

Reydon, Southwold

Offers In Excess Of £995,000

- Exceptional Family Home of 3713 sqft
- Superb Kitchen/Breakfast Room
- South West Facing Gardens With Summer House
- Walking Distance to Southwold & Sea Front
- Living Room With Open Fire
- Ample Parking & Garage
- 5 Bedooms & 3 Bathrooms
- Cocktail Bar!
- EPC - D

Bridgefoot Corner, Reydon

Bridgefoot Corner stands on the entrance to Southwold making it an excellent location for immediate access to the this renowned seaside town. Southwold and Reydon occupy a prominent position on the East Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. Southwold is set around a number of greens and is bordered by a large common. The town offers an excellent range of High Street and boutique shops, as well as numerous leisure facilities. Reydon has two general stores, excellent public house/hotel, well established bowls clubs and a recently opened healthy living centre/doctors surgery.



Council Tax Band: G



DESCRIPTION

Bridgefoot Corner is a truly remarkable family home that has undergone a comprehensive and painstaking renovation, elevating it to an exceptional standard. The property makes superb use of the space, height, and natural light provided by its original structure, resulting in an outstanding family residence. This home is a perfect fusion of classic charm and contemporary luxury, offering a level of comfort and sophistication rarely found in the area.

The design and specification of this property are of the highest calibre, featuring solid oak fire doors, skirting, and architraves, which add a touch of warmth and elegance. Karndean flooring with underfloor heating runs throughout the ground floor, ensuring both comfort and style. Double-glazed windows enhance the home's energy efficiency, while the kitchen and bathroom fittings are of a superior quality, combining form and function to create spaces that are as practical as they are beautiful. Without a doubt, Bridgefoot Corner is one of the finest homes in Reydon, offering an extraordinary living experience.

Approached via a private, walled courtyard that offers ample, secure off-road parking, the property welcomes visitors through a wide entrance lobby. This space leads into the impressive double-height reception hall, a stunning feature of the home, showcasing a unique Art Deco-inspired floating curved staircase. The staircase rises gracefully to the galleried landing above, creating an air of grandeur and elegance. On either side of the reception hall lie the two principal reception rooms, currently arranged as a sitting room and dining room. The sitting room flows seamlessly into the spectacular cocktail bar which boasts a vaulted ceiling and floor-to-ceiling windows that frame a breathtaking view of the garden, flooding the room with natural light.

The dining room features double doors that open into the magnificent kitchen/breakfast room—a chef's dream. This space is comprehensively fitted with high-quality cabinetry, a full range of premium appliances, and a large, moveable kitchen island that offers versatility for both meal preparation and casual dining. The vaulted ceiling adds to the sense of space, while the picture window offers a captivating view of the garden,

creating a perfect setting for family gatherings or entertaining guests. Additionally, the utility room and cloakroom complete the ground floor layout, offering further convenience and storage.

The galleried landing provides access to three generously proportioned double bedrooms, each one designed with a focus on luxury and comfort. Two of the bedrooms are equipped with ensuite shower rooms, while all three feature freestanding runs of wardrobes and elegant shuttered windows. The family bathroom is equally impressive, boasting a Royce Morgan double-ended bath, creating a spa-like experience for ultimate relaxation.

A staircase leads to the second floor, which houses two more spacious bedrooms, both of which offer ample room for a variety of uses. A further bathroom on this level adds convenience for the occupants of these bedrooms, ensuring that the home accommodates a growing family or guests with ease.

The secluded rear garden enjoys a desirable south-western aspect, allowing for sun-drenched afternoons and evenings. It is thoughtfully planted with a wide variety of specimen trees and shrubs, adding both beauty and privacy. Winding paths meander through the garden, leading to a tranquil pond and multiple seating areas that are perfectly positioned to capture the sun at different times of the day. Whether you're looking for a peaceful corner to relax or a spot to entertain, the garden offers the ideal setting. To further enhance its appeal, the garden is equipped with two greenhouses, a garden tool shed, and two outside taps along with electric points for convenience.

For added peace of mind, the property is fully equipped with CCTV and security lights, ensuring that the home remains secure and private.

In summary, Bridgefoot Corner is a home that has been crafted with careful attention to detail and design, offering spacious, light-filled rooms, luxurious finishes, and a superb location. With its blend of modern comforts and timeless elegance, it truly stands as one of the finest properties in Reydon.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently Band G

SERVICES

VIEWING ARRANGEMENT

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view.

Email: southwold@flickandson.co.uk

Tel: 01502 722253 Ref: 20787/RDB.

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.



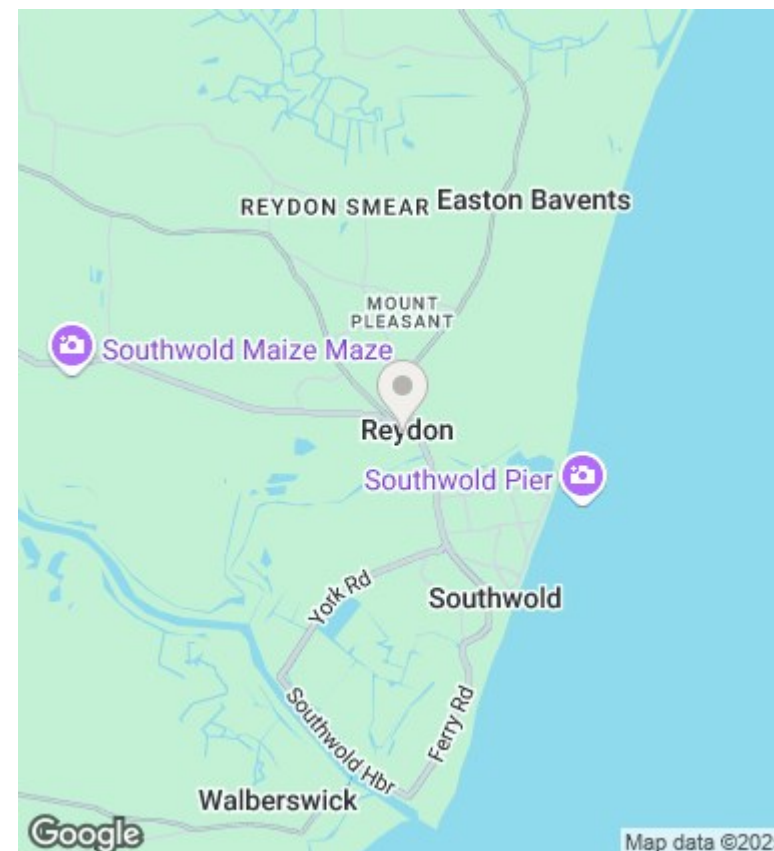




TOTAL FLOOR AREA : 3713 sq.ft. (345.0 sq.m.) approx.

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.

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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com