

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
- 4 Acres
 - 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 ft²
 FIRST FLOOR OUT: 1569 ft²

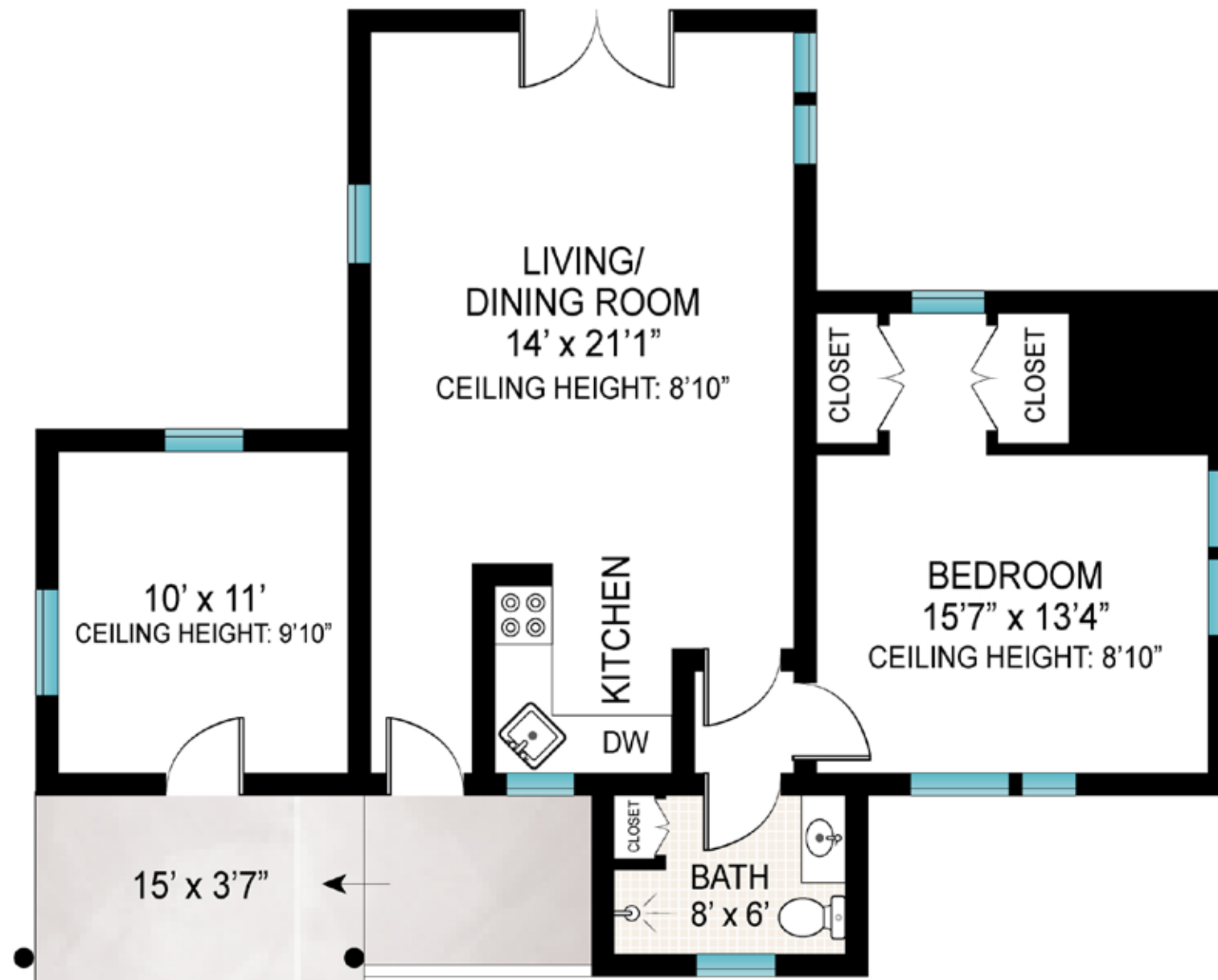




SECOND FLOOR

SECOND FLOOR INT: 2118 ft²
 SECOND FLOOR OUT : 206 ft²

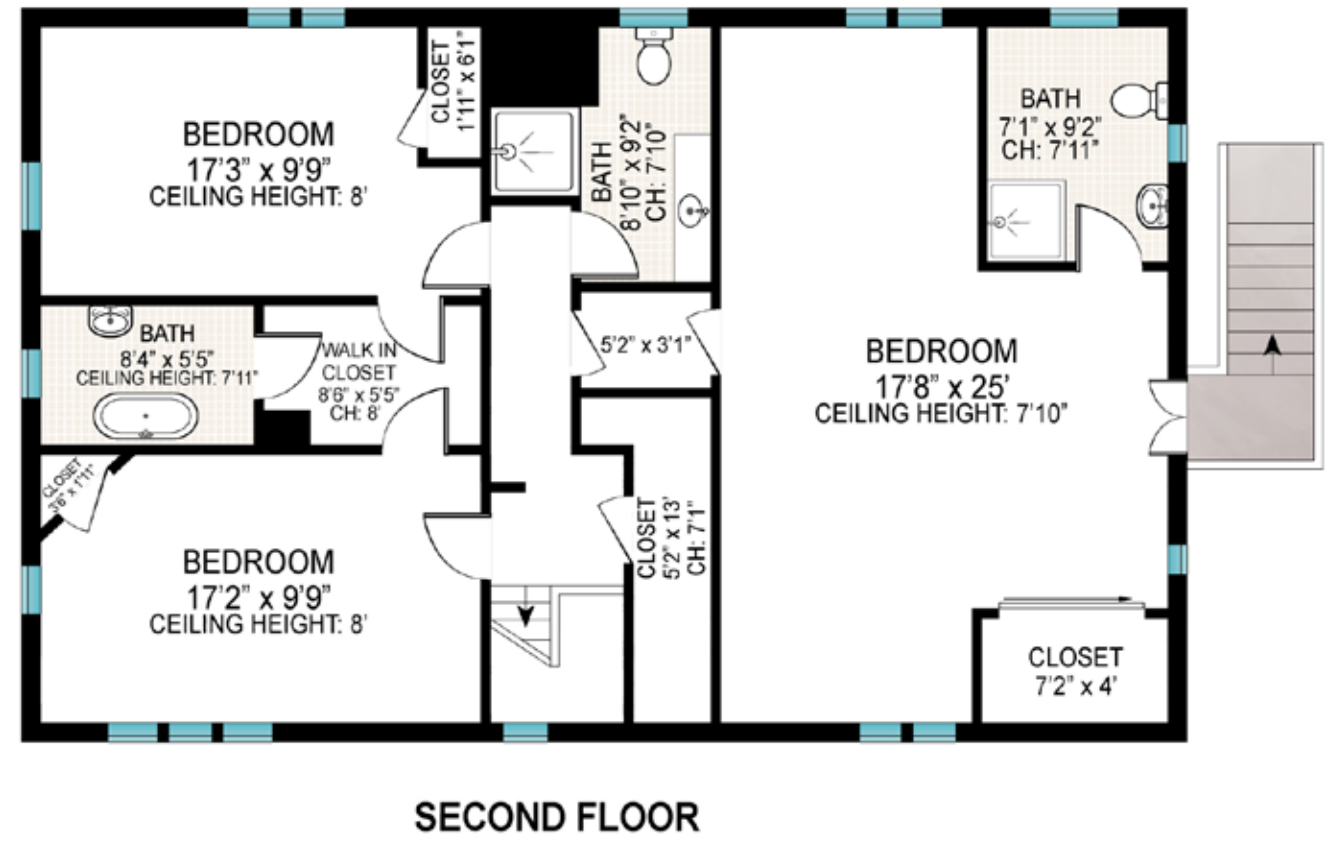
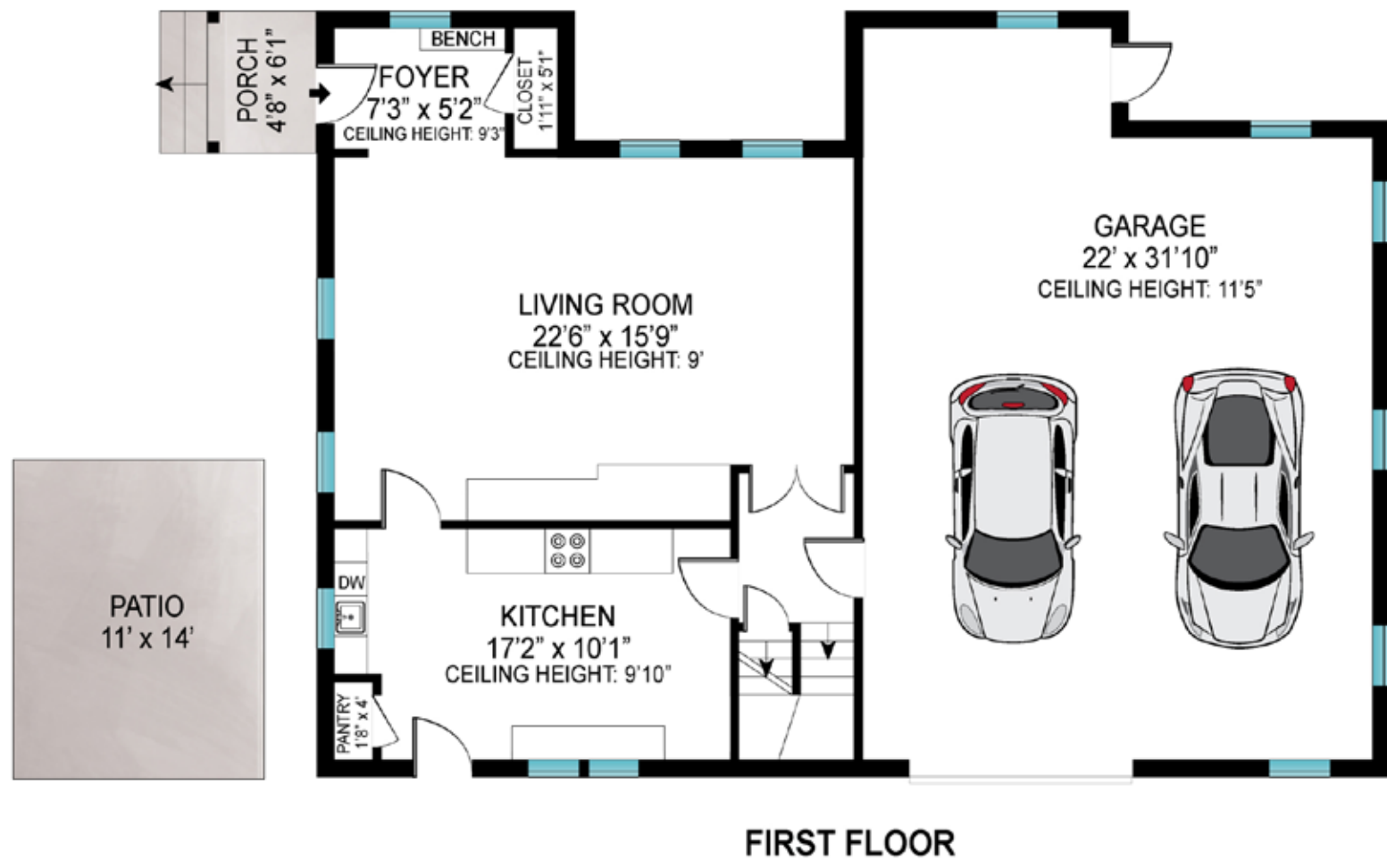




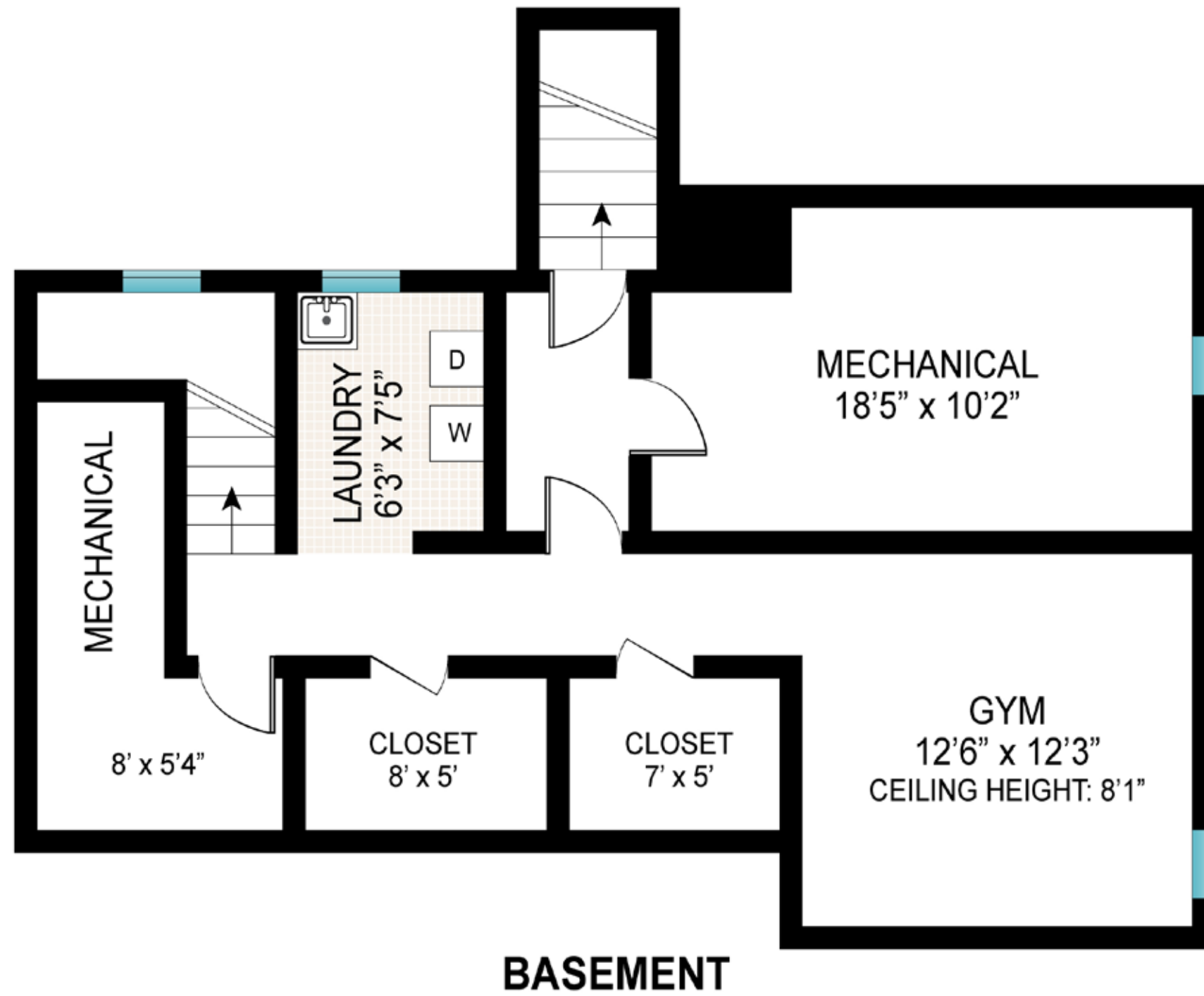
GUEST HOUSE

GUEST HOUSE: 647 ft²

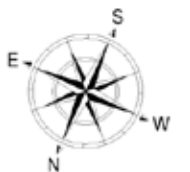




FIRST FLOOR INT: 1275 ft²
 SECOND FLOOR: 1149 ft²
 PORCH: 30 ft²
 PATIO: 154 ft²
 TOTAL INT: 2424 ft²
 TOTAL EXT: 184 ft²
 TOTAL: 2608 ft²



BASEMENT INT: 620 ft²





\$12.950M

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

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