

A recently refurbished three bedroom semi-detached cottage situated on the outskirts of the village of Dennington.

Rent £1,100 pcm
Ref: Dennington Hall

1 Wood Farm Cottage
Dennington
Woodbridge
Suffolk
IP13 8JJ



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

Contact Us



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Location

1 Wood Farm Cottage is a recently refurbished semi-detached cottage situated in a delightful rural position, surrounded by farmland on the outskirts of the village of Dennington. Within 3 miles is Framlingham, which offers a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen as well as Sir Robert Hitcham's Primary School, Thomas Mills High School and also Framlingham College, which is served by its preparatory school, Brandeston Hall, some 5 miles away. The market town of Saxmundham is just over 4 miles away and offers supermarkets, as well as cafes, businesses and day-to-day shopping facilities. The railway station provides regular train services to London's Liverpool Street Station via Ipswich. The county town of Ipswich is approximately 20 miles from the property. A range of local and national stores can be found here, along with a railway station with direct trains to London scheduled to take just over the hour. The Suffolk Heritage Coast, with popular destinations such as Aldeburgh, Southwold, Orford and Thorpeness, is within the locality. The world famous Snape Maltings Concert Hall provides entertainment all year round and is just 7 miles away. The city of Norwich is just over 30 miles to the north.

The Accommodation

Ground Floor

Entering through a partially glazed UPVC front door into

Hallway 4'6 x 3'1 (1.40m x 0.95m)

Window to front. Smoke detector. Stairs to first floor and doors off to

Living Room 13'9 x 10'11 (4.25m x 3.35m)

With feature fireplace. Picture rail. Newly fitted carpet. Ceiling pendant light. Four electric sockets and TV aerial socket. Radiator. Large window to front elevation.

Kitchen 13'9 x 10' (4.23m x 3.06m)

With a range of newly fitted base and wall kitchen units with an integrated stainless steel sink with mixer tap, and roll top work surface above. An extractor fan is fitted over space for electric cooker. There is space and plumbing for a dishwasher. Radiator. Ample space for a large table and chairs. Ceiling strip light and electric sockets. Half glazed rear entrance door leading out to rear garden. Vinyl flooring throughout. Window to rear elevation. **Pantry** with space for washing machine and fridge freezer.

Back Hallway 6'1 x 4'1 (1.85m x 1.25m)

With door leading to

Bathroom 9'8 x 8'2 (3.0m x 2.50m)

Fitted with white low flush WC, pedestal wash hand basin with mixer tap over and white plastic bath with individual chrome taps and chrome shower head and controls and glazed shower screen. Vinyl flooring. Ceiling pendant light. Radiator. Extractor fan. Obscure glazed window to rear elevation. **Airing cupboard** with hot water cylinder and slatted shelving.



From hallway stairs leading up to

First Floor

Landing 7'8 x 2'7 (2.39m x 0.82m)

Fitted carpet. Ceiling pendant light. Loft hatch. Smoke detector. Window to side elevation. Doors off to

Bedroom One 17'1 x 9'7 (5.20m x 2.97m)

A spacious double bedroom with newly fitted carpet. Feature fireplace. Picture rails. Radiator. Electric sockets. Ceiling pendant light. Window overlooking front of the property.

Bedroom Two 11'4 x 9' (3.47m x 2.75m)

A double bedroom with newly fitted carpet. Radiator. Picture rails. Electric sockets. Ceiling pendant light. Window overlooking rear of the property.

Bedroom Three 8'3 x 7'5 (2.53m x 2.3m)

A single bedroom with new fitted carpet. Radiator. Electric sockets. Ceiling pendant light. Window overlooking rear of the property.



Outside

The property has off road parking to the front of the property. The garden is predominantly laid to grass with hedging and fencing bordering all boundaries. The garden provides views of surrounding countryside.

Important Note: In addition to the rent, the tenant will pay £15 towards sewerage for the property.

Services Mains Water and Electricity connected. Oil fired central heating. Private Sewerage.

Council Tax Band B. £1,695.32 payable 2025/26

Local Authority East Suffolk Council

Viewing Strictly by appointment with the Agent.

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

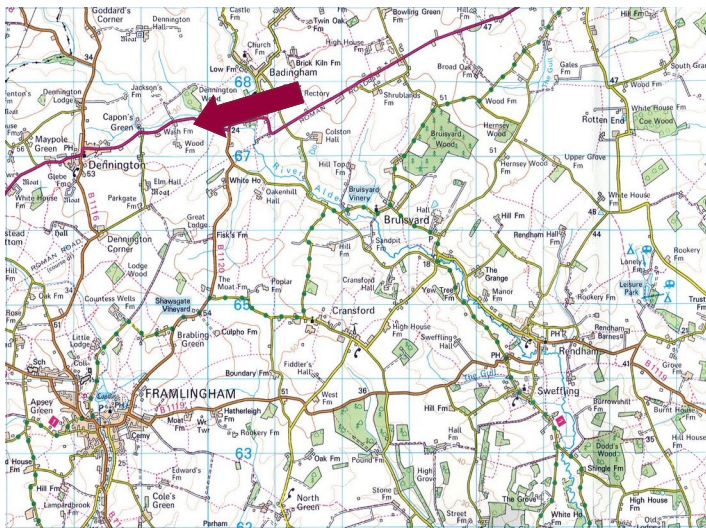
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

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

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Date: December 2025



Directions

From Framlingham, continue north out of the town past Framlingham College on the B1116. On reaching the village of Dennington turn right onto the A1120. Follow this road out of the village for about a mile and the property will be found on the right hand side.

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Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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