



# HEATHCOTE HOUSE

Raydon | Suffolk



Chapman Stickels



# HEATHCOTE HOUSE, RAYDON, SUFFOLK, IP7 5LN

Hadleigh - 3 miles

Manningtree - 6 miles (London Liverpool Street from 56 minutes)

Ipswich - 10 miles

Colchester - 11 miles

- Sitting room • Dining room • Kitchen • Conservatory •
- Cloakroom • Utility • Four bedrooms (one ensuite) •
- Family bathroom • Off-road parking • Secluded garden •

## The Property

Formally a pair of Victorian cottages, Heathcote House occupies a prominent corner plot within Raydon village, which is some 3 miles to the south of Hadleigh.

Lovingly renovated over the last 3 years by the current vendor, the house provides particularly light and well-proportioned accommodation throughout, comprising a full-width sitting room with feature cast iron fireplace. Beyond is the well-appointed kitchen, which is fitted with oak worksurfaces on two walls, with a 'Leisure' range cooker, washing machine and dishwasher, and a range of shaker style cupboards, drawers, and cupboards. Access onto the main rear garden, which the kitchen directly overlooks, is via an inner hall, with adjacent cloakroom and utility room.

Further access onto the garden is via a particularly spacious conservatory / garden room, which can be utilised as a dining / breakfast room. The remaining ground floor is the adjacent formal dining room, which could be suitably used as a study.

On the first floor, there are four well-proportioned double bedrooms with a modernised ensuite shower room to bedroom one, which offers further views over the rear garden. The remaining bedrooms are served by a modern family bathroom.

## Outside

The secluded and private gardens are chiefly to rear, which consist of an area of lawn which is defined by numerous mature trees and shrubs. Beyond a new wicker fence and timber double gates is the driveway, which offers parking for two/three cars.

# A FINE DETACHED PERIOD HOUSE WITH OFF-ROAD PARKING AND EASY ACCESS TO HADLEIGH, IPSWICH, AND COLCHESTER





### 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 electricity, water, and drainage. Oil- fired central heating. Bottle gas for range cooker.

### EPC Rating

Current D (59). Potential B (85).

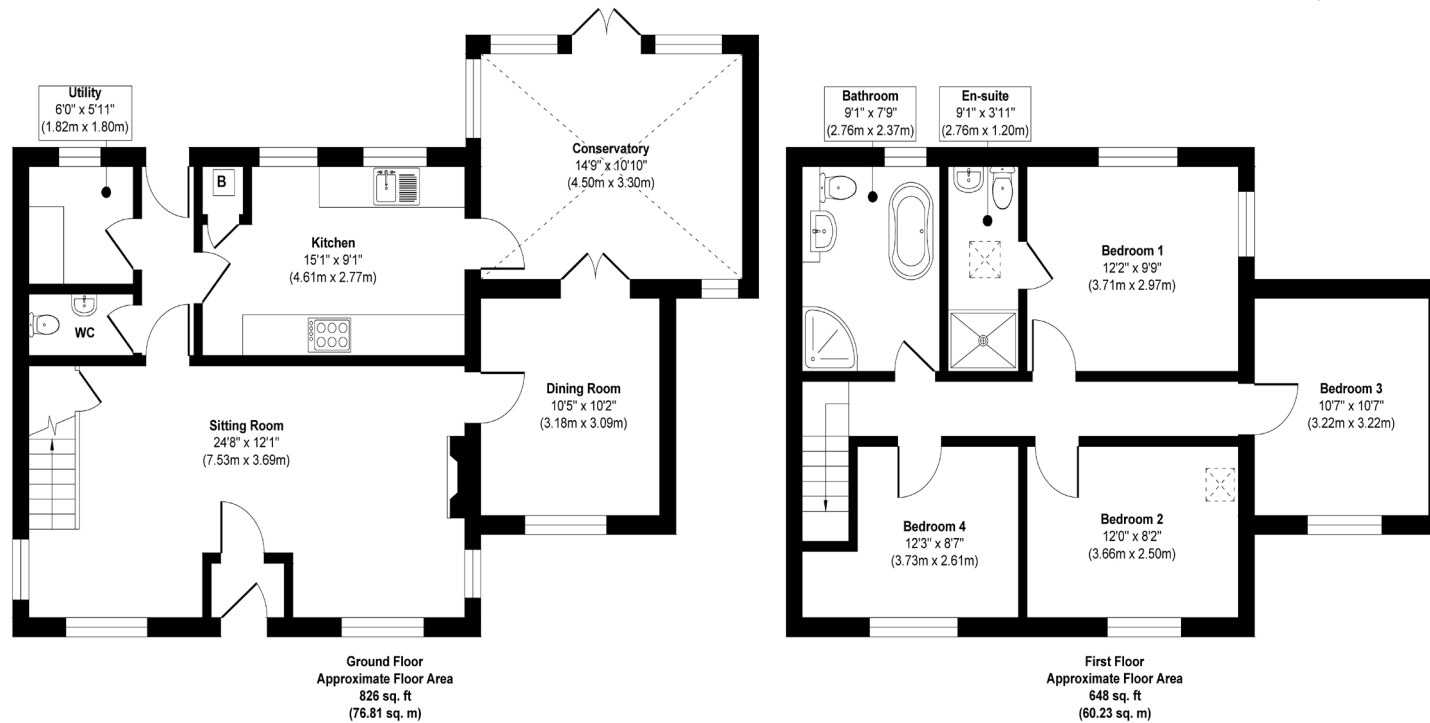
### Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council  
Band D (2025)





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**Approx. Gross Internal Floor Area 1474 sq. ft / 137.04 sq. m (Including Conservatory)**

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



## Chapman Stickels

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