



Superbly presented house in the centre of the village

Spare Penny Cottage, Front Street, Orford, Woodbridge, IP12 2LN

Freehold



3 bedrooms • 2 shower rooms • Reception/dining room
 • Kitchen • Snug • Cloakroom • Landscaped gardens
 • Off road parking

Local information

Distances: Snape 7 miles, Aldeburgh 14 miles, Woodbridge 14 miles, Ipswich 23 miles (London Liverpool Street Station from 64 mins) (All mileages and times are approximate)

Front Street 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. Orford is an extremely attractive village situated on the River Ore with a popular 12th century castle, a church several public houses, a smokery, school and two well known restaurants.

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 there is access to the A12 and also a train service to London. 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

Spare Penny Cottage is a unique family home, standing in a prime position in the heart of Orford. The property provides the very best of contemporary living, having recently undergone an extensive renovation programme throughout.

A particular feature of the property is the stunning open plan reception/dining area with bi-folding doors opening to the

beautifully landscaped south westerly facing gardens. The hall with cloakroom, has useful storage and stairs leading to the first floor.

Beyond that there is a modern kitchen/breakfast room overlooking the front aspect, open plan reception/dining room, snug and downstairs shower room.

On the first floor there are three generous double bedrooms and a further bathroom.

Outside Spare Penny Cottage has a generous gravel drive off Front Street providing off road parking for a number of cars. The rear south west facing gardens have been beautifully landscaped, featuring a fully paved sun terrace, area of lawn and attractive flower borders. The boundaries are defined with panel fencing for an added degree of privacy.

Services
 Mains water, electricity and drainage.

Tenure
 Freehold

Local Authority
 East Suffolk

EPC rating = D

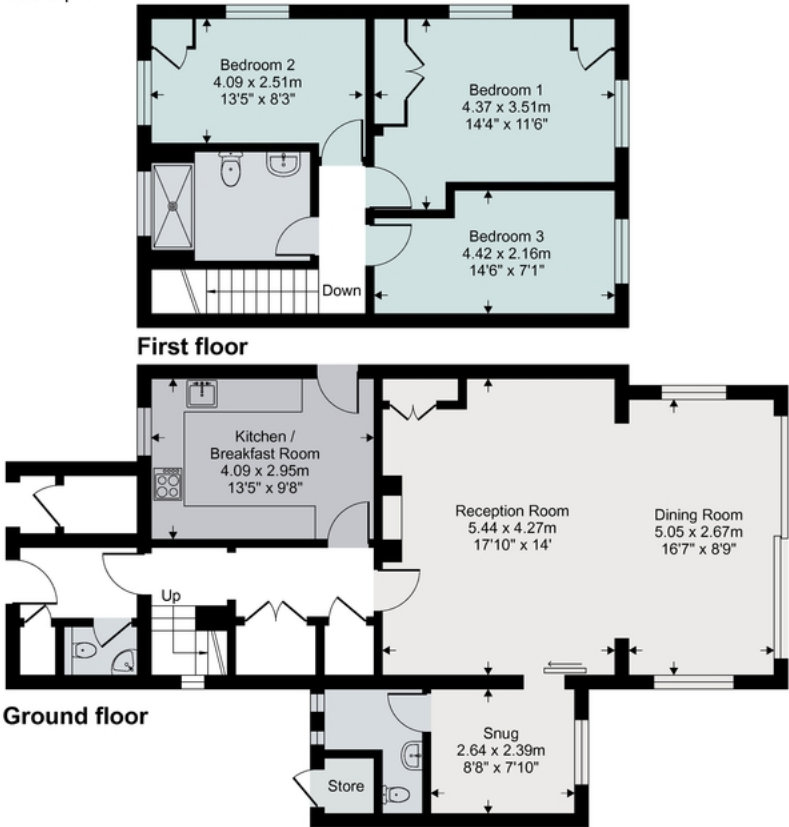
Viewing
 Strictly by appointment with Savills



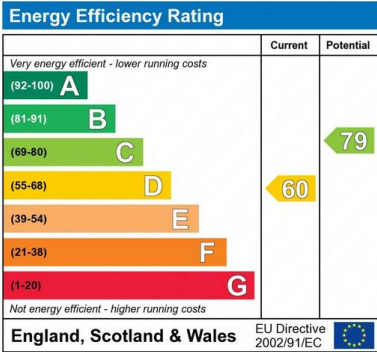


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Approximate Area = 1326 sq ft / 123 sq m
Store = 8 sq ft / 1 sq m
Total = 1334 sq ft / 124 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2020. Produced for Savills (UK) Limited. REF: 624413



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