



Westfield
Hill Road | Wangford | Suffolk | NR34 8AR

FINE & COUNTRY

BEST OF THE COUNTRYSIDE



“With far-reaching views out across the marshes, the position of this property can’t be beaten. You’ll see spectacular sunsets, feel a real connection to the countryside and see countless varieties of birds, feeling as though you could be in the middle of nowhere. Yet you’re part of a welcoming and friendly community and sit within the village itself, with amenities around the corner and just a few short miles from Southwold.”



KEY FEATURES

- A Beautifully Presented Detached House that has been Fully Renovated to an Impressively High Standard
- Located on the Edge of the Desirable Village of Wangford with Local Amenities Close By
- Three Bedrooms consisting of Two Spacious Double Bedrooms with En-Suites and One Single Bedroom
- The Principal Bedroom also benefits from a Dressing Area and a Balcony
- Open Plan Living Space
- Kitchen/Dining Room with Separate Utility and WC
- Sitting in Grounds of 1.25 acres with a Summerhouse and Woodstore and Field Views Beyond
- Detached Single Garage with Ample Parking on the Drive
- Close to the Attractive Coastal Market Town of Southwold
- The Accommodation extends to 1,788sq.ft
- Energy Rating: C

The setting of this property is simply unrivalled. It's close to the coast but set within a year-round community far enough inland not to be disturbed by an influx of tourists, yet still close enough to enjoy all the things that bring holidaymakers here. It's been cleverly designed to make the most of the surroundings, right on the edge of the village, set back from the road and positioned to capture incredible views over the marshes to the river.

An Impressive Outlook

Once you've seen the property, it comes as no surprise that the owner fell in love with the views here. Slightly elevated, you look out over the marshes, which are teeming with wildlife and will never be built on, and you feel very much part of the countryside. The views change with the seasons and it never gets old, sitting out here taking it all in. When the owner came here, the house needed a lot of TLC, so she spent the first 18 months or so carrying out a comprehensive high-specification renovation and reconfiguration to improve both the finish of the house and its layout. The result is most impressive and it comes to the market in immaculate condition, thanks to the enormous care the owner took with it over her years here.





KEY FEATURES

To Share With Friends And Family

The ground floor mainly consists of two very large, open plan rooms that can comfortably accommodate a crowd. Both have bifold doors to the west, framing the outlook and allowing you to flow out onto the decked terrace when the weather allows. The kitchen dining room has been finished to an incredibly high standard, with integrated Siemens appliances that look as clean as the day they were new! You have seats up at the marble-topped island, giving the room a sociable feel, and plenty of room for a long table to fill with your family and friends, as the owner has done on many occasions, even seating 20 for an afternoon tea. The sitting room is stunning, full of light and with an abundance of space. You can have different seating areas here, as the owner has, and people can spread out and do their own thing. The ground hall also has an entrance hall with coat storage, plus a cloakroom and a useful utility room. The benefit is that you don't have your dinner conversations disturbed by the washing machine's spin cycle – it's all nicely separated. Upstairs, the first-floor principal bedroom is stunning. It has its own dressing area and en-suite shower room, as well as a balcony to the west, offering the most spectacular views. Sitting out here, it's hard to tear yourself away! There's a further en-suite bedroom on the first floor, this time with a bathroom and walk-in wardrobe, plus an additional room that could be a bedroom for the grandchildren, or a study or hobby space.

Countryside, Community And Coast

Outside, there's a garage and good size summerhouse with store. The plot extends to around 1.2 acres and is beautifully tucked away at the end of a long private driveway. You can barely see the house from the road and the garden is wonderfully secluded yet feels lovely and open. Whether you love to watch the birds, sit out with a drink and soak up the sun, have your grandchildren playing on the grass or rolling down the bank, there's so much to enjoy in the garden here. If you have green fingers, you'll be delighted at the space on offer! Despite the rural feel, you have the security of neighbours and a community on the doorstep, with a farm shop around the corner and two pubs within walking distance. It's the kind of village where people greet one another and know them by name, so you'll quickly feel as though you belong. You're only three miles from Southwold and the coast, and also close to the A12, so getting out and about from here is incredibly easy.





























INFORMATION



On The Doorstep

Wangford village stands on the edge of the rich and varied landscape of the Suffolk Coast and the Heathland here is an Area of Outstanding Natural Beauty. Wangford has its own Village Shop, Community Centre, Childrens Play Area, Doctors Surgery, Veterinary Surgery and Post Office as well as a popular local Public Houses, The Plough and The Angel.

How Far Is It To?

The popular seaside town of Southwold is only 3 miles to the east of Wangford with Halesworth 10 miles to the west. The nearest train station is at Halesworth, for the East Suffolk Line (London Liverpool Street - Ipswich - Lowestoft). There are bus stops throughout the village with services to Southwold, Lowestoft and other local villages.

Directions - Please Scan QR Code Below

When leaving Beccles, take the A145 London Road towards Ipswich. After approximately 7 miles take a left turn signposted towards Wangford. At the next junction take a left onto A12. Take the next right turn signposted Wangford. Follow Norfolk Road for a few moments and then turn slightly right onto Hill Road and Westfield is the 2nd house on the right down a small track.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [relay.darker.widely](#)

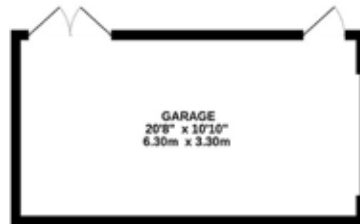
Services, District Council and Tenure

Gas Central Heating, Underfloor Heating Downstairs. Radiators Upstairs
Mains Water and Mains Drainage
Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
East Suffolk Council - Council Tax Band E
Freehold

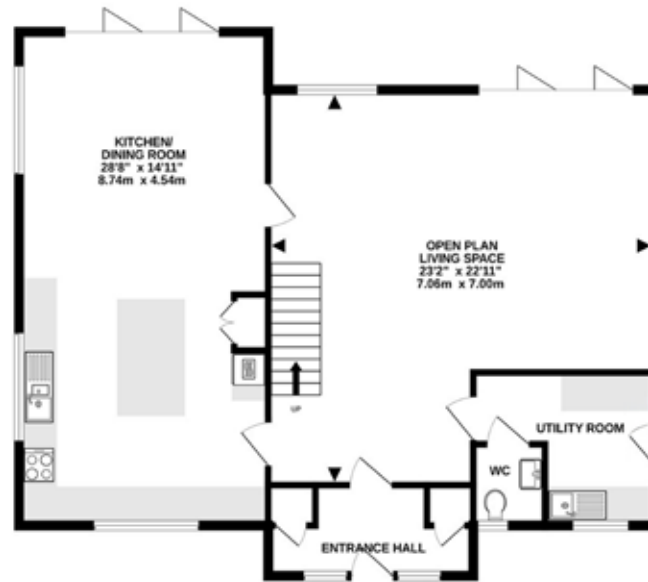




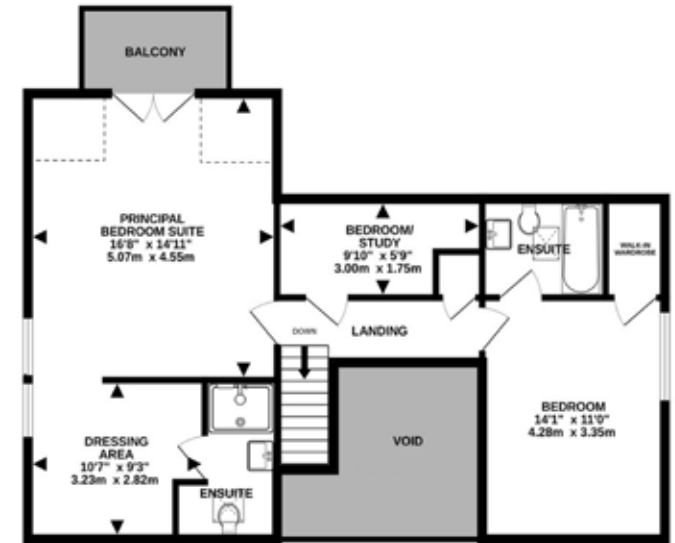
SUMMER HOUSE
263 sq.ft. (24.4 sq.m.) approx.



GARAGE
223 sq.ft. (20.8 sq.m.) approx.



GROUND FLOOR
1049 sq.ft. (97.4 sq.m.) approx.

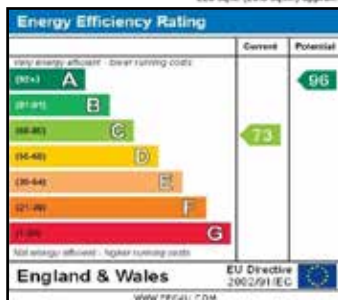


1ST FLOOR
739 sq.ft. (68.7 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 1788 sq.ft. (166.1 sq.m.) approx.
TOTAL FLOOR AREA : 2274 sq.ft. (211.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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NB: DASHED AREA DENOTES RESTRICTED HEAD ROOM



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