

\$799,000 - 7 Skyline Ln, WASHINGTON

MLS® #VARP2002300

\$799,000

3 Bedroom, 2.50 Bathroom, 3,400 sqft

Residential on 2.00 Acres

WASHINGTON VIRGINIA, WASHINGTON, VA

The Butler House is a charming, classic, mid 20th century bungalow. Nestled in a very private lot, the house sits within walking distance to all the amenities on offer in Little Washington, while at the same time having the feeling of a quiet cozy country spot. With an expansive lawn and a view to the neighboring pastures and Blue Ridge Mountains, it is a rare chance to own a comfortable home in a very desirable and relaxed small town setting.

Residence

The mid-century bungalow has been well maintained through the years. While it retains many of its original touches, it has been repainted and brightened up for the new owners. In addition to the traditional three bedroom bungalow layout, there is a large family room with views of the lawns and a gas fireplace. A screened porch affords additional indoor/outdoor living space. The basement features a large rec room (with wood stove), and a large workshop area in addition to a second kitchen and other rooms. The basement has potential to function as a large apartment separate from the upper level.

Grounds

The generous 2 acre lot provides a lovely level lawn on all sides of the house. To the west is a large lawn with garden area, grape trellis, and old garden shed/studio. The lawn is the perfect place for large family gatherings or



quiet gardening away from the rest of the town. While there is a wooded perimeter around the entire lot that affords privacy, there is an open area on the northwest corner which affords views of the Blue Ridge mountains and the Shenandoah National Park. Just beyond the property is access to the Inn at Little Washington's garden perimeter trail. The entry drive along Skyline Lane is flanked by mature boxwood plantings that are over 100 years old.

Telecom: Internet and TV options are available via comcast cable or satellite with Starlink. Cell service is available with T-Mobile and AT&T. Limited service is also available from Verizon.

Location: The Butler House is located on Skyline Lane in the town of Washington, VA. The property is 25 miles from Rt. 66 (Marshall exit 27) or 20 miles (Ft. Royal exit). Approximately 87 miles from Washington, DC. Travel time to downtown DC is 1 Hour 30 minutes (in low traffic situations). Approximately 1 hour 20 minutes to Dulles International Airport. 1 hour 10 minutes to Charlottesville. 20 minutes to Warrenton, 15 minutes to Front Royal.

Amenities: "Little" Washington, the county seat of Rappahannock County is the home of The Inn at Little Washington, Foster-Harris House, Ballards, Patty O's, and galleries and theater. Nearby Flint Hill three restaurants, Blue Door Kitchen, Skyward Cafe, and The Dark Horse Pub. Just a few miles away is Sperryville, home to two breweries, a nine hole golf course, more galleries and shops, and The Three Blacksmiths restaurant. Rappahannock County is a close-knit rural community with excellent theater, concerts, art galleries, wineries, restaurants, and the Shenandoah

National Park.

Built in 1971

Essential Information

MLS® #	VARP2002300
Price	\$799,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,400
Acres	2.00
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



Community Information

Address	7 Skyline Ln
Subdivision	WASHINGTON VIRGINIA
City	WASHINGTON
County	RAPPAHANNOCK-VA
State	VA
Zip Code	22747

Amenities

Amenities	Tub Shower, Built-Ins, Entry Lvl BR
Utilities	Cable TV

Interior

Interior Features	Floor Plan-Traditional
Heating	Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Other
Fireplace	Yes

# of Fireplaces	1
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick and Siding
Foundation	Block

School Information

District	RAPPAHANNOCK COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	October 1st, 2025
Days on Market	19
Zoning	VILLAGE RESIDENTIAL

Listing Details

Listing Office	Washington Fine Properties, LLC
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