

# VICARAGE VIEW

OFF WANGFORD ROAD,  
REYDON



Durrant and Sons  
PROPERTY DEVELOPMENT

## ABOUT

# DURRANT & SONS LTD

Durrant & Sons Ltd are a Suffolk based, family run builder and development company, established in 2019. In collaboration with D and A Fellas Builders, they specialise in small and exclusive residential developments creating bespoke homes.

In focusing on small scale developments, every dwelling is finished to a high specification with unique finishes and designs whilst paying great attention to excellent energy efficiency with the inclusion of features such as solar and air source heat pumps.

Each Durrant & Son home comes with a 10 year structural warranty and the properties are completed with modern and contemporary features and appliances. In addition, there is real focus on the landscaping and setting of each property.

Their local knowledge and experience set Durrant & Sons apart. They spend a great deal of time carefully selecting the right locations for their developments and ensure that their team is made up of skilled, local tradesmen to complete the homes to the best standards possible.

As Durrant & Sons is a family owned business, their focus is to create a home and not just a house.

## WELCOME TO 'VICARAGE VIEW'

Vicarage View is an exclusive residential development of just three 4/5 bedroom detached houses, set in the sought-after village of Reydon just over the bridge from the prestigious and renowned coastal town of Southwold.

Nestled in the village, the properties are discreetly tucked away at the head of a long, shared private driveway yet conveniently located for local amenities and the picturesque Suffolk coastline.



# LOCATION

Situated Approximately 1 mile from the seaside hotspot of Southwold, the village of Reydon provides a fantastic peaceful retreat away from the busy coastal town whilst ideally located to enjoy all the restaurants, seaside attractions and shops that it has to offer.

The popular village of Reydon offers a number of amenities, local shops, a public house and medical centre. With nearby Southwold offering an abundance of local shops, restaurants and coastal attractions. Reydon is situated three miles from the A12 and therefore offers good transport links by both road and rail with a train station at both Halesworth and Darsham with services to London Liverpool Street Station via Ipswich.

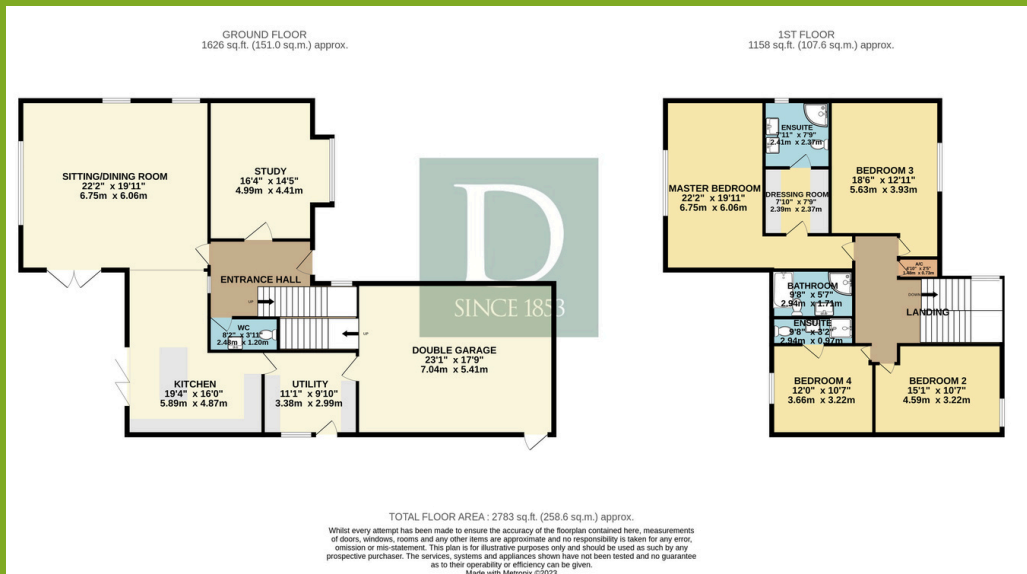




PHOTOS DEPICT  
INTERIOR FINISH  
OF  
'THE MALTINGS'

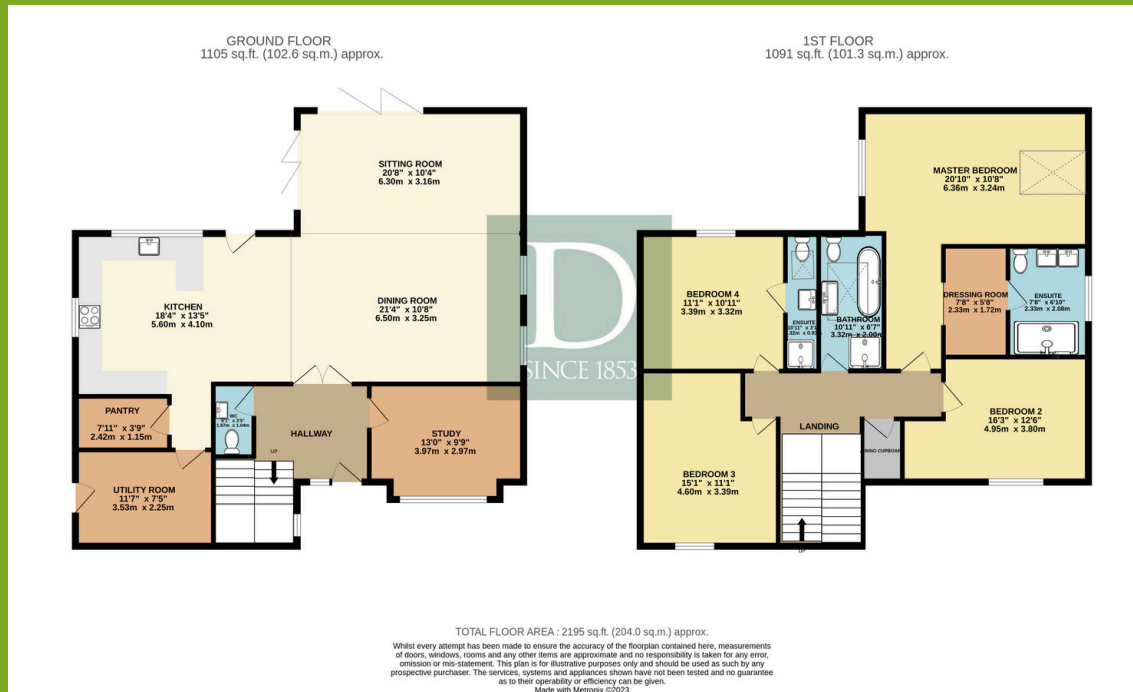
# THE MALTINGS

The Maltings is the largest of the three plots and is an impressive and imposing 4 bedroom detached house with attractive larch clad elevations. It offers versatility to have the additional ground floor reception room as a 5th bedroom if required. Great attention to detail has been paid to the layout to make it perfect for entertaining and perfectly fusing the interior living space with the landscaped garden and large decked terrace. Of particular note is the superb garden which wraps around The Maltings enhancing the feeling of space. There is parking for several cars on the brick-weave driveway together with an integral double garage.



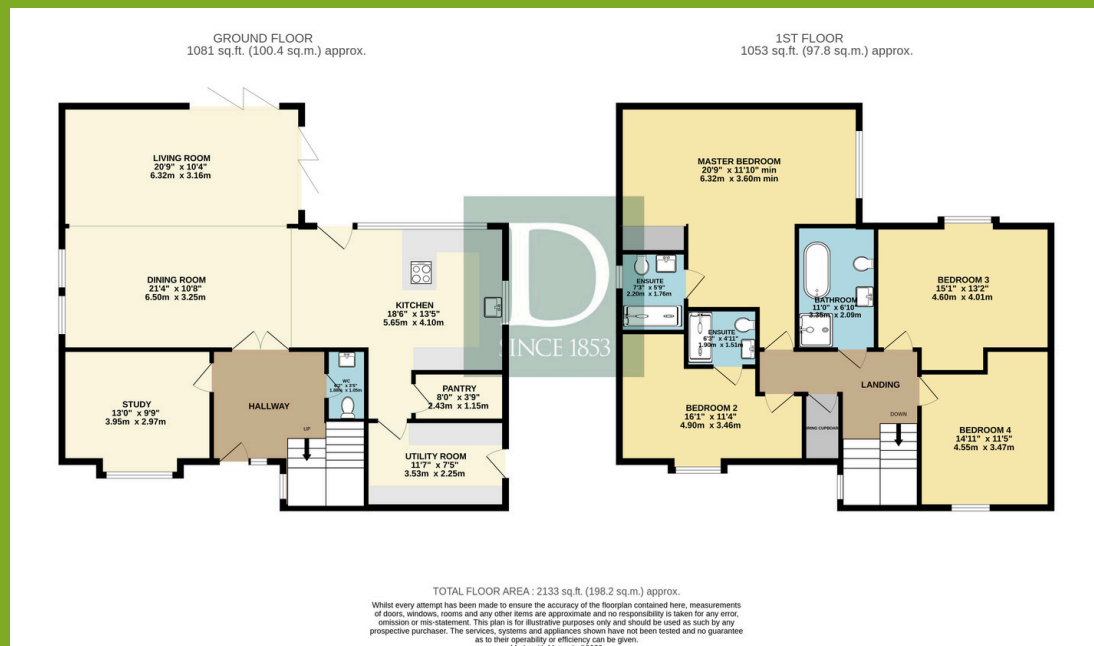
# JUNIPER HOUSE

Juniper House is the corner plot in the small and exclusive development of three. The home is finished with attractive Hardie Plank cladding and detached double garage. This four bedroom home is flooded with light and has a garden that extends to the rear & sides with the house well-placed within its plot. Juniper House will be the final plot to be completed and it therefore allows the flexibility for potential buyers to customise the interiors with their choice of finishes subject to lead times. This presents a superb opportunity to potentially personalise the property



# GEORGE HOUSE

George House is the third house within the development. This fantastic home is externally finished in a light and contemporary Hardie Plank cladding with different colour by the front door to create an accent feature. Again, there is a focus of superb entertaining space on the ground floor with balanced first floor bedroom accommodation. There is a detached single garage.







# SPECIFICATION

## GENERAL

- Timber Frame with a mix of Hardie Plank and Siberian Larch cladding
- Marley Riven Edgemere roof Tiles in Anthracite
- Aluminium Doors & Windows.
- All internal walls painted 'Brilliant White'

## KITCHENS

- Fully fitted Kitchen with choice of units, handles, flooring, worktops & fittings \*
- NEFF double oven, Microwave, warming draw, & induction hob.
- Fully Integrated fridge freezer and dishwasher.
- Integrated wine cooler.
- Stainless steel sink & Quettle boiling tap with filtered water.

## ELECTRICAL, HEATING & LIGHTING

- Underfloor heating throughout ground floor.
- Air Source Heat Pump
- Mains Water & Electric.
- 1100ltr dual pump sewage tank, connects to mains.
- Inset Solar Panels & integrated battery storage
- 1500 ltr rainwater harvesting tank.
- Dual fuel burning stove
- Sockets & USB ports throughout.
- Dimmable lighting.
- USB & double sockets.
- Two double external sockets in garden
- PIR lighting on garage

## EXTERNAL

- Powered Roller double garage doors.
- Lighting to front and rear.
- Tobermore 'Bracken' block paving.
- Bamboo decking & pergola
- Twin outside taps (supplying harvested rainwater & the other mains water)
- 10 Year structural warranty (BuildZone)

\*Depending on stage of Construction

# VICARAGE VIEW



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PROPERTY DEVELOPMENT

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# DURRANTS

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## 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.*

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