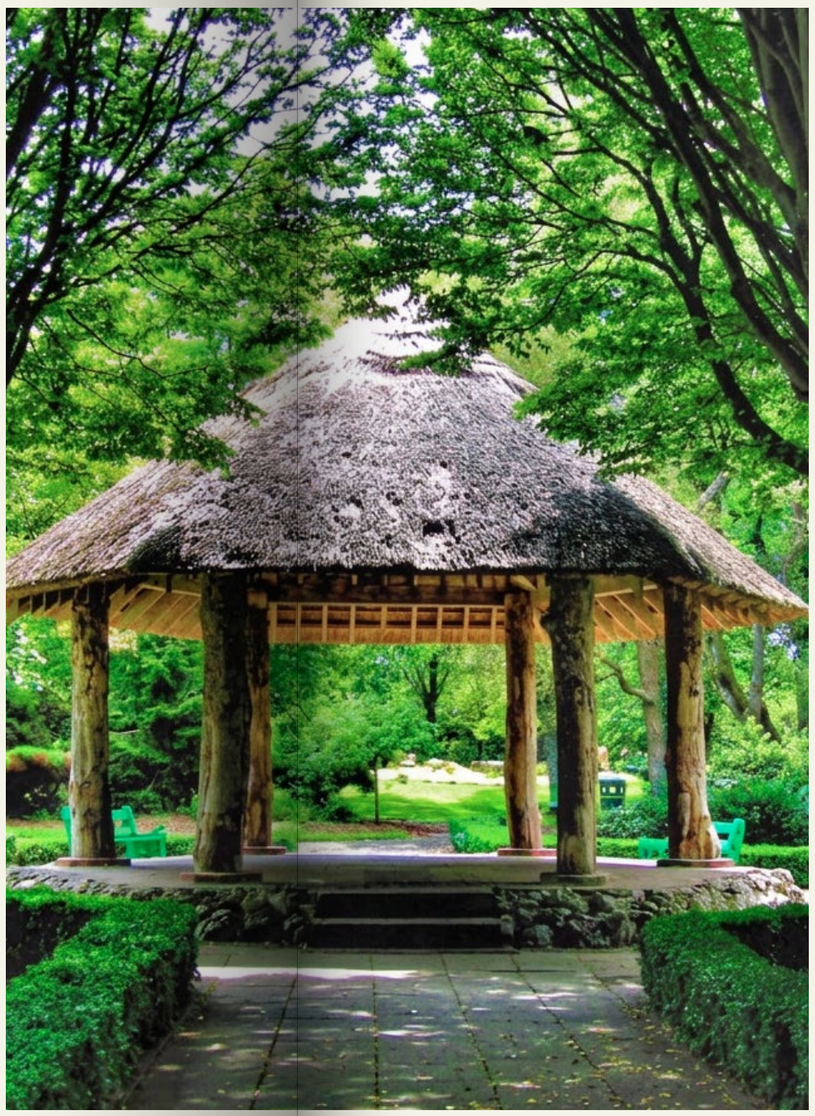
18 The Manor Fields
19 Adare Manor Golf Club
20 Adare GAA Club



DISCOVER A PACE OF LIFE THAT FEELS JUST RIGHT.

Dine at The Oak Room, wander past thatched cottages on Main Street, or spend a slow Sunday on the golf course.

It could be an early morning walk through Adare Town Park, a round at the Pitch and Putt, or a quiet stroll along the River Maigue towards Desmond Castle.













Afterwards, meet friends for brunch in the village or pick up fresh bread and coffee on Main Street. The Adare Heritage Centre makes an easy afternoon out with the family.

If cooking at home is more you, the village's grocers and artisan food shops are only minutes away, making it easy to pick up everything you need for a long, lazy dinner in your own kitchen.

Explore the heritage trails and riverside paths that make Adare one of Ireland's prettiest villages, before stopping for an ice-cream on Main Street on the walk home.

GOLF

TWO GREAT COURSES. ONE REMARKABLE VILLAGE.

THE GOLF COURSE AT ADARE MANOR

Set within the 840-acre Adare Manor estate, this is one of the finest parkland courses in the world. First laid out by Robert Trent Jones Sr in 1995 and reimagined by Tom Fazio in 2017, it has already hosted two Irish Opens, in 2007 and 2008.

In 2027, the eyes of the golfing world will turn to Adare when the course hosts the Ryder Cup. For residents of The Oaks, the biggest event in golf is taking place just down the road.

RYDER CUP

2027 **Heritage fairways, right on your doorstep.**

A sporting tradition woven into the landscape of the village.



ADARE MANOR GOLF CLUB

On the other side of the village, Adare Manor Golf Club offers a very different kind of golf. Founded in 1900, it is one of Ireland's oldest heritage clubs: an 18-hole, tree-lined parkland course where the 13th-century Desmond Castle frames the 1st and 15th greens and the ruins of a 15th-century Franciscan abbey rise from the middle of the course.

Members and visitors are equally welcome, and the Fairway Restaurant in the clubhouse is a favourite with local families after a round.

CLOSER STILL

And for the youngest golfers in the family, Adare Pitch and Putt sits just next door to The Oaks: the perfect place to learn the game.

A COMMUNITY UNITED BY SPORT.

At the heart of village life is The Manor Fields, a community-owned recreation facility adjacent to The Oaks. Its all-weather, floodlit astro turf pitch is available for hire and suited to GAA, soccer and rugby, alongside a full-size GAA grass pitch and two full-size soccer pitches.

For younger children there is an award-winning, wheelchair-friendly playground, while parents can take a turn around the walking track or grab a coffee from the café.

With Adare GAA Club on the other side of the village and Limerick Racecourse ten minutes away, there is always a match, a meet or a race day to look forward to.







THE MANOR FIELDS

GAA

SOCCER

RUGBY

PLAYGROUND

WALKING TRACK

FITNESS CLASSES

WHEN DINNER BECKONS, YOU HAVE PLENTY OF CHOICES.









You can mark a special occasion with a Michelin-starred meal at The Oak Room, enjoy seasonal Irish cooking in a thatched cottage at 1826 Adare, or settle in for a long dinner at The Maigue Restaurant in the Dunraven Arms.

And when you'd rather a pint by the fire, Adare's pubs are among its greatest charms. Catch live traditional music at Aunty Lena's or Pat Collins Bar, pull up a stool at Bill Chawke's, or head just outside the village to The Thatch Bar, a true traditional cottage pub. For something more refined, The Tack Room at Adare Manor serves cocktails and a fine whiskey list.

From relaxed village favourites to five-star dining, Adare makes every occasion feel special.

THE HOMES

GENEROUS FAMILY HOMES WITH A QUIET SENSE OF PLACE.

The Oaks offers a private collection of five detached family homes on a quiet, tree-lined cul-de-sac within Manor Brook.

Brick and render façades, generous windows and private landscaped gardens give each home a timeless character. Classic proportions are paired with the comfort and efficiency of modern family living.





THE HOMES

A HOME OF SUBSTANCE. A SETTING TO MATCH.

Thoughtfully designed with modern family life in mind, each home at The Oaks offers spacious, light-filled accommodation, high-quality finishes and private gardens, all within a peaceful cul-de-sac setting.



HOUSE TYPE A



HOUSE TYPE B



HOUSE TYPE C



SPACE TO GATHER. SPACE TO RETREAT.

DESIGNED AROUND THE RHYTHM OF EVERYDAY LIFE.

Gather around a large kitchen island, spread out across light-filled open-plan living spaces, and retreat to a separate living room when the day calls for quiet. There is space here for everyone.

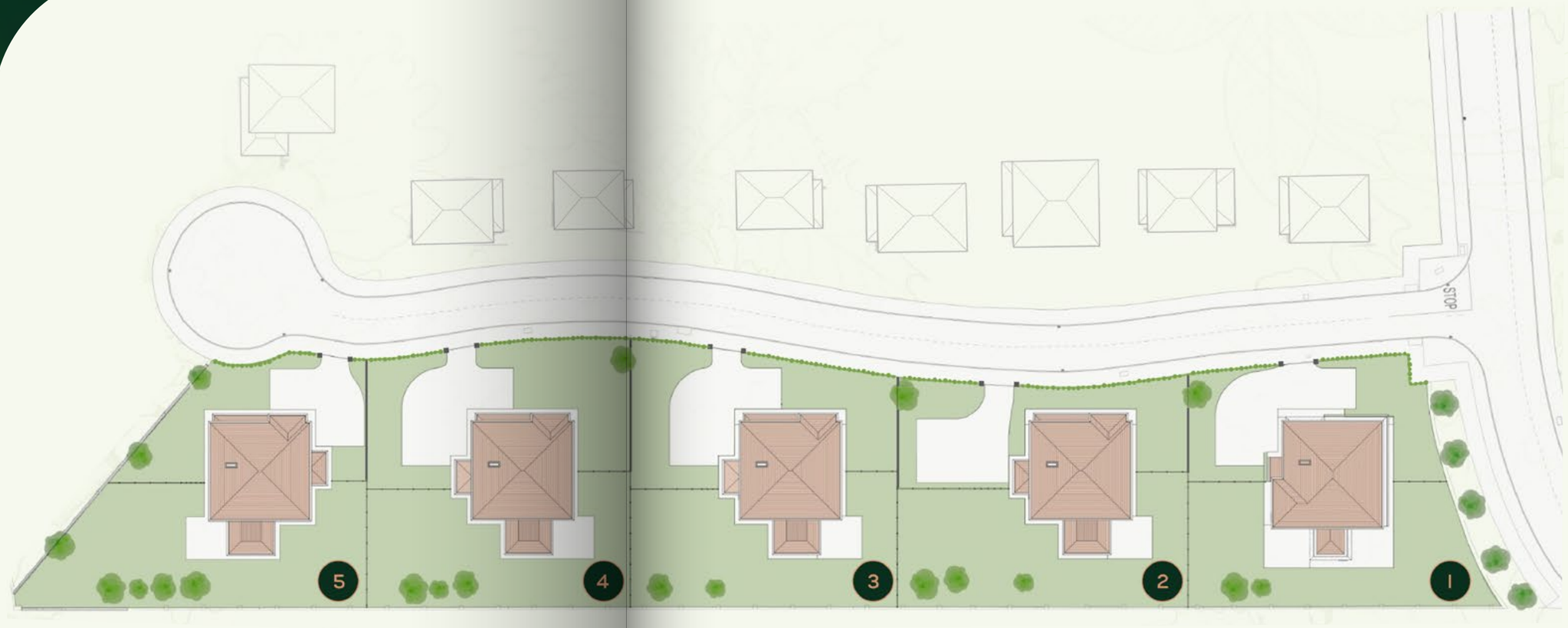




SITE PLAN

A PRIVATE COLLECTION OF JUST FIVE HOMES.





5	4	3	2	1
256.6 M²	256.6 M²	256.6 M²	256.6 M²	291.0 M²
2,762 SQFT	2,762 SQFT	2,762 SQFT	2,762 SQFT	3,132 SQFT

THE MAP DISPLAYED HERE IS FOR ILLUSTRATION AND GENERAL INFORMATION PURPOSES ONLY. BOUNDARIES, LOCATIONS, AND FEATURES ARE APPROXIMATE AND MAY NOT BE EXACT, SCALED, OR TO PROFESSIONAL SURVEYING STANDARDS

HOUSE TYPE A

5 BED 6 BATHS
C 0.25 ACRES

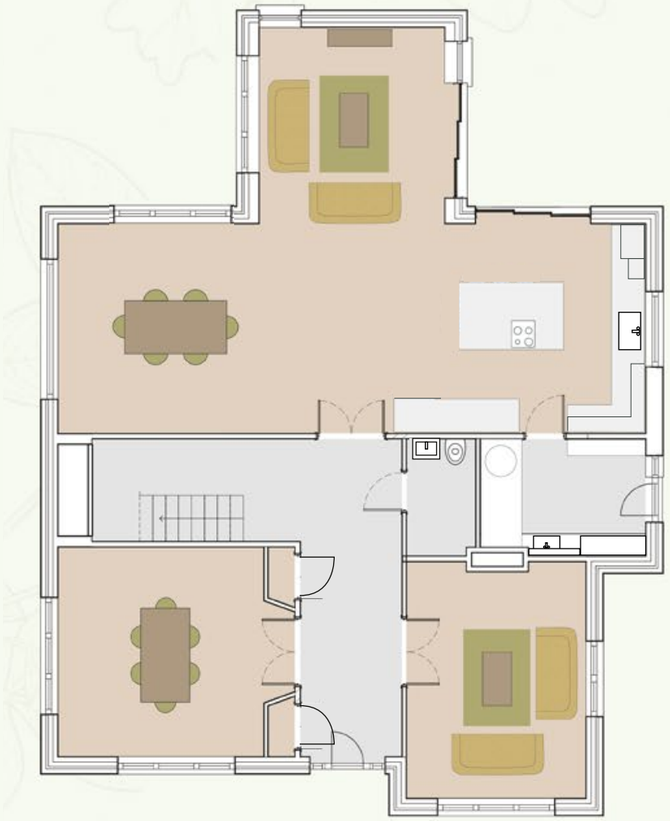
291 M²

GROUND FLOOR
161.8 M²

FIRST FLOOR
129.2 M²



Plans are not to scale and measurements are indicative only.
Measurements are based on Gross Internal Area.



GROUND FLOOR



FIRST FLOOR

HOUSE TYPE B

5 BED 5 BATHS
C 0.25 ACRES

256.6 M²

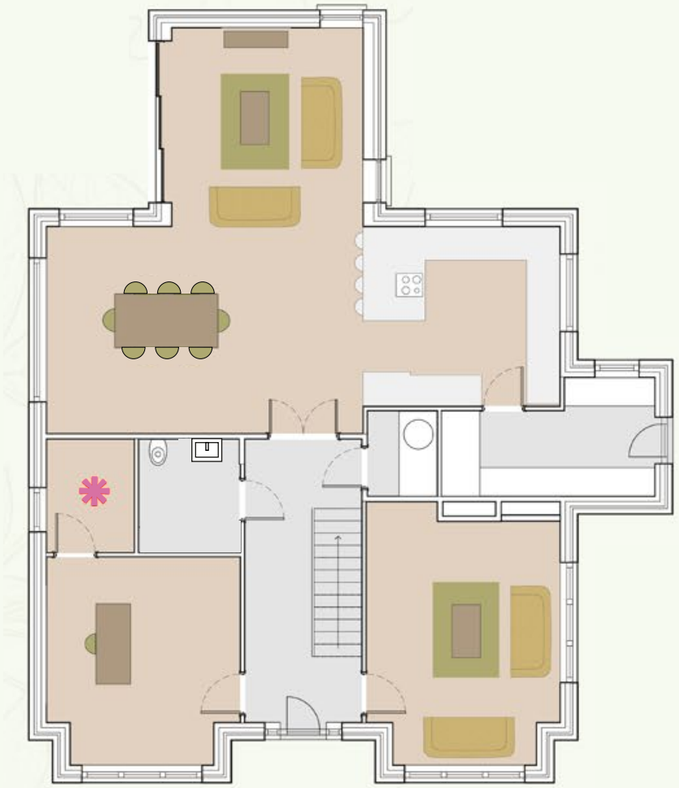
GROUND FLOOR
140.6 M²

FIRST FLOOR
116 M²

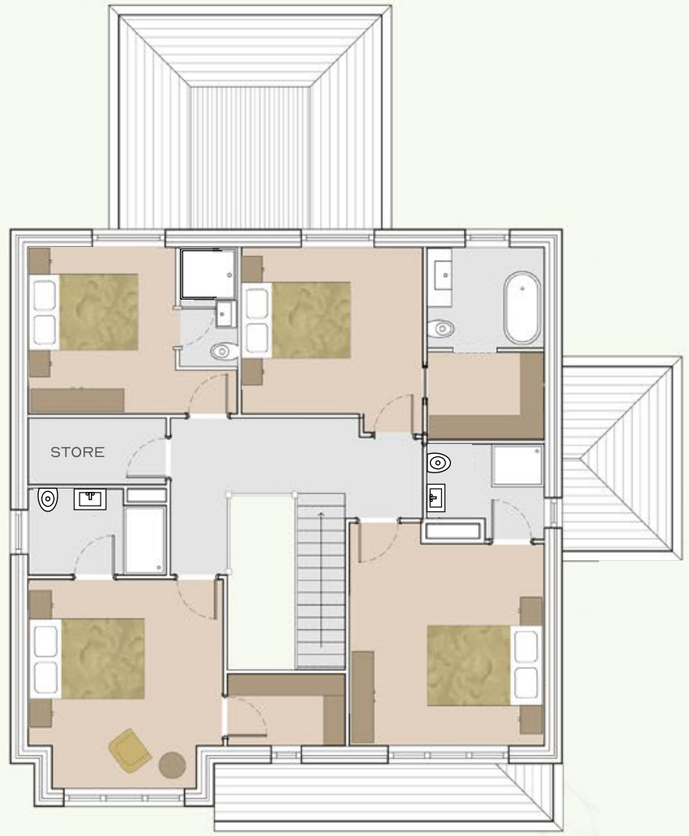
✱ STORE / PROVISION FOR FUTURE ENSUITE



Plans are not to scale and measurements are indicative only.
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GROUND FLOOR



FIRST FLOOR

HOUSE TYPE C

5 BED 5 BATHS
C 0.25 ACRES

256.6 M²

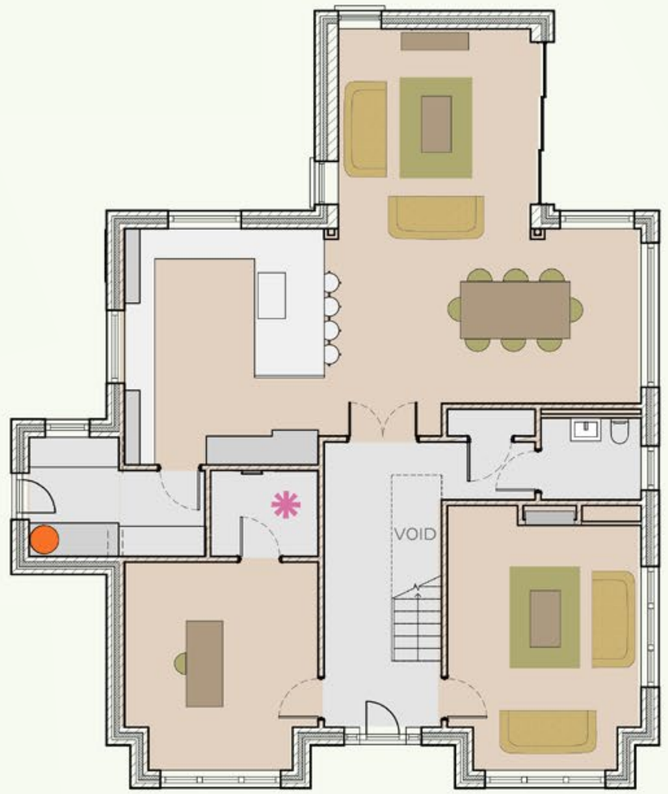
GROUND FLOOR
140.6 M²

FIRST FLOOR
116 M²

✱ STORE / PROVISION FOR
FUTURE ENSUITE



Plans are not to scale and measurements are indicative only.
Measurements are based on Gross Internal Area.



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

DETAILS THAT DEFINE THE FINISHED HOME.

EXTERNAL FINISHES

- High quality low maintenance external finishes including Brick and render combination.
- Durable and stylish slate roof.
- Classic black aluminium facia, soffits, gutters, and down pipes.

EXTERNAL WINDOWS & DOORS

- Double glazed black Alu-clad windows and doors supplied by Munster Joinery. Window frames are black externally and white internally.
- High performance multi point locking systems on external doors.
- Munster Joinery windows and doors come with a 10 year product guarantee

INTERNAL FINISHES

- All walls and ceilings are plaster skimmed and painted in aneutral tone. Coving throughout the ground floor and on the first-floor landing.
- Flooring is included on the ground floor for houses 1 and 2. LVT (luxury vinyl tile) on the ground floor: Amtico range. Plank in the living and dining room/ multi purpose; large herringbone in the hallway and open-plan area. Colour choice available, subject to timing. Optional extra for houses 3,4 and 5.

INTERNAL DOORS & JOINERY

- Victoriana style skirting and architraves included throughout.
- All internal doors are painted warm white Dijon panel doors with satin nickle handles and thumb locks.
- Classic solid wood stairs, handrail, balustrade and spindles painted white.
- Attic Stira stairs and light included; attic flooring not included.

KITCHEN

- Sophisticated painted timber kitchens supplied by Sweeney Furniture Design, with 'Lyrath' mini shaker doors in colour Seashell. Handles have a brushed nickel finish. Alternative colours available, subject to timing.Cabinets extend to the ceiling, with coving.
- Quartz countertops in colour Rhapsody 4049, with a chamfer edge profile. Quartz upstands and window boards included.
- Stainless steel sink with Quooker-style boiling-water tap.
- Downdraft extractor fan and hob unit located on the kitchen island/ peninsula included.
- €3,000 voucher towards appliances.

UTILITY

- High quality premium fit-out included in all utility rooms. Sinks included, plumbed for washing machine/ dryer.
- Sinks included in all utility rooms.
- Fitted Quartz countertops in colour Rhapsody 4049, chamfer edge profile.

BATHROOMS & EN-SUITES

- High-quality sanitary ware included. Mix of brands including Roca, Duravit, Elna and Hansgrohe. Chrome finishes throughout.
- Wall hung WC's with concealed cisterns.
- En-suites are fully tiled and the main bathroom is tiled in wet areas only. High quality slip resistant porcelain tiles in colour 'Naturalis Greige' 60x120cm wall and floor tiles.
- Contemporary vanity units included, sized to each room (most commonly 800mm). LED-lit mirrors included.

WARDROBES

- Contemporary style bespoke fitted 4- door wardrobes or walk in wardrobe included in all bedrooms. Choice of door colour, style and handle. Subject to timing. Walk-in wardrobes have open shelving in Finsa Robel cooper (light walnut colour).

ELECTRICAL

- Lighting is a mixture of low voltage LED down lights andceiling hung pendant lighting. Recessed downlights in the kitchen, entrance hall, first-floor landing. Pendants in all other rooms. IP-rated lights in all bathrooms. External lights also included.
- Stainless steel sockets and switches throughout.
- Wired for central Wi-Fi. Fibre broadband ducting in place.
- Houses are prepared for the installation of a wireless alarm system; provision made for keypad at the front door linked to the alarm control box.
- Enhanced 16 kW supply brought to each house; charger to be fitted by the homeowner.
- Smoke and heat detectors included as standard.

HEATING & VENTILATION

- The heating system is a highly efficient A – rated Haier air-to-water heat pump, 8 kW.
- Underfloor heating on the ground floor; radiators on the first floor. Heated towel radiators in the bathrooms. Zoned heating controls.
- Demand Control Ventilation (DCV) is included. DCV is an intelligent whole-house ventilation strategy that automatically adjusts air exchange rates in real time based on indoor conditions like humidity, occupancy, or pollutant levels

ENERGY EFFICIENCY & BER

- The houses all benefit from features designed to reduce energy demand including;

– High levels of insulation in the walls and floors.

– High performance airtightness.

– Double glazed windows with high u-values.

– Dual flush cisterns for water conservation.

– Each house has an energy efficient BER A rating.

GARDENS & PARKING

- Landscaped gardens to include attractive modern paving,planting, and lighting.
- Gardens levelled and seeded for grass and laurel hedging to the front boundary of all houses.
- Outdoor tap and socket provided.

GUARANTEE

- All houses come with a 10-year Home Bond Structural Guarantee including Mechanical & Electrical Latent Defects cover.

A CONSIDERED TEAM BEHIND EVERY DETAIL.

ABOUT

PROJECT TEAM

Warren Private, DNCF & Denbigh are committed to building homes of lasting quality, with a strong focus on design, craftsmanship and community.

SELLING AGENT

O'Connor Murphy

ARCHITECT

Kruger Leon.

BUILT AROUND QUALITY, PLACE AND LONGEVITY.

Disclaimer

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PLAN & IMAGE NOTES

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READY TO RESERVE ON PROPERTYLINKS.IE

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