



GREAT WOOD LODGE

Raydon | Suffolk



Chapman Stickels





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A DETACHED BUNGALOW OCCUPYING A WONDERFULLY SECLUDED RURAL SETTING TOGETHER WITH PRIVATE GARDENS TO ALL SIDES

- Glazed entrance hall • Inner hall • Kitchen / breakfast room • Sitting room • Inner hall •
- Dining room • Three bedrooms (with one ensuite) • Family bathroom •
- Private gardens bounded by woodland • Off-road parking • Detached garage •
- Adjoining cart lodge • In all, 0.66 acres •

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





The Property

Occupying a 'stand-alone' rural setting, Great Wood Lodge is an individual single storey dwelling which was built in the 1970's.

Practically surrounded by deciduous woodland, the bungalow is attractively set well back in its generous plot, which gives a great sense of privacy and seclusion.

Internally, the accommodation provides a notable amount of natural light via numerous front windows which overlook the entire southern section of the garden. This includes a range of bi-fold doors to the full-width sitting room, with fireplace housing a wood burner.

Directly accessed via the triple aspect entrance hall, the adjacent kitchen / breakfast room has been recently refitted on three walls with shaker style units, worksurfaces and integrated appliances which includes dishwasher, electric oven and hob. Similarly to the sitting room, additional views are enjoyed over the entire rear garden.

With external rear access, an inner hall leads to the front dining room (which could be a forth bedroom) and all three double bedrooms all enjoy their respective views over aspects of the gardens and surrounding woodland.

A modernised ensuite shower rooms is to the rear bedroom, as well as a family shower room (also modernised) which serves the remaining bedrooms.

Outside, the bungalow is positioned in 0.66-acre, providing ample off-road front parking via a shingle driveway which leads to a detached garage with adjoining cart lodge.

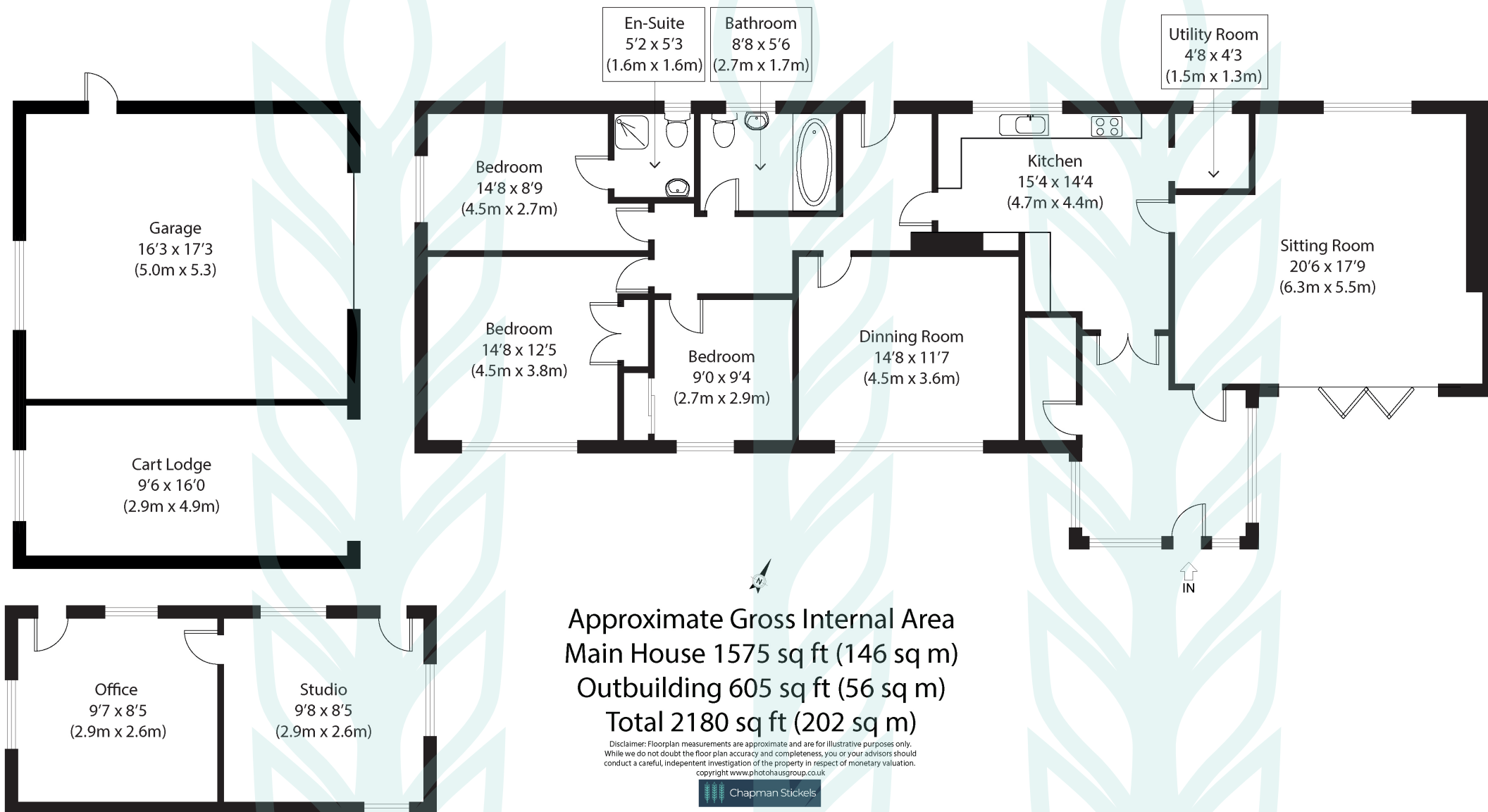
Bound by neighbouring woodland, the private gardens essentially surround the bungalow to all sides which chiefly consist of areas of lawn which are interspersed with mature trees. To the western side is a vegetable garden with garden shed, store, and two greenhouses.

Agents note

A historic right of way dating from the second world war exists to the northern side of the bungalow. For more information and context, please contact us.







Location

Great Wood Lodge is set amidst the 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

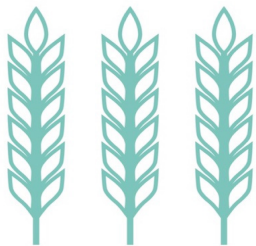
Current D (60). Potential C (80).

Services

Mains water and electricity are connected. Oil- fired central heating. Private drainage. Power and lighting connected to the garage.

Local Authority and Council Tax

Babergh with Mid Suffolk District Council
Band E (2026)



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