



DETACHED HOUSE BACKING ONTO FIELDS IN A SOUGHT AFTER VILLAGE LOCATION

6 CHAPELFIELD,
ORFORD, IP12 2HW

Freehold

savills

LIGHT & AIRY ACCOMMODATION OVER TWO FLOORS WITH STUNNING VIEWS

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4 bedrooms ♦ 2 bath/shower rooms (1 en suite) ♦ Drawing room ♦ Sitting room ♦ Kitchen/dining room ♦ Utility area & cloakroom ♦ Double garage & two parking spaces ♦ Mature garden ♦ EPC rating = D

Situation

6 Chapelfield is situated amongst similar well-designed houses, within walking distance of the centre of Orford. The village is considered one of East Suffolk's most desirable destinations.

The village has much to offer in terms of shops, cafes, pubs and restaurants. The village also boasts the Pump Street Bakery, which was a finalist in the BBC Food and Farming Awards, and Butley Orford Oysterage which is run by the Pinney family.

There are various pubs including The King's Head, the Jolly Sailor and The Crown and Castle. The village has a distinctive twelfth century castle and in addition is St Bartholomew's Church.

There is sailing on the Ore River and dining cruises on the Lady Florence.

Description

Chapelfield was designed by an award winning architect and built during the 1990s. Number 6 is a detached house with redbrick elevations under a peg tile roof.

It has timber framed double-glazed windows throughout and an oil fired central heating system with underfloor heating on the ground floor and radiators at first floor level.

Internally, there is well laid out accommodation that includes a particularly spacious kitchen/dining room, adjoining sitting room, and a separate drawing room. In addition, on the ground floor is a hallway with utility area and cloakroom.

On the first floor are four bedrooms, the master of which has an en-suite bathroom and a further shower room.

The property benefits from two car parking spaces, along with a double garage and most attractive gardens. The house and grounds enjoy wonderful views over the neighbouring fields which back onto the property.



Services

Mains water, electricity & drainage. Oil fired central heating.

Directions

From Ipswich, proceed northward on the A12 skirting Woodbridge and at the roundabout take the second exit signposted Orford, Rendlesham, Woodbridge and Melton. Proceed along the B1084, onto Sudbourne Road, left on to Mill Broadway, right onto Ferry Road, left on to Rectory Road and Chapelfield will be found on the left hand side. Continue into the development and number six is straight ahead.

Tenure:

Freehold

Local Authority:

East Suffolk Council

Outgoings:

Council Tax Band F

Viewing:

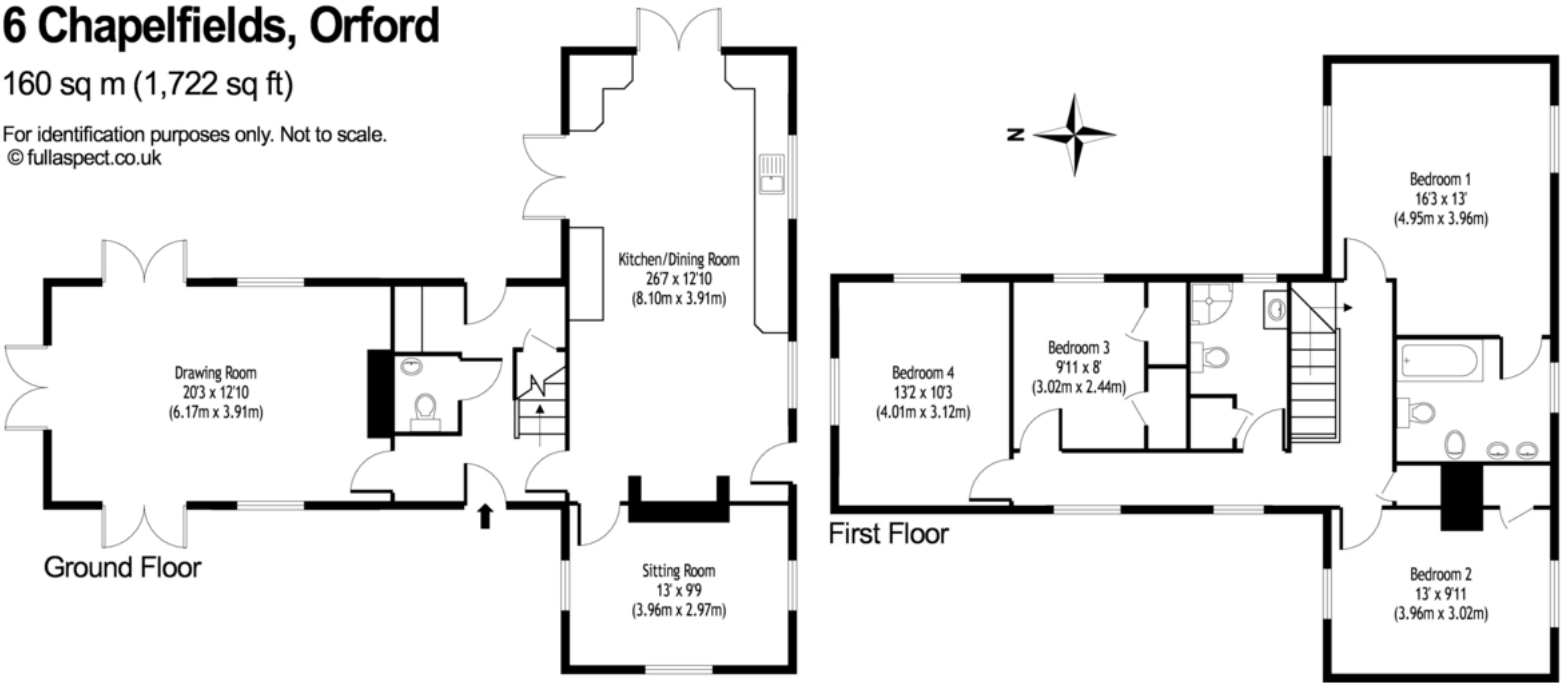
Strictly by appointment with Savills



6 Chapelfields, Orford

160 sq m (1,722 sq ft)

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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 72 |
| (55-68) D | | |
| (39-54) E | 48 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |