



SOUTHWOLD
SAXMUNDHAM

EST. 1993

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SOUTHWOLD
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ESTATE AGENTS



WARREN COTTAGE RISSEMERE LANE REYDON
GUIDE PRICE £450,000 FREEHOLD

Charming Cottage with stunning Views

Entrance Hall Sitting Room with Dining Area Inner Hall Kitchen

Shower Room Conservatory

Three First Floor Bedrooms Bathroom

Garden Ample Off Road Parking

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS

01502 722065

THE PROPERTY

Warren Cottage is a charming semi-detached property in a lovely semi rural location on the outskirts of Reydon within the Area of Outstanding Natural Beauty. There are stunning far reaching views to the front, rear and side over farmland with a distant glimpse of the sea.

There is potential for further extending subject to planning consent.

The accommodation in brief comprises an entrance hall, sitting room with dining area, kitchen, conservatory and shower room. To the first floor are three bedrooms and a bathroom. The cottage sits within a pretty garden with ample off road parking. This delightful property would be ideally suited for either full time occupation or for use as a holiday home.

LOCATION

The property is situated in a semi rural location less than a mile from the renowned coastal town of Southwold with its beach, shops, bars and cafes.

The village of Reydon provides shops, a primary school, Church, a recently opened medical centre and the Randolph Hotel offering good food and the famous locally brewed Adnams beers. Sports facilities can be found at Felicity Sports Club at St Felix School nearby. The historic town of Southwold has an excellent range of leisure facilities and amenities including, golf, bowls and sailing clubs, High Street shops, pubs and restaurants, library, primary school, dental surgery, the award winning Pier, Churches and halls.

The surrounding area is a designated Area of Outstanding Natural Beauty renowned for its coastal and country walks.

Only 10 minutes drive are the sandy beaches of Walberswick, forest walks of Dunwich and the award winning bird reserve at Minsmere.

DIRECTIONS

Leave the agents Southwold office and head out of town over Might's Bridge and into Reydon. Take the right fork, Wangford Road and proceed for about half a mile taking a right turn into School Lane. At the end of the lane turn left and continue on Rissemere Lane for a few hundred yards and the cottage can then be found on the right hand side.

The accommodation in more detail comprises.

ACCOMMODATION

A part glazed front entrance door opens to the:-

ENTRANCE HALL

With stairs to the first floor and door to:-

SITTING ROOM/DINING AREA

26ft 5in x 16ft 6in Narrowing to 10ft 9in.

8.07m x 5.03m Narrowing to 3.28m.

Window to front and rear aspects and two windows to the side; feature fireplace with hearth housing a cast stove; shelving to fireplace alcove; two radiators; second fireplace (not in use) with built in cupboard to alcove; two ceiling light points; door to:

INNER LOBBY

With built in 1950's style cupboard; wall mounted thermostat; ceramic flooring and door to a shelved walk in pantry with ceiling light and window to the rear; opening and step down to the:-

KITCHEN

8ft 7in x 7ft 8in.

2.62m x 2.34m

Windows to rear and side aspects; 1½ bowl stainless steel sink with mixer tap; a range of white base and wall mounted units; work surfaces and tiled splash backs; cooker space with integrated extractor over; plumbing for washing machine; fridge space; floor standing oil boiler for central heating and domestic hot water; radiator; shelving; recessed ceiling lights; ceramic tiled flooring.

REAR LOBBY

With ceramic tiled flooring; ceiling light point; door to conservatory and door to:-

SHOWER ROOM

Window to side aspect; fully tiled shower cubicle with wall mounted shower; pedestal wash basin; low level toilet; radiator; recessed ceiling lights; extractor fan; ample tiling; ceramic tiled floor.

CONSERVATORY

12ft x 9ft 8in.

3.66m x 2.95m

Sealed unit glazed windows to three aspects on a brick plinth; radiator; power points; two wall light points; door to garden; ceramic tiled flooring.

FIRST FLOOR

Stairs from the entrance hall lead to the:-

LANDING

Loft access hatch; power point; ceiling light point; fitted carpet; door to:-

BEDROOM

13ft 8in x 12ft 6in.

4.17m x 3.81m

Window to front aspect with a lovely view over farmland to the Church; further window to side; attractive original cast fireplace; radiator; built in wardrobe cupboard; ceiling light point; fitted carpet.

BEDROOM

11ft x 8ft 2in.

3.35m x 2.49m

Window to rear aspect with wonderful views over farmland; further window to the side; original cast fireplace; ceiling light point; fitted carpet.

BEDROOM

17ft 8in x 8ft.

5.38m x 2.44m

Sealed unit windows to front side and rear aspects giving stunning views with a distant glimpse of the sea; two radiators; two ceiling light points; fitted carpet.

BATHROOM

Window to rear with views; a three piece suite comprising panelled bath with shower attachment; pedestal wash basin and low level wc; radiator; built in shelved airing cupboard housing the hot water cylinder.

OUTSIDE

The garden is enclosed by hedging and mainly laid to lawn with some borders and fruit trees. A drive at the end of the garden gives access to off ample road parking.

LOCAL AUTHORITY

East Suffolk Council.

ENERGY PERFORMANCE RATING

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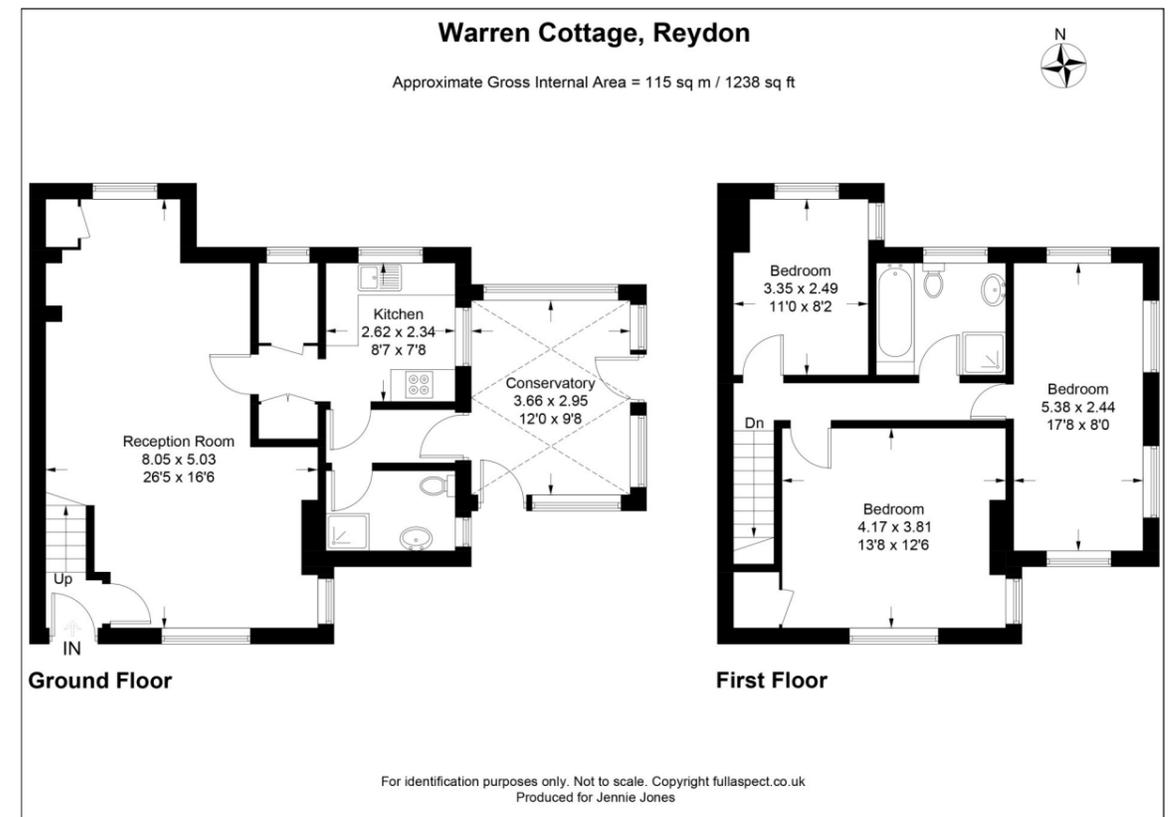
SERVICES

We understand mains water and electricity are connected. Heating is by oil fired boiler. Private drainage with recently installed new system.

VIEWING

Strictly through our Southwold office - please telephone (01502) 722065.

REF: 3997



Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office