



GREEN GARDEN

\$3,200,000

Address:
22439 Green Garden Road Upperville,
20184 Virginia

Bedrooms: 6

Bathrooms: 4

HISTORY : Green Garden Farm (listed on the National Register of Historic Places) has evolved over time into one of the most beautiful examples of a classic Virginia Greek Revival manor house. It is located in the heart of the Piedmont Fox Hunting Territory with commanding views in all directions and surrounded by land protected by scenic conservation easements. Throughout its evolution the importance of this property and the people who lived and frequented its interiors and grounds is documented in many books and articles. The original section of the home was built c.1823; the manor house c.1846 was built by Bushrod Rust, MD and his wife Elizabeth Carr, daughter of the founder of Upperville. **MANOR HOUSE:** Century old sweet gum trees line the drive and frame the home creating a stunning entrance. From the front porch one enters into a center foyer with views from the front door through the hall and porch to the Blue Ridge Mountains. In this hallway one begins to sense some of the history of Green Garden. The Greek Revival front section of the home dating to 1846 maintains the original entry door, heart pine flooring, wide moldings, beautiful staircase and newel post. The foyer was made even more inviting by adding a vestibule where through French doors there is access to the large spacious porches. Other French doors open from the porch into the dining room, the pantry and the breakfast room creating an exceptional entertainment flow from all of the main level rooms. An "L" shaped floor plan has the library and living room on the front of the home to each side of the foyer. Each of these rooms is quite spacious with high ceilings, large windows, heart pine flooring, fireplace and exquisite moldings. In the library, flanking the fireplace is a wall of floor to ceiling heart pine cabinets. The southern oriented side of the home includes the butler's pantry (wet bar), powder room, elegant dining room with fireplace and lovely french doors to the side porch, pantry/laundry with laundry chute, and especially charming kitchen/breakfast and keeping room. The kitchen/keeping room is located in the original section of the home with exposed beams and the large cooking fireplace, rebuilt for maximum efficiency. A sunroom was added to one side of the keeping room and a breakfast room to the other creating a space, which beckons one to stay and relax. From the foyer the grand stairway leads to a landing with a full bath and then continues to the second level with two front bedrooms each with a fireplace and magnificent windows providing expansive mountain views. The foyer staircase then graciously continues to the third level with 2 additional bedrooms/studies or studios. Returning to the second level, the rooms on the southern side of the home have access to the main level by three separate stairwells, which offer flexibility as to how these rooms are utilized. From the front bedroom one can access the sitting room or Bedroom #3, which opens to the sun porch. One also has access to a full bath, a handsome dressing room lined with floor to ceiling heart pine cabinetry and the spacious study with full bath. This study also has access to the kitchen. This entire length of the second level can provide an elegant and private owner's suite. **GROUNDS AND FARM BUILDINGS:** The grounds are well landscaped with formal and informal gardens filled with perennials and summer vegetables all bordered by hedging and stacked stone walls. Old brick paths, flagstone walkways and stepping-stones connect buildings and gardens. In the very private garden behind the home, the terraced lawn leads to the pool surrounded by raised beds and glorious mountain views. Bordered by Jeffers Run Creek, the peaceful walk to the secluded pond proves pleasure filled for dogs and restorative for their owners. To the north side of the home is an 1847 smokehouse, and through an opening in the 8' boxwood hedge one finds the historic barn, c. 1870, with conversions that include 4 stalls, tack rooms and heated wash stall and feed storage. Adjacent to this barn is another 4 stall shed-row barn. Additional out-buildings and features include a 3 bay garage, sand riding ring, 1848 ice house and farm office/exercise room. Green Garden Farm is a refined historic property, which has been

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completely modernized while still retaining the grace and charm of an earlier era. The manageable size of 34 acres is set in prime Piedmont Hunt territory with spectacular ride-out potential. It is located just minutes from the historic villages of Upperville and Middleburg and is convenient to Dulles International Airport (IAD) and Washington, D.C.. Green Garden enjoys privacy, beauty and convenience creating an environment of extraordinary uniqueness that presides over the best of the Virginia piedmont.

MLS #: LO9869533

Listing Type: For Sale

Property Type: Residential

Style: Greek Revival

Lot Size (acres): 34.3

Size (square feet):

Year Built: 1823

Additional Out Buildings:

Barn / Stable

Submission Date: 06-06-2016

Last Update: 12-19-2017