

An aerial night photograph of a modern, two-story house with a white exterior and dark roof. The house features large windows and a balcony, all illuminated from within. A large, paved patio area with outdoor furniture is in front of the house. A rectangular swimming pool is in the foreground. The property is surrounded by lush greenery and trees, with warm landscape lighting highlighting the garden and pool area. The sun is visible in the upper left corner, creating a lens flare effect.

B&B

LUXURY PROPERTIES · THE BLACK GROUP

NOBLE GROUNDS

7 PICNIC GROVE ROAD · HUNTERDON COUNTY, NEW JERSEY

Six acres · Contemporary architecture · A private world in horse country

NOBLE GROUNDS

All of it, *together.*

There are properties that offer acreage. Others offer architecture. Some are remembered for their gardens, their privacy, or the way they entertain.

Noble Grounds brings all of it together.

At the meeting of Federal Twist and Lockatong Creek, amid the rolling hills of Hunterdon County's celebrated horse country, Noble Grounds is an extraordinary six-acre retreat where contemporary architecture, mature landscape, and an unmistakable sense of place converge.



NOBLE GROUNDS



THE SETTING

Wonderfully removed. *Remarkably connected.*

Set in the uplands above the Delaware River, the property feels a world apart yet stays close to everything. Stockton, Frenchtown, Lambertville, and New Hope are all within easy reach, with acclaimed restaurants, galleries, theater, antiques, markets, and river recreation close at hand.

And yet, the moment you turn onto the property, the outside world begins to disappear.

WITHIN REACH

Stockton	15 min
Frenchtown	18 min
Lambertville & New Hope	22 min
Princeton	55 min
Center City Philadelphia	1 hr 20 min
Newark Liberty International	1 hr 30 min
Manhattan, light traffic	approx. 90 min



THE APPROACH

An Arrival That *Sets the Tone*

Noble Grounds does not reveal itself all at once. A sugar-maple-lined drive leads gradually into the property, and the landscape unfolds through framed views, garden moments, and carefully considered transitions.

Discreet pastoral fencing and substantial custom timber hurdle gates give it an understated equestrian character. What was once farmland has become a private landscape shaped with Walters Nursery: nearly five fenced acres of paddock lawns, specimen trees, perennial gardens, orchard, and terraces.



*It is a landscape that feels established
because it is.*



THE RESIDENCE

One of *one*.

At its center stands a three-story contemporary residence: architecturally distinctive, refined without formality, and grounded by a quiet sense of permanence. The approximately 3,300-square-foot home has been extensively reimagined around materials, proportion, and living flow.

Walnut, stone, glass, and natural materials set a rich but restrained palette. Walls of windows frame the grounds, and three elevated terraces carry the interiors outdoors as the light moves across the property.



ARCHITECTURAL MOMENTS

Hearth *and* Sculpture

A sculptural cantilevered staircase rises on massive solid-walnut treads behind a glass balustrade, one of the home's defining architectural moments.

Nearby, a monumental walnut surround frames an oversized Heat & Glo fireplace and dimensional tile from Artistic Tile of New York. Mirage hardwood and Restoration Hardware lighting carry the story throughout.



THE KITCHEN

A Serious *Kitchen*

At the heart of Noble Grounds is a showroom-quality kitchen made not simply to be admired, but to be used.

An oversized center island anchors extensive custom cabinetry, natural stone, and substantial culinary and wine storage. Sub-Zero and Wolf appliances include glass-front refrigeration, full-size wine refrigeration, a Wolf cooking suite, a wall oven, a steam oven, and a warming drawer.

A serious kitchen for a serious cook, and just as compelling as the center of a party.





THE PRIMARY SUITE

A Private *Retreat*

The bath centers on a modern Italian stone soaking tub served by its own commercial-grade water heater, with an oversized shower, GROHE fixtures, natural stone, and Artistic Tile. Generous dressing and laundry areas add practicality without breaking the calm.

Then there is the private elevated terrace, where morning coffee comes with views of gardens and green grounds.

Seasons are not simply seen through a window. They become part of the rhythm of the house.

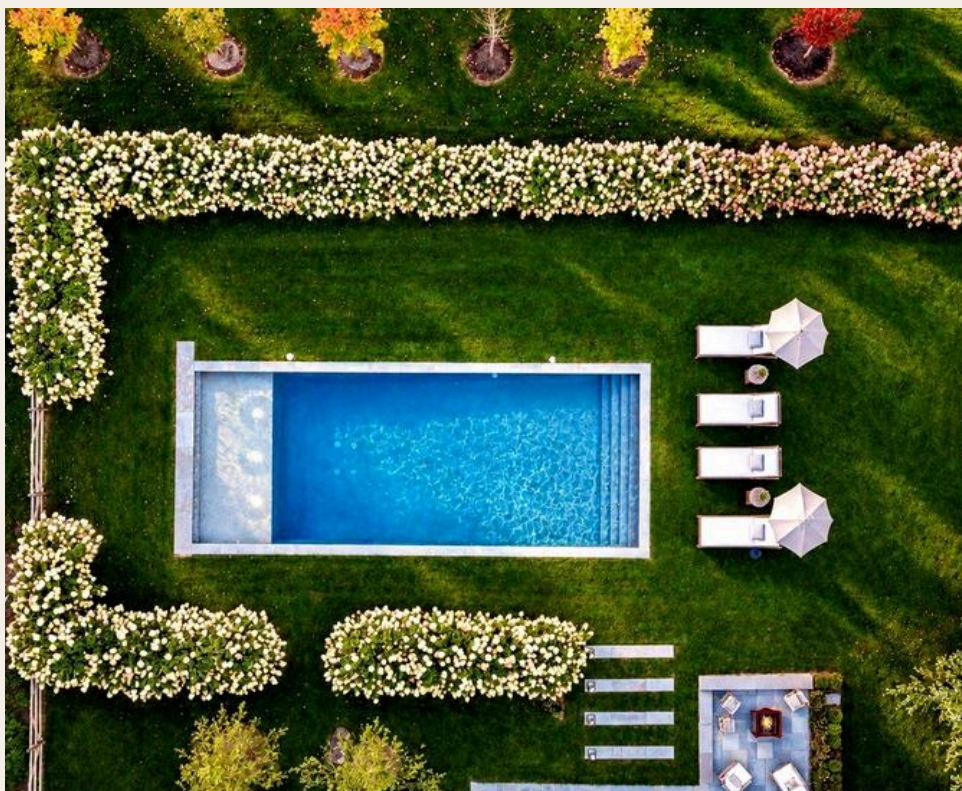


DESIGNED FOR GATHERING

Dinner for ten.
A celebration for twenty-five.
A summer gathering for seventy-five.

The house absorbs each with uncommon ease. Interiors open toward terraces, lawns, gardens, and pool, so a gathering can grow without losing its intimacy.

About 2,000 square feet of carved-block bluestone creates multiple outdoor rooms, linked by a meandering garden walk. Not one grand entertaining area, but many.



THE GROUNDS

Six Acres, *Four Seasons*

Morning light filters through the apple orchard, lilacs, and perennial gardens. Afternoons gravitate to the 60-foot saltwater pool, with its 25-by-10-foot sun shelf and bubbler fountains, and to the bocce court beyond.

A dramatic stone-ruin garden, cherry groves, hydrangeas, and blazing maples carry the grounds through the year. Then autumn arrives, and the maple groves ignite.

A private-resort environment that would take years, if not decades, to recreate.

BEAUTY, BACKED BY SUBSTANCE

Renewed *where it matters*

- Factory-finished Hardie fiber-cement siding and a replaced roof
- Rebuilt balconies with a new Dec-Tec waterproof terrace system
- New Andersen French doors
- Two high-capacity Carrier heat-pump/HVAC systems
- Whole-house Kohler generator
- Upgraded private water: salt treatment, iron filtration, pressure tank
- Secondary crushed-gravel owner’s drive and arrival court



AT A GLANCE

Offered at \$1,899,990

BEDROOMS	3
BATHS	2 full, 1 half
INTERIOR	Approx. 3,300 sq ft, three stories
LAND	6.01 acres; nearly 5 acres fenced
POOL	60-ft heated saltwater gunite; 25' x 10' sun shelf
OUTDOORS	Approx. 2,000 sq ft bluestone; 3 elevated terraces; bocce
LANDSCAPE	Walters Nursery design; orchard, cherry groves, stone-ruin garden
GARAGE	Oversized detached 2-car
SCHOOLS	Kingwood Township School; Delaware Valley Regional HS
TAXES	\$11,958.77 annually
MLS	NJHT2005460



THE OFFERING

Remarkably Few *Compromises*

There is an apple orchard and a 60-foot pool. Bocce beneath open sky. Terraces suspended above gardens. Long dinners that spill outside. Autumn maples that turn the grounds incandescent.

Noble Grounds is not simply a country house. It is architecture, landscape, and lifestyle composed as one: an established private world, created over time and exceptionally difficult to replicate.

7 Picnic Grove Road. Noble Grounds.



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10 West Mechanic Street, New Hope, PA 18938. All information deemed reliable but not guaranteed and should be independently verified. Square footage, acreage, drive times, and taxes are approximate. Offering subject to errors, omissions, prior sale, change, or withdrawal without notice. Equal Housing Opportunity.