



# MAJOR COUNTRY COMPOUND

Roxbury, Connecticut

**KLEMM REAL ESTATE** INC  
LITCHFIELD COUNTY'S PREMIER BROKERS

# Major Country Compound, Roxbury, CT

Long driveway leads to a park-like setting and a magnificent large converted barn featuring slate roof, exposed hand-hewn antique post and beams, fantastic light and long western views. Gracious living room with floor-to-ceiling fieldstone fireplace, double-height plus vaulted ceiling and French doors to large flagstone terrace. State-of-the-art eat-in kitchen/family room, built-in Woodstone pizza oven and butler's pantry. Formal dining room with French doors to stone terrace. Library with fieldstone fireplace. 1st floor master bedroom ensuite with adjoining endless swimming pool. Plaster walls, antique wide plank hardwood floors, marble, granite, soapstone and slate surfaces, nickel, copper and oil rubbed bronze fixtures. Professionally lit. Large gym with bath including steam shower. Spacious screened porch with vaulted ceiling and fieldstone fireplace for peaceful cool spring and fall days. Home theater. Guesthouse. Heated in-ground gunite swimming pool with automatic cover and limestone terrace. Gated entrance. Property abuts Land Trust on three sides. Total privacy.



## Property Features

- 1st Floor Master Bedroom Suite
- Large Gym & Home Theater
- Double Height Great Room with Vaulted Ceiling
- Exposed Hand-hewn Antique Post & Beams
- Heated Inground Gunite Pool
- Long Gated Driveway
- 42± Acres of Privacy with Western Views
- Abuts Land Trust on 3 Sides

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## Property Data

77 Flag Swamp Road  
Roxbury, CT

12	4	4/2	7,455	42±
RMS	BEDS	BATHS	SQFT	ACRES

**Price:** Upon Request

**Listing Agent:** Peter Klemm  
860.868.7313 Ext.24

*All Data to be confirmed by Buyer.*