



Fine village house set in delightful gardens

Daphne House, Daphne Road, Orford, Woodbridge, IP12 2NH

Freehold





4 bedrooms & study area • 3 bath/shower rooms • 3 reception rooms • conservatory • kitchen, utility room & cellar • garage • mature, secluded gardens • about 0.4 acre

Local information

Superbly positioned in the heart of the popular and sought after village of Orford, Daphne House is situated a short walk from the Market Hill, quay and river in Orford which forms part of the heritage coast and is an Area Of Outstanding Natural Beauty.

The National Nature Reserves of Orford Ness and Havergate Island are situated in the River Ore just to the south east of the village, renowned for its bird life.

Orford is an extremely attractive village situated on the River Ore with a popular 12th century castle, a church which was used by Benjamin Britten for premieres and performances of some of his works including his Church Parables.

The village also benefits from several public houses, a smokery, school, two well known restaurants as well as a thriving village shop, a butcher, a baker and a newsagent.

The close proximity to the river allows the opportunity to pursue a wide variety of water sports and Orford is particularly well known for sailing.

There are 18 hole golf courses at Woodbridge and Aldeburgh.

In addition there are a much wider range of local schools and facilities at Woodbridge, Framlingham and Ipswich.

From Woodbridge and Wickham Market there is access to the A12 and also a train service to London via Ipswich.

More extensive facilities can be found at Ipswich, the County Town of Suffolk, which also offers regular mainline railway services to London.

About this property

Daphne House is a particularly attractive and well situated south-east facing village property and Grade II Listed being of Special Architectural or Historic Interest.

The house dates back to the early 19th century and is built of Gault white brick to the front of the house and mellow red brick to the rear under slate hipped roofs.

There are numerous features throughout the house including open fireplaces, well proportioned rooms, large sash and French windows with working shutters and a cellar.

The central entrance doorway leads through to two well proportioned reception rooms, both with open fireplaces and sash windows.

The family room has double doors that lead through into the conservatory which in turn have two sets of doors out on to the terrace and gardens.

At the far end of the hall is the



dining room which provides a wood burning stove and access through to the kitchen and utility room.

The hallway also leads through to the cloakroom and down to the cellar.

The landing on the first floor carries through to four good sized bedrooms reached by two separate staircases.

Two of the bedrooms benefit from en suite bath/shower rooms and there is also a family bathroom. From the first floor there are views over the river towards the lighthouse and the sea beyond.

In addition there is a study area next to the rear staircase.

OUTSIDE

The house is set back from Daphne Road behind an established hedge.

The graveled carriageway drive leads to the front of the house and also to the side where it fronts a garage.

The gardens are mainly laid to lawn, surrounded by established trees and shrubs providing the property with a high degree of privacy and seclusion.

A terrace runs along the rear of the property perfect for al fresco dining.

Agents Note:
Pre-application advice exists for the creation of a new wing on and above the existing conservatory if required. Further information can be obtained from East Suffolk Council.

Services
Mains electricity, water, gas and drainage.

Tenure

Freehold

Local Authority

East Suffolk Council

Viewing

Strictly by appointment with Savills





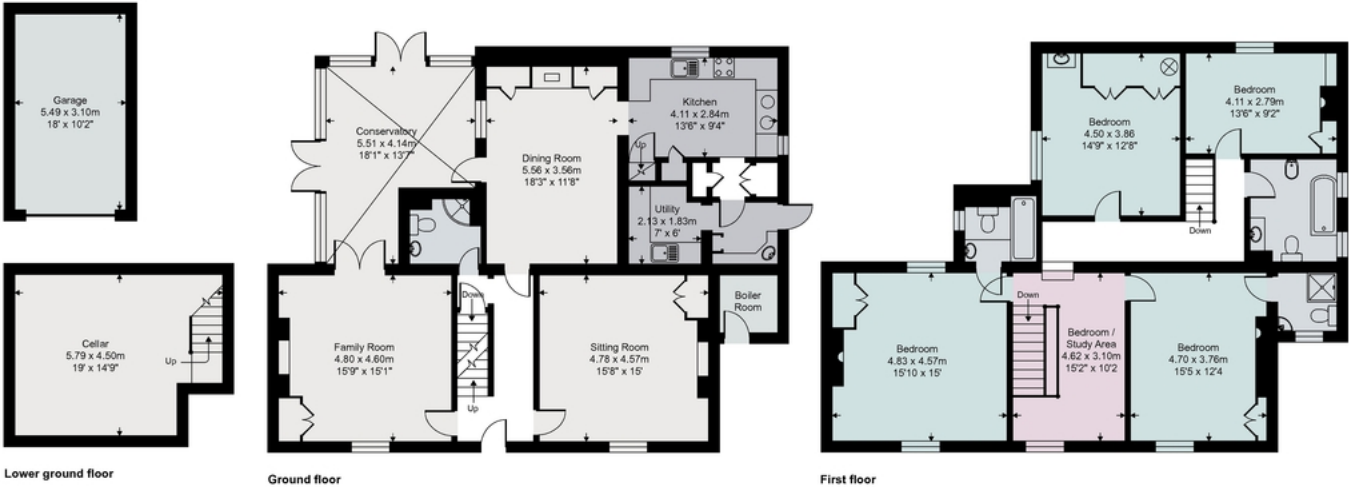
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Approximate Area = 3062 sq ft / 284.4 sq m (includes garage)

Boiler Room = 28 sq ft / 2.6 sq m

Total = 3090 sq ft / 287 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2020. Produced for Savills (UK) Limited. REF: 602996

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