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**12 Cold Springs**  
Tewksbury, NJ 07830

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## **The Spring House: A Rare Tewksbury Sanctuary**

Known as The Spring House, this exceptional five-bedroom compound is a rare wellness retreat situated on three acres of pristine, non-replicable landscape. The property transcends the ordinary, featuring a multi-structure layout that includes a substantial guest house and a versatile container studio, offering unparalleled flexibility for a creative hub, fitness sanctuary or multigenerational living. Defined by the soothing sounds of Cold Brook and anchored by a historic 1800s cobblestone bridge, the grounds are meticulously designed for recovery and connection, boasting a primary suite equipped with dry and steam saunas, a cold plunge and a stone wood-burning oven for unforgettable outdoor gatherings.

Tewksbury offers a lifestyle defined by rolling hills, preserved farmland, and a quiet rhythm where the passage of horses is often more common than the passage of cars. This community is a haven for those seeking permanence and privacy, protected by strict zoning and vast estates that span from 20 to over 100 acres. While it feels worlds away in its pastoral beauty, Tewksbury remains remarkably connected, offering residents access to top-rated schools, scenic hiking trails and a convenient commute to New York City.

5 Bed | 4 Full Baths | 1 Half Bath | 3 Acres



## Open-Concept Living

Immediately off the foyer, the family room welcomes you with soaring tall ceilings and an airy, open-concept design that feels both grand and grounded. The space is anchored by a cozy fireplace and flooded with natural light through a large bay window, which perfectly frames the property's lush surroundings. Designed for seamless daily living, the room flows directly into the gourmet kitchen and breakfast area, creating a cohesive environment where the transition from a quiet morning by the fire to a lively afternoon gathering feels completely effortless.



## The Light-Filled Kitchen

Just steps from the family room, the kitchen is a bright and inviting space that serves as the functional heart of the home. It features a large center island with a warm wooden countertop, an integrated sink and social seating, perfect for casual mornings. Bathed in natural light, the room offers ample storage and is thoughtfully positioned to oversee the backyard and guest house. Directly adjacent is the charming breakfast area, defined by expansive bay windows that offer panoramic views of the serene landscape, creating a picturesque setting for every meal.

## The Dining Room

Positioned directly across from the kitchen and through the mudroom, the dining room is a masterclass in scale and atmosphere. This space is defined by its expansive ceilings and a classic brick fireplace, which provides a warm, rustic focal point for both formal dinners and casual gatherings. Seamlessly connected to the living room, the area is bathed in natural light and offers stunning views of the rolling Tewksbury landscape, ensuring that the beauty of the outdoors is a constant guest at the table.



## The Living Room

Located immediately off the foyer, the living room serves as a serene transition into the home's more formal spaces. Its most striking feature is a large bay window that offers a front-row seat to the property's crown jewel: the tranquil Cold Brook. By seamlessly connecting to the dining room, this space facilitates an elegant flow for entertaining, all while keeping the soothing presence of the waterfront as its constant, picturesque backdrop. This room perfectly captures the home's ethos of bringing the outdoors in, providing a quiet vantage point to appreciate the rare peace and permanence of this protected landscape.

## The Primary Suite

Tucked away in its own private wing of the home, the expansive primary suite is a masterclass in restorative design. The room is characterized by soaring high ceilings and is bathed in an abundance of natural light from windows on all sides, offering panoramic views of the surrounding preserved land. The ensuite bathroom elevates daily living into a spa-like ritual, featuring a custom shower and both dry and steam saunas. Designed as the ultimate escape, this secluded retreat provides a seamless blend of luxury and wellness.



## Indoor - Outdoor Living

The screened porch serves as the quintessential bridge between the refined interior and the raw beauty of the Tewksbury landscape. Directly connected to the mudroom for effortless access, it offers the ultimate “best of both worlds” experience—allowing you to enjoy the fresh air and the soothing sounds of Cold Brook without sacrificing the comfort of a sheltered space. It is the perfect place to hang out, transition from a day of exploring the grounds, or simply decompress as you look out toward the backyard oasis.

## The Creative Guest House & Studio

The guest house at The Spring House is a standout feature, offering a level of versatility that caters perfectly to an inspired lifestyle. This substantial structure houses a three-car garage and a private, full guest suite complete with its own full bath—making it an ideal space for multigenerational living. For the artist or creator, the property reaches its pinnacle with a complete music studio, a professional-grade environment designed for content production, recording or a quiet creative retreat.



## Serene Outdoor Living

Spread across three acres of pristine, private land, the outdoors at The Spring House is a meticulously curated experience that blends natural beauty with refined lifestyle amenities. The expansive grounds feature a deep, level lawn punctuated by artistic water sculptures and a dedicated separate yoga room, all set within earshot of the tranquil Cold Brook. For entertaining, the property offers a seamless flow from the relaxing patio section to a dedicated fire pit area and a standout culinary grove equipped with a stone wood-burning oven.



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