



THE PADDOCK

THE COMMON SOUTHWOLD, IP18 6AH



A DISTINCTIVE ARCHITECT-DESIGNED HOME OCCUPYING AN ENVIABLE AND RARELY AVAILABLE POSITION ON SOUTHWOLD COMMON. SET QUIETLY BEHIND AN IMPRESSIVE BRICK AND FLINT WALL, THE PADDOCK ENJOYS A WONDERFULLY PRIVATE SETTING WHILST BEING EXCEPTIONALLY WELL PLACED FOR THE TOWN AND ITS MANY AMENITIES. APPROACHED VIA A GENEROUS GRAVEL DRIVEWAY, WHICH SWEEPS AROUND TO THE REAR OF THE PROPERTY, THERE IS PLENTIFUL PARKING AND ACCESS TO THE GARAGE.

The property has been well cared for over the years and now offers an exciting opportunity for a new owner to update and personalise the accommodation to suit their own taste and requirements. Although some elements are now dated, the house has excellent proportions, a versatile layout and, most importantly, an exceptional setting that would be difficult to replicate in such a sought-after part of Southwold.

The side entrance leads into a useful hall with access to the rear and the garage. A further door opens into the kitchen/breakfast room, which includes a large walk-in pantry. From the kitchen, doors lead through to the hallway and dining room. The dining room enjoys views over the front garden and opens into a generous double-aspect sitting room, which in turn provides direct access to the garden as well as access to an inner hallway and the stairs to the first floor.

There is a good size ground floor bedroom and further study currently used as a further bedroom, both positioned at the rear of the property and benefiting from built-in storage. They share the use of a ground-floor shower room, with an additional separate WC.

On the first floor are two further bedrooms, one currently used as a studio. This is an impressive and particularly versatile space, enjoying fabulous views across the Common. The second bedroom has an en-suite shower room, while both rooms benefit from built-in storage and useful eaves storage.

Outside, the front garden is a particular feature, with established trees, shrubs and planting creating a wonderfully mature and private setting. The generous plot is especially notable given the property's central location and proximity to Southwold, offering a rare combination of space, privacy and accessibility.

While the house would now benefit from some updating and modernisation, the opportunity lies in its outstanding position, generous plot and individual character. Properties enjoying such a private and sought-after setting on Southwold Common are rarely available, making The Paddocks a unique opportunity to create a very special home in one of Southwold's most desirable locations.

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

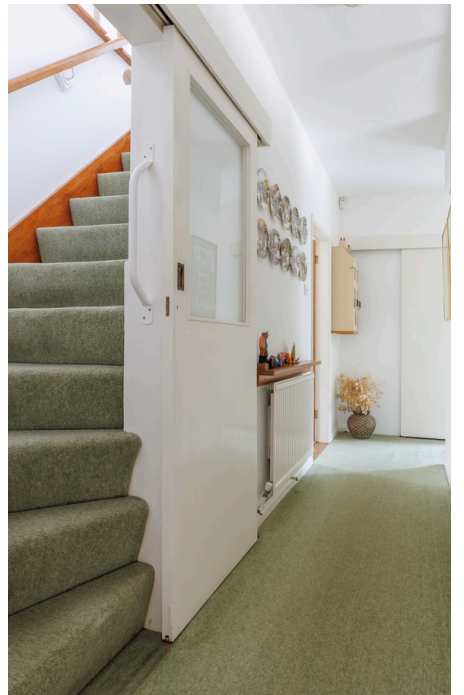
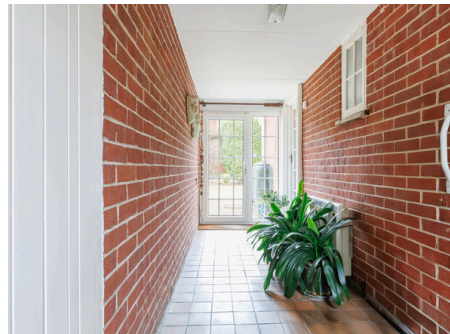
Strictly by appointment with the agent's Southwold Office.

LOCAL AUTHORITY

East Suffolk Council. Not registered for Council Tax band G









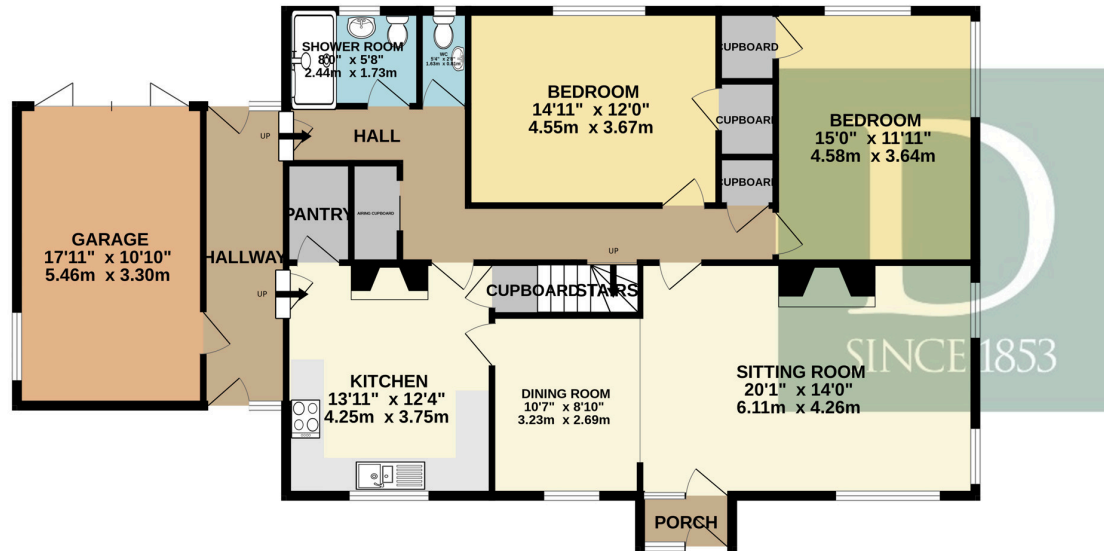
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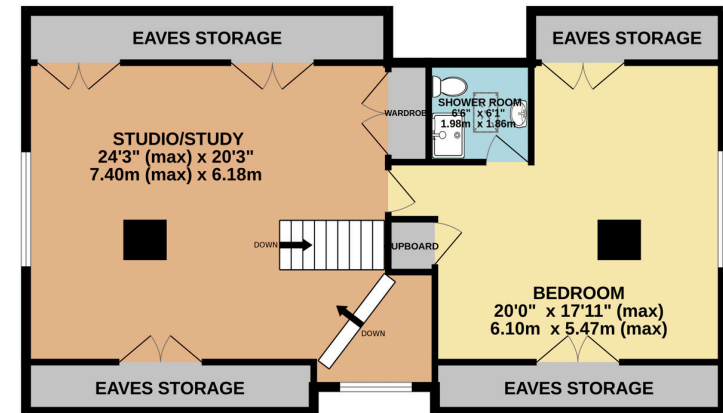


FLOOR PLAN

GROUND FLOOR
1474 sq.ft. (136.9 sq.m.) approx.



1ST FLOOR
947 sq.ft. (87.9 sq.m.) approx.



TOTAL FLOOR AREA : 2420 sq.ft. (224.8 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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CONTACT US

Durrants, 98 High Street, Southwold,
Suffolk, IP18 6DP

Tel : **01502 723292**
Email : **southwold@durrants.com**