

REAL ESTATE

HOT PROPERTY

‘Gorgeous house, fantastic location, great backyard’

By Gretchen A. Peck

Built in 2002, the stone-and-shingle single-family home at 28 Welwyn Road in Riverside is sited on a 0.45-acre lot, on a quiet cul-de-sac. Meg McQuillan of Sotheby's International Realty is the listing agent for the \$4.185 million property.

“It's the perfect combination of a gorgeous house, fantastic location and a great backyard,” she promises in listing materials.

The seller of the home acquired the property in 2009 and recalled the experience, on request of anonymity: “I fell in love with the beautiful architectural design of the house; the flow, which is amazing for family life and for entertaining; and the location in the center of Riverside, on a quiet street. It had everything I was looking for, with no drawbacks.”

She also provided some insight into the improvements made to the home over the course of a decade, including some recent updates.

“We added a substantial amount of custom millwork throughout the house, to enhance the character even more — archways, wainscoting, etcetera. We also finished the basement with a lounge-like media room and a great big bar, an exercise room and a full bedroom and bathroom for our au pair,” the seller disclosed.

The seller also transformed the décor.

“I've done all the design work myself on the house, including choosing wall coverings, fixtures, etcetera. It's a sophisticated house that feels like a home and not like a new-construction spec house,” she explained.

The house affords 6,210 square feet of living space, comprising a double-height entry hall, living, dining and family rooms; a spacious and inviting eat-in kitchen with a breakfast nook that has a built-in banquette seating and a convenient workspace for home management tasks or homework sessions.

“The flow of the house is perfect

Details

Address: 28 Welwyn Road, Riverside

Price: \$4.185 million

Number of rooms: 13

Features: The six-bedroom, seven-bath shingle-style home was built in 2002 on 0.45 acres, on a cul-de-sac. The home has 6,210 square feet of living space, with a double-height entry, formal living and dining rooms, a family room, eat-in kitchen and breakfast nook, mudroom, secondary family room/media room and pub, home gym and more.

Schools: Riverside School, Eastern Middle, Greenwich High

for entertaining, and we've had many parties here for both adults and kids,” the seller said. “The dining room, which is directly off the kitchen, has French doors that open to the large back patio.

“Since we had a great yard, we'd open the French doors and guests mingled from the kitchen and family room area through the dining room and formal living room, directly to the outside deck,” she recalled.

28 Welwyn Road has six bedrooms, including a master suite and bath — nice for guests or family members who may require one-level living. The layout offers some “bonus” spaces, too: a home office with a fireplace; a media/family room with a artfully crafted built-ins and its own wet bar/in-home pub; and a mudroom (a sometimes overlooked gem of a space) are a few examples.

Among the many distinctive attributes of this home, it also has some incorporated security features, including eight exterior cameras to survey the property.

“It's just a convenience that I can be in any part of the house and, if the doorbell rings, I can easily see who's at the door. If the kids are playing outside, I can glance at the camera monitor and keep an eye on them. We live in an extremely safe



Photos by Sotheby's International Realty

Above: The eat-in kitchen at 28 Welwyn Road features hardwood floors, pendant lighting and built-in banquette seating. **Below:** Built in 2002, the stone-and-shingle Riverside home is sited on a 0.45-acre lot.

area, so it's more of a convenience than anything,” the seller attested.

The location of the 0.45-acre property is important to note.

“It's one of the highest points in Riverside, sits toward the end of a quiet cul-de-sac and is just a few minutes to the schools, train station, shops and restaurants. Our street is full of families, and the kids get to run from one friend's house to another to play. We also have the playground of St. Paul's church just diagonally across the street, which is a hidden gem for young kids,” the seller said. “Our lot and street allow our kids be outdoors and be active in a gentle environment.”

As a community, Riverside has a unique vibe.

“I've always loved the area of Riverside when you turn down Indian Head Road. It's very relaxing and peaceful to be on the peninsula. There are always people out walking, jogging and biking to the water,” according to the seller.



“Houses and properties are larger here, which has allowed us to really settle into our home and feel comfortable. Riverside is an extremely welcoming town and full of families utilizing both the public and private schools in town.

“It's a real neighborhood,” she added. “One of the highlights of the area is that we're minutes from the charming beach town of Old

Greenwich and the beach, trails and beauty of Greenwich Point park. We also love that we can hop on the train from Riverside to New York City anytime we'd like.”

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