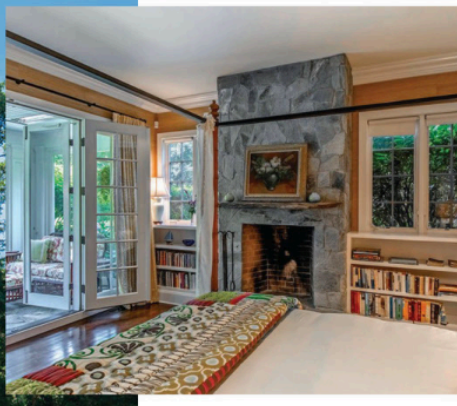




The massive saltwater pool. Opposite page, clockwise from top: A bedroom with fireplace and patio; the idyllic main house evokes an English countryside manor; bucolic backyard views



PHOTOS BY ROBERTA'S INTERNATIONAL REALTY

## Pastoral Oasis

A SECLUDED, AMENITY-RICH GETAWAY AWAITS ON A TREE-FILLED ROLLING ESTATE IN EAST HAMPTON.

BY JEAN NAYAR

Summertime, and the living is easy—especially on a lush, sprawling country estate like this multiacre compound in East Hampton. Set amid rolling grounds past a pair of charming barn structures along a tree-lined drive, the 18,000-square-foot main house “blends quintessential Hamptons traditional style with the feel of an English Cotswold manor,” says the property’s co-exclusive listing agent, Dana Trotter, a broker from Sotheby’s who specializes in the area. “It’s also incredibly private—and so quiet that it feels a world away from the cares of city life,” she adds.

Adding to its allure are spectacular gardens brimming with white hydrangeas, cryptomeria, weeping cherry, and other flowering trees and shrubs. Designed by notable Hamptons landscape architect Edmund Hollander, the multi-textured plantings flanking the wings along the front of the house primly curve around to the back, where they burst into idyllic gardens enriched by covered arbors and stone courtyards around the home’s multifaceted mix of outdoor amenities.

Among the hidden highlights on one side of the 12-bedroom main house is a heated gunite pool with an enchanting pool house fitted out with a bedroom and full outdoor

kitchen as well as an oversize spa—an ideal place to spend a lazy afternoon. Tennis courts and horse stables with paddocks and riding fields on other parts of the grounds offer alternative sporting ways to start the day with leisurely activity. Prefer to hang out indoors? The fully finished lower level of the main house offers a multiplicity of rooms for relaxing, including a sunken spa, a massage room, a steam room and sauna, plus a fully equipped gym and an in-home theater.

On a farther-flung area of the grounds, guests can while away the day in their own private getaway—a former carriage house with six bedrooms, its own spa and a massive, 20-foot-by-50-foot heated saltwater pool with music piped in below the water. Or they can cozy up closer to their hosts in a completely separate wing of the main house and mingle in the large chef’s kitchen, where they can enjoy lunch or breakfast made with produce fresh from the property’s own vegetable garden. A two-story caretaker’s cottage nearby, complete with a second-floor bedroom, bath and kitchenette, provides another spot to duck into or hide a home office.

Despite its expansive size, the main house, which was built in 2008, radiates comfort with multiple rooms for socializing or relaxing, including formal dining and living spaces with white-paneled walls and enclosed sitting areas, sun rooms and porches—all with beautiful views. While seclusion is one of the home’s key attributes, it is also easily accessible on foot or by bike to East Hampton and all the perks available in the village. Offered in two ways, the main house along with the pool, pool house, outdoor amenities, caretaker’s cottage, gate house, and horse and garage/storage barns situated on 8 acres of the grounds is listed at \$17.5 million. The overall 23-acre property, including the main house and its amenities and accessory buildings as well as the agricultural reserves, horse paddock and carriage house, and two additional buildable lots, is available for \$35 million (though the carriage house may also be purchased separately for \$3.7 million). “It’s ideal for high-profile people who want privacy,” says Trotter, “or for busy city people who crave a quiet getaway.” ■

