

\$1,500,000 - 845 Waterway Rd, Oxford

MLS® #PACT2111360

\$1,500,000

4 Bedroom, 2.00 Bathroom, 3,975 sqft

Farm on 12.14 Acres

NONE AVAILABLE, Oxford, PA

Welcome to Brownstone Farm, a stunning equestrian training center and historic residence set on 12.7 beautifully maintained acres. Originally constructed circa 1772, this solid brick three-story farmhouse blends timeless architecture with modern updates and offers an exceptional opportunity for both gracious country living and professional equestrian pursuits.

The main residence invites you in with a wide 10-foot front porch and a grand entry hall flanked by elegant parlors. The remodeled kitchen (2018) features custom cabinetry with a hand-painted finish, soapstone countertops, a farmhouse sink, subway tile backsplash, stainless steel appliances, and a butcher-block center island with prep sink. A cozy breakfast area with a wall of windows and exposed brick adds warmth and light. Adjacent, the formal dining room boasts built-in china cabinets and a charming corner wood-burning fireplace. Additional living spaces include a great room with arched openings, hardwood floors, and a fireplace plus a formal parlor ideal for entertaining with another fireplace.

The first floor also offers a convenient laundry room with utility sink and a full bath featuring a soapstone vanity. Upstairs, the second floor hosts four generously sized bedrooms and a full bath with clawfoot tub. The third floor provides THREE additional bedrooms with adjoining sitting or sewing rooms / flexible spaces that can serve as offices, craft rooms, or extra storage.



Step outside to your own private retreat. The L-shaped Anthony Sylvan in-ground pool (8'™ deep) with adjoining hot tub is surrounded by a 25'™ x 15'™ patio, an island-themed pool house, fire pit area, and a sports court with basketball hoop. Raised flower beds and mature landscaping complete this peaceful setting.

A two bedroom loft apartment with downstairs studio offers full amenities and is currently leased & perfect for generating supplemental income or accommodating guests.

Equestrians will appreciate the exceptional facilities:

Main Barn (built 2009): 35 stalls with windows, two tack rooms, three wash stalls (2 heated) with hot/cold water, three tack-up stalls, feed room, hay and straw storage, heated office, heated bathroom, and laundry.

Second Barn: Seven additional stalls, wash stall with hot/cold water, tack and feed rooms, blanket storage & machine storage bays.

Indoor Riding Arena (built 2010): 80'™ x 200'™, sand footing, LED lighting, heated viewing room, and spectator seating.

Outdoor Ring (built 2020): 100'™ x 240'™, excellent base with sand footing, observation deck with electric and ceiling fan.

Fenced paddocks and open pasture complete the setup for a working equestrian facility.

Hacking path around the perimeter of the property.

Brownstone Farm is as functional as it is picturesque, offering an established setting for lessons, training, and equestrian shows with proven cash flow potential. Whether you're seeking a turnkey equestrian operation, a country retreat, or a blend of both—this remarkable property delivers history, character, and opportunity in equal measure.

Built in 1772

Essential Information

MLS® #	PACT2111360
Price	\$1,500,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	3,975
Acres	12.14
Year Built	1772
Type	Farm
Sub-Type	Detached
Style	Federal
Status	Active

Community Information

Address	845 Waterway Rd
Area	East Nottingham Twp (10369)
Subdivision	NONE AVAILABLE
City	Oxford
County	CHESTER-PA
State	PA
Municipality	EAST NOTTINGHAM TWP
Zip Code	19363

Amenities

Amenities	Built-Ins, CeilingFan(s), Crown Molding, Upgraded Countertops
Has Pool	Yes
Pool	Pool (In-Ground)

Interior

Heating	Hot Water
Cooling	None
Has Basement	Yes
Basement	Full
Fireplace	Yes
# of Fireplaces	3
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding
Exterior Features	Outbuilding Apartment, Sport Court, Paddock, Riding Ring, Stable(s), Board Fence, Pool (In-Ground)
Foundation	Stone
Other Structures	Barn, Barn/Farm Building, Barn/Stable, Cabana/Pool House, Garage(s), Horse Stable, Riding Ring

School Information

District	OXFORD AREA
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Additional Information

Date Listed	October 23rd, 2025
Days on Market	25
Zoning	RESIDENTIAL

Listing Details

Listing Office	BHHS Fox & Roach-Kennett Sq
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Listing information last updated on November 16th, 2025 at 5:00am EST