



HIGHWOOD HOUSE

6 WANGFORD ROAD, REYDON



An elegantly proportioned house situated in the popular village of Reydon, less than one mile from the centre of the coastal town of Southwold.

Highwood House is an impressive double-fronted, light filled, four bedroom family home which occupies a well-positioned location only a short walk from the popular coastal town of Southwold.

The house is believed to have been built in the 1930s and has had a number of extensions over the years. Internal living space of over 2,500 sqft extends over two storeys providing ample space for modern living.

The property is accessed through the sweeping gravel driveway past the landscaped front garden. The main door welcomes you into the generous entrance hall, with fireplace, which leads to all principal rooms, staircase to the first-floor and rear hallway. On either side of the entrance hall are two of the light and well proportioned reception rooms. The sitting room, which is dual aspect and has a feature fireplace with log burner, offers a wonderful relaxing family space. The bright and airy dining room also leads into the spacious kitchen/breakfast room with utility area and door to a lobby which leads to the garage. The kitchen is

also accessed from the hallway. At the back of the house is a hallway leading to a reception room, cloakroom and door leading out into the garden.

Upstairs are four double bedrooms. The principal bedroom is flooded with light from the dual aspect windows and offers a sea view. The bedroom also has an en-suite bathroom with corner bath. Completing the first floor accommodation is a family shower room and separate cloakroom.

Externally, the beautifully landscaped grounds are varied in nature and well-maintained. The garden provides all year round colour with lawned and gravelled areas, herbaceous border, hedging and mature trees, alongside a central pathway with pergola leading to a Summerhouse. Immediately to the rear of the house is a patio which is a wonderful spot for alfresco dining in the summer months. Further secluded seating areas are placed around the garden

To the front of the property is a







driveway and parking area, which leads to the good sized garage with electric door and car port. The front garden is lawned with a lovely water feature. Also at the front of the property is a garden room providing a lovely spot to sit and enjoy the outlook across the front garden.

The village of Reydon is extremely popular and offers many facilities including a health care centre, shops and a hotel/public house. It also benefits from being on the doorstep of the renowned coastal town of Southwold approximately 15 minutes walk away. Southwold offers a beautiful sandy beach, boutiques, restaurants and much, much more. For those wanting to connect with nature, there are many footpaths near the property for you to enjoy.

TENURE- FREEHOLD

SERVICES

All 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.

EPC - TBA

LOCAL AUTHORITY

East Suffolk Council. – Council Tax Band G





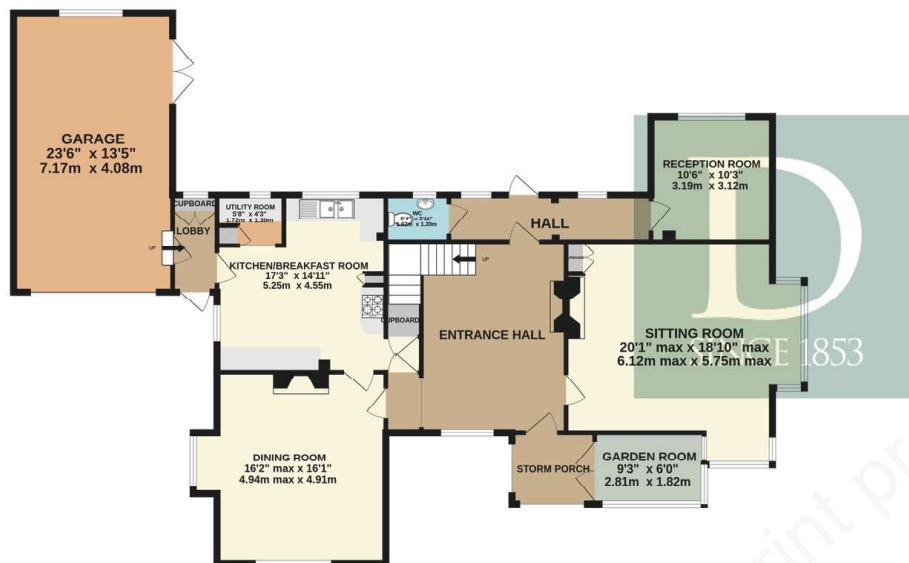
SUPERB FAMILY HOME



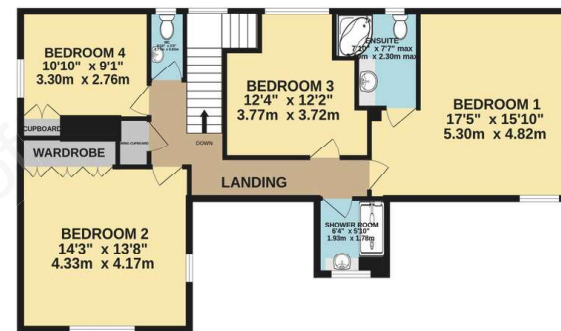


FLOOR PLAN

GROUND FLOOR
1633 sq.ft. (151.7 sq.m.) approx.



1ST FLOOR
923 sq.ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA : 2556 sq.ft. (237.4 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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