

\$1,399,000 - 42831 Falling Leaf Ct, Ashburn

MLS® #VALO2111138

\$1,399,000

4 Bedroom, 3.50 Bathroom, 5,283 sqft

Residential on 0.50 Acres

FOREST MANOR, Ashburn, VA

COMING SOON – 42831 Falling Leaf Ct,
Ashburn, VA

This spacious 4-bedroom, 3.5-bath St. Andrews model is set on a beautifully landscaped half-acre homesite in the established Forest Manor community of Ashburn. Offering approximately 5,684 finished square feet across two expansive levels, this Winchester-built rambler blends timeless craftsmanship with main-level living, soaring ceilings, and a private, park-like setting that immediately distinguishes it from the rest.

The main level unfolds with warmth and elegance, framed by rich hardwood floors, tall windows, and generous architectural details. A gracious foyer opens to formal and informal living spaces, including a sun-filled dining room, a refined living room, and a family room anchored by a gas fireplace—all designed to flow naturally for everyday comfort or large-scale entertaining. The gourmet kitchen sits at the heart of the home with its expansive island, granite countertops, breakfast area, and effortless connection to the family room. Three main-level bedrooms, including a spacious primary suite with hardwood flooring and a private bath, offer true one-level living. Additional main-level highlights include crown moldings, cathedral ceilings, an entry-level laundry area, and a convenient powder room.

The fully finished walkout lower level adds an



impressive extension of living space with daylight windows, rear access to the backyard, and an open, flexible layout perfect for recreation, media, fitness, guests, or multigenerational living. This level includes a large additional bedroom and full bath, along with abundant storage and multiple areas suitable for customization.

Outdoor living is defined by the home’s serene natural backdrop and generous half-acre lot, offering privacy, mature landscaping, and a sense of calm that enhances the property’s overall appeal. A three-car side-load garage and wide driveway provide ample parking and convenience.

Ideally positioned near major commuter routes, local dining, shopping, and the best of Ashburn’s amenities, this home combines main-level luxury, Winchester quality, and a rare, quiet setting—all within minutes of everyday conveniences. A truly exceptional opportunity coming soon to the Ashburn market.

Built in 2002

Essential Information

MLS® #	VALO2111138
Price	\$1,399,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	5,283
Acres	0.50
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Rancher

Status	Coming Soon
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Community Information

Address	42831 Falling Leaf Ct
Subdivision	FOREST MANOR
City	Ashburn
County	LOUDOUN-VA
State	VA
Zip Code	20148

Amenities

Amenities	Crown Molding, Entry Lvl BR, Upgraded Countertops, Master Bath(s), Shades/Blinds, Wood Floors
Parking	Paved Driveway
# of Garages	3
Garages	Garage Door Opener, Garage - Side Entry

Interior

Heating	Forced Air
Cooling	Central A/C, Zoned
Has Basement	Yes
Basement	Rear Entrance, Daylight, Full, Fully Finished, Heated, Improved, Outside Entrance, Walkout Level, Windows
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane, Fireplace - Glass Doors, Screen
# of Stories	2
Stories	2 Story

Exterior

Exterior	Combination, Brick and Siding
Roof	Shingle
Foundation	Permanent

School Information

District	LOUDOUN COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	November 14th, 2025
Zoning	R1

Listing Details

Listing Office

Samson Properties



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Listing information last updated on November 14th, 2025 at 11:30pm EST