



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

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# 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.

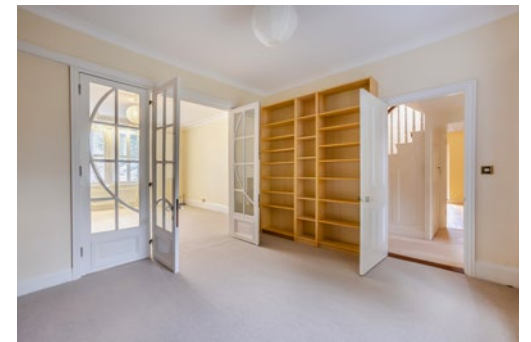
## Outside

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.

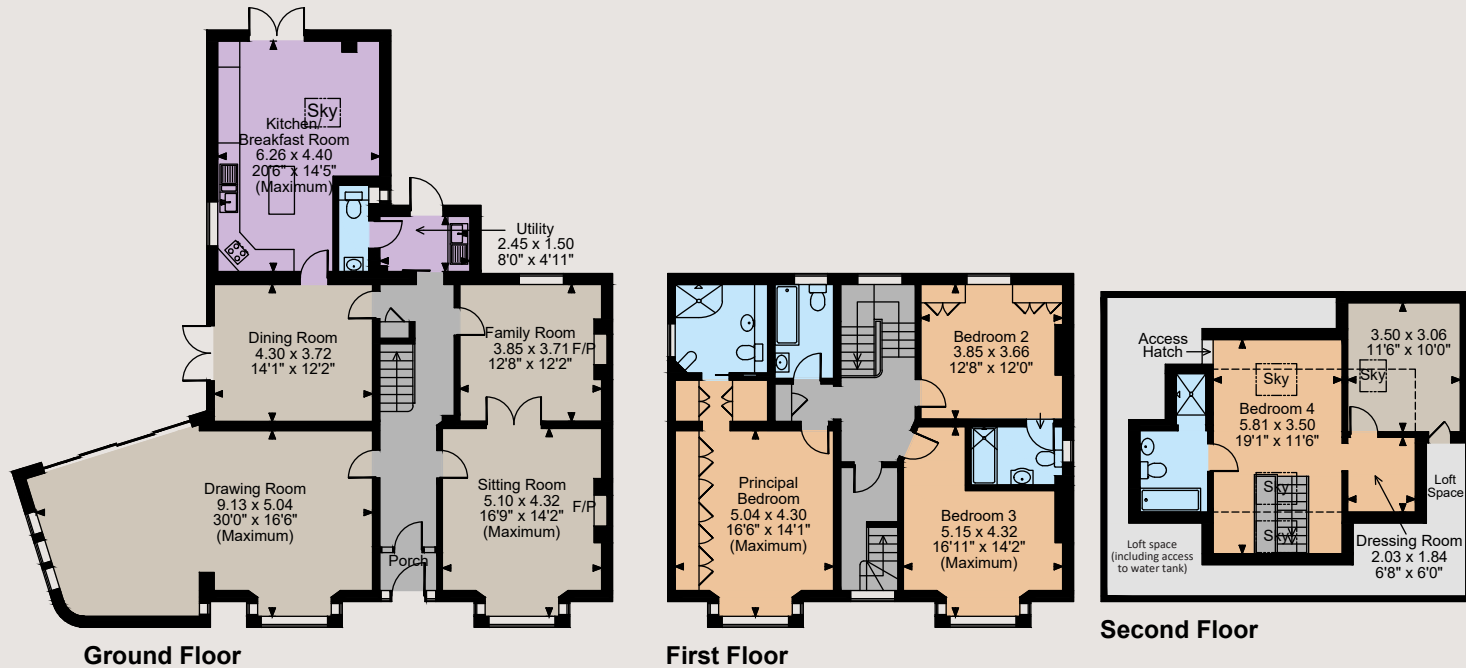
## Location

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.





Floorplans  
Main House internal area 2,806 sq ft (261 sq m)  
For identification purposes only.



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

☐☐☐ Denotes restricted head height

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### General

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

### Suffolk

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

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