



SCHOOL HALL

Raydon

|

Suffolk



Chapman Stickels

SCHOOL HALL, HADLEIGH ROAD, RAYDON, SUFFOLK, IP7 5LH

Hadleigh - 3 miles
Manningtree - 6 miles
Ipswich - 10 miles
Colchester - 14 miles

- Hall and inner hall • Kitchen / living / dining room •
- Boot room • Sitting room • Study / bedroom 4 •
- Shower room • Ground floor bedroom with ensuite •
- 2 further bedrooms (one ensuite) • Family bathroom •
- Off-road parking • South-West facing walled garden •

The Property

A wonderful opportunity to acquire a stunning 3 / 4 bedroom former Victorian school, which has been painstakingly redeveloped with much attention to the detail. Immaculately finished, the accommodation stylishly blends a clean contemporary flare, whilst paying homage to the 19th century charm.

On entering School Hall, oak flooring to the hallway extends to all of the ground floor (except the two shower rooms) which compliments the pastel finished doors and walls, with tongue and groove panelling.

Beyond the inner hallway is the impressive, open plan kitchen / living / dining room, with full height central glazing and French windows which takes full advantage of the wonderful views over the south-west facing walled garden. The kitchen is comprehensively fitted on two walls, comprising solid quartz worksurfaces with twin butlers sink, full-height cupboards, base units and drawers, as well as integral appliances.

The remaining ground floor consists of the rear vestibule / boot room with sitting room beyond, both of which provide further views with independent access onto the rear garden.

A SUPERBLY CONVERTED VICTORIAN SCHOOL WITH FABULOUS WALLED GARDEN OVERLOOKING OPEN COUNTRYSIDE



On reaching the first-floor mezzanine landing, one is instantly greeted by the full height window range which pleasingly frames the wonderful view of the entire rear garden, as well as grazing paddocks beyond the far boundary wall. This wonderful vista is also replicated by two dormer windows to each rear bedroom, which are independently served by two further stylishly fitted bathrooms to the front.

Set well back beyond the front boundary wall, School Hall forms the larger part of the conversion, with the remaining development (School Lodge) located to the southern end. Both properties part share the asphalt driveway, with each providing independent parking areas.

Enjoying a private, south-west facing aspect, the rear walled garden is a further notable feature, consisting of an extensive Dijon stone patio which leads on an area of lawn beyond. The boundaries are clearly defined by timber fencing, with raised planters and a corner terrace which abut the far boundary wall.

Location

Located on the Hadleigh side of the village (north) Raydon is a popular village on the western outskirts of Ipswich, 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, Brett Vale Golf Club, countryside walks and the popular Constable villages of Flatford and Dedham are nearby.

Services

Mains water and electricity are connected. Underfloor heating to the ground floor, and radiators to the first floor via air-source heat pump.

EPC Rating

TBC – SAP stage

Local Authority and Council Tax

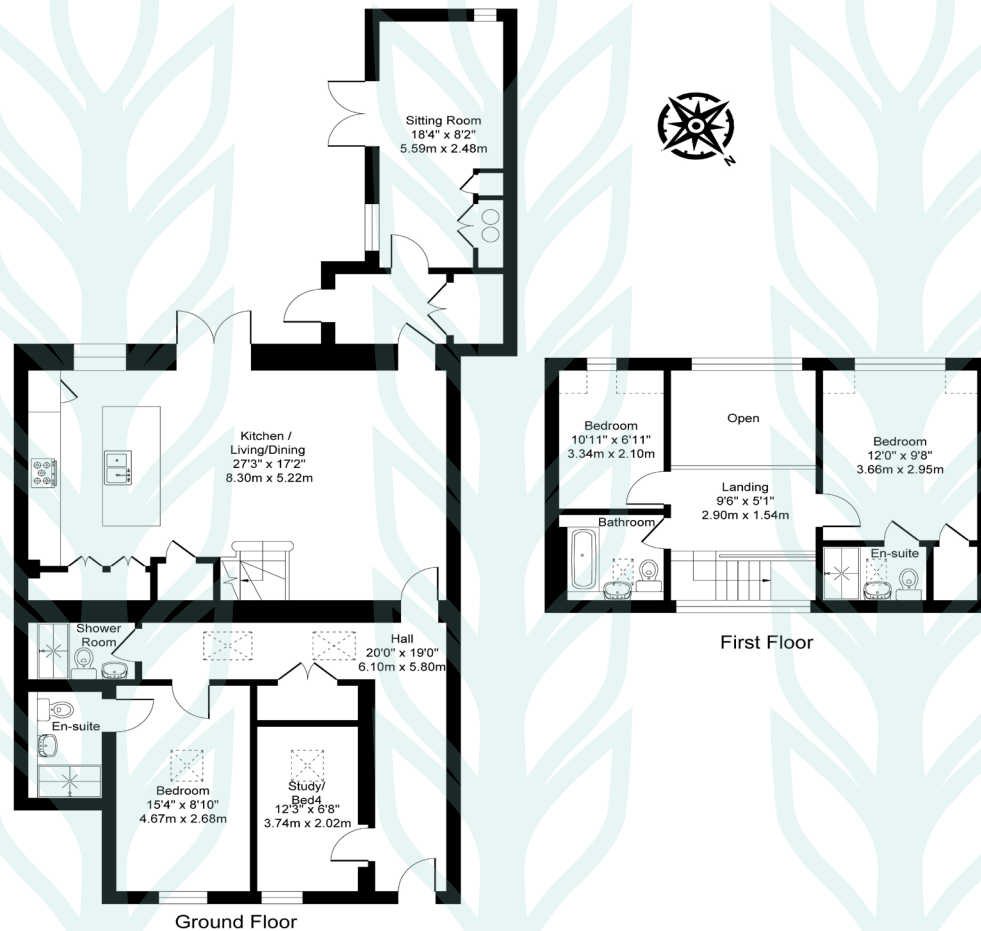
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TBC



School Hall, Hadleigh Road, Raydon, Suffolk IP7 5LH

Approximate Floor Area
Main House - 1652 sq. ft / 153.48 sq. m

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