



## Reydon,

Offers In Excess Of £650,000

- Immaculate Family Home in the Heart of the Village
- Sitting Room/Snug
- 3 Further Bedrooms with Family Bathroom
- Stunning Landscaped Gardens, Driveway and Garage.
- Kitchen/Dining Room and Separate Utility Room
- Gas Central Heating and Double Glazing
- Living Room with Wood Burner
- Principal Bedroom with Ensuite
- EPC - C

# Wangford road, Reydon

Located about one mile from the renowned coastal town of Southwold, Reydon boasts a number of local amenities, including; primary school, healthy living centre/doctors surgery, two general stores, bowls clubs and the splendid Randolph Hotel. Situated on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. Keens Lane is the perfect spot for accessing the myriad of footpaths in the area, either leading to Reydon Smere, along Shepherds Lane, past St Felix School to the Hen reedbeds or crossing the Blyth to Southwold Harbour, Walberswick, Dunwich and Minsmere. Reydon is within walking distance of the renowned coastal town of Southwold. With its sandy beach, promenade with colourful beach huts, famous pier and High Street with an eclectic range of boutique and High Street shops, the surrounding area is renowned for its coastline and countryside pursuits.



Council Tax Band: E



## DESCRIPTION

Situated in the heart of the village, just moments from the village green, The Randolph Hotel, and the doctors' surgery, and within a comfortable 15-minute walk of Southwold, this modern detached family home offers spacious, well-planned accommodation in a highly desirable location.

The property is approached via a shingle driveway, screened by established hedging, providing ample parking and access to the garage. A paved pathway leads through the front garden, laid mainly to lawn with attractive shingle borders and ornamental grasses, to the welcoming entrance.

Inside, a bright entrance hall with an elegant staircase and oak-finished doors sets the tone for the well-presented interior. The double-aspect living room is a particularly inviting space, featuring a deep bay window overlooking the front garden and a recessed fireplace with wood-burning stove. Wide casement doors open to the delightful west facing garden. A second reception room also enjoys over the front garden, offering flexibility for a study, playroom, or sitting room.

The kitchen/dining room is both stylish and practical, fitted with contemporary units, woodblock work surfaces, and integrated appliances including a double oven, hob with extractor, and concealed dishwasher. Windows overlook the garden, while a separate utility room provides additional storage, a sink, and space for appliances, with direct access to the rear garden. A stylish cloakroom completes the ground floor.

Upstairs, the generous landing leads to four bedrooms. The

principal bedroom overlooks the rear garden and benefits from a large built-in wardrobe and an en-suite shower room. A second bedroom also enjoys a rear aspect, while the remaining two bedrooms overlook the front. A well-appointed family bathroom serves the remaining three bedrooms.

The rear garden is a standout feature, having been thoughtfully designed and beautifully maintained. A large sandstone patio provides an ideal space for outdoor entertaining, complemented by a timber pergola for al fresco dining. The garden continues with a wide lawn interspersed with well-stocked borders, specimen trees, and beech hedging. Additional features include a greenhouse, garden shed, bin storage area, and multiple seating spots to enjoy throughout the day. An awning offers shade to the main patio area, enhancing comfort and usability.

A superb opportunity to acquire a well-located and versatile family home, combining modern living with a beautifully landscaped garden.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently E

## 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 Ref: 2/RDB.

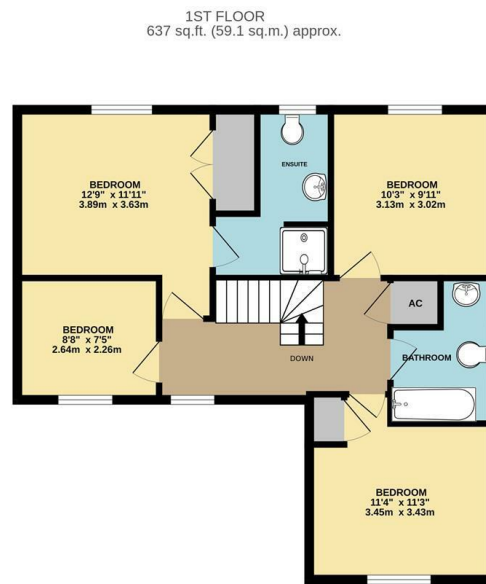
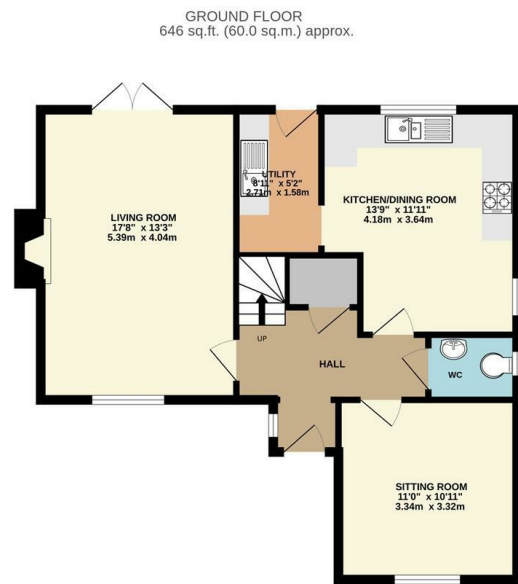
## FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are

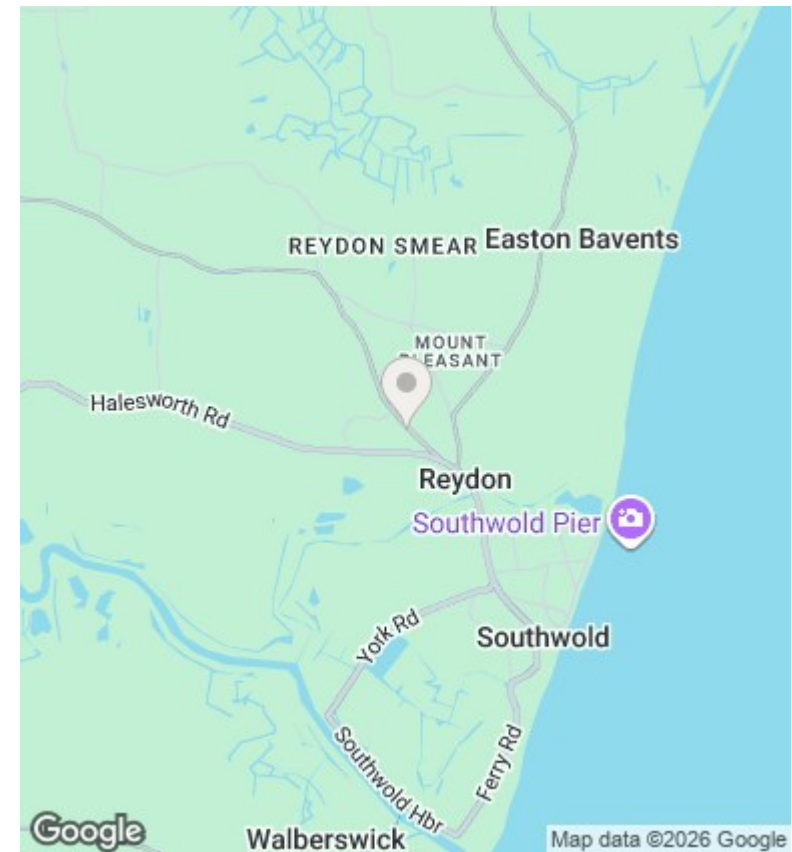
specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer 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







TOTAL FLOOR AREA: 1282 sq.ft. (119.1 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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### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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)