



Raworth
Raworth Park, Layham, Suffolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Secluded country residence with secondary accommodation and equestrian facilities.

Nestled within its own private undulating grounds, is this exceptional country home with secondary accommodation and equestrian facilities, on the edge of this popular village.



6 RECEPTION ROOMS



5 BEDROOMS & ANNEXE



6 BATHROOMS



GYM & OFFICE GARAGING STABLE YARD



23.8 ACRES



FREEHOLD



RURAL/ VILLAGE



7,940 SQ FT



GUIDE PRICE £2,700,000



The property

Surprisingly not listed, Raworth Park is believed to date to the 16th century with later additions including the elegant Georgian style façade. Extending to over 5,200 sq ft of main house, this fine country home has undergone a significant renovation that combines elegant character with everything one could want from modern living. Standing proud within its undulating grounds, the property includes a beautifully finished three-bedroom barn conversion ideal as secondary accommodation or to earn an income from, along with a home office, gym, studio and an abundance of equestrian facilities.

Internally, the ground floor incorporates six reception rooms, all of some elegance with masses of natural light that centre around the impressive entrance hall, along with the exquisite kitchen including Lacanche range cooker and with central granite island and access to the boot room, utility/pantry and cloakroom. Of particular note, almost every room to the ground floor has direct access to the outside with small terraces and gardens ideal for outdoor entertainment.

The impressive staircase with large galleried landing gives access to the four double bedrooms, all of which are of superb size and much like the rest of this home, are finished to a high standard. Three of the bedrooms have access to en suite facilities and there is also a sizeable family bathroom. Currently, the present owners are incorporating three large rooms and two en suites to make a substantial principal wing with his and her dressing rooms, but this could be converted back for those that need five or six bedrooms.

Outside

Raworth Park is approached through electric gates that in turn lead down a beautifully manicured driveway creating privacy yet with proximity to the village. The estate style fenced formal gardens give a sense of arrival as you approach the main house, where there is ample parking for a large number of vehicles along with access to The Barn and the extensive garaging, before passing by the house and out towards to stable yard and grazing area.









Outside Continued...

Surrounding the property are perfectly clipped lawns with box hedging borders, partier gardens and pond, interspersed with seating areas, making the ideal spot to take in the oasis that this hidden gem has to offer. Whilst further within the grounds are the well-equipped livery facilities, incorporating an ample paved stable yard and post and rail fenced paddocks that extend to about 23 acres. For those that love the wildlife, the grounds include areas of woodland and wildflower meadows with walkways to explore. And for those who need a view beyond their gardens, at the peak of these rolling lawns is a view across the wider Suffolk countryside; a perfect spot to enjoy the evening sunset and where equestrians, amblers and cyclists can access pathways and trails directly from the property.

Location

Raworth is situated within rolling countryside, in the sought-after village of Layham and close to the historic market town of Hadleigh. Boasting a fine array of timber framed houses reflecting the town's historical importance as a centre for the woollen

and cloth trade, Hadleigh now provides an extensive range of shopping, restaurants and other services. This popular Suffolk town has everything one would need from amenities to leisure and entertainment. The historic town of Colchester to the south and Suffolk's County town of Ipswich to the east both provide further extensive shopping facilities and a wide range of cultural and sporting opportunities as well as highly regarded schools in both the private and public sectors.

The main A12 to the south provides a link with the A14, the M25 and the country's motorway network. Main line rail services are available from Ipswich, Manningtree and Colchester. There are excellent walking opportunities directly from the property itself and nearby in the Stour Valley and Constable Country. Sailing is available on the Orwell, Stour estuaries and East Coast, along with a number of local golf courses including those at Hintlesham and Stoke by Nayland.



Distances

- Hadleigh 1.5 miles
- Ipswich 9.9 miles
- Colchester 13.4

Nearby Stations

- Manningtree - mainline
- Ipswich - mainline
- Colchester - mainline

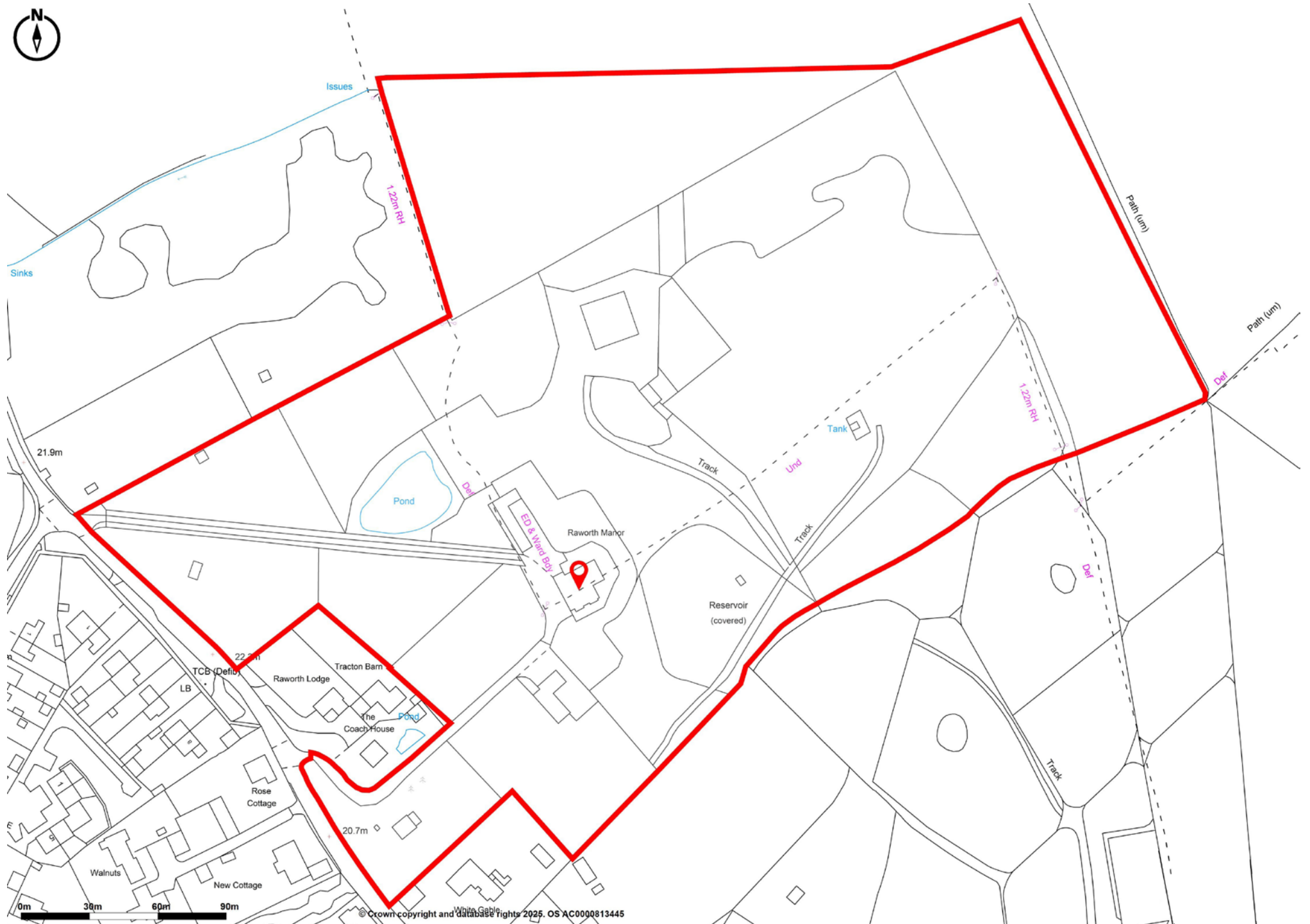
Key Locations

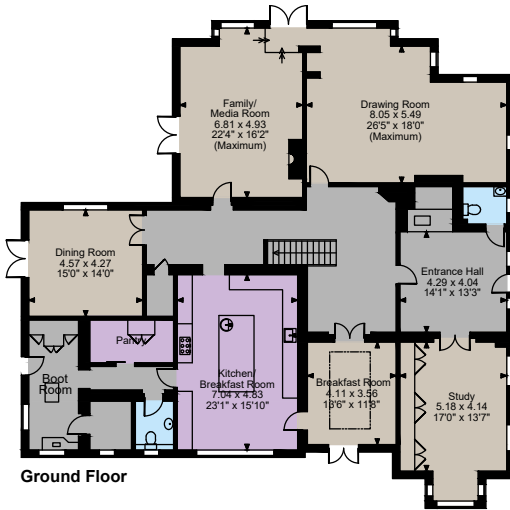
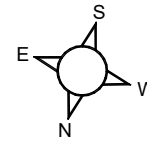
- Dedham Vale AONB
- The Marquis at Layham
- The Crown at Bildeston
- Milsom & Talbooth Dedham

Nearby Schools

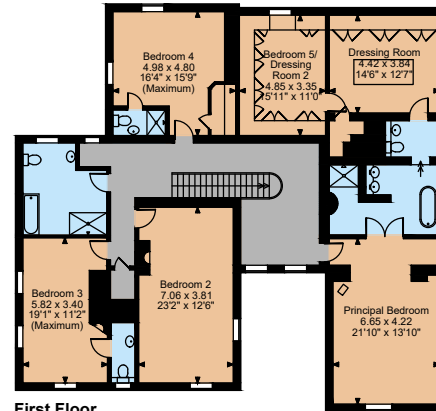
- Old Buckenham Hall
- Ipswich School
- Colchester Royal Grammar School
- Littlegarth School



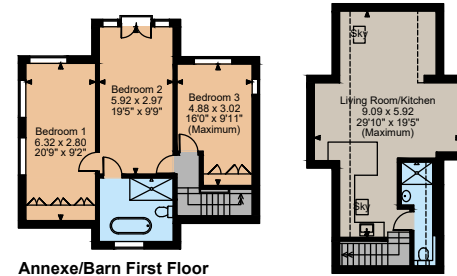




Ground Floor

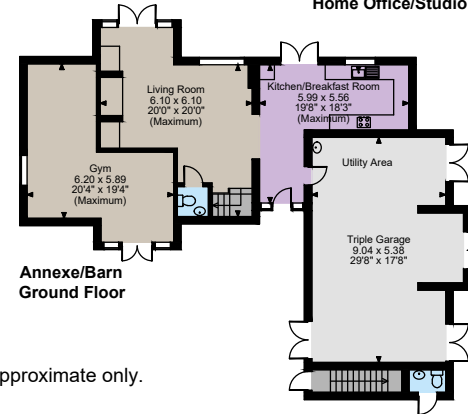


First Floor



Annexe/Barn First Floor

Home Office/Studio



Annexe/Barn Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Floorplans

Main House internal area 5,244 sq ft (487 sq m)

Garage internal area 794 sq ft (74 sq m)

Annexe internal area 1,458 sq ft (135 sq m)

Outbuilding internal area 325 sq ft (30 sq m)

Total internal area 7,940 sq ft (738 sq m)

For identification purposes only.

Directions

IP7 5JU

///what3words

General

Local Authority: Babergh District Council

Services: All mains services are connected. Mains drainage which complies with the relevant regulations.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: EPC C

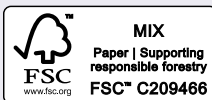
Suffolk

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