



# SCHOOL LODGE

Raydon

|

Suffolk



Chapman Stickels



# SCHOOL LODGE HADLEIGH ROAD, RAYDON SUFFOLK, IP7 5LH

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

- Entrance hall • Cloakroom •
- Kitchen / living / dining room • Inner hall • Study •
- Ground floor bedroom • Shower room • Landing •
- Two further bedrooms • Shower room •
- Off-road parking • South-West facing walled garden •

## The Property

School Lodge is a wonderful opportunity to acquire a stunning three-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.

This unique end-terrace property forms the smaller part of just one other adjoining conversion (School Hall).

Via an oak frame storm porch, the entrance hall with flagstone flooring leads through to impressive, open plan kitchen / living / dining room with full height rear glazing and windows to either side of a pair of French doors which all take full advantage of the wonderful views over the south-west facing walled garden. The kitchen is comprehensively fitted, comprising solid quartz worksurfaces with inset butlers sink, full-height cupboards, base units and drawers, as well as integral appliances.

Oak flooring extends to virtually all the ground floor (except the high spec shower room and cloakroom) which compliments the pastel finished doors and walls.

The living area leads into an inner hall, with a guest bedroom served by an adjacent shower room. Beyond is the study (which can also be suitably used as a further bedroom) providing independent access via further French windows onto the rear garden.

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



On reaching the landing, one is drawn to the rear balustrade giving further wonderful views over the rear garden, as well as grazing paddocks beyond the far boundary wall. This vista is also replicated by a dormer window to bedroom two. A Full height 'borrowed' window to the entire rear wall of bedroom one affords much natural light via the extensive window range. Both bedrooms are served by a stylishly fitted shower room.

Set well back beyond the front boundary wall, School Lodge forms the smaller part of these unique conversions, with the remaining development (School Hall) located to the central section. 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 abuts an area of lawn beyond. The boundaries are clearly defined by timber fencing, with raised planters 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. Fibre optic broadband.

#### EPC Rating

TBC – SAP stage

#### Local Authority and Council Tax

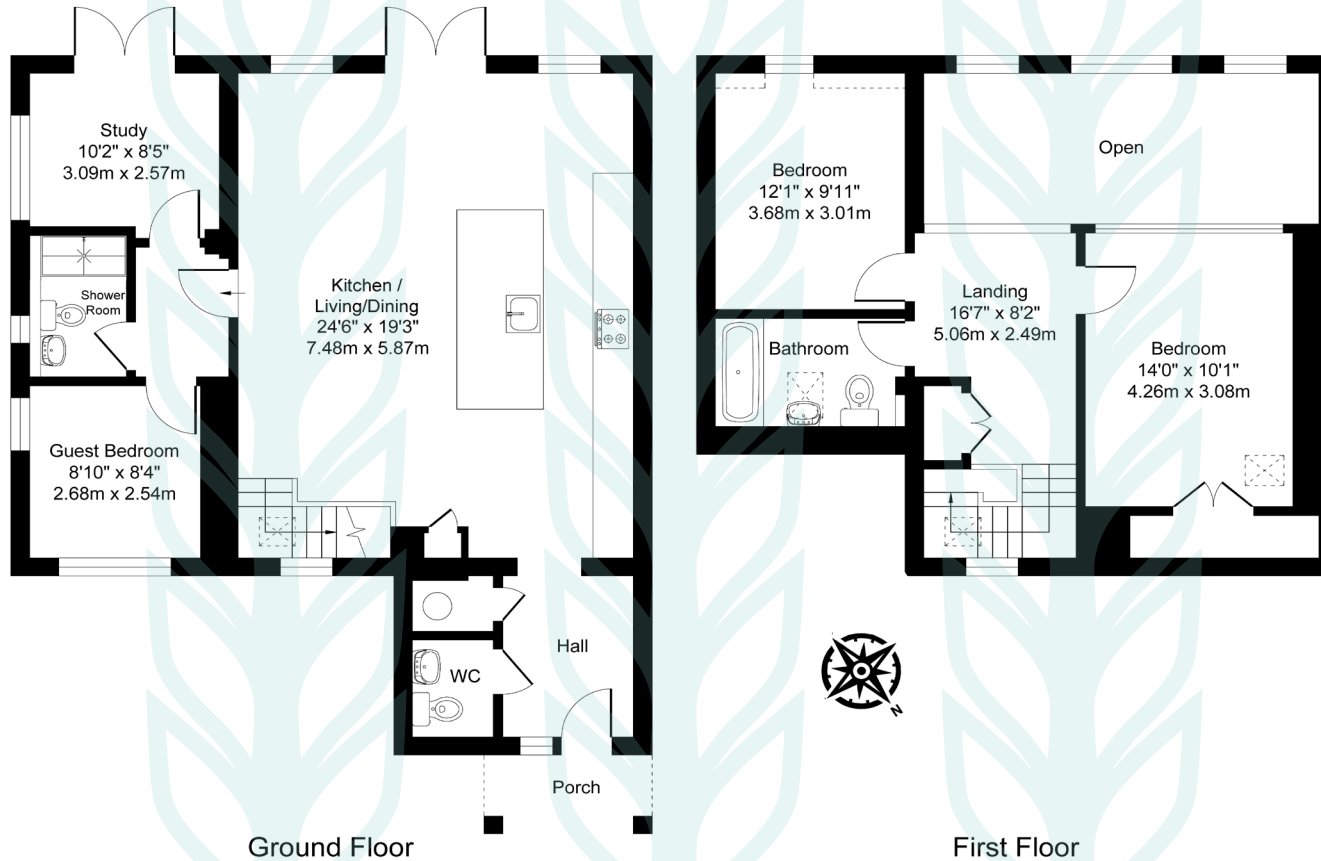
Babergh with Mid Suffolk District Council  
TBC





# School Lodge, Hadleigh Road, Raydon, Suffolk IP7 5LH

Approximate Floor Area  
Main House - 1305 sq. ft / 121.21 sq. m



## Chapman Stickels

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