



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

GREAT WOOD LODGE, WOODLANDS ROAD, RAYDON,  
IPSWICH, SUFFOLK, IP7 5QD  
ASKING PRICE OF £680,000







## INTRODUCTION

Situated within just under an acre of grounds (sts), this three bedroom detached bungalow offers generous living space in a rural location with many local walks over open countryside. Situated in a quiet location with established, beautiful gardens and woodlands behind. Contact us to arrange a viewing.





## INFORMATION

Located on the outskirts of Raydon village this well proportioned property was built in the 1970's of cavity brick construction under a tiled pitched roof. A recently fitted Shaker style kitchen which has been installed by the current owners, creates a very pleasant hub of the home. The property also benefits from radiator heating via an oil fired boiler and part-double glazing. Outside the attractive gardens and grounds extend to approaching 1 acre (sts) and are a haven for birds and wildlife being on the periphery of a wooded area.

## SERVICES

Mains water and electricity. Private drainage. Heating via Oil fired boiler to radiators throughout. Council Tax Band - E. EPC rating - E. Local Babergh District Local Council Contact - 0300 123 4000. Superfast broadband available via Openreach ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). 5G mobile Coverage via EE, Three, O2 and Vodafone ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). Check the flooding risk in this area ([www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)).

## RAYDON

The village of Raydon is within three miles of the market town of Hadleigh offering shopping facilities and other amenities, and only a short drive from the A12 with its excellent road communications to Ipswich, Colchester and beyond. The village enjoys an ancient Parish Church, playing fields, golf club and a village hall. Railway stations at both Manningtree and Colchester provide regular commuter services to London Liverpool Street. Junior school catchment for Stratford St Mary and senior school catchment for East Bergholt High School. with Independent schools in Ipswich and Colchester.

## DIRECTIONS

From A12 slip road proceed along B1070 towards Hadleigh passing through Holton St Mary. Proceed through Raydon village passing the church on left and at the S-bend turn right into Woodlands Road. Great Wood Lodge will be found after 1 mile on the left hand side

## AGENTS NOTE

As vendor's agents we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.







### **LARGE ENTRANCE/GARDEN ROOM**

14' 1" x 11' 5" partly glazed upvc front door leads into this spacious and very useful room. With windows to three sides overlooking the front gardens, panelled walls, herringbone wooden floor and walk-in store cupboard. The space provides a pleasant area for seating and to enjoy the views of the front garden. There is also a door into the living room and glazed panelled doors in the kitchen.

### **LIVING ROOM**

19' 5" x 14' 4" A nicely proportioned room with bi-fold doors to the front garden, window to the rear, feature stone wall with raised hearth and woodburner, display niche/log storage, shelving, wall lights and exposed ceiling timbers.



### **KITCHEN/ BREAKFAST ROOM**

15' 4" x 13' 4" A recently fitted extensive range of Shaker style wall and base units creates a central hub of the home. This well-proportioned room overlooking the rear garden offers ample space for culinary adventures and has space for a dining table and chairs. Other benefits include an integrated dishwasher, composite inset sink, electric double oven and ceramic hob.



### **WALK-IN PANTRY**

4'9" x 4'3" with opaque window to the rear and space for fridge/freezer and washing machine.

### **INNER HALL**

18' 7" x 6' 2" With doors to all rooms, glazed door to garden, radiator.

### **RECEPTION TWO/ DINING ROOM**

14' 11" x 12' 0" Window to the front, radiator.



### **BEDROOM ONE**

12' 10" x 12' 6" window to front, loft hatch, built-in wardrobe, radiator, recessed lighting.

### **BEDROOM TWO**

14' 9 x 8' 9" Window to side, radiator, door to

### **EN SUITE SHOWER ROOM**

5' 1" x 4' 11" Opaque window to side, ladder radiator, shower cubicle, low level wc, vanity unit with inset wash hand basin.





### BEDROOM THREE

9' 3" x 9' 0" Window to front, sliding doors to wardrobe/store cupboard, radiator.

### FAMILY SHOWER ROOM

8' 10" x 5' 6" Opaque window to rear, recessed lighting, tiled floor, double shower cubicle behind glass screen, low level wc, vanity unit with inset wash hand basin, towel radiator, extractor fan.

### OUTSIDE

Great Wood Lodge is approached through a wooden five-bar gate over a long shingled driveway which provides extensive parking and leads to the front door. To the side of the property a double garage with single door benefits from power and light being connected and is a highly useful space. The covered car port to the side is especially useful for all weather parking. Further space within a portacabin with power & light connected.

A particular feature of this property are the extensive gardens which wrap around the property and extend to approximately one acre being mainly laid to lawn with flower and shrub borders and some fine mature trees.

Located within the grounds are the oil tank, garden shed, wood store, two greenhouses and a particularly well established and productive vegetable patch.

Great Wood Lodge also benefits from neighbouring woodland and nearby countryside walks, completing its private yet convenient location.

**RIGHT OF WAY** - please be aware there is a right of way to the North of the property passing close to the rear wall of the bungalow, please contact Grier & Partners for more information













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Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>95 A</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	<b>53 E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		