

# Alter History in Sagaponack w/ Iconic 4 Acre, 9 Bedroom Compound

31 Hedges Lane, Sagaponack



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#### ALTER HISTORY IN SAGAPONACK W/ ICONIC 4 ACRE, 9 BEDROOM COMPOUND

**Sagaponack** . Step into the timeless elegance of “Winnecoma,” a historic estate spanning 4+/- bucolic acres in the heart of Sagaponack, just one mile from pristine Sagg Main beach. Conceived in 1899 by the distinguished turn of the century architects James E. Ware & Sons, this iconic compound is celebrated as one of Sagaponack’s earliest and most revered summer residences. The estate’s centerpiece is a magnificent shingle-style main residence, exuding classic charm and sophistication. The gracious foyer with fireplace opens to elegant common rooms that were so typical of a bygone era. A country kitchen with sunroom and a media room add to the interiors allure. Broad covered verandas embrace the west and south facing sides of the residence affording ample room day or night for al fresco dining or that post prandial cigar. Upstairs the generous primary suite reigns over 4 additional bedrooms. Complementing this grand home are three delightful accessory structures: a 1-bedroom guest house with artist studio, a 2 story, 3-bedroom carriage house and a former stable, each echoing the property’s storied past. The park-like, rolling grounds cover a beautifully landscaped 2.6+/- residential acres while an additional 1.4+/- acres of conservation land, graced with specimen trees, ensures complete privacy and serene views. This assemblage creates an ideal sanctuary for multigenerational living, offering both communal spaces and private retreats. Although perfectly charming as is, the estate’s intuitive design and vast potential invites an ambitious new owner to enjoy the existing grandeur of the late 1800’s while exploiting its promise of bringing it into the 21st century with all of today’s bells and whistles, including pool, spa, cabana and a full-size N/S tennis court. Positioned near the Sagaponack General Store, immaculate ocean beaches, and charming local farmstands, “Winnecoma” epitomizes refined country living. This estate represents a rare opportunity to own a piece of history in one of America’s most coveted zip codes while seizing the chance to alter that history while making it your own with this unparalleled Sagaponack property. **WEB# 913317**



# PROPERTY DETAILS & AMENITIES



### BASIC HOUSE / PROPERTY INFORMATION

- Historic Compound
- South of the Highway
- 3 Separate Certificates of Occupancy
- Built 1899 Architect James E. Ware
- 7,250 +/- SF Combined Habitable Space
- 5000 +/- SF Main House
  - o 2.6 Acre Residential Parcel
  - o 1.4 Acre Peconic Land Trust
- 9 Bedrooms
- 9 Full Bathrooms
- 4 Fireplaces
- 2 Car Garage in Carriage House
- Cedar Shingle Roof (Replaced 2012)
- Cedar Shingle Siding
- Taxes \$13,899

### MAIN HOUSE FIRST FLOOR

- Entry Foyer w/ Fireplace
- Living Room with:
  - o Fireplace
  - o Octagonal Sunroom
  - o Access to Covered Veranda
- Formal Dining Room w/ Fireplace
- Media Room w/ Full Bath & Closet
- Kitchen (See Detail Below)
- Den with Access to Covered Porch
- Mudroom Entry

### KITCHEN DETAILS

- Country Eat-In Kitchen with:
  - o Separate Mud Room Entrance
  - o Dual Sinks
  - o Garland Stove
  - o Refrigerator
  - o Dishwasher
  - o Pantry

### SECOND FLOOR

- Primary Wing with:
  - o Fireplace
  - o Walk-in Closet
  - o Bathroom with:
    - Dual Sinks
    - BathsWater Closet w/ Bidet
    - Shower
    - Tub
    - Terrace
- 4 Additional Bedrooms & 3 Bathrooms

### BASEMENT

- Partial Basement w/:
  - o Laundry
  - o Gym
  - o Mechanical Rooms
  - o Closets

### OUTDOOR AMENITIES

- Circular Stone Driveway w/ Ample Parking
- Room for Pool & Pool House
- 1500 SF Covered Porches
- Room for Tennis
- Extensive Landscaping & Gorgeous Gardens

### MECHANICAL / TECHNICAL ASPECTS

- Cedar Shingle Siding & Roofing
- Generator
- Irrigation System
- Propane Heating System ( Public Gas Available)
- Well Water (Public Water Available)
- 200+/- SF Amp Electrical Service
- WiFi
- Alarm System

### GUEST HOUSE

- 750+/- SF
- Living Room
- Kitchen
- Bedroom
- Bathroom

### CARRIAGE HOUSE

- 1700+/- SF
- Living Room
- Kitchen
- 3 Bedroom
- 3 Bathrooms
- 2 Car Garage

### FORMER STABLES

- Currently Utilized as a Workshop

















FIRST FLOOR

FIRST FLOOR INT: 2315 ft<sup>2</sup>  
 FIRST FLOOR OUT: 1569 ft<sup>2</sup>

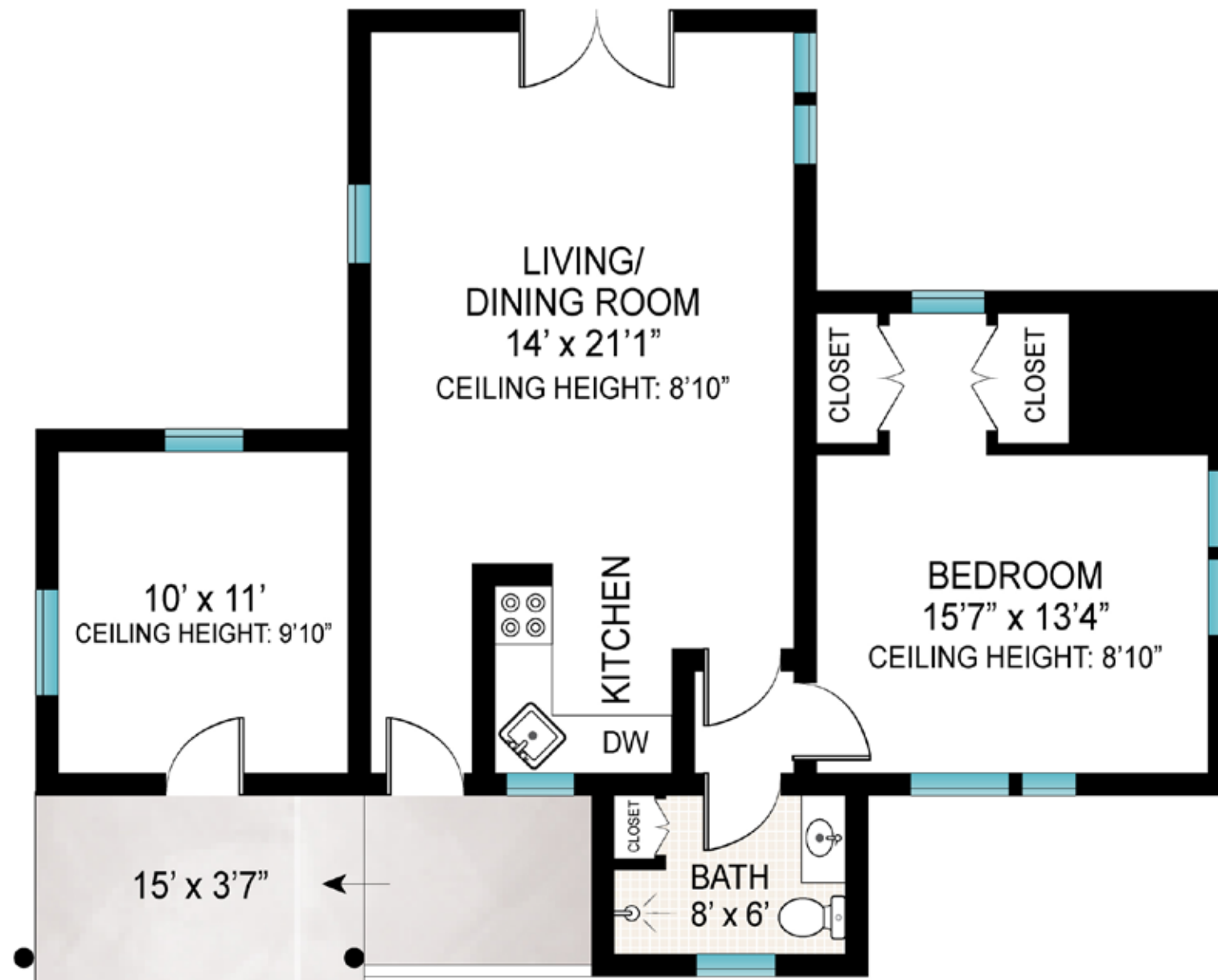




**SECOND FLOOR**

SECOND FLOOR INT: 2118 ft<sup>2</sup>  
 SECOND FLOOR OUT : 206 ft<sup>2</sup>

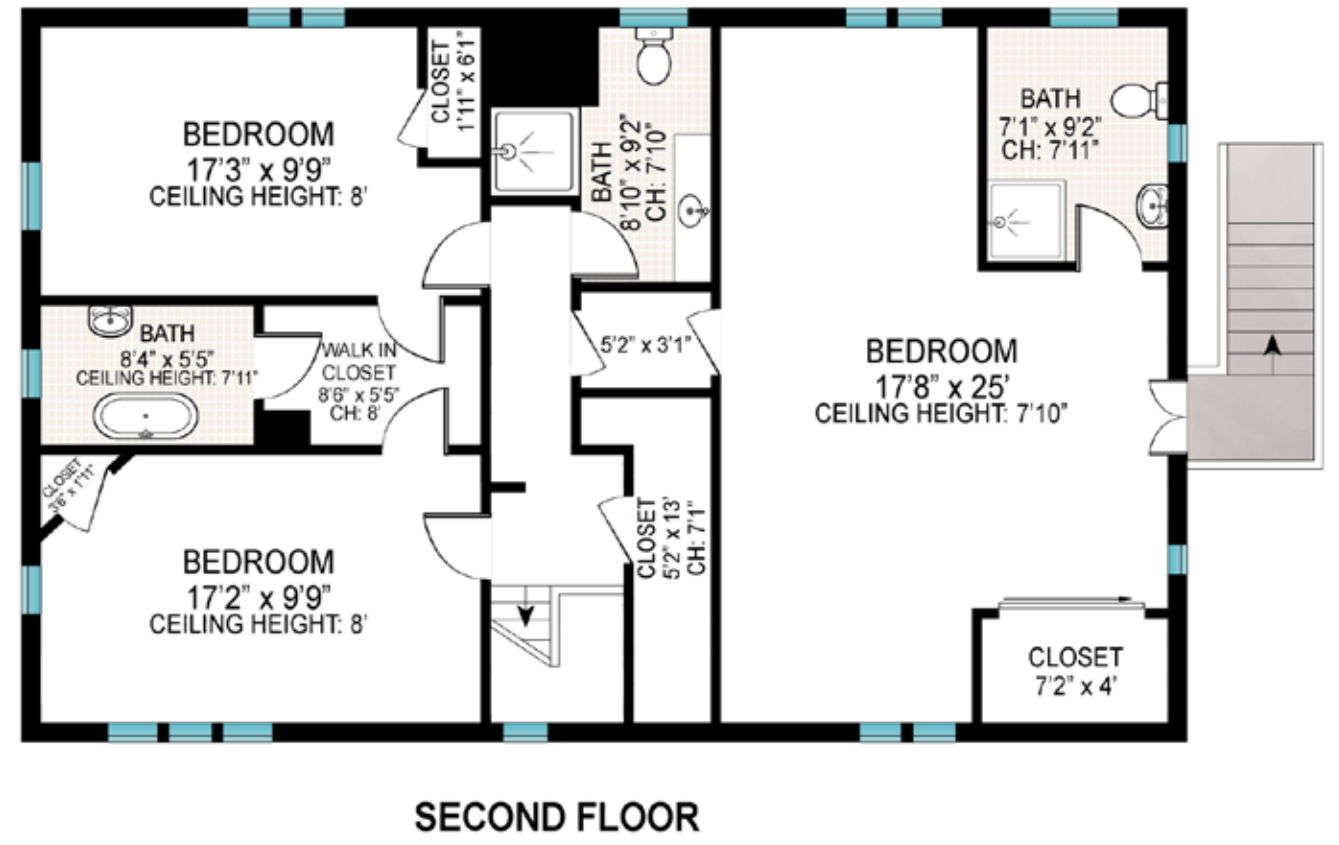
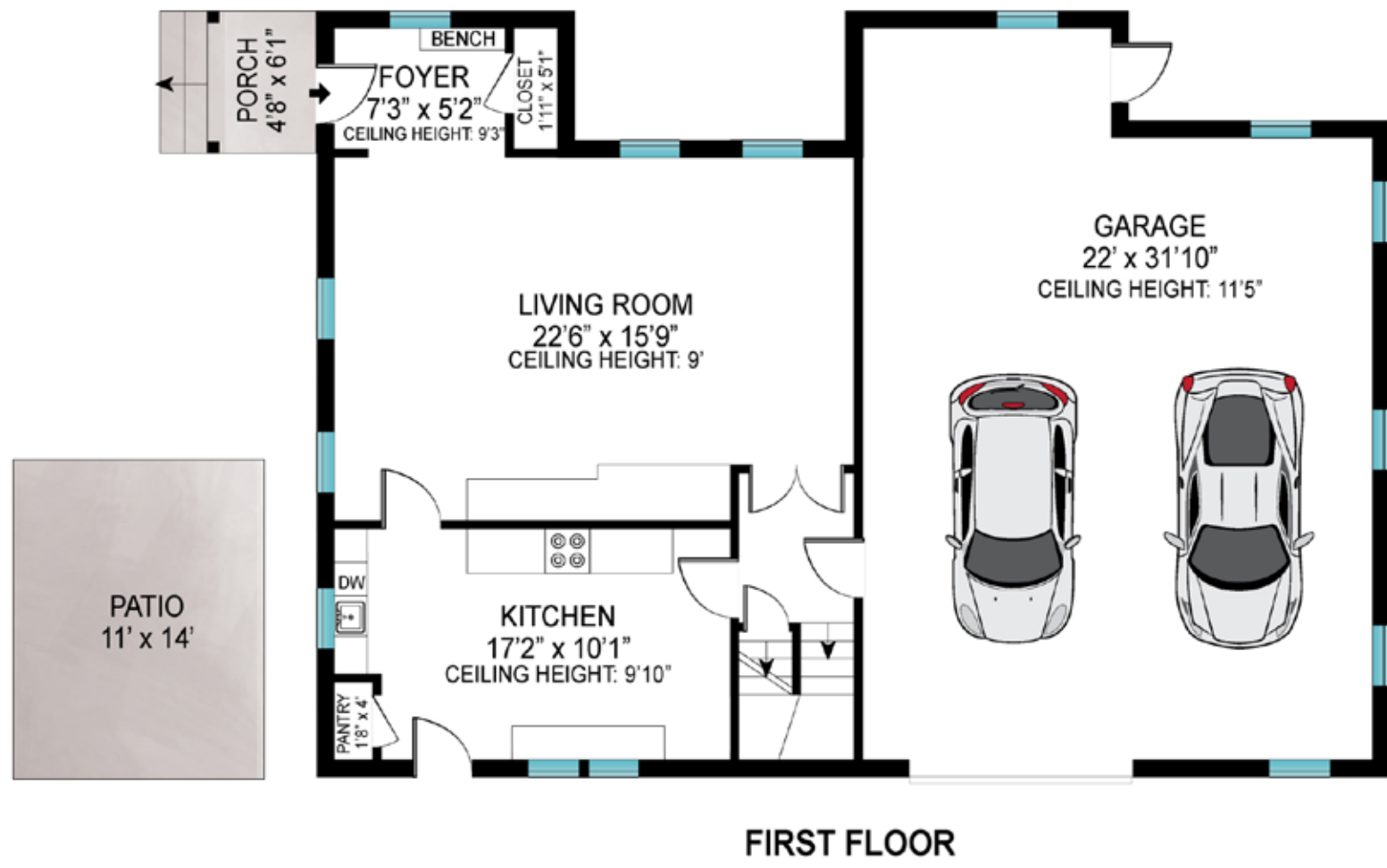




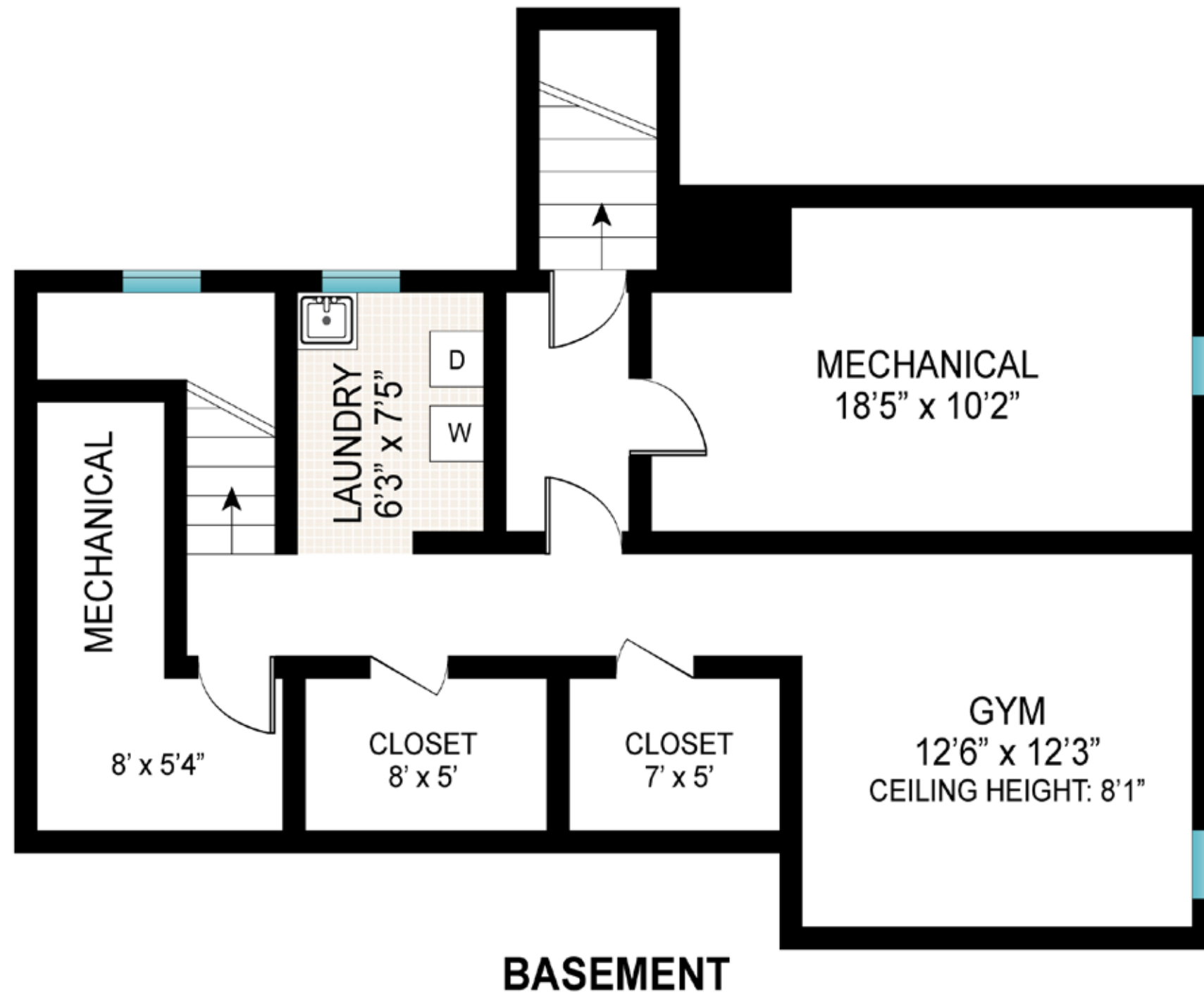
**GUEST HOUSE**

GUEST HOUSE: 647 ft<sup>2</sup>





FIRST FLOOR INT: 1275 ft<sup>2</sup>  
 SECOND FLOOR: 1149 ft<sup>2</sup>  
 PORCH: 30 ft<sup>2</sup>  
 PATIO: 154 ft<sup>2</sup>  
 TOTAL INT: 2424 ft<sup>2</sup>  
 TOTAL EXT: 184 ft<sup>2</sup>  
 TOTAL: 2608 ft<sup>2</sup>



BASEMENT INT: 620 ft<sup>2</sup>





**\$14.950M**

31 Hedges Lane,  
Sagaponack

4.00 acres / 7,405 SF+/-

9 bedrooms / 9 full bathrooms

**Tax Map: 0300-150.00-02.00-005.004**

Taxes: 14,524 / Year

For more pictures, video and info visit:

[myhamptonhomes.com/913317](http://myhamptonhomes.com/913317)

Corcoran WEB# 913317

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