



HENLEY HALL

COLERAINE



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WELCOME TO THE
NEIGHBOURHOOD...



...AND EXPERIENCE
BALANCED LIVING
 WHERE FAMILY LIFE CAN FLOURISH



Henley Hall is the ideal place to call HOME, providing the perfect marriage of village style tranquility with the convenience of the buzzing town of Coleraine, which ticks all the boxes for modern, growing families.



Mountsandel Wood



Early morning on the River Bann



Leisure tour on The Bann



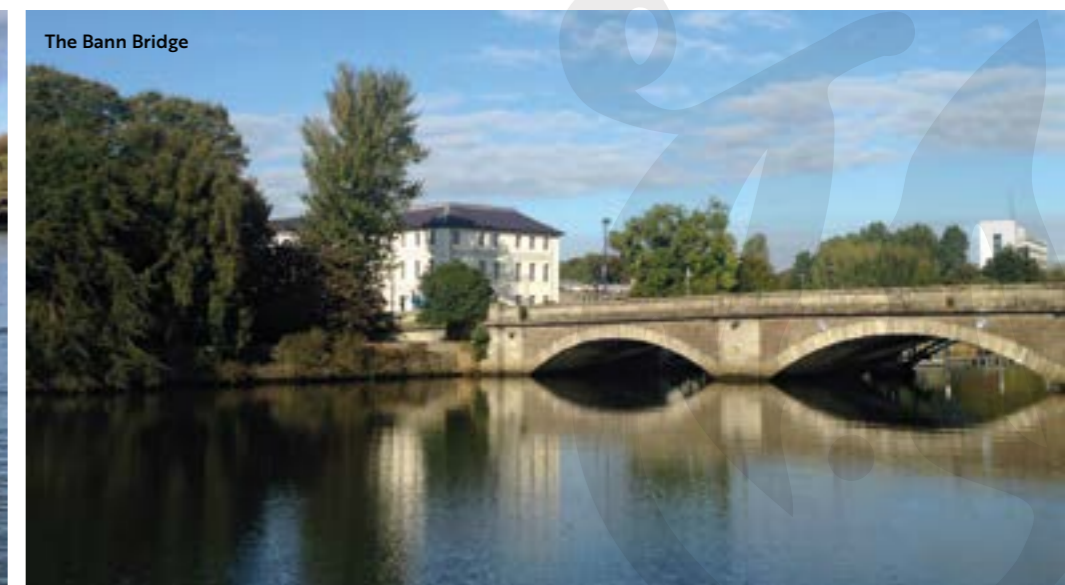
Town Hall



Artisan Market at The Diamond



Rowing on The Bann



The Bann Bridge



Sunrise over Coleraine



Mountsandel Fort



Coleraine Mini Rugby



Coleraine Hockey Club



M&S Coleraine



Saturday mornings at Coleraine Minis



Coleraine Rugby Football and Cricket Club



The Source at Mountsandel



LIR Restaurant



Coleraine Train Station



Rocca Cafe

ALL YOUR DAILY NEEDS ON YOUR DOORSTEP

SCHOOLS	miles	RETAIL	miles	WINING & DINING	miles	LEISURE & RECREATION	miles
Irish Society's Primary School	1.5	Eurospar	0.3	Ground Espresso Bar	0.4	Coleraine Rugby, Cricket & Hockey Club	1.1
Damhead Primary School	1.6	Asda	1.3	The Newbridge	0.4	Coleraine Leisure Centre	1.7
Killowen Primary School	1.9	Sainsbury's	2.2	Lodge Hotel	1.2	Coleraine Football Club	2.0
Harpurs Hill Primary School	1.9	Riverside Retail	2.2	Rocca	2.3	Jet Centre	2.2
Millburn Primary School	2.2	Lidl	2.3	Whoosh	2.4	Coleraine Tennis Club	2.3
St Malachy's Primary School	2.2	Coleraine Town Centre	2.4	Coopers	2.4	Eoghan Rua GAA	4.9
Northern Regional College	2.3	M&S	2.4	Water Margin	2.5	Portstewart Golf Club	6.2
St John's Primary School	2.4	Tesco Superstore	2.4	LIR	3.2	Royal Portrush Golf Club	7.3
Coleraine Grammar School	2.8			Harry's Shack	6.4	Castlerock Golf Club	8.5
Coleraine College	2.9			Ramore Restaurants	7.5	Whiterocks Beach	9.0
Loreto College	3.2					Dunluce Castle	9.8
Ulster University Campus	3.6						
Dominican College Portstewart	6.5						
Dalriada School	6.8						

LOCATION MAP & SITE LAYOUT NOT TO SCALE



THE ASTORIA



THE BROOKWOOD



THE BAYWOOD



THE CASTLETON



THE CLERMONT



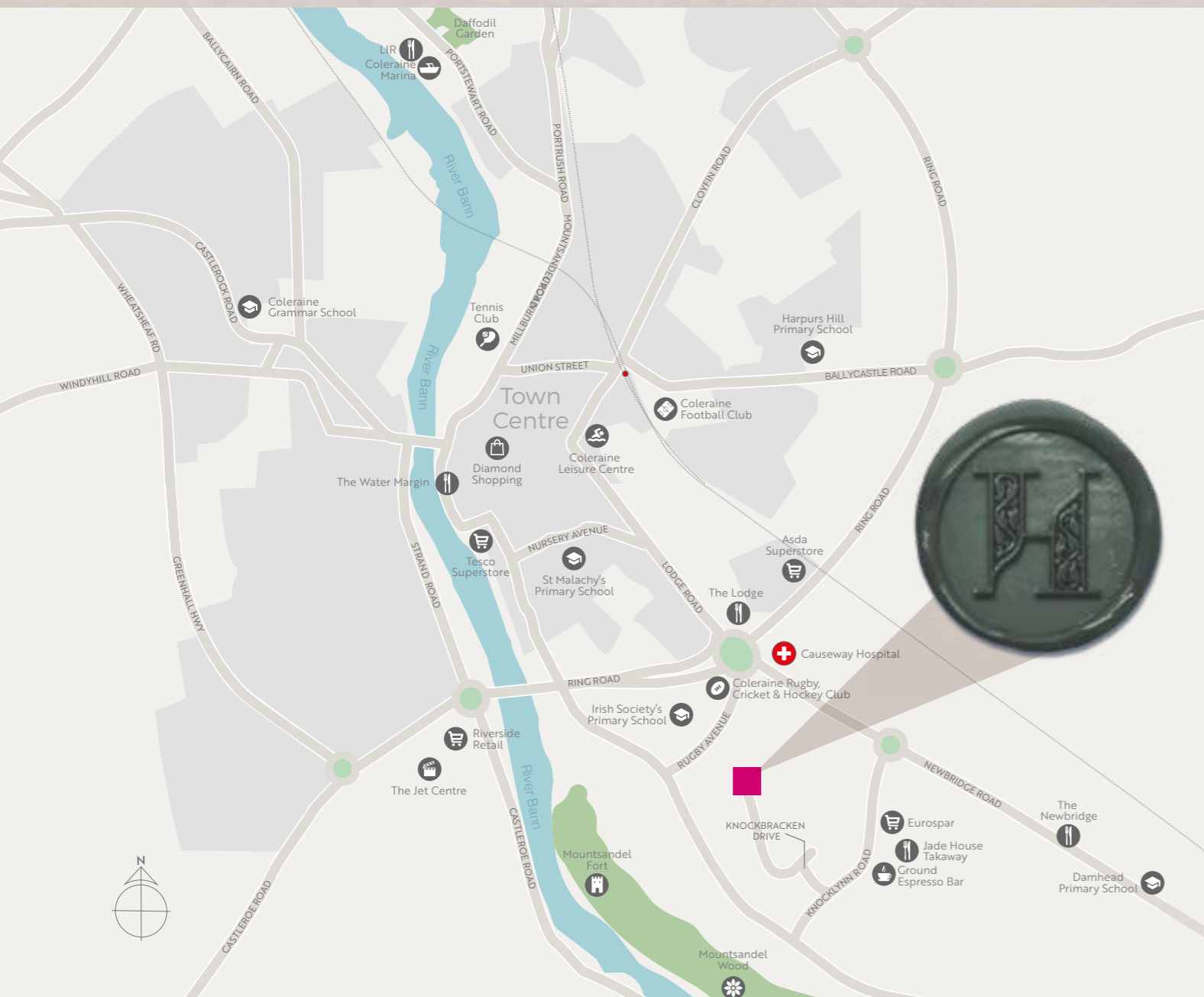
THE DORCHESTER



THE FITZROY



THE HAMPSTEAD



CONTEMPORARY
AND WELL DESIGNED...

...YOU'LL LOVE
COMING HOME

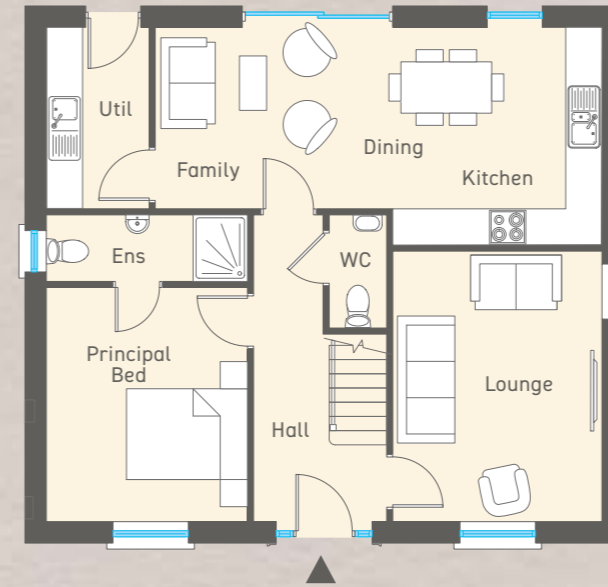




THE ASTORIA

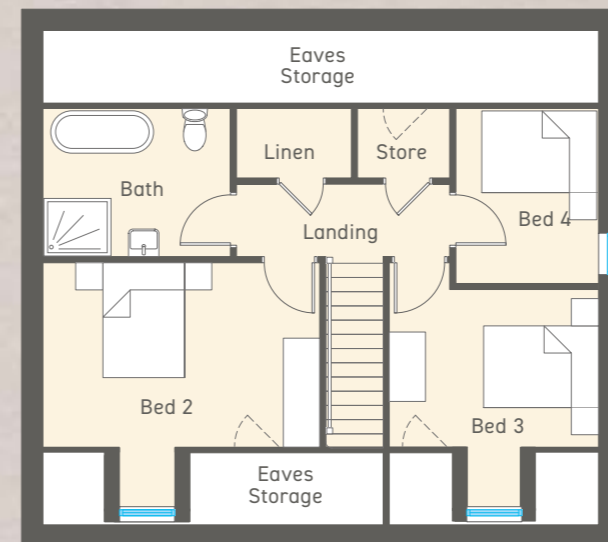


GROUND FLOOR



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	14'7" x 11'4"	4.47 x 3.46
Kitchen Dining Family	24'3" x 11'10"	7.38 x 3.60
Utility	9'10" x 5'7"	3.00 x 1.70
Principal Bedroom	12'8" x 10'11"	3.87 x 3.32
Ensuite	10'11" x 3'7"	3.32 x 1.10

FIRST FLOOR



FIRST FLOOR	Ft/Inch	Metres
Bedroom 2	15'0" x 10'0"	4.57 x 3.04
Bedroom 3	11'4" x 8'6"	3.46 x 2.60
Bedroom 4	9'6" x 7'9"	2.89 x 2.36
Bathroom	10'2" x 8'0"	3.10 x 2.45



THE ASTORIA

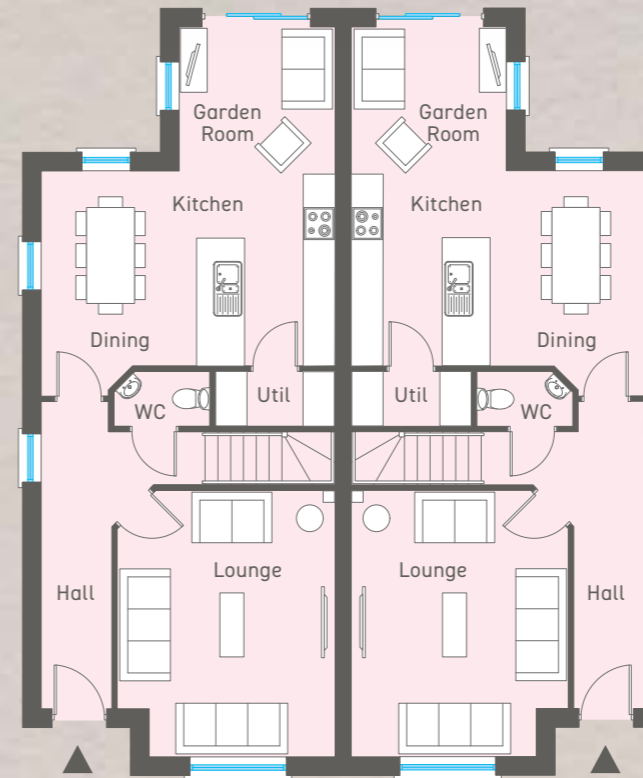
4 BEDROOM DETACHED FAMILY HOME
TOTAL FLOOR AREA 1377 sq. ft. approx

SITE Nos. 364, 365 & 366



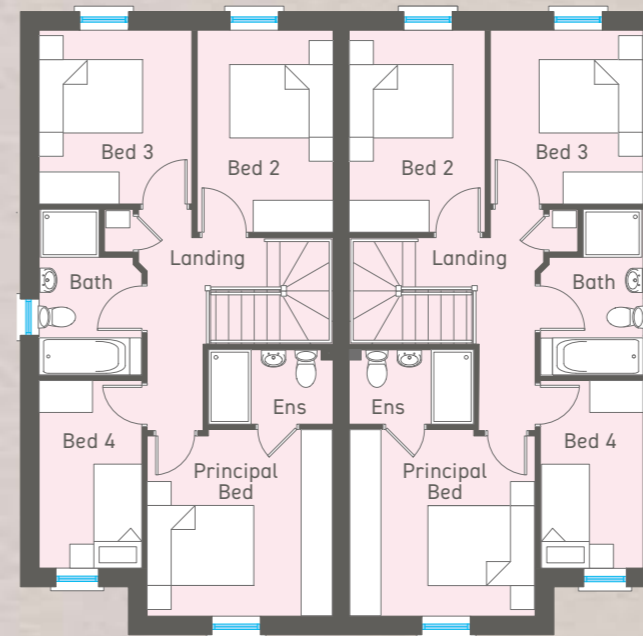
THE BROOKWOOD

GROUND FLOOR



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	16'5" x 13'5"	5.00 x 4.09
Kitchen Dining	18'1" x 12'0"	5.50 x 3.66
Garden Room	9'7" x 8'9"	2.92 x 2.70
Utility	7'6" x 3'5"	2.30 x 1.03

FIRST FLOOR



FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	11'6" x 11'4"	3.50 x 3.48
Ensuite	7'6" x 4'7"	2.30 x 1.40
Bedroom 2	12'5" x 8'6"	3.79 x 2.60
Bedroom 3	10'8" x 9'5"	3.26 x 2.86
Bedroom 4	11'6" x 6'4"	3.52 x 1.92
Bathroom	9'7" x 6'4"	2.92 x 1.92



THE BROOKWOOD

4 BEDROOM SEMI DETACHED FAMILY HOME
TOTAL FLOOR AREA 1350 sq. ft. approx

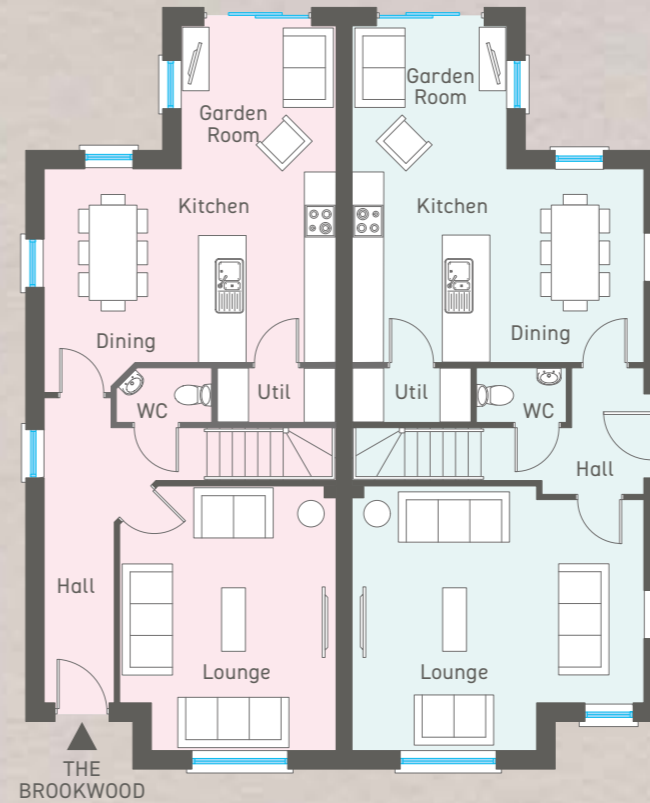
SITE Nos. 367 & 368



THE BROOKWOOD & THE BAYWOOD



GROUND FLOOR



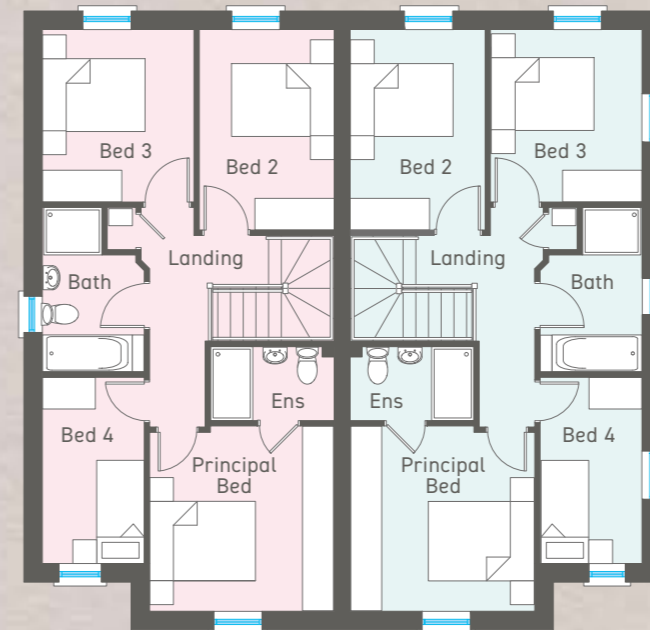
THE BROOKWOOD

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	16'5" x 13'5"	5.00 x 4.09
Kitchen Dining	18'1" x 12'0"	5.50 x 3.66
Garden Room	9'7" x 8'9"	2.92 x 2.70
Utility	7'6" x 3'5"	2.30 x 1.03

THE BAYWOOD

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge max	18'0" x 16'5"	5.50 x 5.00
Kitchen Dining	18'1" x 12'0"	5.50 x 3.66
Garden Room	9'7" x 8'9"	2.92 x 2.70
Utility	7'6" x 3'5"	2.30 x 1.03

FIRST FLOOR



THE BROOKWOOD

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	11'6" x 11'4"	3.50 x 3.48
Ensuite	7'6" x 4'7"	2.30 x 1.40
Bedroom 2	12'5" x 8'6"	3.79 x 2.60
Bedroom 3	10'8" x 9'5"	3.26 x 2.86
Bedroom 4	11'6" x 6'4"	3.52 x 1.92
Bathroom	9'7" x 6'4"	2.92 x 1.92

THE BAYWOOD

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	11'6" x 11'4"	3.50 x 3.48
Ensuite	7'6" x 4'7"	2.30 x 1.40
Bedroom 2	12'5" x 8'6"	3.79 x 2.60
Bedroom 3	10'8" x 9'5"	3.26 x 2.86
Bedroom 4	11'6" x 6'4"	3.52 x 1.92
Bathroom	9'7" x 6'4"	2.92 x 1.92

THE BROOKWOOD / THE BAYWOOD

4 BEDROOM SEMI DETACHED FAMILY HOME
TOTAL FLOOR AREA 1350 sq. ft. approx

THE BROOKWOOD SITE No. 374
THE BAYWOOD SITE No. 373





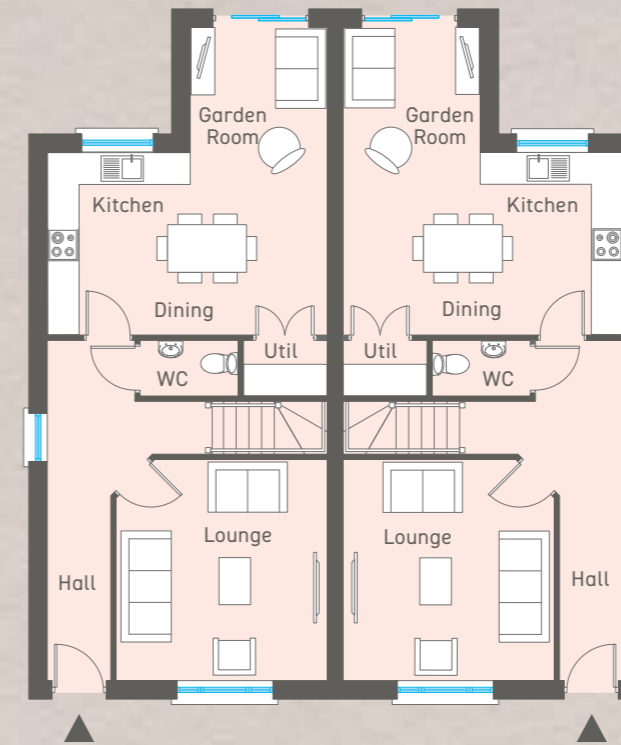
CHARACTERFUL,
TRADITIONALLY CONSTRUCTED
HOMES...

...WITH BLOCK AND
BRICK/RENDER FINISH
OFFERING A PREMIUM
LEVEL OF INSULATION
AND SOUNDPROOFING



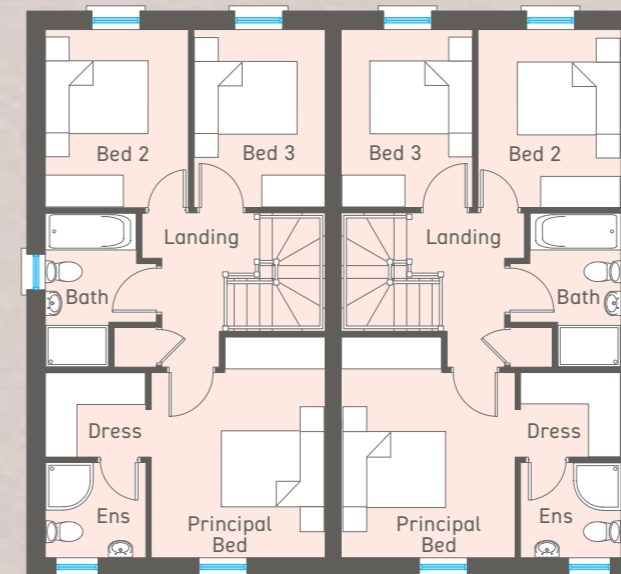
THE CASTLETON

GROUND FLOOR



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	13'1" x 11'3"	3.98 x 3.42
Kitchen Dining	17'4" x 11'4"	5.28 x 3.45
Garden Room	8'6" x 7'8"	2.58 x 2.36
Utility	6'1" x 3'5"	1.85 x 1.05

FIRST FLOOR



FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	13'8" x 10'9"	4.17 x 3.28
Ensuite	6'3" x 5'10"	1.90 x 1.80
Dressing	6'3" x 5'3"	1.90 x 1.60
Bedroom 2	11'1" x 8'10"	3.37 x 2.70
Bedroom 3	11'1" x 8'2"	3.37 x 2.48
Bathroom	9'6" x 5'7"	2.90 x 1.72



THE CASTLETON

3 BEDROOM SEMI DETACHED FAMILY HOME
TOTAL FLOOR AREA 1201 sq. ft. approx

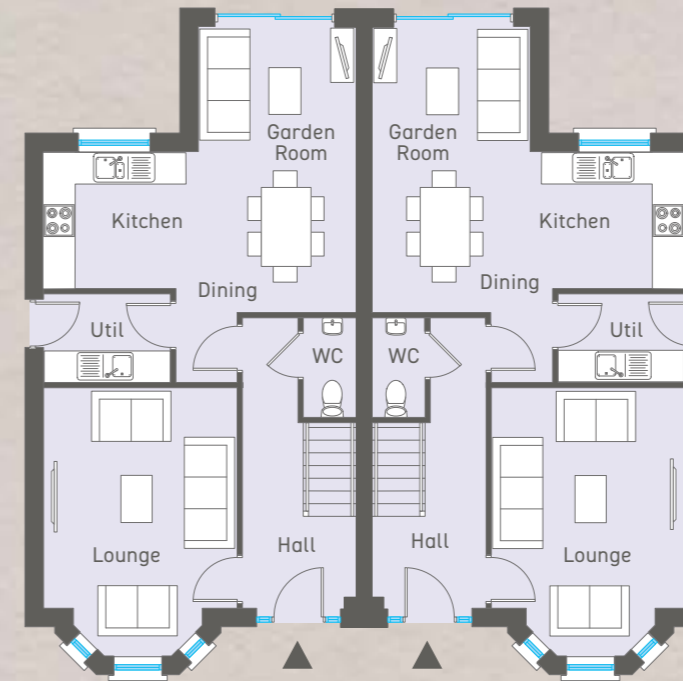
SITE Nos. 369, 370, 371 & 372



THE CLERMONT

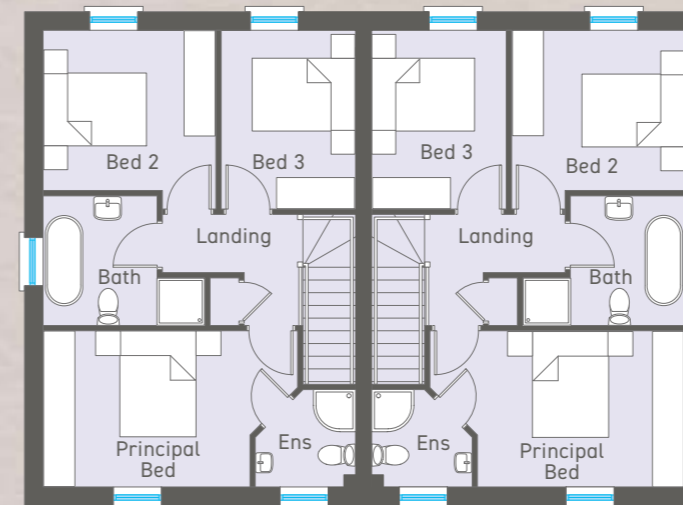


GROUND FLOOR



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge into bay	16'3" x 12'0"	4.94 x 3.65
Kitchen Dining	19'4" x 9'10"	5.90 x 3.03
Garden Room	9'9" x 7'8"	2.98 x 2.36
Utility	7'9" x 5'6"	2.40 x 1.67

FIRST FLOOR



FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	16'1" x 9'9"	4.89 x 2.95
Ensuite	6'3" x 5'11"	1.90 x 1.80
Bedroom 2	10'7" x 9'11"	3.24 x 3.03
Bedroom 3	11'6" x 8'5"	3.50 x 2.56
Bathroom	10'0" x 8'0"	3.05 x 2.45



click or scan QR code to view our virtual show home



THE CLERMONT

3 BEDROOM SEMI DETACHED FAMILY HOME
 TOTAL FLOOR AREA 1194 sq. ft. approx
 SITE Nos. 320, 321, 322, 323, 324 & 325

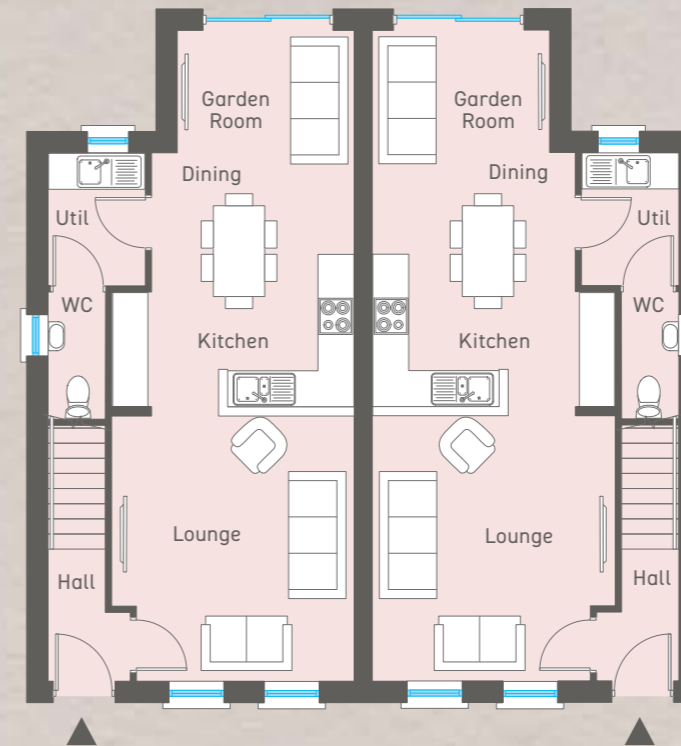


A PLACE TO UNWIND,
PLAY AND GROW



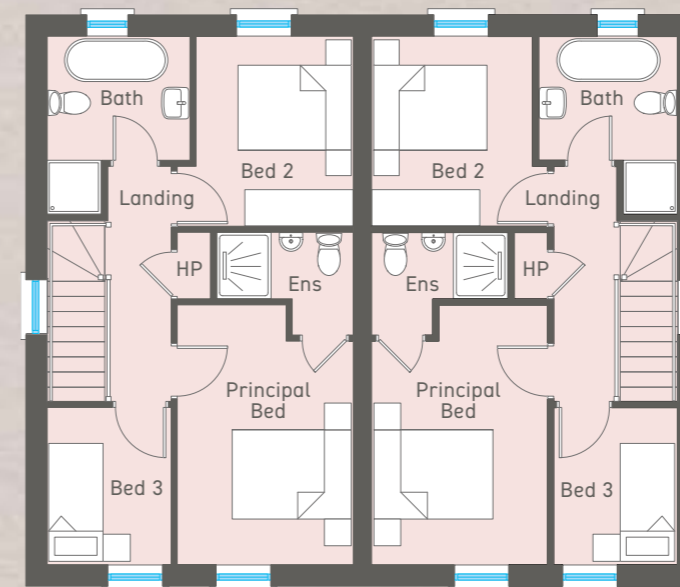
THE DORCHESTER

GROUND FLOOR



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall	14'4" x 13'2"	4.38 x 4.01
Lounge	13'9" x 13'2"	4.20 x 4.01
Kitchen Dining	9'8" x 6'8"	2.92 x 2.02
Garden Room	7'3" x 5'4"	2.20 x 1.61
Utility		
WC		

FIRST FLOOR



FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	12'2" x 9'6"	3.69 x 2.91
Ensuite	7'5" x 5'11"	2.26 x 1.80
Bedroom 2	10'4" x 8'6"	3.14 x 2.60
Bedroom 3	8'6" x 6'9"	2.60 x 2.05
Bathroom	7'8" x 7'1"	2.36 x 2.15



THE DORCHESTER

3 BEDROOM SEMI DETACHED FAMILY HOME
TOTAL FLOOR AREA 1015 sq. ft. approx

SITE Nos. 329 & 330



UNIQUELY DESIGNED
AND FINISHED TO THE
HIGHEST SPECIFICATION
...MOVE IN AND ENJOY!

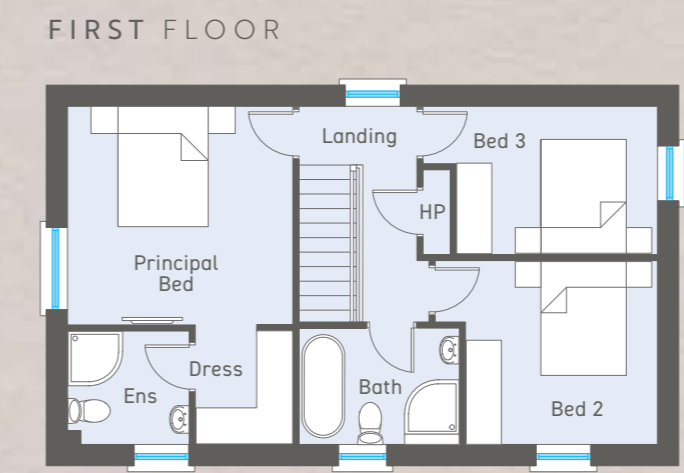


THE FITZROY



GROUND FLOOR

	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	18'4" x 12'3"	5.59 x 3.72
Kitchen Dining	18'4" x 12'1"	5.59 x 3.67
Garden Room	10'3" x 7'8"	3.11 x 2.36
Utility	7'1" x 5'8"	2.15 x 1.72



FIRST FLOOR

	Ft/Inch	Metres
Principal Bedroom	12'3" x 12'0"	3.72 x 3.61
Ensuite	6'7" x 6'2"	2.01 x 1.87
Dressing	6'2" x 5'4"	1.87 x 1.61
Bedroom 2	10'5" x 10'0"	3.17 x 3.04
Bedroom 3	12'8" x 8'1"	3.87 x 2.45
Bathroom	8'7" x 6'6"	2.63 x 1.97



THE FITZROY

3 BEDROOM DETACHED FAMILY HOME
 TOTAL FLOOR AREA 1278 sq. ft. approx
 SITE No. 326



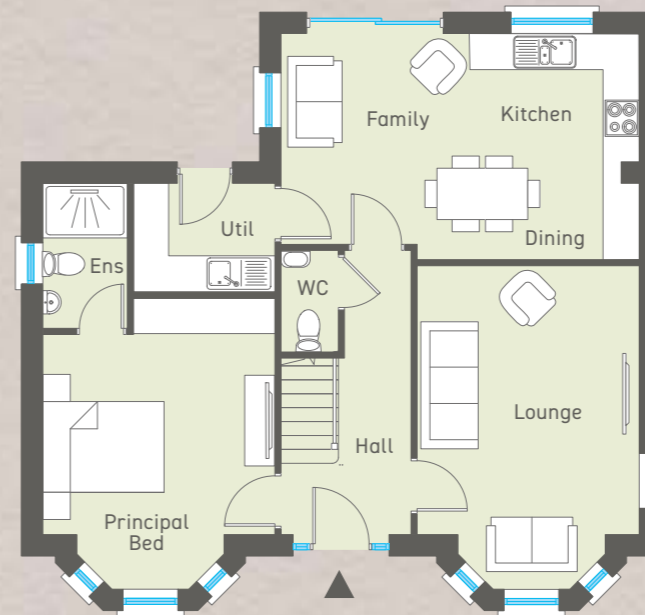
THE HAMPSTEAD



BRICK VERSION

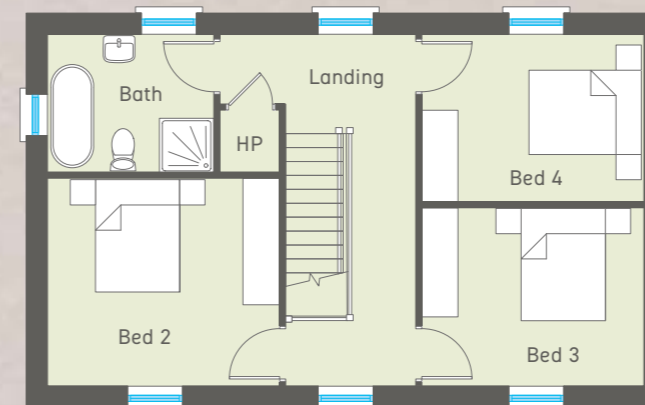
RENDER VERSION

GROUND FLOOR



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	17'2" x 12'1"	5.22 x 3.67
Kitchen Dining Family	19'5" x 12'3"	5.92 x 3.74
Utility	7'7" x 5'11"	2.33 x 1.80
Principal Bedroom	12'7" x 10'9"	3.83 x 3.31
Ensuite	7'11" x 4'7"	2.40 x 1.40

FIRST FLOOR



FIRST FLOOR	Ft/Inch	Metres
Bedroom 2	12'7" x 11'3"	3.83 x 3.43
Bedroom 3	12'1" x 9'8"	3.67 x 2.94
Bedroom 4	12'1" x 9'1"	3.67 x 2.76
Bathroom	9'1" x 7'6"	2.75 x 2.27

NOTE: site nos. 327 and 328 will be a handed version of these plans



THE HAMPSTEAD

4 BEDROOM DETACHED FAMILY HOME
TOTAL FLOOR AREA 1427 sq. ft. approx

SITE No. 327 (brick version)

SITE Nos. 319 & 328 (render versions)



CREATE SPACES THAT TELL A STORY WITH CONTEMPORARY, EFFORTLESS FINISHES



KITCHEN – THE HEART OF THE HOME

- Modern fitted kitchen with a choice of doors, worktops and handles from Exorna
- We have tailored the layout design to optimise the unit and worktop space in each kitchen
- Integrated appliances will include hob, electric oven and hood, fridge freezer and dishwasher
- Concealed underlighting to high level units
- Low voltage down lights
- One feature pendant light

UTILITY ROOM

- High quality utility units with choice of door finishes, worktops and handles
- Space for washing machine and tumble drier

SANITARY WARE

- Choice of contemporary white sanitary ware and fittings to bathrooms, ensuites and wcs from nominated supplier
- Low profile shower tray with contemporary glass panels and doors to ensuites
- Heated chrome towel rails to bathroom and ensuites
- Low voltage down lights to ensuites

FLOORING

- Colour choice of carpet and underlay in lounge, bedrooms, stairs and landing from nominated supplier
- Choice of tiled floor to kitchen / dining / family, utility, bathroom, ensuite and wc from nominated supplier

HEATING

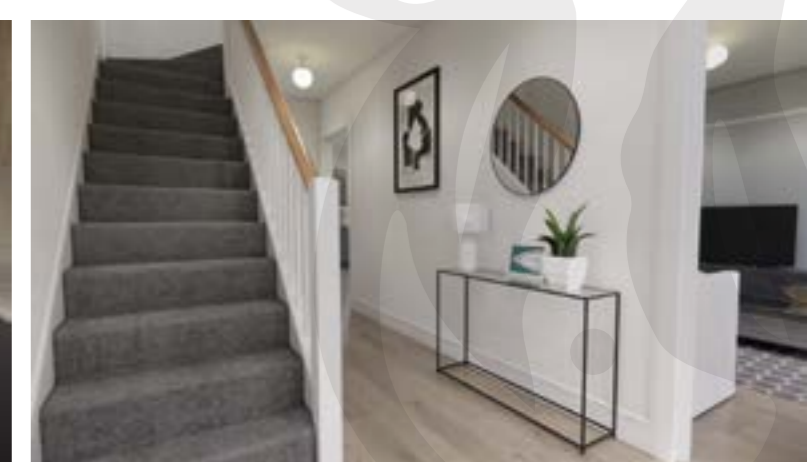
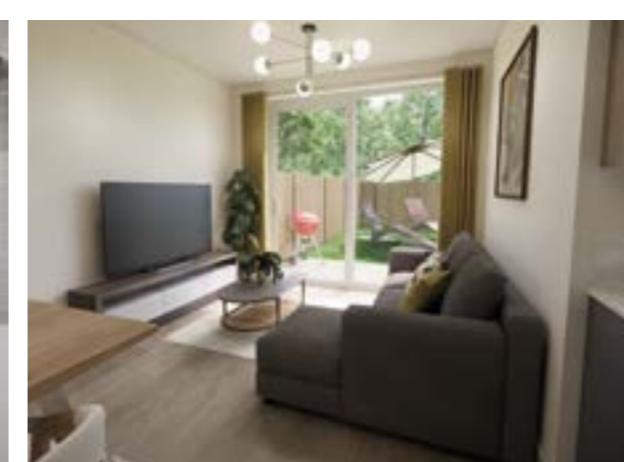
- Gas fired central heating
- Energy efficient boiler

INTERNAL FINISHES

- Painted internal walls and ceilings in white emulsion
- Pre finished internal doors with quality ironmongery
- Painted skirting boards and architraves
- Comprehensive range of electrical sockets, switches and telephone points
- Master TV point in lounge
- Mains smoke, heat and carbon monoxide detectors

EXTERNAL FINISHES

- Front gardens turfed and rear gardens sown in grass seed
- Planting to include hedging and trees to selected areas within the development
- Estate railings to selected areas
- Flagged patio areas and paths
- Tarmac driveway
- Front and rear external lighting
- Outside water supply
- uPVC double glazed windows in black frames on outside and white frames inside
- Outside power supply
- Garages available as an optional extra
- Structural provision for shed / home office available as optional extra





JOINT SELLING AGENTS

ARCHITECT



028 7034 3677
bensonsni.com



028 7034 4433
philiptweedie.com



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B L O C K
creative property marketing

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