



Attractive detached house in a popular village.

**3 Chapelfield, Orford, Woodbridge, Suffolk IP12 2HW**

Freehold



Three bedrooms • two bathrooms (one en suite) • kitchen/dining room • sitting room • snug • courtyard garden • ample parking • double garage

#### Local information

Situated within Suffolk Coast and Heaths AONB, Orford is an especially delightful and sought after village dominated by the 12th century castle built by Henry II. Today, this pretty village is home to the award winning Pump Street Bakery, a superb village store with postal services, two public houses and the Butley Orford Oysterage.

Orford is a popular location for sailing. There are tennis courts in Orford and further afield, a rugby club in Woodbridge and outstanding golf clubs at Woodbridge, Aldeburgh and Thorpeness.

Education provisions in the area are excellent in both the state and independent sectors. Orford has a primary school; and Woodbridge School, Ipswich School and Framlingham College are renowned independent schools.

#### About this property

3 Chapelfield is a handsome red brick house, designed by an award-winning architect, with a wonderful terrace garden.

Internally, the accommodation flows remarkably well and comprises light filled and well-proportioned rooms, with underfloor heating throughout.

A central hall provides access to the house at both the front and rear, with doors to the kitchen, sitting room and cloakroom, and stairs to the first-floor bedroom accommodation.

The triple aspect kitchen/dining room is an especially fine room with a wood burning stove in the dining area. The bespoke kitchen has wooden and granite work surfaces, double Belfast sink, integrated Neff ovens, induction hob and Miele dishwasher. Two French windows lead out to the terrace - ideal for alfresco dining.

At the other end of the kitchen is a useful dining area with a wood burning stove, and external access via a stable door. Off the kitchen is a cosy triple aspect snug.

The elegantly proportioned, triple aspect sitting room has a superb open fire and French windows out to the terrace garden.

The first floor comprises three double bedrooms and a family bathroom. The delightful principal bedroom has windows to the east and west elevations, and an en suite bathroom with separate shower.

3 Chapelfield has an excellent and low maintenance courtyard garden with a large terrace, pergola and borders with mature shrubs.

There is ample parking over a shingle drive and a double garage.

#### SERVICES

Mains water, electricity and drainage; oil fired central heating.

#### Tenure

Freehold





## Chapelfield, Orford, Woodbridge, IP12 2HW

Approximate Area = 1909 sq ft / 177 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2022. Produced for Savills (UK) Limited. REF: 830058

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	72
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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