



**HISTORIC WINCHESTER RETREAT - WINCHESTER, CT  
OFFERED AT \$1,700,000 - WEB ID# JHA198**



**JOHN HARNEY  
ASSOCIATES, LLC**

**REAL ESTATE BROKERAGE**

**7 ACADEMY STREET, SALISBURY, CT 06068**

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Description is subject to errors, omissions, unannounced price changes and/or availability. No warranty is intended or implied in this description. Purchasers must satisfy themselves as to the correctness of all statements.

**RESIDENTIAL**

**Location:** 118 Newfield Rd., Winchester, CT  
**MLS#:** L131113  
**Land Size:** 8.12 Acres  
**Map:** 36, **Lot:** 157/010a  
**Vol:** 384, **Page:** 1114  
**Zoning:** Residential  
**Property Type:** Colonial  
**Easements:** None Known  
**Year Built:** 1903  
**Survey #:** None Known  
**Square Footage:** 3,075  
**Total Rooms:** 10, **BR's:** 5, **BA's:** 3 Full, 1 Half  
**Basement:** Full  
**Attic:** Yes, storage only  
**Exterior:** Clapboard Siding, Shake shingle  
**Floors:** Wood, Vinyl, Carpet  
**Roof:** Composition Asphalt Shingle  
**Garage:** 2 Car Detached  
**Outbuildings:** Barns  
**Cooling:** None  
**Fireplace:** 2  
**Heat:** OHW - Steam  
**Oil Tank:** In Basement  
**Electric:** 200 Amp Service  
**Sewer:** Septic  
**Water:** Well  
**Exclusions:** None Known  
**Mil Rate:** 34.27 **Date:** 2008  
**Taxes:** 12,814 **Date:** 2008  
**Please verify current taxes**  
**Offered at:** \$1,700,000

**DESCRIPTION:**

Exquisite renovation of this historic home overlooking Winchester. A beautiful open porch wraps around the house giving way to long western views. Extensive lawns and mature landscaping in addition to the magnificent barn in the rear.

Each room has been renovated and detailed to the highest degree with parquet flooring, soft neutral colors and antique charm.

Perfect year round living with 5 BRs, 3.5 BAs, Formal DR, Kitchen, Living Room and much more.

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