



'MAGNIFICENT HOME WITH INDOOR POOL COMPLEX'
Raydon, Suffolk | IP7 5QD

WELCOME



Welcome to this magnificent Victorian home set in around 10 acres of parkland (stms). With five substantial bedrooms, five bathrooms, an immense drawing room, a beautiful formal dining room, numerous potential work spaces, and its own indoor swimming pool complex, this house offers everything - luxurious living, working from home, and hosting family and friends for fabulous country weekends.







- A Very Fine Period Home
- Not Listed - Has Been A Superb Home For The Current Owners For Over 40 Years
- Parkland Grounds of Around 10 Acres (stms)
- Beautiful Drawing Room
- Library and Useful Study
- Five Generous Bedrooms - Four En Suite and Family Bathroom
- Fabulous Indoor Pool Complex
- Excellent Parking Area and Three Double Garages
- Large Cellar Complex - Ideal as A Cinema Room - With Tunnel to The Garage Block
- Substantially Extended and Improved by The Current Owners
- Small kitchen garden, greenhouse and workshop

Built in 1864, this beautiful residence offers an abundance of Victorian grandeur. Inside you will find many of the features of a grand house of the period – spacious rooms, high ceilings, original cornices, statement double doors, huge windows, stately fireplaces – it's impressive indeed. It doesn't overwhelm, however, being essentially a five-bedroom family home – if on a very spacious scale! Indeed, the current owners have enjoyed family life here for four decades, during which they have substantially updated and enlarged their home.

Enter through the large square porch through an original period door into the ample hall where a beautiful cantilevered staircase curves up to the first floor. (As befitting a home of this size, there's a second set of stairs to the rear of the house). To your right, a set of double doors surrounded by imposing Georgian-style architrave take you into a vast drawing room. Three enormous west-facing sash windows look out to the front of the house while wide bifolding doors open onto a big lawn to the south. Here and throughout the house, handsome traditional radiator covers conceal the heating with style. Another smaller family room – or snug – is located nearby.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













The stunning formal dining room is across the hall. The cabinetry in here is of special note, with two large glass-fronted china cabinets on either side of the chimney breast, wainscot panelling and a wide wooden mantelpiece over the cast-iron fireplace. In addition to the large sash window to the front of the house, light comes in via a glass door with pretty wooden tracery. This takes you into the conservatory, a large space which gets afternoon and evening sun through its west-facing windows.

Attention bibliophiles! If you have a penchant for beautiful shelving, you'll be wowed by the library down the hall. Bookcases, finished to a very high specification, line the walls to full height. A desk, drawers and cupboards are also built in. From here, another set of double doors, matching the dining room door, lead back out to the conservatory. A further room is used as a study, with a calming view onto the garden.

A large square kitchen is well-appointed with acres of storage and plenty of counter space to prep. A generous breakfast room adjoins through a large arched opening, making a space ideal for get-togethers with family or friends.

From the kitchen, through the utility room – an indoor swimming pool complex, complete with jacuzzi, changing rooms and showers. “The pool is a decent length for swimming”, say the owners, “and big enough to work out and exercise in.”

Sunlight streams in through three huge French windows opening to the west and overlooking the lawn. This wonderful addition has been constructed in red brick with windows that echo those on the front of the house. New and old blend comfortably together.

Back in the main house and down the cellar stairs is the entrance to Woodlands Hall's underground tunnel, taking you from the house to the treble garage block in all weathers. Down in this amazing basement is a giant “media room” currently used as storage but awaiting its destiny: Games room? Home cinema? Gym? Recording studio?

Upstairs at Woodlands Hall are five bedrooms, all of a generous size but a couple that could fairly be described as “palatial”. Two have designated dressing areas but all have ample closet space. Of the five, yes – five, bathrooms, four are en-suite. The master bedroom being directly above the sitting room is a considerable size and, with a very large dressing room with access to one en suite and a Jack and Jill bathroom.

Outside the drawing room is a large south-facing lawn – known as “the tennis court lawn” due to it having been used as such in the past. The rest of the grounds are mostly put to parkland for low maintenance and a large woodland area that the current owners reintroduced. The owners say they will “really miss the space, the tranquility of the countryside, the magnificent trees, and the light” of this stunning home.

















STEP OUTSIDE

Raydon is a small rural village, once home to a US airbase, in an exceptionally beautiful part of Suffolk. Renowned Constable Country is on the doorstep and the pretty historic town of Hadleigh is within three miles with its independent shops and restaurants, as well as plenty of community clubs and events.

Being not far from both the A12 and A14 means Ipswich, Colchester and Bury St Edmunds are all in easy reach with mainline rail connections to London and Norwich. Manningtree being the closest station.

Agents Notes

Tenure: Freehold

Local Authority: Babergh District Council - Band G

Services: Mains Electricity & Water, Private Drainage (Water Treatment Plant), Oil Fired Central Heating.

The Postcode for those with Satellite Navigation is IP7 5QD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property - DIS4353
 Approx. Internal Floor Area of House - 7559.4 Sq ft / 702.3 Sqm
 Approx. Internal Floor Area of Swimming Pool Complex - 1104 Sq ft / 102.5 Sqm
 Approx. Internal Floor Area of Cellars & Garages - 1074 Sq ft / 99.7 Sqm



Ground Floor

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First Floor



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



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