



Oak Cottage, Dennington, Suffolk



A delightful thatched 3 bedroomed cottage full of character and charm in the heart of the sought after village of Dennington. Set well back from the road with long front garden and OFF ROAD PARKING. A beautifully presented property with good sized rear garden with entertaining area.

LOCATION Oak Cottage is located in the centre of the sought-after village of Dennington. The village benefits from an excellent primary school, a great village pub "The Dennington Queen" and a lovely cafe "The Neathouse". The town of Framlingham is just a couple of miles away and is particularly known for its twelfth century castle and church. The market square is surrounded by a variety of independent shops, cafes and restaurants, it is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. Framlingham provides an excellent range of amenities with public houses, doctor's surgery, library etc. There are excellent schools in both the private and public sectors. Mainline trains run regularly to London Liverpool Street Station from Ipswich, with branch line services from Campsea Ash, approx. 7 miles away.



- **Character thatched Cottage**
- **Three bedrooms**
- **Off road parking**
- **Sought after Village location**
- **Kitchen/Breakfast Room**
- **Timbered sitting room with Inglenook fireplace**
- **A wealth of character features**
- **Unique Property**

OAK COTTAGE - INTERIOR You are greeted by the uniquely shaped timber porch with thatched roof and windows overlooking the front garden. This is a light-filled practical space welcoming you into the house. The entrance hall has exposed beams and brick floor with a latch and brace door on the left leading to the charming sitting room. This room has dual aspect windows with a wealth of exposed wall and ceiling timbers, a red brick inglenook fireplace with timber support, red brick hearth, inset woodburner and shelved recess with cupboard area under the stairs. A door leads into bedroom 3 which is a pretty room with a timber clad vaulted ceiling and window overlooking the rear garden. From the entrance hall a door leads into the bathroom which has an obscured window to the front, white suite with "P" shaped bath with shower over, basin, wc and heated towel rail.

To the rear of the cottage is the kitchen/breakfast room which has a vaulted ceiling with some exposed timbers and practical brick flooring to the dining and kitchen area. There are two windows overlooking the garden and a range of granite worktops, shaker style floor units, granite worktops, fluted granite drainer and deep white glazed butler style sink with cupboards under. There is space and plumbing for a washing machine, freestanding fridge/freezer, range style electric cooker and oil-fired boiler. A door leads out to the rear garden.

From the sitting room wooden stairs lead up to the 1st floor and directly into the main bedroom. This stunning room has windows to the front and rear, large fireplace and a fitted wardrobe to the left side of the chimney breast. A door leads through directly into the second bedroom which has dual aspect windows, exposed beams, an airing cupboard housing the hot water tank and an adjoining linen cupboard with hanging rail.

From the main bedroom a loft hatch with pull down ladder leads to the attic space which has power and light connected.



OAK COTTAGE - EXTERIOR The cottage sits back from the road with a large lawned area to the front with cottage style borders to the right and established hedge to the left. There is off road parking for two vehicles and a wooden shed.

The rear garden is south facing and offers a patio area with pergola over, cottage style borders and lawn. To the rear is a woodchipped play area, screened oil tank and timber shed.

TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY : East Suffolk

Tax Band : C

EPC: TBC

Postcode : IP13 8JF

What3Words: ///hotel.tram.creeps

SERVICES Oil fired central heating, mains drainage, water and electricity.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not.

A footpath runs along the front of the property. We understand from the vendor this is very rarely used.







Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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