



Substantial barn with cottage & extensive grounds

Woodlands Farm, Woodlands Road, Raydon, Suffolk, IP7 5QD

Freehold

savills



4 Bedrooms • 3 Bath/Shower Rooms • 4 Reception Rooms • Vaulted Drawing Room • 2 Bedroom Cottage • Home Office & Garden/Games Room • Extensive Outbuildings • Gardens & Grounds of 11 Acres

Local information

Woodlands Farm is located in the attractive countryside of south Suffolk on the edge of the village of Raydon. The village is close to the market town of Hadleigh which offers a wide range of day to day amenities including a range of shops for everyday needs, various primary and secondary schools, a town library, church and swimming pool together with other recreational facilities including pubs and restaurants. Further afield, Ipswich, the county town of Suffolk and Colchester both offer a much wider range of educational and recreational facilities. There are a wide range of Schools in the area including East Bergholt & Colchester with school bus routes running directly from Raydon Village. The commuter can take advantage of the mainline train stations to London's Liverpool Street Station from Ipswich, Manningtree and Colchester. The estuaries of the Orwell, Stour and Colne provide sailing and fishing opportunities. There are a number of 18-hole golf courses in the area including Hintlesham, Stoke by Nayland and in Raydon itself.

About this property

The property is a substantial period barn conversion which is constructed of brick and timber frame under a pitched slate and peg tiled roof. Woodlands Farm was converted in 1989 and is well presented with numerous features throughout the property. Of particular note is the

impressive vaulted drawing room with a wealth of exposed timbers and full height chimney breast – an outstanding feature. There is an adjoining self-contained cottage which is off set from the house and can be accessed separately and benefiting from its own private garden. There is also a detached home office, double garage and large workshop which are all arranged around a courtyard to the south of the house. The grounds lie mainly to the front of the house with a large area of woodland, planted in 1993, large pond with renovated summer house to one side which can also be used as a games room. There is a wonderful terrace fronting the summer house with pizza oven and seating area overlooking the pond. To the rear of the property is a substantial former grain barn (approx 70' x 50') which is used for storage but lends itself for equestrian use.

Tenure

Freehold

Local Authority

Barbergh DC

Viewing

Strictly by appointment with Savills







Woodlands Farm, Woodlands Road, Raydon, Suffolk, IP7 5QD
Gross internal area (approx) 5103
Outbuildings 1492 (excluding large barns)
Total 7007



savills

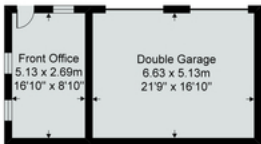
savills.co.uk

Savills Suffolk
01473 234 800
ipswich@savills.com

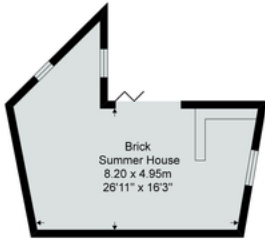
Woodlands Road, Raydon, Ipswich, IP7 5QD

Approximate Area = 5103 sq ft / 474 sq m
Limited Use Area(s) = 46 sq ft / 4.2 sq m
Double Garage = 366 sq ft / 34 sq m
Outbuildings = 1492 sq ft / 138.6 sq m
Total = 7007 sq ft / 651 sq m
For identification only - Not to scale

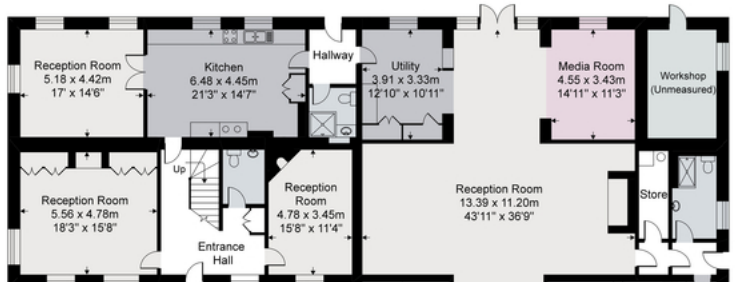
Denotes restricted
head height



Outbuilding 3



Outbuilding 1



Ground floor



First floor

Outbuilding 4

Outbuilding 2



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2020. Produced for Savills (UK) Limited. REF: 648876

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	36	50
England, Scotland & Wales	EU Directive 2002/91/EC	

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02020120 Job ID: 146241 User initials: PO

