

\$815,000 - 12243 Sedgeway Ln, LOVETTSVILLE

MLS® #VALO2109038

\$815,000

4 Bedroom, 2.50 Bathroom, 3,206 sqft

Residential on 0.94 Acres

DOBBINS CREEK HAMLET, LOVETTSVILLE,
VA

Welcome to desirable Dobbins Creek also known the Rural Hamlet, where this spacious home sits on nearly an acre backing to open space with sweeping mountain views. This property offers an exceptional opportunity to settle into a well-designed home in a sought-after neighborhood close to all the down-town hot spots of Lovettsville.

The main level features a generous MAIN LEVEL PRIMARY bedroom suite with an expansive bath, along with a dedicated home office ideal for remote work or flexible use. Beautiful resurfaced oak hardwood floors flow through the main living areas. The open-concept family room boasts impressive cathedral ceilings and a cozy gas fireplace, creating a light-filled and inviting space that leads to the outside entertainment. The BACKYARD is the most private sanctuary you could ask for, with fruit trees, herb garden, privacy, and tons of room to play. Step inside the country-style kitchen with new sleek granite, provides abundant storage and counter space for everyone to enjoy. With the laundry room nearby you can accomplish all of life in one space. French doors lead to a large outdoor deck perfect for relaxing and entertaining. Overlooking the cutest lot in Lovettsville! Your gardens, screened in gazebo, and 2022 shed is perfectly fit for a magazine.



The finished walkout lower level offers additional living space with brand new LVP, windows and French doors looking out to a sunny patio. Outside, the expansive yard includes mature greenery/ fruit trees, garden areas for vegetables or herbs, and a shady front porch for peaceful enjoyment. A two-car attached garage adds convenience.

Residents enjoy access to nearby walking trails, open green space, and a community pond surrounded by natural beauty and local wildlife. The Lovettsville Town Center is within walking distance, offering a variety of dining options, recreational facilities including a community pool and playgrounds, a library, seasonal events, and more. The MARC train station is just a few miles away, providing commuter access.

Located near Purcellville, Leesburg, Frederick, and Harpers Ferry, this home also offers an easy commute to Dulles Airport, major routes, and the Washington, D.C. metro area. Served by Loudoun County Public Schools and close to area healthcare and amenities, this property blends comfort, convenience, and scenic surroundings.

Come explore the possibilities and experience all this home and community have to offer. Other upgrades to include - Gutters and downspouts enlarged and replaced about 2022. Heat pump 2021. Disinfecting UV light in air handler, new shed 2022, NEW ROOF 2021.

Built in 2000

Essential Information

MLS® #	VALO2109038
Price	\$815,000
Bedrooms	4

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,206
Acres	0.94
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	12243 Sedgeway Ln
Subdivision	DOBBINS CREEK HAMLET
City	LOVETTSVILLE
County	LOUDOUN-VA
State	VA
Zip Code	20180

Amenities

Amenities	Entry Lvl BR, Wood Floors
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage - Side Entry, Garage Door Opener, Inside Access

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Dryer, Icemaker, Refrigerator, Stove, Washer, Water Heater
Heating	Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Daylight, Partial, Sump Pump, Walkout Level, Heated, Improved, Interior Access, Outside Entrance, Rear Entrance, Fully Finished
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantel(s)
# of Stories	3
Stories	3

Exterior

Exterior	Combination
Exterior Features	Deck(s)
Lot Description	Landscaping, Lot Premium, Private, Trees/Wooded
Windows	Double Pane, Screens
Foundation	Concrete Perimeter

School Information

District	LOUDOUN COUNTY PUBLIC SCHOOLS
Elementary	LOVETTSVILLE
Middle	HARMONY
High	WOODGROVE

Additional Information

Date Listed	October 23rd, 2025
Days on Market	3
Zoning	AR1

Listing Details

Listing Office	Pearson Smith Realty, LLC
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