

A photograph of a traditional thatched-roof cottage with a gravel driveway and lush garden. The house has a steep, dark thatched roof and a prominent brick chimney. The walls are a light cream color with a dark base. The driveway is made of gravel and leads to a wooden door. The garden is well-maintained with various plants and a large, rounded green bush in the foreground. The sky is blue with scattered white clouds.

EH

EXQUISITE
HOME

BEAUTIFUL EAST SUFFOLK

The village of Dennington, three miles north of Framlingham and fourteen miles north of Woodbridge, is a close-knit and supportive community. There is a pub, a village hall, a primary school and the Neathouse opposite the church on the village green, offering tea, coffee, refreshments and a small local shop. At its heart is the Grade I listed medieval parish church, next to the church and opposite the village green is this charming thatched cottage, absolutely picture perfect and with a spacious, versatile interior. Thought to have been built in around 1560, the cottage is Grade II listed and set well back from the road. It is protected by a hedge and a large gravel frontage with enough room to park several cars. A wall runs along the front of the house connecting it with the double garage and sheltering the garden. The present owner bought it in 2012 attracted by its charm, large rooms and beautiful garden. Since moving in, the current owner has installed a new garage door, planted up the garden, put in a new handmade Henry Gordon Jones kitchen, refurbished the utility room with Houchell cabinetry, installed a downstairs cloakroom and created an en suite bedroom upstairs.





A Quintessentially English Thatched Cottage

The front porch opens into the entrance hall and thence straight into the delightful kitchen/breakfast room. Floored in slate it has an oil-fired Aga which keeps the whole ground floor beautifully warm and cosy, exposed beams, smart light grey cabinets, marble worktops, an electric hob, integrated electric oven and space for a large fridge freezer. It also has a dining area with a built-in cushioned seat, wooden worktops, sink and more storage. The stairs lead up from here to the first floor. There is a pantry with its own spice rack and a cool slate slab for cold storage, a cloakroom and a utility room with a second sink, dishwasher and plumbing for a washing machine and tumble dryer.

A door leads from the kitchen to the sitting room with its exposed beams, brick inglenook fireplace and wood burner. There are built-in shelves and a stable door leading out to the passage towards the kitchen. The owner refloored with reclaimed wooden floorboards which add very greatly to its charm. Ideal for family activities, entertaining and relaxation, it has all the period charm one would expect from a building of this age along with a high ceiling and plenty of versatility. At present, the owner uses it primarily in the evenings with the fire lit and over the years, it has been the scene of many Christmases, New Year celebrations and parties. A pair of double doors lead into the dining room which has enough room for a sofa or armchairs. French doors lead into the garden allowing natural light to flood in, giving this area a lovely sense of flow. South-facing, it is bathed in sunshine in the afternoons and the ideal place to relax with a good book. The owner obtained planning permission to extend it which has now lapsed, but could easily be re-applied for. Next door is the wooden floored study, ideal for anyone who has to work from home. The ground floor accommodation is completed by a large dual aspect double bedroom with a pair of doors leading into the garden and a sleek, contemporary en suite shower room with counter top basin, storage and walk in shower. It makes the perfect guest suite and would work well for anyone with mobility issues.



“The whole house is full of character and history...”



“The current owner has installed a handmade Henry Gordon Jones kitchen...”



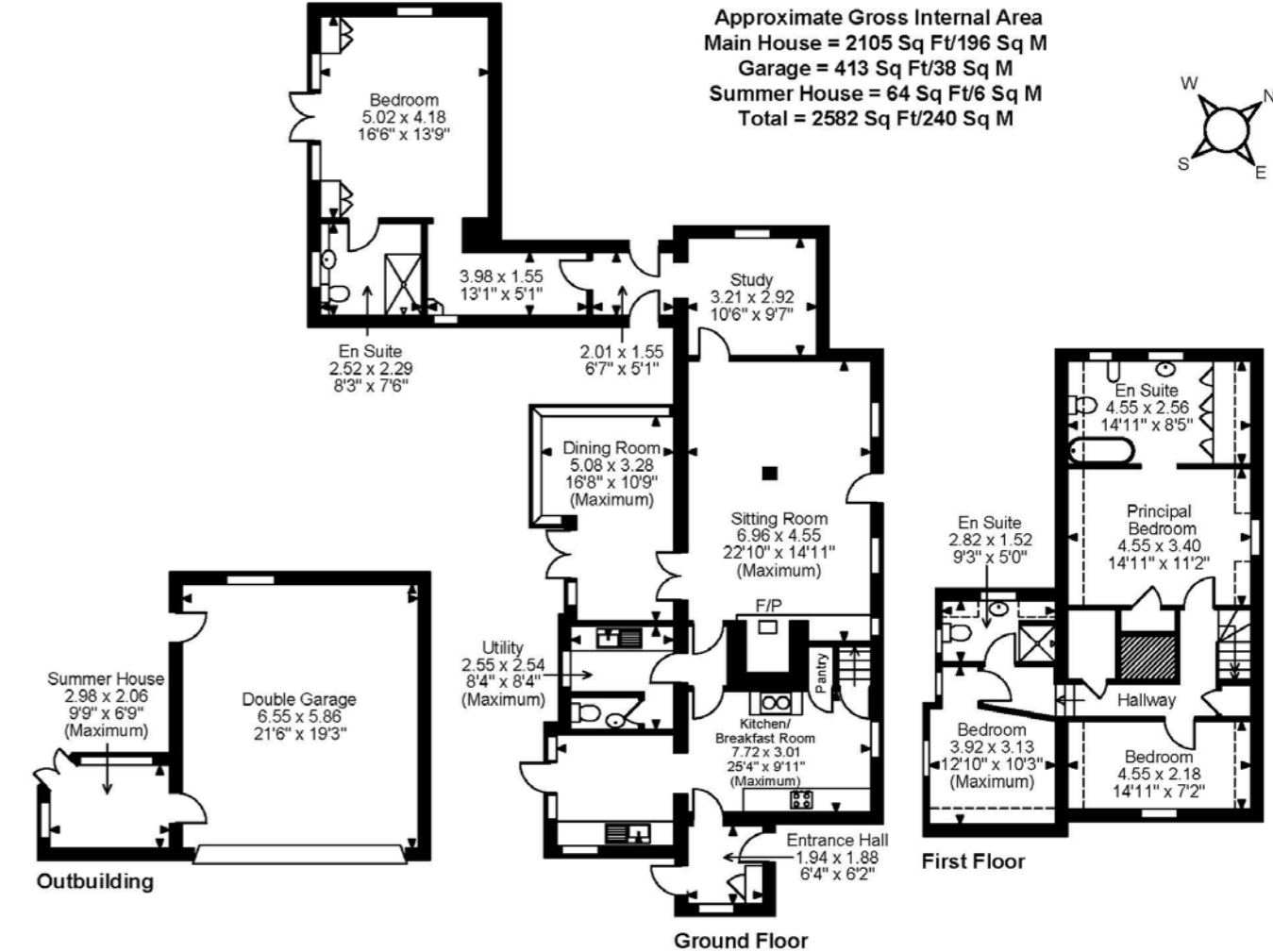
The staircase leads up from the kitchen to the first floor with its pitched roof and exposed oak beams. The principal bedroom is particularly charming with its many oak beams and steeply pitched roof, cupboards in the wall, a door made of green oak and iron nails commissioned by the owner and a dormer window looking out over the huddled roof tops and stone church outside. An original oak doorway in the wall leads into the en suite bathroom with its claw-footed freestanding bath with shower over, elegant acrylic wall mounted basin and storage. This is the perfect marriage between original features and twenty-first century comfort. The second bedroom also benefits from a smart en suite shower room tiled in white with blue mosaic detail, a walk in shower with blue mosaic interior and a wall mounted blue glass basin. The third bedroom has a wooden floor and exposed beams and would make the ideal child's bedroom, study or playroom.



LOCATION

The large rear garden, which measures just over half an acre, is mainly laid to lawn and benefits from a large pond, apple trees, a quince, a pergola smothered in clematis and wisteria, camellias, delphiniums and many cottage shrubs and flowers. The double garage has a summer house attached built in the Suffolk Black Barn style and there is a swimming pool which has been fully relined. In a central village location, full of wonderful period features, with a large, versatile interior and just a short drive from Framlingham, this picture perfect thatched cottage is bursting with character and charm.

East Suffolk is known for its beautiful countryside and its two main towns are popular tourist destinations as well as being a mecca for families and commuters alike. Framlingham has a bustling market, an active library in a fascinating historical building, an attractive market square, many delightful buildings in various architectural styles, a good mix of lively cafes, restaurants and shops, its Grade I listed parish church and the famous castle on the hill, immortalised by Ed Sheeran. It has both independent and state schools and is well connected by road. Woodbridge is also a market town on the river Deben with its historic Tide Mill, many independent shops, a mix of private and independent schools and a station with regular trains running into Ipswich and thence to London Liverpool Street. With the A12 close by, it is well connected.



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 --- Denotes restricted head height
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