

*A charming, timber-framed period cottage, which has been sympathetically renovated and extended to create four double bedrooms, together with a delightful south facing garden of third of an acre, located off a country lane in the rural hamlet of Owls Green between Dennington and Laxfield.*

Guide Price  
£575,000 Freehold  
Ref: P7717/J

Owl House  
Owls Green  
Dennington  
Woodbridge  
Suffolk IP13 8BX



Oak framed entrance porch, entrance hall, open plan kitchen/dining/family room, sitting room, boot room/utility, study and cloakroom.

Principal bedroom with dressing room, en-suite shower room & balcony, three further bedrooms and bathroom.

Landscaped gardens and grounds extending to approximately 0.32 acres (0.13 hectares).

Contact Us



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## Location

Owl House forms part of the small hamlet of Owls Green, along a quiet country lane, between the villages of Laxfield to the north-east, and Dennington, to the south. Dennington has a primary school, a nursery school, a popular dining pub, the Queen's Head, a café 'The Neathouse' and a community centre with playingfield. Laxfield also has a primary school, a Co-op village store/post office, hardware store/garage and two public houses, including the Kings Head, known locally as the 'Low House'. The historic town of Framlingham is within a couple of miles and here there are facilities for most day to day needs, including further excellent schooling in both the state and private sector as well as a fine medieval castle.

The Heritage Coast, with the popular centres of Southwold, Walberswick and Dunwich, is about 15 miles. Diss, with mainline Inter City rail services to London's Liverpool Street Station, lies about 14 miles to the west. The County town of Ipswich lies about 25 miles to the south and from here there are Inter City rail connections to London's Liverpool Street Station which are scheduled to take just over an hour. Heading west, the A1120 provides good access to the A14 which leads out to Bury St Edmunds, Cambridge and the Midlands beyond as well as to the A140 Norwich Road.

## Description

Owl House is an impressive and well presented four bedroom house with generous landscaped gardens and grounds of approximately one third of an acre, forming part of the rural hamlet of Owls Green, between Dennington and Laxfield.

The current vendors acquired Owl House in 2017 and in the intervening period have commissioned a complete programme of sympathetic renovation and refurbishment works, retaining many of the period features including the exposed oak frame, floorboards and brick detail within the original chimney. In addition a substantial extension was added, that almost doubled the size of the property, creating an impressive open plan kitchen, dining and living room on the ground floor together with a spacious principal bedroom with dressing room and en-suite shower room, that has access to a balcony with superb views of the surrounding countryside. The planning permission for the extension also included a garden room off the sitting room. Although this was not built, the permission is extant.

The remaining accommodation comprises a spacious entrance hall for receiving guests, a more formal sitting room with original fireplace housing a woodburning stove, a practical boot room/utility, study and cloakroom. On the first floor there is the landing area, the afore-mentioned principal bedroom suite, which is in the process of being completed, three further bedrooms and a family bathroom.



Outside the gardens and grounds have been landscaped and offer large patio and terraced areas, together with maturing gardens that contain a variety of specimen flowers, shrubs, a number of established trees and a large natural pond. The vendors are planning to install a new driveway to provide parking and access. Please refer to the site plan included within these particulars and the selling agent for further information. In all, the gardens and grounds extend to approximately 0.3 acres (0.11 hectares).







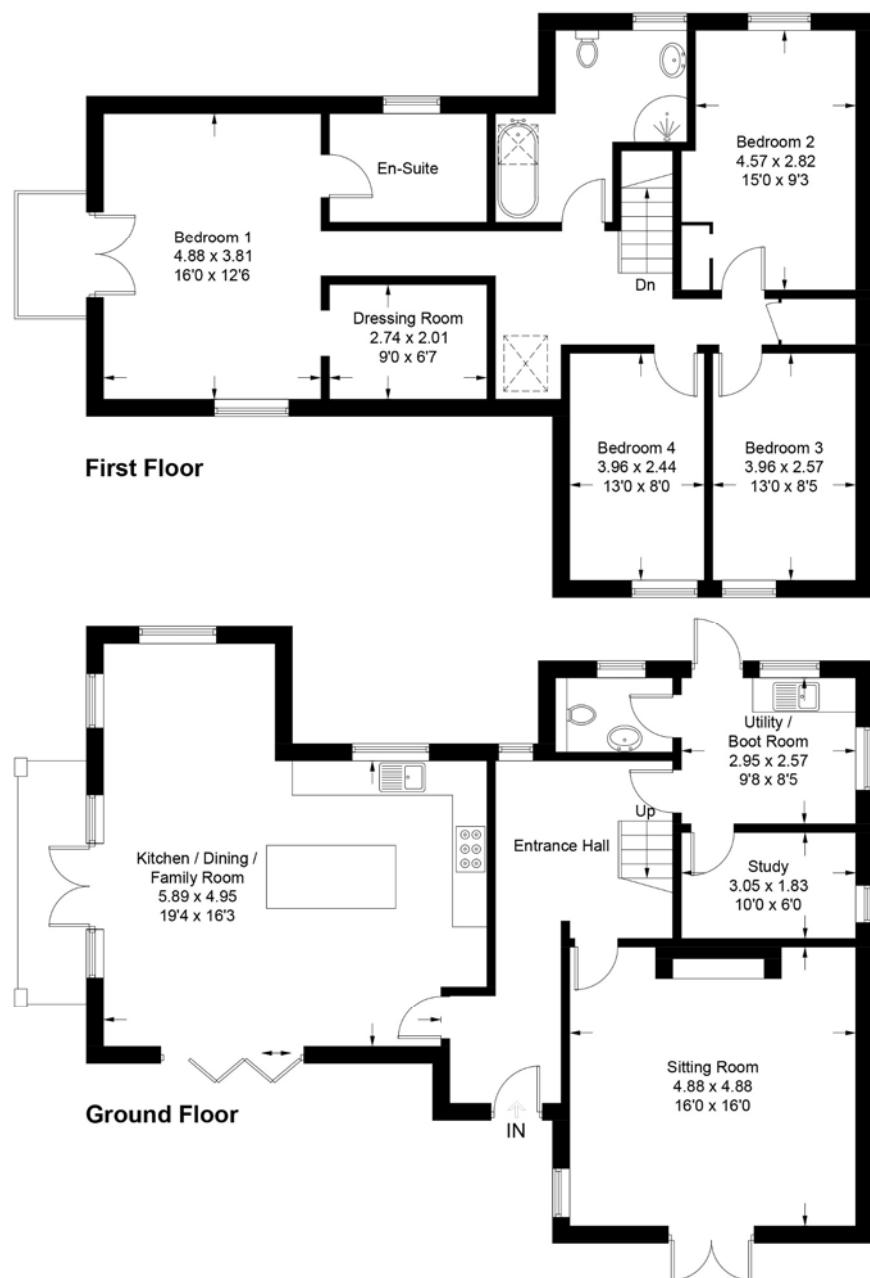






## Owl House, Dennington

Approximate Gross Internal Area = 187.8 sq m / 2021 sq ft





## Site Plan - Indicative Only



Blue area denotes barn with PP and red area and arrow denotes proposed route of access - see Note 4.





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

**Services** Mains electricity and water. Oil-fired boiler serving the central heating and hot water systems. Modern private drainage 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 = D (58) (Copy available from the agents upon request).

**Council Tax** Band D; £2,179.70 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.
4. Prospective purchasers should note that the barn to the west of the property (shaded blue on the site plan enclosed within these particulars) benefits from planning permission for conversion to a two bedroom dwelling - planning reference DC/24/3488/FUL. The barn is available by separate negotiation. As part of this process, the vendors are planning to install a new driveway to provide parking and access. Further information is available from the selling agent.
5. One of the vendors is an employee of Clarke & Simpson.

**September 2025**



## Directions

From the centre of Dennington take the left hand turn to continue on the B1116. After approximately 1.5 miles take the right hand turn to Owls Green and Owl House is situated immediately on the left hand side.

What3Words location: ///super.mental.haggling



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