BAKER ESTATES
ESSEX
PROPERTY ADVISORS AND ESTATE AGENTS



## Great Oak Place, Raydon, IP7 5LW

## Offers in excess of £500,000

3 2 2 B





# Great Oak Place, Raydon, IP7 5LW
# Offers in excess of £500,000










## Some More Information

Located within this private courtyard development of just eight bungalows, the property is accessed through the uPVC entrance door into the welcoming entrance hallway, where the Oak panelled doors give access to all rooms along with the twin fully glazed doors leading into the exceptional open plan kitchen dining sitting room. This welcoming space, commences with a spacious sitting area which in turn leads into the open plan kitchen dining space, complete with Bosch appliances, and Symphony kitchen units with fitted quartz stone work surfaces. French doors lead from this space to the rear garden which is enclosed by wood panel fencing and hedging.

Bedroom 1 is located along the entrance hall and has a uPVC window overlooking the front garden, wardrobe storage cupboard and en-suite shower room comprising corner shower enclosure, close coupled W.C. and vanity wash hand basin. Opposite, bedroom 2 is another double size bedroom and adjacent to bedroom three, which could be utilised as a study or dressing room. The well-appointed bathroom, comprises, panel enclosed bath, vanity wash hand basin and close coupled WC, the walls are tiled to 1/2 height and has a tiled floor. The bathroom is completed with a radiator towel rail and illuminated mirror.

## Externally

Accessed over the private block paved driveway which leads to the single garage within a block of just two with further parking outside. A paved pathway leads to the level access front entrance door and to the gated access to the garden.

The garden is enclosed by wood panel faces and commences with a Fossil mint, Indian sandstone patio and pathway to the immediate side of the property, whilst the balance of the garden will be laid to lawn.

## 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

## Kitchen/Dining Area

17'0" x 15'5" (5.18m x 4.70m)

## Sitting Room

17'0" max x 13'9" (5.18m max x 4.19m)

## Bedroom One

12'9" x 12'2" (3.89m x 3.71m)

## En-suite

5'10" x 5'5" (1.78m x 1.65m)

## Bedroom Two

12'5" x 11'9" max (3.78m x 3.58m max)

## Bedroom Three

10'3 x 8'9" (3.12m x 2.67m)

## Bathroom

6'8" x 5'5" (2.03m x 1.65m )

## Services

Council Tax Band - TBC

Local Authority - Babergh District Council

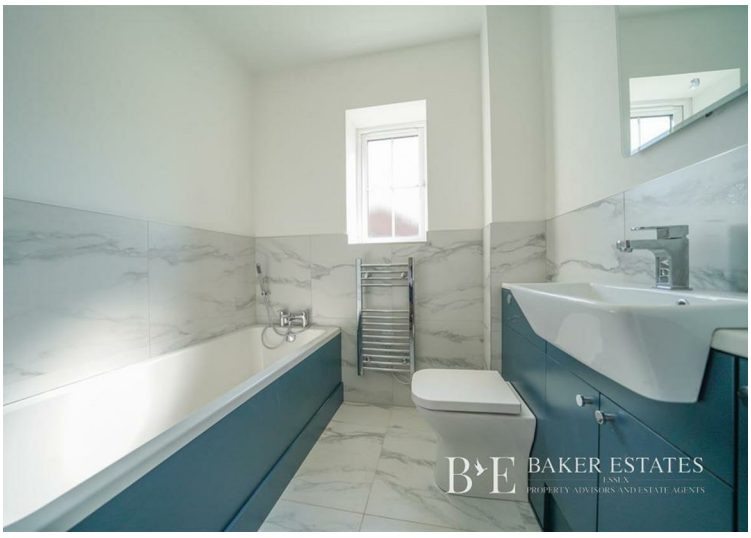
Tenure - Freehold

EPC - B

Important Information on Images...
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.



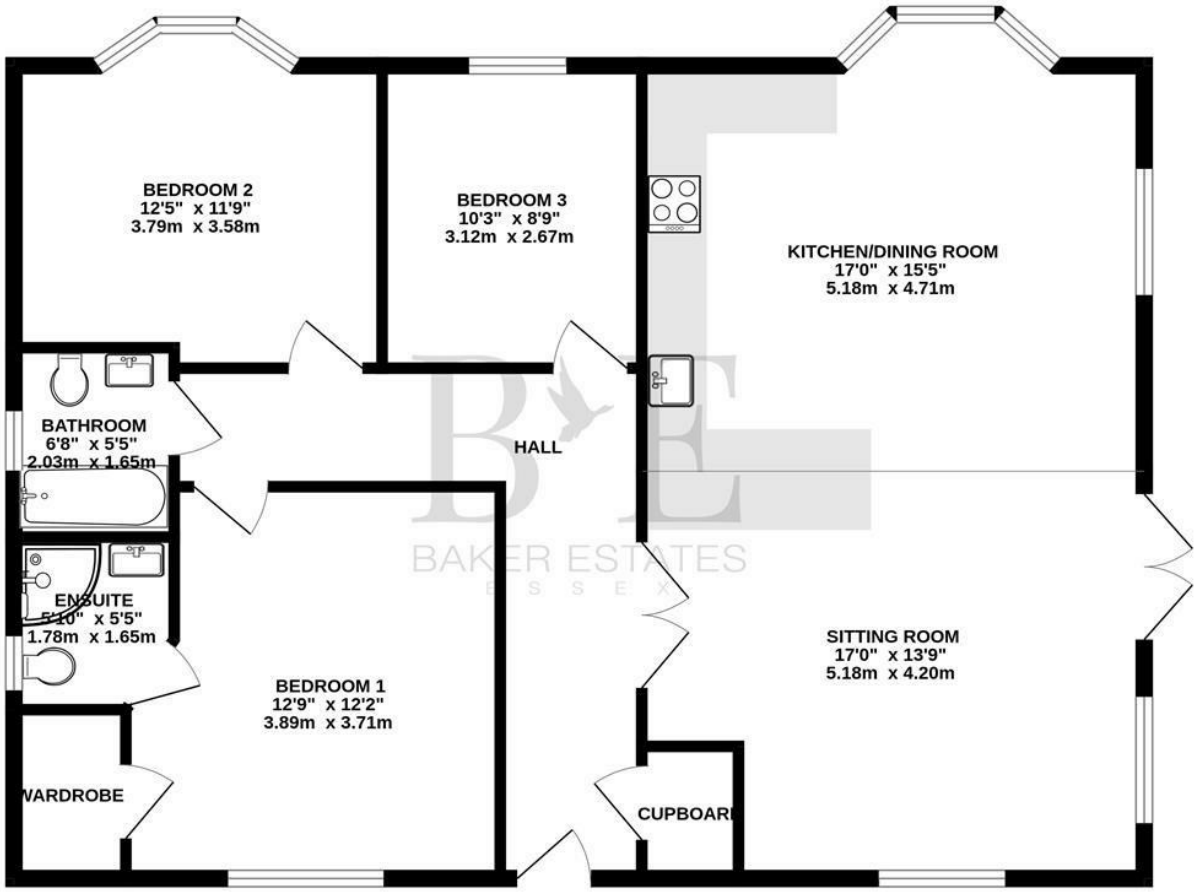






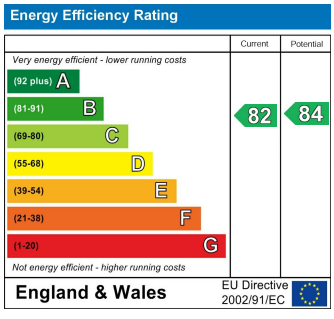


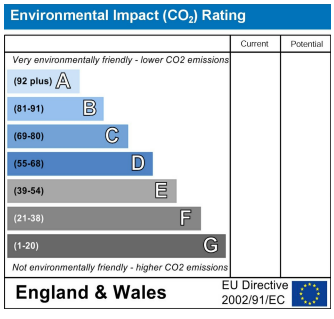
# GROUND FLOOR
1067 sq.ft. (99.1 sq.m.) approx.




TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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