

\$961,500 - 309 Ground Hog College Rd, WEST CHESTER

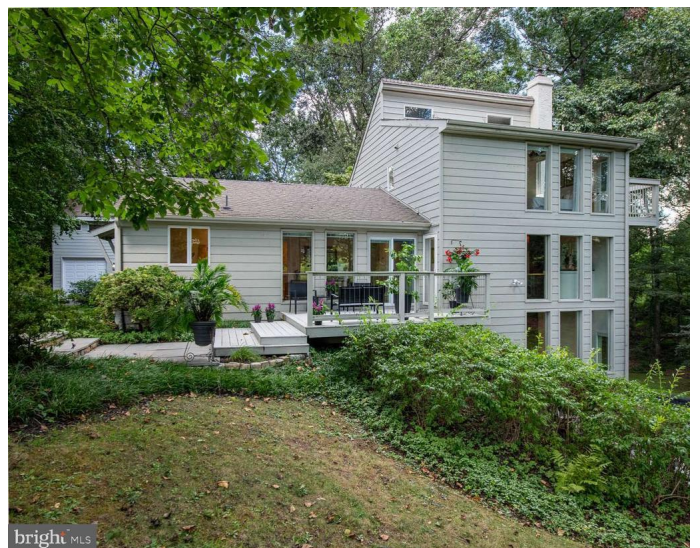
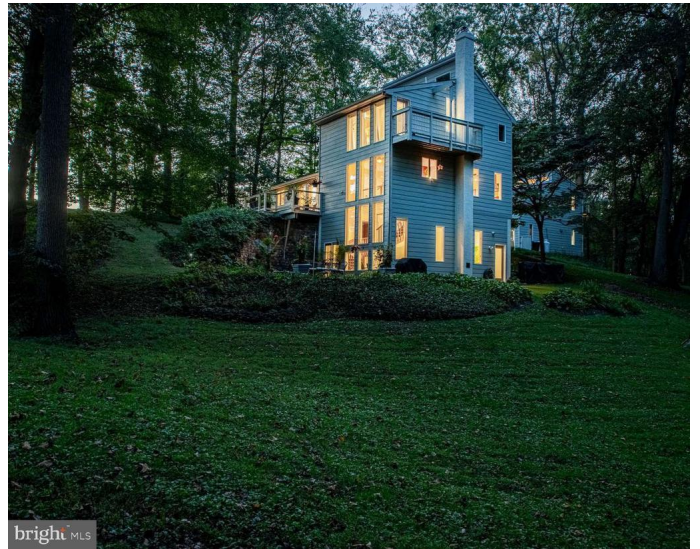
MLS® #PACT2109670

\$961,500

3 Bedroom, 2.50 Bathroom, 2,100 sqft
Residential on 2.50 Acres

NONE AVAILABLE, WEST CHESTER, PA

Seeking a peaceful and tranquil setting? Does waking up to a quiet meadow view from your bedroom's floor to ceiling windows sound amazing? This is an opportunity to own a custom, contemporary home in the Unionville Chadds-Ford School District with a West Chester mailing address. This special property consists of the main home, the detached 3 car garage and the apartment over the garage. •This one of a kind home sits on 2.5 acres, with 3 stories of floor to ceiling windows that bring inside natural light and the beautiful meadow with wooded surroundings. Vaulted ceilings, and floors that open to the level above, make this 2158 square foot (\$304 sq. ft.) home feel much larger. The lower level, 400 sq. ft. family room features heated porcelain 2x2 tiles and a walk-out sliding glass door to the large slate and cobblestone courtyard. The bathrooms are all upgraded including travertine floors. Hardwood floors have been installed throughout the rest of the home. The second floor primary has an in-suite private bath with heated floor and a custom walk in closet with additional storage above. Bedroom two, also on the second floor, has a vaulted ceiling and loft space. The close by full bath has frameless shower doors and a jetted tub and heated floor. Bedroom three, is on the first floor. It features a wall of built-in hardwood cabinetry and a double closet. Next to it is a full bathroom with floating sink



cabinet, frameless shower and linen closet. The large office space features floor to ceiling windows and a sliding glass door to the front deck. The half bath is on the first floor off the hallway. Having been completely renovated with quality upgrades and numerous amenities, this unique gem is set apart from any other. •The "Loft" is a detached 1000 square foot luxury guesthouse over the garage. It is a totally self contained apartment with a full kitchen, huge bathroom and oversized closet with lots of storage, and jetted tub. It features dual mini-split AC and under the floor heat. It has been a very successful 5 star luxury vacation rental, but is well suited for other applications. •The "Loft" apartment sits over a 1080 square foot 3.5 car garage. Well suited for a classic car collection it also has in-floor radiant heat. With over 130 square feet of shelving storage space there is always room for your vehicles. The garage also features a powder room, shop sink, epoxy coated floors, all doors have electric openers and one bay has a 9' high door. •This private and peaceful property is bordered on 3 sides by deed restricted properties, placed in conservation.

Built in 1984

Essential Information

MLS® #	PACT2109670
Price	\$961,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,100
Acres	2.50
Year Built	1984
Type	Residential

Sub-Type	Detached
Style	Contemporary
Status	Active Under Contract

Community Information

Address	309 Ground Hog College Rd
Area	Newlin Twp (10349)
Subdivision	NONE AVAILABLE
City	WEST CHESTER
County	CHESTER-PA
State	PA
Municipality	NEWLIN TWP
Zip Code	19382

Amenities

Amenities	Central Vacuum, Bar, Built-Ins, Entry Lvl BR, Recessed Lighting, Upgraded Countertops, Wpool Jets, Wd Stove Insrt, Wood Floors, Shades/Blinds
Utilities	Cable TV, Electric Available, Phone, Under Ground
# of Garages	3
Garages	Garage Door Opener
View	Garden/Lawn, Pasture

Interior

Appliances	Built-In Microwave, Central Vacuum, Dishwasher, Dryer - Electric, Washer-front loading, Refrigerator, Oven/Range-Electric, Extra Refrg/Frz, Water Heater - Tankless
Heating	Heat Pump - Electric BackUp
Cooling	Heat Pump(s)
Has Basement	Yes
Basement	Full
# of Stories	3
Stories	3

Exterior

Exterior	Cedar Siding
Exterior Features	BBQ Grill, Stone Retaining Walls, Flood Lights, Balcony, Deck(s), Patio
Windows	Casement
Roof	Asphalt

Foundation Block

School Information

District UNIONVILLE-CHADDS FORD
High UNIONVILLE

Additional Information

Date Listed September 16th, 2025
Days on Market 22
Zoning R

Listing Details

Listing Office HomeZu

© 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 12:31pm EDT