



BRIDGE COTTAGE

Hitcham | Suffolk



Chapman Sticks

BRIDGE COTTAGE WATER RUN, HITCHAM, SUFFOLK, IP7 7LN

Bildeston – 3 miles

Stowmarket – 7 miles

Hadleigh – 6 miles

- Porch / boot room • Reception hall • Sitting room •
- Kitchen / breakfast room • Study • Three bedrooms • Shower room •
- Detached double garage with studio • External WC • Gardens •
- Terrace and parking • In all, 0.37 acres •

The Property

Occupying a secluded rural setting to the northern end of the village, Bridge Cottage is a charming reed thatched cottage which according to its Grade II Listing dates from the 18th century, however, the central part of the cottage is arguably much earlier. The single storey additions with roof coverings of slate and pan tiles date from 19th century, and these areas primarily form part of the rear kitchen area, shower room, and the twin aspect study to the front.

Accessed via a quaint thatched porch is the reception hall with pamment tiled floor, exposed timbers with herringbone brickwork inlaid to one wall. To one side is a recently modernised shower room which has been tastefully re-fitted. The central sitting room provides a focal fireplace with inset wood burner and a large casement window enjoys views over the front garden.

To the southern end of the cottage is the kitchen / breakfast room where one is drawn to a set of French doors which lead onto the south facing part of the gardens, whilst giving uninterrupted views to the far boundary. The dining area extends to the rear kitchen, where solid oak work surfaces are fitted on one wall with four oven electric AGA and numerous units with integral appliances. A stable door leads onto an enclosed courtyard (west) and a leaded light internal window provides 'borrowed' light into the sitting room.

The remaining ground floor accommodation comprises the study (east) which is part panelled with twin aspect windows providing further views over the gardens.

The first floor is accessed by a cast iron spiral staircase via the reception hall, with three double bedrooms which all enjoy wonderful views over the gardens – particularly the end main bedroom (south) via a feature bay window.

A CHARMING 'STANDALONE' COTTAGE SET IN SOME 0.37 ACRES OF PRIVATE GARDENS TOGETHER WITH OFF-ROAD PARKING AND A DETACHED DOUBLE GARAGE



Outside, the secluded and private gardens are an attractive feature to Bridge Cottage which are chiefly to the south and east, consisting of an areas of lawn with established trees. Towards the far southern boundary is a vegetable garden, and to the western side is an enclosed terrace with adjacent pond.

Ample off-road parking is located to the northern end of the property, where an adjacent detached double garage (with power and lighting) provides a very usable first floor - giving excellent scope for conversion into ancillary accommodation. Attached to the garage is an external WC.

The boundaries are defined by established field hedges and the 'Water Run' to the west providing complete privacy.

Location

Water Run is a hamlet which forms part of Hitcham, which is located some 7 miles south-west of Stowmarket. Hitcham is a popular village with shop/post office, village hall and parish Church all surrounded by undulating countryside. The well served historic village of Lavenham is 5 miles, the A14 trunk road providing access to the ports of Ipswich and Felixstowe and access to the Cathedral town of Bury St Edmunds can be joined at Stowmarket, the latter also providing a commuter rail service.

Agents note

The property is offered for sale without an onward chain.

Services

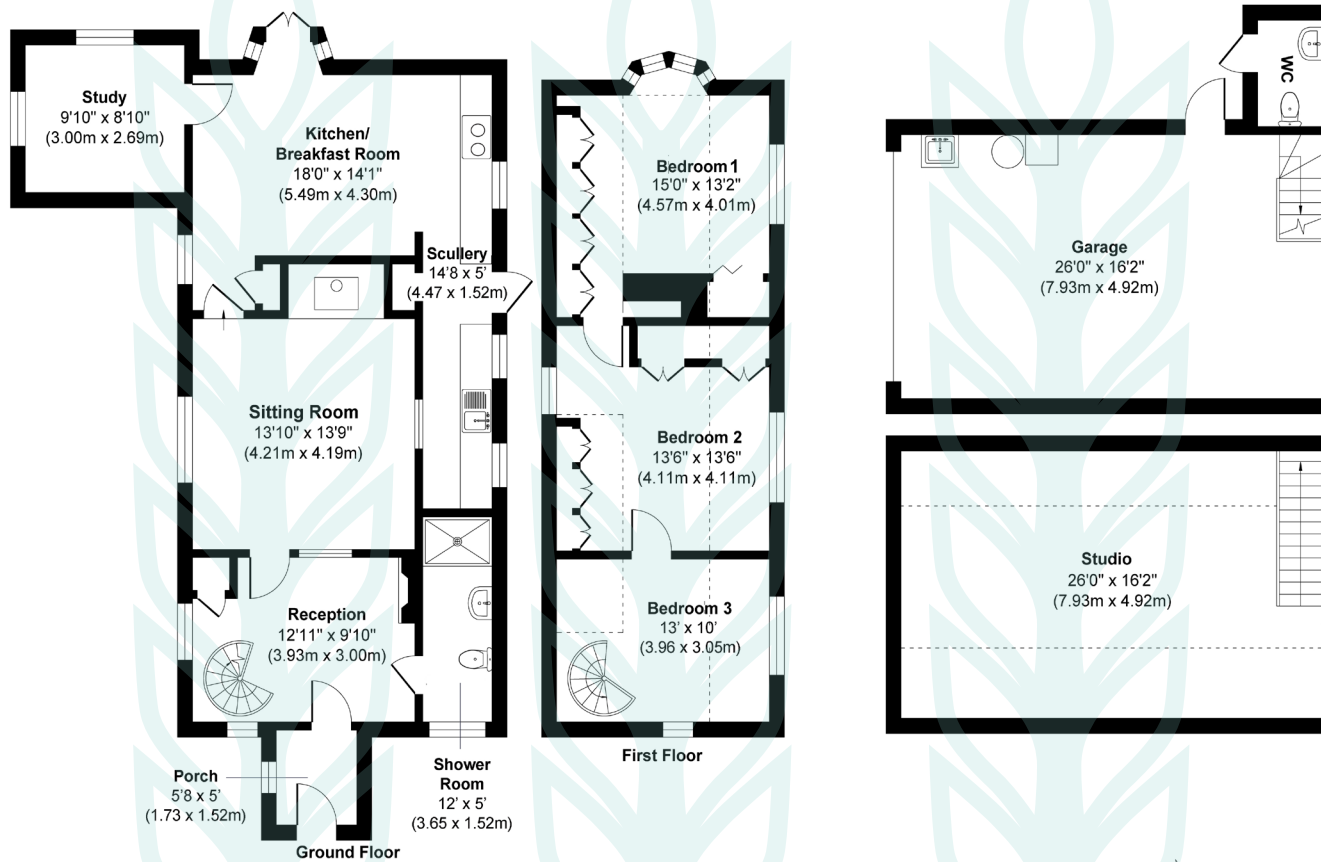
Mains water, electricity and drainage is connected. Oil-fired heating.

Local Authority and Council Tax

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



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Approx Total Floor Area 2163 sq.ft / 200.9 sq/m - including garage and under 1.5m

Illustration for identification purposes only, measurements are approximate, not to scale.

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