



**Woodbury, Uncommon** Called Manoir aux Rochers, this handsome, 25-room estate sits on 61 hilltop acres in the town of Woodbury, famous for its cluster of high-end antiques shops. Indeed, it was built in 2004 for dealer Wayne Pratt and his wife, former Sotheby's auctioneer Sarah Shinn Pratt, to be reminiscent of a circa-1900 summer "cottage." Sarah Pratt and Maria Taylor of Klemm Real Estate have the \$2.9 million listing. 860-488-6635.

Spring sales volume for homes costing more than \$2 million trended 17 percent higher, as compared to spring 2010

**MANOIR AUX ROCHERS**  
**\$2.9 MILLION**  
**WOODBURY**

New to the Litchfield County market: the home of the late noted antiques dealer Wayne Pratt and his wife, Sarah Shinn Pratt, a former Sotheby's auctioneer. The Pratts hired Connecticut architects Richard Merrell and Rick Moisan to create the 25-room estate in a style "reminiscent of the grand summer cottages built in the early 1900s," says Pratt. Completed in 2004, the handsome stone-and-shingle exteriors feature a 35-foot front porch with views onto the property's 61 hilltop acres. Inside, there are six bedrooms, each with its own bathroom, including a spacious master suite with a balcony, a den with a fireplace, as well as his-and-hers bathrooms and closets. Additional amenities on the lower level: a wine cellar, a media room, a game room and a fitness area. It's listed with Sarah Pratt and Maria Taylor of Klemm Real Estate in Washington. 860-488-6635.



**Strike up the Band** Bandleader Peter Duchin and Brooke Hayward renovated this Litchfield County home, a former cider mill that still boasts a beautiful waterfall on its 3.2-acre grounds. Carolyn Klemm of Klemm Real Estate has the \$1.1 million listing. 860-488-6635.

**DUCHIN ESTATE**  
**\$1.1 MILLION**  
**NEW PRESTON**

Bandleader Peter Duchin and Brooke Hayward are selling their Litchfield County home, a former cider mill built in 1800. The mill, which remained in operation until World War II, was converted into a residence, then served over the years as an antiques shop and bookstore. The couple renovated the home in 1992, retaining its lofty, barn-style features, including floor-to-ceiling windows, rustic beams and woodwork, and a massive stone hearth. Inside, there are two bedrooms and two bathrooms (plus one half bathroom). And on the 3.2-acre grounds: a waterfall that cascades next to the home. Carolyn Klemm of Klemm Real Estate has the listing. 860-488-6635. 🌟