



SAMOVAR

3 CAUTLEY ROAD

SOUTHWOLD



This fantastic family home has been beautifully restored by the current owners to create a spacious and characterful home for all to enjoy.

You are welcomed into the grand property via a central door into a small entrance lobby which then opens into the impressive hallway. To your right is a beautifully presented sitting room with wood burning stove. To your left is a fantastic space, previously two rooms, now providing a games room and snug area, ideal for spending time together. Prior to reaching the impressive kitchen/diner at the end of the entrance hall, there is a large utility room with a door to the rear courtyard, and cloakroom.

are two shower rooms on the first floor alongside a family bathroom, all of these are beautifully presented.

A property offering this level of accommodation is a rare find in Southwold.

Outside there is a particularly good size west facing courtyard garden to the rear with plenty of space for all the family to enjoy.

A picturesque and thriving market town, often described as the 'Best Seaside Town', Southwold is dotted with independent boutiques and shops, a thriving independent cinema and an excellent variety of restaurants and cafes. The town hosts annual festivals and there are a number of clubs and facilities catering for sporting interests. There are several highly-rated state and private schools in the area catering for all ages.

VIEWING

Strictly by appointment with the agent's Southwold Office.



The kitchen/dining room is an incredible space with light flooding in from windows on either side. A real feature is an Aga situated at the rear of the kitchen, providing an ideal focal point. A garden room to the rear offers double doors opening out into the garden, there is also a further boiler room opening from this space. On the first floor the accommodation is equally spacious and ideal for larger families. There are five double bedrooms, three of which benefit from built in storage. All of the double rooms have beautiful feature fireplaces. There







LOCAL AUTHORITY

East Suffolk Council.

SERVICES

Mains services are connected. A new boiler was installed in Jan 2022 (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE - FREEHOLD

EPC - D

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact the team directly on 01379 646603.

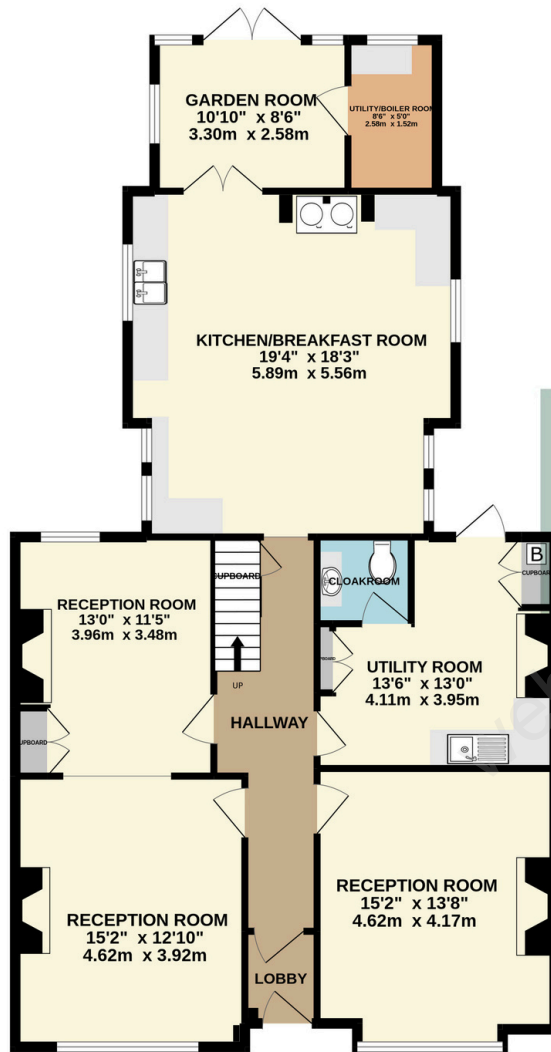




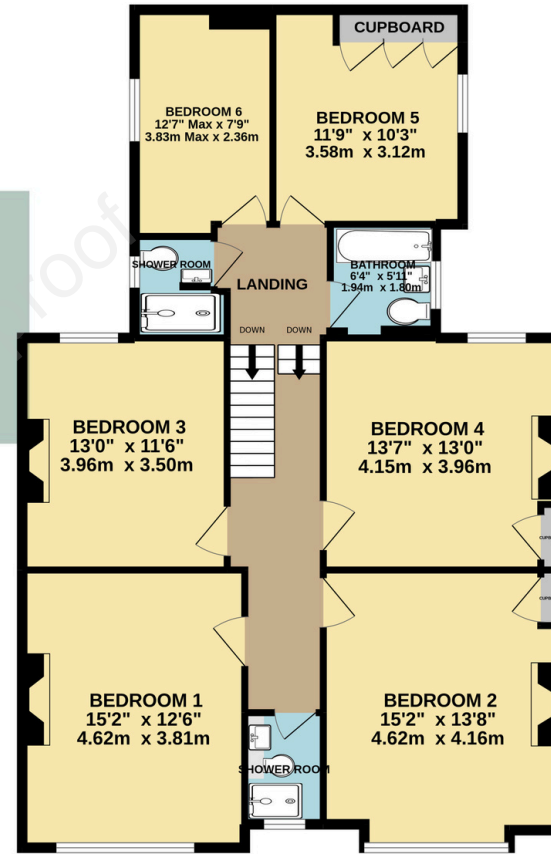
SPACIOUS
FAMILY HOME



GROUND FLOOR
1286 sq.ft. (119.5 sq.m.) approx.



1ST FLOOR
1147 sq.ft. (106.6 sq.m.) approx.



TOTAL FLOOR AREA : 2433 sq.ft. (226.1 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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DURRANTS

SINCE 1853

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