

*An extended three double bedroom cottage, that has recently been updated, with delightful landscaped gardens of nearly one third of an acre, set along a quiet country lane on the edge of Dennington.*

Guide Price  
£545,000 Freehold  
Ref: P7623/J

Holly Tree Cottage  
Wash Lane  
Capons Green  
Dennington  
Woodbridge  
Suffolk IP13 8JH



Entrance lobby, entrance hall, 19'5 sitting room, kitchen/breakfast room, utility room, dining room/study, conservatory and cloak/shower room.

Three double bedrooms and bathroom.

Double garage.

Landscape gardens and grounds extending to approximately 0.3 acres (0.11 hectares).

Contact Us



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## Location

The property forms part of the small hamlet known as Capons Green, that is located on the edge of the village of Dennington. The village is served by the well regarded Little Oaks playgroup, a primary school, an excellent dining pub and café, The Dennington Queen, and the Neathouse Cafe. 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 is within about 15 miles with the popular coastal towns and villages of Southwold, Walberswick, Dunwich, Thorpeness and Aldeburgh all within easy reach. 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. The County town of Ipswich lies about 20 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.

## Description

Holly Tree Cottage is an extended, three double bedroom cottage with delightful landscape gardens of nearly one third of an acre, set along a quiet country lane on the edge of the popular and well regarded village of Dennington.

The original cottage probably dates from the 1800s, and is seemingly of brick and timber frame construction set beneath a pantile roof. At some point during the second half of the 20th century we understand that the property was extended to create the generous accommodation now on offer, which, in all, extends to nearly 1,900 sq. ft (176 sqm).

The accommodation comprises an entrance lobby, entrance hall, 19'5" sitting room with open fireplace, recently refurbished kitchen/breakfast room with fireplace containing a range stove, conservatory, dining room/study, utility room and cloak/shower room. On the first floor there are three very good size bedrooms and a bathroom, with two of the bedrooms enjoying semi-elevated views across the adjacent open agricultural land.

The delightful landscape gardens face south, and therefore enjoy the sun throughout the day. Great thought was originally given to the landscaping of the garden, together with the planting of a number of specimen flowers, shrubs and trees. Beside the house is a greenhouse and a potting area, together with a vegetable patch at the rear. At the far end of the garden is the generous double garage that measures approximately 6m x 5.8m. In all, the gardens and grounds extend to approximately 0.3 acres (0.11 hectares).













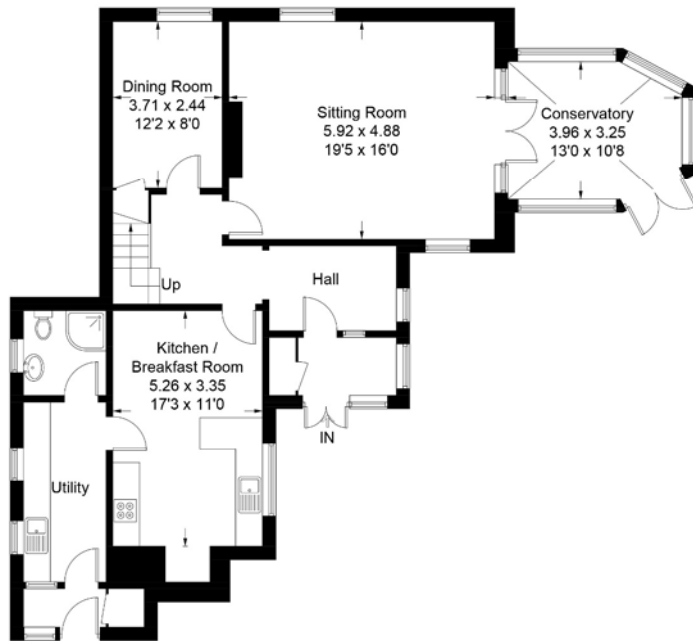




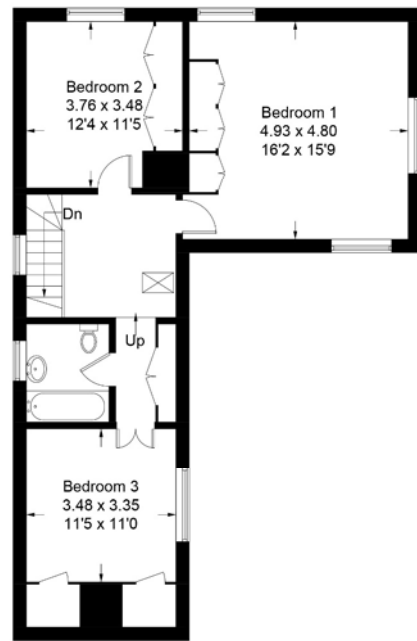


## Holly Tree Cottage, Dennington

Approximate Gross Internal Area = 175.7 sq m / 1891 sq ft



Ground Floor



First Floor

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Produced for Clarke and Simpson



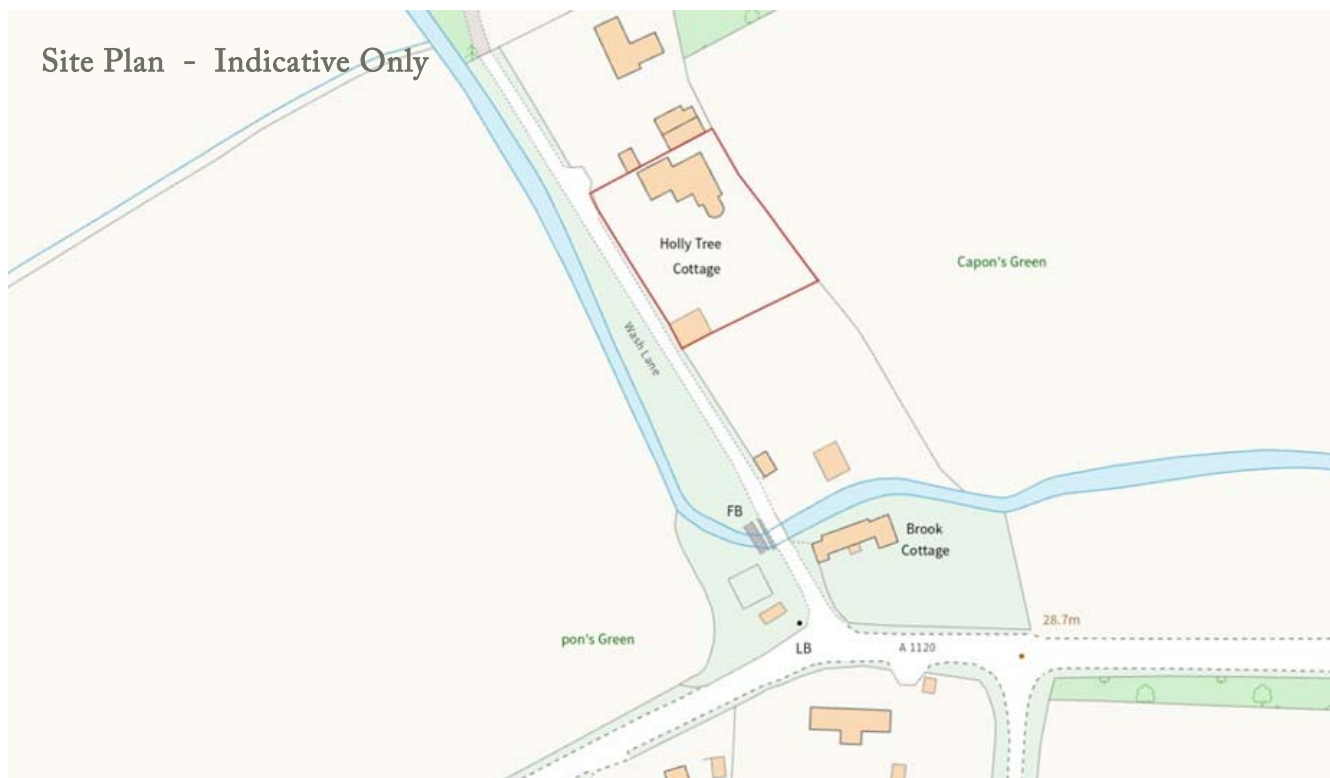












*Viewing* Strictly by appointment with the agent.

*Services* Mains electricity and water. Oil-fired boiler serving the central heating and hot water systems. Private drainage system. The vendor has informed the agents that the septic tank works in a satisfactory manner. However, it is unlikely to comply with the modern regulations and a buyer should budget to install a new sewage treatment plant. The cost of this has been taken into account within the guide price.

*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 = D (Copy available from the agents upon request).

*Council Tax* Band F; £3,148.46 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.

4. The property flooded during the October 2023 Storm Babet. The property is currently insured with Royal & Sun Alliance and we understand the policy includes flood risk. The premium this year was £2,232.55.

*June 2025*



## Directions

From the centre of Dennington proceed in an easterly direction towards Badingham on the A1120. After approximately half a mile, where the road bends to the right, take the turning on the left where the property will be found a short way along on the right hand side. NB: parking is best in the layby area opposite the garage and access is via a pedestrian gate nearer the house.

What3Words location: [///bleaker.soaps.pinging](https://www.what3words.com/bleaker.soaps.pinging)



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