

\$6,995,000 - 380 Upland Rd, KENNETT SQUARE

MLS® #PACT2090764

\$6,995,000

7 Bedroom, 7.00 Bathroom, 11,000 sqft

Residential on 80.20 Acres

CHESHIRE HUNT, KENNETT SQUARE, PA

Fox Hill Farm, nestled in the heart of Chester County's bucolic horse country, is an exquisite country estate and income-producing equestrian facility that evokes the best of Europe and Southeastern Pennsylvania. Situated on 80+ acres, the home was designed in 2006 by renowned architect, Richard Buchanan, who was recently named to the Forbes Top Residential Architects 2025 list. The property retains the charm of the historic farm through the rolling topography, original spring house, and barns. The home offers an abundance of modern amenities while maintaining the authentic feel of a historic fieldstone estate. Enter the stone driveway, past mature trees and horse pastures before being welcomed by mature boxwoods and garden hydrangeas at the front entrance featuring a 19th century mahogany door with period antique hardware. The foyer's black and white checkerboard Italian marble tile once graced an English manor home. Cross 200-year-old French Oak floors imported from a French chateau to discover a music room fitted for a grand piano, an elegant living room, and arched doorways to a dining room that allows views of the home's beautiful landscape. Tall ceilings and farmhouse wood



floors lead to an expansive family room where one can relax in front of a large open-hearth fireplace. The kitchen was designed with reclaimed hardwood floors and exposed ceiling beams. Foodies will rejoice at the kitchen's amenities including gorgeous white marble countertops, a custom butcher block, a soapstone prep area with sink, a Lacanche range with 3 ovens, warming drawers and 7 burners, side-by-side full size Sub Zero refrigerators/freezers, a built in Miele cappuccino maker, and a Shaws Original farmhouse sink. Outside, adjacent to the kitchen, enjoy a stone barbecue complex with both propane and wood grills. The 1200 bottle wine cellar, large butler's pantry with a full size Sub Zero wine fridge and adjacent wet bar will complete your entertaining experience. Host guests in the formal dining room, the kitchen's generous eat-in area or dine alfresco on the sweeping outdoor veranda while watching wildlife on the pond or in the back pastures. Climb the gracefully curved Greek ornamented staircase to five lovely second-floor bedrooms; three with two baths, an additional guest room with en-suite bathroom, and a primary bedroom suite. The Primary suite features a vast room-sized walk-in closet with built-in shoe rack and shelves, a sumptuous Jerusalem stone floored bathroom, luxuriate in the large shower and copper clad soaking tub and steam room. Catch the evening breeze from the outdoor balcony overlooking the countryside. The third floor offers ample office space, a powder room, and a spare room with a full bath that can be used

as a guest room, extra library, or creative workspace. On the lower level, enjoy the movie screening room designed like a glorious Moroccan tent, another large family room, and a temperature-controlled wine cellar that holds 1200 bottles and boasts another wet sink and tasting area. There is also a pool table area, laundry room, and a large yoga/workout studio. Beyond the house, 80 acres of beautiful views and bountiful space invites picnics, parties and outdoor recreation. After a game on the tennis court, cool off in the pool surrounded by locally quarried Avondale fieldstone or relax in the newly constructed timber framed pool house with unencumbered private views of the surrounding scenery. Equestrians will indulge in all that Cheshire Hunt country offers, with endless trail riding and ample competition venues. The equestrian facility is income-generating, includes 27 total stalls, an indoor, 2 outdoor arenas and a cross country jump field. It is currently leased to an international level rider. Fox Hill Farm is within an hour of Philadelphia and an easy commute to all the major cities by railway in Downingtown or Wilmington, Delaware.

Built in 2006

Essential Information

MLS® #	PACT2090764
Price	\$6,995,000
Bedrooms	7
Bathrooms	7.00
Full Baths	5
Half Baths	4

Square Footage	11,000
Acres	80.20
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Traditional
Status	Active

Community Information

Address	380 Upland Rd
Area	East Marlborough Twp (10361)
Subdivision	CHESHIRE HUNT
City	KENNETT SQUARE
County	CHESTER-PA
State	PA
Municipality	EAST MARLBOROUGH TWP
Zip Code	19348

Amenities

Amenities	Additional Stairway, Bar, Built-Ins, Butlers Pantry, Exposed Beams, Formal/Separate Dining Room, Laundry Chute, Pantry, Master Bath(s), Recessed Lighting, Walk-in Closet(s), Wet Bar/Bar, Wine Storage, Wood Floors
View	Garden/Lawn, Pond, Pasture, Scenic Vista, Trees/Woods
Has Pool	Yes
Pool	Pool (In-Ground)

Interior

Interior Features	Floor Plan-Traditional
Appliances	Built-In Microwave, Dishwasher, Dryer, Extra Refrg/Frz, Freezer, Icemaker, Microwave, Oven/Range-Gas, Refrigerator, Washer, Water Heater
Heating	90% Forced Air, Radiant
Cooling	Central A/C
Has Basement	Yes
Basement	Fully Finished
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Wood, Mantel(s)

# of Stories	3
Stories	3

Exterior

Exterior	Stone
Exterior Features	BBQ Grill, Exterior Lighting, Outbuilding Apartment, Play Area, Tennis Court(s), Riding Trails, Stable(s), Split Rail Fence, Pool (In-Ground), Riding Ring, Paddock
Foundation	Block

School Information

District	UNIONVILLE-CHADDS FORD
Middle	PATTON
High	UNIONVILLE

Additional Information

Date Listed	February 4th, 2025
Days on Market	232
Zoning	RES

Listing Details

Listing Office	RE/MAX Preferred - Newtown Square
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