



Southern Comfort

355, 357 & 359 Ditchley Rd Kilmarnock, VA 22482
Lawrence Cove

Acres: 88.39 acres (majority is Lot 135)
3000 ft of shoreline, 4 - 5 ft MLW
Zoning: Lot 134 is R2; Lot 135 is A1
Taxes: \$15,595/year
Not in a flood zone
2 miles by boat to the Chesapeake Bay

Main Residence: 355 Ditchley Rd

Year built: 1990
Square footage: approx 16,600 sq ft
Main residence: 12,652 sq ft
Apartment above garage & pool room: 4000 sq ft
Total rooms: 17 rooms (per appraisal)
Bedrooms: 7 bedrooms (per appraisal),
includes 2 BR/1 BA apartment above garage
Baths: 5 full, 1 half bath

Carriage (Guest) House: 359 Ditchley Rd

Year built: 1989
Square footage 1976 sq ft
Total rooms: 6 rooms
Bedrooms: 3 bedrooms
Baths: 2 full baths

Barn: 357 Ditchley Rd

Square footage: 1344 sq ft
Adjoining fenced paddocks

Additional Buildings

Two multi-bay outbuildings for grounds equipment
Detached 2 car garage for guest house



Kelly Antonio
kelly@braggco.com
703.919.3378



Bo Bragg
bo@braggco.com
804.436.7337



Alice Riviere
alice@braggco.com
703.727.6767



Additional Features:

3 man made ponds totaling 9 acres with working aerating fountains

Ponds stocked with bass, brim and catfish

Fully fenced property

Par 4 golf hole

100 yard shooting range with steel bulkhead

Separate service entrance off Apple Grove Rd

Two gas pumps by outbuildings

Rip-rap/bulkhead

Pier was taken out in storm, but can be re-built

Main Residence: 355 Ditchley Rd

Exterior: Drivit

Roof: Composition shingle, replaced in past two years

Foundation: Crawlspace encapsulated in past two years, 240 sq ft basement/mechanical room

Driveway/Garage: Attached 4.5 bay garage, asphalt drive, working fountain surrounded by circular drive

4 fireplaces

4 electrical panels, totaling 800 amps

Systems:

- Heat pumps for A/C in main residence: 4 Trane systems (Ages: 2017, 2017, 2018, 2018)
- Gas boiler system for heat in main residence
- 1 Carrier system for heat/air in apartment above garage
- 2 Rinnai water heaters (one in basement, one in laundry room) for main residence
- 1 new short stack tank water heater in apartment above garage
- ADT security system

Pool wing:

- Salt water 15,000 gallon pool completely inspected and opened
- Sauna, jacuzzi, full bath, wet bar, exercise area, changing room
- New HVAC system coming soon
- One tank water heater



Carriage (Guest) House:

Roof: New in past two years

HVAC: New in past two years

Fireplace: Gas, new in past two years

Kitchen appliances: New in past two years

Barn:

7 stalls, tack room, feed room, washing stall, foaling stall, full bathroom, office

Fenced paddocks, oval shaped show ring

Second floor hay storage area

Repairs and Improvements:

As of July 9, 2022:

T.A. Paris Plumbing has replaced pressure regulator for well water system and installed ball valves in main mechanical/electrical room (basement). Also replaced water heater in apartment above garage and PVC piping at tankless water heaters. Checked existing valves at all fixtures, repairing/ replacing as needed and identified where the dock, garden and fountain water lines leave the residence.

Northern Neck Mechanical has inspected and repaired 5 existing HVAC systems, less the pool wing units (3). Performed a spring service and replaced all filters. Have requested a proposal to replace the 3 pool systems with one package unit placed outside, ducted in and tied in to the existing ductwork in the wing.

Pool and jacuzzi are being filled and will be operational by end of next week. The fountain electrical has been checked out, pump equipment will be inspected and seals replaced as needed by pool contractor.

Ransone's Nursery has started work that includes trimming two magnolia trees in front, two trees on either side of residence, and to clear weeds in planted areas in front of home.

Window replacement proposal for the garage and pool wings is being reviewed - several questions for the contractor before the Dioceses approves. This will be clarified soon.



Utilities:

Power: Dominion Energy

Internet/TV: Breezeline exists at the carriage house

Water: Artesian wells (3),
Residence and barn wells replaced in past 2 years

Sewer: Septic systems

Rental Income:

Guest House: \$1500/month, plus utilities
(Lower than current market rates)

Barn: \$250/stall per month (4 stalls rented
for a total of \$1000/month). No services
offered other than stall use

All information deemed reliable but not guaranteed.



LOTS 134 & 135

