







## Bury Road, Hitcham IP7 7PP

Guide Price £1,275,000

Outstanding country house enjoying a splendid semi-rural setting with extensive grounds including a fantastic newly built barn-style annexe/holiday let, beautiful gardens, paddocks and five acre wood, all in about eight acres (s.t.s)

This handsome Grade II listed property, originally dating back to around 1865, offering an extensive range of period features throughout, including lattice windows, fine fireplaces and original exposed timbers. The interior is truly exceptional and provides beautifully presented accommodation with a pleasing layout and wonderful views.

A central reception provides a welcoming first impression from which the other principal rooms flow, hence the layout is ideal for both entertaining and families. Through on to the dining room, with original herringbone brick flooring and aspect out to the front garden. This links well to the kitchen/breakfast room with ample worktop and storage, five ring cooker and large pantry, with a further breakfast area. There is a superb heavily timbered drawing room with an impressive fireplace and wood burning stove. Double doors lead on to the terrace with immaculate and beautifully designed gardens.

A snug leads off of the main drawing room, with additional downstairs cloakroom, and a perfect home/office area. On the first floor the landing gives access to a principal bedroom with garden and paddock views. With a further four delightful bedrooms and large family bathroom completing the accommodation.

**Location**  
The house enjoys a splendid semi rural setting bordering farmland and open countryside. Hitcham is a popular village with a shop and Parish Church surrounded by countryside providing some fine country

walks. Neighbouring Bildeston has shops, a primary school, doctors' surgery and popular pubs/restaurant. The well served village of Lavenham is about 6 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 7 miles, the latter also providing a commuter rail link. For the daily commuter there are also mainline stations at Manningtree and Colchester.

**Outside**  
The grounds of over eight acres are a special feature of this property. A sweeping gravel driveway leads around the house to a generous parking area and direct access to the gardens. The gardens incorporate several seating areas with well stocked flower beds containing an abundance of herbaceous perennials and shrubs. There are formal rose beds off the terrace which lead through a gate to one of the two fully fenced paddocks. Off the larger paddock which borders the woodland, is a large stable block with four boxes and additional workshop. Further to this is a large chicken coop area. The mixed woodland is a haven for wildlife and bluebells in the Spring.

There is a second vehicular access linking to a large gravel yard which now provides access to the immaculate and newly built two bedroom annexe, running as a successful holiday let, Holmwood Lodge. This annexe has a completely separate spacious garden which also retains full privacy for the main house. Further to this is a large steel barn providing large amounts of storage although, is currently in a state of somewhat disrepair.

**Directions**  
When proceed along Bury Road from the direction of Thorpe Morieux/Bury St Edmunds, proceed along the road and the entrance to the house will be found on the right-hand side. what3words///towers.flinchers.singers

- Grade II listed country house in delightful setting
- Grounds comprising, beautiful well stocked gardens, paddocks, 5 acre wood
- Separate newly built two bedroomed annexe/holiday let
- Stables, workshop
- Five receptions
- Five bedrooms, two bathrooms
- Kitchen
- Countryside views
- Wealth of original features
- All in excess of 8 acres

**Services**  
Mains electricity and water. Treatment plant drainage. Heating - Oil fired radiator central heating  
Council Tax: Babergh Band: F  
Broadband speed: Up to 1000 mbps available (Source Ofcom)  
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)  
Flood Risk: No Risk

