

*A pretty, two bedroom, end of terrace period cottage located in the popular hamlet of Maypole Green, just a short drive from the market town of Framlingham.*

**Guide Price**  
**£285,000 Freehold**  
Ref: P7637/B

4 Maypole Green Cottages  
Maypole Green  
Dennington  
Suffolk  
IP13 8AH



Entrance hall, sitting/dining room and kitchen.  
Large landing, two double bedrooms and family bathroom.  
Off-road parking for two to four vehicles.  
Established gardens to side and rear.

Contact Us



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## Location

4 Maypole Green Cottage is located in the quiet hamlet of Maypole Green, not far from the pretty village of Dennington which benefits from a village hall, The Neathouse café, a superb dining pub, primary school and St Mary's Church.

Approximately two miles away is the thriving town of Framlingham, which is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel and a Co-operative supermarket. Off the Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School is highly regarded and Thomas Mills High School is considered one of the best state schools in the East of England. There is also Framlingham College, which is served by its prep school, Brandeston Hall, some 5 miles away. Dennington is only 13 miles from the coast as the crow flies, with the popular destinations of Southwold, Dunwich, Thorpeness and Orford just a short drive. The county town of Ipswich lies approximately 18 miles to the south-west and here there are a variety of national shop and services, including regular trains to London's Liverpool Street Station, scheduled to take just over the hour.

## Description

4 Maypole Green Cottages is a pretty, red brick, two bedroom, end of terrace Victorian cottage which has been renovated and refurbished during the current vendors' tenure. The accommodation is well laid out and exceptionally well presented.

The property is approached from the front, via the entrance hall which has a ceramic tiled floor and a wide staircase leading to the first floor. There is a stable door through to the sitting/dining room. This is a well proportioned room with dual aspect windows to the side and rear and a door to the garden and benefitting from original exposed wall and ceiling timbers. There are two electric wall mounted heaters and a dining area. From here there is an opening to the kitchen which has a window to the front and has been refitted with a matching range of wall and base units, incorporating a butler style sink inset into oak worktops with mixer tap over with spray attachment and tiled splashbacks. It has an induction hob, inset into oak worktops recessed into the chimney with a high-level electric oven to the side. There is space for appliances, as well as space and plumbing for a dishwasher and washing machine, and ceramic tiled floor.

Stairs rise to the first floor landing which offers a perfect reading area, and with windows to the side, exposed floor boards and a large loft access. Steps rise to bedroom one which has windows to the rear, exposed floorboards, a built-in airing cupboard with slatted shelving and a water cylinder, beamed studwork and electric wall mounted heater. From the landing there are also steps up to bedroom two which is a further double bedroom with window to the front and ornate feature fireplace with wooden mantle over. It has built-in wardrobe and cupboards to the side, electric wall mounted heater and a further large built-in storage cupboard (above the stairs) which offers useful storage and shelving. From the landing there is also a door to the bathroom with panel bath with ornate mixer tap, shower attachment and a mains fed drencher shower above and glass screen, pedestal handwash basin with taps above and close coupled WC. The bathroom benefits from ceramic tiled walls, wall mounted electric radiators, obscured windows to the side, exposed floorboards and extractor fan.

## Outside

The property is approached from the highway via a driveway owned by the property and this provides parking for two to four vehicles. The neighbour at number 2 has the right to cross this area. There is an established garden to the front which is mainly laid to lawn and with a natural pond, a large timber workshop and further timber shed. There is a gated access to the side of the property which provides access to the rear garden. The rear garden is mainly laid to lawn and is enclosed by hedging, fencing and trees. There is also an astroturf terrace immediately behind the property providing a quiet seating area.

The property also has the benefit of a current planning permission which allows for a single storey extension to the rear and a porch to the front. Details can be found on the East Suffolk Planning Portal under reference DC/21/446/FUL or please ask the agents for further details.









## 4 maypole green Cottages, Dennington

Approximate Gross Internal Area = 72.2 sq m / 777 sq ft



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*Viewing* Strictly by appointment with the agent.

*Services* Mains water and electricity via individually thermostatically controlled wall mounted radiators.  
Private sewage treatment plant (installed in 2024)

*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; £1,937.51 payable per annum 2025/2026

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk  
IP12 1RT; Tel: 0333 016 2000

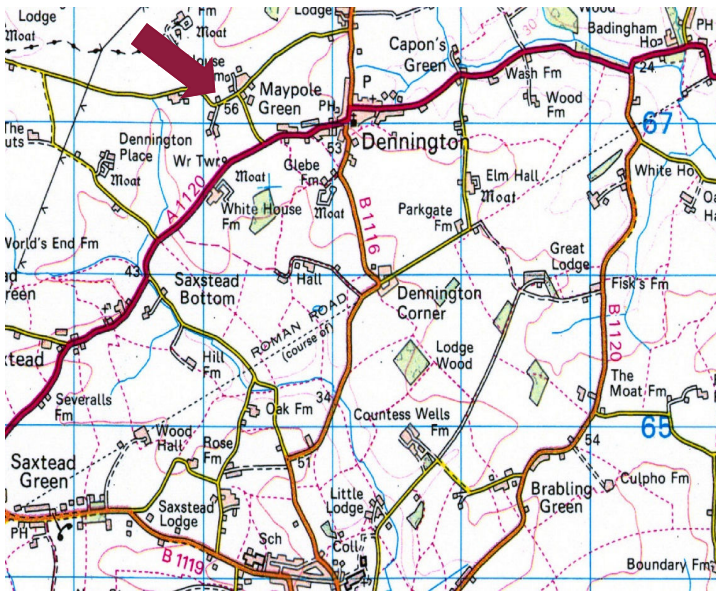
### NOTES

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.

*August 2025*



## Directions

Heading from Framlingham towards the village of Dennington, entering the village of Dennington turn left onto the A1120 and continue for approximately two miles taking the signposted turning on the right to Maypole Green. Continue down this road for approximately a mile and Maypole Green Cottages can be found on the right hand side, identified by a Clarke and Simpson 'For Sale' board.

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