



# WILLOW COTTAGE

Hitcham | Suffolk



Chapman Stickels









## Chapman Stickels

A RURALLY POSITIONED COTTAGE SET IN SOME 1.6 ACRES OF PRIVATE GROUNDS WHICH ADJOIN ARABLE FARMLAND AND WOODLAND

### Accommodation

- Entrance hall • Kitchen • Boot room • Sitting room • Dining room •
- Utility room • Shower room • Four double bedrooms • Bathroom •
- First floor sitting room with balcony • Carport & wood store • Workshop •
- Landscaped front & rear gardens • Meadow / paddock • In all, 1.6 acres •

### Annexe

- Kitchen / sitting / dining room • Bedroom with ensuite •

Bildeston - 2.5 miles | Lavenham - 5 miles | Bury St Edmunds - 13 miles









### The Property

Set on its own and surrounded by countryside, Willow Cottage is an attractive reed thatched cottage which according to its grade II listing dates from the 17th century. Although located in the rural parish of Hitcham, the property once formed part of the Brettenham Hall Estate, where the former estate house is now Old Buckenham Hall School.

In 2002, a significant two storey 'wing' was added, which perfectly combines contemporary family living with the period charm of the original building, which is tastefully presented throughout.

The main entrance to the cottage leads through to both the modern and original parts, giving a welcoming sense of space, which essentially links the dining room and the kitchen / breakfast room. The latter is fitted on three walls with work surfaces and numerous cupboards and drawers. Integral appliances include electric hob and combination oven below.

The central part of the cottage is the front inner hall, which leads through to rear boot room and garden.

The remaining ground floor to the original part comprises the spacious sitting room which features an impressive inglenook fireplace with wood burner, exposed beams and studworks with a dining area beyond, and triple aspect windows giving further views over the gardens.

Via a central oak staircase, the first floor provides two / three double bedrooms, all providing much character charm, which are all served by a family bathroom. Each room, including the front landing, provide further fabulous views to all sides.

The dining room forms the principal ground floor part to the modern extension, which adjoins the rear hall with glazed doors and windows to the rear garden. A shower room and an adjacent utility room complete the ground floor extension, where a further oak staircase gives access to the self-contained first floor providing a further double bedroom and a reception room with a rear balcony that takes full advantage of the views over the wildflower meadow and woodland beyond.

Outside, the cottage is attractively set back from a minor country lane (Bury Road) with a front cottage garden which abuts a large shingle drive which leads to the carport. The garden extends to the western side of the cottage, with an orchard and a further area of lawn extending to the rear with a brick dining terrace. An established field hedge and shallow ditch define the original boundary, where beyond is the wildflower meadow which covers in excess of one acre. The meadow also has independent vehicular access to the south-eastern corner, with a five-bar gate leading onto Bury Road.





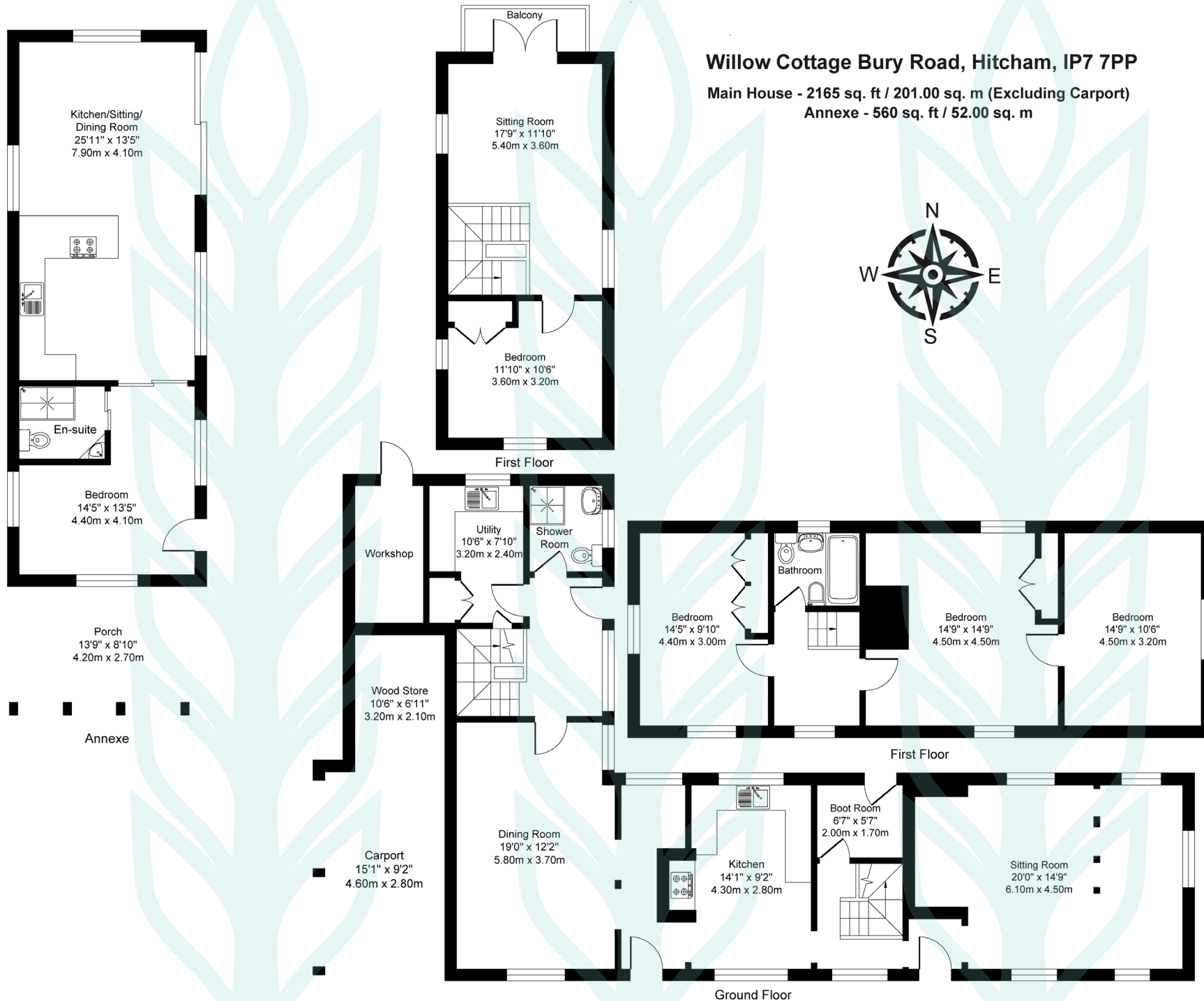




**Willow Cottage Bury Road, Hitcham, IP7 7PP**

**Main House - 2165 sq. ft / 201.00 sq. m (Excluding Carport)**

**Annexe - 560 sq. ft / 52.00 sq. m**





In 2019, a detached barn was built adjacent to the western paddock boundary, providing an appealing, open plan living space which comprises kitchen / living / dining area, with a double bedroom and shower room - all stylishly finished to a contemporary edge. This is currently used as a holiday let, which has planning permission for such use.

#### Agent's Note

We understand a right of access exists at the bottom of the rear meadow for the neighbouring land owner to pass between the adjacent arable fields.

#### Services

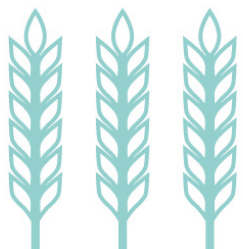
Mains water and electricity are connected. Oil-fired heating via a 'Worcester' oil fired boiler (2023). Modern sewage treatment plant (installed 2017). Fibre broadband. Water softener. Electric heaters serving the barn. Stovax wood burner also installed in the cottage in 2023.

#### Local Authority and Council Tax

Babergh & Mid Suffolk District Council.  
Band E (2025)

#### Location

Located some 2 miles west of the village centre, Hitcham provides a shop/post office, village hall and church. Mainline service to London is via Stowmarket station, which is about



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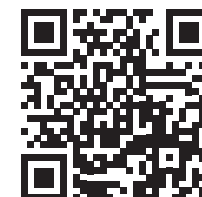
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