



Rose Side, Market Hill, Orford, Suffolk, IP12 2LH

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**Bedfords**

ESTABLISHED 1966

**Rose Side  
Market Hill  
Orford  
Suffolk IP12 2LH**

- Ipswich train station 21.3 miles
- London 1 hour 15mins approx.
- Woodbridge 13.4 miles
- Aldeburgh 11.3 miles

ENTRANCE HALL | SITTING ROOM | DINING ROOM |  
KITCHEN/BREAKFAST ROOM | FOUR BEDROOMS |  
BATHROOM | SEPARATE CLOAKROOM | GARDEN |  
GARAGE

**THE PROPERTY:**

Rose Side is a prominent house, standing on the Market Place in this highly sought-after coastal village of Orford. The property is believed to date back to the 1950s and has been in the same family for many years having been their family house, which has been rented out in recent years.

The accommodation which is arranged over two floors benefits from double-glazing throughout, oil-fired heating to radiators, and briefly comprises entrance porch leading to entrance hall, stairs to first floor, a double aspect sitting room with open fireplace, dining room with fireplace, and to the rear of the house a generous kitchen/breakfast room with door to rear garden.

On the first-floor there is a landing, four bedrooms, and a family bathroom.

**A FABULOUS FOUR BEDROOM HOUSE ON MARKET HILL, SET IN THE  
SOUGHT-AFTER VILLAGE OF ORFORD**

**Guide: £675,000 FREEHOLD**



## OUTSIDE:

To the front of the property is a drive providing parking and access to a carport, with an area of garden to the front, and to the rear a largely partly walled garden laid out for ease of maintenance.

Adjacent to the house is a single garage with up-and-over door, and electric charging point.

**Agents Note:** At present there is a pedestrian access to the back of the garden which will be relinquished, and the purchaser will be responsible for closing this gate. Also, at present the garage is part of a double garage and as the vendors are obtaining a cottage on Castle Lane, they will be retaining one-half of the garage and/or split the cost of dividing these.

## Services

Mains water, oil fired heating, electricity and drainage connected.

**What3words:** taking.retaliat.ditched

**Council Tax:** E

## Location

Situated on the Western banks of the River Ore, Orford offers a remarkably broad and comprehensive range of amenities and leisure pursuits. Found within the village are a General Store & Post Office; two pubs; The Crown & Castle Hotel; The Butley Oysterage; The Pump Street Bakery; various craft shops; Orford Sailing Club is thriving family club with dinghy park and swing moorings; whilst the river also offers long scenic walks and exceptional bird watching. The larger market town of Woodbridge offers a range of commercial entertainment and shopping amenities, together with a branch line railway station providing a service to London Liverpool Street, via Ipswich.

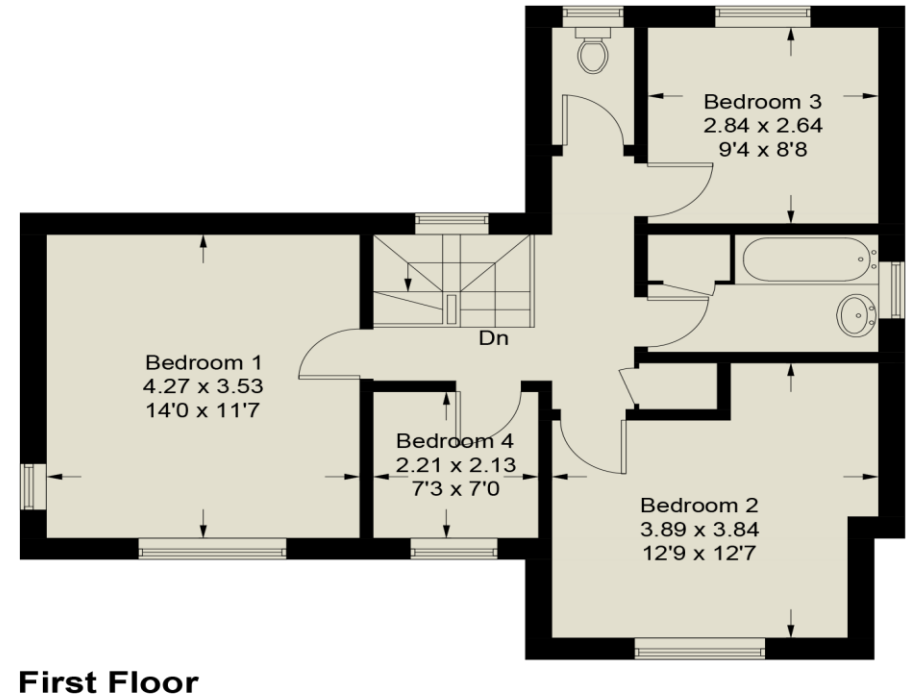
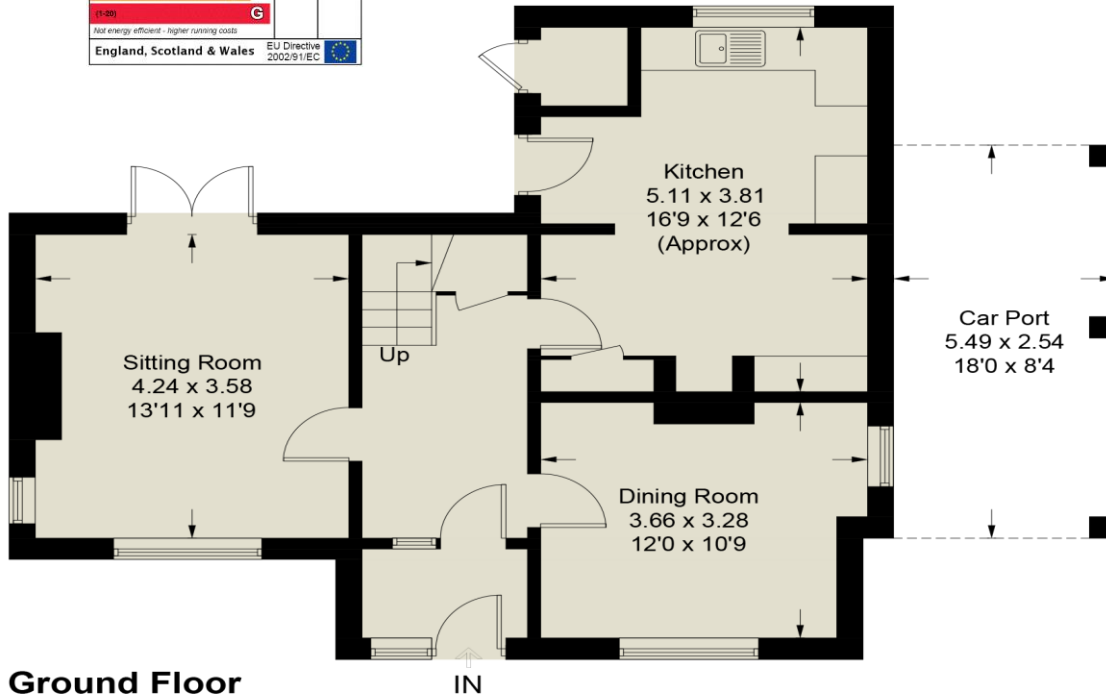


# Rose Side, Orford



Approximate Gross Internal Area = 115.7 sq m / 1245 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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