



High Willows, Maypole Green, Dennington



A charming and versatile three-bedroom home nestled on a .75 acre plot (sts), surrounded by beautiful gardens and enjoying far-reaching views across the surrounding countryside. Offering generous and adaptable accommodation over two floors, the property combines character features including open fireplaces and a wood-burning stove with excellent scope for modernisation and personalisation. With a double garage, ample off-road parking, gardens wrapping around three sides and several useful outbuildings, this is a rare opportunity to create a truly individual country home in an idyllic setting.

LOCATION - High Willows is discreetly positioned on a quiet lane in Maypole Green, yet remains conveniently close to the charming village of Dennington, which boasts a primary school and an excellent dining pub, The Dennington Queen. The historic market town of Framlingham, just a couple of miles away, provides a comprehensive range of amenities for daily needs, including highly-regarded schooling options. For those who enjoy the coast, the Heritage Coastline is approximately 15 miles distant, with popular destinations like Southwold, Walberswick, Dunwich, Thorpeness, and Aldeburgh easily accessible. Commuters will appreciate the A1120's excellent connection to the A14, leading to Bury St Edmunds, Cambridge, and beyond, as well as the A140 Norwich Road. The county town of Ipswich is approximately 20 miles to the south, offering inter-city rail links to London Liverpool Street with journey times of just over an hour.



INTERIOR - A welcoming wooden front door opens into a practical area, perfect for coats and shoes, which then flows into a cosy snug. This inviting space features a brick-built fireplace with an inset wood-burning stove, set on a tiled hearth, and a window overlooking the garden, providing a pleasant outlook. A glazed door gives access into the sun room which houses a grape vine and is a perfect spot for indoor plants. The inner hall leads to the kitchen, fitted with a range of wooden base and wall units complemented by marble-effect laminate worktops. It includes a stainless steel one and a half sink with a mixer tap, a small breakfast bar, and provisions for a dishwasher, cooker, and fridge freezer.

Across the inner hall, a spacious sitting/dining room awaits, benefiting from a brick-built surround with an open fire. This versatile room offers ample space for a dining table, integrated storage cupboards, and a large window that fills the room with natural light and provides attractive garden views. Adjoining the sitting room is a generous conservatory, also featuring built-in storage and lovely panoramic views of the garden.

The ground floor also accommodates a double bedroom and a fully tiled wet room, equipped with a 'Mira' electric shower, WC, and wash hand basin. Ascending to the first floor, you will find two additional double bedrooms, each offering excellent views across the garden and the surrounding countryside. One of these bedrooms' benefits from an en-suite shower room, which comprises a corner shower cubicle with a 'Mira' electric shower, a wash hand basin set into a vanity unit, a close-coupled WC, and a chrome towel rail.

This property truly offers significant potential for a discerning buyer looking to create a bespoke living space.



EXTERIOR - Approached via a five-bar gate, the property features a double garage to the left-hand side, complete with power and lighting. Ample off-street parking is available in front of the garages and beyond the gate. The property is beautifully enveloped by gardens on three sides, mainly laid to lawn and dotted with a variety of fruit trees, plants, and shrubs. Additionally, there are several small outbuildings, providing useful storage or potential for conversion. The property sits gracefully within its substantial plot, offering privacy and a connection to the natural surroundings.

TENURE - The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY - East Suffolk

TAX BAND - E

EPC -

POSTCODE - IP13 8AH

SERVICES - Oil fired central heating, wood burning stove, mains electricity, mains water, and a septic tank.

FIXTURES AND FITTINGS - All fixtures and fittings are specifically excluded from the sale but may be available under separate negotiation.

AGENTS NOTES - The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.





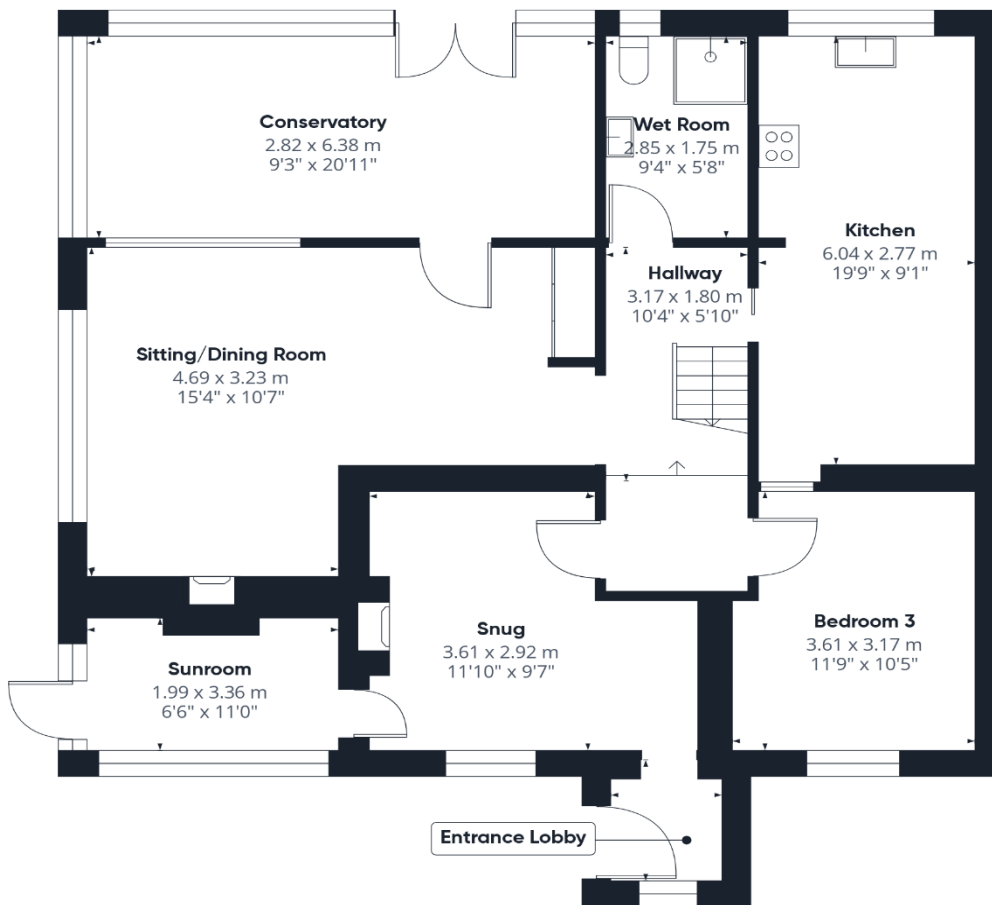
Approximate total area⁽¹⁾
141.1 m²
1518 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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