

\$1,600,000 - 8385 James Madison Hwy, WARRENTON

MLS® #VAFQ2017630

\$1,600,000

4 Bedroom, 3.50 Bathroom, 2,832 sqft

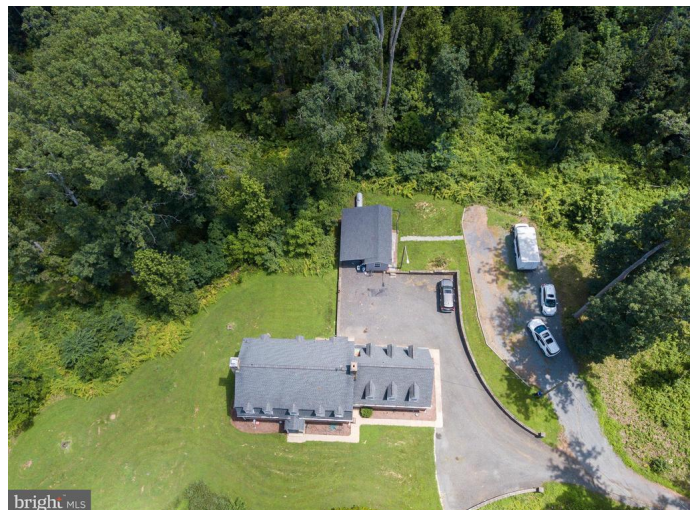
Residential on 31.02 Acres

NONE AVAILABLE, WARRENTON, VA

Nestled just beyond the southern edge of Warrenton town limits, this rare 31 acre property offers an exceptional blend of privacy, character, and convenience. A solidly built stone home, constructed in 1939, stands as a timeless centerpiece—showcasing classic craftsmanship and enduring quality that is seldom found today. The home's stone construction, original details, and sturdy design reflect the rich history of the area while providing a foundation ready for restoration, modernization, or preservation as part of a larger estate vision.

Zoned R-1 and in the Warrenton Service District, the property is largely wooded with mature trees, open clearings, and gently rolling terrain that create an inviting natural landscape. The acreage provides a variety of potential uses—room for recreation, expansion, or long-term investment—while maintaining the peaceful rural feel that makes this area so desirable. The setting offers both seclusion and convenience, with direct frontage on James Madison Highway (Route 29) and quick access to Warrenton's historic downtown, shops, dining, and commuter routes to Northern Virginia or Charlottesville.

The property's location and scale offer a unique opportunity for those seeking a private estate, equestrian retreat, or multi-generational compound. With over 31 acres of land, the



possibilities are numerous: explore future development potential within existing zoning, preserve the wooded surroundings for privacy and wildlife, or simply enjoy the open spaces and history that come with this one-of-a-kind parcel.

Additional adjoining property is available, creating an even larger contiguous ownership opportunity if desired. Properties of this size, location, and character are increasingly rare in Fauquier County—offering the perfect balance of countryside tranquility and modern accessibility.

Built in 1939

Essential Information

MLS® #	VAFQ2017630
Price	\$1,600,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,832
Acres	31.02
Year Built	1939
Type	Residential
Sub-Type	Detached
Style	Dutch Colonial, Colonial
Status	Active

Community Information

Address	8385 James Madison Hwy
Subdivision	NONE AVAILABLE
City	WARRENTON
County	FAUQUIER-VA
State	VA
Zip Code	20186

Amenities

Amenities	Master Bath(s), Built-Ins, Wood Floors
Parking	Gravel Driveway
# of Garages	2
Garages	Garage Door Opener, Garage - Rear Entry

Interior

Appliances	Dishwasher, Oven/Range-Gas, Refrigerator, Water Heater
Heating	Forced Air, Floor Furnace
Cooling	Heat Pump(s)
Has Basement	Yes
Basement	Outside Entrance, Rear Entrance, Connecting Stairway, Daylight, Partial, Heated, Walkout Stairs
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Fireplace - Glass Doors, Mantel(s)
# of Stories	3
Stories	3

Exterior

Exterior	Stone
Lot Description	Trees/Wooded, Flood Plain
Roof	Shingle
Foundation	Block

School Information

District	FAUQUIER COUNTY PUBLIC SCHOOLS
Elementary	JAMES G. BRUMFIELD
Middle	W.C. TAYLOR
High	FAUQUIER

Additional Information

Date Listed	July 23rd, 2025
Days on Market	91
Zoning	R1

Listing Details

Listing Office	CHC Inc
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Listing information last updated on October 21st, 2025 at 9:30am EDT