



JENNIE JONES

EST. 1992

ESTATE AGENTS

SNAPE ROAD

Sudbourne | Suffolk

£325,000

FORGE COTTAGE, 18B SNAPE ROAD, SUDBOURNE IP12 2AT

Orford – 2 miles

Snape Maltings – 4 miles

Woodbridge – 10 miles

Aldeburgh – 8 miles

Saxmundham (rail station) – 9 miles

- Sitting Room ● Garden Room ● Kitchen / Study / Dining ●
- Landing ● Two Bedrooms ● Ensuite ● Bathroom ●
- Cart lodge ● Gardens ●

The Property

Forge Cottage is a beautifully presented period home combining traditional charm with modern comfort. Set in the heart of Sudbourne, the cottage offers surprisingly generous accommodation, including a wonderful garden room, cosy sitting room with woodburner, and two first-floor bathrooms.

A part-glazed entrance door opens directly into the garden room, a bright, welcoming space with glazing to two sides and French doors opening onto the patio; ideal for morning coffee, reading or relaxed dining throughout the year.

From here, an opening leads into the cottage kitchen, fitted with shaker-style cabinetry, wooden worktops and attractive tiling. The kitchen also has space for a small dining table or study area, and the staircase rises from this room to the first floor.

The sitting room lies beyond; a comfortable, characterful space featuring a woodburner set into a brick fireplace, ledge and brace doors and louvre shutter blinds.

Upstairs, the cottage provides two bedrooms, including the principal bedroom with its own ensuite bath room. A further family bathroom is also located on the first floor. Sloped ceilings and exposed timbers give the upstairs rooms a warm, cottage feel.

Outside, the rear garden is low-maintenance and enclosed,

A delightful period cottage with charm, character and superb access to Snape, Orford and the Suffolk coast.



with a gravelled area, raised beds and a patio directly outside the garden room. A short walk across the shingle driveway leads to the cartlodge providing covered parking, along with additional Storage shed.

Location

Sudbourne is a quiet, attractive village in an enviable position close to some of the most desirable locations in the Suffolk coastal region. Orford, with its castle, bakery, deli, pubs and riverside walks, is just moments away. Snape Maltings; famous for its concert hall, galleries, shops and eateries is also within easy reach.

The Heritage Coast at Aldeburgh, Orford Ness and the nature reserves of RSPB Minsmere offer outstanding walking, birdwatching and outdoor leisure. Nearby Woodbridge provides a wider range of amenities, independent shops and rail links to Ipswich and London Liverpool Street.

Forge Cottage is therefore superbly placed for both full-time living and weekend escapes

Services

Mains electricity, water and drainage

Electric heating

Double glazing

Local Authority and Council Tax Band

East Suffolk Council - Council Tax Band D

EPC Rating: F



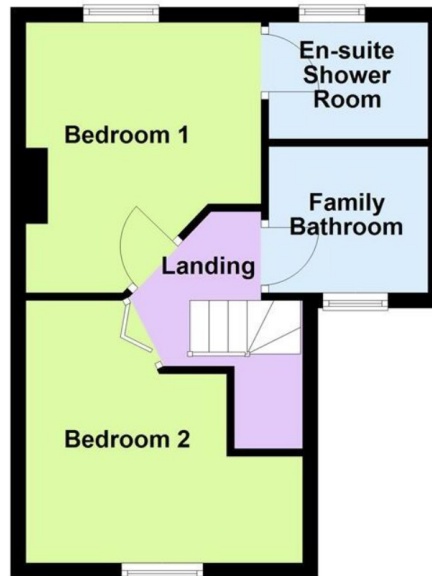
Ground Floor

Approx. 43.8 sq. metres (472.0 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.5 sq. feet)



Total area: approx. 75.8 sq. metres (816.4 sq. feet)



Jennie Jones

26 High Street
Saxmundham
Suffolk
IP17 1AB

www.jennie-jones.com

01728 605511

All enquiries:

saxmundham@jennie-jones.com



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