

*A three bedroom detached cottage with large garden, located in the popular village of Dennington, just a short drive from the market town of Framlingham.*



#### Guide Price

£275,000

Freehold

Ref: P7796/MC

#### Address

Willow Cottage  
The Street  
Dennington  
Suffolk  
IP13 8JF



Entrance hall, kitchen, sitting room, dining room and bathroom.

Three double bedrooms.

Off-road parking.

Garden and outbuildings.

#### Contact Us



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email@clarkeandsimpson.co.uk  
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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

Willow Cottage is a three bedroom detached cottage in the heart of the village of Dennington, just a short drive from the market town of Framlingham.

The front door provides access to the entrance hallway which houses the oil-fired boiler and has obscured glazed window to the side. From here, a doorway with a high level step leads to the dual aspect sitting room which features exposed beams. An open doorway leads through to the dining room which has windows to the front of the property and a central display fireplace with brick surround and wooden mantel over. It also benefits from a built-in storage cupboard. The kitchen has windows overlooking the rear garden and a matching range of high and low-level wall units. There is an inset stainless steel sink, an integrated four ring hob, oven/grill and space and plumbing for a washing machine. The kitchen also has a built in pantry cupboard and storage cupboard. The bathroom comprises a panelled bath with shower above, WC, handwash basin and extractor fan.

Stairs rise to the first floor landing which provides access to the three bedrooms. Bedroom one is a double bedroom which has a very low doorway and has windows to the front and side of the property and benefits from built-in cupboards on one wall. Bedroom two is also a double bedroom and has a window to the front and has a built-in storage cupboard. Bedroom three is a slightly smaller double bedroom and has a window to the front.

## Outside

The property is approached from the highway via a driveway which provides off-road parking. A high level wooden gate provides access to the main area of garden. Here there is a large concrete area which leads to a detached garage and an area of lawn. To the rear of the garden is a further detached basic storage building which is connected to power and light.





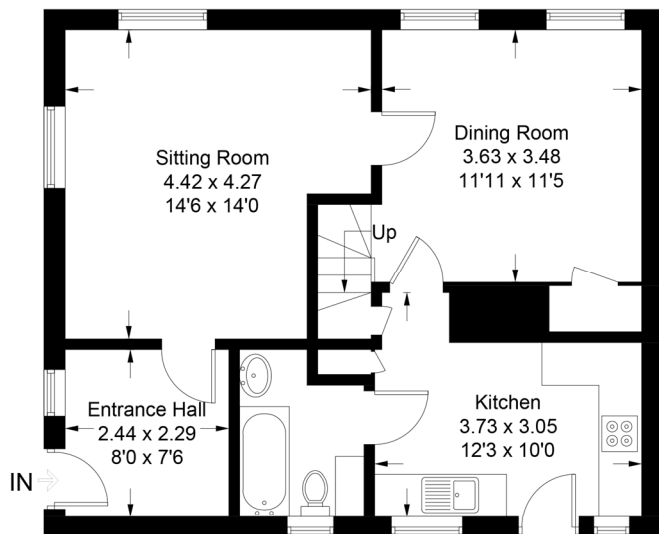




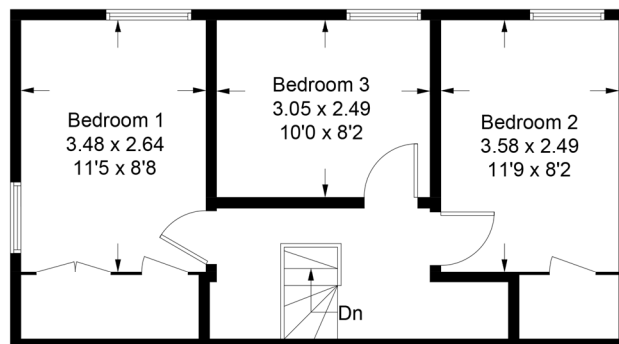


# Willow Cottage, Dennington

Approximate Gross Internal Area = 93.5 sq m / 1006 sq ft



**Ground Floor**



**First Floor**

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

*Council Tax* Band C; £1,937.51 payable per annum 2025/2026

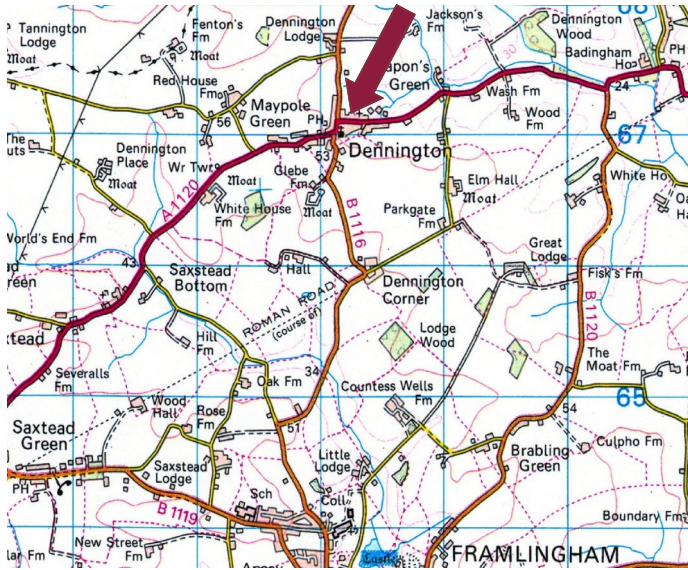
*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

## 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.

*March 2026*



## Directions

From the Agents office head north along College Road on the B1116 signposted to Dennington. Continue for approximately three miles and on entering the village of Dennington turn right at the T-junction with the A1120. The property is situated on the left hand side just after the right hand bend.

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