



## English Country In Southampton Village

**Southampton.** In 1640 a small group of Puritans landed at Conscience Point to form what is today the oldest English settlement in New York, eventually named after the Earl of Southampton. Three hundred and seventy one years later, you can settle into far more luxury than our early forefathers ever imagined if you are nimble enough to snag this English inspired, 6-bedroom country manor on 1.5 acres with tennis. Curb appeal is in abundance as you approach this residence at the end of a long, tree-lined drive on a private Hampton lane. As ivy climbs the stucco facade around you, enter a serene realm with a gracious paneled entry with walls suitable for your own Rubens. The foyer leads to the spacious living room, augmented by both a fireplace and coffered ceiling. Dark-stained oak floors fan out to include the formal dining room, powder room and the sprawling kitchen, highlighted by professional appliances, breakfast area and sitting room, which will no doubt be adorned by a large flat screen TV. A generous guest master suite, laundry room and two-car garage complete the first floor. Climbing a short staircase leads you past an attractive open sitting room to find the expansive master suite, fit for any king, complete with large walk-in closet and luxurious bath, sequestered from the other three bedrooms that are on the upper floor. The lower level reveals a large recreational room, full bath and staff suite with its own exterior access. Outside patios and an expansive lawn connect the 40' heated Gunite pool with the N/S Har-Tru hydro court. Hundreds of thousands of dollars have been spent to create a verdant sanctuary defined by boxwoods, exquisite plantings, perennial gardens and specimen trees. Ocean beaches, restaurants and world-renowned golf courses are all within reach if you let your conscience be your guide. Exclusive. \$4.995M WEB# 40747

### Southampton to Montauk...Sagaponack to Shelter Island

With over \$186 Million worth of transactions in 2011, and already over \$70M sold or in contract in 2012, Gary DePersia has shown why buyers, sellers, renters and investors continue to contact him for all their needs in the Hamptons. In 16+ years on the East End, Gary has participated in over a billion dollars of real estate transactions with more than 225 of his exclusive listings sold and closed, as well as matching hundreds of his own buyers and renters with the right properties. Benchmark 2011 sales included the 55 acre bayfront estate Tyndal Point (\$44.99M\*) and the 2+ acre oceanfront residence Meadow Lane Development (\$26.995M\*) to two of his own buyers. His more than \$400M inventory of sensational listings stretch from Southampton to Montauk and from Sagaponack to Shelter Island made feasible by his 4 full time assistants. In February, Gary was awarded the title of Top Producer for Corcoran's East Hampton office for 2011, an honor he has earned each of the last 6 years since Corcoran's purchase of the legendary Allan Schneider Associates. He was recognized for the highest priced transaction on the East End for 2011. And just this June, Gary was listed by The Wall Street Journal, Real Trends and lore magazine as the 11th top ranked broker nationwide by sales volume for the previous year in their annual list of the "TOP 1000" of real estate professionals in the country. Contact Gary DePersia to explore the full range of services available to sell, buy, rent or invest in the Hamptons today.



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