

MILL VIEW Finborough Road, Hitcham, Suffolk IP7 7LS

Price Guide £695,000



- Three Bedroom Detached Bungalow Set In Just Under 1.5 Acres
 - Ideal Equestrian or Smallholding Property
- Three Stables & Tack Room • Summerhouse/Home Office • Double Garage
 - Rural Location with Countryside Views
 - No Upward Chain

REF AR8203

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:

Bildeston 4 miles • Stowmarket 6 miles Bury St Edmunds 14.5 miles • Ipswich 17.5 miles

An attractive three bedroom detached bungalow, set in just under 1.5 acres, ideal for equestrian or smallholding use, with stables, grazing paddock and home office, in a rural location with countryside views and with no upward chain.

This well-presented bungalow would be ideal for equestrian or smallholding use, having three stables, a tack room and fenced grazing paddock. It has lovely gardens and a useful home office for those working from home. Set in a rural location with lovely views across the neighbouring farmland, the property is offered for sale with no upward chain.

The property is located in the village of Hitcham which is situated between Hadleigh and Stowmarket. Hitcham has a good range of local amenities, as does nearby Bildeston. A larger range of services can be found in Stowmarket, including larger shopping facilities and a mainline railway station with services to London Liverpool Street.

THE RESIDENCE

A three bedroom detached bungalow benefitting from double glazing and oil-fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

A front **Entrance Door** leads into the **Entrance Hallway**, which has fitted storage cupboards. A door to the right leads into the sizeable **Sitting Room** which has a cast iron fireplace, set in a wooden fire surround with open fire. There are windows to two elevations and a wall mounted heating/air-conditioning unit.

The **Dining Room** has windows to two sides and wooden flooring and a high ceiling with exposed timbers. This room opens into the **Kitchen**, which is fitted with a range of wall and base units with wooden edge worksurfaces, 1½ bowl sink with mixer tap, space for undercounter fridge and plumbing for a washing machine, integrated electric oven and electric hob with extractor, oil-fired boiler and heating/air-conditioning unit. There is a window to the rear, two skylights, laminate flooring and a large **Walk-In Pantry** with fitted base units and shelving.

Off the **Kitchen** a **Conservatory** has tiled flooring and double doors leading out to the **Garden** and **Patio Area**. A door leads off to the Utility Room which has a single drainer sink, built-in units and tiled flooring, plus a **Cloakroom** with WC.

From the **Inner Hallway** there are **Three Bedrooms**, two of which are generous doubles and have wall mounted heating/air-conditioning units, plus a single bedroom, currently utilised as an **Office**.

The **Family Bathroom** is fitted with a bath with shower over and screen. WC, wash hand basin in vanity unit, tiled walls and floor, heated towel rail and extractor.





OUTSIDE, OUTBUILDINGS & LAND

Double gates from the road lead onto a gravel driveway with ample space for parking.

The **Garden** to the front of the bungalow is laid to lawn with an ornamental pond.

To the rear the generous **Gardens** are mainly laid to lawn, with a variety of mature trees including fruit trees and shrubs, and a large Indian Sandstone paved **Patio Area** enclosed by a low wall, perfect for entertaining and al fresco dining. The patio continues on around the side of the bungalow, where there is an oil storage tank and a **Dog Kennel**.

To the left of the bungalow a five-bar gate leads into the **Equestrian Facilities** and **Further Outbuildings** including a **Chicken Enclosure**, **Greenhouse** and **Raised Vegetable Bed**.

A timber **Summerhouse** is currently set up as a **Home Office/Gym Space**. It has power, light and a heating/air-conditioning unit.

The **Equestrian Facilities** benefit from power and light and comprise **Three Timber Stables** each with a fenced/gated enclosure to the front. To the rear of this building there is a **Tack Room** and an **Adjoining Garage** (both alarmed).

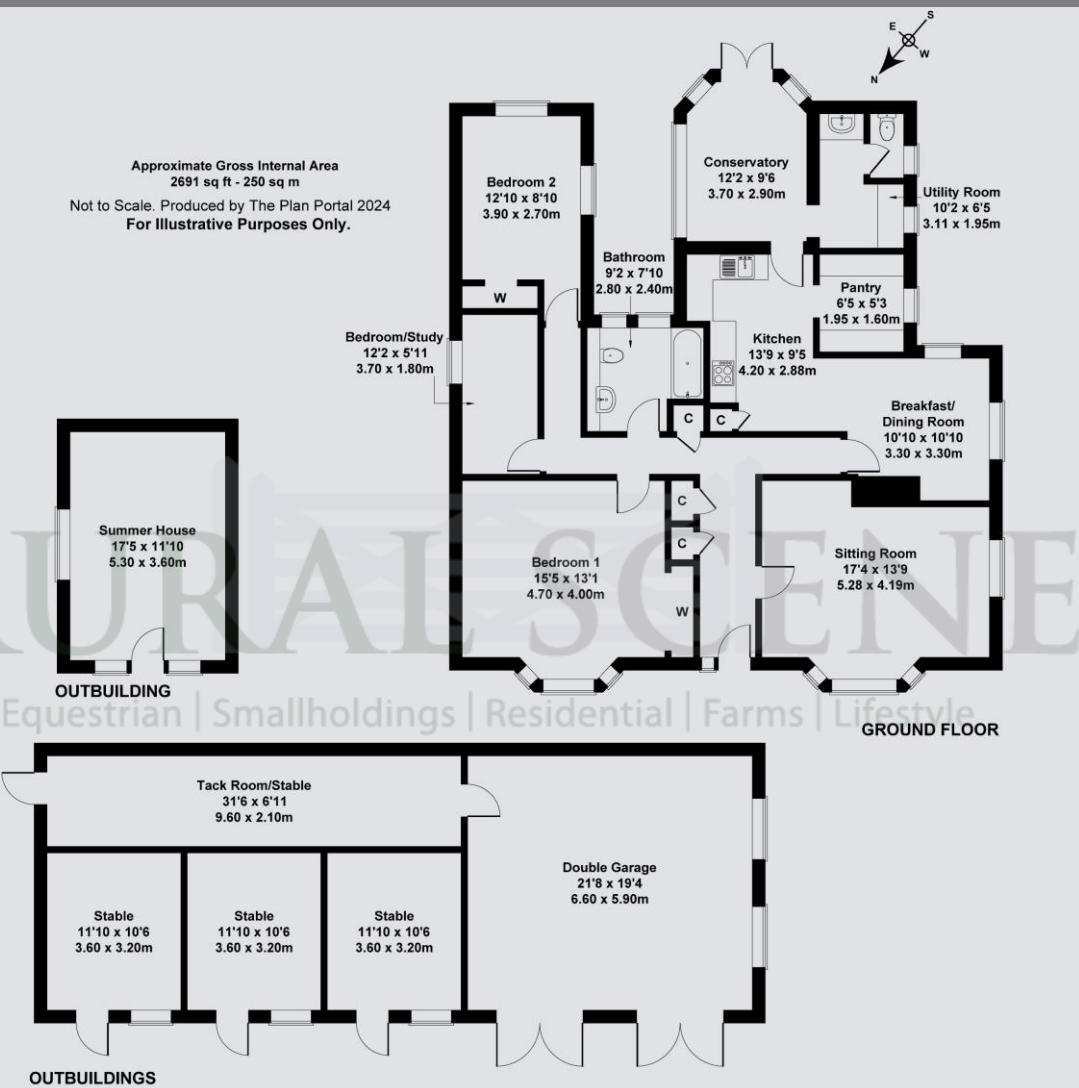
To the front and side of the stable block there are two well-kept **Paddocks** of mainly level grazing.



IN ALL APPROX. 1.4 ACRES
(About 0.6 Hectares)

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01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

BABERGH DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING E COUNCIL TAX E

DIRECTIONS

From Stowmarket take the B115 and continue to Finborough Road where the property will be found on the left-hand side, identified by our For Sale board.

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