

*A beautifully appointed two double bedroom detached modern cottage on the edge of Sudbourne, close to Orford and the Heritage Coast.*

Guide Price  
£375,000 Freehold  
Ref: P7599/J

1 Hedgerow Cottages  
Hyde Park Corner  
Sudbourne  
Woodbridge  
Suffolk IP12 2AZ



Entrance hall, 17' kitchen/dining room, 17' sitting room, boot/utility room and cloakroom.

Principal bedroom with en-suite shower room, guest double bedroom and bathroom.

Allocated parking for two vehicles.

Landscaped gardens to the front, side and rear.

#### Contact Us



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## Location

1 Hedgerow Cottages will be found on the northern edge of the well regarded rural village of Sudbourne. The village itself has an excellent community feel and includes a modern village hall, which hosts various events. The property benefits from being in the catchment of Farlingaye High School and there is a bus from the village going to and from the school. A short distance to the west is Tunstall Forest, which has a wide array of footpaths.

The delightful and ever popular village of Orford is just 2 miles and here there is a primary school (again with a bus service to and from Sudbourne) and a multitude of shops, cafes, pubs and restaurants. There is a general store which offers all day to day groceries, as well as a butcher's shop, Penney's Cafe, Orford Deli and Wine Store, a Post Office, a doctor's surgery, and a petrol service station. The village also boasts the well regarded Pump Street Bakery, as well as three pubs, The King's Head, the Jolly Sailor, and The Crown and Castle. The village has a distinct twelfth century castle and is adjacent to the Ore River where there is excellent sailing. Within easy driving distance are Snape, with its renowned Maltings Concert Hall, craft shop and galleries; Aldeburgh; Woodbridge and Wickham Market. Trains to London's Liverpool Street station connect at Ipswich, Woodbridge and Saxmundham, which also has Waitrose and Tesco supermarkets.

## Description

Built approximately 10 years ago by the well regarded local developer, AJ Kernahan, 1 Hedgerow Cottages is a beautifully presented two double bedroom detached modern cottage on the edge of Sudbourne, close to Orford and the Heritage Coast.

The vendors have owned the property since it was first built and have maintained it well during their tenure. Being a relatively new property it was also designed and built with energy efficiency in mind and benefits from an EPC rating of B. In all the accommodation extends to approximately 935 sq. ft (87 sqm) and comprises an entrance hall that leads to the open plan kitchen and dining room, with a well fitted kitchen area, that links through to the utility/boot room and cloakroom. Both the kitchen and utility/boot room are well fitted with a good range of cupboard and drawer units, together with a range of Zanussi appliances including a double oven, dishwasher, washing machine and tumble dryer. The delightful sitting room benefits from fully glazed French doors that open onto the rear patio and garden, together with a working fireplace that contains the woodburning stove.

On the first floor there is the principal bedroom with en-suite shower room and built-in wardrobe cupboard, together with the guest double bedroom and separate bathroom.

The gardens are now well established and include a number of specimen flowers and shrubs. The property also benefits from two allocated car parking spaces within the communal carparking area that is shared with the neighbouring two properties.









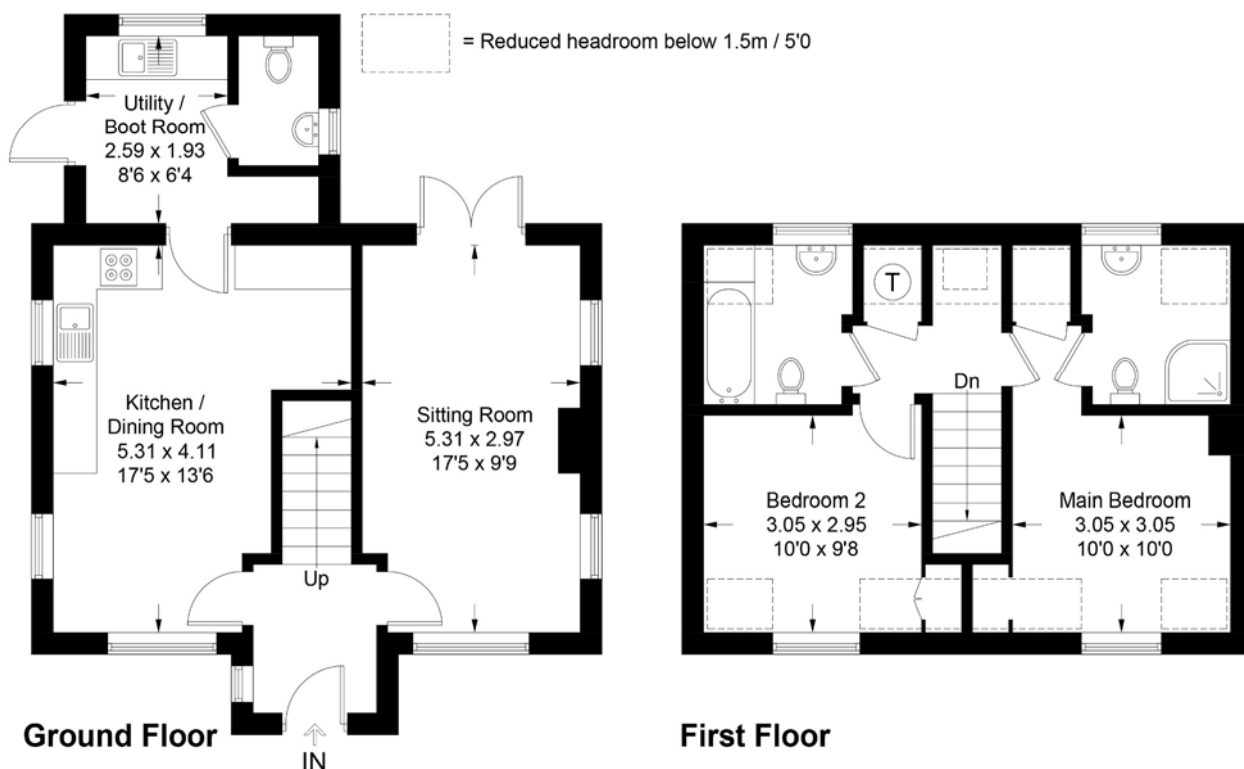






# 1 Hedgerow Cottages, Sudbourne

Approximate Gross Internal Area = 89.2 sq m / 960 sq ft



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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

**Services** Mains electricity, water and drainage. Oil-fired boiler serving the central heating and hot water system.

**Broadband** To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating = B (Copy available from the agents upon request).

**Council Tax** Band C; £1,916.26 payable per annum 2025/2026

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

**May 2025**



## Directions

Proceeding in a northerly direction on the B1084 road from the Orford direction, continue into the village of Sudbourne. Just before leaving the village turn right onto an unmade driveway where 1 Hedgerow Cottages will be found a short way along on the right hand side.

What3Words location: [///ribstrad](https://www.what3words.com/#!/ribstrad)



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