

St Anne's, 18 Halesworth Road, Reydon, Suffolk

For the finer things in property.



St. Anne's 18 Halesworth Road Reydon Southwold Suffolk IP18 6NH

A light and spacious Edwardian family home set within easy reach of the nearby Heritage Coast at Southwold.

Southwold beach 1 mile, Walberswick 7.4 miles, Halesworth 8.3 miles, Aldeburgh 17 miles, Woodbridge 26.9 miles, Ipswich 34.2 miles

Porch | Entrance hall | Sitting room | Family room | Drawing room | Dining room | Kitchen/ breakfast room | Utility room | Cloakroom 4 Double bedrooms, 3 with en suites, one with dressing room | Family bathroom | Study/ Storage/Bedroom 5 | Garden | Garage | Off road parking | EPC Rating C

The property

Believed to date to the early 20th Century, St Anne's is a handsome, spacious four-bedroom detached family home which has been extended and renovated over the years whilst carefully retaining many of the property's period features.

A welcoming entrance hall provides access to four well-proportioned reception rooms. Comprising to one side of the hall is a light sitting room and adjoining family room, both benefitting from fireplaces; whilst to the other side is an extended drawing room with views to the front and a dining room with doors leading to the terrace area. Further in the property there is a large kitchen/breakfast room with a set of French doors opening to the garden. Completing the ground floor accommodation is a cloakroom and utility room.

To the first floor there are three sizeable bedrooms; the principal bedroom benefits

from plenty of natural light, an en suite and walk-in dressing room and two further doubles, one also with en suite. Further to this floor is a family bathroom. On the second floor there is a further double bedroom also with en suite shower room, and two further rooms making ideal storage or home office. Access is also provided to the loft space which makes for ideal additional storage.

Outside

The property is approached via a gravelled driveway providing parking space for several cars with access provided to the attached garage. The gardens are predominantly laid to lawn with a variety of mature trees and planting offering wonderful seclusion. An area of terrace to the rear makes an ideal spot for al-fresco dining.

Location

Nearby Southwold is the quintessential, charming, Suffolk coastal town renowned for its colourful beach huts, lighthouse, as well as the famed Adnams Brewery. The town not only offers exceptional coastal life but also a wonderful selection of independent stores, cafés and pubs, along with a myriad of everyday amenities and primary school. Recreational facilities include coastal walks, water sports activities, renowned golf course and fishing. With the A12 close by, offering easy access to the A14 and greater road network. The property is only 15 minutes drive from Halesworth train station offering connections to London Liverpool Street via Ipswich.



















The position & size of doors, windows, appliances and other features are approximate only.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspective purchaser must satisfy themselves of the correctness of the information within the particulars by inspective purchaser and this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken October 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

01473 220444

ipswich@struttandparker.com struttandparker.com

Over 50 offices across England and Scotland, including Prime Central London





Derty. CPARKEI



General

3.50 x 3.06

11'6" x 10'0"

2.03 x 1.84

6'8" x 6'0"

Local Authority: East Suffolk Council Services: All mains services are connected. Gas central heating. Council Tax: Band F Tenure: Freehold Guide Price: £850,000