

SOUTHWOLD  
&  
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD  
&  
SAXMUNDHAM

ESTATE AGENTS



62 Quay Street, Orford, IP12 2NU

GUIDE PRICE

£525,000

## **SUMMARY OF THE ACCOMMODATION**

**SITTING/DINING ROOM; KITCHEN; REAR HALL; GROUND FLOOR BATHROOM;  
LANDING; TWO DOUBLE BEDROOMS; LONG REAR GARDEN  
SEPARATE GARDEN ANNEX WITH DOUBLE BEDROOM/LIVING ROOM AND ENSUITE SHOWER ROOM**

### **THE PROPERTY**

Centrally located in the historic coastal village of Orford 62 Quay Street comprises a charming end of terrace cottage offering well proportioned light and airy accommodation over two floors. The property has been maintained in good decorative order and has a wealth of characteristic features and would seemingly make an ideal second home retreat with holiday letting potential. Entering the property the front door leads straight in to the sitting and dining room which has a dual aspect and makes an excellent main living room. The front half is the sitting room with a fireplace and timber floor, the rear half of the room is for dining with a brick floor and built in cupboards. Off this is a single storey extension which leads to the small but functional kitchen with fitted units with working surface, built in sink, split level cooker with 4 ring ceramic hob, separate oven, space for dishwasher, brick and tiled floor and extractor. A rear lobby (with door to rear garden) gives access to the bathroom which has a panelled bath, separate shower, wash basin and close coupled WC. A staircase from the sitting/dining room leads to the first floor and the main bedroom at the front of the property is a good sized double with built in cupboards and an attractive view over Quay Street. The second bedroom (another double) is at the rear of the property and has a built in cupboard and wonderful rearward views over water meadows. Separate from the property is a purpose built annexe which is excellent extra accommodation as it is heated and has space for a double bed and has an ensuite shower room, patio doors which open on to an attractive, raised decked seating area. The long rear garden is laid to lawn and interspersed with mature shrubs and trees. (Interested parties are advised that there is a pedestrian right of way behind the property for access to the rear of the adjacent property).

### **LOCATION**

Orford is a historic village with a strategically important history. The village lies on the banks of the River Ore, facing the North Sea and boasts an ancient Castle Keep. The marina is a haven for the local sailing fraternity and the nature reserve at Havergate Island is an important protected area for wildlife. The village is famous for its association with Watson Watt and the development of RADAR during the second world war. There are excellent restaurants in the village which include the Butley Oysterage and there is a primary school and surgery. Orford has wonderful walks and cycle routes in and around the village and is well placed for access to the market towns of Woodbridge and Saxmundham, other attractions of the area include the RSPB bird sanctuary at Minsmere and golfing and sailing at the historic coastal towns of Southwold and Aldeburgh - the latter being home to the internationally famous music festival with a year round programme of events centred on the Snape Maltings complex.

**LOCAL AUTHORITY**

Suffolk Coastal District Council, Council Offices, Melton Hill, Woodbridge, Suffolk IP12 1AU. Tel: 01394 383789

**SERVICES** : mains water, electricity and drainage are connected to the property. Heating is via night storage radiators located throughout the property.

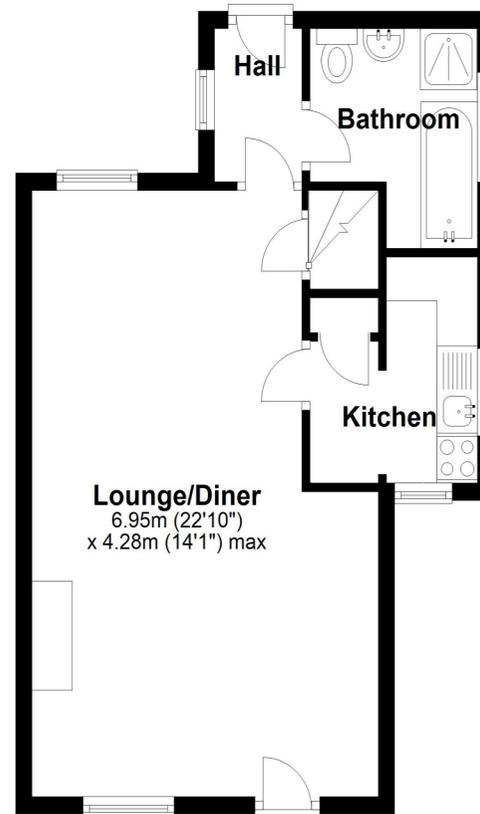
**VIEWING**

By appointment through Jennie Jones Estate Agents:  
Tel: (01728) 605511.  
email: saxmundham@jennie-jones.com

**EPC RATING = E**

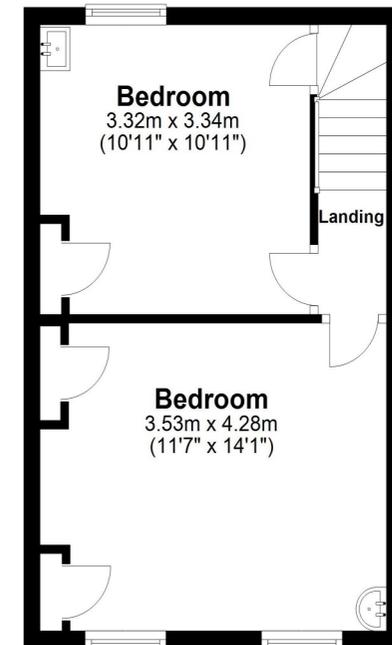
**Ground Floor**

Approx. 39.9 sq. metres (429.4 sq. feet)



**First Floor**

Approx. 29.8 sq. metres (320.3 sq. feet)



Total area: approx. 69.6 sq. metres (749.7 sq. feet)

**62 Quay st, Orford**

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.





# GARDEN ANNEXE







SAXMUNDHAM  
T: 01728 605511

[www.jennie-jones.com](http://www.jennie-jones.com)