



Reydon,

Guide Price £800,000

- Detached Family Home
- Principal Bedroom with Balcony and En-suite
- Immaculate Throughout
- Substantial Plot
- Sitting and Family Room
- Outbuilding and Garage
- Highly Sought After Location
- Separate Dining Room
- EPC - C

Wangford Road, Reydon

Guide Price £800,000 - £850,000. Reydon is a charming village located in the county of Suffolk, just a mile or so from the popular seaside town of Southwold. Nestled amidst the scenic Suffolk Coast and Heaths Area of Outstanding Natural Beauty, Reydon offers a peaceful, rural setting while being within easy reach of coastal attractions. The village is well-connected, with good road links to nearby towns such as Halesworth and Beccles, and the stunning beaches of Southwold are just a short distance away, offering sandy shores and a vibrant town centre. Reydon also benefits from a range of local amenities, including shops, schools, and a primary care service, making it an ideal location for those seeking a balance of countryside living with easy access to both nature and coastal life



Council Tax Band: F



DESCRIPTION

Set back from the road and privately screened by lush hedging, this elegant property boasts a spacious shingle driveway with ample parking and a welcoming path leading to the front entrance. The expansive sitting room, with its dual aspects, opens onto the front garden, while the inviting family room features a bay window and a charming log burner. The dining room flows effortlessly into the contemporary kitchen, and a bright garden room, with abundant natural light, leads to the rear. The ground floor also includes a stylish shower room and utility area. Upstairs, the principal bedroom offers a private balcony and en-suite, while three additional generously sized bedrooms are served by a sophisticated family bathroom. The beautifully landscaped garden wraps around the property, with manicured lawns and mature planting. To the rear, a substantial brick outbuilding houses a double garage, study, and loft room, offering excellent potential for an annex or rental opportunity. This fine home is ideally situated within an easy stroll of Southwold's town centre.

LIVING SPACES

This property offers an elegant layout, with the living areas thoughtfully arranged for easy transition between spaces. The spacious lounge enjoys abundant light from windows on two sides, with double doors opening to the front garden. Adjacent to the lounge is the cosy family room, featuring a large bay window that frames views of the front and a log burner that creates a warm and inviting atmosphere. From the lounge, double doors lead into the generous dining room, a perfect space for entertaining or enjoying family meals.

KITCHEN

The property features a spacious, contemporary kitchen equipped with modern appliances, including space for a double oven. It offers ample cupboard storage, a boiler room, and sleek modern flooring. The room is filled with natural light, thanks to windows on both the rear and side, creating a bright and inviting atmosphere.

BEDROOMS

On the first floor, the principal bedroom provides a spacious retreat, with a private balcony at the front, accessed through elegant double doors. This peaceful space is enhanced by a built-in wardrobe, offering ample storage, and is conveniently located next to the well-appointed en-suite shower room. The remaining three bedrooms are all of generous proportions, each offering versatility for various needs, whether as children's rooms, guest accommodations, or home offices. The layout ensures that every room is bright and airy, with plenty of space for comfortable living and personalization.

BATHROOM

The modern white bathroom suite is sleek and minimalist, featuring contemporary fixtures and a clean, fresh design. The space includes a stylish full-sized bath, a modern vanity unit with an integrated basin, and a sleek low-level WC,

OUTSIDE

The garden thoughtfully wraps around the property, ensuring that there's always a sunny spot to enjoy throughout the day. Offering a high level of privacy, the grounds are predominantly laid to lawn, bordered by well-established flower beds filled with mature shrubs, perennials, and specimen trees that enhance the front of the property.

At the rear of the plot, a substantial brick building serves as a double garage, with an adjacent study providing a perfect space for work or relaxation. Stairs within the garage lead up to a spacious loft room, offering potential for further development or creative use.

TENURE

Freehold.

OUTGOINGS

Council Tax Band F.

SERVICES

Mains water, gas central heating and and mains drainage.

VIEWING ARRANGEMENTS

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

Email: southwold@flickandson.co.uk

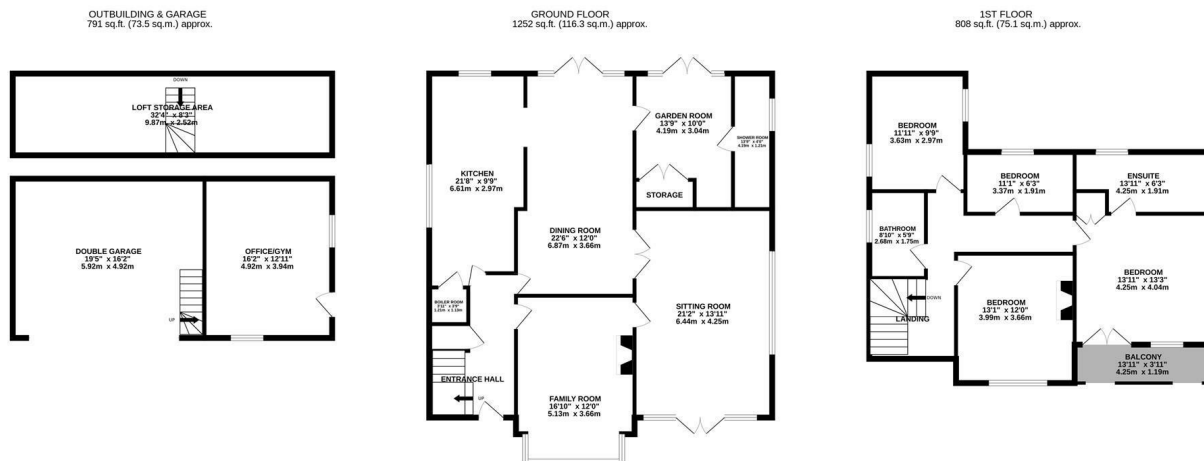
Tel: 01502 722253 Ref: 20841/RDB.

FIXTURES AND FITTINGS

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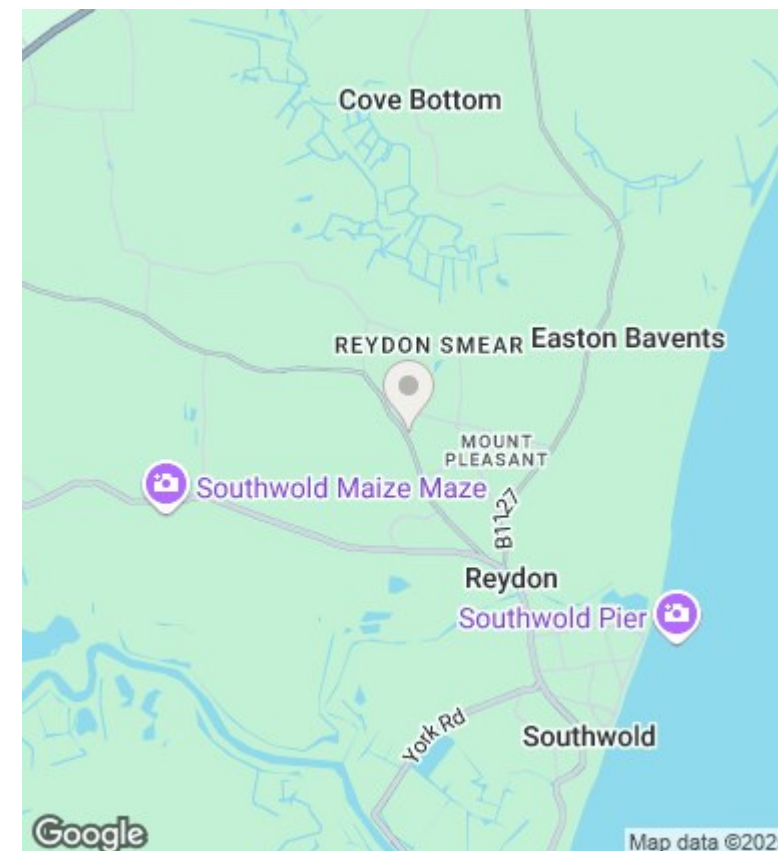






TOTAL FLOOR AREA : 2851 sq.ft. (264.9 sq.m.) approx.

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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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