BAKER ESTATES
ESSEX
PROPERTY ADVISORS AND ESTATE AGENTS

Great Oak Place, Raydon, IP7 5LW

Guide price £300,000

2 1 2 B

Great Oak Place, Raydon, IP7 5LW
Guide price £300,000

Some More Information

Set back from the road behind an area of lawn and accessed over a block paved pathway, the property is accessed through the uPVC entrance door into the welcoming entrance hallway, where the Oak panelled doors give access to all rooms. Bedroom 1 is located to the front of the property and is an exceptional sized double room with uPVC window overlooking the front garden. Opposite, bedroom 2 is a single bedroom which could also be utilised as a study or dressing room. The well-appointed shower room, comprises, walk in shower enclosure with glazed sliding door, vanity wash hand basin and close coupled WC, the walls are tiled to 1/2 height and full height within the shower enclosure and has a wall-to-wall tiled floor. The shower room is completed with a radiator towel rail and illuminated mirror.

At the foot of the entrance hallway a glazed door leads into the open plan living area which spans the rear of the property and offers dual aspect windows to the side and rear elevation within the spacious sitting area. The sitting area is open plan to the kitchen dining space which has patio doors leading out to the rear garden. The kitchen is fitted with a range of eye and base level Symphony cupboards and draws beneath quartz stone work surfaces and fitted with Bosch appliances, comprising fridge freezer high level oven hope dishwasher and washing machine. The property has in roof solar panels, and air source underfloor heating throughout.

Externally

Set back from the road a low-level picket fence encloses the front garden, which is mainly laid to lawn with a block paved pathway leading to the level access front entrance door and around to gated access to the side and rear garden.

The rear garden commences with a Fossil mint, Indian sandstone patio and pathway to the immediate side and rear of the property, whilst the balance of the garden will be laid to lawn and enclosed by wood panel fences. At the foot of the garden gated access leads to the rear parking court, where parking for two vehicles can be found, along with a private electric vehicle charging point.

Location

The village of Raydon Enjoys close and effective transport links to the wider county of Suffolk and beyond into Essex. The village is situated in the Dedham Vale Area of Outstanding Natural Beauty (AONB) and is primarily served by the Suffolk market town of Hadleigh, just three miles North east which offers a range of independent and High Street chain retailers for daily needs.

Raydon is located some 10 miles southwest of the town of Ipswich and 11 miles north of the city of Colchester. For the golfing enthusiast Brett Vale Golf Course is located just a short distance from the property.

Entrance Hall

17'9" x 4'7" (5.41m x 1.40m)

Kitchen/Dining Area

20'6" x 10'3" (6.25m x 3.12m)

Sitting Room

13'9" x 11'8" (4.19m x 3.56m)

Bedroom One

16'0" x 10'3" (4.88m x 3.12m)

Bedroom Two

10'0" x 6'2" (3.05m x 1.88m)

Shower Room

7'9 x 7'2" (2.36m x 2.18m)

Services

Council Tax Band - TBC

Local Authority - Babergh District Council

Tenure - Freehold

EPC - B

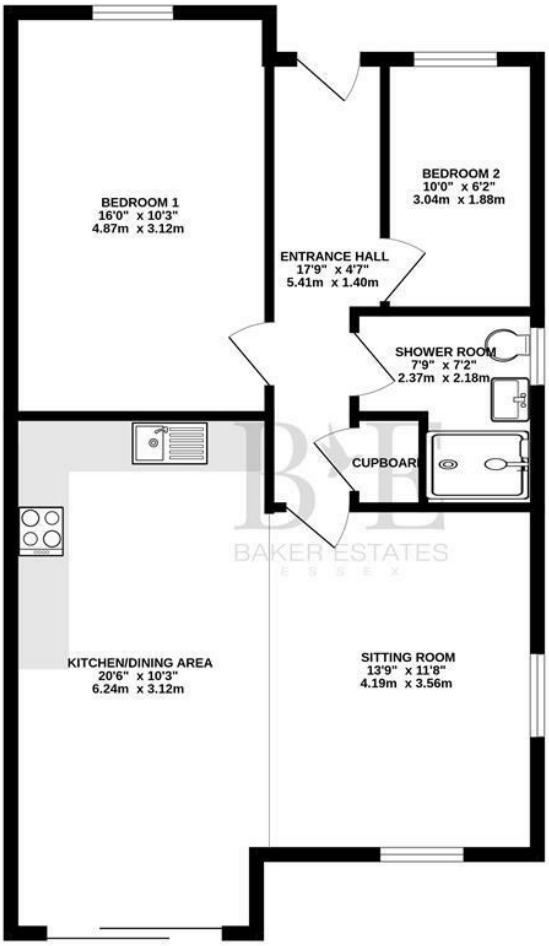
Important Information on Images...

Tel: 01621 333 765

Some of the images contained within this brochure include fittings and furnishings which are unless otherwise stated excluded from the sale of the property. Some photos have been included from similar properties to assist in visualisation of the finished property and also include digital home staging. You should check with the selling agent as well as your solicitors prior to exchange of contracts to clarify if any on the items you're placing material reliance upon are included in this purchase.

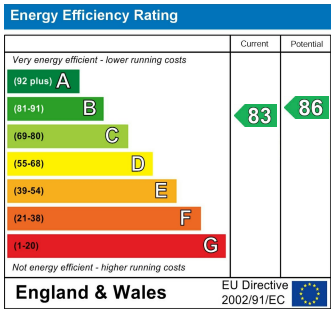
Management Company Information - We understand there is a management company on site which will manage and maintain the communal parking areas. Upon the sale of the final property on site the management company will be handed over to the residents. The estimated annual cost for year one is £110 per property per year.

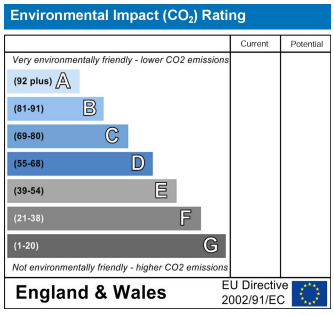
GROUND FLOOR
707 sq.ft. (65.6 sq.m.) approx.

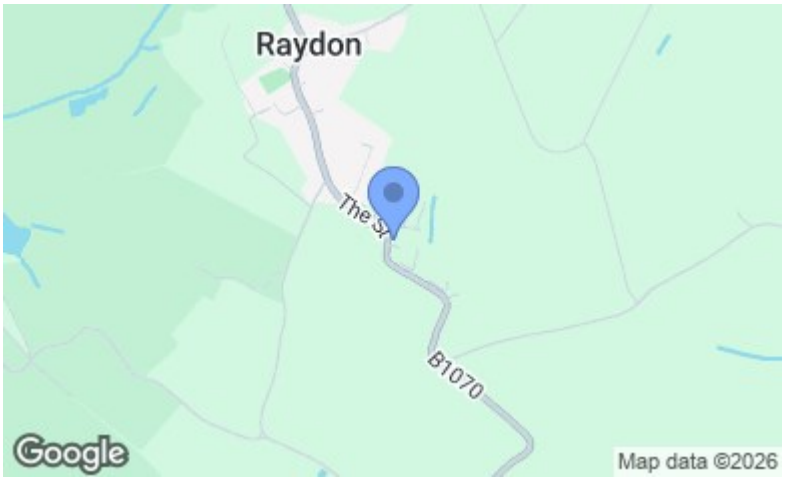


TOTAL FLOOR AREA : 707 sq.ft. (65.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

34 The Street, Wickham Bishops, Essex, CM8 3NN
Tel: 01621 333 765
Email: sales@baker-estates.co.uk

The Property Ombudsman