



# HURTSLEIGH

13 HALESWORTH ROAD, REYDON, IP18 6NH



Situated in the highly sought-after village of Reydon, this exceptional detached residence has been meticulously renovated and significantly extended to create a striking contemporary home.

Extending to over 3,000 sq ft, the property has been designed with an emphasis on light, space, and seamless modern living. You enter into a large and spacious hallway, providing access to all main hubs of the home.

The heart of the home is an outstanding open-plan kitchen, dining and reception space spanning over 24ft, beautifully appointed and flooded with natural light. This impressive room is perfectly suited to both entertaining and relaxed day-to-day living, with a light and modern finish throughout and completed with a lovely log burner and two sets of bi-folding doors, perfect for all seasons. A separate reception room creates a further entertainment space, away from the hustle and bustle and completed with modern electric fireplace.

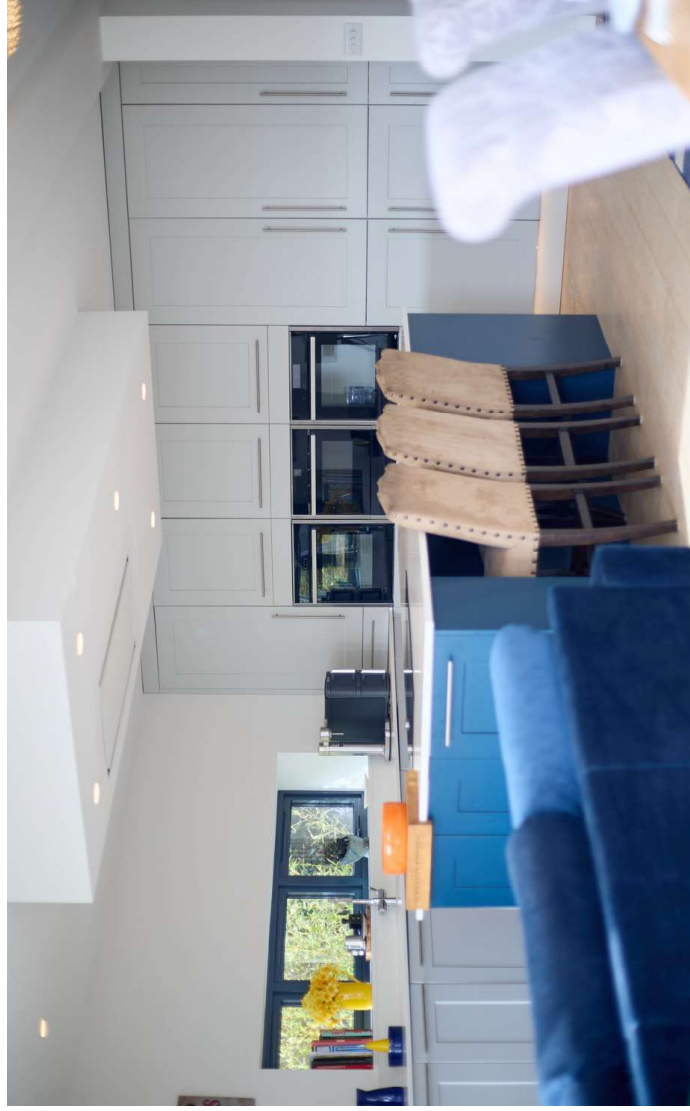
Completing the ground floor is a well-designed utility room with plenty of storage, sleek W/C and a generous double bedroom, with ensuite, ideal for guests or flexible living arrangements.

The first floor continues the home's sense of space and sophistication,

offering four further beautifully proportioned bedrooms arranged around a central landing. The principal bedroom is particularly impressive, with walk in wardrobe area and ensuite shower room. The remaining bedrooms are served by a further bathroom and balcony overlooking the rear garden.

Externally, the property truly excels. The rear garden has been thoughtfully designed as an extension of the living space, featuring a dedicated bar and BBQ area, ideal for al fresco entertaining, alongside a luxurious hot tub providing the perfect setting for relaxation. A detached garage further complements the home with off road parking for several cars.

Located on a quiet private road in the village of Reydon, approximately half a mile from the renowned coastal town of Southwold and the seafront. The popular village of Reydon provides a number of shops, public house and medical centre. Situated just a short stroll from the seaside hotspot of Southwold, the property provides a fantastic peaceful retreat away



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from the busy coastal town whilst ideally located to enjoy all the restaurants, seaside attractions and shops that it has to offer.

### EPC- D

### LOCAL AUTHORITY

East Suffolk Council. Not registered for Council Tax band D

### SERVICES

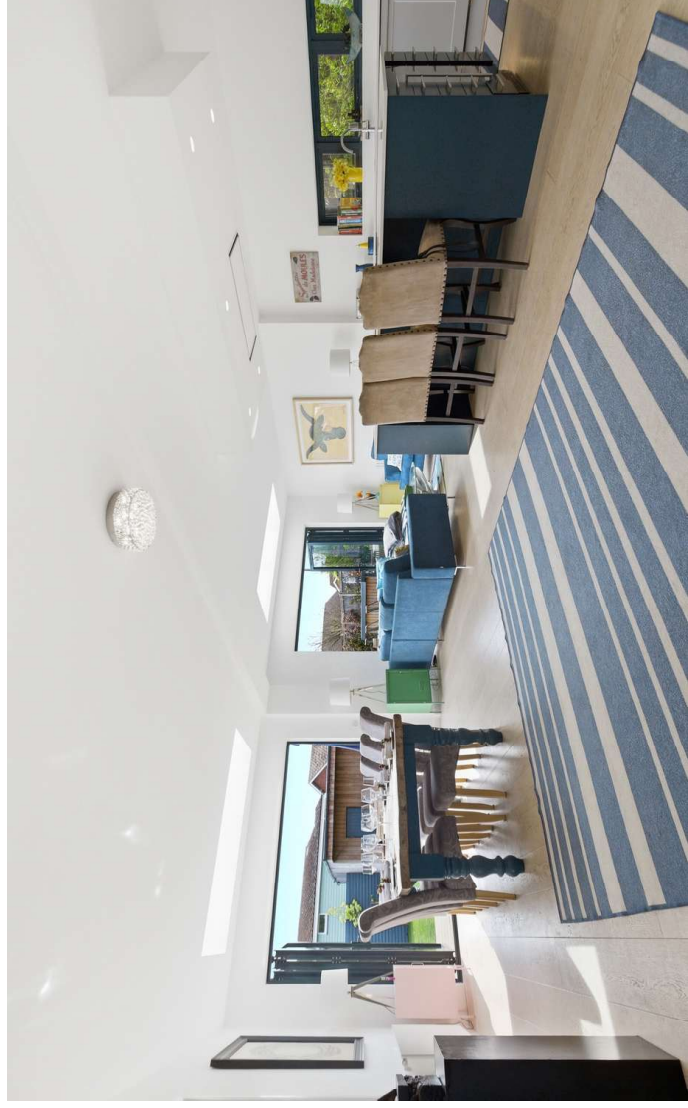
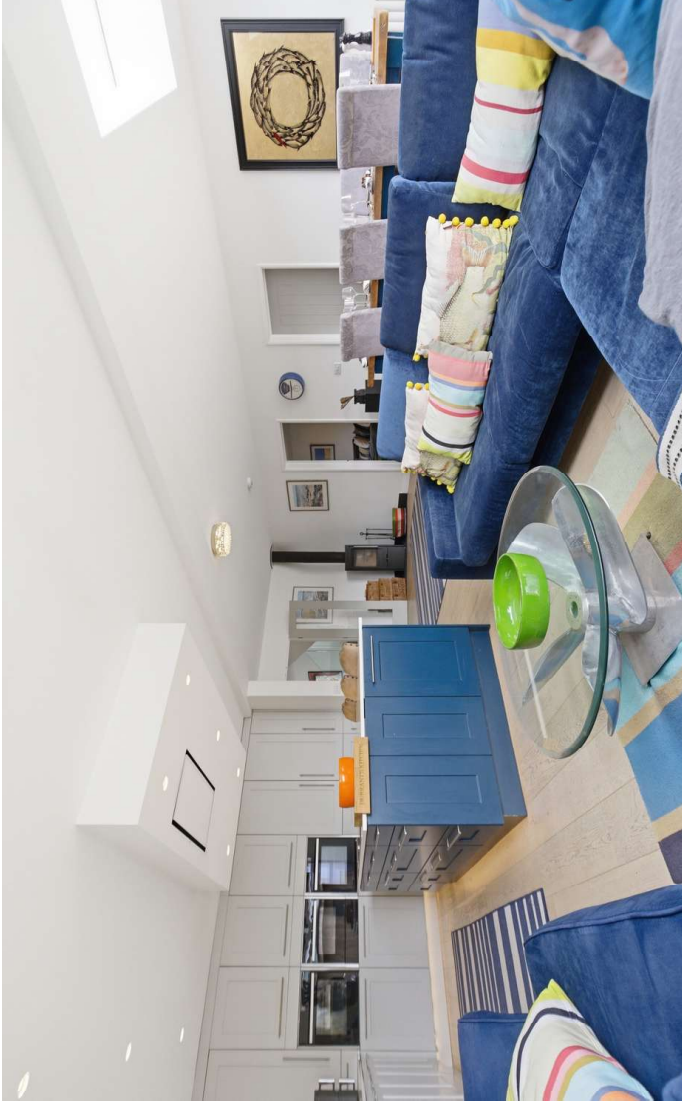
Mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.

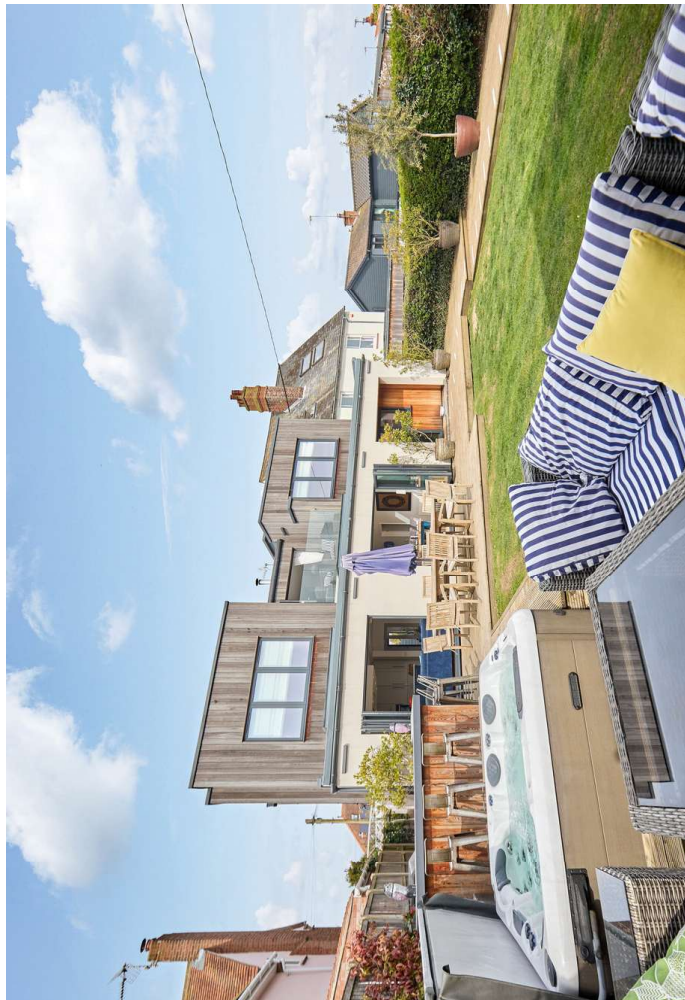
### TENURE

Freehold

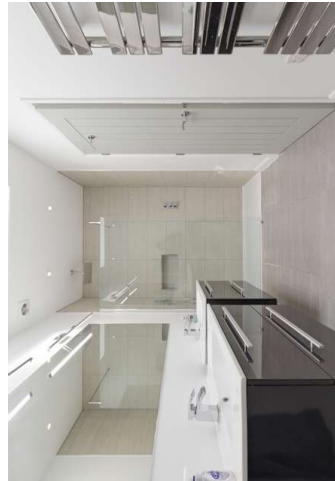
### VIEWING

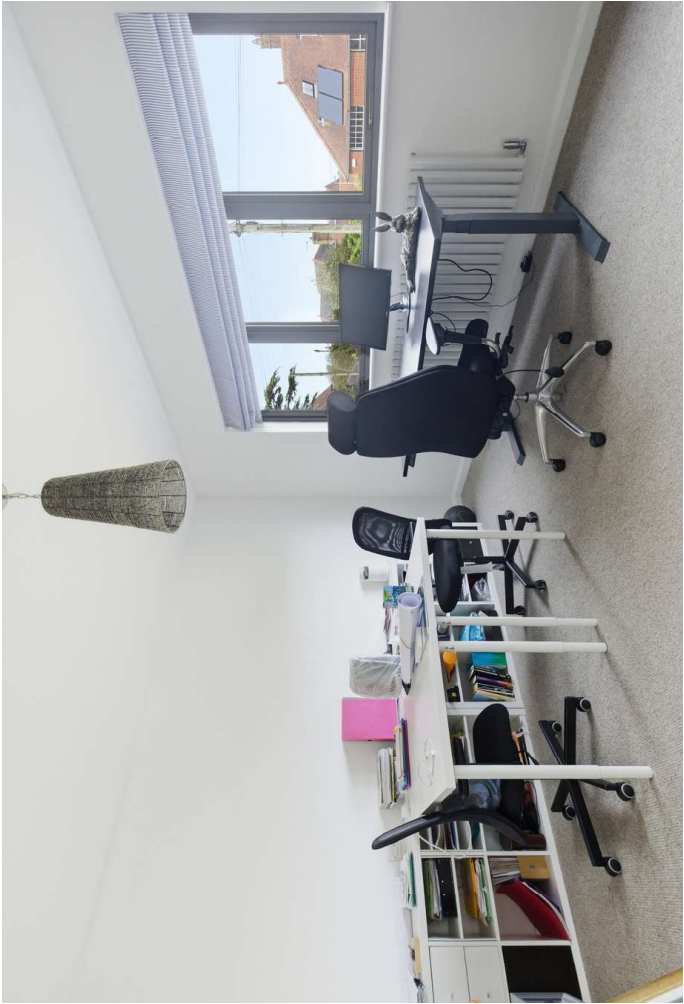
Strictly by appointment with the agent's Southwold Office.





COMPLETED TO  
HIGH  
STANDARD

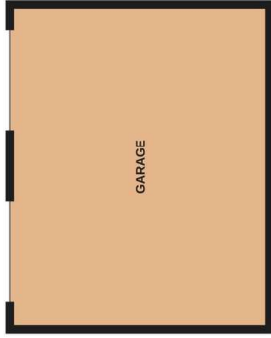




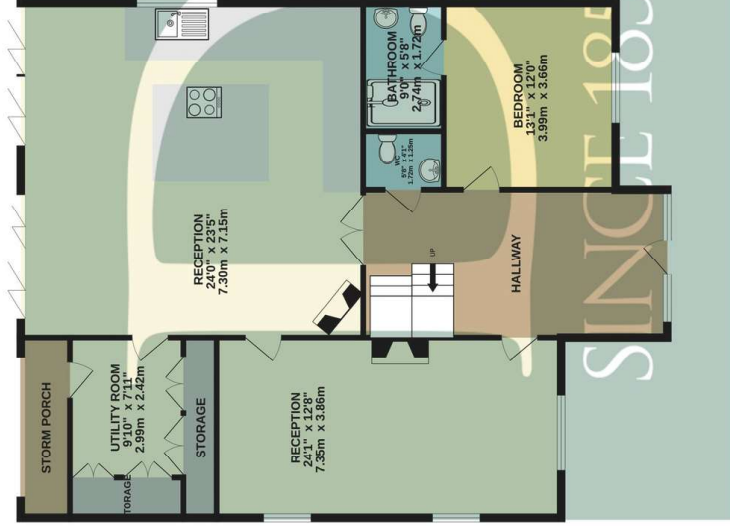


## FLOOR PLAN

GARAGE  
413 sq.ft. (38.4 sq.m.) approx.



GROUND FLOOR  
1460 sq.ft. (137.5 sq.m.) approx.



1ST FLOOR  
1146 sq.ft. (106.7 sq.m.) approx.



TOTAL FLOOR AREA : 3042 sq.ft. (282.6 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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