

\$990,000 - 203 Barn Hill Rd, WEST CHESTER

MLS® #PACT2098272

\$990,000

4 Bedroom, 2.50 Bathroom, 4,078 sqft

Residential on 1.00 Acres

BLUE ROCK MEADOWS, WEST CHESTER,
PA

Welcome to 203 Barn Hill Road – Where
Timeless Elegance Meets Everyday Comfort

Nestled in the sought-after and prestigious Blue Rock Meadows community, just minutes from the heart of historic West Chester Borough, this exceptional custom-built four-bedroom, 2.5-bath residence offers the rare blend of privacy, convenience, and unparalleled livability. Set on a beautifully landscaped one-acre lot in scenic East Bradford Township, the home is a private retreat designed for both quiet relaxation and gracious entertaining.

From the moment you arrive, the curb appeal is undeniable. A handsome stone and clapboard exterior, cedar shake roof, and a gently curving drive with ample guest parking set the tone for what's to come. The attached three-car garage provides effortless entry and convenience, while a classic formal walkway welcomes you into the front foyer.

Inside, the home's warmth and craftsmanship shine. Soaring cathedral ceilings, operable skylights, hardwood floors, and a stunning raised-hearth fireplace create a sense of airiness and comfort in the living room, where natural light pours through oversized windows framing serene backyard views.



To the left, a spacious home office with built-in shelving provides the perfect environment for remote work or study. A flexible den nearby offers endless possibilities—it has served as a music studio, exercise room, second office, and media lounge, adapting seamlessly to any lifestyle.

To the right of the foyer, a formal dining room with box-bay window and hardwood floors is perfectly sized for hosting holiday dinners and celebrations. The adjacent updated kitchen is a true showstopper, outfitted with abundant white cabinetry, a large center island, a newer refrigerator, and a massive walk-in pantry to keep everything beautifully organized. For the home chef, the gas range with downdraft vent makes cooking a joy—form and function in perfect harmony.

Open to the kitchen is the inviting breakfast room, where you can sip your morning coffee while overlooking the expansive deck and backyard. A cozy family room flows from the kitchen, featuring a second stone fireplace—ideal for relaxed evenings and casual get-togethers.

The main-level laundry room is generously sized with extra cabinetry for storage, and a well-placed powder room completes the first floor.

Upstairs, the primary suite is a private sanctuary. The spacious bedroom includes a charming window seat with hidden laundry chute, dual walk-in closets, and a spa-inspired ensuite bath with dual vanities, walk-in shower, soaking tub, tile flooring, and private water closet.

Three additional bedrooms—each with double closets—are located down the hall, along with a large hall bathroom featuring dual

sinks and a tub/shower combination, perfect for guests or family.

The finished walk-out lower level adds tremendous value and flexibility, with a bright recreation room, a door to the patio and backyard, and interior access to the three-car garage. A separate finished room makes a perfect craft room, home gym, or second office, and there’s a large unfinished area for storage, complete with the home’s mechanical systems, whole house generator, and surge protection.

Step outside to your personal oasis. The backyard is a perfect mix of lush lawn and mature trees, creating a private, peaceful setting for outdoor dining, gardening, or play. The deck is ideal for entertaining, grilling, or simply unwinding while watching the sunset over your tranquil property.

Location is everything—and here, you truly have it all. Just minutes from vibrant downtown West Chester, enjoy a wealth of nearby restaurants, shops, parks, top-rated schools, and cultural attractions, all while savoring the peace and beauty of this premier neighborhood.

Whether you’re looking to entertain with style, relax in comfort, or enjoy the very best of Chester County living, 203 Barn Hill Road is a place to live, love, and truly call home.

Built in 1993

Essential Information

MLS® #	PACT2098272
Price	\$990,000
Bedrooms	4
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	4,078
Acres	1.00
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Traditional
Status	Active

Community Information

Address	203 Barn Hill Rd
Area	East Bradford Twp
Subdivision	BLUE ROCK MEADOWS
City	WEST CHESTER
County	CHESTER-PA
State	PA
Municipality	EAST BRADFORD TWP
Zip Code	19382

Amenities

# of Garages	3
Garages	Garage - Side Entry, Garage Door Opener, Additional Storage Area, Inside Access

Interior

Heating	Forced Air, Central
Cooling	Central A/C
Has Basement	Yes
Basement	Daylight, Full, Partially Finished, Walkout Level, Windows, Outside Entrance, Interior Access, Garage Access, Improved, Full
Fireplace	Yes
# of Fireplaces	2
Stories	3

Exterior

Exterior	Frame
Exterior Features	Deck(s),Patio(s)
Construction	Frame

Foundation Concrete Perimeter

School Information

District WEST CHESTER AREA
Elementary HILLSDALE
Middle PIERCE
High HENDERSON

Additional Information

Date Listed July 24th, 2025
Days on Market 98
Zoning RESIDENTIAL

Listing Details

Listing Office Coldwell Banker Realty

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