



DEPEWELL
55 WANGFORD ROAD, REYDON



This charming Grade II listed character cottage offers flexible accommodation situated in the desirable village of Reydon, just outside of the coastal town of Southwold.

The property offers a wealth of period details and provides flexible accommodation for the perfect family home.

Entering the property you are welcomed into the cosy sitting room which is partially divided into a snug area, with inglenook fireplace, carved bressemer beam, wood burner, original bread oven, and glazed door to the rear garden. A door from the snug leads to a lobby with storage, door to rear garden and ground floor shower room and stairs to the fourth bedroom/office. From the sitting room a door leads to an inner hall and to the second dual aspect reception room boasting inglenook fireplace with canopy, pamment hearth and bressemer beam. A further door leads to the light and airy kitchen/dining/family room with hand painted kitchen units and integrated appliances, double doors to the rear garden and stairs to the first floor.

On the first floor and accessed from the main staircase are the three light and spacious double bedrooms and the family bathroom. A wealth of period

features are in evidence throughout including beamed ceilings. The fourth bedroom/office is accessed by stairs from the snug.

The cottage has a charming established front garden complete with original working well. To the side is a double width shingle drive providing parking and access to the detached garage. To the rear is a lawned garden, timber shed and a split level westerly facing patio where one can sit and enjoy the late afternoon and early evening sun. Adjoining the rear of the cottage is the boiler room.

TENURE - FREEHOLD

EPC - NOT APPLICABLE

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 - D

VIEWING

Strictly by appointment with the agent's Southwold Office.



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CHARACTER
COTTAGE

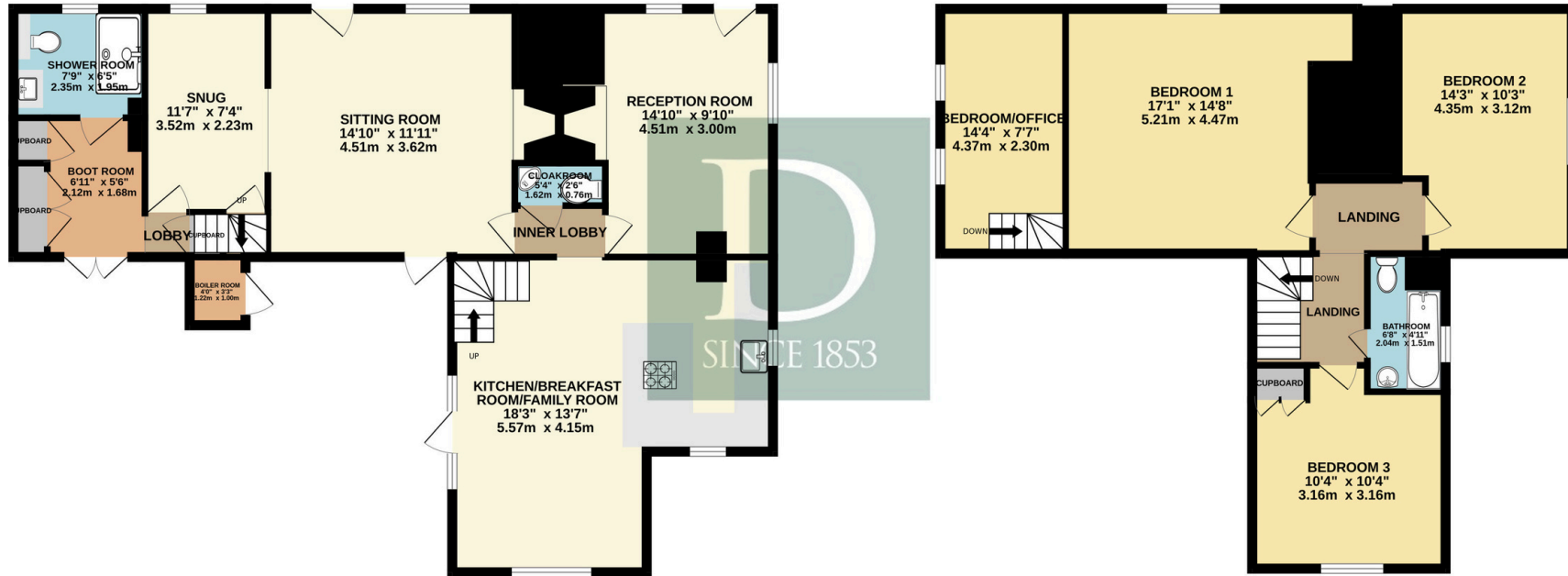




FLOOR PLAN

GROUND FLOOR
907 sq.ft. (84.3 sq.m.) approx.

1ST FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1604 sq.ft. (149.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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