

Business

Ivan Lendl's Goshen Home on the Market

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GOSHEN—A “one-of-a-kind” home purchase opportunity is a phrase that gets bandied about quite a lot in real estate circles. But in the case of former tennis great Ivan Lendl and his family’s Goshen retreat, the phrase isn’t mere hyperbole.

How grand is the Lendl estate, called Hill House? Well, the stucco and stone-faced main residence and its outbuildings and amenities sit on 450 acres of pristine Litchfield County countryside. And what sits on that large piece of land is simply overwhelming.

The home has roughly 25,000 square feet of living space, 20 rooms, including 10 bedrooms, and 12.3 bathrooms on four levels. There are four fireplaces—located in the living room, dining room, family/den room and master bedroom suite, which measures 19-by-22-feet and has its own dressing room. The stunning Georgian Colonial-style home was built in 1992 and Mr. Lendl and his family have spent at least part of their time (mostly summers) at their opulent country manor ever since. Mr. Lendl and several of his daughters have been frequently seen playing golf at nearby Torrington Country Club.

Mr. Lendl, a noted collector of art, was the number-one tennis player in the world for 270 weeks, and captured eight “Grand Slam” championships, including two Wimbledon titles and three U.S. Opens. His home in Goshen is befitting a man who won an astounding 94 ATP titles and 49 non-ATP tournaments in his long and illustrious career.

Born in Czechoslovakia, he became a U.S. citizen in 1992. He married Greenwich native Samantha Frankel, and the couple have five children, all girls, three of whom went on to play Division I college golf, a sport Mr. Lendl took to with a passion after his tennis playing days were over. He also gained some recent notoriety as the coach of Andy Murray, whom he helped guide to a Wimbledon title and a Olympic gold medal.

The Lendl home, priced at \$19.75 million, has the outward appearance of a tastefully modest (if a castle can ever be termed “modest”) and well-designed European castle. It is accessed by passing through an elegant gated entrance with the drive meandering past tall trees, by meadows, pastures and stables on either side of the drive. There is a gate house at the entry of the property.

In addition to the main home, there’s a regulation custom gymnasium located on the lower level, with a basketball court, outdoor pool, tennis court and play court adding to the plentiful amenities. Oh yes, there is also an exercise room with steam rooms and water fountain and an elevator in the home. Of course, there is a state-of-the-art security system throughout the structure.

Twelve-foot custom French doors provide access to formal gardens on the first floor. Herringbone floors, custom molding and raised paneling grace a trophy room, library, and the home’s dining rooms. Quite beautiful loggia with a hand painted mural of the property also grace the specious interior, and an indoor pool overlooks mature gardens. The kitchen is replete

with a walk-in freezer and top-of-the-line appliances. There is a large, elegant foyer with a reception room, and a custom double staircase leading to an upper foyer and bedrooms.

The attached garage has room for five cars with a three-car garage located off the circular front drive and porte cochere. The property also boasts a barn, cabana, and a guest house, the latter located near to the entrance to the property.

The interior of the home, which was originally on the market in 2007 and then taken off until now, are traditional in design and feel, with polished wide plank wood floors, dentil moldings, elaborate fireplace mantels, crystal chandeliers, and swaged window treatments. Long galleries and a roomy reception hall with a grand staircase connect the mansion's entertaining spaces that include a ballroom-sized formal living room, a formal dining room that is quite large in size, and a paneled library.

The family quarters include a butler's pantry, a family room, a game room, and a fully finished basement level. The heating is "hydro air," with central air conditioning through the entire house. There is a generator in case of a power outage, always a nice touch in this neck of the woods.

"There is nothing like Hill House in Litchfield County and it's a rare offering anywhere around New York City," said Kathryn Clair, a listing agent and senior sales associate William Pitt Sotheby's International Realty. "It's a gorgeous stone and stucco manor house, lavishly appointed on 450-plus acres of open meadow and light woods. It is in the ultimate private setting, with views, ponds, a guest house, horse barn and paddocks, tennis courts, a gymnasium, workout room and spa, indoor and outdoor pools, and pool house. It is absolute perfection."

Offers Pat Lahoud, listing agent and senior sales agent and a Sotheby's Litchfield County luxury home specialist, "This is a very difficult property to describe succinctly. It is both , yet livable. The architectural details and finishes are exquisite, tasteful, timeless. It has extraordinary and diverse sports facilities (tennis, pools, putting green, stables, basketball, ponds) that appeal to the athlete in all of us. It is both a very private, secure estate but ideal for lavish entertaining. The phrase 'one-of-a-kind' is so overused in real estate, but it truly is apt for this listing."

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