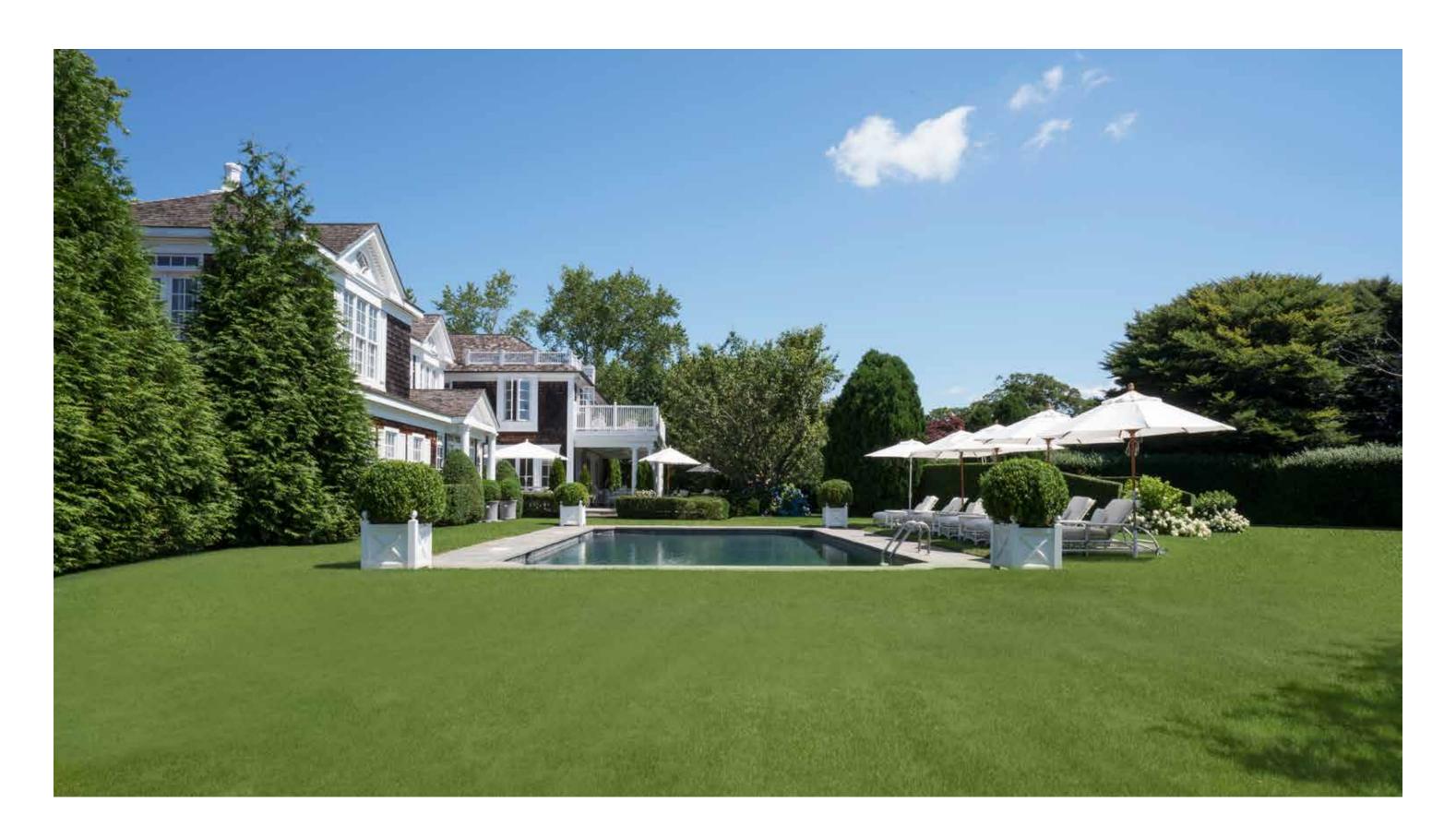
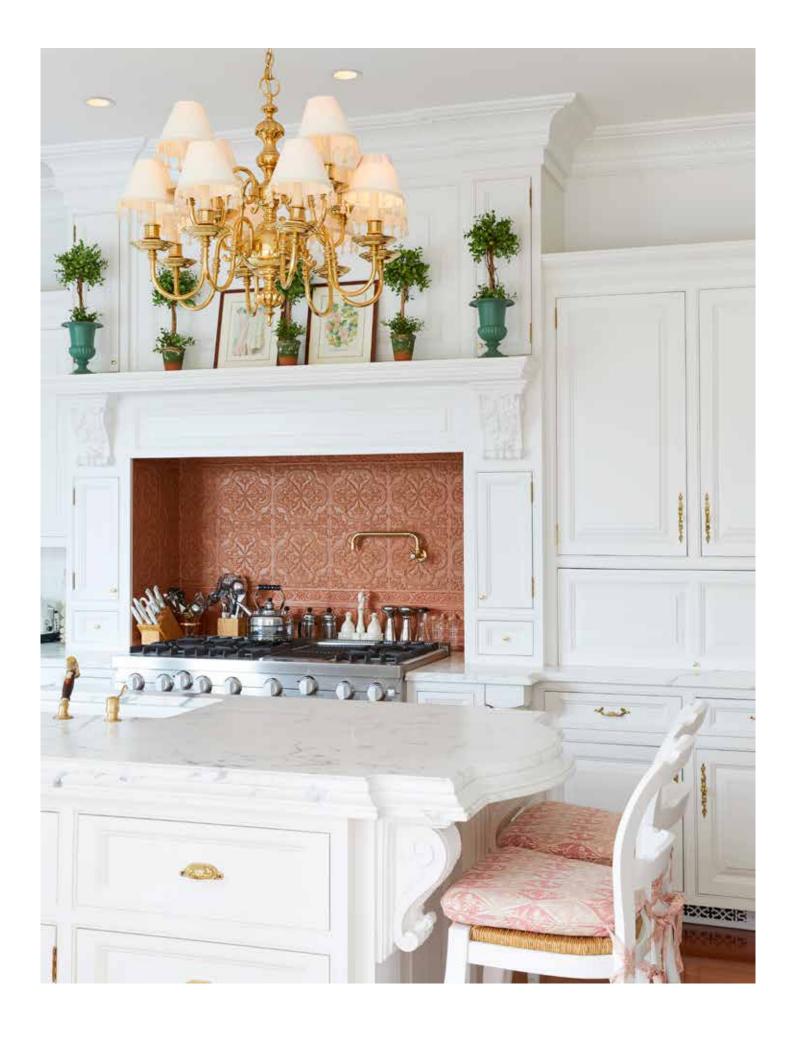


This secluded hedge-lined property features sprawling lawns with mature gardens, a heated gunite pool, a grass tennis court, and circular motor court.

With plenty of space for living and entertaining, both indoors and out, 320 Pheasant Lane offers a great opportunity to own an outstanding property in the Hamptons.





320 Pheasant Lane

Large windows, high ceilings, multiple outdoor terraces and elegant clean lines characterize this eight bedroom, eight full and one half bathroom estate.

FEATURES & AMENITIES

320 Pheasant Lane, Southampton, NY

\$11,750,000 EXCLUSIVE WEB ID: 10419

OVERVIEW

- Deeded Ocean Access
- Located on a Private Road in the Prestigious Murray Compound
- 2 Acres
- Traditional Style
- 8,000 SF+/-
- 8 Bedrooms
- 8 Full and 1 Half Bathrooms
- 4 Fireplaces
- Finished Lower Level

EXTERIOR FEATURES

- Secluded Hedge-Lined Property
- 2 Car Garage
- Circular Valet Court
- Separate Parking Area
- Grass Tennis Court
- Heated Gunite Pool
- Ample Lawnspace
- Mature Landscaping with Lighting
- Multiple Outdoor Dining and Entertaining Areas
- Storage Shed

FIRST LEVEL

Foyer/Entry

- Double-Height Entry Foyer
- Custom Lacquered Argyle Floors

Living Room

- Custom Fireplace with Stone Surround
- Large Windows and Doors

Study

- Custom Wood Paneled Walls
- French Doors to Exterior Entertaining Area
- · Custom Fireplace with Stone Surround

Kitchen

- White Carrara Marble Countertops
- Viking Stove with Dual Ovens
- Custom Backsplash Detailing
- Sub Zero Refrigerator and Freezer
 with Custom Design to Match Cabinetry
- Miele Dishwasher
- Oversized Kitchen Sink
- Built-in China Cabinets
- Sun Filled Breakfast Room with
 French Doors to Outdoor Patio
- Butlers Service Area with Sink

Dining Room

Summer Room

- Built in Sound System
- Fireplace with Stone Surround
- Wet Bar with Wine Cooler, Ice Maker, and Pool Changing Room
- Full Bathroom

First Level Jr. Master Suite

- Full Bathroom
- Additional Front Entrance with Covered Porch

SECOND LEVEL

Main Wing

- 2 Guest Bedrooms with Shared Bathroom with Bathtub and Shower
- Additional Guest Bedroom with Dressing Room,
 Dual Closets and Custom Detailed Bathtub/Shower

Opulent Two-Level Master Suite

- Fireplace with Stone Surround
- Expansive Balcony
- Walk-In Dressing Room with Dual Closets
- Additional Room on Upper Level in Master Suite
- Linen Closet
- En-Suite Bathroom with
- Dual Vanities
- Oversized Bathtub
- · Custom Detailed Steam Shower

Guest Wing

- Easily Accessed by Southern Entrance
- Screened in Porch
- Comprised of Two Guest Suites:

First Guest Suite

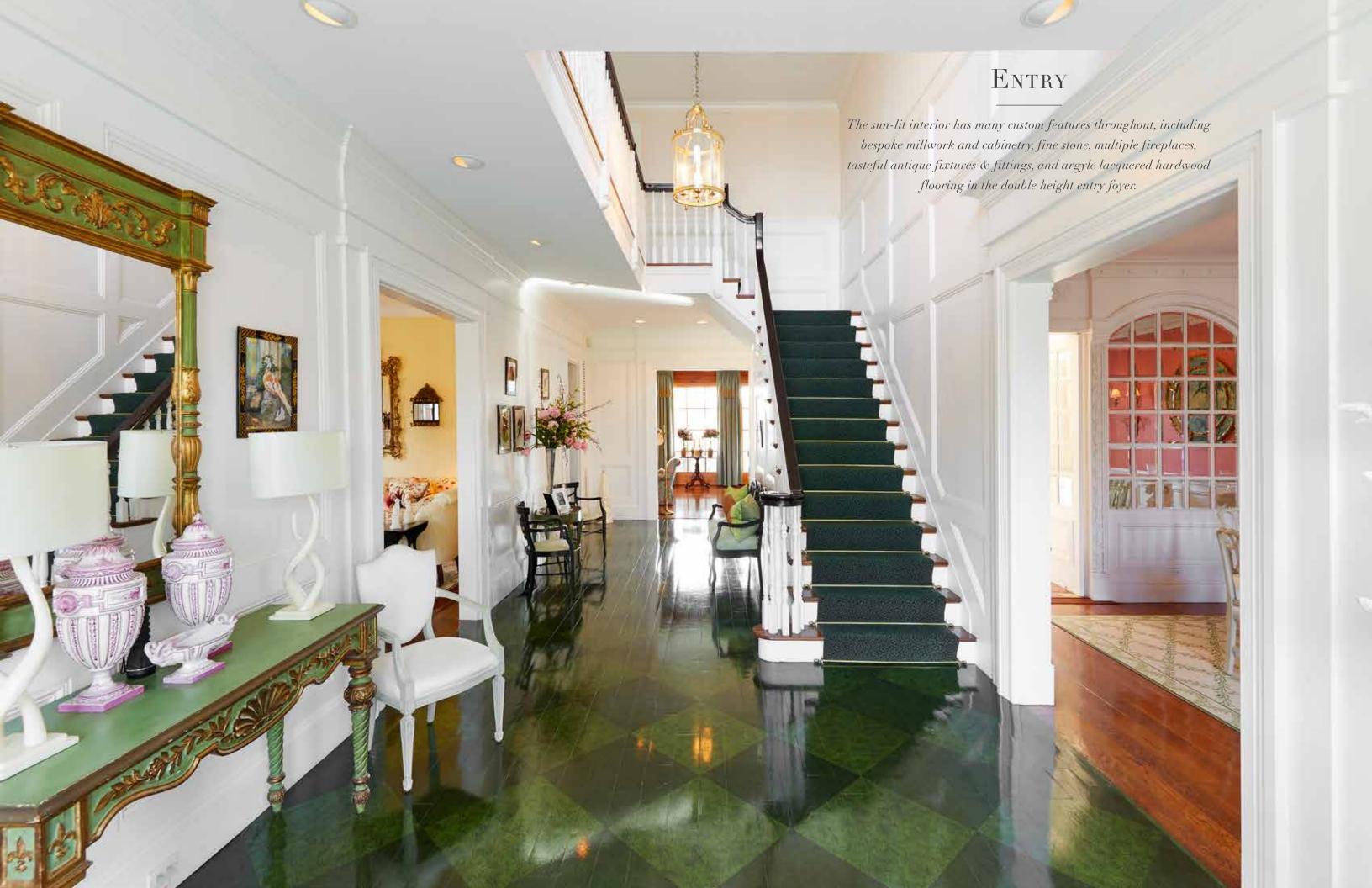
- Full Balcony
- Dressing Room Foyer with Dual Closets
- Increased Height Ceilings with Wainscoting
- Full Bathroom with Custom Detailed Steam Shower

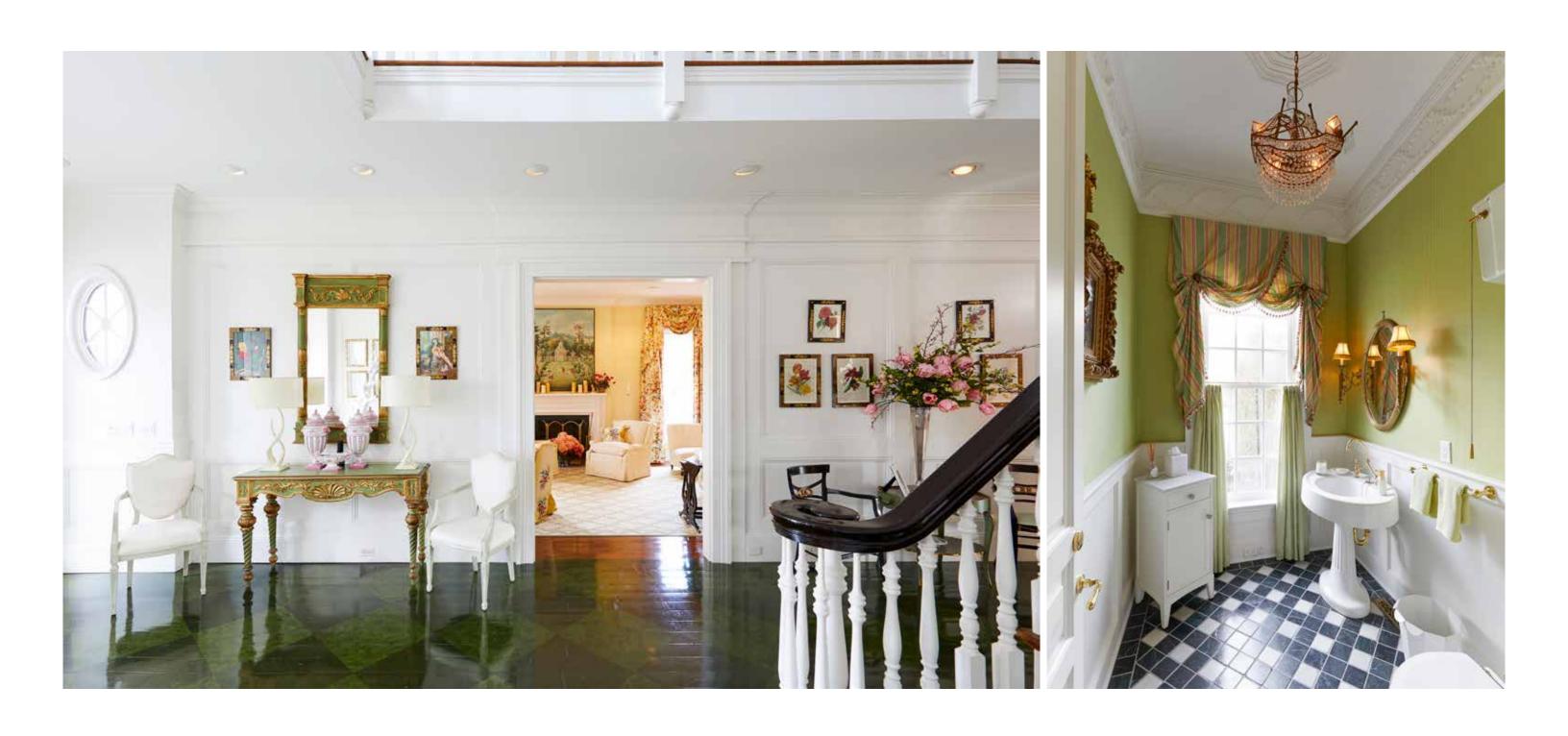
Second Guest Suite

- Standing Balcony
- Increased Height Ceilings
- Dressing Rooms
- Full Bathroom with Custom Detailing
- Laundry Closet

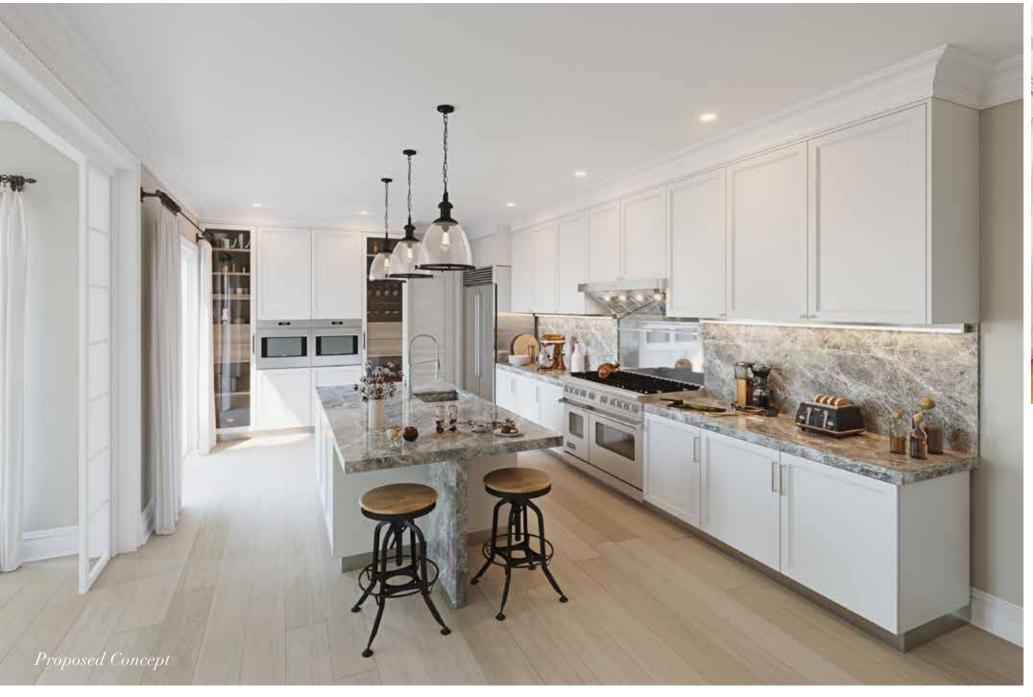
LOWER LEVEL

- Ample Room for Storage
- Spacious Living Area
- Bedroom
- Full Bathroom











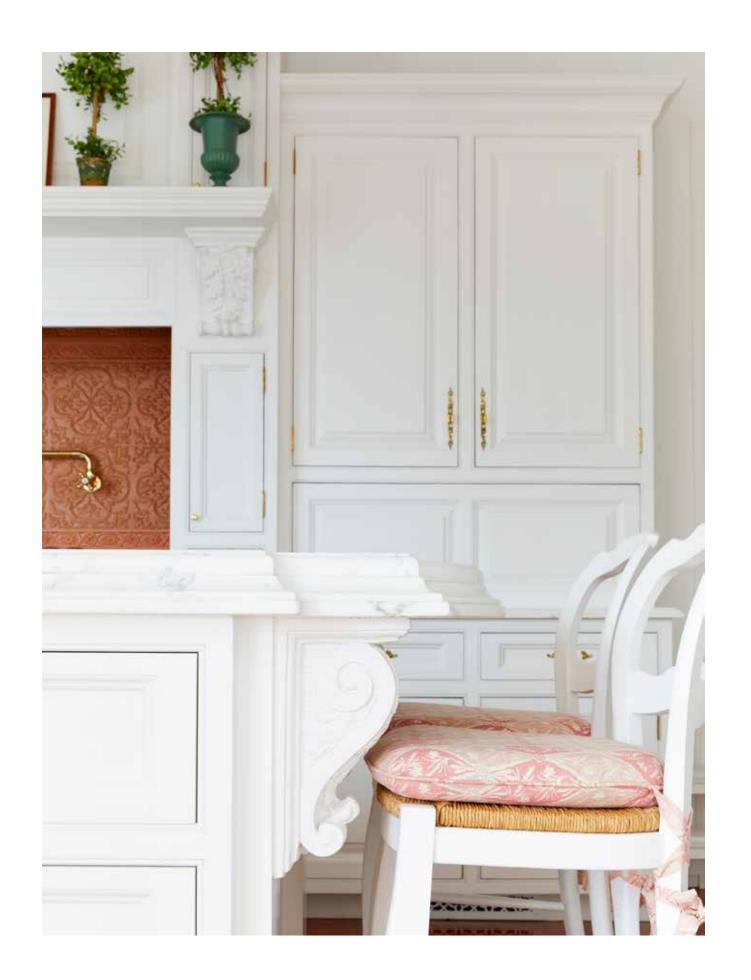
KITCHEN

The core of the first floor is the charming kitchen with white Carrara marble counters, high-end appliances such as a Viking stove with dual ovens and a Sub-Zero refrigerator, custom-built cabinetry, hand-selected tiling, and an over-sized sink. The kitchen is positioned between a sophisticated formal dining room, a den with a wet bar and a sun-filled breakfast room, which leads to an outdoor terrace.



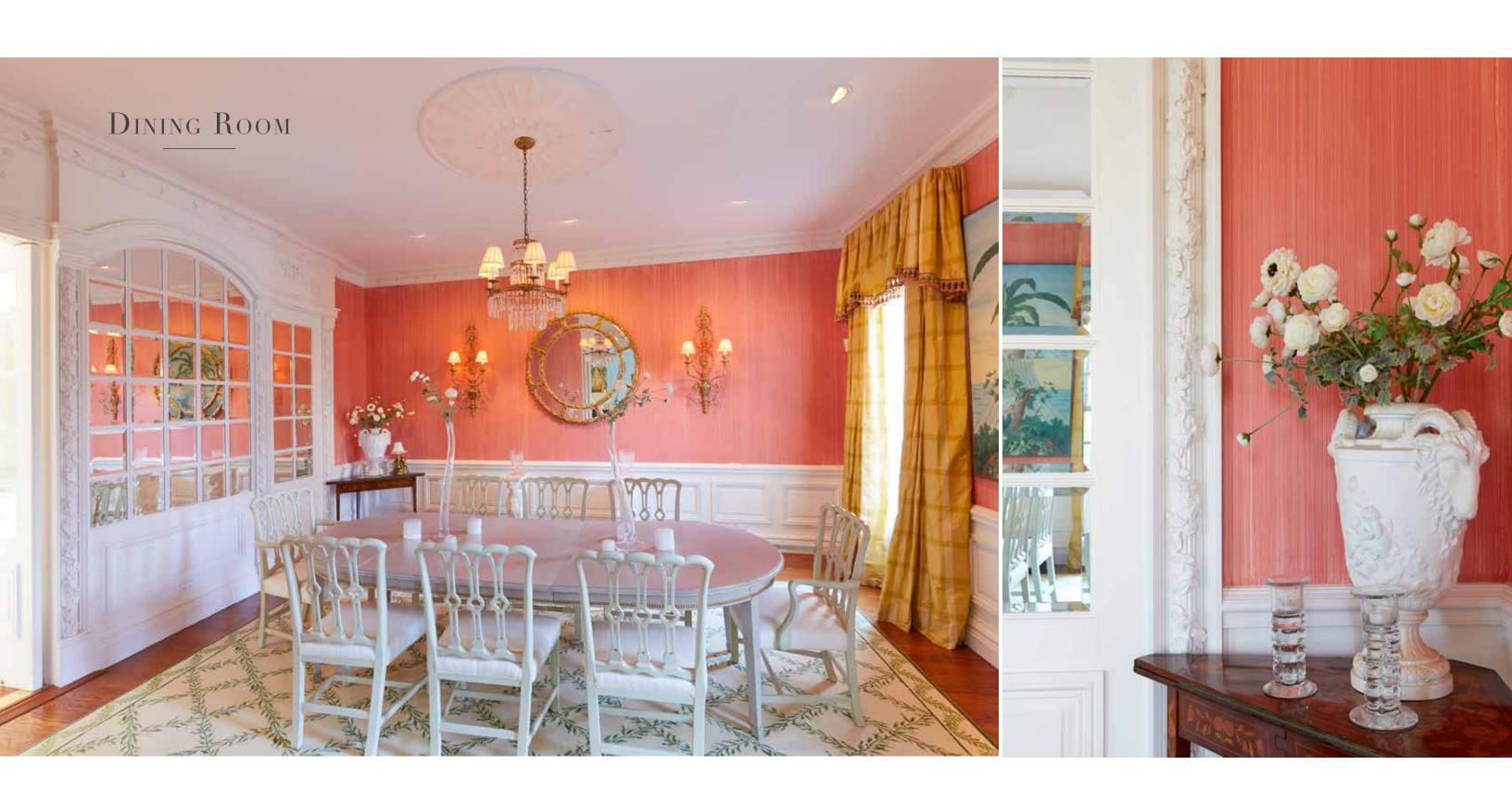








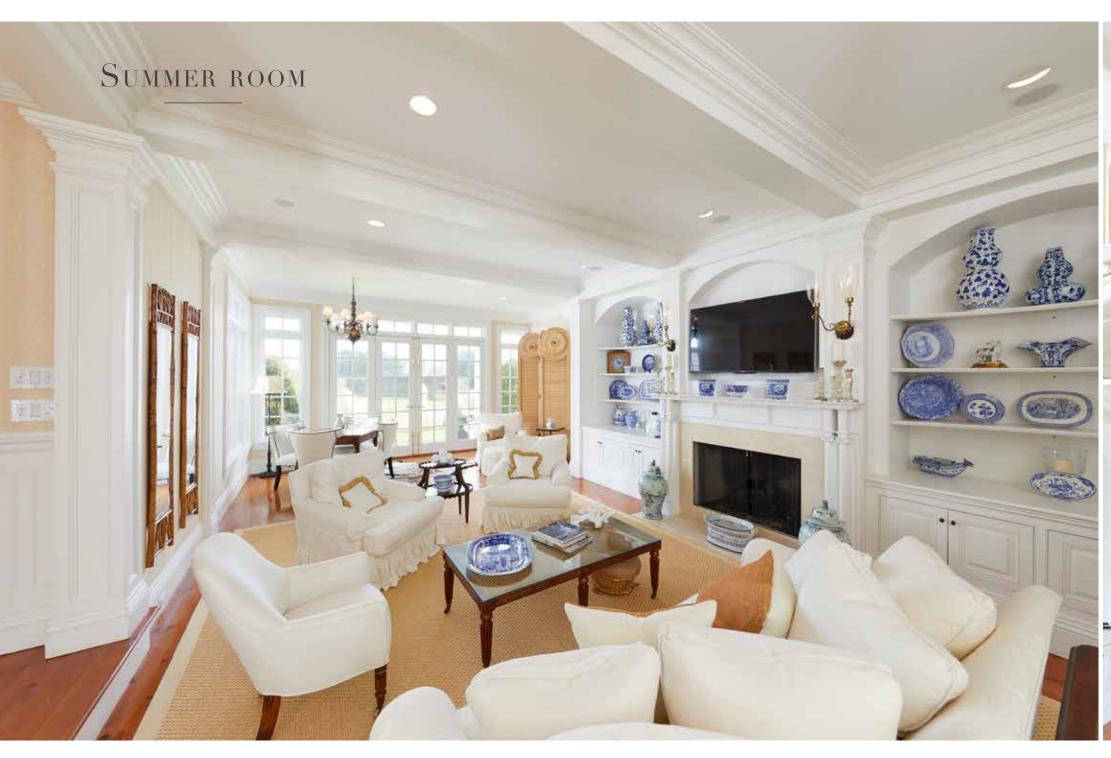






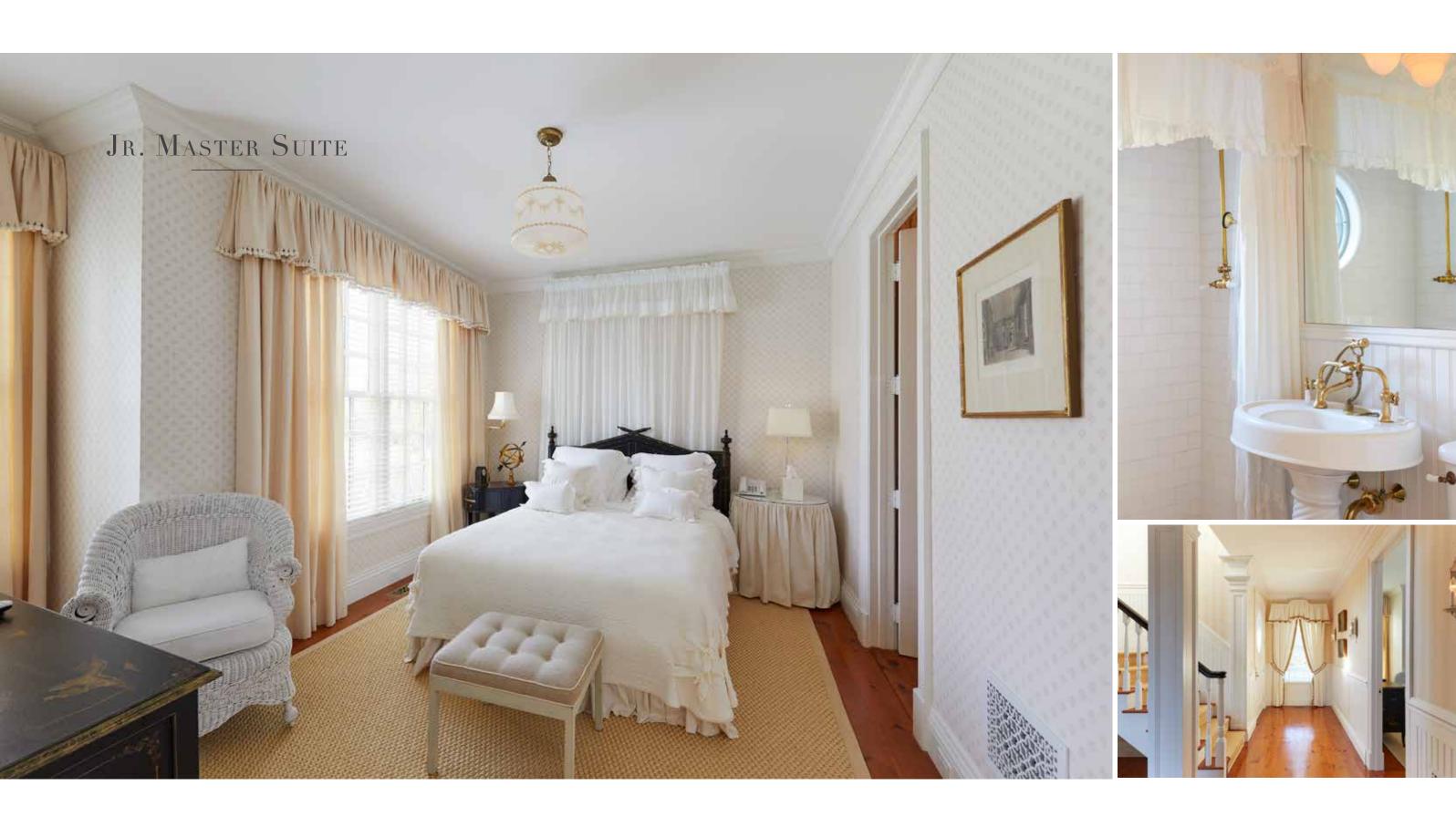


















Main Wing

There are two second level sleeping quarters, each accessed by its own staircase. The main wing, on the north side of the home, features four bedrooms including an opulent master suite.

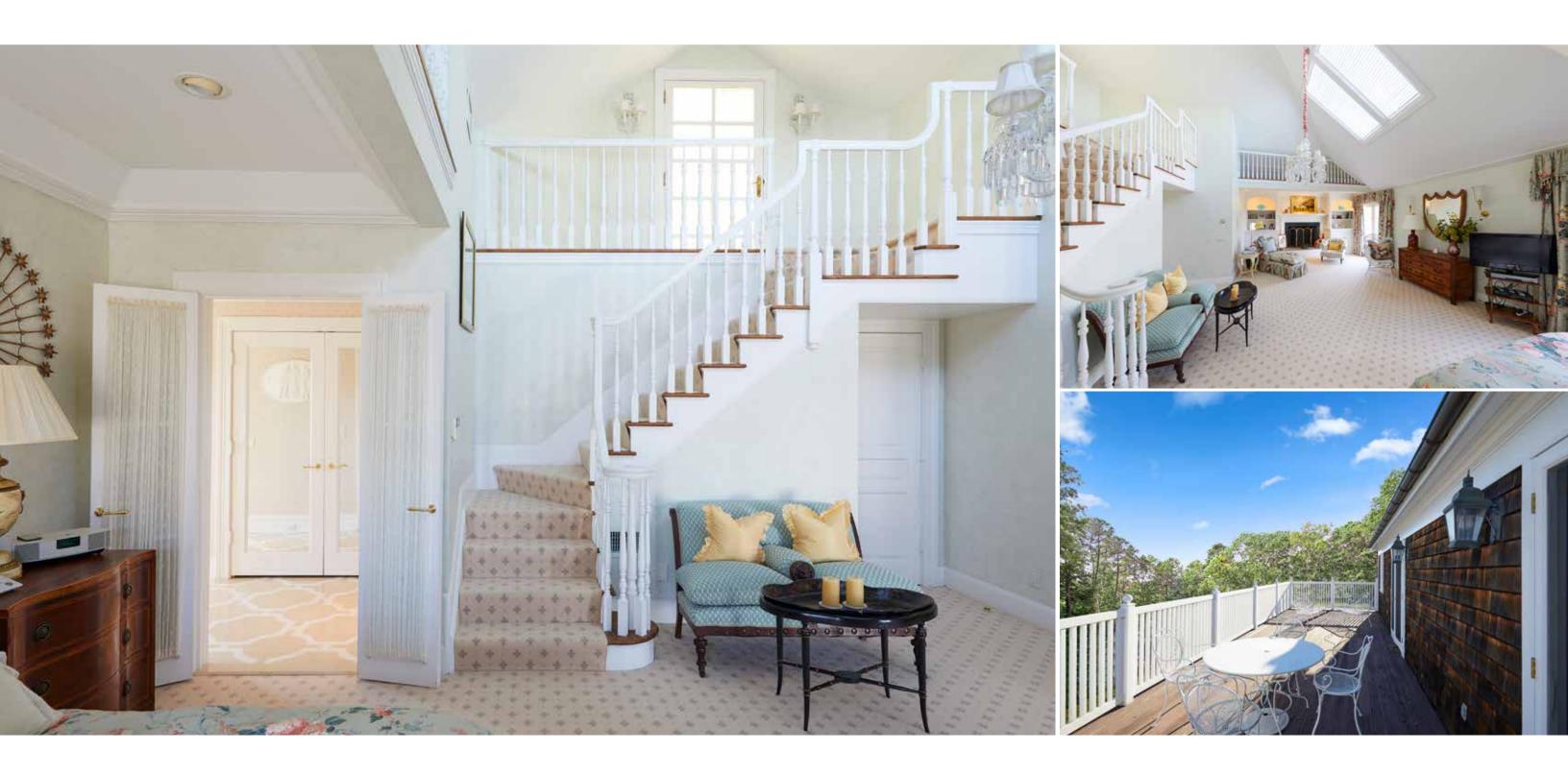


Master Suite

The opulent master suite is characterized by a double-height ceiling with skylights, a large sitting area with a stone fireplace, a spacious loft, and an expansive private balcony.







The master bathroom features a dressing room with multiple built-in closets, dual vanities, an oversized bathtub, and a custom-detailed steam shower.







Guest Wing

The guest wing, on the south side of the home, is comprised of two suites and is easily accessed from a separate staircase near the side entrance of the home. The guest suites feature high ceilings, private balconies, wainscoting detail; and each boast dressing rooms and custom finished bathrooms.









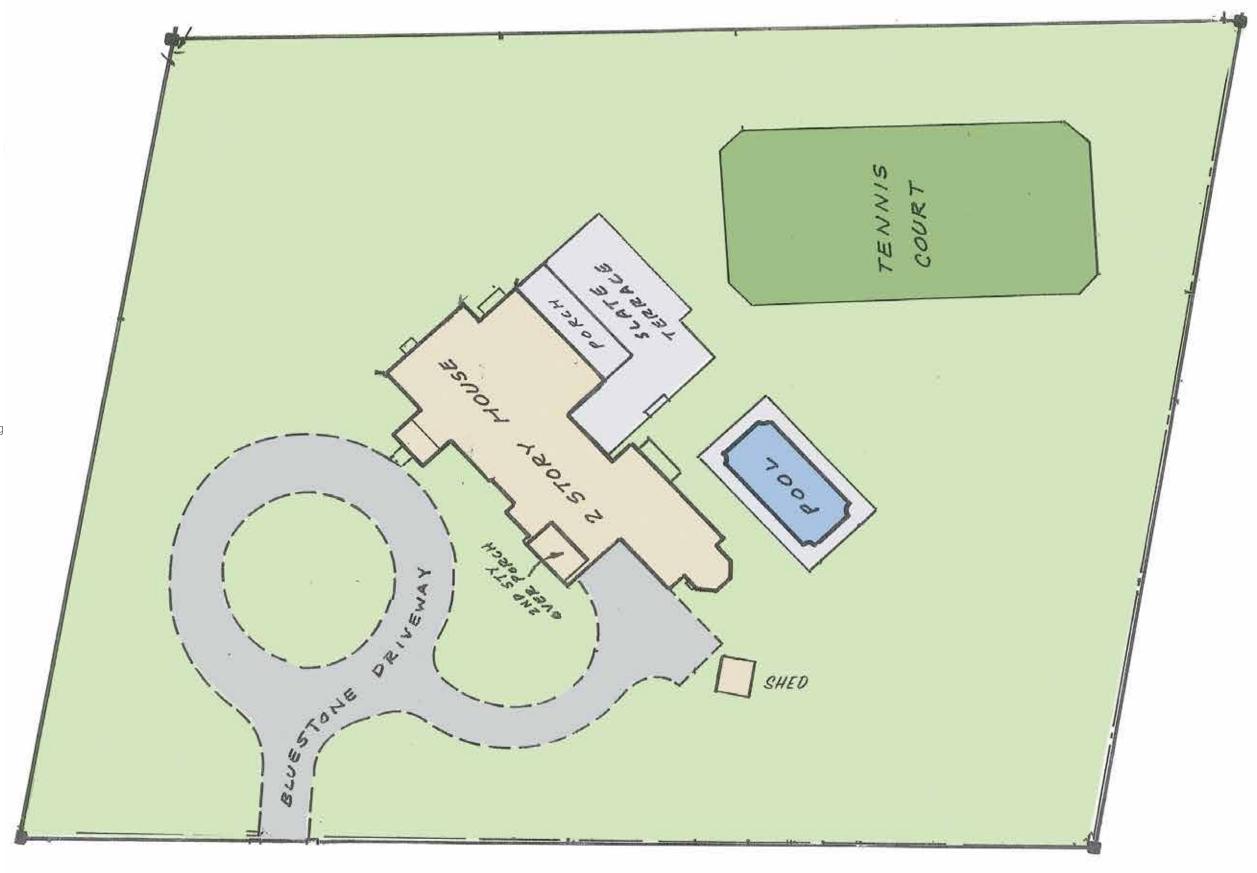






Survey

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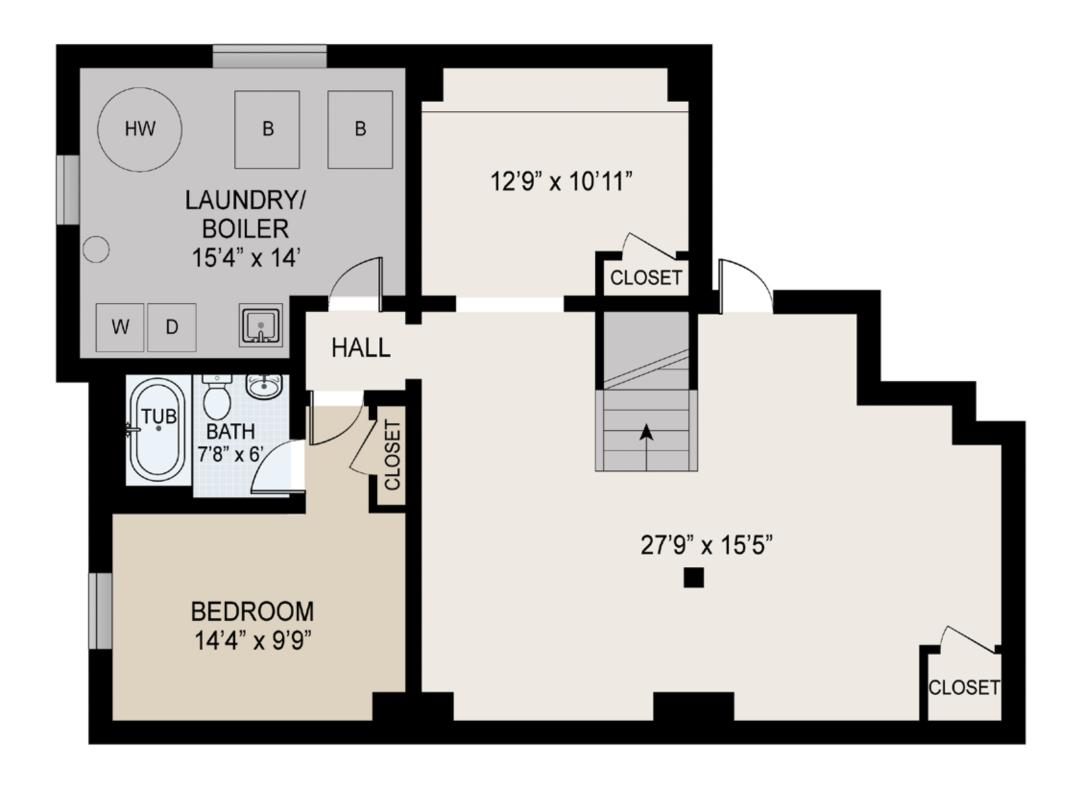
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- Laundry Closet



LOWER LEVEL

- Ample Storage Space
- Living Area
- Bedroom
- Full Bathroom



LOCATION

The highly exclusive location is just a short distance from the Meadow Club's ultra pristine tennis facility, the Southampton Bathing Corp. - an exclusive members-only beach club established in 1923, and the town center of Southampton. Multiple golf courses are in close proximity, including the Shinnecock Golf Club, which is the oldest private 18-hole golf course in the United States.

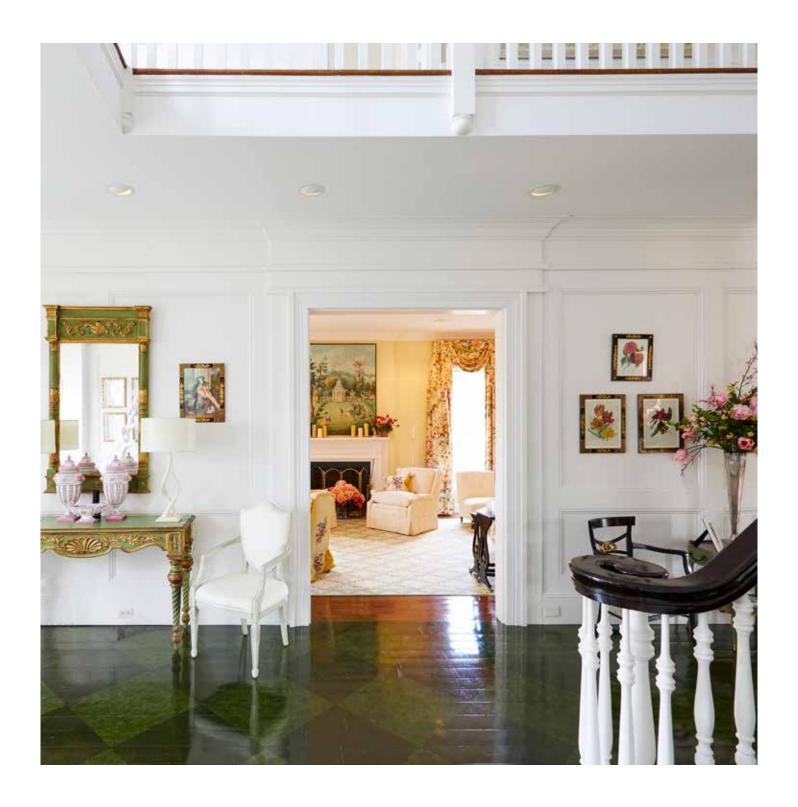














FOR MORE INFORMATION, PLEASE CONTACT BESPOKE REAL ESTATE'S PORTFOLIO MANAGEMENT TEAM

631.500.9030 PORTFOLIOMANAGER@BESPOKEREALESTATE.COM

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