

THE MODERN HOUSE



Aldeburgh, Suffolk
Sold

Reed House

Occupying a sought-after location in central Aldeburgh, this superb modern house and studio have been cleverly conceived to capitalise upon elevated, uninterrupted views across the Suffolk coastal marsh and the River Alde. Contextually driven, the architectural design by Studio Pond draws inspiration from the vertical reedbeds and fishermen's huts of the coastal vernacular, with glass walls inviting a superlative quality of light in and framing views onto the private gardens and open landscape beyond. The central location is highly desirable, near Aldeburgh's town centre and the highlights of the Suffolk coastline.

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The Tour

Reed House lies on Park Road, a quiet, residential street less than five minutes walk from Aldeburgh High Street, and is set behind a walled front courtyard. A shingle driveway approaches the house, with the primary entrance positioned beneath a curved soffit, a soft architectural line that takes its cue from the meandering curve of the River Alde. The striking façade is formed of slender timber cladding, which draws a dark silhouette across the upper storey, providing a smart contrast to the softer, rippled textures on the lower section.

Entrance is to a beautifully light hallway, where the same timber cladding found on the exterior is continued; polished concrete runs underfoot and an open oak staircase leads to the level above. The design, which was completed in 2013, follows a rectangular layout; the primary living areas are arranged across the upper storey, placing emphasis on the far-reaching views and making wonderful use of spaces that attract the most sunlight.

The living spaces are arranged in a predominantly open-plan layout, with a focus on the far-reaching views across the Suffolk skyline. An extraordinary quality of natural light floods through a wall of sliding glass doors, creating a sense of constant communication with the changing landscape; the entire space can be opened up in warmer months. The decked upper terrace runs the length of the room and provides a wonderful position from which to enjoy a morning coffee, with three sail awnings providing shelter from the weather and protection from excessive solar gain in summer.

A hot rolled steel kitchen island lies at one end of the room, while a separate back kitchen that has floor-to-ceiling pantry storage and utilities is set discreetly to one side. The dining area is positioned centrally and at the far end of the room, there is a large log burner which creates a cosy focal point in the living area. There is also a study on the first floor and a beautifully proportioned en suite bedroom.

The sleeping spaces can be found at ground level. These provide a quiet, restful retreat, and are replete with strategically placed ribbons of glass framing verdant views, plus steel shutters for privacy. Both bedrooms on the ground floor have handcrafted wardrobes providing excellent storage; the main bedroom also has an adjoining dressing room. A beautifully finished bathroom and a separate cloakroom are also situated on this level.



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Outside Space

A lower shingle terrace is nestled into the overhanging soffit at the back of the house, occupying a quiet position with beautiful views. The studio sits quietly at the end of the natural garden, with exterior walls clad in folded aluminium that reflect light from the natural wildlife pond opposite. The interior space is lined in birch plywood to create a warm aesthetic, softly illuminated by a wall of translucent polycarbonate. A large expanse of glass creates a direct visual connection with the wildlife pond and surrounding marsh reeds and grasses. There is a second ancillary building adjacent, which houses a workshop, additional storage space and the garage.

The Area

Aldeburgh is renowned as one of Suffolk's most attractive coastal towns, with a broad selection of independent shops, cafes and restaurants lining the high street. In addition to its proximity to the town and seafront, the house is a short walk away from the River Alde at Brick Dock and is well placed for walks along the old railway track to Thorpeness. Sailing facilities and a golf course are also within easy reach.

Snape Maltings, home of the internationally renowned Aldeburgh Music Festival, is around five miles away. The picturesque market town of Woodbridge, which has an excellent variety of eateries and an independent cinema, is around 30 minutes drive to the west, with the popular Suffolk towns of Orford and Southwold also nearby.

For rail connections to London, Saxmundham railway station is approximately 15 minutes away by car, with direct services to Liverpool Street in a little over two hours.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.