



CHERI WOODARD REALTY

37C Main Street • P.O. Box 550 • Sperryville, VA 22740
Office: 540-987-8500

www.cheriwoodard.com

Boxwood Hill

456 Scrabble Road
Castleton, VA 22716
3.96 Acres

Built circa 1833, Added to the Historic Register of the Virginia Department of Historic Resources in 2004, Reference Number 04000715
2014 Addition designed by Richard Williams Architects, Washington DC
Renovations Completed in 2019

Exterior Features

- Wide deck and space for a rooftop garden
- Brick exterior with a cedar shake roof
- Stone walkways and old stone walls
- Wood Balboa hot tub
- Enlighten Infrared Two-person Sauna
- Extensive gardens
- Garden shed
- Walnut trees and Fruit trees
- Winsome creek
- Two historic log-cabins
- Detached office/Studio

Interior Features

- Three Bedrooms, two and a half baths
- Original flooring, millwork, windows, mantels and hardware throughout
- Efficient Heating and Cooling with a premium HVAC system
- DirectTV and Viasat Internet

Main Level

Primary Suite

- South facing glass walls
- Ample closet space and built-in storage space
- Airy, well-lit

- Tiled shower
- Large soaking tub
- Separate toilet room
- Dual vanities

Dining/Living Room

- Glass walls
- Mexican style tile floors
- High ceilings
- Built-in display shelves

Kitchen

- Original fieldstone walls, with Wood Stove inset into fireplace
- Rugged beams
- Premium appliances
- Contemporary counters
- Soft lighting

Second Level

- Two front doors, original woodwork and old hardware
- Door to rooftop deck and gardens
- Living Room and Reading Room both with high ceilings and fireplaces

Upper Levels

- Two historic bedrooms and a full bath
- Ample storage in a fully insulated attic

Additional Buildings

Studio/Office

- Large, light filled, and airy
- High ceilings
- Mini-split heat pump for HVAC

Cabin Log Cabin

- Exposed logs and cedar shake roof
- Kitchenette
- Rustic fieldstone fireplace
- Kitchenette
- Full bath
- sleeping loft

Smaller Log Cabin

- Playroom/guest quarters