

32 Wangford Road

Reydon, Southwold, Suffolk, IP18 6PY





A Characterful Arts and Crafts Home in an Enviable Coastal Setting

Positioned behind an appealing gated entrance and set back from the road, the property makes an immediate impression, with extensive parking and a striking semi-circular archway creating an attractive approach. Inside, the house offers a well-balanced combination of characterful interiors and modern family living, with spacious reception areas, an impressive open-plan kitchen, dining and family room, and adaptable accommodation arranged over two floors.

The entrance hall provides a warm welcome, with natural light filtering through both windows alongside the staircase. From here, the character of the house continues into the generously sized sitting room, where a substantial stone fireplace incorporating a cast-iron log burner forms an attractive focal point. A bay window brings in plenty of daylight, while traditional features give the room a cosy and inviting atmosphere.

Leading off the sitting room, a separate lobby provides access to a ground-floor bedroom with its own en-suite bathroom. This is a particularly useful addition, offering privacy and flexibility for visiting family and friends or multi-generational living. The principal living area is the impressive L-shaped kitchen, dining and family room, where traditional character is complemented by a more contemporary finish. A stylish extension to the rear enhances the sense of space, with bi-folding doors opening onto the garden and creating an easy connection between indoor and outdoor living. The kitchen is both distinctive and practical. There is ample space for family dining and relaxed gatherings. Accessed directly from the kitchen, a further garden room adds another dimension to the ground floor. Double doors open to both the front and rear, allowing plenty of versatility in how the space is used.

Upstairs, an attractive landing features a bay window overlooking the front of the property, while traditional doors and distinctive roof gables add further individuality. The principal bedroom is particularly spacious and benefits from its own front-facing bay window, creating a light and characterful retreat. Two additional bedrooms offer comfortable accommodation for

web2print

4 2 2 TBC





family members or guests. These are served by a contemporary family bathroom, fitted with a white suite comprising a panelled bath, wash hand basin and close-coupled WC, with smart tiling providing a clean, modern finish.

The rear garden is a particularly appealing feature, offering a secluded and private outdoor setting with plenty of space to relax or entertain.

A picturesque and thriving market town, Southwold is dotted with independent boutiques and shops, a thriving independent cinema and an excellent variety of restaurants and cafes.

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).

LOCAL AUTHORITY

East Suffolk Council. Band G

VIEWING

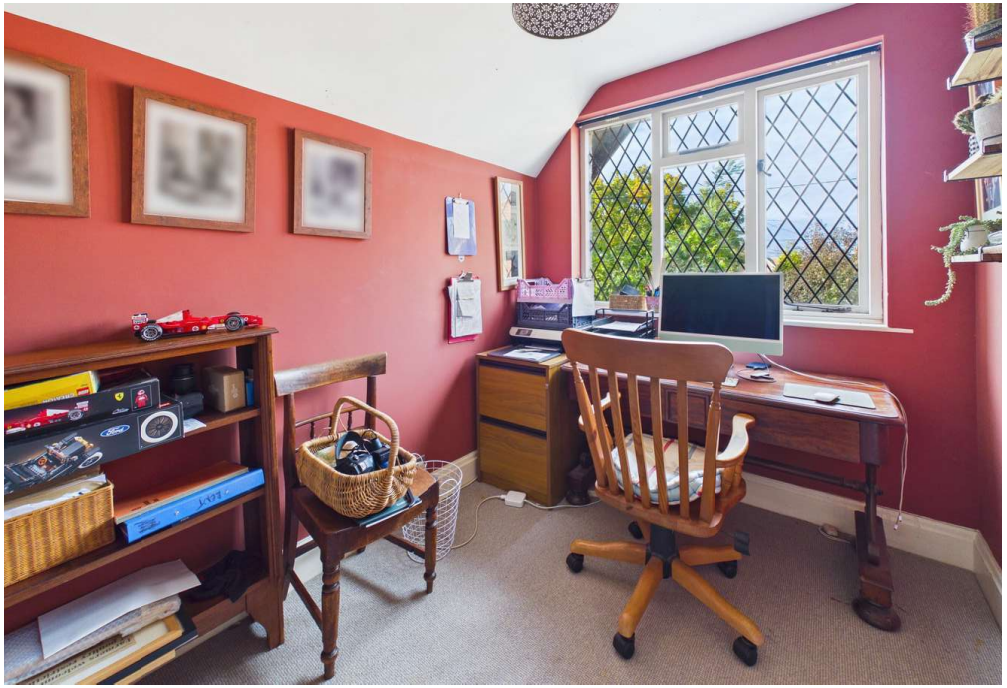
Strictly by appointment with the agents Southwold office.



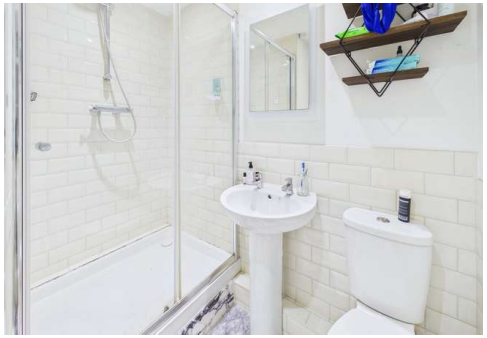


















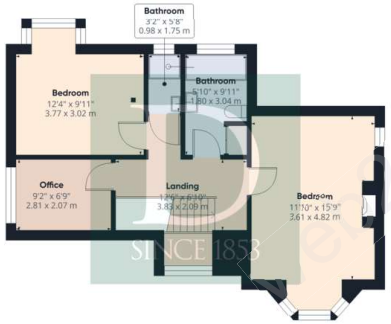
ARTS & CRAFTS HOUSE



Floor Plan



Ground Floor Building 1



1st Floor Building 1



Ground Floor Building 2

DURRANTS SINCE 1853

Approximate total area(1)

1870 ft²
173.8 m²

Balconies and terraces

333 ft²
30.9 m²

Reduced headroom

14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Text print proof

IMPORTANT NOTICE

Durrants and their clients give notice that:

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.

CONTACT US

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

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