



The Log House

Reydon, Southwold, Suffolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A unique-style log house in a quiet location, only a mile from the beautiful Suffolk Coast.

A unique and special home located in a tucked away position within the village of Reydon, adjacent to the highly-desirable coastal town of Southwold, offering a wealth of flexible living and entertaining space, as well as views of the sea.



2 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



GARAGE



ENCLOSED GARDEN & SEA VIEW



FREEHOLD



RURAL/VILLAGE



2,377 SQ FT



GUIDE PRICE £940,000



The property

The Log House is an impressive detached home set in a quiet, tucked away position in a highly sought-after location close to the charming seaside town of Southwold, and all that the Suffolk Heritage Coast offers. This unique-style property is a Finnish designed HONKA log house, described to have been inspired by Nordic Nature.

The well-proportioned, light-filled kitchen/breakfast room welcomes one into the property. Fitted with contemporary units and integrated appliances as well as a butcher's block island, there is ample space for a dining table creating a wonderful space for the family to gather. The main reception space comprises a double aspect sitting room with exposed, natural log walls and a woodburning stove, adding to the cosy and relaxing atmosphere. The galleried landing above helps to create a sense of space and light. Adjoining the sitting room is the sunny garden room, with its full-height windows and French doors opening onto the garden.

Of the five well-presented bedrooms, two are located on the ground floor, along with a Jack and Jill en suite bathroom. The first floor offers two further double bedrooms, including the generous principal bedroom with its built-in storage, vaulted ceiling and far-reaching views of Southwold and the sea beyond. A family bathroom is located on the first floor, while a further double bedroom is situated above the garage, with access to a shower room on the ground level.

Outside

The Log House is approached via a gravel driveway providing plenty of parking space and access to the integrated garage. The charming garden has been significantly developed by the present owners and extends around the house with a number of different spaces to sit and relax according to the time of day. An area of lawn at the rear is interspersed with a number of fruit trees, other recently planted trees and bordered with various mature shrubs, established hedgerows and flowering perennials – whilst the front enjoys later afternoon/evening sun surrounded by mature trees and flowering shrubs.



Location

Situated along a quiet single lane in a prime location of Reydon, just outside the popular coastal town of Southwold, The Log House is positioned within easy reach of the many facilities within Southwold itself and those of the surrounding area. Southwold has a wide range of facilities that include both independent and high street shopping, a golf course, a sailing club, doctor's surgery, and a small cinema, alongside numerous eateries and pubs.

There are good transport connections in the area with the A12 just 4 miles to the west, providing a link to the M25 and the A14, which in turn connects to the country's greater road network. Railway stations at Darsham and Halesworth offer branch line services to London's Liverpool Street Station via Ipswich. The surrounding area offers a variety of walks, cycling and the Minsmere RSPB nature reserve towards the coast at Dunwich. There is good schooling locally, with a primary school in the town and St Felix private school only a short distance away.

Distances

- Southwold 1 mile
- Walberswick 7.5 miles
- Halesworth 8.3 miles
- Woodbridge 26.2
- Ipswich 34.3 miles

Nearby Stations

- Darsham - branch line
- Halesworth - branch line
- Ipswich - mainline

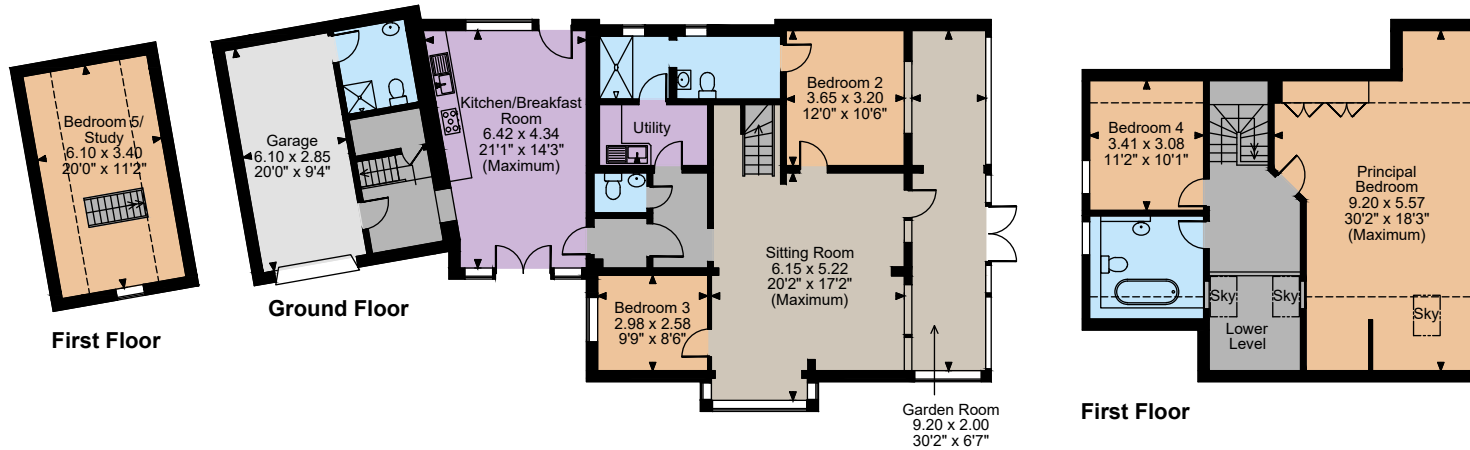
Key Locations

- Adnams Brewery
- Walberswick and Southwold beaches
- Southwold Lighthouse
- Suffolk Coast National Nature Reserve

Nearby Schools

- Saint Felix School
- Southwold Primary School





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

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,138 sq ft (199 sq m)

Garage internal area 239 sq ft (22 sq m)

Total internal area 2,377 sq ft (221 sq m)

For identification purposes only.

Directions

IP18 6NL

///what3words ///holds.lyrics.bluntly - brings you to the driveway

General

Local Authority: East Suffolk Council

Services: Mains water, electricity and drainage services are connected. Electric underfloor heating and solar panels provide electricity for hot water.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: EPC D

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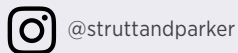
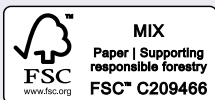
Suffolk

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