

*A substantial four bedroom
detached house in an exceptionally
quiet rural position in Orford*

Rent £1,800 pcm

Ref: R1126

Raydon Cottage
Orford
Woodbridge
IP12 2BT



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending)

Contact Us



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Location

Raydon Cottage is a substantial detached property enjoying a fantastic quiet location, yet only 3/4 mile from the centre of the popular village of Orford in the heart of the Suffolk Heritage Coast district. There is a primary school and a variety of excellent local shops and pubs in the village as well as the 12th Century castle which is open to the public. As well as sailing on the River Ore, there are plenty of lovely walks along this beautiful stretch of countryside. The village is within easy reach of other popular coastal centres such as Aldeburgh, as well as Snape, home of the Maltings complex. The popular market town of Woodbridge lies about ten miles to the west where there are excellent shops, restaurants, leisure facilities as well as popular schools in both the state and private sector. Woodbridge also has a railway station with connecting trains via Ipswich to London's Liverpool Street Station, which take just over the hour.

The Accommodation

Ground Floor

A substantial covered entrance area leads to the large partially glazed entrance door through to the impressive

Entrance Hall

With attractive boarded flooring and arched ceiling with wood stairs off and with doors off to:-

Drawing Room 20'2 x 14' (6.16m x 4.29m)

With three windows and attractive fitted seating. Substantial open fireplace. Twin panel radiator and door back to the kitchen.



Cloakroom

A good size and with low flush WC, wall mounted wash basin and useful pine storage chest with drawers and cupboard and a good array of hooks.

Dining Room/Study 16'3 x 14'4 (4.96m x 4.39m)

With views over the main garden and flanking fitted bookshelves. Attractive recessed arch. Fireplace complete with hearth. TV aerial lead in and access to an understairs storage cupboard.



Breakfast Room 11'11 x 16'6 (3.64m x 5.05m)

Part of the original building with ceiling timbers and wood panelling. Wood burning stove and double door giving access to the attractive **Kitchen Garden** with many mature trees and shrubs and views over meadow land to woodland. Corner for TV to the left of the wood burner and also a good range of useful fitted storage, partially glass fronted and with oversized double doors through to the:-

Kitchen 16'8 x 9'9 (5.09m x 2.98m)

With traditional hand-built units. Double bowl stainless steel sink and mixer tap. Solid wood worksurfaces. Oil fired Aga with adjoining storage cupboard housing the lagged hot water tank. Sink unit to match kitchen and door back to the drawing room.



Doors off the hall and breakfast room lead to a small understairs cupboard and another door through to inner lobby with doors off to:-

Sitting Room 18'2 x 14'11 (5.56m x 4.56m) plus recessed alcoves and bay.

A very substantial room with impressive stone fireplace, side window and large bay window with French doors to the main garden. Polished board floor.



A further door from the inner lobby leads through to the:-

Study

Former pantry store but now used as a study with large built in desk, panel floor and panel radiator.

Door through to the

Back Hall

Which can also be accessed from the breakfast room, with built in cupboards and door to the garden and doors off to the

Boiler Room

Housing the Warm flow central heating boiler and providing excellent additional storage and would easily double as a boot and coat room.

A further door to the

Utility Room

With single drainer stainless steel sink, plumbing for washing machine, shower cubicle and through to low flush WC.

Stairs from the main hall lead to

First Floor

Galleried Landing

A split landing with separate stairs which go off to:-

Master Bedroom 15'1 x 15'3 (4.61m x 4.65m)

With tile surround fireplace (display only) Attractive bay window with views to the garden and mature trees beyond. Recessed built-in solid wood wardrobe units, partially hanging and partially with bespoke drawers.

Further doors opposite this bedroom give access to the linen/airing cupboard.



Bedroom Two 12'1 x 12' (3.69m x 3.67m)

With partially restricted ceiling height, views over the kitchen garden area. Single panel radiator and door through to:-

Dressing Room 7'5 (max) x 7'3 (2.28m x 2.23m)

Again with views over the garden and doorway through to storage area.

Bedroom Three 15' x 13'1 (4.58m x 4m)

Another attractive room with interesting ceiling angles and high ceiling. Wrought iron Victorian fireplace (display only) Built-in pedestal wash basin with vanity unit and wonderful views across the front garden to mature trees and farmland beyond.

Bedroom Four 9'10 (max) x 12'2 (3.01m x 3.72m)

With partially restricted ceilings and views to the kitchen garden.

Family Bathroom

Comprising of a white suite with bath and overhead shower, pedestal wash hand basin and WC. Window to the side of the property and a double door airing cupboard.





Outside

The property is approached down a long private drive off a minor road. The drive passes through an area of mature woodland before entering the garden. To the left of the drive and before reaching the house is a range of red brick garages comprising one with up and over doors and two with side opening doors also providing useful domestic outbuildings.

To the rear of these garages is the kitchen garden with a number of mature trees and laid predominantly to grass. There is also a covered wood store/garden store adjoining the garage.

The drive continues past the side of the property to what is now the main front entrance and to the front there is an area of shingle parking and a large lawn which is predominantly laid to grass and well trimmed. The lawn is flanked on two sides by mature Horse Chestnut and other trees and shrubs to give an impressive secluded back drop.





Services Mains electricity and water. Private drainage system. Oil fired central heating.

Council Tax Band F; £3,185.42 payable 2025/2026

Local Authority East Suffolk Council

Viewings Strictly by appointment with the Agent.

Broadband To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone To check the Mobile Phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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April 2025



Directions

From Framlingham proceed south out of the town on the B1116 and continue on this road over the A12 at Wickham Market on to the B1078 through to Campsea Ashe and beyond to Tunstall. Continue on the B1078 and then B1084 signposted to Orford. Just before entering Orford turn left in Mill Broadway and go straight across the crossroads into Bullockshed Lane. At the end of the lane bear right into Raydon Lane and the drive is the first on the right.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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