

*A modern and spacious four
bedroom detached property situated
in a quiet position within the
village of Reydon, near Southwold*

Rent £1,550 p.c.m
Ref: R2494

The Vicarage
45A Wangford Road
Reydon
Suffolk
IP18 6PZ



To let unfurnished on an Assured Shorthold Tenancy for a term of six months.

Contact Us



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Location

The property is located just off Wangford Road in Reydon. The village itself benefits from a primary school and pre-school group, two general stores and a pharmacy, together with the nearby Randolph Hotel and restaurant. It is also home to Saint Felix School, an independent co-educational day and boarding school. A short distance to the east is the popular and well regarded coastal town of Southwold, with its thriving high street, numerous pubs and restaurants, harbour, beach and pier. The coastline either side of the town is amongst the most unspoilt in the country, while the surrounding countryside of the Suffolk Heritage Coast is designated an Area of Outstanding Natural Beauty and includes such attractions as Dunwich Forest, RSPB nature reserve at Minsmere, as well as Henham Park and the Benacre and Covehithe Broads.

The Accommodation

Ground Floor

Entering through a glazed front door into an *Entrance Porch* with glazed door through to the

Main Hallway

With large fitted coat cupboard and doors off to

Cloakroom One

Fitted with WC, wall mounted wash hand basin, extractor fan and grab rails.

Study 19'5 x 12' 7 (5.92m x 3.83m)

East. A spacious and versatile room fitted with a range of shelving and windows to the front. A door leads through to an *Inner Hallway* with large fitted coat cupboard and door to the Utility Room.

Further doors off the main hallway lead to the

Sitting Room 17'10 x 12'11 (5.43m x 3.93m)

East & South. A light and spacious room with windows to the front and central (display only) fireplace.

Dining Room 15'6 x 12'11 (4.72m x 3.93m) (max)

South & West. A good size light room with glazed bi-fold doors leading out to the rear garden.

Kitchen/Breakfast Room 19'6 x 14'6 (5.94m x 4.41m)

South & West. A very spacious room fitted with a good range of base and wall cabinets with work surface over inset with a one-and-a-half bowl single drainer stainless steel sink. Space for electric cooker with extractor hood above. Space and plumbing for washing machine. Space for fridge/freezer. Windows to the side and glazed bi-fold doors leading out to the rear garden. A door leads through to the



Utility Room

Fitted with a range of base and wall cabinets with section of work surface inset with a one-and-a-half bowl single drainer stainless steel sink. Space and plumbing for washing machine. Space for condenser tumble dryer. Large fitted coat cupboard. Door to the inner hallway/study and further door off to

Cloakroom Two

Fitted with WC, pedestal wash basin and extractor fan.

Side Entrance Lobby

With doors to the front and rear and pedestrian door to the garage.

Stairs from the main hallway lead up to

First Floor

Landing

With airing cupboard housing the hot water tank and further doors off to

Bedroom One 15'6 x 11'1 (4.72m x 3.37m)

West. A double bedroom with radiator and windows overlooking the rear garden.

Bedroom Two 15'9 x 14'9 (4.80m x 4.49m) (max)

East. A good size double bedroom with radiator and windows to the front. A door leads to the

En-suite Shower Room

Fitted with WC, pedestal wash basin and shower cubicle. Heated towel rail and extractor fan.

Bathroom

Fitted with WC, pedestal wash basin and bath with shower over. Heated towel rail and extractor fan.

Bedroom Three 13' x 12' (3.96m x 3.65m)

North. A further good size double bedroom with large fitted wardrobe and radiator.

Bedroom Four 14'7 x 10'8 (4.44m x 3.25m)

West. Another good size double bedroom with large fitted wardrobe cupboard, radiator and window overlooking the rear garden.

Outside

To the front of the property there is a generous driveway and parking area flanked by areas of lawn. There is an attached single garage with up-and-over door and pedestrian door from the side entrance. A wooden gate gives access to the large rear garden which is mainly laid to lawn, interspersed with mature trees and with two patio seating areas. The rear garden is fully enclosed by wooden fencing.

Services Mains electricity, gas, water and drainage. Oli-fired central heating with underfloor heating to ground floor.

Council Tax Band F; £3,113.20 payable 2025/2026

Local Authority East Suffolk Council

Viewings Strictly by appointment with the Agent.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



Directions

Heading north along the A12, turn right and proceed on the A1095 towards Southwold. Having passed Saint Felix School on the right hand side, continue along the road through Reydon, taking the turning on the left onto the Wangford Road (B1126), signposted to Wangford. Continue for approximately 1/3 mile and turn left into The Randolph Hotel carpark where there will be an opening in the fencing on the right hand side to an unmade track. The property will be situated on the left hand side.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

June 2025

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