

\$799,900 - 1255 Valley Hill Trl, CHURCHVILLE

MLS® #PABU2104136

\$799,900

4 Bedroom, 2.50 Bathroom, 2,626 sqft

Residential on 0.83 Acres

VALLEY HILL ESTATE, CHURCHVILLE, PA

Step into timeless design and smart sustainability with this stunning 4-bedroom, 2.5-bath home, thoughtfully crafted with inspiration from Frank Lloyd Wright. Nestled on a serene, one-acre lot, this property offers a harmonious blend of organic architecture and modern comfort. Expansive passive solar windows flood the home with natural light while maximizing energy efficiency—keeping you comfortable year-round. At the heart of the home, a striking centralized stone fireplace serves not only as a bold design feature but also as a natural heat source, radiating warmth to the surrounding living spaces.

From clean lines to open-concept flow, every detail embraces balance and nature. The spacious layout includes a primary suite retreat, generously sized bedrooms, and versatile living areas perfect for entertaining or peaceful relaxation. Ranch style design welcomes you to a stunning foyer where you step down in a sunken living room with floor to ceiling windows overlooking the grounds, coupled with a dining room fit for entertaining. The Outdoors offer sweeping views, privacy, and room to grow, garden, or simply unwind. A true one-of-a-kind property for the design-savvy buyer who appreciates timeless architecture and smart living. Several rooms including the primary have decks and slate patios out sliding doors where you can step outside to enjoy the outdoors a hot tub and gazebo. Circular Driveway leads to a spacious



2 car garage. Do miss this incredible home nestled in a development. This home is not part of the neighboring HOA.

Built in 1974

Essential Information

MLS® #	PABU2104136
Price	\$799,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,626
Acres	0.83
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Rancher
Status	Active

Community Information

Address	1255 Valley Hill Trl
Area	Upper Southampton Twp (10148)
Subdivision	VALLEY HILL ESTATE
City	CHURCHVILLE
County	BUCKS-PA
State	PA
Municipality	UPPER SOUTHAMPTON TWP
Zip Code	18966

Amenities

Parking	Asphalt Driveway, DW - Circular
# of Garages	2
Garages	Garage - Side Entry, Garage Door Opener

Interior

Heating	Forced Air, Heat Pump - Electric BackUp
Cooling	Central A/C

Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	1 Story

Exterior

Exterior	Frame
Roof	Asbestos Shingle
Foundation	Concrete Perimeter

School Information

District	Centennial
Elementary	DAVIS
Middle	EUGENE KLINGER
High	WILLIAM TENNENT

Additional Information

Date Listed	September 13th, 2025
Days on Market	39
Zoning	R1

Listing Details

Listing Office	REALTY ONE GROUP FOCUS
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