

# CHATTINNS RUN

RECTORTOWN, VIRGINIA

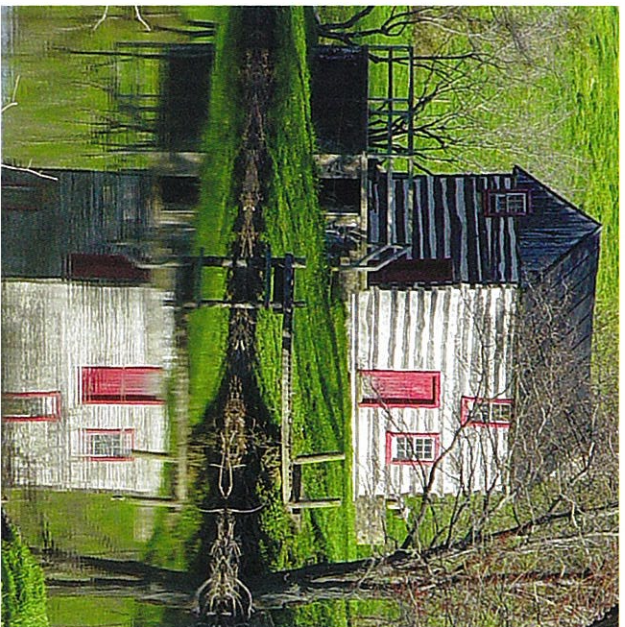
Middleburg Horse Country



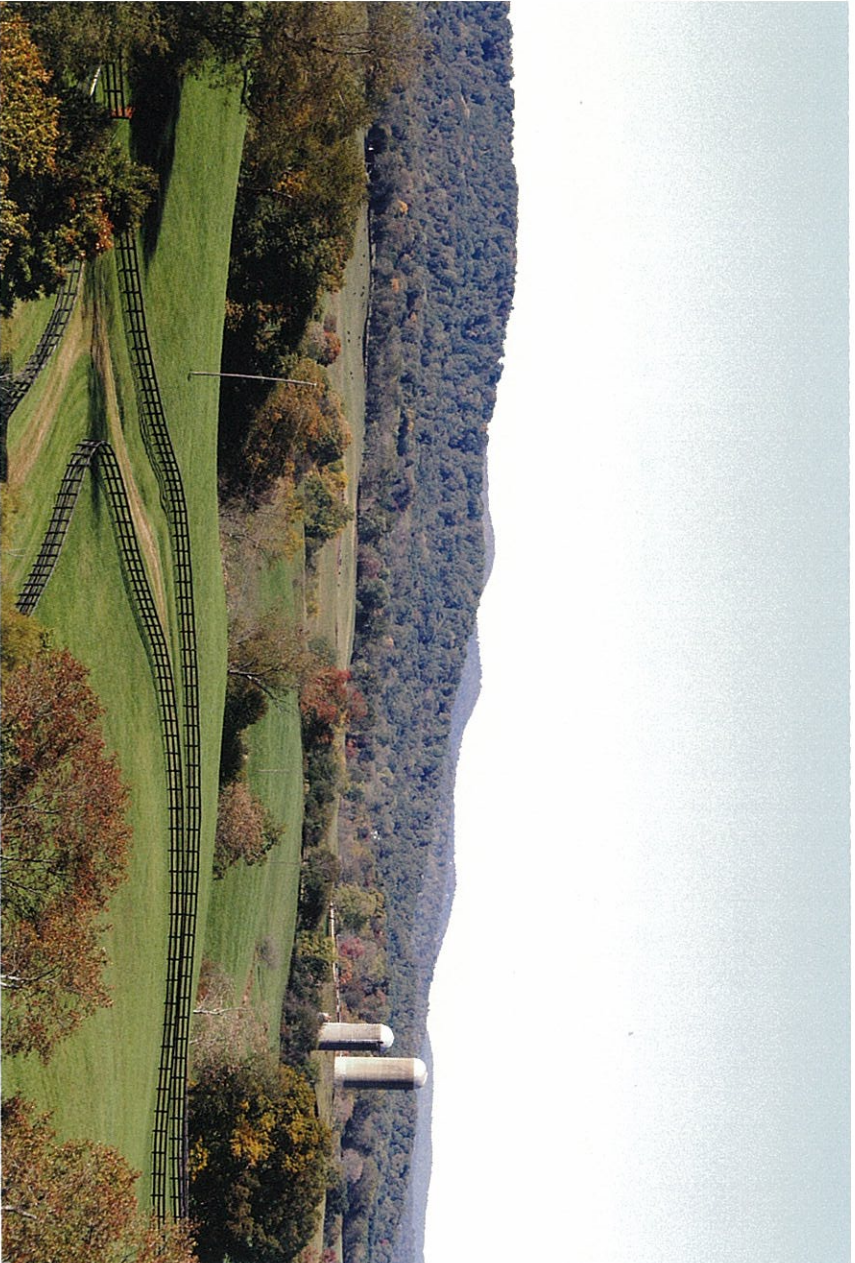
# CHATTINS RUN

If you are looking to enjoy life in the beautiful, tranquil setting of Virginia Hunt Country, you should look no further than this rare find outside of Middleburg – a community of true country estate parcels dedicated to preserving the landscape and building in the tradition of Virginia's Old Dominion Hunt Country.

This historic, 856-acre property has a pedigree dating back to 1760. Deeded to George Washington in 1775 by the original owner to repay a debt, Chattins Run stayed in Washington's possession until 1799 and still has many of the original structures that stood during his residency.







The rolling landscape of Chattins Run<sup>®</sup> provides each estate and hamlet parcel with uninterrupted vistas of the pristine foothills of the Blue Ridge – with each parcel being unique in both terrain and amenity options – all within an hour of Washington, DC.

There is a parcel waiting to satisfy the most discriminating needs – from a parcel with a pond – to a parcel with room for a polo field – to a parcel with woods and rolling pastures – even a parcel with certified air strips.

The property is located within Orange County Hunt territory.







## MIDDLEBURG REAL ESTATE

Andie Yahn, Realtor

(540) 229-0774 • (540) 687-3660 • (540) 687-6321 MRE Office

[www.chattinsrun.com](http://www.chattinsrun.com) • [www.andieyahn.com](http://www.andieyahn.com) • [www.middleburgrealestate.com](http://www.middleburgrealestate.com)



REALTOR®

REALTOR®