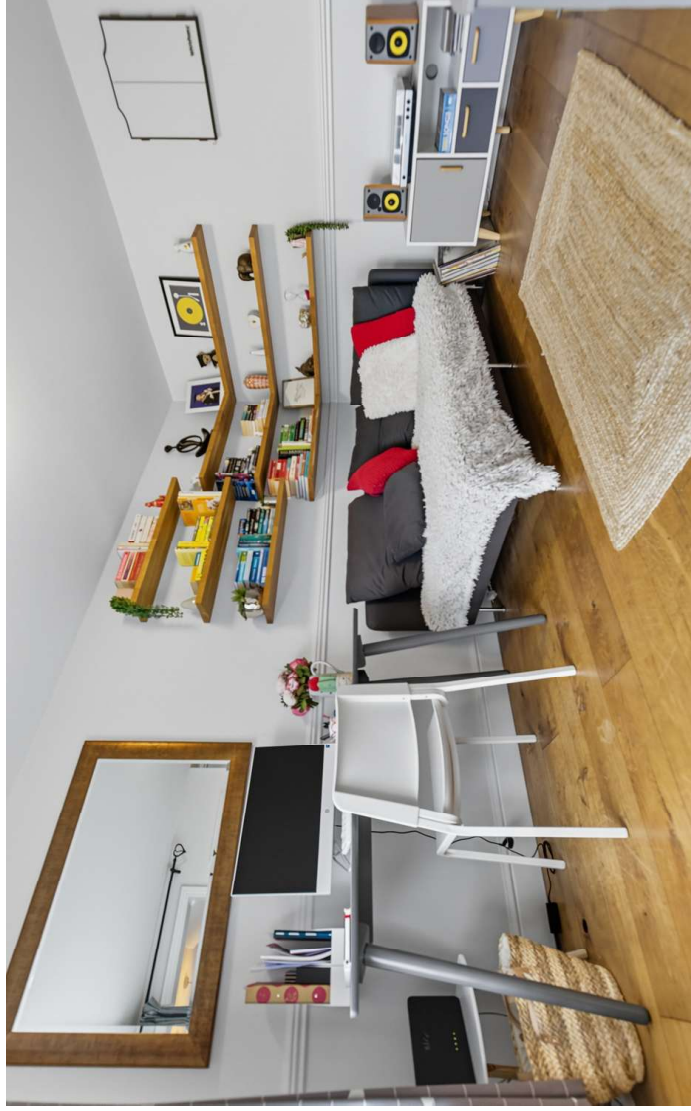




6 HIGH STREET

WANGFORD, NR34 8RR





## A Cosy Cottage set amid beautiful Suffolk countryside, 6 High Street offers great accommodation and occupies a good size plot.

You enter the property via a convenient porch which leads you directly into the snug/reception room situated to the front. Beyond this is a good size dining room which leads into the kitchen, an ideal entertainment space. The large country style kitchen is positioned to the rear of the property and boasts a kitchen island and stable door into the rear garden, ideal to bring the outside in, during summer months. The ground floor accommodation is completed with W/C, spacious sitting room with large feature fireplace and characterful beams.

Stairs lead you to the first floor where four double bedrooms can be found, the principal bedroom benefits from ensuite shower room. Completing the upstairs accommodation is a family bathroom.

The outside of the property is of particular note, the garden is made up of mostly laid to lawn with patio area and private decking area at the rear. The single garage is accessed via the garden and also directly from the road, shared access.

Wangford is a charming village just a short drive from Southwold. With its popular pub, vets, shop and farm shop, it offers a welcoming community with regular events and excellent access to the A12.

### EPC- C

### TENURE

Freehold

### LOCAL AUTHORITY

East Suffolk Council – Band D

### SERVICES

Mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

### VIEWING

Strictly by appointment with the agent's Southwold Office.



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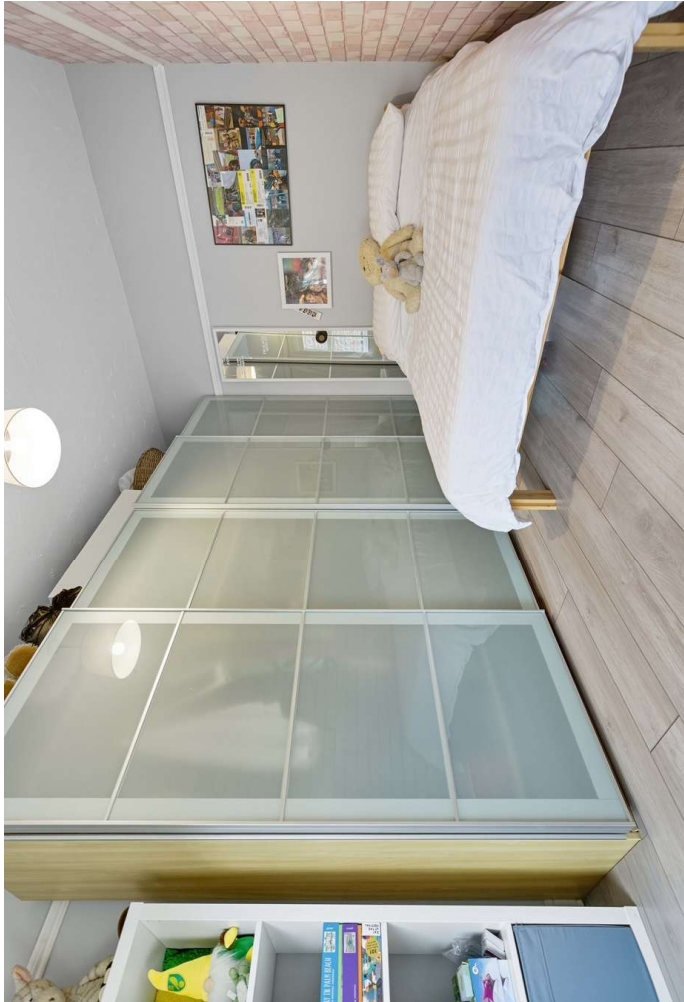
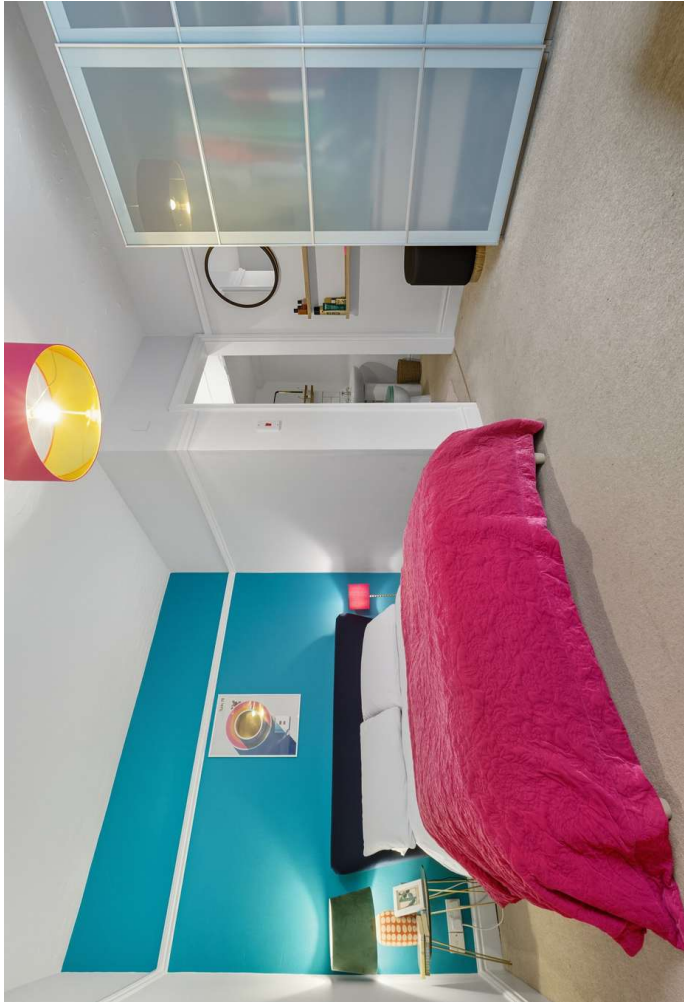




SINGLE GARAGE









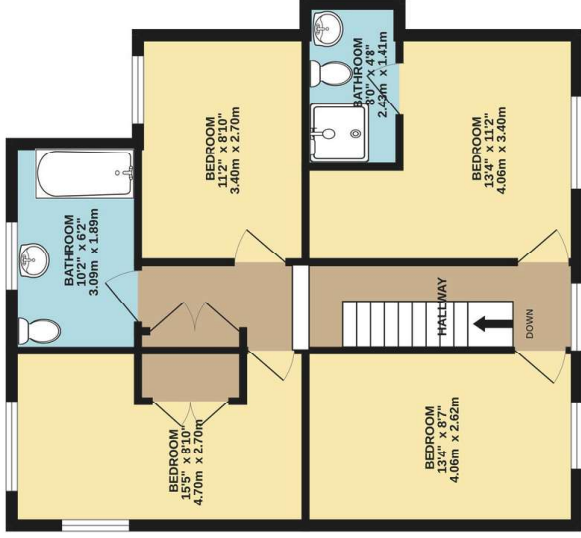
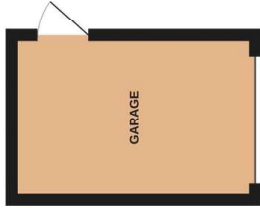




FLOOR PLAN

GARAGE  
97 sq.ft. (9.03 sq.m.) approx.

SECOND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR  
642 sq.ft. (59.8 sq.m.) approx.

TOTAL FLOOR AREA : 1385 sq.ft. (128.6 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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- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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