



# BECKY'S FARM

Raydon



Suffolk



Chapman Stickers



# BECKY'S FARM, WOODLANDS ROAD, RAYDON, SUFFOLK, IP7 5QD

Hadleigh – 3.5 miles  
Manningtree Station – 7.5 miles  
Ipswich – 8 miles  
Colchester – 14 miles

## The bungalow

- Entrance hall • Kitchen / breakfast room • Sitting room with dining area •  
• Inner hall • Three double bedrooms • Family bathroom • Boiler room •

Detached Games room – 59sq.m (636sq.ft)

Detached Barn (with office area and stores) – 172sq.m (1,850sq.ft)

Further outbuilding / former cottage – 22sq.m (237sq.ft)

## The Property

Occupying a wonderfully secluded setting in the rural parish of Raydon, Becky's Farm is located some 3.5 miles south of Hadleigh.

The principal dwelling is individual and single storey, which is likely to date from the early-1700's, with later alterations. A recent extension forms the main entrance hall and adjacent dining area, where the latter takes full advantage of the views over the southern part of the garden, with arable farmland beyond.

Offering similar delightful views, the twin aspect kitchen / breakfast room is comprehensively fitted with granite worksurfaces, numerous base and eye level units and integral appliances including an electric range cooker. The adjacent sitting room provides a working open fireplace, set either side of windows to the western aspect.

Via a central corridor, the three bedrooms and family bathroom comprises the remaining accommodation. Again, all well-proportioned rooms provide their respective views over the gardens - which surround the bungalow on all sides.

Outside, the bungalow is set well back in its generous plot, where a sweeping gravel drive leads to a rear parking area with the principal outbuildings beyond. The main gardens comprise areas of lawn which are interspersed with mature trees and shrubs, with an outdoor pool to the southwestern corner. Located beyond an ornamental pond, a deciduous copse which forms the entire northern section of the property.

Outbuildings include two substantial detached barns to the west (including a games room) with additional garaging / office / storage space. To the approach of the property via Woodland Road (east) is a plaster and tiled outbuilding (the cottage) which is likely to date from the early 1800's.

# A UNIQUE RURAL PROPERTY COVERING SOME 2.5 ACRES OF SECLUDED GARDENS AND WOODLAND TOGETHER WITH NUMEROUS OUTBUILDINGS



### Location

Becky's Farm is set in the attractive countryside of south Suffolk, on the eastern edge village of Raydon village. The locality 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, primary and secondary schools, a town library, church and swimming pool, together with other recreational facilities including pubs and restaurants.

### EPC Rating

Current E (47). Potential C (71).

### Services

Mains water and electricity are connected. Oil- fired central heating. Private drainage.

### Local Authority and Council Tax

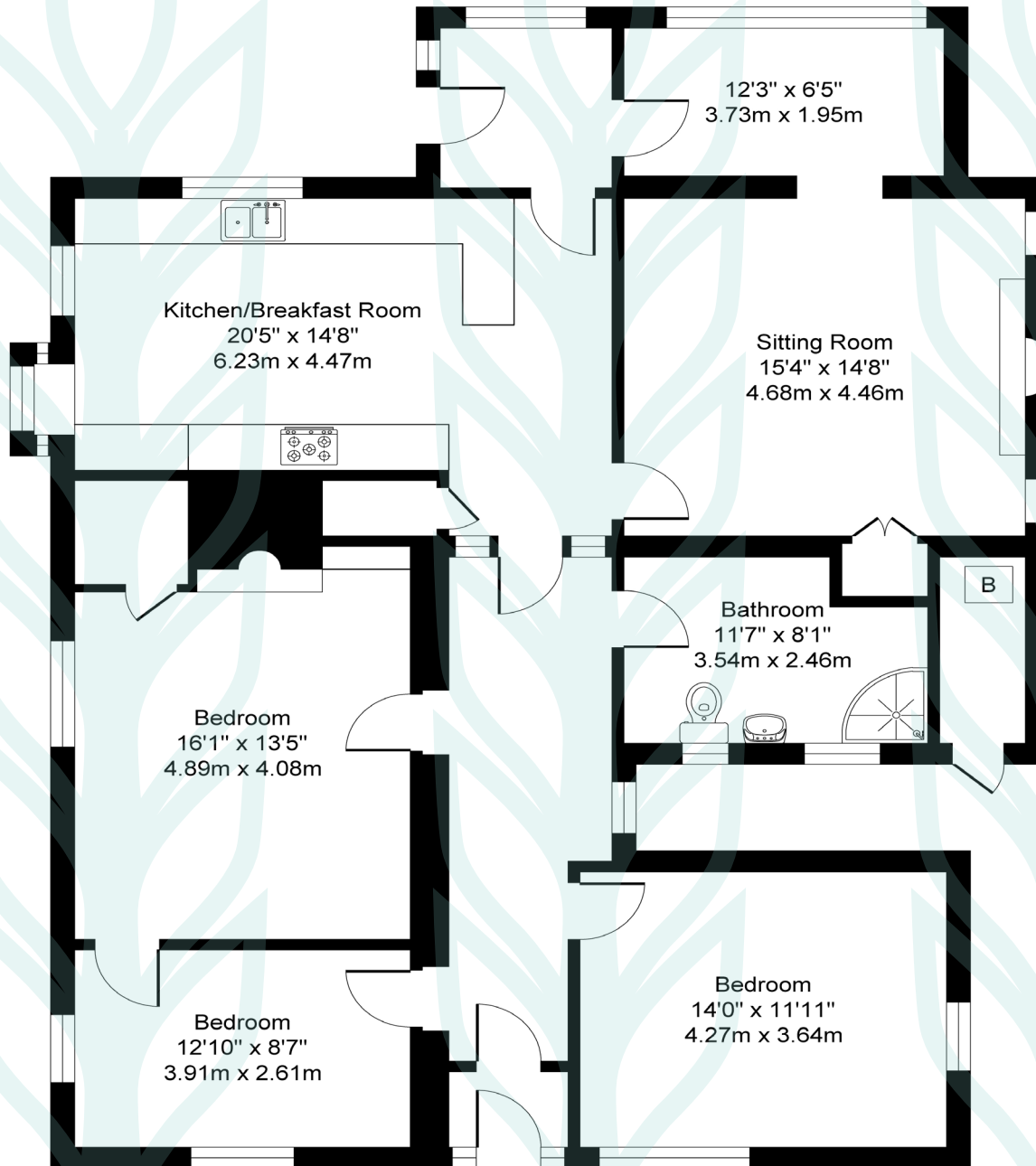
Babergh with Mid Suffolk District Council  
Council Band E (2026)





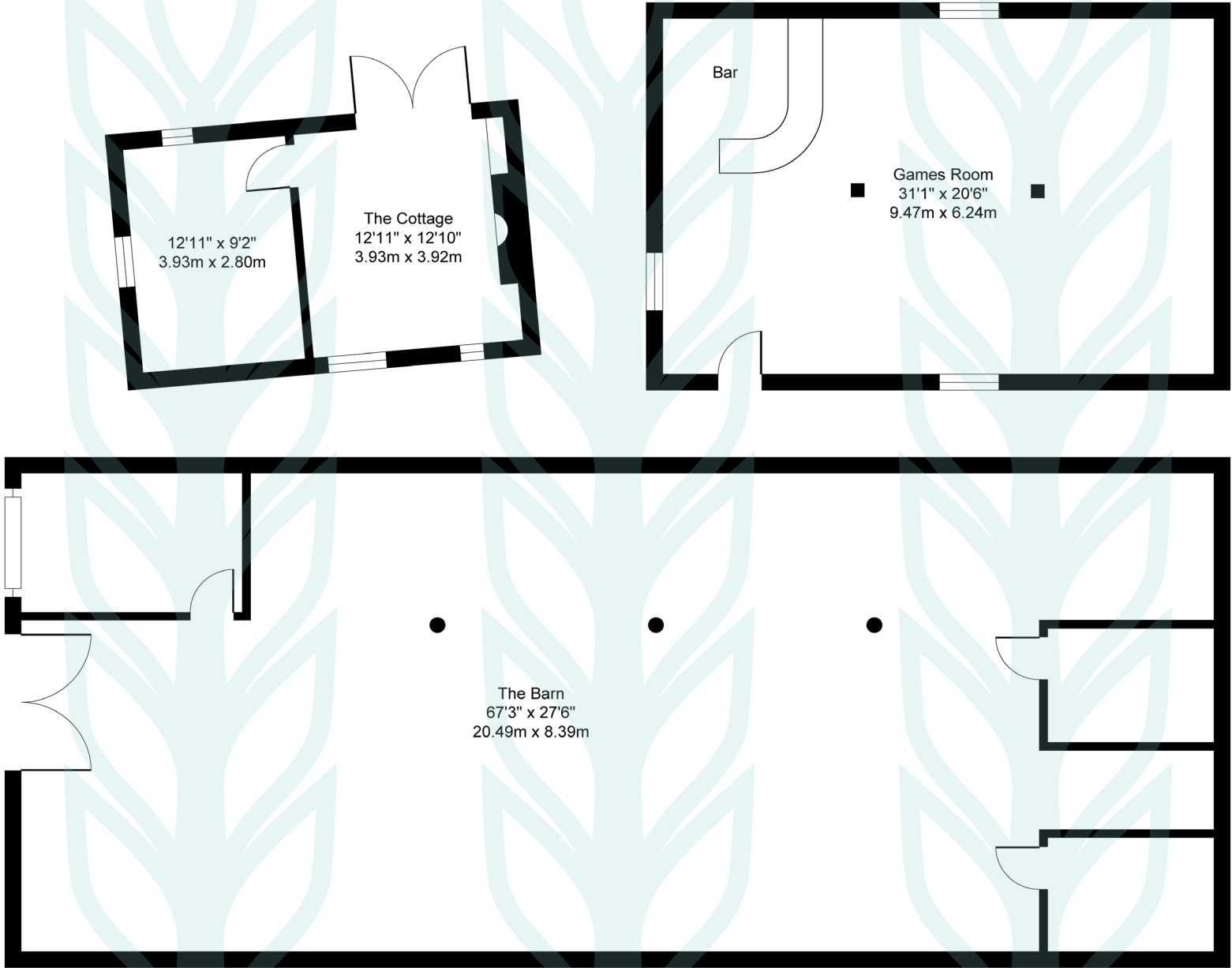
# Becky's Farm, Woodlands Road, Raydon, Suffolk, IP7 5QD

Approximate Floor Area  
Main House - 1518 sq. ft / 141.05 sq. m



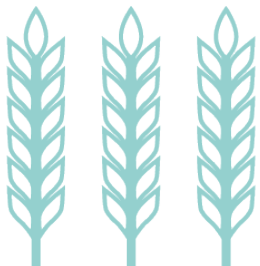
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Approximate Floor Area  
Outbuildings - 2764 sq. ft / 256.78 sq. m



Outbuildings

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



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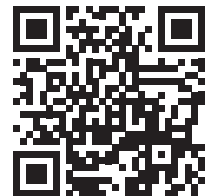
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