

## 182 Meetinghouse Road

### **Spectacular Compound:**

182 Meetinghouse Road in Bedford NH is one of the most spectacular properties available in New England. The estate was built using the finest in materials and craftsmanship from local and European artisans. The house was built in 1986 at an estimated cost of 5 million, and an additional 1 million was spent in 1988 by the second owner. The property has recently been restored and renovated by the current owners.

**Location.....**The compound is ideally positioned in Bedford NH. It is just minutes from major highways and only six miles from Manchester's Boston Regional Airport. It is approximately one hour away from Boston, the Sea Coast, and NH Lakes Region.

The Entrance into the compound from Meetinghouse Road is protected by magnificent hand –built walls constructed from native New Hampshire granite. The property consists of 5.6 acres of exceptional landscaped and irrigated grounds that creates a tranquil refuge. There are four buildings: Main House, Guest House, and two Detached Garages with facilities for 11+ automobiles, all constructed of Grade A Redwood siding and Slate/Copper roofing. A covered walkway connects the main house to the guest house and also leads to the court yard that contains a salt water gunite pool, salt water hot tub, a custom fire pit, and numerous decks and patios for your enjoyment.

### **Main House:**

The main house consists of approximately 8400 square feet with over 5200 finished. The home's custom contemporary design gives you a feeling of openness and brightness through the use of high ceilings and oversized windows throughout. The building is steel frame construction with ten-foot ceilings covered with Alba white oak, multiple marble/granite fireplaces, mahogany trim with elm-burl inserts, Zelluck custom mahogany windows, and European custom doors. Additional features include a newly renovated kitchen with commercial grade appliances, private elevator, spiral staircases, beautiful inlaid hardwood flooring, his and hers private bathrooms, cedar closet, bank style vault and 2000+ bottle wine cellar. The house is heated by an 85 gallon natural gas steam boiler that supplies 8 air handlers and hot water baseboards. Air conditioning is provided through the same air handlers with the assistance of an on-site chiller. The main house has 400 amp – 3 phase power (120/208), Security and Fire system, Crestron lighting system, whole house audio system, recessed LED lighting, town water, private septic system (20' x 80'=1600 sq./ft.), and private well for irrigation.

#### **First Floor:**

Foyer                    17 x 12.5 irreg.

Solid mahogany walls and ceiling, Bubinga mahogany flooring, crystal chandelier over a mahogany spiral staircase which leads to wine cellar.

½ Bath                    6 x 4 irreg.

10' ceilings, Mahogany trim, and granite counter tops and

Living Room            19 x 15 irreg.

Solid mahogany walls and ceiling, custom windows, and Bubinga mahogany flooring with inlaid border.

Private Office 19 x 23.5 irreg.

Granite and marble fireplace, 20 foot box pattern mahogany ceiling, private elevator to his bathroom/dressing area, mahogany walls with elm-burl inserts, 20' floor to ceiling windows, and Zebrawood with Satinwood inlaid flooring.

Solarium 12 x 12

The solarium connects the entrance area with the dining room area. The ceiling is covered in Alba white oak and the floor has river rock ceramic tile. There is a slider in the solarium that leads to a deck that overlooks the pond.

Dining Room 13 x 18

10 foot ceilings covered with Alba white oak and an area that is recessed and contains LED lighting and Hubington Forge hanging light. Floors are Padauk Mahogany with Ebony inlays.

Media Room 18 x 15 irreg.

Sunken area with 12 foot Alba white oak ceilings and wool carpet on the floors. There is an integrated 60" TV with all supporting equipment located out of the way in the basement.

Family Room 33 x 19 irreg.

Located in the middle of the family room is a large black gas burning marble fireplace. 10 foot ceilings covered with Alba white oak and areas that are recessed and contain LED lighting. Large tilt-out Zelluck windows cover the entire back of the room, allowing for an inside/outside feel.

Kitchen 16 x 22

Open to the second floor, skylights, Alba white oak ceilings, and Bubinga hardwood with inlaid borders for flooring. Custom cabinets with commercial grade appliances including: Sub-Zero refrigerator, Fisher & Paykel dishwasher, and Wolf double wall oven and cook top.

Breakfast Area 13 x 12.5

Mexican style corner fireplace, greenhouse style windows, 10' Alba white oak ceilings, recessed LED lighting, and Bubinga hardwood with inlaid borders

Wet Bar Area 10 x 8

Custom cabinets with built in wine refrigerator, river rock flooring, and 10' ceilings.

## **Second Floor:**

Coffee Nook 8 x 15

Wet bar, greenhouse style windows, 10' Alba white oak ceilings, track lighting, and black granite tile flooring.

Master Bdr 18 x 23.5 irreg.

Magnificent tilt-out Zelluck windows cover the entire back of the room overlooking the pond with city views, cathedral ceiling with skylight window over bed area, track and LED recessed lights, 10' Alba white oak ceilings, and carpeted flooring.

Seating Room 14 x 12

Located off the master bedroom. Double-sided fireplace, TV, circular stairway leading to an observation deck with spectacular views of Manchester. 10' Alba white oak ceilings, and carpeted flooring

Guest Bdr 18 x 19.5 irreg.

Large tilt-out Zelluck windows cover the entire back of the room, double-sided fireplace, TV, and 10' Alba white oak ceilings, and carpeted flooring.

#2 Office 11 x 20 irreg.

Overlooking the kitchen with views to the court yard outside, 10' Alba white oak ceilings, and carpeted flooring.

Her Bath 20 x 16

Large combination shower and tub wet area, granite covered makeup area and center island with sink, extensive wardrobe storage and dressing area, 10' ceilings with recessed led lighting, chandelier, and heated ceramic flooring.

His Bath 19 x 20 irreg.

Sauna, large shower, extensive wardrobe and dressing area, black wrought iron balcony, and a second balcony with elevator to private office, 10' ceilings with recessed led lighting, and heated ceramic flooring.

Laundry Room 10 x 6

Custom Cabinets with granite counter top. Tile floor and pull down staircase to access the attic.

**Basement:**

Wine Cellar 18 x 14

Designed in a European manner with barrelled ceilings, brick walls and custom artwork. The cellar is separated into a tasting area and wine storage area. Tasting area has separate wine and beer refrigerator, glass rinsing sink, and glass storage. Wine storage area has space for over 2000 bottles with separate area for magnums.

Bank-Style Vault 6.5 x 12

Walk-in, 10" reinforced concrete, lighting, and ventilation.

Bathroom 3.5 x 12

Located outside the wine cellar is a full bathroom with shower and tile flooring.

Cedar Closet 12.5 x 12.5

Cedar closet storage for off season clothing and blankets.

Storage 12.5 x 12.5

Open storage for seasonal items

Electrical/Mechanical Room 33 x 8 irreg.

Room contains a 85 gallon natural gas steam boiler, natural gas fired hot water tank, 400 amp – 3 phase power (120/208), many circuit panels, Fire control system, Crestron lighting system, whole house audio system.

Laundry Room 6 x 11

Second laundry room with large wash basin.

### **Guest House:**

The guest house consists of approximately 3800 square feet with over 2900 square feet of finished space. The house includes 4 bedrooms and 2¾ baths. Additional features include large custom-built mahogany Zelluck windows, European custom Doors, 12' ceilings, a newly renovated kitchen with high-end appliances, multipurpose media and billiard room, recessed LED lighting throughout, Security and Fire Systems. HVAC is provided by a hot water baseboard system supplied from the main house and a whole house Sanyo heat pump system.

#### **First Floor:**

Mud Room 8 x 5

Small area to store coats and shoes. Contains electrical and fire panels. Also has access to crawlspace.

Kitchen 10 x 8

Galley style with custom cabinets, high end appliances, granite counters, and ceramic flooring

Living Room 14.2 x 19.6 irreg.

Beautiful Zelluck tilt-out windows, 10' ceilings, ceramic flooring, two wood sliders, recessed lighting, TV contained in a lift cabinet, and surround sound audio.

Billiard/Dining area 18.6 x 19

Two wood sliders to pool area, 10' ceilings, recessed lights, ceramic flooring, china cabinet, wet bar, and audio system. This area has been used as both a dining area and a billiard room. Pictures are available for both configurations.

Changing rooms 8 x 9 irreg. and 9.6 x 7 irreg.

Two changing rooms (his and hers) with separate doors to the outside pool area. Both rooms have a mirrored wall.

¾ Bathroom 5 x 18

Granite counter tops, custom cabinets, ceramic flooring. This bathroom has a separate shower area design to be shared with the pool changing rooms.

#### **Second Floor:**

Bedroom #1 13 x 15 irreg.

10' ceilings, recessed lighting, carpeted floors, and ceiling fan.

Bedroom #2                    14 x 13

Walk-in closet, adjoining full bathroom, 10' ceilings, recessed lighting, carpeted floors, and ceiling fan.

Adjoining Bathroom to Bedroom #2        8 x 7

Full bathroom with 10' ceilings. Tastefully done

Bedroom #3                    15.6 x 19 irreg.

European style double closet behind the bed, Zelluck tilt-out windows on three walls, 10' ceilings, recessed lighting, carpeted floors, and ceiling fan.

Bedroom #4                    15.6 x 19

European style double closet behind the bed, Zelluck tilt-out windows on three walls, 10' ceilings, recessed lighting, carpeted floors, and ceiling fan.

Bathroom #2                    8 x 7

Full bathroom with 10' ceilings. Tastefully done

Hallway                        4 x 60

Custom sliders to two black wrought iron balconies with exceptional views of pool and pond areas. Stackable washer and dryer are located in closet off this hallway. Large linen closet next to laundry closet.

### **Front Garage:**

This garage has a capacity for 5 automobiles and is separated into 2 areas: a 3-car bay and a 2-car bay. The finished 3-car bay is heated and contains a car wash, storage room, and ½ bathroom. The 2-car bay is also heated and is currently being used as a fitness gym. Above this structure is a complete efficiency apartment with a full bathroom (shower, no tub), bedroom, living room/office, and kitchenette. The heat source for the entire building is a natural gas fired hot water boiler system.

### **Back Garage:**

This garage has a capacity for 6+ automobiles and is separated into 2 areas: a 5-car bay and a single oversized bay. The 5-car bay is heated and is completely finished and includes a Security and Fire system. This area is ideal for storage of collectable automobiles. Above this garage is a 20' x 18' bonus room that overlooks the tennis court (not currently operational). The second part of this building is an oversized bay that was built to accommodate a limousine. This area can park multiple automobiles but is currently being used as a wood shop.

### **Court Yard:**

There is an amazing court yard between the main house and guest house that contains a 27,000-gal salt water gunite pool, 400-gallon salt water hot tub, covered area with Lynx grill and granite counter space to accommodate over 8 people, a custom fire pit with seating for at least 8 people, and numerous decks and bluestone/brick patios. The entire area is surrounded by custom built rock walls utilizing native New Hampshire granite and field stone. There are several speakers integrated into the landscape in this area that allow for the main house sound system to be enjoyed.

**Pond:**

On the northeast end of the property is a man-made pond. The pond is stone lined and has a granite walkway around it. Water is fed into the pond through the irrigation system that is supplied by the private well.

**Tennis Court:**

The property contains a fully lit area designed for an irrigated clay tennis court. This area is currently not operational but could easily be restored to working order.