



## Features & Improvements

3808 Redding Road | Fairfield, Connecticut

### The Property

- The original home dates to 1769, placing it among the earliest surviving residences in Fairfield; a property whose story spans centuries of New England history.
- The estate unfolds across 16.76 acres in Fairfield and an additional 1.17 acres in neighboring Easton, creating a rare expanse of nearly eighteen acres of preserved countryside.
- In 2008, the home underwent a meticulous rebuild, taken down to its original foundation and reconstructed with modern systems while carefully preserving the character and materials that define its period heritage.
- An apple orchard on the property stands as an enduring reminder of the land's agricultural past and the rhythms that once defined life here.

### The Main House

- The residence offers four bedrooms and four and a half baths, with spaces thoughtfully arranged to balance historic character with everyday livability.
- The interior has been freshly painted throughout, renewing the home's palette while allowing its architectural details and natural light to take center stage.
- The kitchen cabinetry has been refinished, subtly refreshing the heart of the home while preserving its classic presence.

### Interior Features

- A private balcony just beyond one of the bedrooms offers a quiet perch for morning coffee, where views of the surrounding land unfold with the changing seasons.
- Rich slabs of wood floors and beams from much earlier iterations of the home have been seamlessly incorporated into the modern house; surfaces that have carried generations across them and continue to anchor the home in its history.
- At the center of the house stands a remarkable three-fireplace central hearth, supported by substantial stone pilings that extend down into the basement. More than an architectural feature, this hearth has long served as the true heart of the home; where warmth, gathering, and daily life naturally converge.

## Exterior Features

- The property spans just under eighteen acres. Well-maintained land that has historically sustained crops of corn, apples, wheat, potatoes, and onions. Expansive fields have been thoughtfully overseeded with clover and wildflowers.
- Mature trees, some as old as the land itself, frame the property. Including a striking maple, lovingly known as the "fairy tree", whose autumn color is so vivid it quite literally stops traffic each fall.
- Driveway: Fresh gravel poured in March 2026, enhancing the approach to the home.
- Porch: Painted and pressure-treated wood front porch designed for outdoor gatherings and quiet afternoons alike.
- A new garden fence defines planting areas while maintaining the open pastoral character of the land.
- A chicken coop remains, continuing the property's long agricultural tradition and offering the simple luxury of fresh eggs gathered just steps from the home
- The grounds provide ample space for the potential addition of a pool behind the home, should one wish to further enhance the outdoor setting.

## Utilities

- Fuel Type: Natural Gas
- Heating: Forced hot air, complemented by a wood stove that adds warmth and atmosphere during colder months.
- Cooling: Central air conditioning installed during the 2008 reconstruction, providing four distinct zones, including a dedicated split system in the theater room for added comfort.
- Hot Water: On-demand system for efficiency and reliability.
- Septic System: Privately maintained; last serviced March 13, 2025.

## Appliances, Home Automation & Smart Features

- A dedicated audiophile theater room is outfitted with Revel in-ceiling speakers, creating an immersive listening and viewing experience designed for true enthusiasts.
- Bertazzoni six burner range with griddle in the kitchen.
- The home is supported by six-gig fiber internet through Frontier Communications, delivering exceptional speed and connectivity throughout the property.

## The Carriage House

- Built ca. 1900, the charming carriage house reflects the property's layered history and offers flexible guest or ancillary living space.
- The structure includes one bedroom and one bath, with its own natural gas furnace, providing comfort and independence from the main residence.

## **The Barn**

- A classic and recently reinforced one-story barn with loft that outdates even the original dwelling stands on the property, an evocative structure that speaks to the estate's agricultural roots and offers a variety of potential uses, from storage to creative workspace.

## **Providers & Services**

- Gas: Southern Connecticut Gas
- Electric: United Illuminating
- Septic: Loyd Clark & Sons Septic Service
- Water: Aquarion
- Internet: Frontier Communications
- Garbage: Big Little
- Landscaping / Property Maintenance: Multiple, contacts available on request.