Chartered Surveyors / Estate Agents

Clarke & Simpson

An elegantly presented 3/4 bedroom detached period cottage located in the rural & desirable village of Denham, near Eye, with views across open countryside.

Guide Price

£575,000

Freehold

Ref: P7875/B

Address

Willow Cottage
Hoxne Road
Denham
Suffolk
IP21 5DF

Entrance hall, sitting room, drawing room, garden room, kitchen/breakfast room, study, utility room and cloakroom.
Principal bedroom with en-suite shower room, two double bedrooms with an additional walk-through bedroom/ dressing room, and a large family bathroom.
Enclosed cottage gardens.
Detached double garage.

Contact Us

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www.clarkeandsimpson.co.uk

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

Location

Denham is a rural village close to the Norfolk/Suffolk border. The neighbouring Parish of Hoxne has a primary school, village store/post office and popular public house, The Swan. The well served village of Stradbroke is approximately 4 miles to the east where there is a primary school and High School, together with further public houses, shops and a swimming pool/gym. There are further amenities in the nearby town of Eye which is also approximately 4 miles away and this also has a respected high school, Hartismere High School, and a number of shops and businesses. It is also only a short drive to the excellent independent schools of Framlingham College and Brandeston Hall. The larger town of Diss is just over 7 miles from the property and offers further shopping and leisure facilities including three supermarkets and a golf course. There is also a mainline station with frequent services to Norwich, Ipswich and London's Liverpool Street Station. The Suffolk Heritage Coast including Aldeburgh and Southwold is approximately 40 minutes away.

Description

Willow Cottage is a charming and elegantly presented detached period cottage with rendered elevations under a tiled roof and later extensions. It comprises three reception rooms, a sitting room, drawing room and garden room, along with a study, kitchen/breakfast room with electric two-oven Aga, utility room and cloakroom on the ground floor. On the first floor is a master bedroom with en-suite shower room, two double bedrooms with an additional walk-through bedroom/dressing room, and a large family bathroom with enclosed shower and freestanding bath. Outside, the cottage sits in immaculate gardens with farmland views to the side and a detached double garage. The property is fully double glazed and benefits from modern electric heating with a woodburning stove.

Entering the property from the front through a wooden arched door, you are welcomed into an entrance porch with windows to the side and an opening through to the entrance hall. The entrance hall provides access to both the drawing room and the sitting room. The drawing room, currently used as an office, features a brick chimney with a recessed wood-burning stove. A door from here leads into the study, which benefits from built-in shelving with cupboards below, along with French doors opening out to the vegetable garden. The sitting room also features a red brick chimney breast with a recessed wood-burning stove, part-panelled walls with bevelled corners, tiled flooring, wall-mounted lighting, and recessed ceiling lights. Glazed concertina casement doors open through to the garden room. The garden room makes a great addition to the property and is used as a second sitting room. It enjoys a vaulted ceiling with windows to the side, large picture windows to the rear, French doors opening onto the garden, and tiled flooring. From the sitting room, a door leads into the kitchen/breakfast room, a dual-aspect space with windows to the rear and side. The room comprises a hand-built farmhouse kitchen featuring an electric two-oven Aga set within a red brick chimney breast, along with a matching range of fitted wall and base units topped with granite work surfaces. There is a Butler sink with an ornate mixer tap and water filter tap, an integrated dishwasher, space for additional appliances, and recessed lighting. French doors open onto the garden, and stairs rise to the first-floor landing. A part-glazed door leads into the utility room, which has a window to the rear and is fitted with a range of hand-built wall and base units with granite work surfaces, incorporating a Butler sink with a mixer tap. Additional features include a water softener, washing machine, built-in larder cupboards, recessed lighting, and a walk-in cupboard. A door leads through to the cloakroom, which has a rear aspect window with obscured glazing, a wall-hung basin with mixer tap and mirror above, a concealed cistern WC, and recessed lighting.

From the kitchen, stairs rise to the first-floor landing, where there are doors leading to the bedrooms and the family bathroom, along with a Velux window to the side. Bedroom one is a double room with windows to the side overlooking the farmland and garden. It benefits from a built-in wardrobe, concealed shelving, an electric panel heater, and a door leading to the en-suite shower room. The en-suite features a Velux window to the side, a built-in tiled shower cubicle with a mains-fed shower, a concealed cistern WC, extractor fan, wall-hung basin with mixer tap, a backlit heated mirror, and a corner unit providing additional storage. From the landing, a step leads down to an inner landing with a wall-mounted electric radiator and a door to the airing cupboard, which houses the water cylinder and slatted shelving. Bedroom two is a double room with windows to the front. A door leads through to the dressing room/occasional bedroom four, which has windows to the side and rear. This versatile space could be used as a bedroom, dressing room, or cot room and benefits from a built-in wardrobe and a shelved cupboard. It is currently used as a dressing room. Bedroom three is a further double bedroom with windows to the front, recessed lighting, and built-in wardrobes with a hanging rail and lighting. The family bathroom features a window to the rear and access to the loft via a hatch. The suite comprises a walk-in double shower cubicle with tiled surround, a freestanding bath with mixer tap, and a wall-hung wash basin with mixer tap and storage drawer beneath. Additional features include a backlit heated mirror, a concealed cistern WC with a cupboard above and shelving, tiled flooring, and a heated towel radiator.

Outside

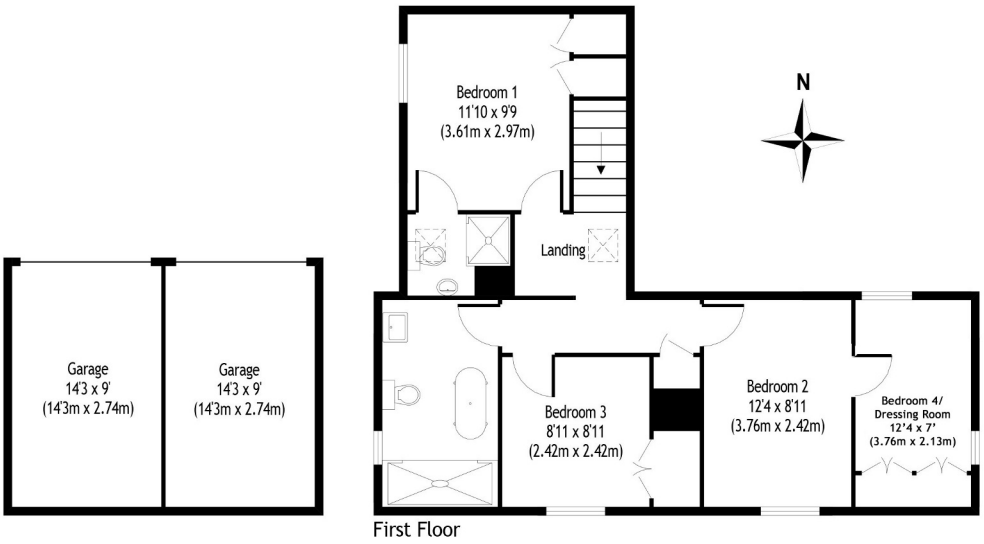
The property is approached via a shared driveway, which provides access to the double garage. A Suffolk white brick pathway leads through a gate and across the formal gardens, featuring box hedging and lavender beds, to the entrance of the property.

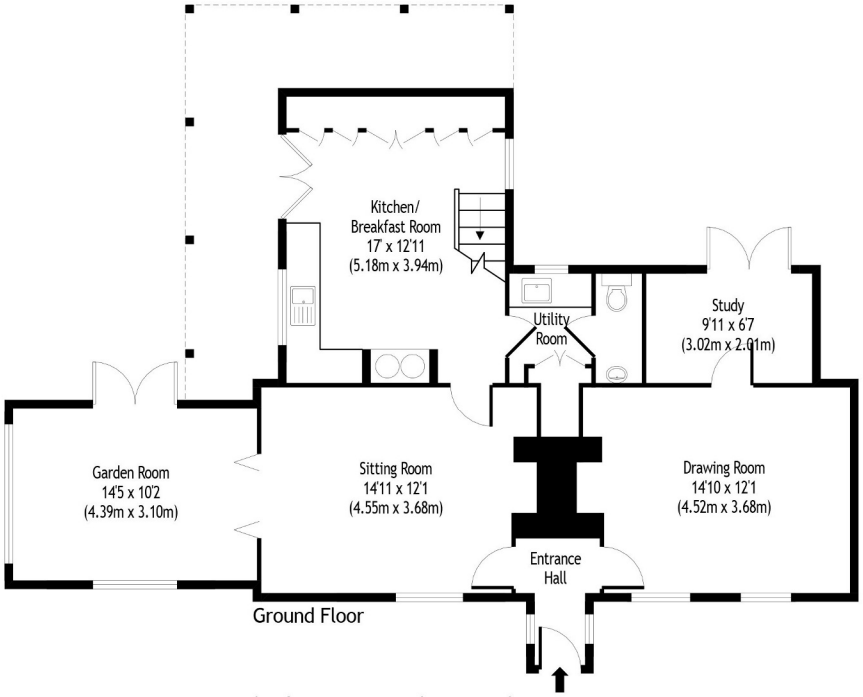
A gravel pathway continues to the side of the house, where there are well-stocked and established borders planted with an eclectic mix of flowers and shrubs. A patio with a covered veranda adjoins the property, with French doors leading from the garden room. The garden enjoys views over surrounding agricultural land, and double gates to the rear provide access to the headlands of the field.

To the rear, there is a further seating area and a pathway leading to the vegetable garden, which has been thoughtfully designed and maintained. It includes a greenhouse, potting shed, and a composting area beyond. In addition, there is a timber-clad storage shed and gated side access leading back to the front of the property.

LAIT AU LAIT

Willow Cottage, Denham
Approx. Gross Internal Floor Area - 1590 Sq ft / 147 Sq M
Garages - 257 Sq ft / 24 Sq M





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Produced for Clarke and Simpson

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 = F (Copy available from the agents upon request).

Council Tax Band E; £2,802.10 payable per annum 2026/2027

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

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.

April 2026

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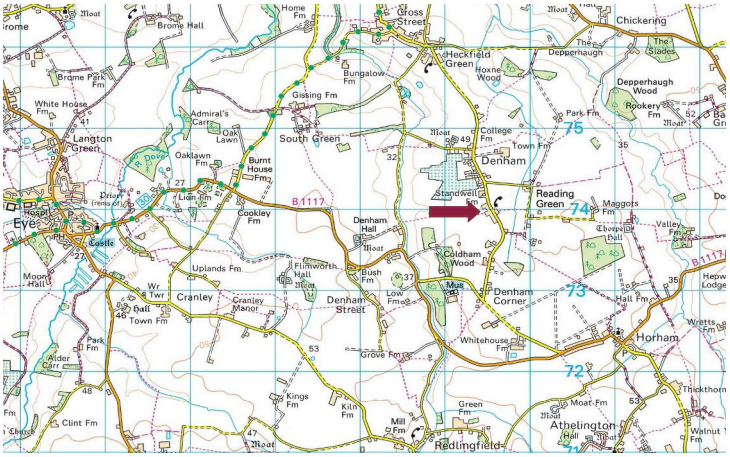
Clarke & Simpson



Directions

Heading west on the B1117 through Horham, on exiting the village take the right hand turn (signposted Business Park). Pass the industrial premises on your left and then take the next right signposted to Denham Village. Continue for approximately a mile, passing the village hall on your right, and the driveway to the property will be found after a short while along on the left hand side, just before the telephone box and post box (which are on the right).

For those using the What3Words app:
//////brothers.pricing.socialite

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