

\$695,000 - 722 Upper State Rd, CHALFONT

MLS® #PABU2106446

\$695,000

4 Bedroom, 2.50 Bathroom, 2,966 sqft

Residential on 4.13 Acres

000, CHALFONT, PA

This stunning Circa 1870 Stone front Farmhouse equipped with Central Air rests on 4 Idyllic acres and perfectly blends Nostalgia with Modern Convenience by way of a wonderful 2 story addition. As soon as you step through the front door into the original home you are welcomed by lovely hardwood floors and plenty of windows with deep sills just waiting to be filled with greenery, fragrant flowers and your beloved treasures. There is an open and airy feel with the Dining Room on the right and Living Room with decorative fireplace and an Office on the left. The Kitchen and Breakfast Room are in ideal proximity for entertaining and boast an exposed stone wall as a focal point. With the black walnut counters, array of cabinets with unique antique hardware and stainless steel appliance package cooking will quickly become a pleasure. The 2 story addition begins to impress with the spacious main level Family Room boasting neutral carpet, recessed lighting and an exposed stone wall making it the best spot to kick back and relax. French doors open to a Sun Room with a tile floor while a convenient laundry room allows plenty of room for a washer, dryer and laundry sink. A Powder Room with striking carved wood vanity completes the Main Living Level. A beautiful wood staircase leads the way to the second level where four nicely sized bedrooms and two full baths are present. The upstairs Addition provides the perfect option for Privacy with a bedroom and full bath on each side of



the stairwell allowing you the flexibility needed for any type of living arrangement. The two ancillary Bedrooms are spacious and have Built-ins as well as access to the floored walk up Attic. Now that you have fallen in love with the interior of this truly "One of a Kind" home you are ready to venture outside. With several outside exits you have easy access to the amazing patio/deck space. Perfect weather is still ahead so you can enjoy the unobstructed view of your acreage brimming with mature trees and lush gardens. A stepping stone path leads to the fenced inground swimming pool and there is also a potting shed on site. No need to worry about parking with a 3 car oversized garage and large driveway. Additional finished space is attached with its own entrance. It can be utilized as a family occupied Apartment, Workshop or variety of other uses. A kitchenette, full Bath & Flex Living Space equipped with heat, air conditioning and running water are all present. On top of all of this you have a wonderful location close to a long list of retail & specialty shops, restaurants, the Chalfont train station and the 202 Bypass. Award Winning Central Bucks Schools are the Icing on the Cake. Don't wait to schedule a tour to see all that this outstanding property has to offer.

Built in 1866

Essential Information

MLS® #	PABU2106446
Price	\$695,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,966
Acres	4.13

Year Built	1866
Type	Residential
Sub-Type	Detached
Style	Farmhouse/National Folk
Status	Active

Community Information

Address	722 Upper State Rd
Area	New Britain Twp (10126)
Subdivision	000
City	CHALFONT
County	BUCKS-PA
State	PA
Municipality	NEW BRITAIN TWP
Zip Code	18914

Amenities

Amenities	Master Bath(s), Skylight(s)
# of Garages	3
Garages	Oversized
Has Pool	Yes

Interior

Appliances	Built-In Range, Dishwasher, Refrigerator
Heating	Hot Water, Radiator
Cooling	Central A/C
Has Basement	Yes
Basement	Unfinished
# of Stories	2
Stories	2 Story

Exterior

Exterior	Stone, Frame, Vinyl Siding
Exterior Features	Street Lights, Deck(s), Patio, Porch(es)
Lot Description	Level, Open, Trees/Wooded, Front Yard, Rear Yard, SideYard(s)
Roof	Shingle
Foundation	Stone, Concrete Perimeter

School Information

District	CENTRAL BUCKS
High	CENTRAL BUCKS HIGH SCHOOL SOUTH

Additional Information

Date Listed	September 27th, 2025
Days on Market	29
Zoning	SR-2

Listing Details

Listing Office	New Horizons Real Estate, Inc.
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Listing information last updated on October 25th, 2025 at 9:45pm EDT