



NOBLE GROUNDS

7 Picnic Grove Road | Hunterdon County, New Jersey

3 Bedrooms | 2.5 Baths | Approx. 3,300 Sq. Ft. | 6 Acres | 60-Foot Saltwater Pool | Bocce Court | Apple Orchard | Mature Designed Landscape | Approx. 90 Minutes from Manhattan

There are properties that offer acreage. Others offer architecture. Some are memorable 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.

Set in the rolling uplands above the Delaware River, the property feels wonderfully removed while remaining remarkably connected. Stockton, Frenchtown, Lambertville and New Hope are all within easy reach, placing acclaimed restaurants, galleries, theater, antiques, markets and river recreation close at hand. Manhattan is approximately 90 minutes away, with Philadelphia even closer.

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

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, allowing the landscape to unfold through a succession of framed views, garden moments and carefully considered transitions. Mature trees create enclosure without sacrificing the expansive quality of the land, while discreet pastoral fencing and substantial custom timber hurdle gates introduce an understated equestrian character appropriate to the surrounding countryside.

What was once farmland has been transformed into a sophisticated private landscape shaped with the involvement of Walters Nursery—nearly five fenced acres of generous paddock lawns, specimen trees, perennial gardens, orchard, terraces and recreational spaces.

It is a landscape that feels established because it is.

THE RESIDENCE

At its center stands a one-of-one, three-story contemporary residence—architecturally distinctive, refined without formality and grounded by a quiet sense of permanence.

Designed by architect Jean-Paul [surname], the approximately 3,300-square-foot home has been extensively reimagined with an emphasis on materials, proportion and living flow. Graciously connected yet distinct spaces balance openness with intimacy, creating a house equally suited to quiet mornings and rooms filled with guests.

Walnut, stone, glass and natural materials establish a rich but restrained palette. Walls of windows flood the interiors with natural light while framing remarkable views across the grounds, creating an almost constant dialogue between architecture and landscape.

Three elevated terraces extend the interiors outdoors, changing character throughout the day as the light moves across the property.

One of the home's defining architectural moments is its sculptural cantilevered staircase, constructed with massive solid-walnut treads and a glass balustrade. Nearby, a monumental solid-walnut architectural surround frames an oversized Heat & Glo gas fireplace and dimensional tile installation from Artistic Tile of New York—functioning as both hearth and sculpture.

Mirage hardwood flooring, Restoration Hardware statement lighting and carefully selected natural stone surfaces continue the material story throughout.

THE KITCHEN

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

An oversized center island anchors the space, surrounded by extensive custom cabinetry, natural stone surfaces and substantial culinary and wine storage. A suite of Sub-Zero and Wolf appliances includes glass-front refrigeration, full-size wine refrigeration, a Wolf cooking suite, wall oven, steam oven and warming drawer.

It is a serious kitchen for a serious cook—but equally compelling as the center of a party.

The relationship between kitchen, living spaces, terraces and grounds allows entertaining to move effortlessly from inside to out, without ever feeling staged or overly formal.

A PRIVATE PRIMARY RETREAT

The primary suite is conceived as its own sanctuary within the house.

Its bath combines sculptural design with an almost spa-like sense of calm, centered around a modern Italian stone soaking tub served by its own dedicated commercial-grade water heater. An oversized shower, GROHE fixtures, natural stone and Artistic Tile installations complete the space.

Generous dressing and laundry areas add practicality without compromising the serenity of the suite.

Most memorable, however, may be its private elevated terrace.

Here, 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

Noble Grounds possesses the increasingly rare ability to entertain beautifully at almost any scale.

Dinner for ten.

A celebration for twenty-five.

A summer gathering for seventy-five.

The house absorbs each with uncommon ease.

Interior spaces transition naturally toward terraces, lawns, gardens and pool, allowing a gathering to expand without ever losing its sense of intimacy. Approximately 2,000 square feet of carved-block bluestone patios and terraces provide multiple outdoor rooms, while a meandering bluestone garden walk connects a series of landings and destinations throughout the property.

Rather than one grand outdoor entertaining area, Noble Grounds offers many—each with its own mood, perspective and relationship to the landscape.

SIX ACRES, FOUR SEASONS

The landscape is not an accessory to the architecture.

It is an essential part of the experience.

Morning light filters through the apple orchard, lilacs and mature perennial gardens. Afternoons naturally gravitate toward the extraordinary 60-foot saltwater swimming pool, complete with a 25-by-10-foot shallow sun shelf and integrated bubbler fountains.

Nearby, the bocce court introduces another layer of resort-style recreation, while broad lawns invite everything from a quiet afternoon outdoors to a large summer celebration.

Elsewhere, a dramatic stone-ruin garden creates an entirely different atmosphere—romantic, architectural and unexpected. Cherry groves, sweeping hydrangeas, mature specimen trees and blazing maples carry the grounds through the seasons.

And then comes autumn.

The maple groves ignite, transforming the property into a landscape of extraordinary color against the deep greens and weathered stone.

It is difficult to overstate the value of a landscape at this level of maturity. This is not landscaping that can simply be installed before closing. It represents years of growth, planning and stewardship—a private-resort environment that would take years, if not decades, to recreate.

BEAUTY, BACKED BY SUBSTANCE

The refinement of Noble Grounds extends well beyond what is immediately visible.

The residence has been extensively improved with factory-finished Hardie fiber-cement siding, a replaced roof, rebuilt balconies with a new Dec-Tec waterproof terrace system, new Andersen French doors and two high-capacity Carrier heat-pump/HVAC systems.

A whole-house Kohler generator provides additional peace of mind, while the private-water system has been comprehensively upgraded with new salt treatment, iron filtration and a pressure tank.

A secondary crushed-gravel drive creates a discreet private owner's entrance and arrival court, adding another thoughtful layer to the property's circulation and privacy.

Throughout the residence, details including natural marble and onyx, GROHE fixtures, Artistic Tile installations, walnut architectural millwork and carefully selected lighting reinforce a consistent standard of material quality.

THE OFFERING

At this level of the market, buyers often choose between architecture and land, contemporary design and warmth, privacy and convenience, or resort amenities and a property that still feels authentically connected to its surroundings.

Noble Grounds asks remarkably few compromises.

Here, one-of-one architecture meets reimagined interiors and living flow. Exceptional walnut and stone work meets serious culinary design. Resort-scale amenities sit within six acres of mature landscape. Infrastructure has been substantially renewed, while the property's sense of permanence and character remains intact.

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. Quiet mornings when the only decision may be where to have coffee.

And beyond the gates lies one of the Delaware River Valley's most compelling collections of small towns, with New York and Philadelphia close enough to remain part of life rather than destinations requiring an entirely separate one.

Noble Grounds is not simply a country house.

It is architecture, landscape and lifestyle composed as one—an established private world in the Hunterdon County countryside, created over time and exceptionally difficult to replicate.

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