



# DRUMMOYNE

Raydon | Suffolk



Chapman Stickels



# DRUMMOYNE HADLEIGH ROAD RAYDON, IP7 5LH

Hadleigh - 3 miles  
Manningtree - 6 miles  
Ipswich - 10 miles  
Colchester - 11 miles

- Entrance hall and inner hall • Kitchen • Dining room • Sitting room •
  - Study • Utility room • Cloakroom • Landing •
- Four double bedrooms (with one ensuite) • Family bathroom •
- Off-road parking • Integral double garage • Secluded gardens •

## The Property

Set in just under 0.25 acres, Drummoyne is a four-bedroom detached family house located on the northern edge of Raydon village.

Built in 1986 to an individual specification, the house is positioned well back its generous corner plot, where the elevated position gives views over open countryside beyond the entire western and northern boundaries.

Covering in excess of 1,700.sq.ft, the well-proportioned accommodation arguably requires cosmetic upgrading throughout. Further potential improvements is scope to remove the dividing kitchen / dining room wall, where the combined rooms could form a fabulous open plan kitchen diner. In addition, the installation bi-fold doors onto the completely private west facing garden would also cater for modern, family living.

The remaining accommodation provides a practical and pleasing layout, which includes a full-width, twin aspect living room with a focal fireplace and sliding doors onto the rear garden.

Via a central landing, the first floor provides four double bedrooms, where bedrooms, two, three and four all overlook grazing paddocks to the western aspect. Bedroom one to the front provides an ensuite shower room, with a family bathroom serving the remaining bedrooms.

Outside, an established front garden defines a block paved driveway, which gives access to an attached double garage with electric 'up and over' door. The gardens are a key attribute which are chiefly to the rear (west) offering complete privacy, where an extensive brick patio leads onto the main lawn, with fruit tree set to the rear boundary. The boundaries are clearly defined, mainly by established conifer fence and hedging.

## A SECLUDED FOUR-BEDROOM FAMILY HOUSE WITH PRIVATE GARDENS WHICH ABUT OPEN COUNTRYSIDE





### Location

Located on the Hadleigh side of the village, Drummoyne is set on the periphery of the village. 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. LPG gas fired heating. Broadband internet connection. Alarm system.

### Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council  
Band E (2025)

### EPC Rating

Current E (45). Potential C (79).



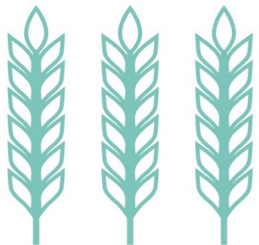
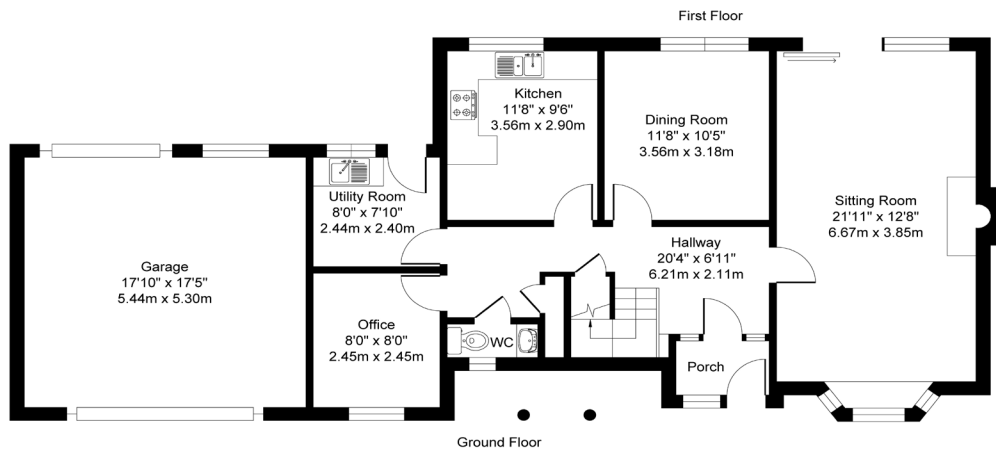
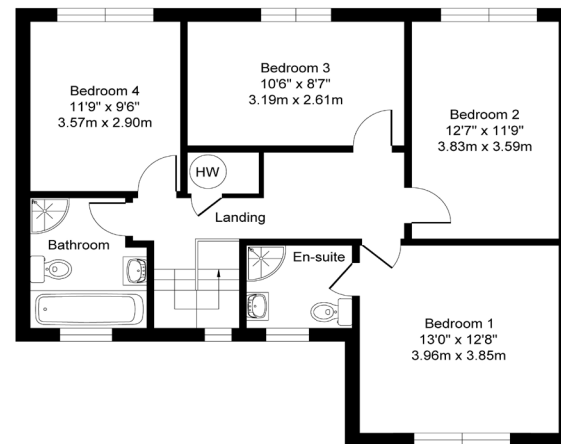


# Drummoyne, Hadleigh Road, Raydon, IP7 5LH

Approximate Floor Area

Main House - 1708 sq. ft / 158.75 sq. m

Garage - 308 sq. ft / 28.61 sq. m



## Chapman Stickels

The Corn Exchange,  
Market Place,  
Hadleigh,  
Suffolk,  
IP7 5DN

info@chapmanstickels.co.uk  
www.chapmanstickels.co.uk

01473 372 372

## All enquiries:

**Benedict Stickels**  
ben@chapmanstickels.co.uk

**Cleo Shiel**  
cleo@chapmanstickels.co.uk



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