



CROSSWINDS

Raydon | Suffolk



Chapman Stickels





Chapman Stickels

A SUBSTANTIAL DETACHED BUNGALOW SET IN SOME 4 ACRES OF ELEVATED AND PRIVATE GROUNDS TOGETHER WITH NUMEROUS ANCILLARY AND COMMERCIAL OUTBUILDINGS

- Residential** • Front vestibule • Cloakroom • Kitchen / breakfast room • Utility room •
• Sitting room • Dining room • Conservatory • Hallway • 3 double bedrooms •
• Family Bathroom • Shower room • Twin attic rooms •
• Attached double garage • Detached workshop • Further outbuildings •
- Commercial** • Store / plant room • Joinery workshop • Foyer • Two offices • Kitchen •
• Cloakroom • Material stores • Yard •

In all, 3.91 acres

Hadleigh – 3 miles / Colchester – 12 miles / Sudbury 10 miles





The Property

Occupying an elevated rural location within the parish of Raydon, Crosswinds comprises a 'stand-alone' 3 / 4-bedroom detached bungalow which dates from 1950's. In the late 1970's, the bungalow was extended and modified, providing extensive accommodation which covers in excess of 2,500sq.ft.

Despite parts of the accommodation requiring a degree of cosmetic updating, it is evident the property has been well-maintained over the years, which has been under the sellers' ownership since 1950.

To the northern end of the bungalow are the three double bedrooms and sitting room, which are set around a central hallway that gives access to a converted attic, providing two useful storerooms with skylights.

The southern front section comprises an extensively fitted kitchen / breakfast room with an adjacent dining room (which could be adapted into one spacious kitchen /diner). The remaining principal accommodation is a conservatory, with access onto a sheltered rear patio. A generous utility room provides ample storage with further worksurfaces.

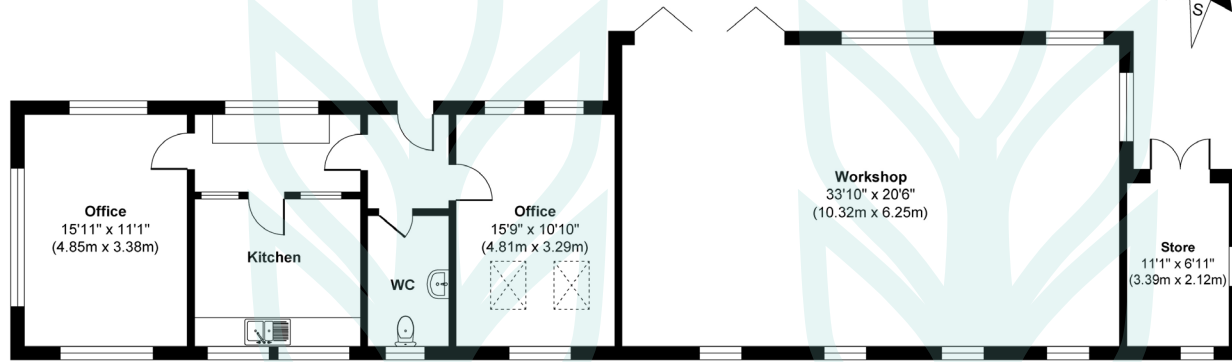
Outside, Crosswinds is approached over a driveway which leads onto an extensive gravel parking area to the front, leading to an attached double garage and front vestibule. The majority of the grounds comprise vast areas of lawn interspersed with numerous feature trees which includes scots pine and oak. Towards the far-western boundary is a grove of established conifer and deciduous trees which leads through to a stunning view of the Brett valley - arguably the finest in the area.

Providing independent vehicular access, the southern part of the property comprises the established commercial part which has historically been a Builder's Yard. The numerous outbuildings consist of two fully functional offices with kitchen, cloakroom, a substantial joinery workshop, plant room / store and material storage units. Under the current planning system, these single storey outbuildings are of sui generis use class, and a Certificate of Lawful use was granted in August 2022. A further detached garage located closest to the bungalow is of domestic use.

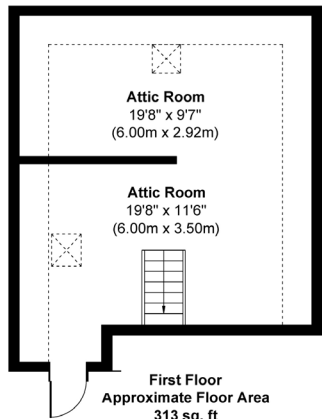




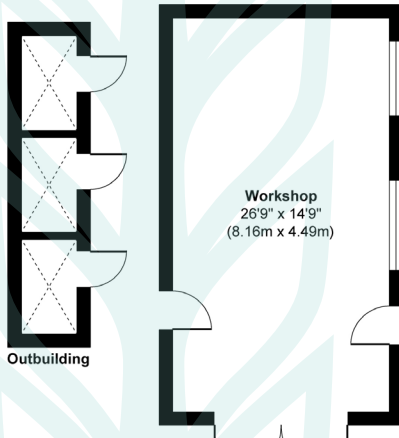
Crosswinds, Weary Hills, Raydon, Suffolk, IP7 5LG



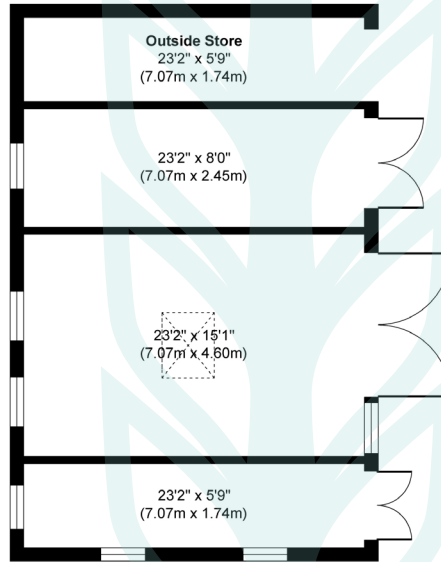
Outbuilding
Approximate Floor Area
1418 sq. ft
(131.81 sq. m)



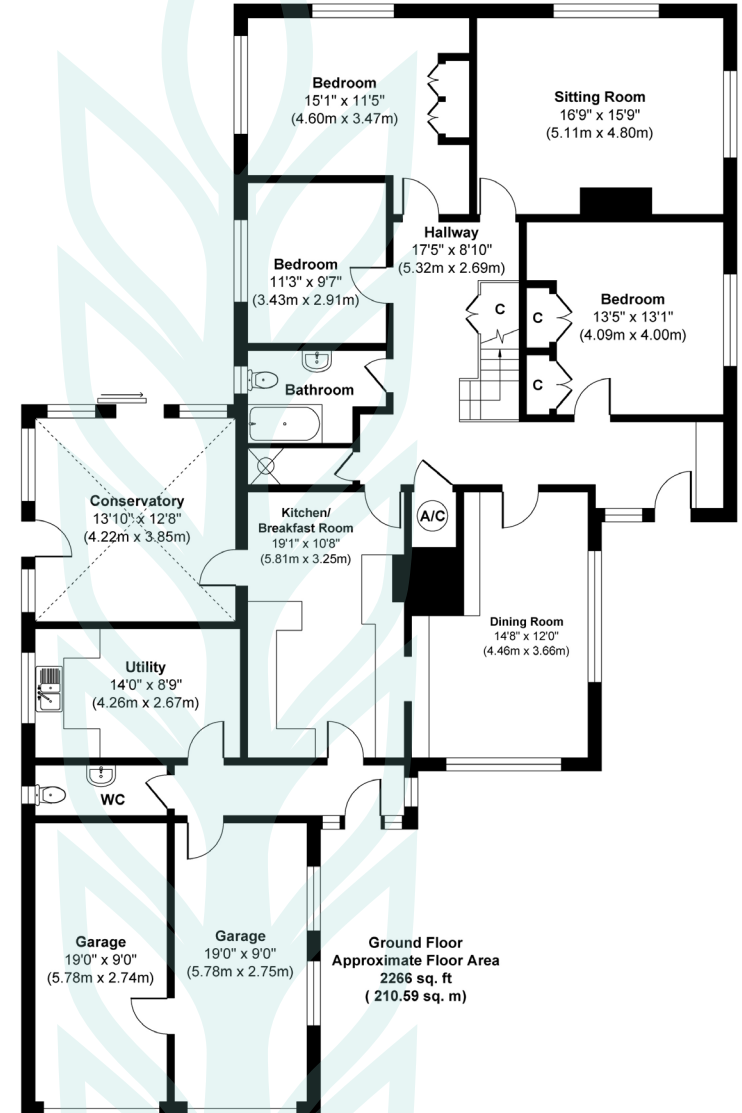
First Floor
Approximate Floor Area
313 sq. ft
(29.11 sq. m)



Outbuilding
Approximate Floor Area
394 sq. ft
(36.63 sq. m)



Outbuilding
Approximate Floor Area
835 sq. ft
(77.62 sq. m)



Ground Floor
Approximate Floor Area
2266 sq. ft
(210.59 sq. m)

Approx. Gross Internal Floor Area 2579 sq. ft / 239.70 sq. m
Approx. Gross Internal Outbuildings Area 2647 sq. ft / 246.06 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Copyright Chapman Stickels

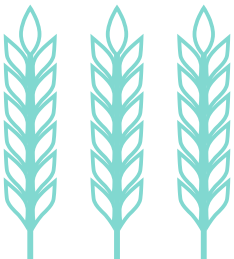
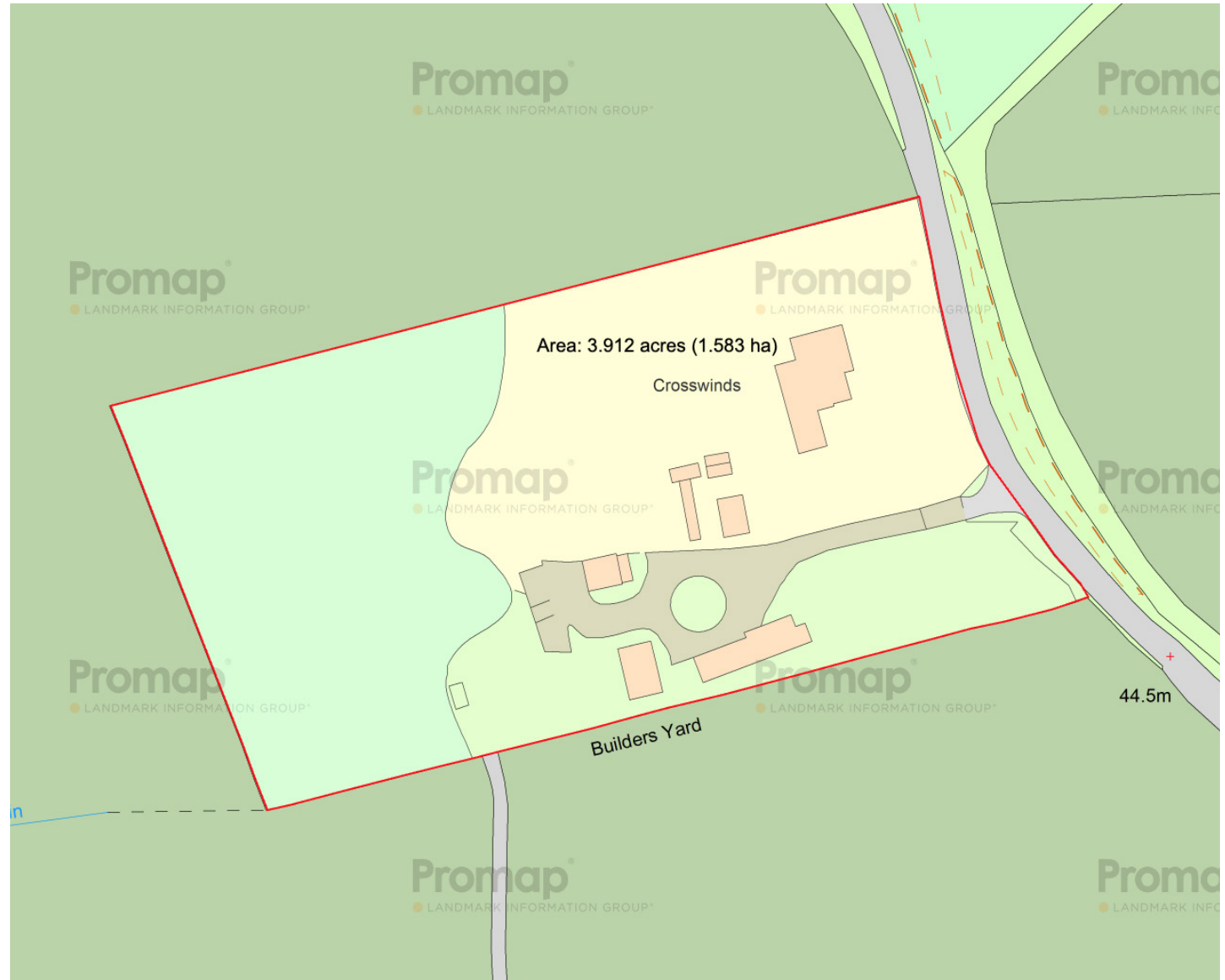
Location

Located in the parish of Raydon, the property is set on its own, with no near neighbours. The main village is some 0.5 miles to the south and is a popular destination for the commuter, with easy access to mainline stations at Manningtree, Ipswich and Colchester, plus an easy route through to the A12. The surrounding villages have popular schools, shopping facilities, doctors' surgeries and other amenities, the Brett Vale Golf Club, countryside walks and the popular Constable villages of Flatford and Dedham are nearby.

Services

Mains electricity is connected. Oil-fired heating. Private drainage and bore hole water extraction. The commercial buildings provide separate electricity connection and private drainage.

Local Authority Babergh, Council Tax Band F (2023)



Chapman Stickels

The Corn Exchange,
Market Place,
Hadleigh,
Suffolk,
IP7 5DN

info@chapmanstickels.co.uk
www.chapmanstickels.co.uk

01473 372 372

All enquiries:

Benedict Stickels
ben@chapmanstickels.co.uk

Cleo Shiel
cleo@chapmanstickels.co.uk



Scan the QR code to visit
our website



IMPORTANT NOTICE

Chapman Stickels states these particulars are for general information only and do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate where stated. Any prospective purchaser must satisfy themselves of the accuracy of the information within these particulars by inspection or otherwise. Chapman Stickels does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building restrictions), nor can it enter into any contract on behalf of the client. We do not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. If there is anything of particular importance to you, please contact us where we will endeavour to have any information or queries checked.