



CHARLESTON WOODS

Midleton, County Cork

Exclusive Development of 3 & 4 Bedroom Homes in this unique and mature setting.





MARKET GREEN
SHOPPING CENTRE

MIDDLETON
TOWN CENTRE

IRISH DISTILLERS

N25



Midleton

Approximately 20km East of Cork City Centre, Midleton has long been a popular residential location for discerning purchasers, given its ease of access and proximity to Cork City and the Jack Lynch Tunnel. Midleton also benefits from an excellent public transport network including bus and rail services daily.

The town is steeped in history, with its origins going back to the 12th century when the Normans, led by Barry FitzGerald, built an abbey at a weir on the Owenacurra river. The Old Midleton Distillery dates from 1825 and is the proud producer of whiskies such as Jameson, Redbreast, and Paddy.

Midleton is the central business hub for the East Cork area with predominant industries being oil refinery, food production, light manufacturing and tourism. Pharmaceutical companies such as BioMarin and Pfizer are within a 30 minute drive. Thriving as a market town for the agricultural industry, Midleton also has a range of multinational retail outlets, shopping centres and markets.



Midleton Town and its surrounds offer a wide variety of Primary & Secondary Schools.

BALLINACURRA

Stunning development set around the historic Charleston House

Located 1.5 km south of Midleton Town Centre on the Whitegate Road, Charleston Woods is a residential development nestled in a private, mature and walled-in setting, with mature tree boundaries and leafy avenues. Set on almost 5 hectares, Charleston House, an early 1900s period home, sits proudly in the estate which once belonged to the prestigious Bennett family, renowned for their barley malting. There are some beautiful water/harbour views of the mills and quays at Ballinacurra.

The area offers a high quality living environment with 5 primary schools and 5 secondary schools. The town also benefits from an array of sporting facilities catering for Golf, Rugby, Soccer, GAA and Hockey. Nearby attractions include Castlemartyr Resort & Spa, Fota Island Golf Resort, tennis & sailing in Aghada, and a Surf School at the beautiful Inch Beach. Midleton and the surrounding areas are home to many fine restaurants such as The Farm Gate, Ferrit & Lee, Finins and Sage as well as other hotels, restaurants, pubs and cafes.









Quality, bright, spacious, energy efficient development brought to you by MIDA Homes

Mida Homes is proud to bring Charleston Woods to the market, an innovative development consisting of quality driven, bright spacious homes with a strong focus on energy efficiency.

The homes at Charleston Woods are distinctive and elegant high quality elevations comprising of rendered finishes with high quality PVC fascia and gutters throughout. The outdoor spaces consist of a fenced private rear garden and an attractive paved front driveway to each house, with fully seeded grass areas. Our house interiors are both modern and generous with stylish high quality fitted kitchens, elegant en-suite bathrooms and modern style internal doors with quality chrome ironmongery.

The houses in Charleston Woods are classified as A Rated low energy / low CO2 homes and will be constructed using NZEB technology (Nearly Zero Energy Buildings). They provide maximum comfort throughout all seasons via an innovative and modern heating system, high levels of insulation and responsive underfloor heating to all ground floor areas.

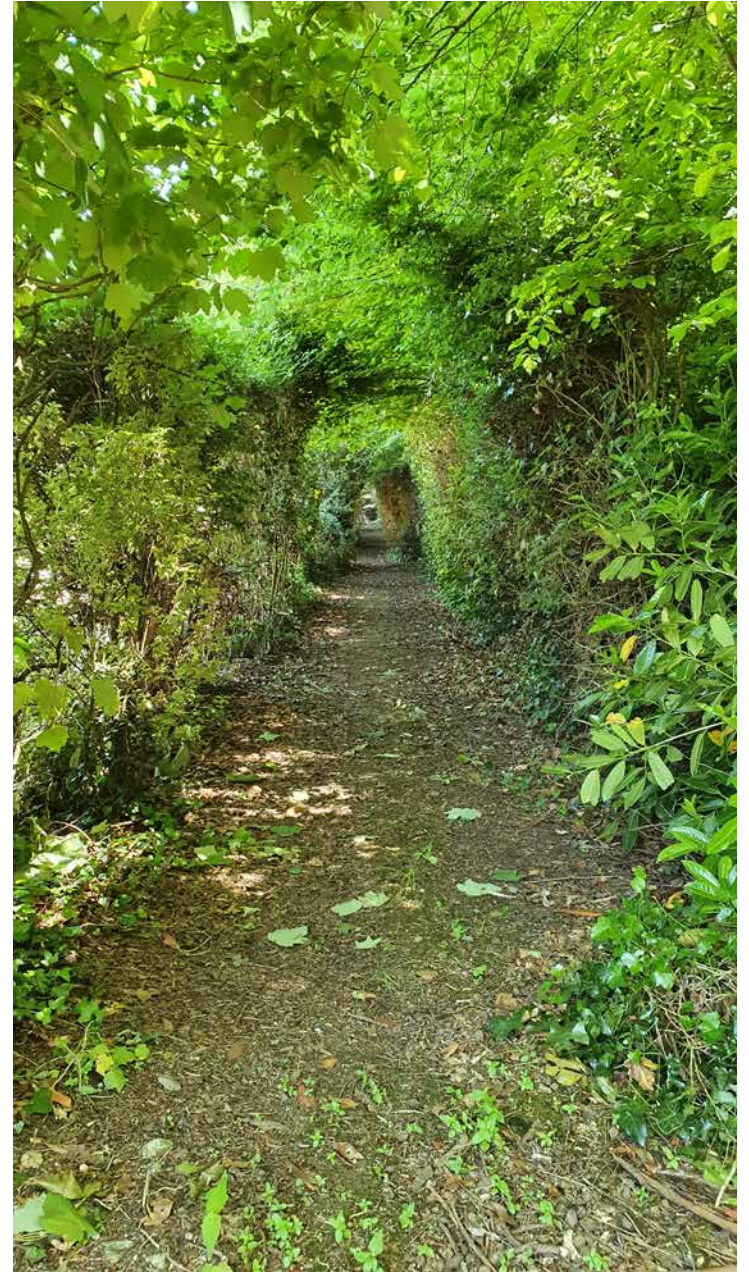
The highly efficient A-rated Building Energy Rated (BER) houses contribute to a reduction in the heating cost of the home helped by an air tight membrane provided for extra comfort and efficiency.

“
*Distinctive and elegant high
quality elevations..*”

Site plan



- A HOUSE TYPE A
- A1 HOUSE TYPE A1
- B HOUSE TYPE B
- B1 HOUSE TYPE B1
- C HOUSE TYPE C
- C1 HOUSE TYPE C1
- D HOUSE TYPE D
- D1 HOUSE TYPE D1
- E HOUSE TYPE E
- E1 HOUSE TYPE E1
- E2 HOUSE TYPE E2
- E3 HOUSE TYPE E3
- F HOUSE TYPE F
- F1 HOUSE TYPE F1
- G HOUSE TYPE G
- G1 HOUSE TYPE G1





HOUSE TYPE A/A1

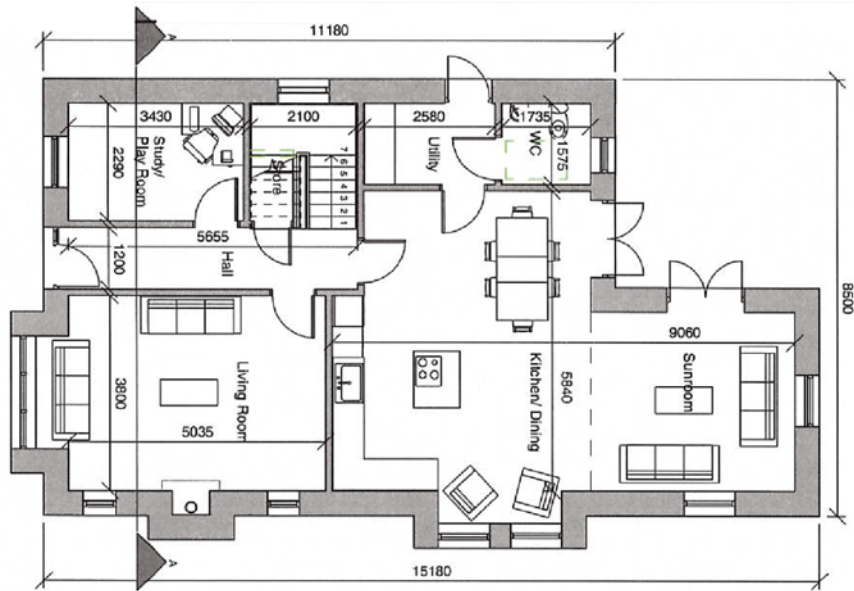
HOUSE TYPE A

TOTAL AREA: 171.1 SQ M / 1841.7 FT (APPROX.)*

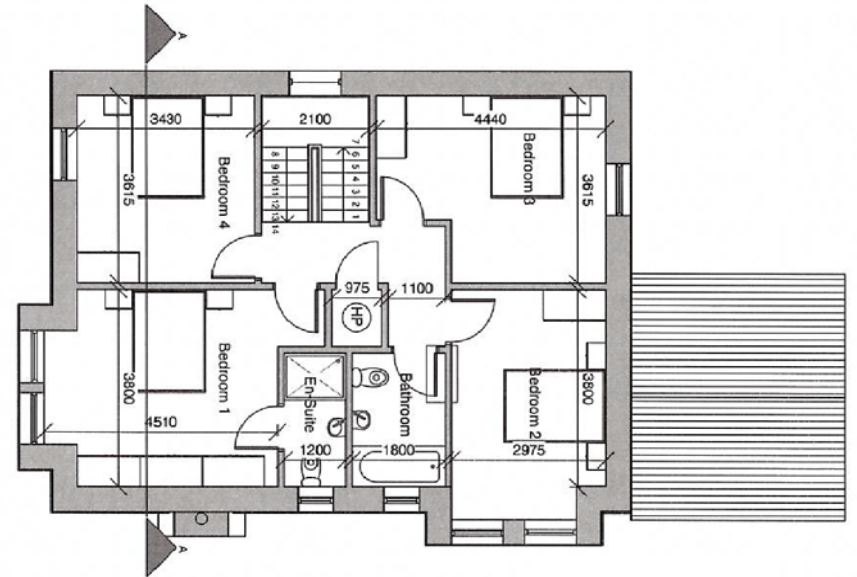


HOUSE TYPE A1

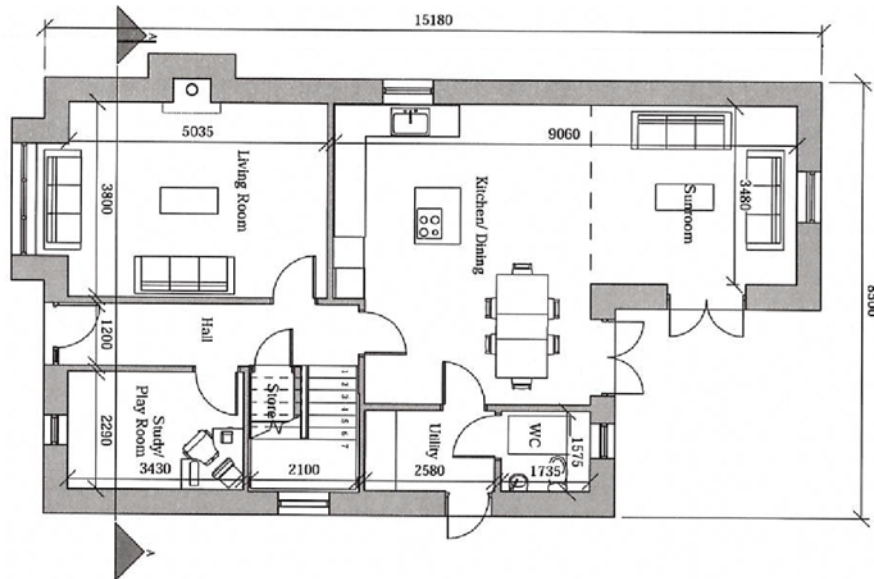
TOTAL AREA: 168 SQ M / 1808.3 FT (APPROX.)*



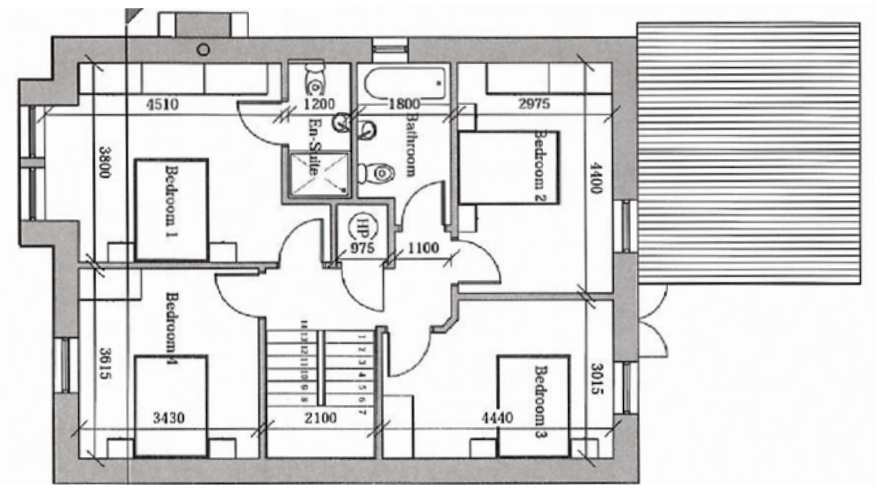
A - GROUND FLOOR



A - FIRST FLOOR



A1 - GROUND FLOOR



A1 - FIRST FLOOR



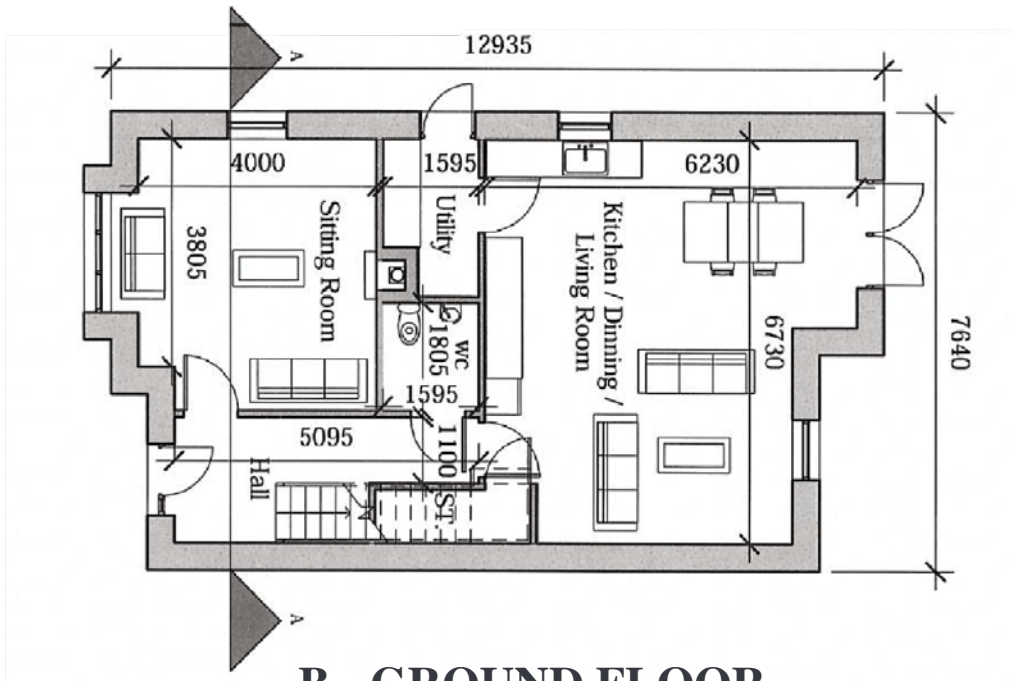
HOUSE TYPE B/B1

HOUSE TYPE B

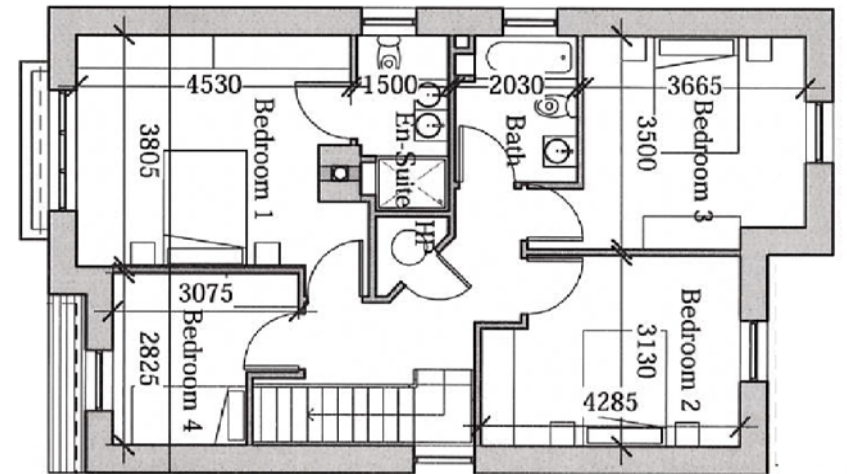
TOTAL AREA: 149 SQ M / 1603.83 FT (APPROX.)*

HOUSE TYPE B1

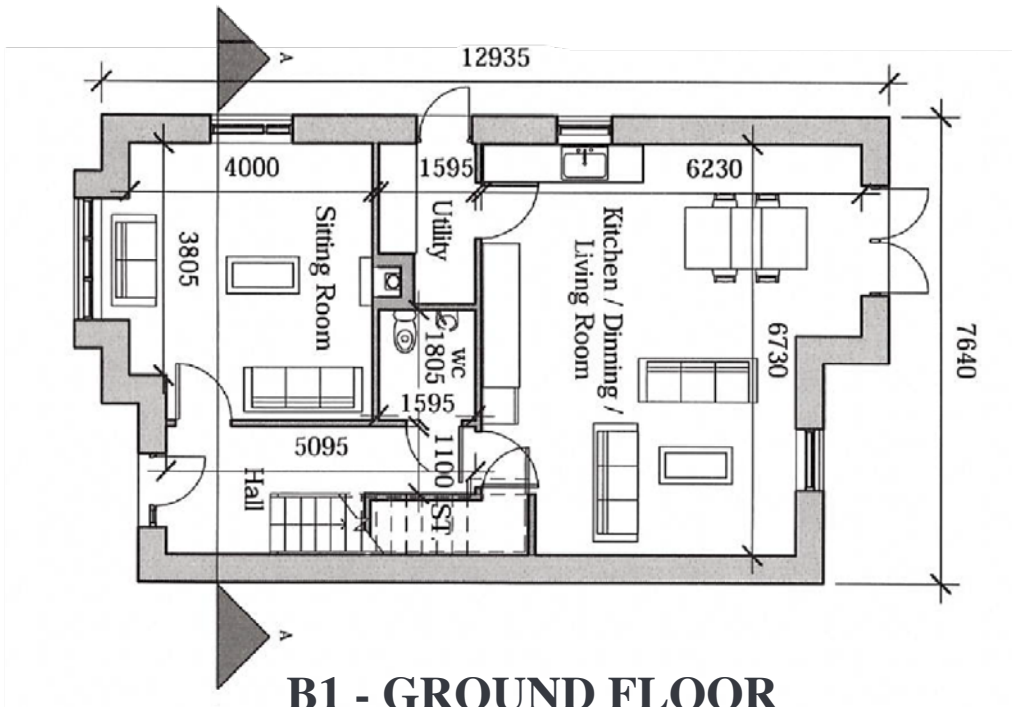
TOTAL AREA: 149 SQ M / 1603.83 FT (APPROX.)*



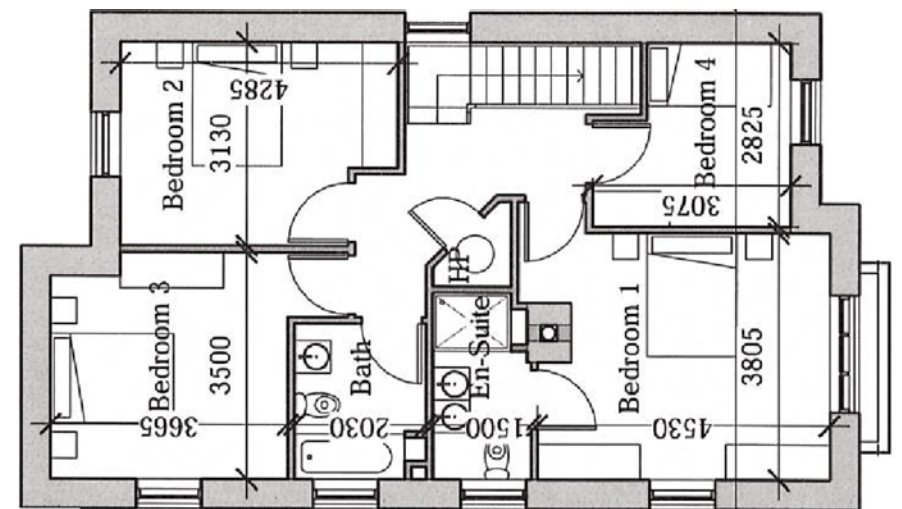
B - GROUND FLOOR



B - FIRST FLOOR



B1 - GROUND FLOOR



B1 - FIRST FLOOR



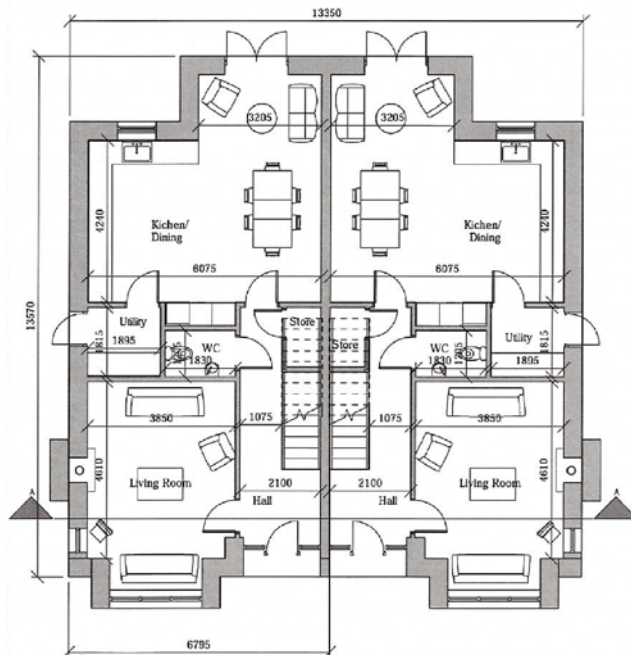
HOUSE TYPE C/C1

HOUSE TYPE C

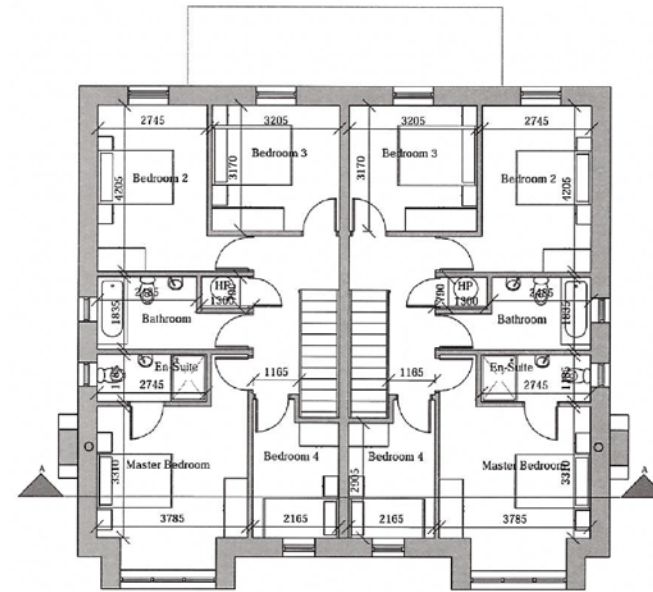
TOTAL AREA: 135.9 SQ M / 1462.8 FT
(APPROX.)*

HOUSE TYPE C1

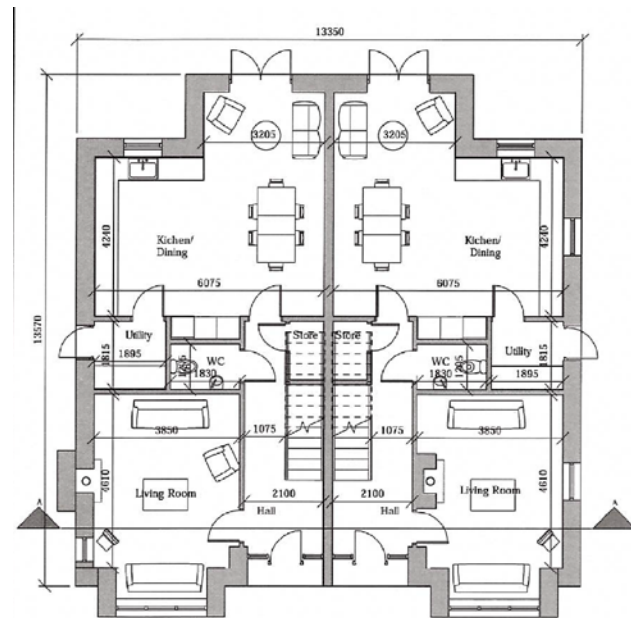
TOTAL AREA: 135.9 SQ M / 1462.8 FT
(APPROX.)*



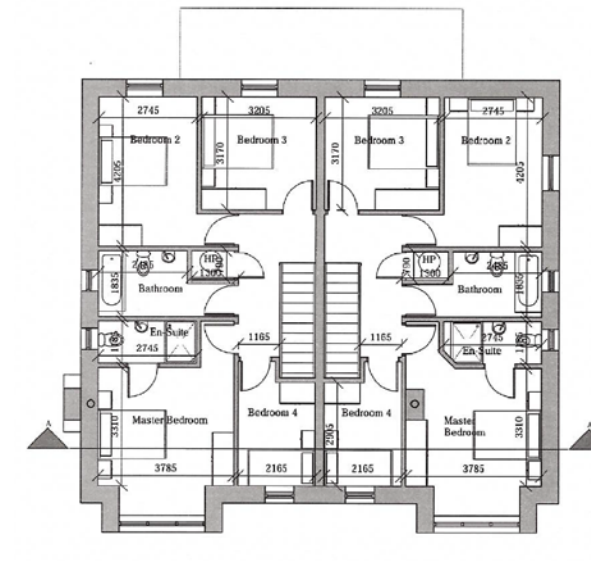
C - GROUND FLOOR



C - FIRST FLOOR



C1 - GROUND FLOOR



C1 - FIRST FLOOR



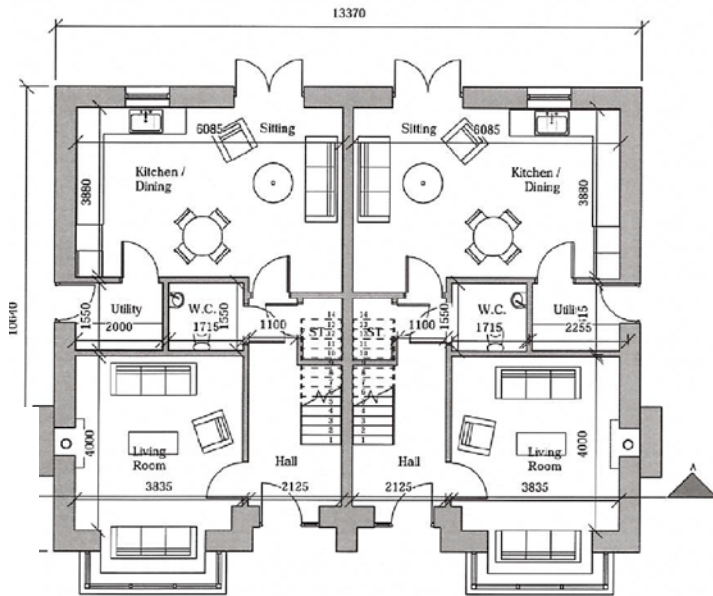
HOUSE TYPE D/D1

HOUSE TYPE D

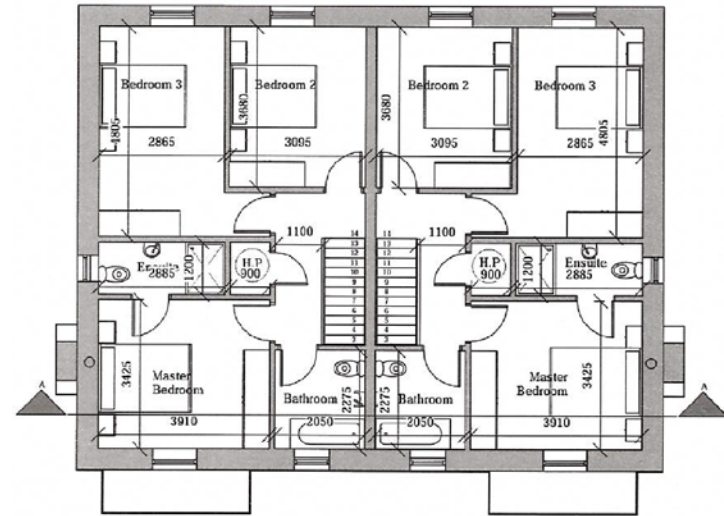
TOTAL AREA: 117.5 SQ M / 1260.7 FT
(APPROX.)*

HOUSE TYPE D1

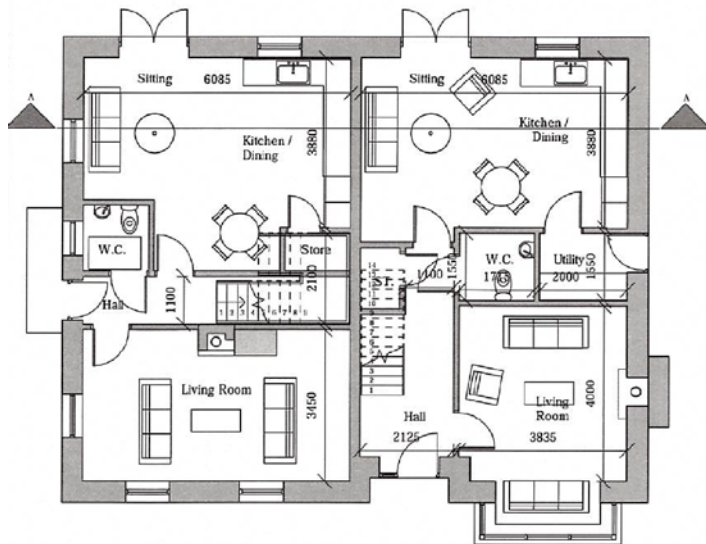
TOTAL AREA: 114.2 SQ M / 1229.2 FT
(APPROX.)*



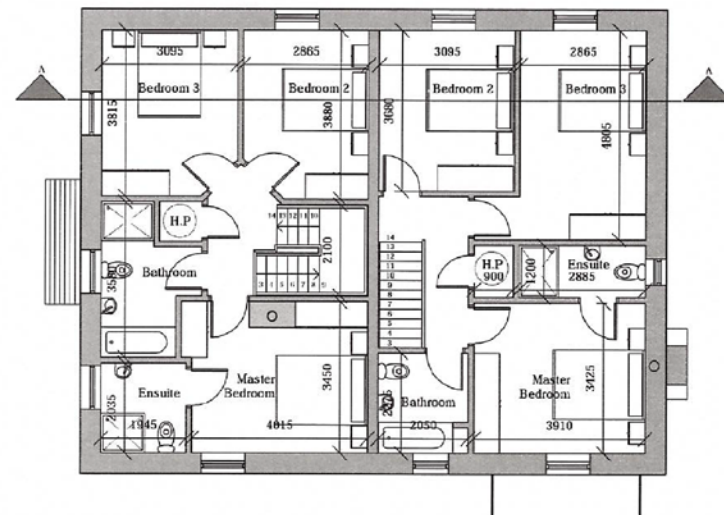
D - GROUND FLOOR



D - FIRST FLOOR



D1 - GROUND FLOOR



D1 - FIRST FLOOR



HOUSE TYPE E/E1

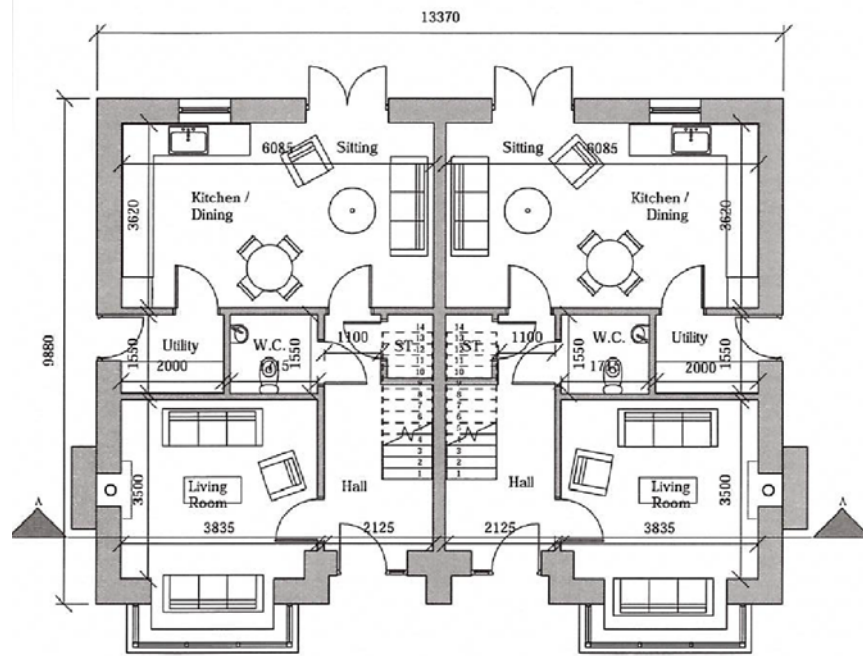
HOUSE TYPE E

TOTAL AREA: 108.3 SQ M / 1165.7 FT (APPROX.)*

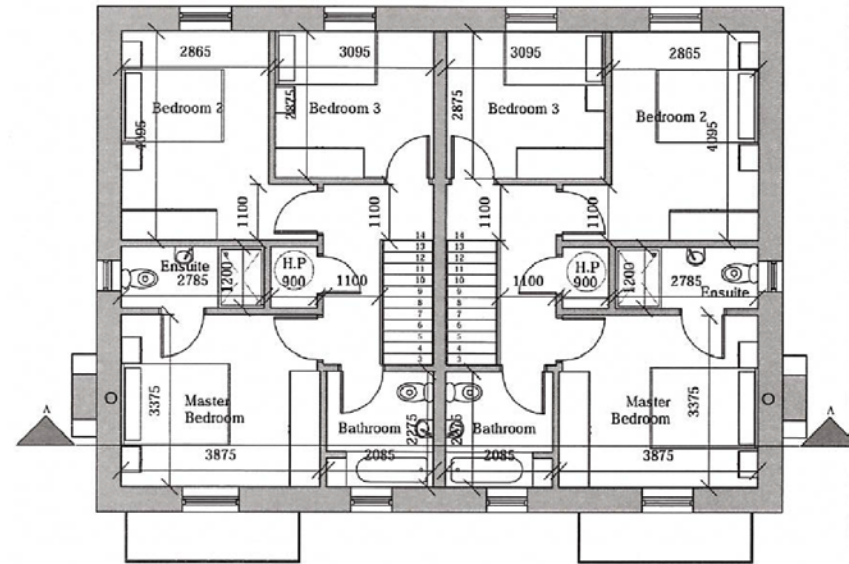


HOUSE TYPE E1

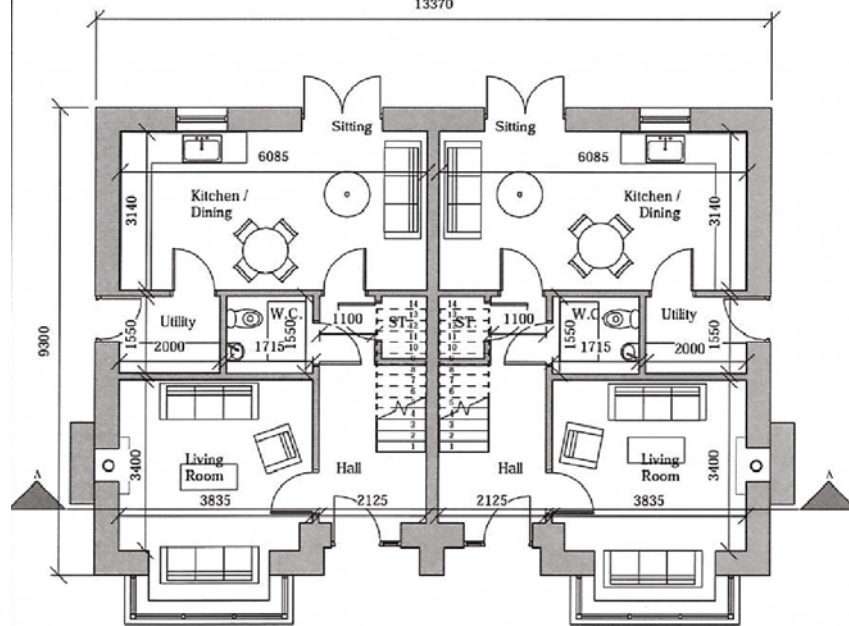
TOTAL AREA: 100 SQ M / 1076.39 FT (APPROX.)*



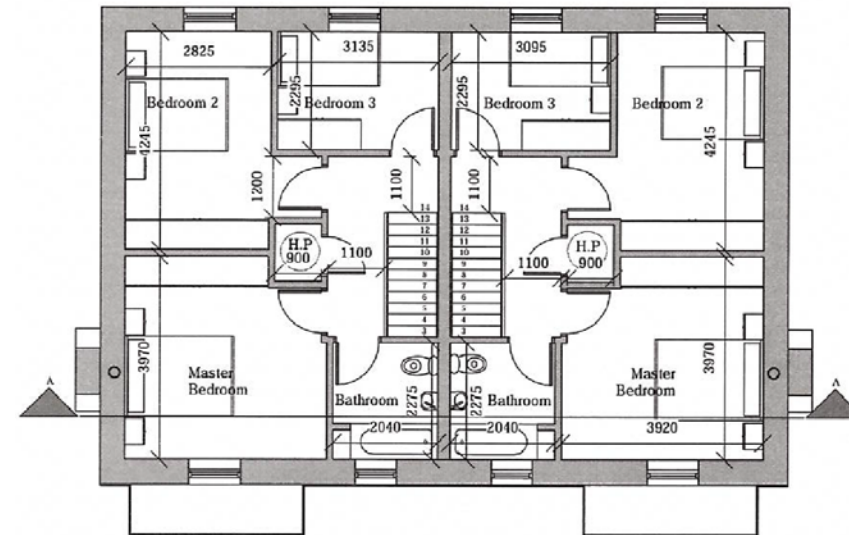
E - GROUND FLOOR



E - FIRST FLOOR



E1 - GROUND FLOOR



E1 - FIRST FLOOR



HOUSE TYPE E2/E3

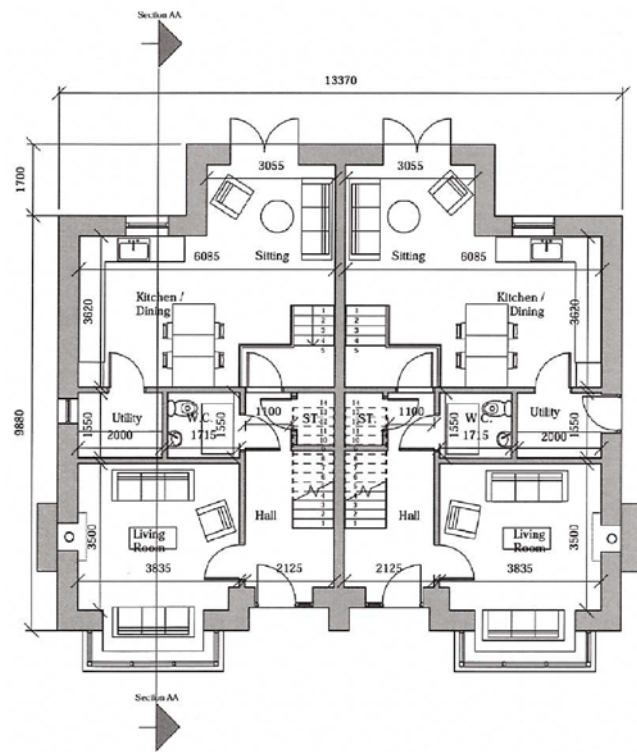
HOUSE TYPE E2

TOTAL AREA: 113.1 SQ M / 1217.39 FT (APPROX.)*

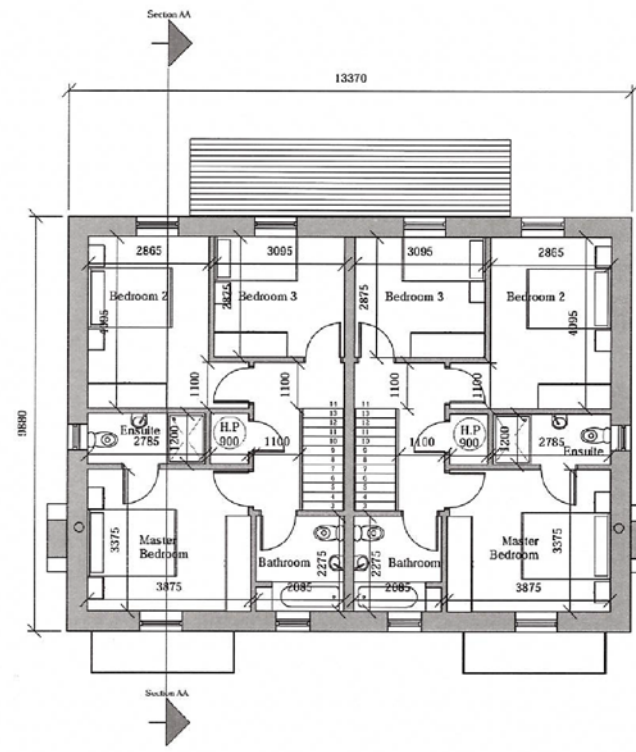


HOUSE TYPE E3

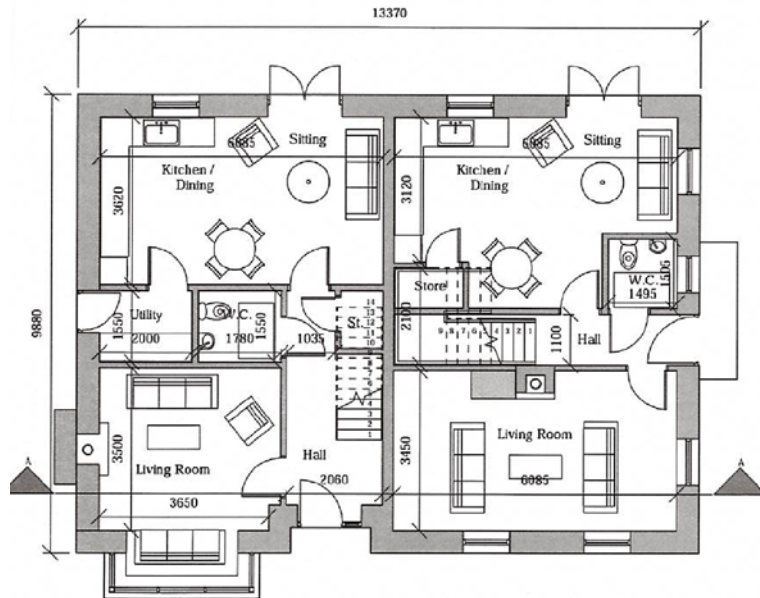
TOTAL AREA: 104.9 SQ M / 1129.1 FT (APPROX.)*



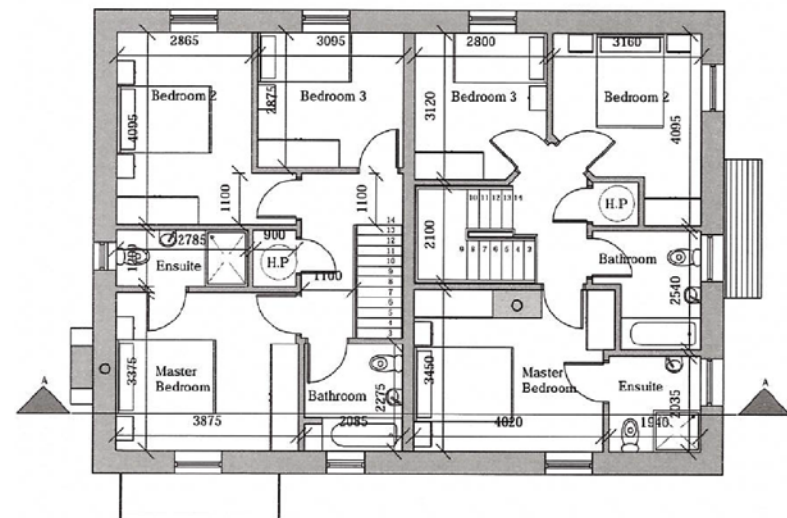
E2 - GROUND FLOOR



E2 - FIRST FLOOR



E3 - GROUND FLOOR



E3 - FIRST FLOOR

SPECIFICATIONS

Exterior

Distinctive and elegant high quality elevations comprising of rendered finishes.
Wired for charging point to the front of house.
High quality PVC fascia and gutters throughout.
Outdoor tap provided at rear. Fenced private rear garden.
Attractive paved front driveway to each house.
External lights provided over both front and rear door.

Energy Efficiency

A-Rated homes
The houses in Charleston Woods are classified as A Rated low energy / low CO2 homes and will be constructed using NZEB technology (Nearly Zero Energy Buildings). They include an innovative and modern heating system with high levels of insulation which with the use of renewable energy from our quality construction methods provide maximum comfort throughout all seasons.
Highly efficient A-rated Building Energy Rated (BER) house contributing to a reduction in the heating cost of the house.
Air tight membrane provided for extra comfort and efficiency.

Internal Finishes

Walls and ceilings are finished smooth & painted a neutral colour.
Modern style internal doors with quality chrome ironmongery.
Attractive skirting's and architraves.
Timber newels and balustrades on staircases.

Windows and Doors

High quality and energy efficient Upvc double glazed windows.
High performance and energy efficient Upvc external doors.
Stylish energy efficient and composite front door.

Heating and Ventilation System

The central heating system is a modern air source heat pump.
The system provides energy efficient and responsive central heating and large capacity hot water storage.
Modern zoned heating controls.
Modern and responsive underfloor heating to all ground floor areas.
High output radiators to first floor areas.
High levels of insulation are incorporated in the roofs, walls and floors.
Intelligent Mechanical Extraction Ventilation system (MEV).
Centralised ventilation.

Kitchens

Modern and stylish high quality fitted kitchen including elegant counter top (finishes will vary between house types).
Modern extractor fan provided.
Plumbed for dishwasher.

Bathrooms And En-suites

All bathrooms and en-suites fitted with stylish high quality sanitary ware.
Baths provided in each house type and low profile shower trays in the en-suites.
Pumped showers to all en-suites.
Ground floor guest toilet suite.

Utility

The utility room includes for a fitted countertop and is plumbed for a washing / condenser dryer machine.

Electrical

Generous electrical specification throughout.
TV point / data points to living room and master bedroom.
Smoke / heat detectors fitted as standard.

Wardrobes

Generous modern and stylish robes fitted in one bedroom as standard.

Smart Homes

Fibre Broadband direct to house.
All Homes are enabled for smart home technology.

Structural Guarantee

Each house will be covered by a Homebond 10 year Structural Guarantee.





CHARLESTON WOODS

Midleton, County Cork

PROFESSIONAL TEAM

SELLING AGENTS

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