



Belgravia



COURT

HILLSBOROUGH

BEAUTIFULLY DESIGNED HOMES FOR EXQUISITE LIVING

Exquisitely designed, detached
Georgian styled family homes



Belgravia
COURT



Perfectly located, on the fringes of historic Hillsborough, Belgravia Court offers a superb collection of stunning Georgian inspired four bedroom family homes, backing on to beautiful open countryside.

Every detail is considered in these carefully designed homes. They have been designed with a classical elegance and styling, incorporating wonderful heritage features and architectural detailing that reflects the traditional building facades in the village. Combine this with generous living spaces which meet the needs of modern lifestyles and you get homes which are beautiful, both inside and outside.

The craftsmanship, thought and attention to detail that has gone in to these homes will make them notable for their style and external finish, enhancing the beautiful ambience of the area, and providing a timeless, classical look that will maintain its appeal for decades.



1



2



3



EXQUISITE LIVING

Everything you need is here - excellent primary and nursery schools, sports clubs, award winning restaurants, popular bars, artisan coffee shops, boutique retailers, antique shops, and delicatessens. Events and entertainment in the village caters for all ages - fringe theatres, concerts, culture and history festivals, and Sunflowerfest and the world famous Oyster Festival during the summer months.

Superb transport connections via the M1 motorway or A1 Carriageway to the outstanding selection of high achieving schools and the business hubs of Belfast and Lisburn make Belgravia Court the ideal choice for families with school age children.

Experience the village's historical heritage and enjoy a breath of fresh air in the beautiful gardens of Hillsborough Castle and Forest Park.

- 1. The Parson's Nose
- 2. The Plough
- 3. Hillsborough Lake
- 4. Hillsborough Castle



4

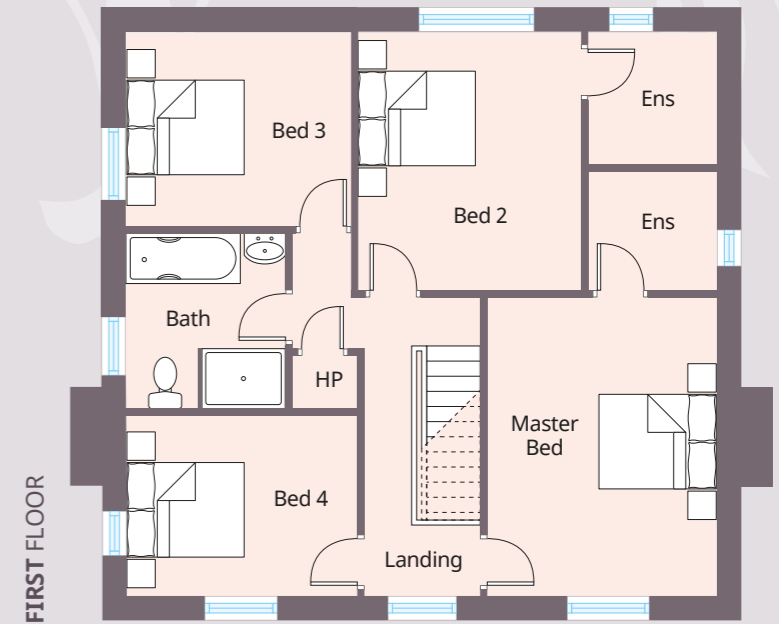
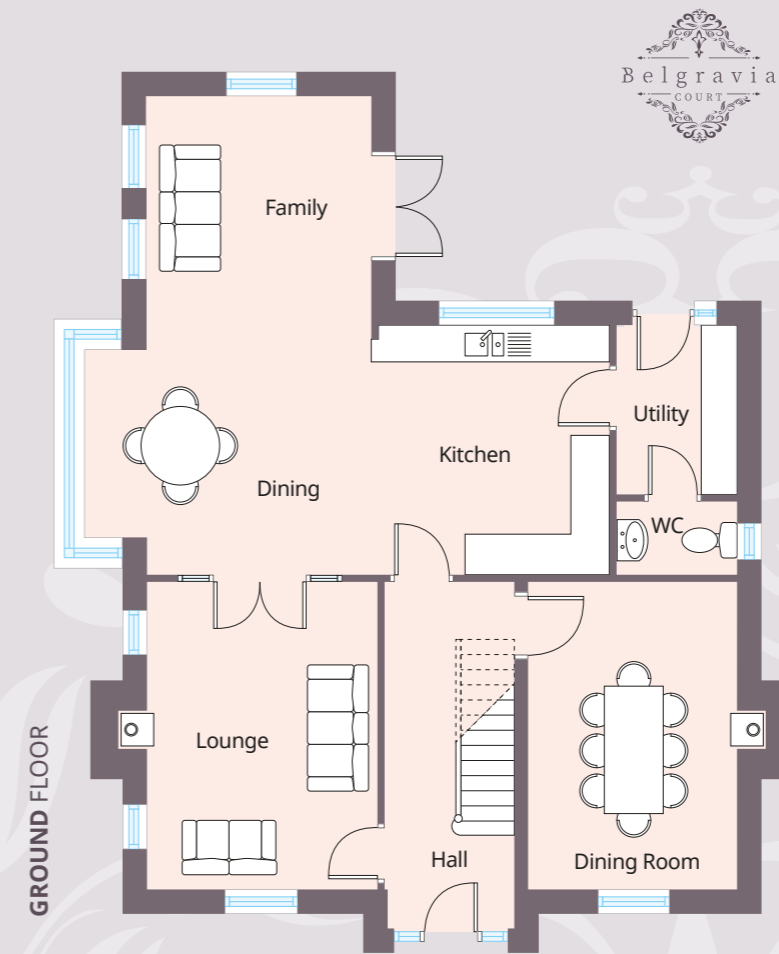
The perfect setting from
cultural hotspots to
cosmopolitan cuisine

THE NEWLAND (N)

4 bedroom detached family home. Total floor area: 2000 sq ft



SITE LAYOUT - NOT TO SCALE



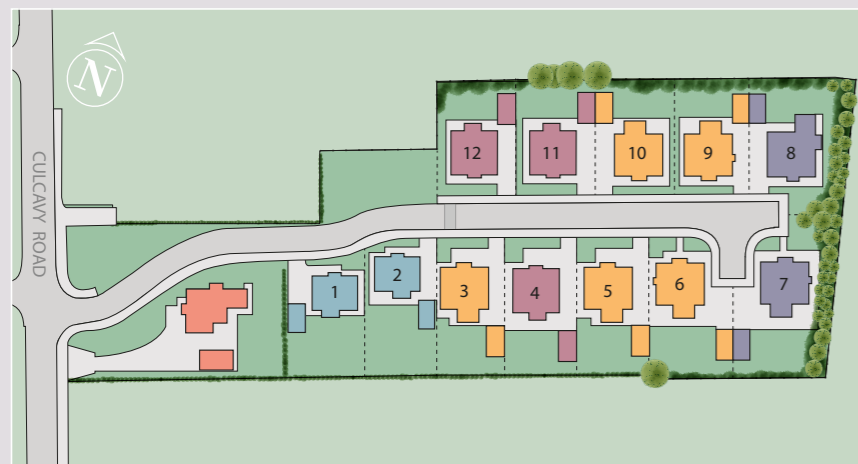
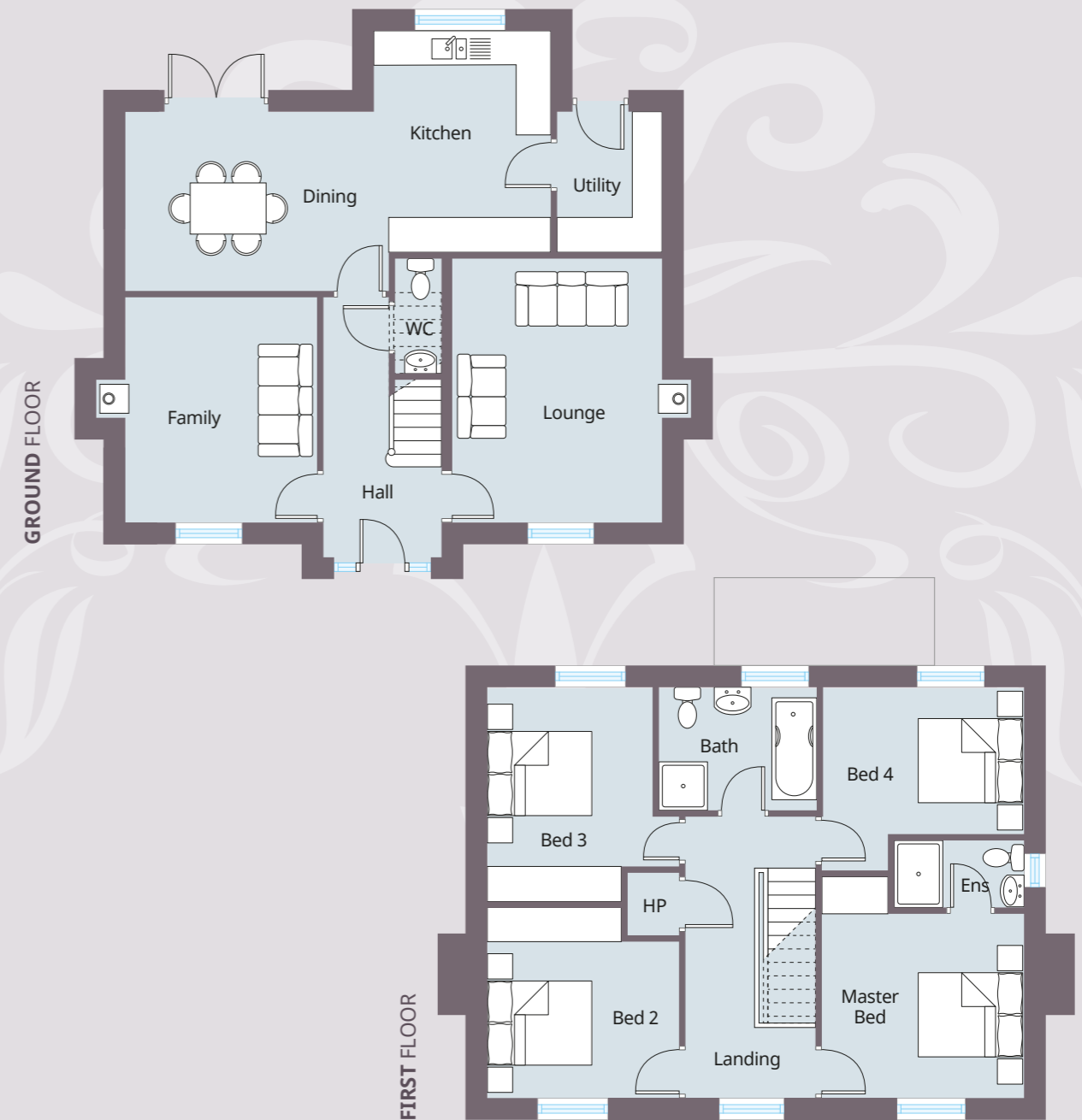
GROUND FLOOR	Ft/In	M
Entrance Hall, separate WC		
Lounge	16'2" x 11'9"	4.90 x 3.60
Kitchen Dining	23'10" x 12'9"	7.30 x 3.90
Family	11'10" x 11'10"	3.60 x 3.60
Dining Room	16'2" x 11'6"	4.90 x 3.48
Utility	8'10" x 6'6"	2.70 x 2.00

FIRST FLOOR	Ft/In	M
Master Bedroom	16'2" x 11'9"	4.90 x 3.60
Ensuite	6'6" x 6'5"	2.00 x 1.95
Bedroom 2	13'3" x 12'3"	4.00 x 3.70
Ensuite	6'6" x 6'5"	2.00 x 1.95
Bedroom 3	11'9" x 9'10"	3.60 x 3.00
Bedroom 4	11'9" x 9'10"	3.60 x 3.00
Bathroom	9'3" x 8'6"	2.80 x 2.60

THE GRANGE (G)

SITES 1 | 2

4 bedroom detached family home. Total floor area: 1607 sq ft



SITE LAYOUT - NOT TO SCALE

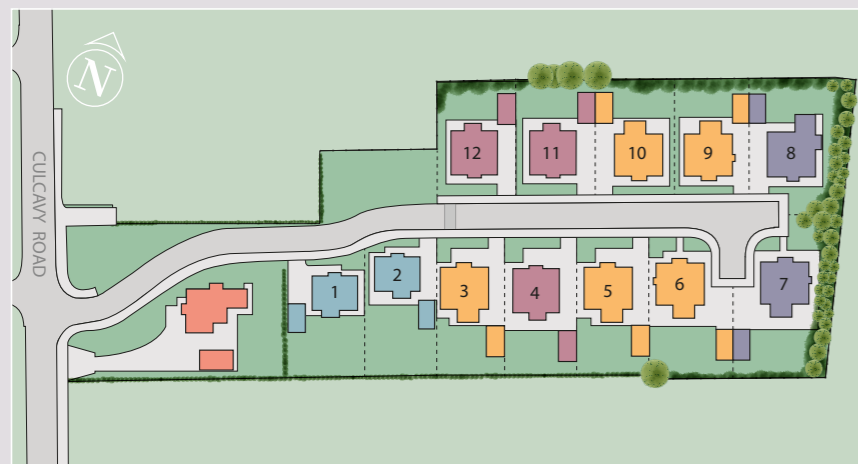
GROUND FLOOR	Ft/In	M
Entrance Hall, separate WC		
Lounge	16'2" x 11'9"	4.90 x 3.58
Kitchen Dining max	25'4" x 15'4"	7.70 x 4.65
Family	13'9" x 11'6"	4.20 x 3.50
Utility	8'7" x 6'4"	2.60 x 1.90

FIRST FLOOR	Ft/In	M
Master Bedroom	12'4" x 11'9"	3.70 x 3.60
Ensuite	8'0" x 3'11"	2.40 x 1.20
Bedroom 2	12'4" x 11'6"	3.70 x 3.50
Bedroom 3	12'6" x 9'10"	3.80 x 3.00
Bedroom 4	12'3" x 8'7"	3.70 x 2.60
Bathroom	8'7" x 7'4"	2.60 x 2.20

THE LINCOLN (L)

SITES 3 | 5 | 6 | 9 | 10

4 bedroom detached family home. Total floor area: 2020 sq ft



SITE LAYOUT - NOT TO SCALE

GROUND FLOOR	Ft/In	M
Entrance Hall, separate WC		
Lounge	17'5" x 12'2"	5.30 x 3.68
Kitchen Dining Family	24'7" x 18'5"	7.50 x 5.60
Dining Room	14'9" x 11'10"	4.50 x 3.60
Utility	10'6" x 7'4"	3.20 x 2.20

FIRST FLOOR	Ft/In	M
Master Bedroom	15'9" x 12'6"	4.80 x 3.80
Ensuite	7'4" x 4'11"	2.20 x 1.50
Dressing Room	12'6" x 5'4"	3.80 x 1.60
Bedroom 2	11'10" x 11'6"	3.60 x 3.50
Ensuite / Dressing Room	8'6" x 4'7"	2.60 x 1.40
Bedroom 3	11'10" x 11'6"	3.60 x 3.50
Bedroom 4	12'6" x 9'7"	3.80 x 2.90
Bathroom	12'6" x 7'4"	3.80 x 2.20

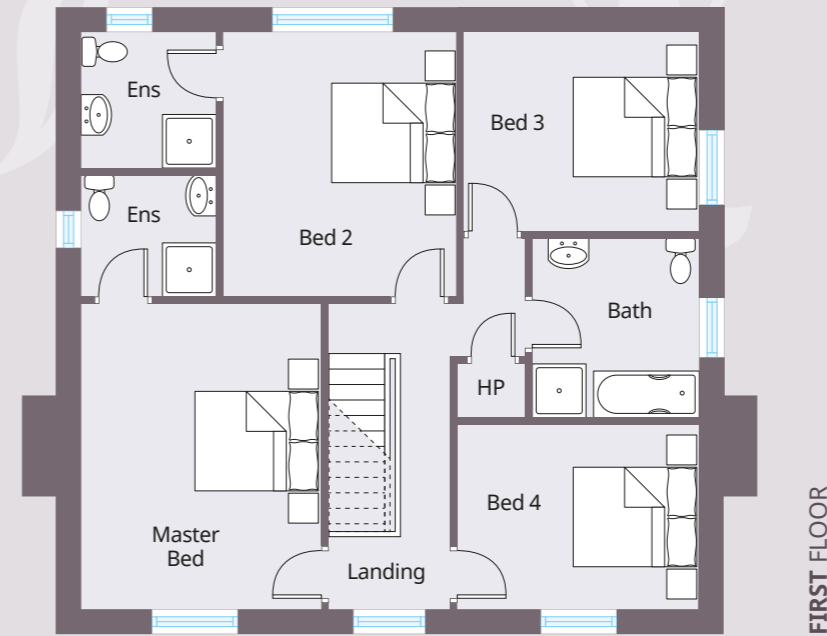
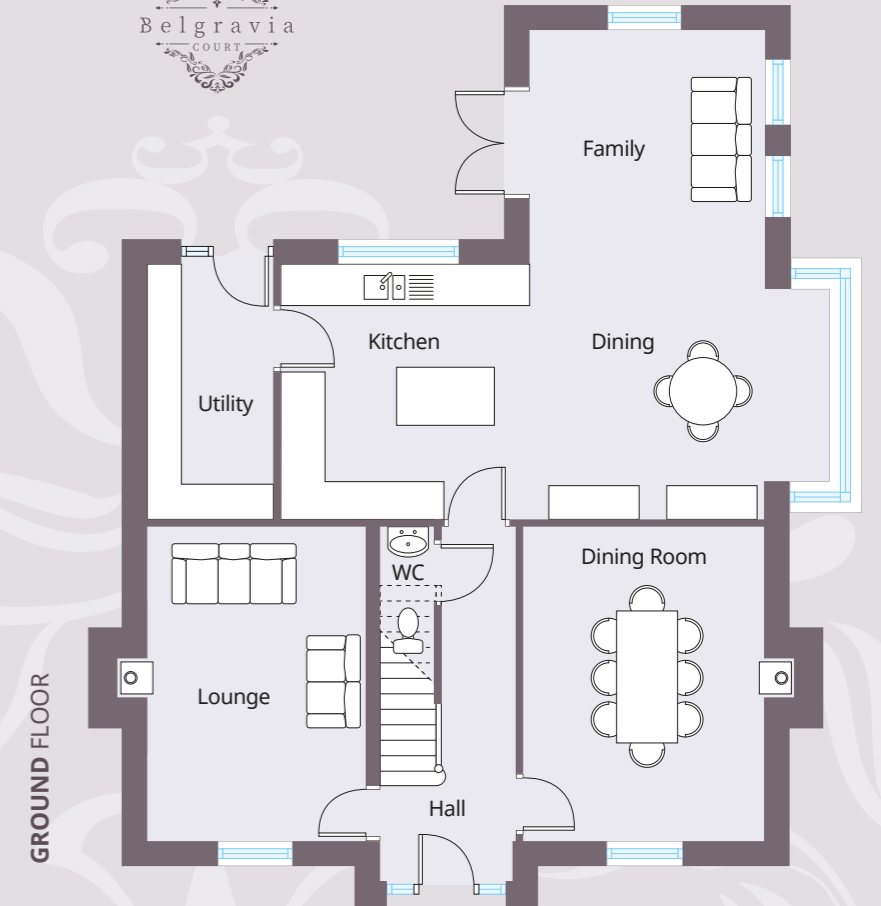
THE MONTROSE (M)

SITES 7 | 8

4 bedroom detached family home. Total floor area: 2350 sq ft



SITE LAYOUT - NOT TO SCALE



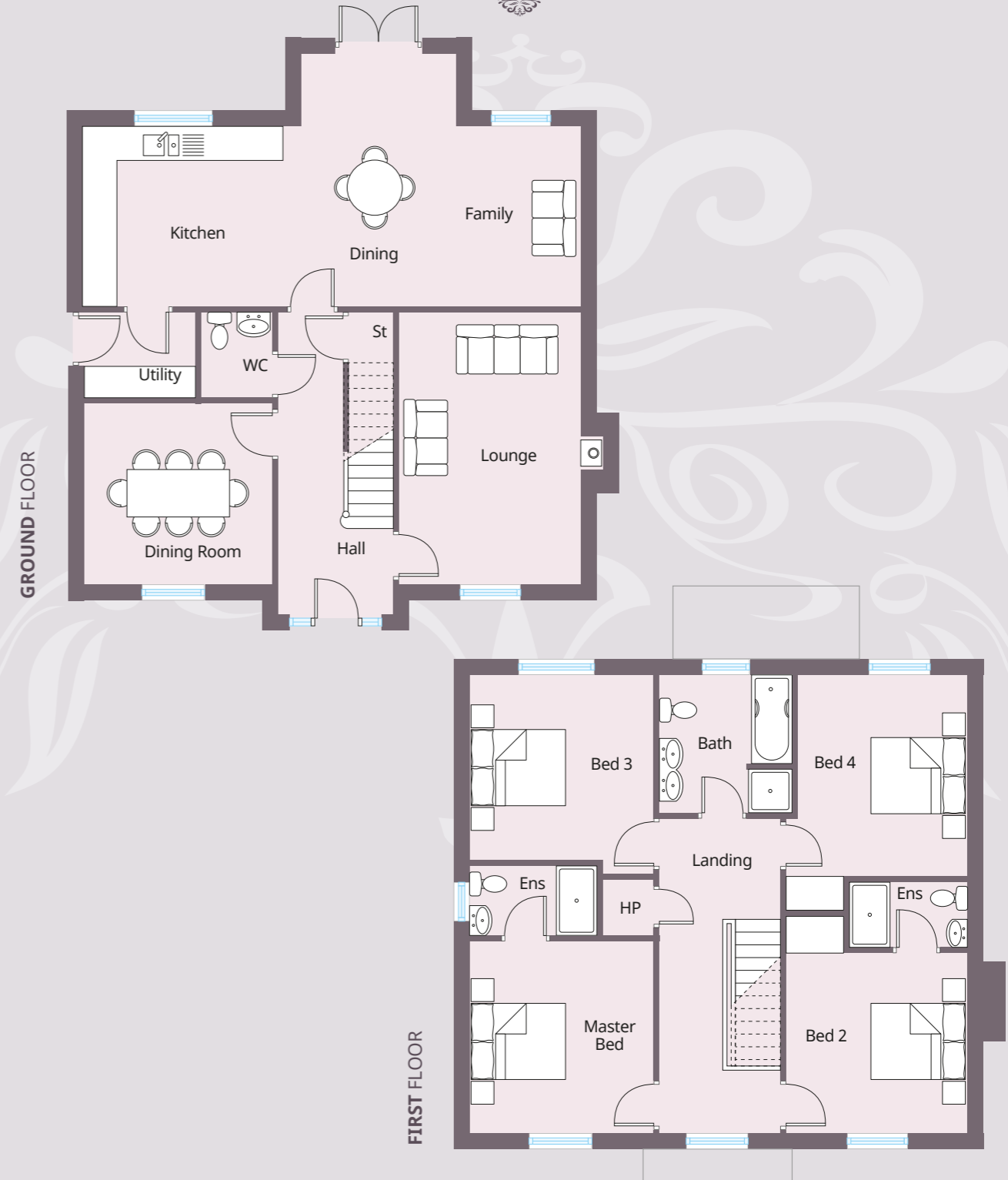
GROUND FLOOR	Ft/In	M
Entrance Hall, separate WC		
Lounge	16'9" x 12'9"	5.10 x 3.88
Kitchen Dining	29'10" x 14'3"	9.10 x 4.30
Family	12'9" x 12'3"	3.90 x 3.70
Dining Room	16'9" x 12'9"	5.10 x 3.88
Utility	14'3" x 7'7"	4.30 x 2.30

FIRST FLOOR	Ft/In	M
Master Bedroom	16'9" x 13'3"	5.10 x 4.00
Ensuite	7'7" x 6'10"	2.30 x 2.10
Bedroom 2	14'3" x 13'3"	4.30 x 4.00
Ensuite	7'7" x 6'10"	2.30 x 2.10
Bedroom 3	13'3" x 10'10"	4.00 x 3.30
Bedroom 4	13'3" x 10'3"	4.00 x 3.10
Bathroom	9'7" x 9'7"	2.90 x 2.90

THE KENSINGTON (K)

SITES 4 | 11 | 12

4 bedroom detached family home. Total floor area: 1817 sq ft



SITE LAYOUT - NOT TO SCALE

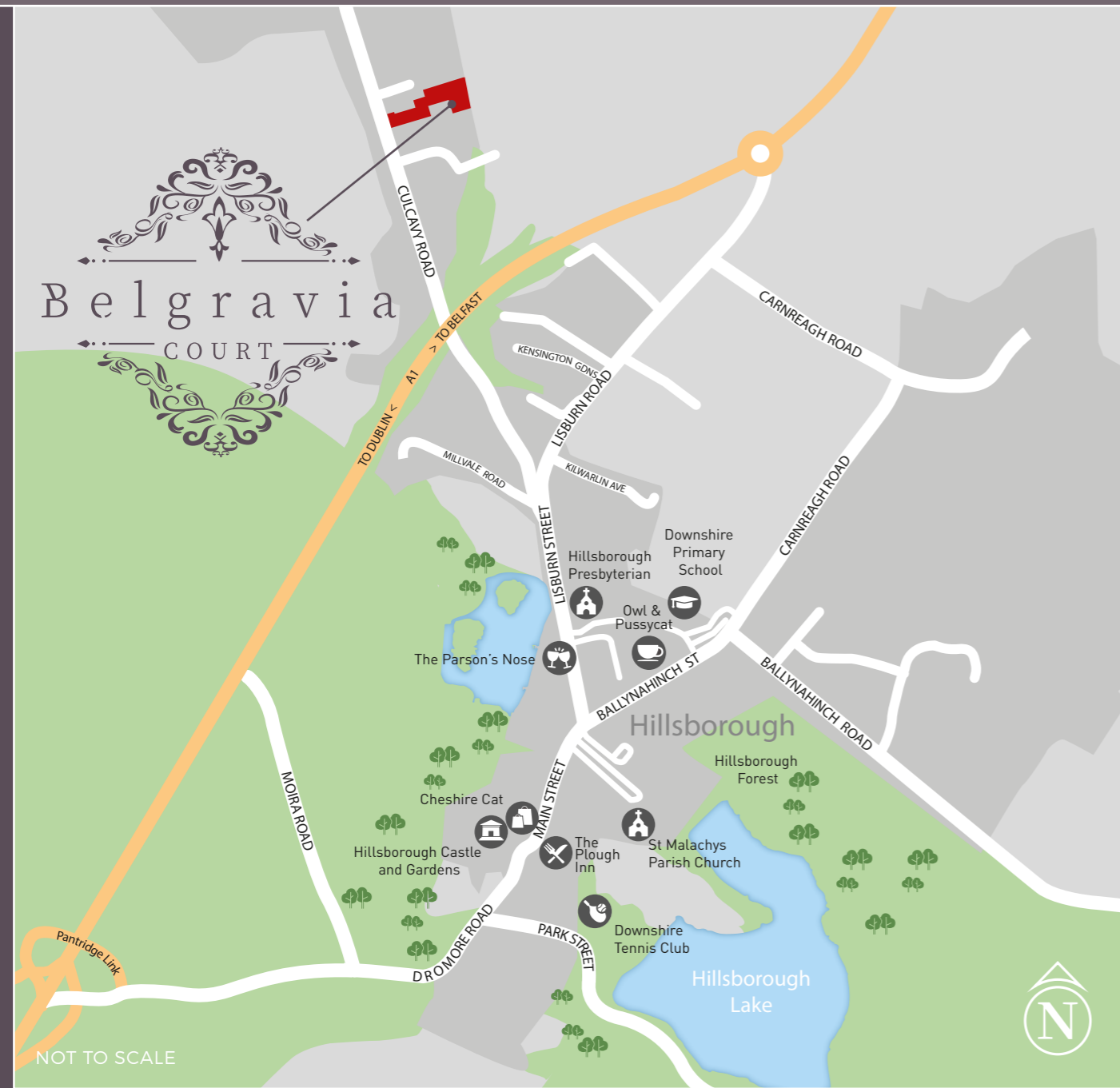
GROUND FLOOR	Ft/In	M
Entrance Hall, separate WC		
Lounge	16'10" x 11'9"	5.15 x 3.60
Kitchen Dining Family	31'6" x 15'7"	9.60 x 4.75
Dining Room	11'3" x 11'9"	3.40 x 3.60
Utility	6'10" x 5'6"	2.10 x 1.65

FIRST FLOOR	Ft/In	M
Master Bedroom	11'10" x 11'6"	3.60 x 3.50
Ensuite	8'0" x 4'4"	2.40 x 1.30
Bedroom 2	11'9" x 11'6"	3.60 x 3.50
Ensuite	6'10" x 4'4"	2.10 x 1.30
Bedroom 3	11'10" x 11'6"	3.60 x 3.50
Bedroom 4	11'6" x 10'6"	3.50 x 3.20
Bathroom	8'7" x 8'3"	2.60 x 2.50

Note: Site 4 can be constructed as house type K+ 2028 sq ft

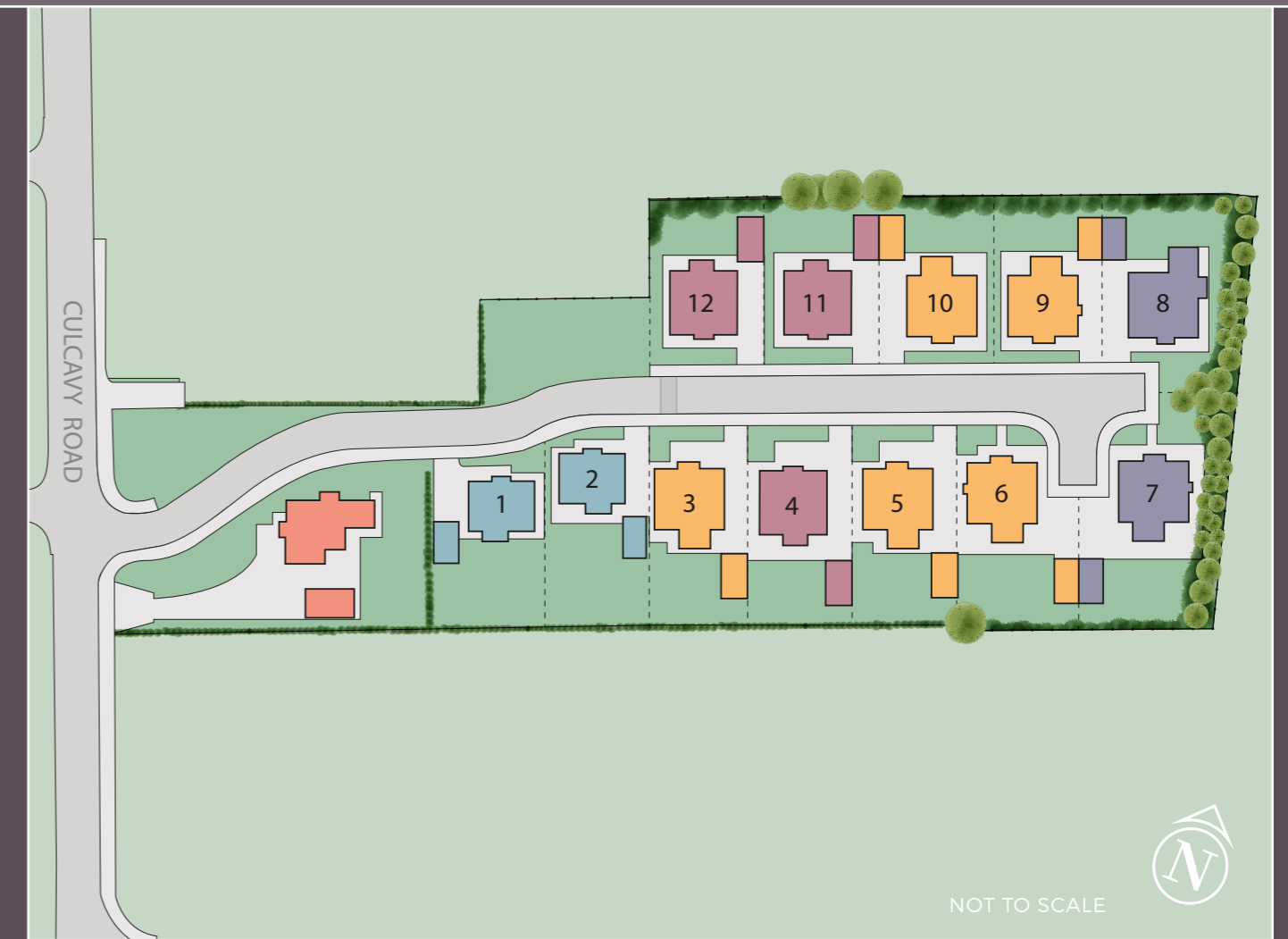
LOCATION MAP

- MAKING CONNECTIONS -



SITE LAYOUT

- NEW BEGINNINGS -



- WELL CONNECTED -

Hillsborough Village 0.8 miles	Sprucefield Shopping 2.4 miles
Hillsborough Park 0.8 miles	Lisburn Rugby Club 2.8 miles
Downshire Primary School 1.1 miles	Lisburn City Centre 4.6 miles
Lisnagarvey Hockey Club 1.8 miles	Moira Village 6.9 miles
Lisburn Golf Club 2.0 miles	Belfast City Centre 11.1 miles



THE NEWLAND (N)



THE GRANGE (G)



THE LINCOLN (L)



THE MONTROSE (M)



THE KENSINGTON (K)



Belgravia

COURT

TOUCHES OF QUALITY

INTERNAL DETAILING

- Solid concrete ground & first floors (optional upgrade to underfloor heating)
 - 2.7m ceiling heights
- Generous PC Sum allowances totalling from £18,000 to £20,000 (depending on house types), allowing you to personalise your kitchen, sanitary ware & fireplace
- Generous electrical specification including intruder alarm, Drimaster ventilation system,
 - Energy efficient lighting, smoke & carbon dioxide detectors
 - Mains gas heating
- Quality internal finishes including Oak doors, painted softwood architraves and skirting
 - Oak handrails and newels on staircase
 - Fully painted throughout with choice of colour
 - Tiling an optional extra

EXTERNAL FINISHES

- Double glazed window in uPVC frames
- Traditional cavity wall construction with classic clay brick finish
 - Charcoal interlocking concrete tiles
- Reconstituted Sandstone door surrounds & cills
 - Parkland fencing to front garden
- Tarmac drives with 16 m2 paved patio & paths
- Landscaped front & rear gardens sown in grass
 - Garage included

WARRANTY

- 10 year warranty



JOINT SELLING AGENTS

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