



## Reydon, Southwold

Guide Price £825,000

- Feel Like you are on Holiday Everyday!
- Garage/Hobby Room & Bathroom
- Ground and First Floor Bedrooms & Bathrooms
- Scandinavian Style & Charm
- Fabulous Principal Bedroom with Coastline Views
- Walking Distance to Southwold & the Beach
- Beautiful Private Garden
- Large Fitted Kitchen/Breakfast Room
- EPC - D



# Hill Road, Reydon

A rare opportunity to acquire a unique Finnish HONKA log home, beautifully situated on a quiet, private road with stunning, far-reaching views toward the charming coastal town of Southwold and the Suffolk Heritage Coast. Located within one mile from the renowned coastal town of Southwold, Reydon boasts a number of local amenities, including; primary school, healthy living centre/doctors surgery, two general stores, bowls clubs and the splendid Randolph Hotel. Situated on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. Hill Road is the perfect spot for accessing the myriad of footpaths in the area, either leading to Reydon Smere, along Shepherds Lane, past St Felix School to the Hen reedbeds or crossing the Blyth to Southwold Harbour, Walberswick, Dunwich and Minsmere. Reydon is within walking distance of the renowned coastal town of Southwold. With its sandy beach, promenade with colourful beach huts, famous pier and High Street with an eclectic range of boutique and High Street shops, the surrounding area is renowned for its coastline and countryside pursuits.



Council Tax Band: E



## DESCRIPTION

This impressive detached residence, designed in an authentic Scandinavian style, offers both character and comfort in a serene, tucked-away setting. Surrounded by mature, private gardens, the property combines natural warmth with modern functionality, offering light-filled, spacious, and highly versatile accommodation arranged over two floors. With its striking timber architecture and peaceful location, this is a home that must be viewed to be truly appreciated.

## ACCOMMODATION

Approached via a set of double gates, the property opens onto a generous shingle driveway, providing ample off-road parking and direct access to the garage. A sunny decked area, partially screened is ideal for al fresco dining with patio doors opening to the kitchen, the heart of the home is the large, welcoming kitchen/breakfast room — a beautifully light and airy space, fitted with contemporary units, integrated appliances, and a central butcher's block island. With ample room for a dining table, this area creates the perfect setting for relaxed family meals or entertaining guests. Sliding patio doors at either end of the kitchen open to decked seating areas.

A pantry links the house to the garage and provides access to a bathroom and flexible loft room — currently set up as a bedroom, but equally suitable as an office or hobby room. From the other side of the kitchen, a lobby leads to a cloakroom, utility room and wet room.

The main reception room is a stunning, double-aspect sitting room with natural exposed log walls, a vaulted ceiling, and a central wood-burning stove — a cosy yet expansive space perfect for relaxing in all seasons. A galleried landing above enhances the sense of volume and light, while a delightful garden room adjoins the sitting room, complete with full-height windows and French doors opening directly onto the garden.

The property offers four/five well-appointed bedrooms. Two of these are located on the ground floor one having an elegant en suite linking to the wet room, making them ideal for guests or multigenerational living. Upstairs, the galleried landing leads to two further bedrooms and a luxurious family bathroom. The principal bedroom is especially notable, featuring a vaulted ceiling, built-in storage, and breathtaking views toward Southwold and the sea.

## GARDEN

The gardens are a particular highlight of this home. Set behind mature hedging and established trees, the grounds offer peace, privacy, and a variety of outdoor spaces to enjoy throughout the day.

A decked terrace at the front of the house — accessible directly from the kitchen/breakfast room — provides a perfect spot for morning coffee or relaxed evening dining. A second narrow decked area to the side offers a more secluded setting, also accessed via the kitchen.

The rear garden enjoys the morning sun and features a lawn interspersed with fruit trees, newly planted specimen trees, and bordered by flowering shrubs, perennials, and mature hedgerows. Throughout the garden, there are thoughtfully designed areas to sit and unwind, each capturing different aspects of sunlight and shade as the day progresses. The front of the property enjoys the later afternoon and evening sun, framed by mature trees and further planting, creating a welcoming and picturesque entrance.

A genuinely unique, welcoming and versatile family home.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band E.



## SERVICES

Mains electricity, water and drainage. Electric under floor heating to the majority of the ground floor complemented by solar panel for domestic hot water.

## VIEWING ARRANGEMENTS

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

Email: [southwold@flickandson.co.uk](mailto:southwold@flickandson.co.uk)

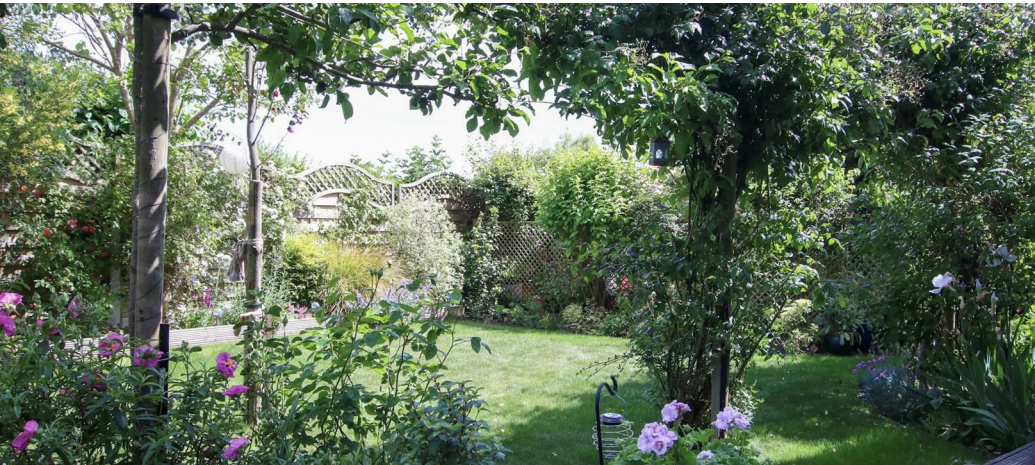
Tel: 01502 722253 Ref: 20872/RDB.

## 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.









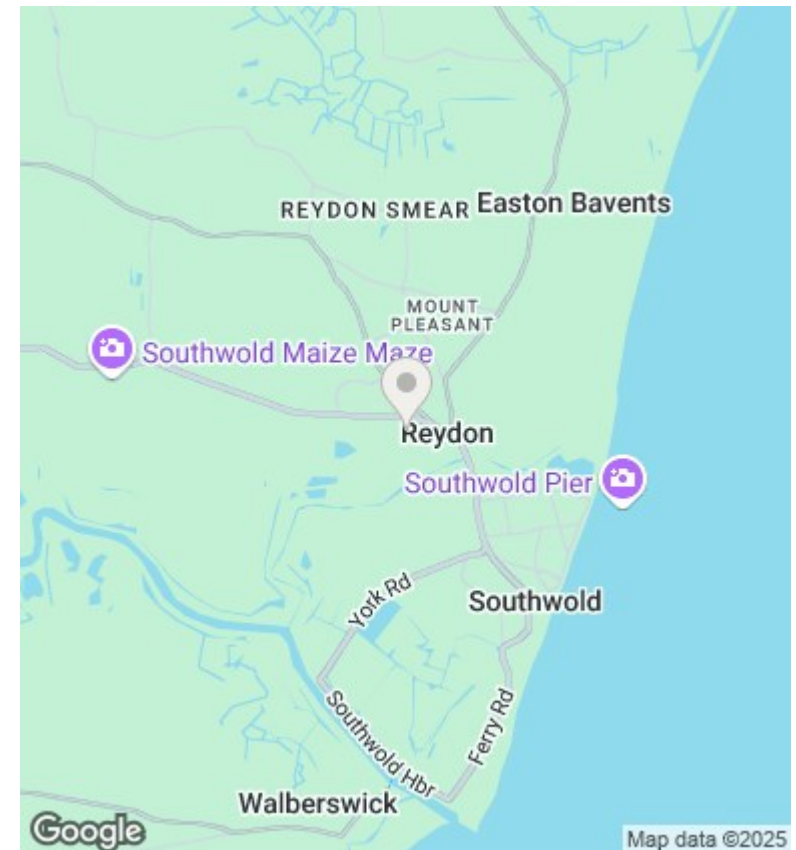
# AWAITING FLOOR PLAN

## 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

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



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

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)