



STONEY BROOK FARM

Bridgewater, Connecticut

KLEMM REAL ESTATE Inc

Litchfield County's Premier Brokers

Bridgewater, Connecticut

Litchfield County / New York City - 80± miles

Stoney Brook Farm

Stoney Brook Farm is one of Litchfield County's most spectacular waterfront estates! With its 28± acres of mature landscaping, colorful specimen trees and shrubs, rolling lawns to waters' edge, meadows and woods, all surrounded by hundreds of acres of protected Nature Conservancy lands, privacy is most assured. The main house (a meticulously renovated four bedroom 6,500sf antique) is perfectly sited on a knoll with dramatic views of the magnificent grounds and 1,500± of lakefront with private cove. In addition, there is a roomy two bedroom guest apartment above a four-car garage/barn, a caretakers' residence, a drive-in boathouse/boat garage, a 40x20 utility barn with loft and a heated gunite pool with separate spa. The stunning main house is a perfect blending of antique features such as restored wideboard floors and five centuries old fireplaces with all modern conveniences; among them, a fantastic kitchen with stone counters, top appliances, pantry and large dining area. In addition, one will find a most luxurious master bedroom suite with his and hers baths and multiple closets, a formal dining room, formal living room and bright sunroom all overlooking the Lake. Completing the floor plan are a cozy sitting room, a paneled library, a children's play room and an office (all with fireplaces); also, an exercise room and stone tiled mud room with dog shower and laundry room. In short, Stoney Brook Farm offers a rare opportunity for the most discerning.



Address: 280, 300 Rocky Hill Road, Bridgewater

Price: Upon Request

Style: Country

Age: 1700s/2006

Sq. Ft.: 6,500±

Acreage: 28.22±

Rooms: 13

Bedrooms: 4

Baths: 6 Full, 2 Half

Fireplaces: 5

Room Description	Size	Level	Room Features	Property Amenities
Kitchen	19 x 15	Main	Granite, Pantry, Wolf Stove, Sub Zero Fridge, Miele Double Ovens, Dishwasher, Antique Wood Floor	<ul style="list-style-type: none"> • 2-bedroom Guesthouse • Caretaker's House • Boat House/Garage • Heated Pool with Spa • 40' x 20' Barn • Over 1500 ft. Direct Waterfront • 2 Streams • Private Cove • Views • Mature Landscaping
Eat-in	14 x 14	Main		
Dining Room	23 x 14.6	Main	Window Seats, Wood Paneling, Window Walls, Wood Floor	
Living Room	28 x 13.6	Main	Fireplace, Antique Wood Floor	
Sun Room	14 x 13.6	Main	Window Walls, Wood Floor	
Sitting Room	14.6 x 14	Main	Fireplace, Powder Room, Antique Wood Floor	
Library	25 x 13	Main	Fireplace, Wood Paneling, Built-in Shelving, Antique Wood Floor	
Foyer	14 x 12	Main	Chair Rail, Paneling, Antique Wood Floor	
Play Room	16 x 15.6	Main	Fireplace, Carpet	
Office	19 x 16	Main	Fireplace, Shelving, Carpet	
Exercise Room	16 x 10	Main	Full Bath, Carpet, Door to Pool	
Mud Room	18 x 13	Main	Laundry, Dog Shower, Half Bath, Storage, Stone Floor	
Master Bedroom	28 x 15	Upper	His and Hers Baths, Walk-in Closet, Shoe Closets, Window Seat, Wood Floor	
Bedroom 2	16.6 x 13	Upper	Full Bath, Wood Floor	
Bedroom 3	15.6 x 14.5	Upper	Full Bath, Wood Floor	
Bedroom 4	12 x 6	Upper	Full Bath, Wood Floor	
Laundry Room	10 x 9	Upper	Wood Floor	
Landing	17 x 14	Upper	Wood Floor	

Listing Agents: Roger Saucy
Peter Klemm

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All Data to be confirmed by Buyer.

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