

FOXFIELD HALL

MONEYMORE ROAD
COOLSHINNEY ROAD
MAGHERAFELT



VALOR
HOMES



FOXFIELD HALL

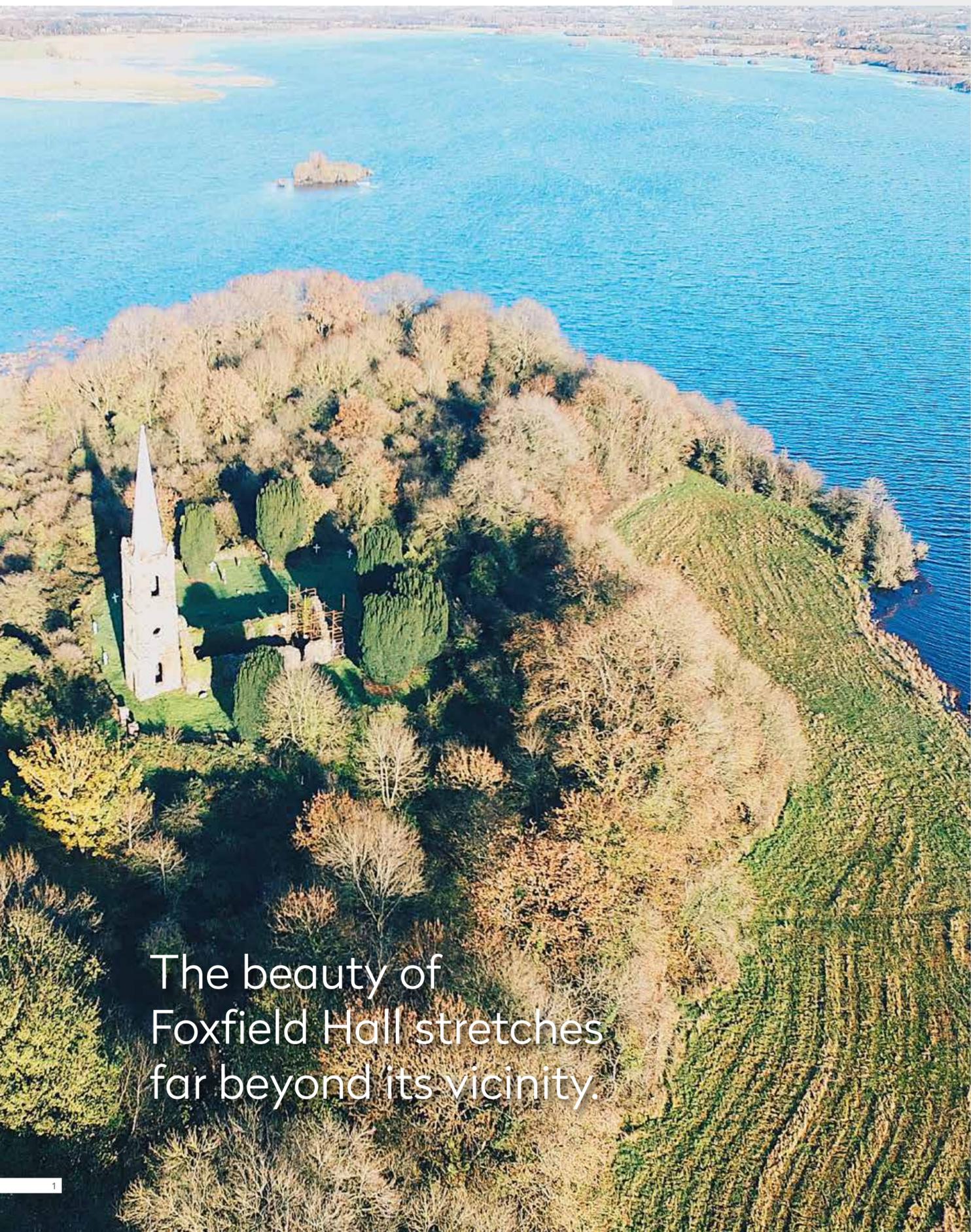


Foxfield Hall - Classically styled homes for modern and stylish living.

Accessed by both the Moneymore and Coolshinney Road, Foxfield Hall is an exclusive collection of classically designed homes, each intended for easy maintenance and modern family living.

Nestled in the sought-after town of Magherafelt, Foxfield Hall offers the perfect balance between relaxation and convenience; set in a tranquil, semi-rural location with every amenity you could possibly need just minutes from your front door.





The beauty of
Foxfield Hall stretches
far beyond its vicinity.



- 1_ Church Island, Lough Beg
- 2_ Randalstown Viaduct
- 3_ Mountainbiking at Davagh Forest
- 4_ Ballyronan Marina
- 5_ Wellbrook Beetling Mill
- 6_ Seamus Heaney HomePlace

All this and
more on your
doorstep.

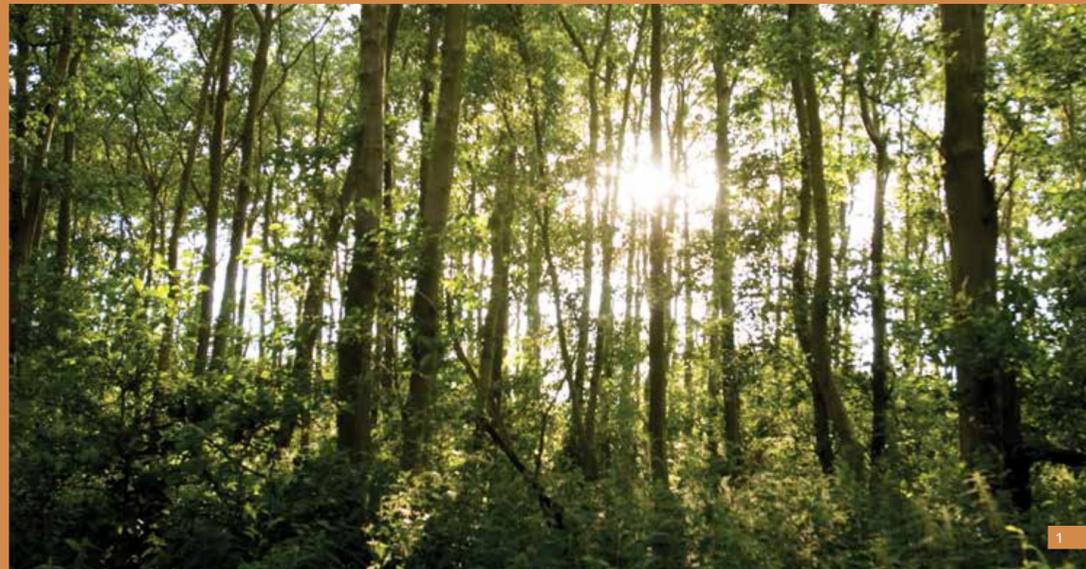
Just a stone's throw away from the grassy shores of Lough Neagh, Magherafelt has a history built around local industry, and retains a strong market town character today; from the local butchers, bakeries and greengrocers, to the bustling town centre and its tight-knit community feel.

Whether it's exploring the myths and legends of Church Island on Lough Beg, mountain biking through the rugged trails of Davagh Forest, or setting sail from the glistening waters of Ballyronan Marina, this location offers acres of unspoilt scenery and natural beauty.

Magherafelt is a town with a story to tell – take the time to visit the mid-17th century Springhill House rightfully hailed as 'one of the prettiest houses in Ulster' and the Seamus Heaney Centre, which pays homage to the great poet and Nobel Prize winner.



Perfectly styled homes for anyone wanting to lay down roots in a thriving community.



There's a reason why so many people choose to make Magherafelt their home.

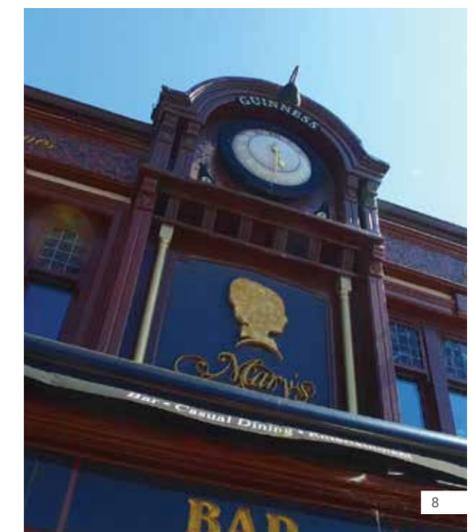
Not only is it a gateway to an abundance of open spaces, the town is home to leading grammar and primary schools, a wide variety of convenience stores, ladies boutiques and sports clubs, as well as restaurants, cafes, pubs and a vibrant nightlife scene.

What's more, the area is a mecca for sports enthusiasts: from Meadowvale Equestrian Centre and Meadowbank Sports Arena to Greenvale Leisure Centre and Moyola and Ronan Valley Golf Clubs. The ever-popular Jungle NI is also a haven for outdoor pursuits, and offers fun days out all year round!

For those making the daily commute, the Magherafelt bypass and Translink Bus Centre offer great transport links to Belfast, Londonderry, and beyond.



- 01_ Trees along the banks of Lough Neagh
- 02_ Spinghill House
- 03_ Seamus Heaney HomePlace
- 04_ Moyola Park Golf Club
- 05_ Dorman's Bar
- 06_ Greenvale Leisure Centre
- 07_ Rainey Endowed School
- 08_ Mary's Bar
- 09_ Meadowbank Sports Arena
- 10_ The Jungle Outdoor Activity Centre
- 11_ Meadowlane Shopping Centre



Foxfield Hall – because it's good to come home.

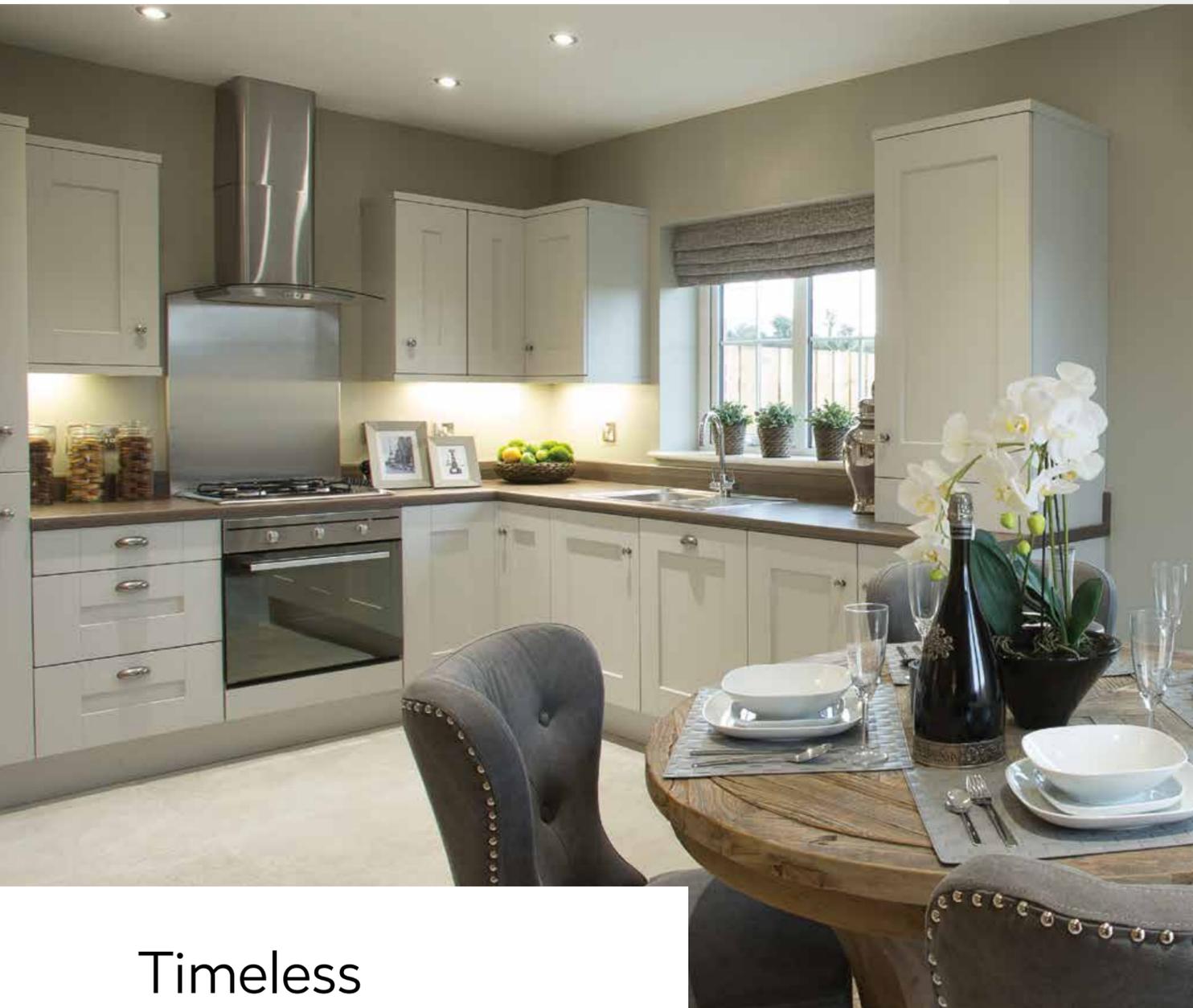
Finished to turnkey specification, no detail has been overlooked in the quest to ensure that these classically styled homes lend themselves to modern and relaxed living.

Whilst the interiors are characterised by bright and airy spaces, the exteriors have been finished in a traditional combination of brick and render. Energy efficient by design, these new homes also have the additional benefit of a front and rear garden and a driveway.

With excellent transport links and an unparalleled selection of the country's leading secondary schools, Foxfield Hall would be perfect for young professionals and growing families wishing to lay down roots in a charming town.

Foxfield Hall:
perfectly styled.





Timeless Quality

Valor Homes strive to create beautiful homes of exceptional quality that stand the test of time for our purchasers as well as enhancing their location.

With an emphasis on innovative design, we use only the very best materials and experienced local tradesmen ensuring a meticulous attention to detail in each and every new home.

We are focussed on customer care and with our many years' experience in the delivery of high quality homes we work with our customers to ensure their new home is tailored to their desire.



These internal images have been taken from previous Valor Homes developments and are used for illustrative purposes to reflect the style of finish at Foxfield Hall.



The Finer Details – Luxury Turn Key Specification

KITCHENS

- Luxury high quality kitchen with choice of either classical or contemporary finish
- Choice of door, handle and engineered worktops from a standard range
- Soft closing kitchen doors and drawers
- Contemporary underlighting to kitchen units
- Integrated appliances to include gas hob, electric oven, extractor hood, fridge / freezer & dishwasher
- Stainless steel upstand
- Washing machine and condenser dryer in utility room / store or washer condenser (where applicable)
- Recessed down lighting to ceilings



BATHROOM, ENSUITE & WC

- Contemporary white sanitary ware with chrome fittings
- Thermostatically controlled showers
- Chrome towel radiators to bathroom and ensuite.
- Recessed down lighting to ceilings

FLOOR COVERINGS

- Ceramic tiled floor to entrance hall, kitchen / dining area, bathroom, ensuite and WC
- Full height wall tiling to shower enclosures in ensuite and bathroom
- Splashback tiling around bath and above sink in bathroom ensuite and WC
- Feature mosaic tiling to bathroom ensuite and WC
- High quality carpets and underlay to lounge, bedroom, stairs and landing



INTERNAL FEATURES

- Internal décor walls and ceilings painted
- Wood burning stove set on granite hearth within feature style opening
- Mains supply smoke and carbon monoxide detectors
- Low energy lighting throughout
- Moulded skirting and architraves
- Timber staircase painted
- Under stair storage (where applicable)
- Painted internal doors fitted with high quality ironmongery
- Comprehensive range of electrical sockets, switches
- Telephone points to main lounge and hall
- Television points to lounge, kitchen / dining and bedrooms
- 5 AMP lamp sockets to lounge
- Wiring for future satellite point
- Electronic security system
- Gas fired central heating, all homes fitted with high efficiency gas boiler

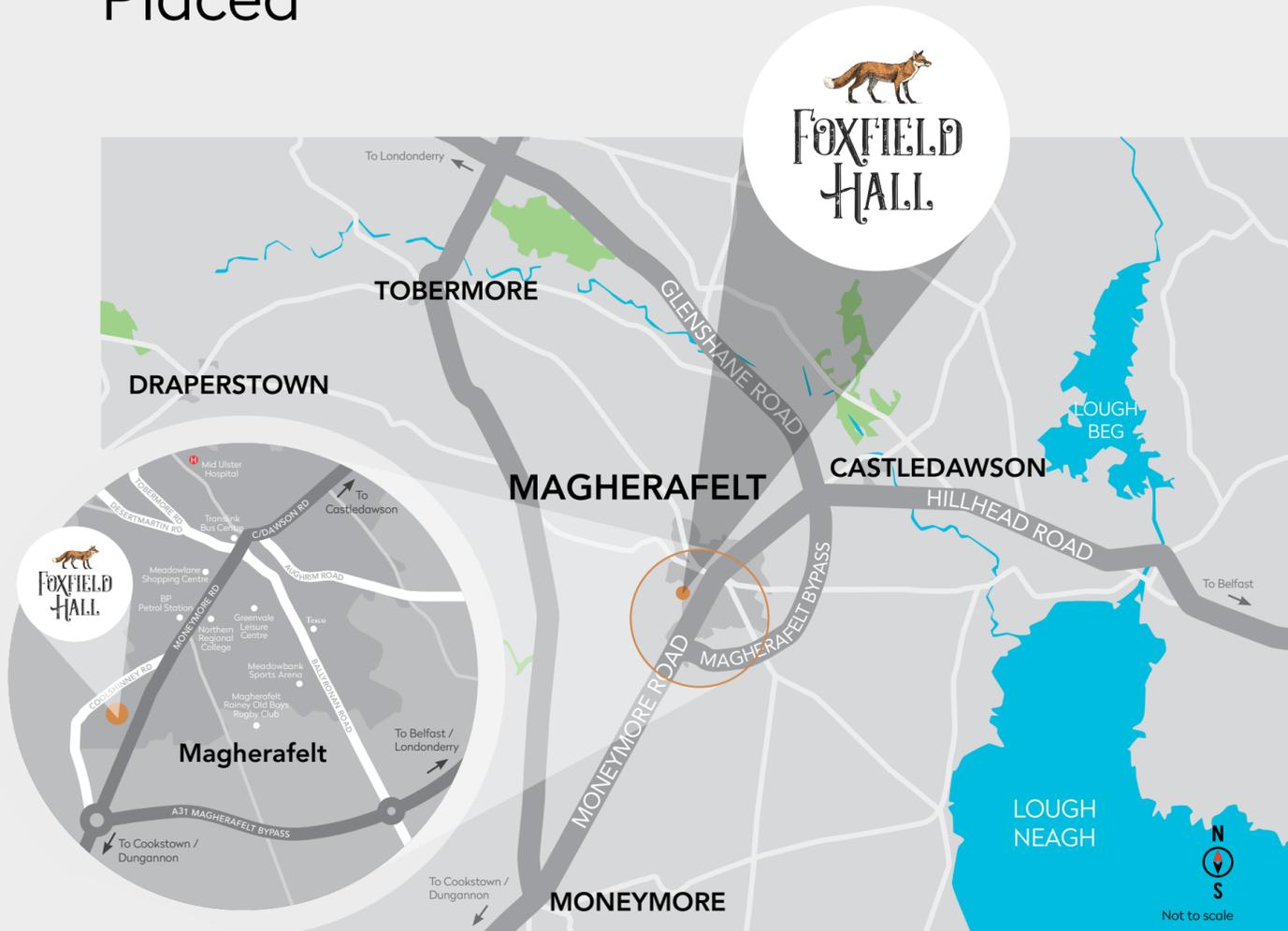
EXTERNAL FEATURES

- Mix of brick or painted render finish depending on plot location
- Energy efficient timber frame homes with high thermal insulation
- Front gardens turfed (Depending on season)
- Rear gardens graded and seeded (Depending on season)
- Low level box style hedging to front of houses
- Street trees placed on selected plots
- Paved patio area and paths with gravel border
- Double glazed PVC windows with lockable system
- Concrete interlocking roof tiles
- PVC fascia and guttering
- Composite Georgian front door with feature knocker
- Outside water tap
- Fully boarded fencing to rear gardens
- Driveways finished in bit mac with paving brick edging
- External lighting to front and rear
- Extensive common areas
- Parkland estate railing to selected plots



10 Year NHBC Buildmark
Warranty with all Valor Homes.

Perfectly Placed



Need to commute?

Foxfield Hall is located minutes from the Magherafelt Bypass which allows great transport links to Belfast, Londonderry or beyond.

BELFAST	36 miles
LONDONDERRY / DERRY	41 miles
INTERNATIONAL AIRPORT	23 miles
BELFAST CITY AIRPORT	39 miles
CITY OF DERRY AIRPORT	38 miles
COOKSTOWN	9 miles
RANDALSTOWN	16 miles
ANTRIM	19 miles
BALLYMENA	20 miles



In compliance with Consumer Protection from Unfair Trading and Business Protection from Misleading Marketing Regulations, please note that any visual or pictorial representations as featured in this brochure such as 3D computer generated images are purely intended as a guide for illustrative, concept purposes only and often may be subject to change. Any floor plans and site layouts used are not to scale and all dimensions are approximate and subject to change. Also note the brochure does not feature exact location or presence of specific or detailed items such as street lighting, sub stations or full finishes etc. All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.

Copyright notice: All rights reserved. The contents of this brochure may not be reproduced, copied, redistributed, or otherwise made available in whole or part without the prior written consent from the developer.

The Choice
is Yours



52 Garden Street, Magherafelt
Telephone 028 7930 1116
www.paulbirt.co.uk



17 Meeting Street, Magherafelt
Telephone 028 796 33719
www.burnshomes.co.uk



VALOR
HOMES

valorhomes.co.uk



Raising Standards. Protecting Homeowners

