

# *A Note from the Seller*

*When we finished building 12 Wyndemere Drive in 1998, it represented far more than a house to us. It was the realization of a long held vision, brought to life with care, intention, and attention to every detail. While the home's beauty and craftsmanship are immediately apparent, what has made it truly special are the experiences, memories, and everyday moments created here. We wanted to share a few reflections on the home, the land it sits on, and how it has been enjoyed by our family over the years.*

*Despite its size, 12 Wyndemere has always felt warm, welcoming, and surprisingly cozy. Eight fireplaces, seven gas and one wood burning, create a sense of comfort throughout the home, making it equally well suited for large gatherings, including events of up to 125 guests, as it is for intimate evenings with family and close friends. Remarkably well insulated and easy to keep warm, the home also lends itself beautifully to holiday decorating, a tradition we have especially enjoyed.*

*Beyond the home itself, the setting is truly extraordinary. The property is bordered on two sides by Chestnut Hill Farm, protected under conservation restrictions for another 90 years and maintained by The Trustees of Reservations, one of the oldest and largest conservation groups in the United States. An opening in our 225-year-old stone walls provides direct access to walking paths throughout the farm. (By the way, a great read on the history of Southborough is a book called *Fences of Stone*). The location offers a rare balance of privacy and openness, with surrounding trees creating a peaceful sense of seclusion in the summer, while winter brings sweeping views across the fields and spectacular deep red and orange sunsets. The pool area enjoys this same sense of privacy during the season.*

*The landscaped grounds are filled with color from early spring through the first heavy frost, with rhododendrons, azaleas, flowering crab apples, weeping cherries, perennials, annuals, and apple blossoms. Speaking of apple blossoms, the lower slope of the property is home to approximately 90 apple trees, ranging from dwarf to semi dwarf varieties, providing an abundance of fruit and fresh cider pressed in the cider barn at the top of the orchard. Orchard care can be fully outsourced or enjoyed hands on, depending on how involved the owners choose to be.*

*A tradition we have especially cherished has been winter snow tubing on the hill that runs alongside the orchard, followed by gatherings around the outdoor fireplace. Those days, shared with children and grandchildren, created some of our most memorable moments. The enclosed boxwood garden offers a quieter retreat, with benches and chairs for peaceful gatherings, while the small smokehouse on the upper part of the property has been well used for preparing briskets, pork butts, and ribs for family and friends. As our family grew, the finished lower level of the house naturally became a favorite space for children and grandchildren, as well as a comfortable area for working out and everyday recreation. The heated garage is another feature that has proven invaluable, particularly on cold New England winter days.*

*Despite the scale of the property, 12 Wyndemere has always been remarkably easy to manage. Over the years, we assembled a trusted team of caretakers across every major area needed to keep the home strong and safe. For the next owners, we will gladly share contact information for the landscapers who have maintained the grounds for over 30 years, along with the irrigation specialists, HVAC professionals who installed and service the system twice yearly, as well as the plumbers, electricians, and housekeepers who have cared for the home since it was built.*

*Southborough has been a wonderful place to call home. The public school system is exceptional, with elementary schools among the highest rated in Massachusetts, complemented by the presence of the prestigious Fay School and St. Mark's School, both nationally and internationally respected institutions that add to the town's strong educational foundation. Just as important, Southborough is a community meant to be enjoyed outdoors, with walkable neighborhoods, scenic recreational trails, protected open space, and inviting destinations that encourage exploration and connection (for example the Art on the Trails exhibition put on by the Southborough Open Land Foundation each year).*

*It is difficult to fully capture the special nature of a home like 12 Wyndemere Drive, but we hope it offers the next owners the same sense of comfort, beauty, and meaningful living that it has provided us for the past 30 years.*

*Bill & Michele*