



## A QUIETLY SITUATED HOUSE IN THE CENTRE OF ORFORD

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4 CASTLE CLOSE, ORFORD,  
WOODBIDGE, IP12 2LB

Freehold





## EASY WALKING DISTANCE TO THE CENTRE OF ORFORD

### 4 CASTLE CLOSE, ORFORD, WOODBRIDGE, IP12 2LB

#### Freehold

3 bedrooms ♦ 2 bath/shower rooms ♦ sitting room ♦ sun room/dining room ♦ cloakroom ♦ courtyard garden ♦ off road parking ♦ EPC rating = D

#### Situation

The house is a short walk from the facilities in the village centre which includes a hotel, the Kings Head public house and Pinney's own Butley Oysterage fish restaurant. The village also boasts the internationally-renowned Pump Street Bakery and Cafe, the village shop with Post Office is open seven days a week and the Town Hall, which is used as a newspaper kiosk, hosts the weekly farmers' market and many social events.

There is also a primary school and a doctors' surgery in the village. The church is often the venue for musical events in conjunction with Aldeburgh Music's Snape Maltings Concert Hall only a few miles away. Orford is recognised for its architecture, its sailing and as the gateway to RSPB Orford Ness, which houses military ruins and the now decommissioned lighthouse, both of which can be visited by the public. Orford is within Suffolk's Heritage Coast, an Area of Outstanding Natural Beauty and includes nature reserves, meandering rivers and woodlands, all connected by a network of public footpaths. For more info see [www.orford.org.uk](http://www.orford.org.uk)

The east and south-facing, enclosed rear garden of the house was designed by a previous ex-RHS winning-owner which includes pedestrian access to the dedicated parking space for the property. The grounds within Castle Close offer a private path to the lane connecting to the castle. The lane gives special views of the Ness, the castle, the river and the sea.

#### Description

The property is well laid out over two floors offering light and bright accommodation throughout. The house was built in the 1970's with No 4 being located centrally and benefitting from a secluded east and south-facing garden. 4 Castle Close is built of brick under a pitched tiled roof.

The accommodation comprises a well proportioned sitting room with wood burner and French doors straight out on to the terrace. The sun room is currently used as a dining room benefitting from a dual aspect and is accessed from both the sitting room and kitchen. The ground floor accommodation flows





remarkably well providing excellent entertaining space. Extensive doors and windows lead to the wrap-around patio and garden.

The first floor offers 3 bedrooms, family bathroom and an en suite shower room.

#### Outside

The area to the front of the property is tarmac and gravel and provides private off road parking along with additional visitor parking bays. To the rear of the house is an enclosed garden which faces east and south and laid with a paved terrace, perfect for al fresco dining.

#### Directions

From Ipswich take the A12 in an easterly direction towards Woodbridge. Turn right at the last roundabout on the Ipswich bypass under the A1152 signposted to Melton. Proceed straight across the traffic lights in Melton and continue along the A1152 before turning off onto the B1084 to Orford. Proceed into Orford and turn right on to Sudbourne Road/B1084. Slight right on to Munday's Lane and 4 Castle Close will be found on the right.

#### Tenure:

Freehold

#### Local Authority:

Suffolk Coastal District Council

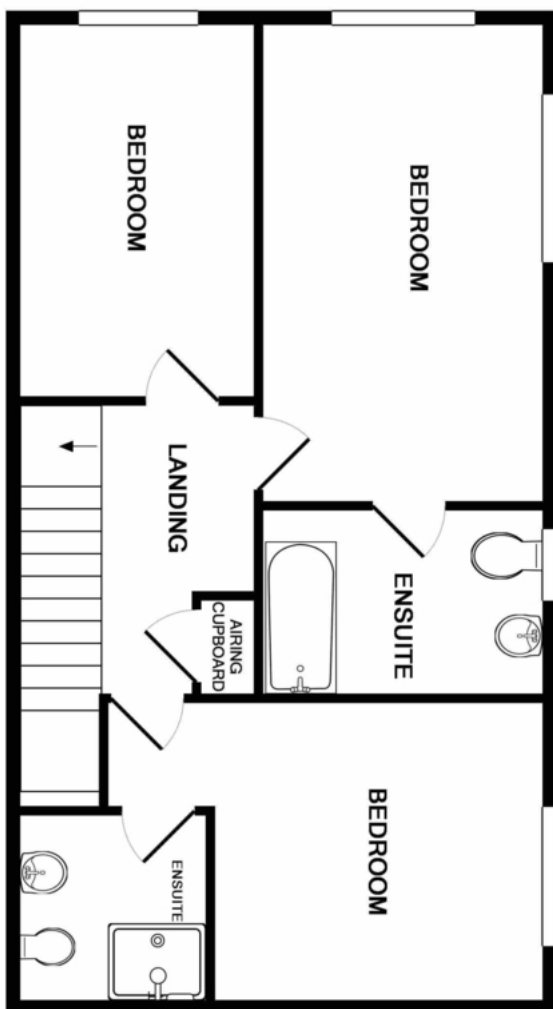
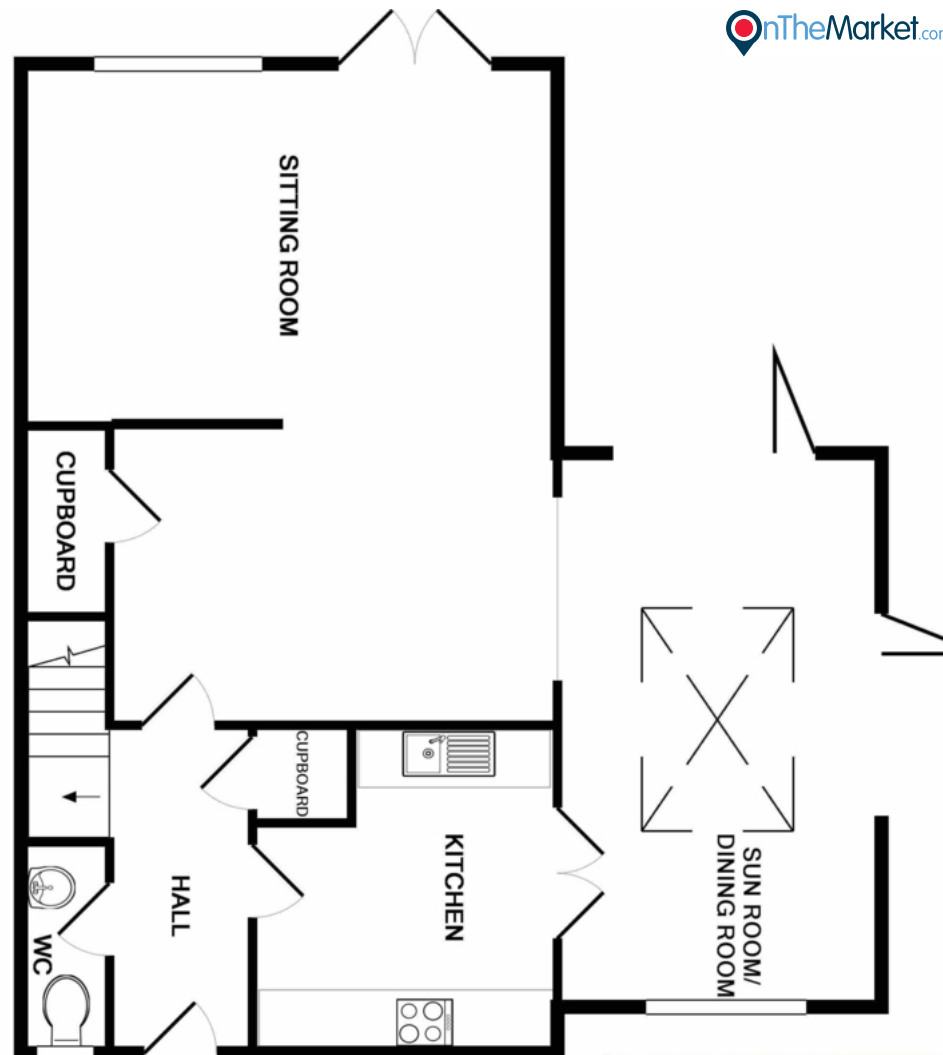
#### Outgoings:


Council Tax Band E

#### Viewing:

Strictly by appointment with Savills





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>		75
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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**TOTAL APPROX. FLOOR AREA 1471 SQ.FT. (136.6 SQ.M.)**

**1ST FLOOR**  
APPROX. FLOOR  
AREA 629 SQ.FT.  
(58.4 SQ.M.)