

\$3,700,000 - 7263 Little River Ln, THE PLAINS

MLS® #VAFQ2018100

\$3,700,000

4 Bedroom, 4.00 Bathroom, 5,000 sqft

Residential on 30.10 Acres

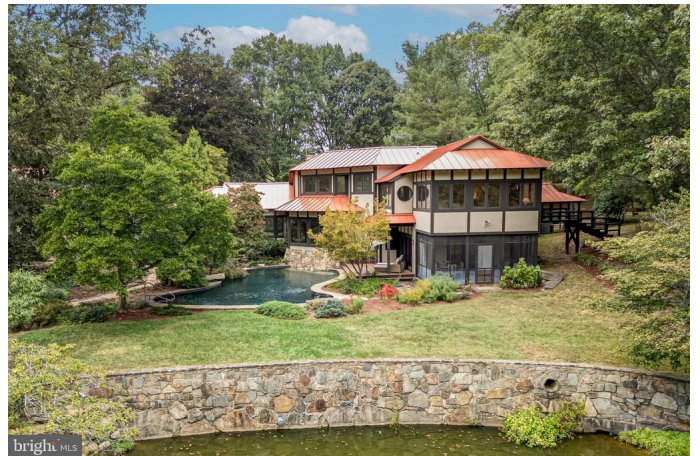
ZULLA HILLS, THE PLAINS, VA

Oak Hollow â€” A Harmonious Haven of
Craftsmanship and Nature

Tucked away in Orange County Hunt territory, minutes from The Plains and I-66, lies Oak Hollow, a breathtaking 30-acre farm that blends refined architecture with the timeless tranquility of nature. This extraordinary property is a masterwork of Craftsman style, deeply influenced by the quiet elegance of Japanese designâ€”drawing inspiration from none other than the revered Katsura Imperial Villa, one of Japanâ€™s most beautiful architectural treasures.

Every inch of Oak Hollow is handcrafted with reverence for natural materials and a philosophy of balance and serenity. Custom designed and built in the mid 1980's, the sprawling main residence is composed of warm, exposed woods and simple, graceful lines that invite nature in at every turn. Large windows frame curated views: to one side, a small koi pond reflects the sky; to the other, a shimmering black bottom pool gives way to a larger pond that stretches toward the tree-line.

As you explore the home and its surroundings, the garden tells a quiet story. Close to the home, the landscape is intimate and detailed, a living tapestry of meticulously arranged plants, water features, and stones. Venture further, and the gardens gradually loosen into open farm fields, blending with the broader



rhythm of the land. This transitionâ€”from crafted garden to expansive farmlandâ€”is seamless, embodying the Japanese ideal of a space at peace with itself.

Paths meander through what feels like an unfinished Japanese walking gardenâ€”evocative, poetic, alive in its evolution. Water flows gently through the land, connecting the home to a series of serene, terraced ponds below. The grounds could be an arboretum in their own right, rich with native Virginian species and hidden corners of botanical wonder. The gardens and fields are abundant with plants native to the Virginia Piedmont and Blue Ridge Mountains, filled with enough species to qualify as a Level 1 arboretum.

As you enter Oak Hollow, the barn greets you to the rightâ€”offering seven well-appointed stalls and generous turnout pastures. A simple, grass riding ring sits across the drive.

The main living room is a revelationâ€”anchored by handcrafted built-ins, including butterfly joints inspired by George Nakashima. and oriented toward dual vistas. Throughout the homeâ€”living room, dining room, family room, and primary suiteâ€”custom woodwork and timeless design elements abound. The main house residence, approximately 3,400 SF, offers three serene bedrooms and three finely appointed baths. The primary suite is a true retreat, complete with a private office set at the rear of the home, overlooking the layered gardens, pond, and distant forestâ€”a perfect vantage point for inspiration or quiet reflection.

Connected by a softly lit covered walkway, the guest house, 1,600 SF, offers yet another space of tranquil refinement. With soaring vaulted ceilings, exposed beams, a full

kitchen, spacious living area, primary bedroom, bath, and ample storage, it mirrors the craftsmanship and calm of the main residenceâ€”yet feels like its own meditative escape.

Oak Hollow is more than a home. It is a sanctuaryâ€”where architecture, land, and water exist in perfect harmony. Itâ€™s a rare and beautiful place, both connected and secluded, just minutes from modern convenience. SUBDIVISION creating one an additional lot (4.5 acres) is allowable.

Built in 1987

Essential Information

MLS® #	VAFQ2018100
Price	\$3,700,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	5,000
Acres	30.10
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Craftsman, Other
Status	Active

Community Information

Address	7263 Little River Ln
Subdivision	ZULLA HILLS
City	THE PLAINS
County	FAUQUIER-VA
State	VA
Zip Code	20198

Amenities

Amenities	Additional Stairway, Attic, Built-Ins, Exposed Beams, Formal/Separate
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	Dining Room, Recessed Lighting, Skylight(s), Walk-in Closet(s), Shades/Blinds, Wood Floors
View	Garden/Lawn, Mountain, Panoramic, Pasture, Pond, Scenic Vista, Trees/Woods
Has Pool	Yes
Pool	Pool (In-Ground), Black Bottom

Interior

Appliances	Built-In Range, Dishwasher, Disposal, Dryer - Electric, Extra Refrg/Frz, Microwave, Oven/Range-Electric, Oven/Range-Gas, Refrigerator
Heating	Heat Pump(s)
Cooling	Heat Pump(s), Central A/C
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Stories	2 Story

Exterior

Exterior	Combination
Exterior Features	Extensive Hardscape, Exterior Lighting, Flood Lights, Outbuilding Apartment, Stone Retaining Walls, Other, Porch(es), Porch-screened, Board Fence, Pool (In-Ground), Riding Ring, Paddock
Roof	Metal
Foundation	Crawl Space, Slab

School Information

District	FAUQUIER COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	September 22nd, 2025
Days on Market	34
Zoning	RA

Listing Details

Listing Office	TTR Sotheby's International Realty
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Listing information last updated on October 25th, 2025 at 1:23am EDT