



SARRATT HOUSE

Orford, Suffolk, IP12



THE PERFECT SUFFOLK COASTAL GETAWAY

Sarratt House offers an exceptional opportunity to enjoy village life in sought-after Orford, moments from the quay. With peaceful surroundings, attractive views, and easy access to renowned local amenities, it's an ideal coastal retreat or full-time home.

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Local Authority: East Suffolk Council
Council Tax band: E
Tenure: Freehold

Guide Price: £795,000

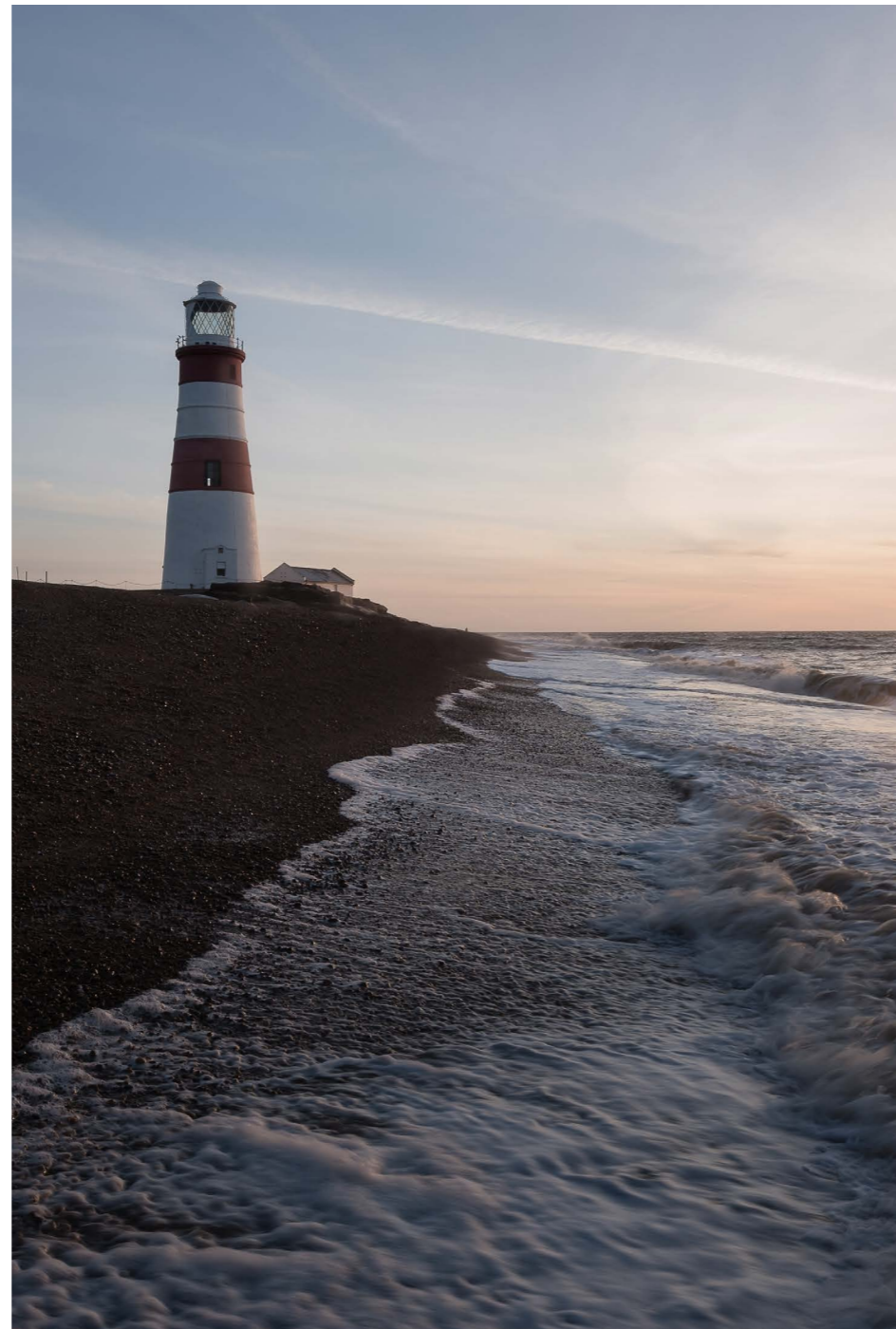


SITUATION

Sarratt House is ideally located in Orford, a highly sought-after coastal village within an Area of Outstanding Natural Beauty. Just a short walk from Market Hill, the quay and the River Ore, the property enjoys a peaceful setting with off street parking and views over the Recreational Grounds.

Orford offers an excellent range of restaurants and pubs, including The Jolly Sailor, Pinneys of Orford, The Crown and Castle, The King's Head, and the renowned Pump Street Bakery, as well as a well-stocked local shop. The area is perfect for outdoor pursuits, with sailing, water sports and nearby nature reserves such as Havergate Island.

Historic highlights include the 12th-century Orford Castle and St Bartholomew's Church, known for its musical heritage. Golf is available in nearby Woodbridge and Aldeburgh, while Snape Maltings, a short drive away, offers independent shops, galleries, restaurants and performance venues.





GROUND FLOOR

Internally, the property offers well-balanced and thoughtfully arranged accommodation, with the ground floor designed for modern living. At its centre is an impressive open-plan kitchen and living space, both spacious and inviting, featuring a charming log burner and large bi-fold doors that open onto the rear patio, perfect for entertaining or enjoying the garden in warmer months.

The home is filled with natural light throughout, creating a bright and airy atmosphere. Practicality has also been carefully considered, with a generous boot room, separate utility room, and a convenient downstairs cloakroom.







FIRST FLOOR

Upstairs, a central hallway leads to three generously proportioned bedrooms, two at the front of the house and one at the rear. The principal bedroom benefits from a generous en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.



OUTSIDE

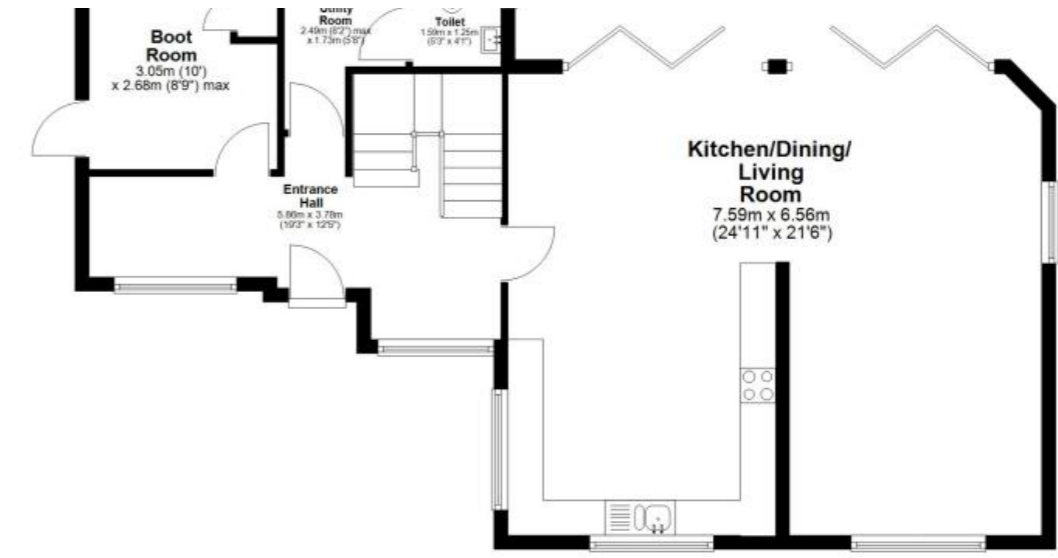
The garden at Sarratt House is a standout feature, offering a rare sense of privacy in a village setting. With front and rear gardens, the layout lets you enjoy the sun throughout the day, from gentle morning light at the front to warm, relaxed evenings at the rear, ideal for dining or unwinding outdoors.

Designed with comfort and entertaining in mind, the generous gardens are framed by a mature, wraparound hedge, creating a secluded, tranquil setting. This natural screening enhances the feeling of peace and privacy throughout.

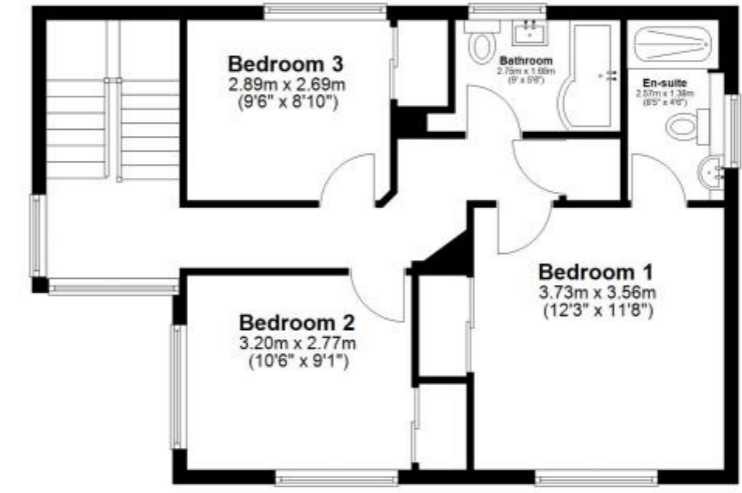
Practical touches include off-road parking for two vehicles, providing everyday convenience for residents and guests alike.

Overall, Sarratt House is a light, comfortable, and versatile home, perfectly suited as either a main residence or a charming coastal retreat, set within one of Suffolk's most desirable villages.





First Floor
Approx. 56.2 sq. metres (605.4 sq. feet)



Total area: approx. 135.0 sq. metres (1452.7 sq. feet)

Approximate Gross Internal Area = 135.0 sq m / 1452.7 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
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