

Home of the Month



Draycott Cottage

COUNTRY CHARM IN SOUTHERN CHESTER COUNTY

Laurel Anderson

MORE HOMEOWNERS ARE DISCOVERING THE special appeal of life in Chester County. Rich in history and natural beauty, our area offers an opportunity to live on open land with unparalleled views of rolling hills and native woods. Whether it's a place to put down roots for generations or merely an escape from city life to work from a dream home, this is that perfect spot.

One of the most charming properties on the market now is Draycott Cottage in East Fallowfield Township. Known as "The Cottage," this unique 29-acre parcel overlooks the former King Ranch and The Laurels Preserve and is protected in perpetuity by conservation easements for this and surrounding properties.

The Cottage provides a quintessential Chester County lifestyle.

THE COTTAGE DESIGN

This picturesque home could easily be mistaken for one of the many historic buildings visible in the distance from winding country roads. Yet The Cottage was designed by renowned local architect John Milner just 24 years ago. Chosen for his knowledge

of historic architecture, Milner designed a structure that respects local traditions in its historically accurate style while providing the comforts of modern living.

The Cottage blends historic and contemporary styles using perfect period details along with nine-foot ceilings, modern kitchen and large windows. Additional modern amenities include a pool, poolhouse, potting shed and magnificent new barn.

The same care shown in the home's design continued in the quality craftsmanship of the builder, Griffiths Construction. Over the years, new features were added and designed by an equally distinguished architect, Richard Buchanan of Archer and Buchanan.

DETAILS MAKE THE DIFFERENCE

Carefully chosen details give The Cottage texture, personality and a sense of permanence. There's a 16-inch-thick lintel over the walk-in fireplace in the great room, the last fireplace to have a historically correct window set inside (current building codes prohibit this detail).

This room's beamed ceiling is indistinguishable from those in historic Chester County homes, except it's a comfortable nine feet high. Reclaimed wood, in random-width oak flooring and paneling, adds warmth and authenticity. The home is a wonderful blend of old-world charm and contemporary convenience.

Outside details include Chester County fieldstone in the exterior walls, complemented by a special stone brought from a streambed in the Cotswolds, that charmingly English section of the UK, home to the original Draycott.

Thoughtful details continue throughout. Even four-legged family members get a pet-bathing station on the lower level of the home. And the two-bay, heated garage is equipped with a Tesla charging station.

RIGHT-SIZE LIVING

Though the property is generously proportioned—a half-mile drive winds over a small creek and up a hill—the home itself is well suited for simple, elegant living. Rooms are well proportioned and balanced. Large, modern windows expand the sense of space from the hilltop location and maximize the views.

A welcoming foyer allows access to the powder room, modern kitchen and great room with adjoining dining room. Warm wood tones draw you to the great room, with its distinctive beamed ceiling, oak floors and walk-in fieldstone fireplace. Large windows give northern and southern exposure, with a deck at the south. ♦

