

BLUE SKY



CHERIWOODARDREALTY

37C Main Street • Sperryville, VA 22740

540.987.8500 • www.cheriwoodard.com

265 Castleton View Road, Castleton

\$459,000



Great Room with Field Stone Fireplace



Master Suite



Spacious Deck

Blue Sky is 14.28 acres of rolling fields and forest on a quiet country road. Protected by a hardwood forest on the perimeter and a dense stand of pines along the road, the property is tucked away in a gentle valley that feels very private. About half of the land is cleared and ideal for horses, a few head of livestock or a small vineyard. There is a charming old barn and a small stream meanders through the woods.

Sitting quietly on the highest point of the property, the cedar sided home, built in 2001, is designed with an open floor plan for easy country living. The entryway flows into an impressive great room with high, wood paneled ceilings and a tall chimney flanked by broad windows and sliding doors. The light and natural beauty of the outdoor environment stream in, and the large fireplace in the center helps create a room that is both cozy and expansive.

The sliding doors open onto a spacious deck that overlooks the rolling meadows and trees below. With a southwestern exposure, the deck is particularly nice in the evening for watching the sunset. The main floor also includes two bedrooms and a full bath.

Upstairs there is a balcony overlooking the great room. An office occupies the front portion of the second floor, while a generous master suite spans the rear. It offers a luxurious bath with Jacuzzi tub and glass shower. The master bedroom has a cathedral ceiling that repeats the wood paneled detail of the great room.

At A Glance

Address:	265 Castleton View Road
Acres:	14.3
Price:	\$459,000
Year Built:	2001
Bedrooms:	3
Baths:	3
Fireplace:	1
MLS:	RP9781974



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