



JENNIE JONES

EST. 1992

ESTATE AGENTS

THE STREET

Letheringham | Suffolk

£280,000

THE FROGGERY, LETHERINGHAM WOODBIDGE IP13 7QZ

Wickham Market – 3 miles
Framlingham – 6 miles
Woodbridge – 7 miles

- Sitting Room ● Kitchen / Dining Room ● Bathroom ●
- Two Bedrooms ● Enclosed Rear Garden ● River Frontage ●

The Property

The Froggery is a quintessential English country cottage, Grade II Listed, timber-framed home thought to date from the 17th century, showcasing a wealth of original beams, exposed brickwork, and period details.

The ground floor comprises a welcoming sitting room with exposed ceiling timbers and an attractive fireplace with wood burning stove, a separate dining room, and kitchen with kitchen sink garden views, and a ground floor bathroom.

Upstairs there are two comfortable double bedrooms, both featuring vaulted ceilings and exposed beams.

Outside, the pretty enclosed garden extends to the river's edge, offering a wonderful spot to sit and enjoy the peace of the countryside. The garden includes a variety of sheds including brick built and timber shed and oil storage tank.

The Froggery is a home full of warmth and authenticity, ideal for those seeking a permanent residence or a relaxing rural getaway.

The Location

Letheringham is a quiet and picturesque hamlet surrounded by rolling Suffolk countryside and woodland walks. It lies just a short distance from Wickham Market and Framlingham, with local amenities, shops, pubs, and a mainline rail

A delightful Grade II Listed cottage in a tranquil riverside setting.



connection to Ipswich and London Liverpool Street from nearby Campsea Ashe station.

The surrounding area is perfect for those who enjoy nature and outdoor pursuits, with the River Deben, Tunstall Forest, and the Suffolk Heritage Coast all within easy reach. The vibrant riverside town of Woodbridge lies around 7 miles away, offering a superb selection of independent shops, restaurants, and cultural attractions.

Services

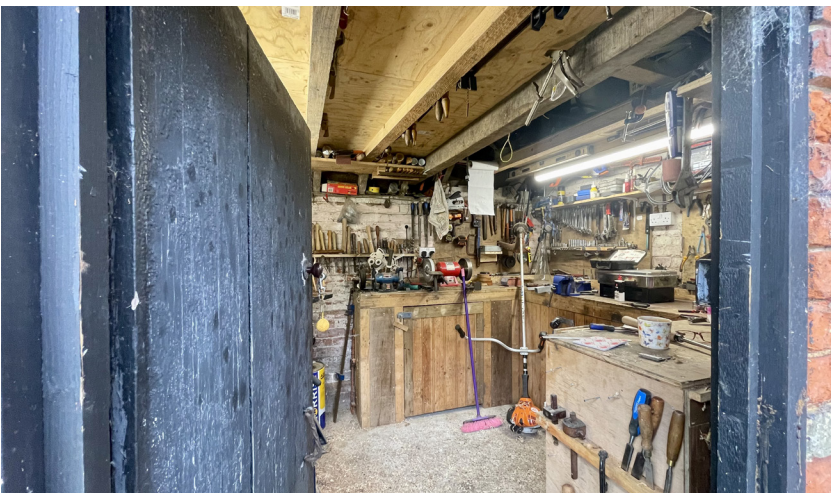
Mains water & mains electricity
Private shared drainage system (shared with Pike Cottage)
Oil-fired heating via radiators

Local Authority and Council Tax Band

East Suffolk Council
Council Tax Band: C

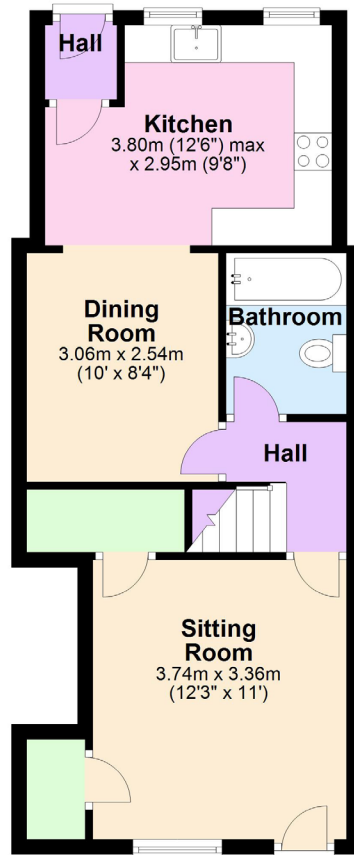
EPC Rating N/A Listed Property

AGENT NOTE The Vendor of The Frogerly is a connected person to Aarran Ellis, Managing Director of Oddity Holdings Ltd T/A Jennie Jones Estate Agents.



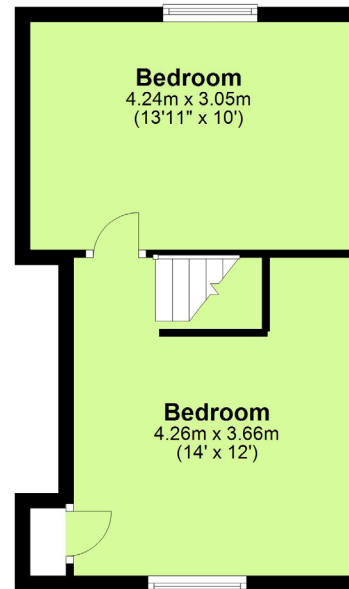
Ground Floor

Approx. 42.7 sq. metres (459.1 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.6 sq. feet)



Total area: approx. 72.1 sq. metres (775.7 sq. feet)

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