

\$3,985,000 - 1255 Walton Rd, BLUE BELL

MLS® #PAMC2157870

\$3,985,000

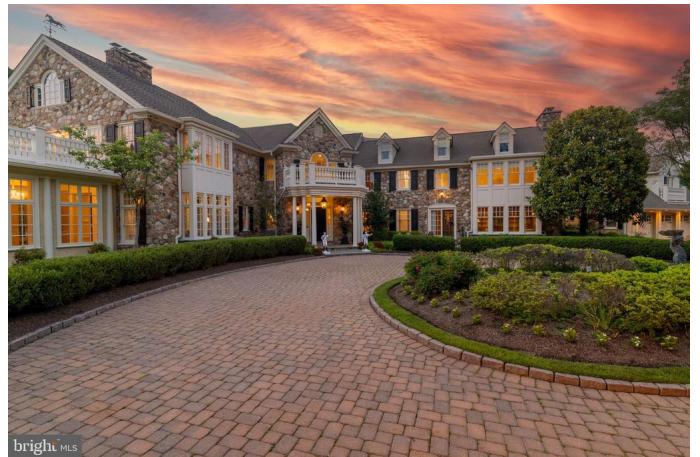
6 Bedroom, 5.00 Bathroom, 10,391 sqft

Residential on 6.77 Acres

NONE AVAILABLE, BLUE BELL, PA

Timing is everything—and this is your moment. Nestled in one of Blue Bell's most prestigious and convenient locations, this extraordinary estate offers a rare blend of luxury, privacy, and architectural distinction. Set behind a gated entrance, a long private drive winds past a fountained lily pond and curated specimen plantings designed to bloom in sequence, offering vibrant color and texture throughout the year.

Originally a charming 3,000 sq ft stone farmhouse, the residence has been meticulously expanded to 8,500 sq ft with a custom addition by a design-build team, thoughtfully conceived for both graceful living and effortless entertaining. Step into a world of refined comfort where a grand living room/great room anchors the home with 9' ceilings and natural light, complemented by a conservatory-style sunroom that brings the outdoors in year-round. The heart of the home is a gourmet kitchen featuring premium cabinetry, high-end appliances, and a seamless connection to a formal dining room complete with a service area for hosting ease as well as an inviting library/den. A handsome home office with built-in cabinetry offers a quiet retreat for work or study, while an elevator discreetly services the first and second floors, ensuring accessibility for all. The home features six spacious bedrooms—two with private ensuites and two connected by a Jack and Jill bath—as well as six fireplaces that grace the great room,



kitchen, office, library, and select bedrooms, each adding character and warmth. Upstairs includes a den/study area, plus two climate-controlled cedar closets ideal for wardrobe storage. Radiant heated floors throughout, six HVAC zones, and a full-property generator ensure comfort and peace of mind in every season. The finished lower level includes 2000 sq ft of finished space including a recreation room, game room and a media room for endless entertainment.

The exterior is truly a sanctuary, with oversized windows and balconies capturing panoramic views of the breathtaking grounds. Enjoy an inground saltwater pool and spa surrounded by an expansive bluestone patio—perfect for alfresco entertaining. A breezeway connects the main house to the garage, and the estate also includes a gentleman’s barn, an organic garden, and a designated play area to delight all ages. Ideally located with quick access to the Blue Route (I-476), Route 76, and the PA Turnpike, this property offers unmatched convenience to Center City, the Main Line, Doylestown, Philadelphia International Airport, Wings Field, King of Prussia, local shopping districts, and some of the region’s finest public and private schools.

This is more than a home—it’s a legacy property built for generations to enjoy. Don’t miss the opportunity to make this exceptional estate your own.

Please note: There are 2 videos posted. The second is longer and includes the interior.

Built in 1995

Essential Information

MLS® #	PAMC2157870
Price	\$3,985,000
Bedrooms	6

Bathrooms	5.00
Full Baths	4
Half Baths	2
Square Footage	10,391
Acres	6.77
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Manor
Status	Active

Community Information

Address	1255 Walton Rd
Area	Whitpain Twp (10666)
Subdivision	NONE AVAILABLE
City	BLUE BELL
County	MONTGOMERY-PA
State	PA
Municipality	WHITPAIN TWP
Zip Code	19422

Amenities

Amenities	Additional Stairway, Bathroom - Jetted Tub, Soaking Tub, Stall Shower, Built-Ins, Butlers Pantry, Carpet, Cedar Closet(s), CeilingFan(s), Central Vacuum, Chair Railing, Crown Molding, Elevator, Formal/Separate Dining Room, Intercom, Laundry Chute, Pantry, Master Bath(s), Recessed Lighting, Sound System, Stain/Lead Glass, Walk-in Closet(s), Wainscotting, Wood Floors
Parking	DW - Circular, Paved Driveway, Stone
# of Garages	3
Garages	Built In, Garage - Front Entry, Garage Door Opener, Inside Access, Oversized, Additional Storage Area
Has Pool	Yes
Pool	Heated, Pool (In-Ground), Pool/Spa Combo, Saltwater, Concrete

Interior

Interior Features	Floor Plan-Traditional
Appliances	Built-In Microwave, Central Vacuum, Cooktop, Cooktop-Down Draft, Dishwasher, Disposal, Dryer, Dryer-front loading, Instant Hot Water, Intercom, Oven-Double, Oven-Wall, Oven/Range-Electric, Refrigerator,

	Six burner stove, Washer, Water Heater - High-Efficiency
Heating	Radiant, Hot Water
Cooling	Central A/C
Has Basement	Yes
Basement	Full, Fully Finished, Sump Pump
Fireplace	Yes
# of Fireplaces	6
Fireplaces	Brick, Marble, Stone, Wood
# of Stories	2
Stories	2 Story

Exterior

Exterior	Stone
Exterior Features	Balconies-Multiple, Patio, Fenced-Fully, Pool (In-Ground), Pool/Spa Combo, Concrete
Roof	Shingle
Foundation	Concrete Perimeter

School Information

District	WISSAHICKON
Elementary	SHADY GROVE
Middle	WISSAHICKON
High	WISSAHICKON SENIOR

Additional Information

Date Listed	October 7th, 2025
Days on Market	17
Zoning	RES

Listing Details

Listing Office	Long & Foster Real Estate, Inc.
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Listing information last updated on October 24th, 2025 at 1:00am EDT