



# 200 PORTSMOUTH AVENUE STRATHAM, NEW HAMPSHIRE

Tate & Foss

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## 200 PORTSMOUTH AVENUE

3  
BEDS

2.5  
BATHS

3,438  
SQ. FT.

1.94  
ACRES

Towering spruce trees flank the Joshua Hill House c. 1725, built by the former "housewright." Ancient stonewalls define the property's beautiful 1.94 acres- alive with birdsong. Lush gardens and gravel walkways evoke a gentle life long ago. The high-posted residence has wonderful "bones" with an interior faithfully restored and refreshed. Here are tall ceilings and extraordinary light, rare in antique homes. Original crown molding, chair rails, paneling, wide-pine floors, and plaster walls, are joined with new custom Pella windows, crafted cabinetry, interior shutters and more – all judged by a noted architectural historian to have been executed at "high, high level". Enjoy meals in a well-equipped, bright, comfortable kitchen with custom built-ins, soapstone sink, and marble and soapstone counters. A walk-in laundry is near-by. There are warm dining, living, and sitting rooms and a spacious sunroom. Upstairs are three generous bedrooms and two bathrooms – one with a delightful soaking tub. All four fireplaces work and the chimney has just been rebuilt above the new roof. Outside, relax in the garden house with summer cocktails or sauna on a snowy night. The garage barn has more than ample extra storage space. A vast network of abutting hiking trails invites exploration. The property is centrally located within a few miles of shopping, cultural and transportation hubs. Here is a handsome home, surrounded by conserved land, true to its roots but well adapted for modern living.

# Property Highlights



- Faithfully restored and renovated for today's living
- Potential big ticket repairs are done! Character has been preserved while the roof is new, chimney's have just been rebuilt from the roof up and new Pella windows are energy efficient
- Original and new custom craftsmanship preserves value , while yielding the beauty and character one expects in an older home



- Colonial style walking ornamental, herb and chef's gardens
- A timelessly beautiful place to relax and unwind with summer cocktails or winter sauna
- Enjoy a wide variety of plant species and bird-life that both enrich your life and add value. An environment that truly allows you to connect to the past as well as the environment



- Central location, protected by a heritage corridor ordinance. Zoning permits home business use
- A property with potential for multi-uses all within easy commute to Exeter, Portsmouth and major highways
- Boston, Manchester, Portland, the beaches, Amtrak terminal and three major airports all within one hour. Skiing, the mountains are two hours

# An Insider's View

“Centrally located within a few miles of shopping, cultural and transportation hubs, yet fully protected by conservation easements and proximity to Stratham Hill Park.”

