

\$799,900 - 7085 Bramble Way, WARRENTON

MLS® #VAFQ2017962

\$799,900

5 Bedroom, 3.50 Bathroom, 4,126 sqft

Residential on 0.79 Acres

IVY HILL, WARRENTON, VA

Welcome to 7085 Bramble Way – a beautifully renovated Cape Cod tucked into a quiet cul-de-sac with direct access to the large common space in the highly desirable Ivy Hill neighborhood. Tucked in the back of the community, this home offers both privacy and community charm. A paved driveway, stamped concrete walkways, and a covered front porch framed by fresh landscaping create a picture-perfect welcome.

Inside, you™ll find timeless charm paired with modern updates. The heart of the home is the family room, centered around a wood-burning fireplace and opening through French doors to an expansive deck – perfect for entertaining or relaxing while overlooking the serene backdrop.

The brand-new kitchen features quartz counters, stainless appliances, and abundant natural light, while a spacious mudroom with front and rear entrances and main-level laundry add everyday convenience.

The primary suite is a private retreat, featuring a cozy fireplace, hardwood floors, a spa-inspired ensuite bath, and a spacious walk-in closet. Upstairs, you™ll find hardwoods throughout, a large linen closet, and an expansive finished bonus room over the garage that offers endless flexibility.

The walk-up basement provides two



additional bedrooms, a full bath, a large recreation room, and plenty of unfinished storage.

From its fresh updates to its ideal location in Ivy Hill, this home truly has it all – move-in ready, beautifully finished, and designed for both comfort and entertaining. Book your tour today!

NEW: Siding, Pella Windows, hardwoods throughout, new appliances, kitchen and bathrooms, large deck and railings, fully refinished front porch, concrete sidewalks, paved driveway, HVAC systems (both) replaced, freshly painted, new doors and light fixtures. Roof is roughly 10-12 years old, septic Distribution box replaced Nov 2024 and riser added to the tank lid.

Built in 1985

Essential Information

MLS® #	VAFQ2017962
Price	\$799,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,126
Acres	0.79
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Cape Cod
Status	Active Under Contract

Community Information

Address	7085 Bramble Way
Subdivision	IVY HILL

City	WARRENTON
County	FAUQUIER-VA
State	VA
Zip Code	20187

Amenities

Amenities	CeilingFan(s), Crown Molding, Master Bath(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Shades/Blinds, Wood Floors
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage - Side Entry, Garage Door Opener, Inside Access, Oversized

Interior

Interior Features	Floor Plan-Traditional
Appliances	Dishwasher, Disposal, Refrigerator, Stove, Stainless Steel Appliances
Heating	Forced Air
Cooling	Central A/C, Ceiling Fan(s)
Has Basement	Yes
Basement	Fully Finished, Connecting Stairway, Side Entrance, Sump Pump, Windows
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantel(s), Screen, Wood
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding, Brick and Siding, Concrete/Block
Exterior Features	Extensive Hardscape, Exterior Lighting, Flood Lights, Deck(s), Porch(es), Roof Deck, Wood Fence
Lot Description	Adjoins - Open Space, Bcks-Opn Comm, Backs to Trees, Cul-de-sac, Landscaping, Level, Front Yard
Roof	Architectural Shingle
Foundation	Concrete Perimeter, Permanent

School Information

District	FAUQUIER COUNTY PUBLIC SCHOOLS
Elementary	C.M. BRADLEY
Middle	WARRENTON

High

FAUQUIER

Additional Information

Date Listed

August 22nd, 2025

Days on Market

20

Zoning

R1

Listing Details

Listing Office

CENTURY 21 New Millennium

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