



## Wangford, Suffolk

Guide Price £700,000

- £700,000-£725,000 Guide Price
- Open-Plan Living – expansive sitting room and kitchen/dining area with bifold doors opening to a decked terrace, ideal for entertaining
- Fully Renovated Detached Home – beautifully presented and finished to an impressively high standard.
- High-End Kitchen – fitted with integrated Siemens appliances, marble-topped island, and space for a large dining table.
- Three Bedrooms – two spacious doubles with en-suites, including a principal bedroom with dressing area and west-facing balcony, plus a versatile single bedroom.
- Practical Amenities – separate utility room and ground-floor W.C. for convenience without disturbing the main living areas.



# Hill Road, Wangford

Situated on the edge of the charming and sought-after village of Wangford, this property enjoys a peaceful yet convenient setting. The village offers a selection of local amenities while maintaining its rural character, providing a perfect balance of community and tranquillity. For those seeking a coastal escape, the attractive market town of Southwold is just a short drive away, offering boutique shops, cafes, restaurants, and beautiful beaches. With easy access to surrounding countryside and picturesque walking routes, Wangford provides an ideal location for anyone looking to enjoy village life while remaining close to the coast and local towns.



Council Tax Band:



## DESCRIPTION

This beautifully presented detached house has been fully renovated to an exceptionally high standard, offering 1,788 sq.ft of versatile living space in a desirable village location. Nestled on the edge of Wangford, the property enjoys local amenities nearby and easy access to the charming coastal town of Southwold. The ground floor features two impressive, open-plan reception rooms, both flooded with natural light and featuring bifold doors that open onto a west-facing decked terrace—perfect for entertaining. The kitchen/dining room is finished to an exquisite standard with integrated Siemens appliances, a marble-topped island with seating, and ample space for a large dining table. A separate utility room and cloakroom ensure practical living without interrupting the main entertaining spaces. Upstairs, the principal bedroom is a true retreat, complete with a dressing area, en-suite shower room, and a private balcony with breathtaking views. A second en-suite double bedroom boasts a walk-in wardrobe, while a third bedroom provides a flexible space for a study, hobby room, or guest accommodation. Set within grounds of approximately 1.25 acres, the property benefits from a summerhouse, a woodstore, and delightful field views. A detached single garage and ample driveway parking complete the home.

## LIVING AREAS

The ground floor of this exceptional home is designed for modern, sociable living, featuring two large, open-plan rooms that effortlessly combine style and functionality. Both the sitting room and kitchen/dining area are flooded with natural light through wide bifold doors, which open onto a west-facing decked terrace—perfect for entertaining or simply enjoying the views over the grounds and beyond. The sitting room is expansive and versatile, offering multiple seating areas and a bright, airy atmosphere. Whether for relaxing, hosting guests, or enjoying family time, the space is designed to accommodate a variety of activities without feeling crowded. The kitchen/dining room is finished to an incredibly high standard, with sleek integrated Siemens appliances and a marble-topped island that doubles as a breakfast bar or casual seating area. There is ample space for a large dining table, making it ideal for family gatherings or entertaining friends—perfectly illustrated by the owner's experience of hosting afternoon teas for up to 20 guests. A separate utility room and cloakroom ensure that practical daily tasks, such as laundry, are discreetly managed away from the main living spaces, keeping the entertaining areas serene and uncluttered. Overall, the living areas are designed to feel spacious, sociable, and

seamless, with a natural flow between indoor and outdoor spaces that allows the home to fully embrace its beautiful setting.

## BEDROOMS

The first-floor accommodation offers three beautifully appointed bedrooms, each thoughtfully designed to combine comfort, style, and functionality. The principal bedroom is a true retreat, featuring a dedicated dressing area, a luxurious en-suite shower room, and a private west-facing balcony that provides stunning views over the grounds and beyond. This space offers the perfect combination of relaxation and elegance, where morning light and tranquil vistas create a serene start to the day. A second double bedroom also benefits from an en-suite bathroom and a walk-in wardrobe, offering both privacy and practicality. The room is generous in size and finished to the same high standard seen throughout the property, making it ideal for family members or guests. The third bedroom is a versatile single room that can serve as a guest bedroom, study, or hobby space, providing flexible accommodation to suit a variety of needs. All bedrooms are designed with comfort and light in mind, creating warm and inviting spaces that complement the home's overall contemporary elegance.

## BATHROOMS & W.C

This home features two beautifully appointed en-suite bathrooms and a separate ground-floor W.C., all finished to an exceptionally high standard. The principal en-suite is connected to the master bedroom and offers a stylish, modern shower room that combines functionality with elegance. Adjacent to the dressing area, it provides a private sanctuary for relaxation while enjoying the natural light and peaceful views from the bedroom's balcony. The second en-suite serves the other double bedroom and includes a contemporary bathroom with a walk-in wardrobe nearby, offering both convenience and a touch of luxury. A separate ground-floor W.C. adds practicality, conveniently positioned near the entrance and living areas for guests and everyday use, keeping the main bathrooms free for private enjoyment. Both bathrooms and the W.C. reflect the home's overall high-quality finish, with modern fittings and a sense of space and comfort, creating a practical yet indulgent experience for residents and visitors alike.

## OUTSIDE & GARAGE

Set within approximately 1.25 acres, this property offers extensive and beautifully maintained outdoor spaces that perfectly complement the home's elegant interior. A west-facing decked terrace extends from the main living areas, providing an ideal spot for entertaining, alfresco dining, or simply relaxing

while enjoying the tranquil views of the surrounding fields. The grounds also feature a charming summerhouse and a practical woodstore, adding both character and functionality to the outdoor space. With generous lawns and open areas, there is plenty of room for gardening, play, or simply soaking up the peaceful countryside setting. A detached single garage provides secure storage for a vehicle, while the driveway offers ample additional parking, ensuring convenience for residents and guests alike. The combination of landscaped gardens, open fields, and practical outbuildings creates an attractive and versatile outdoor environment that enhances both lifestyle and privacy.

### TENURE

Freehold

### FIXTURES AND 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.

### 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

### SERVICES

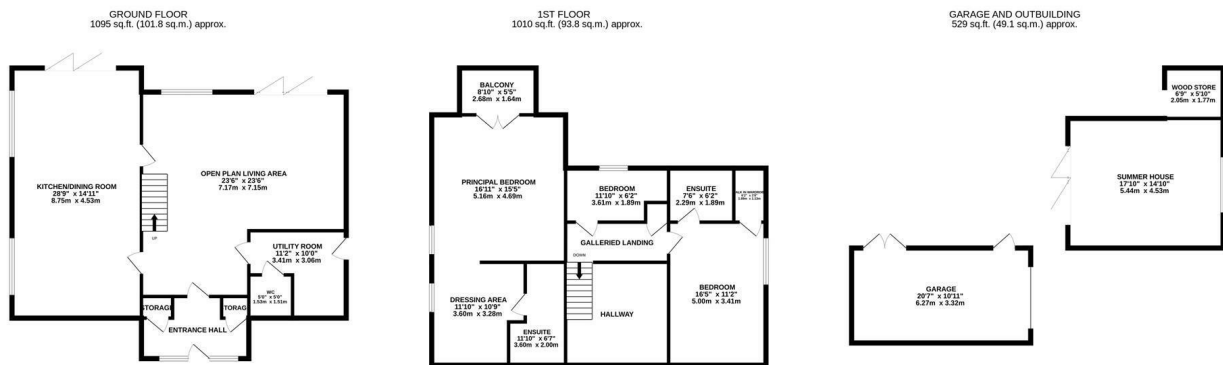
Mains electricity, water, gas and drainage

### OUTGOINGS





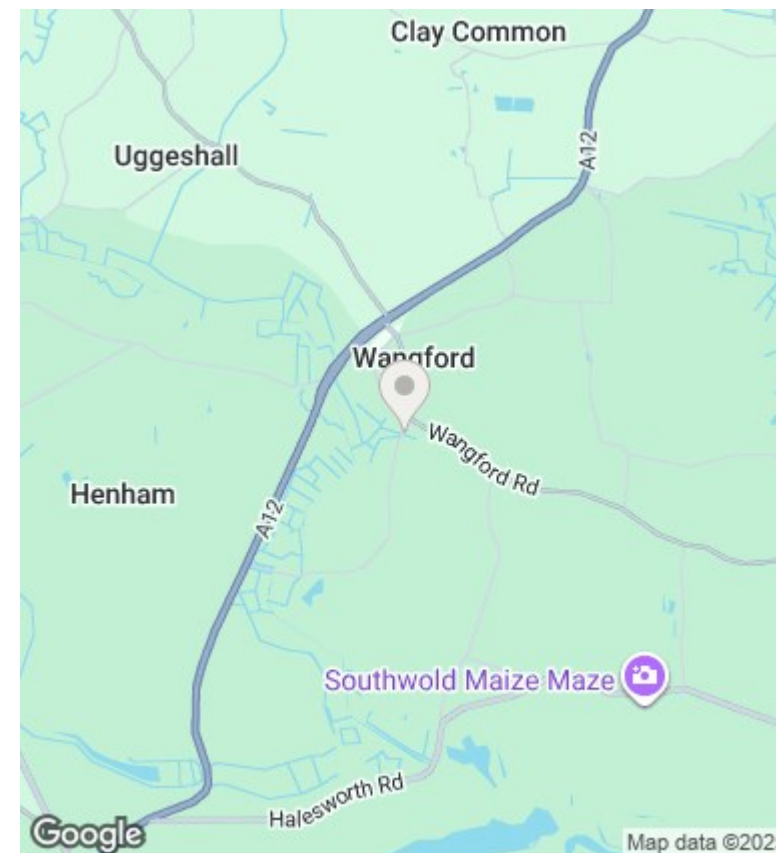




**TOTAL FLOOR AREA : 2634 sq.ft. (244.7 sq.m.) approx.**

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.

Made with Metropix ©2025

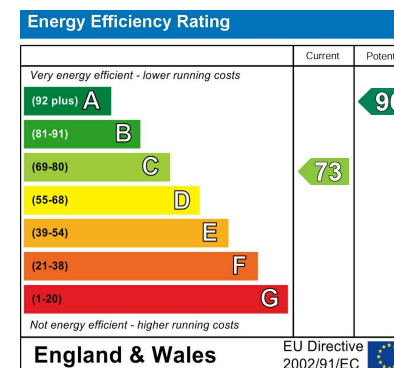


## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal 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

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