

*A spacious three bedroom attached cottage, situated in the popular village of Dennington.*



#### Guide Price

£285,000

Freehold

Ref: P7842/MC

#### Address

Forge House  
The Street  
Dennington  
Suffolk  
IP13 8JF



Entrance hall, kitchen/breakfast room, sitting/dining room and cloakroom.

Three double bedrooms and bathroom.

Single garage.

Garden.

No forward chain.

#### Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

And at The London Office  
40 St James' Place  
London SW1A 1NS

## Location

The property is located in the popular village of Dennington, just a short drive from the market town of Framlingham. 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

Forge House is a spacious three-bedroom attached cottage located in the popular village of Dennington.

Entering the property through a partially glazed side door into the entrance hall, there is a wall mounted cupboard and an area with coat hooks. The kitchen has a window to the side overlooking the garden. It is fitted with a range of wall and base units with an inset stainless steel sink. There is space for a fridge freezer and plumbing for a washing machine. A built-in storage cupboard houses the hot water tank. The sitting/dining room is a spacious, dual aspect room with windows to the front and side as well as a door which provides access to the front of the property. The cloakroom comprises a WC.

Stairs rise to the first floor landing which provides access to the three bedrooms and bathroom. Bedroom one is a double bedroom with a fitted cupboard and a window overlooking the garden. Bedroom two is a further double bedroom with window to the front. Bedroom three is also a double room with a front facing window. The bathroom has a Velux window and comprises a wooden panelled bath with electric shower over, WC, handwash basin and extractor fan. Also accessed via the landing is the airing cupboard which provides access to the loft hatch.

## Outside

The property is approached via a shared driveway leading to a parking area. Here there is a single garage which is connected to power and light. The garden can be accessed through a wooden picket gate and is laid to lawn and interspersed with various trees and hedgerows. The garden is enclosed on two sides by a low-level picket fence. It measures approximately 70 ft x 40 ft.











# Forge House, Dennington

Approximate Gross Internal Area = 112.6 sq m / 1212 sq ft

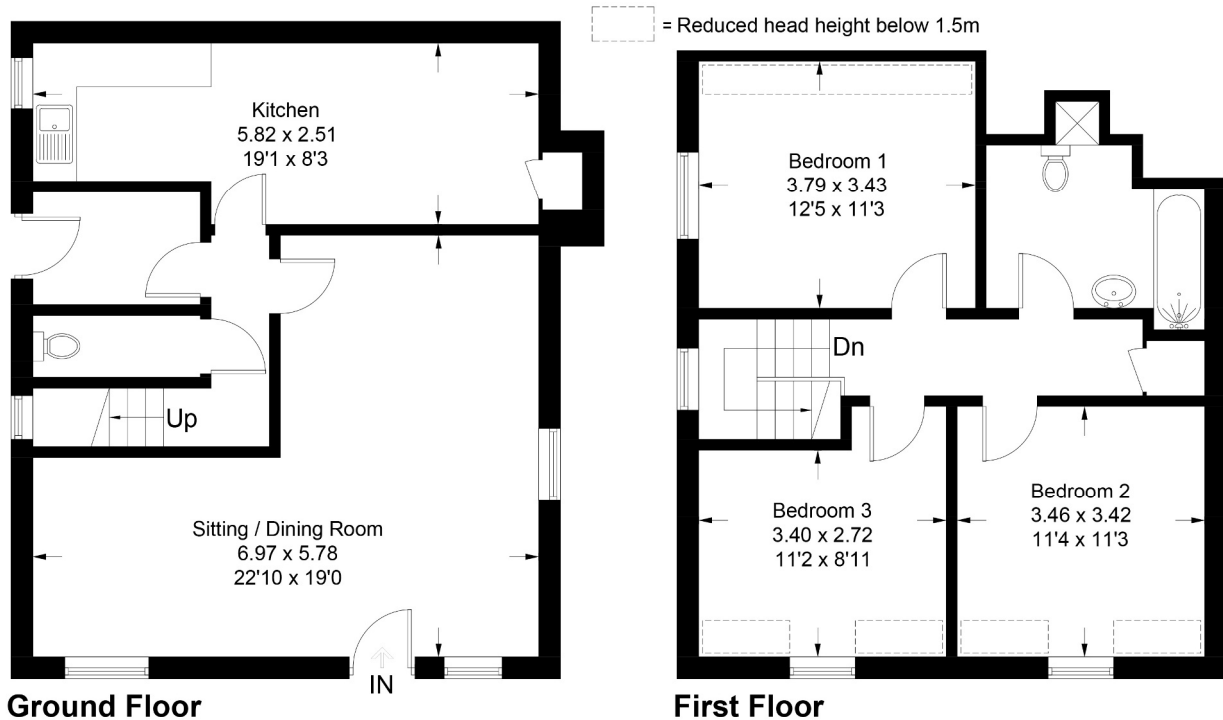


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1287397)

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

**Services** Mains water, drainage, and electricity. Oil-fired central heating.

**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 = E (Copy available from the agents upon request).

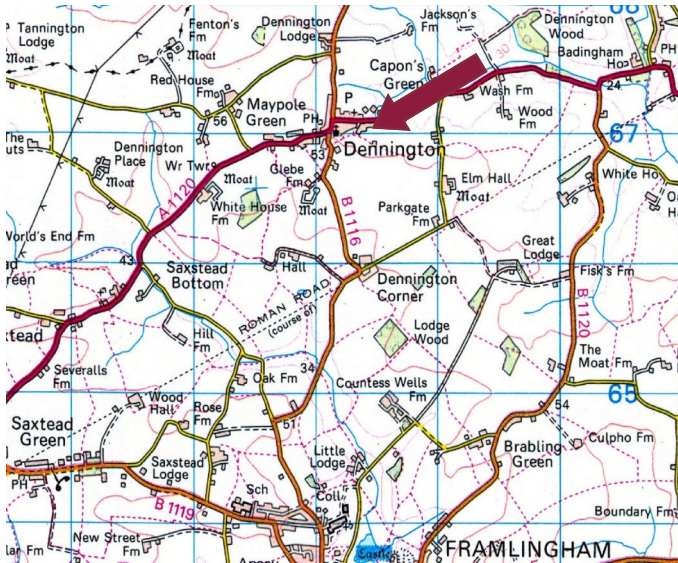
**Council Tax** Band C; £2,031.79 payable per annum 2026/2027

**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. This is a probate sale and probate has been granted.
4. An application to regularise the boundaries has been made to The Land Registry and this can be expedited when a buyer is found.

April 2026



## Directions

From the Agent's office, head north along College Road (B1116) signposted to Dennington. Continue for approximately three miles and at the T junction with the A1120, turn right. Continue past the Queens Head Public House and around the right hand bend and after approximately 200 yards, the entrance to the property will be situated on the right hand side almost immediately opposite the old Methodist Chapel.

What3Words: ///rewriting.hobbit.internal



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