Flick & Son
Coast and Country







Southwold, Suffolk

Offers Over £400,000

- £400,000 - £425,000 Guide Price
- Heating: Energy-efficient air source heat pumps and underfloor heating.
- Contemporary Design: Stylish homes combining quality craftsmanship and modern practicality.
- Kitchens: Mackintosh kitchens, Silestone worktops and integrated appliances.
- Bathrooms: Roper Rhodes fittings, LVT flooring and heated towel rails.
- Garages & Studios: Electric garage doors, with additional studio rooms to selected plots.

8 Queen Street, Southwold, Suffolk, IP18 6EQ
01502 722253

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The Green, Halesworth Road, Southwold

A thoughtful blend of traditional Suffolk character, contemporary design and quality specification, creating exceptional homes designed around the way we live today.

Reydon is a popular and well-served village located just to the north of the coastal town of Southwold, offering a blend of rural charm and everyday convenience. The village provides a range of local amenities including shops, a primary school, and recreational facilities, while benefiting from excellent access to Southwold's beaches, independent shops, and renowned dining options. Surrounded by open countryside and scenic walking routes, Reydon is ideal for those seeking a peaceful village setting with the added advantage of coastal living and good transport links to nearby towns and villages.

3 3 2

Council Tax Band:





ABOUT THE GREEN

The Green has been carefully designed with a focus on detail, craftsmanship, and modern living. Every home showcases quality fittings and innovative features to ensure energy-efficient, low-maintenance living in a timeless setting. Each property is beautifully constructed to exacting standards. With well-designed front gardens and spacious rear plots, these homes combine considered design with everyday practicality and long-term convenience.

All homes benefit from:

· Underfloor heating to the ground floor and radiators to the first floor (where applicable)

· Air source heat pumps for energy-efficient heating

· Landscaped gardens and terraces

· Fully fitted utility rooms

· Flooring throughout, a mixture of carpet and tiling

· Bespoke kitchens with fully integrated appliances

Every home has been thoughtfully designed with families, downsizers, and lifestyle buyers in mind. Combining elegant living spaces, light-filled interiors, and flexible accommodation for work and leisure.

DESCRIPTION

At The Green, Reydon, every home has been carefully designed to combine contemporary style, timeless craftsmanship and everyday practicality. An exceptional level of specification runs throughout, with carefully selected materials, quality finishes and modern technology creating homes that are as beautiful as they are comfortable.

From thoughtfully designed kitchens and elegant bathrooms to energy-efficient heating systems and beautifully considered external finishes, every detail has been chosen to enhance the experience of modern living.

KITCHENS & UTILITY ROOMS

Beautifully designed spaces, combining style, quality and functionality.

At the heart of every home are stylish, contemporary kitchens, thoughtfully designed to provide the perfect setting for everyday family life, entertaining and socialising.

Generous open-plan layouts, creating light-filled and sociable living spaces.
Beautifully appointed Mackintosh kitchens, with a choice of cabinetry, handles and worktop finishes, subject to the stage of construction.
Premium Silestone worktops to both kitchens and utility rooms.
A comprehensive range of integrated appliances, including:
High-level single oven and combination oven/microwave.
Contemporary induction hob.
Integrated fridge/freezer.
Integrated dishwasher.
Washing machine.
Under-cabinet lighting to enhance both ambience and practicality.
Recessed spotlights throughout.
Fitted water softener for added everyday convenience.

BATHROOMS & EN SUITES

Elegant design, quality craftsmanship and luxurious everyday comfort.

Bathrooms and en suites have been thoughtfully designed to create stylish, relaxing spaces, combining practical features with quality fittings and carefully selected finishes.

Contemporary Roper Rhodes sanitaryware.
Luxury vinyl tile (LVT) flooring throughout bathrooms and en suites.
Heated towel rails to all en suites, adding an extra touch of comfort and indulgence.

HEATING, LIGHTING & TECHNOLOGY

Modern innovation for effortless comfort and connectivity.

Each home benefits from carefully considered heating and technology solutions, designed to deliver year-round comfort, energy efficiency and the connectivity required for modern living.

Energy-efficient air source heat pump.
Large-capacity hot water cylinder.
Underfloor heating throughout the ground floor.
Radiators to the first floor, where applicable.
Thermostatically controlled heating zones, allowing individual temperature management.
CAT 6 data cabling throughout, providing high-speed connectivity and supporting today's connected lifestyles.

GARAGES & ADDITIONAL STUDIO ROOMS

Flexible spaces offering endless possibilities.

Selected properties benefit from additional accommodation above the garage, providing valuable versatility for home working, creative pursuits, hobbies or additional lifestyle space.

All garages feature:

Electrical power and lighting.
Convenient electric roller doors.
Additional rooms above the garages at Plots 2, 5, 6, 7 and 8 include:

Fully painted and plaster-skimmed walls.
Pendant lighting.
CAT 6 data cabling connected to the main residence.

EXTERNAL FINISHES

Traditional character, distinctive detailing and enduring quality.

The architectural design of The Green has been carefully considered to complement the character of the local surroundings, combining traditional materials with refined contemporary detailing.

Handmade Brookmill Blend Multi brickwork, complemented by elegant cream/white mortar.
Traditional handcrafted porches, adding character and individuality.
Flush casement windows and French doors finished in sophisticated Pebble Grey.
Timber fascias and soffits, colour-matched to the windows for a cohesive exterior.
Solid timber Beauly Blue entrance doors by Benlowe, creating a distinctive and welcoming first impression.

Stylish wall-mounted external lighting.
Convenient external water tap.
Beautiful Indian Sandstone terraces, providing the perfect setting for outdoor dining and relaxation.
Tegular block-paved driveways.
Feature oak cladding to the front elevations of Plots 2 and 8.

INTERNAL FINISHES
A considered palette of quality materials and timeless design.

Interiors have been finished with a neutral, contemporary aesthetic, creating elegant and versatile spaces ready to complement individual tastes and styles.

Neutral-coloured decoration throughout, providing a light and welcoming backdrop.
Stylish four-panel internal doors throughout.
Bespoke, handmade staircases featuring beautiful oak handrails.
Quality tiled flooring to entrance hallways, kitchens/dining areas, utility rooms and WCs.
Quality carpeting to the remaining ground-floor areas, stairs, landings and all bedrooms.

IMPORTANT INFORMATION

All properties at The Green are subject to a Principal Residency Clause (PRC). Prospective purchasers are advised to speak with the sales agent for full details and clarification of the associated requirements.

TENURE
Freehold

OUTGOINGS
Council Tax Band to be assessed

SERVICES
Main electricity, water and drainage

VIEWING
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk Tel: 01502 722253 Ref: 21218/RDB.

FIXTURES AND FITTINGS
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

ANTI-MONEY LAUNDERING (AML) AND ID CHECKS
Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant











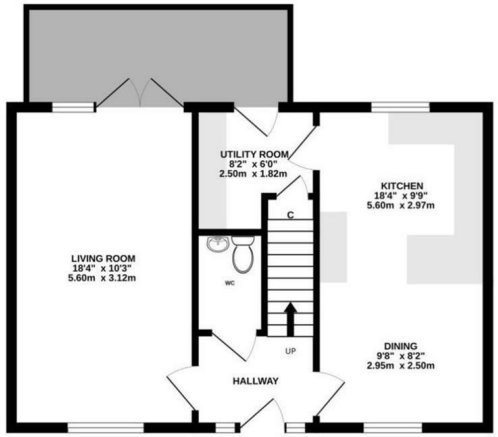








GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1082sq.ft. (100.5 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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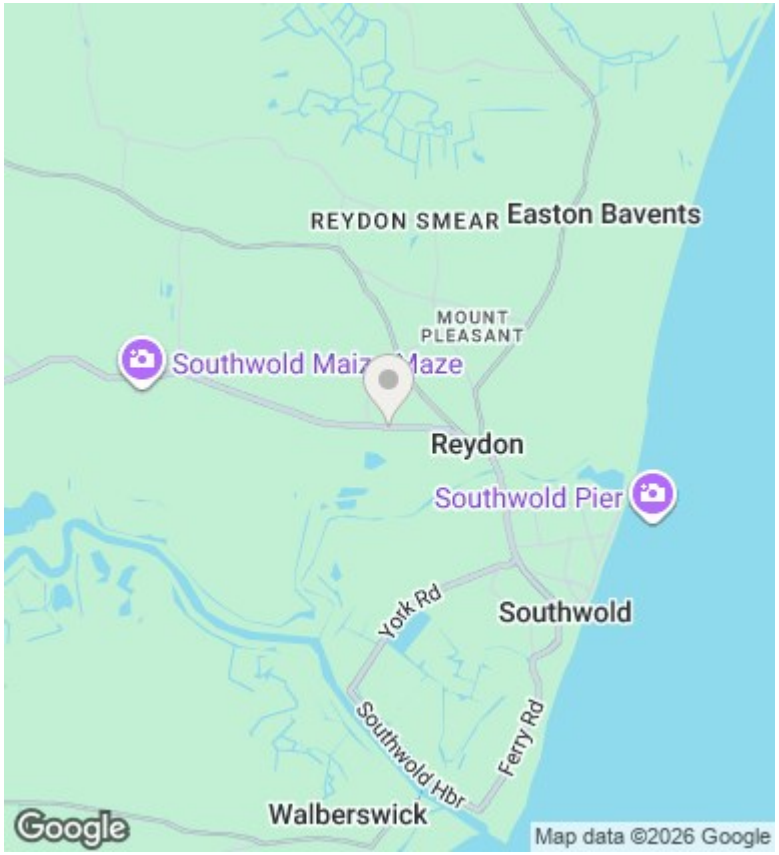

Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

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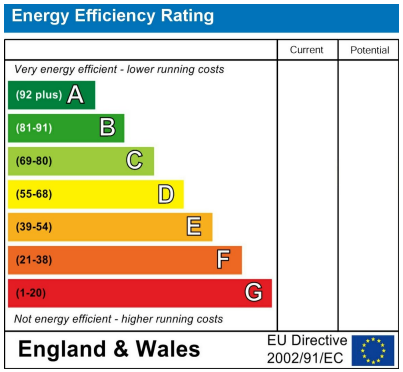

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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