

\$3,000,000 - 1025 N Chatham Rd, COATESVILLE

MLS® #PACT2071588

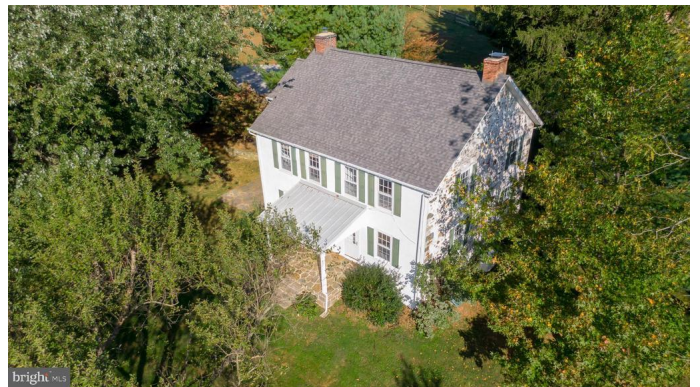
\$3,000,000

4 Bedroom, 2.50 Bathroom, 2,884 sqft

Residential on 20.00 Acres

CHESHIRE HUNT, COATESVILLE, PA

This proposed 20-acre property is a once-in-a-generation opportunity to own a private estate in West Marlborough Township. "Hamilton Farm" is a proposed twenty-acre subdivision that is surrounded by several hundred acres of similarly eased farmland. This ultra-private estate home is currently part of a three-hundred-acre parcel and a Brandywine Conservancy Easement protects the entire acreage. The house is currently the only existing residence on the property. The conservation easement has been thoughtfully planned to afford the ultimate in privacy, with the entire three hundred acres having already been limited to one additional primary residence, two secondary residences, and three attached apartments. Located in the countryside of southern Chester County, this hidden 4 bedroom, 2.1 bath retreat lies within the boundaries of the Unionville Chadds-Ford School District yet you are still convenient to Wilmington, Philadelphia & the I-95 corridor. The Kitchen, Dining Room, and Living Room are perfect for hosting the most formal of events or intimate family gatherings. On the 2nd floor, the Primary Bedroom Suite with a primary bath offers ample closet space. All four bedrooms on this level offer amazing views of the preserved farmland. The Third Level offers a large Bonus Area that could make a great art studio, playroom, or office space. Outside the home, you are surrounded by hundreds of acres of protected land, and your nearest neighbor is likely to be of the



four-legged variety. The property is serviced by a propane-powered generator if there is a loss of power. A two-car detached garage with electricity and water sits adjacent to the house as well as the remnants of an old bank barn and silo. Do not miss this rare opportunity to own a piece of heaven. There is the possibility that additional acreage could be acquired. Please inquire with the listing agent for subdivision and conservation details. Please schedule an appointment before entering the property.

Built in 1820

Essential Information

MLS® #	PACT2071588
Price	\$3,000,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,884
Acres	20.00
Year Built	1820
Type	Residential
Sub-Type	Detached
Style	Farmhouse/National Folk
Status	Active

Community Information

Address	1025 N Chatham Rd
Area	West Marlborough Twp (10348)
Subdivision	CHESHIRE HUNT
City	COATESVILLE
County	CHESTER-PA
State	PA
Municipality	WEST MARLBOROUGH TWP
Zip Code	19320

Amenities

Amenities	Attic, Built-Ins, Master Bath(s), Pantry, Recessed Lighting, Tub Shower, Upgraded Countertops, Shades/Blinds, Wood Floors, Washer/Dryer Hookup
Utilities	Cable TV Available, Phone Available, Propane, Under Ground
Parking	Asphalt Driveway, Gravel Driveway, Private
# of Garages	2
Garages	Covered Parking, Garage - Front Entry, Garage Door Opener
View	Garden/Lawn, Panoramic, Pasture, Scenic Vista, Trees/Woods, Valley

Interior

Interior Features	Floor Plan-Traditional
Appliances	Built-In Microwave, Compactor, Dishwasher, Extra Refrg/Frz, Instant Hot Water, Oven-Self Cleaning, Oven/Range-Gas, Stainless Steel Appliances, Trash Compactor, Water Heater
Heating	Baseboard - Hot Water
Cooling	Central A/C
Has Basement	Yes
Basement	Full, Connecting Stairway, Outside Entrance, Poured Concrete, Walkout Stairs, Unfinished
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick, Wood
# of Stories	3
Stories	3

Exterior

Exterior	Stone
Exterior Features	Extensive Hardscape, Exterior Lighting, Flood Lights, Outbuilding Apartment, Stone Retaining Walls, Other, Porch(es), Split Rail Fence
Lot Description	Front Yard, Open, Lot Premium, Private, Rear Yard, Rural, Secluded, SideYard(s), Trees/Wooded
Windows	Screens, Wood Frame
Roof	Architectural Shingle, Metal
Foundation	Stone

School Information

District	UNIONVILLE-CHADDS FORD
Elementary	UNIONVILLE
Middle	PATTON

High

UIONVILLE

Additional Information

Date Listed

August 7th, 2024

Days on Market

447

Zoning

A

Listing Details

Listing Office

KW Greater West Chester

© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Compass participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Compass. are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller. Listing information last updated on October 27th, 2025 at 9:46am EDT