



**Hill House**  
**Hitcham, Suffolk**

**DAVID  
BURR**



# Hill House, The Causeway, Hitcham, Suffolk, IP7 7NF

Hitcham is a popular village with village shop/post office, village hall and parish Church and surrounded by countryside providing some fine country walks. 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. The county towns of Ipswich and Colchester are 15 miles and 20 miles respectively.

An attractive three-bedroom Grade II Listed character home situated in a prime central position within the ever-popular village of Hitcham. The property offers a welcoming front aspect with painted brickwork under slate tiled roof, sash windows with new secondary glazing to the first floor and mature and beautiful Wisteria gracing the front of the house. The accommodation is arranged over two floors and provides deceptively spacious living including three reception rooms, remodelled kitchen/breakfast room, three bedrooms, two bathrooms and a versatile attached rear studio/garden room (potential annexe subject to relevant planning). In all about 0.18 acres.

## A delightful Grade II Listed family house offering generous accommodation and presented to an excellent order throughout.

Panelled entrance door with part enclosed storm porch and multi glazed bay windows to either side. Opening into;

**RECEPTION ROOM/HALLWAY:** 12'6 x 12'4 (3.81m x 3.76m). A fabulous room with a stunning feature exposed brick chimney breast and inset multi burning stove with mantle and fire surround. This area offers an abundance of character features including exposed studwork to walls, painted ceiling timbers and matching bookcases with cupboards either side of the entrance to the drawing room. Additionally, this reception room gives access to a separate dining room, kitchen/breakfast room and staircase to cellar. Two radiators.

**DRAWING ROOM:** 15'9 x 15' (4.80m x 4.57m). A magnificent room with part vaulted ceiling, large multi paned window to front aspect and additional window to side. Attractive painted wood panelling to walls. Radiators.

**DINING ROOM:** 12'3 x 12'2 (3.73m x 3.71m). A delightful room with multi pane sash window to front aspect. Open-hearth cast-iron fireplace

with wooden surround and mantle. Attractive painted wood panelling to walls. Exposed floorboards and painted ceiling timbers. Glazed leaded light window to inner hallway. An area beneath the staircase has been tastefully converted to provide a storage and seating area. Radiators.

**INNER HALLWAY:** Staircase to first floor. Doorway leading through to;

**KITCHEN/BREAKFAST ROOM:** 20'6 x 7'9 (6.25m x 2.36m). Dual aspect with window to side and rear. Part glazed timber door through to rear gardens. The kitchen is fitted with painted Shaker style units and a mix of solid wood and natural stone countertops with inset butler sink unit with chrome mixer tap. Part painted timber cladding to walls. Shelving units. Display cabinet. Tiled flooring. Radiator. Part glazed door through to rear hallway which includes a utility area.

**UTILITY/PANTRY AREA:** 7'4 x 4'2 (2.24m x 1.27m). With space for washing machine and tumble dryer. The pantry area has a range of storage

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units. Radiator. Tiled flooring. Steps to attached studio and garden room (possible annexe subject to relevant planning consents). Opening into;

**GROUND FLOOR SHOWER ROOM:** 8'5 x 5'7 (2.57m x 1.70m). Window to side and additional roof light. Suite comprising shower unit, low level W.C and pedestal wash basin. Towel radiator.

## First floor

**LANDING:** Window to side aspect. Return balustrade. Radiator. Loft access hatch. Doors to bedrooms. Secondary glazing.

**MASTER BEDROOM:** 15'5 x 12'8 (4.70m x 3.86m). Dual aspect room with sash windows to front and side. Part vaulted ceiling. Built-in wardrobes. Exposed wooden floorboards. Further access to loft. Radiator. Secondary glazing.

**BEDROOM 2:** 12'5 x 8'7 (3.78m x 2.62m). Another generous room with sash window to front. Shelving unit. Part panelled painted walls. Radiator. Secondary glazing.

**BEDROOM 3:** 10'8 x 8'3 (3.25m x 2.51m). Double bedroom with sash window to side. Radiator. Secondary glazing.

**FAMILY BATHROOM:** 5'8 x 5'8 (1.73m x 1.73m). Suite comprising panelled bath, wash basin and low-level W.C. Radiator. Window to rear.

## Outside

The property sits adjacent to the road with ample **OFF-ROAD PARKING** located to the side of the property with potential for garage/car port (subject to planning). The front garden provides an enclosed flower border to the front boundary with steps and gravelled path to the front entrance. The well-established and mature garden extends to the rear and side and provides secluded areas for enjoying outdoor entertaining including lawned area and fabulous gravelled terrace area with pergola ideally placed to enjoy

the warm summer evenings. In addition, there is a large timber garden storage shed. Outside water tap. To the rear of the property is a large versatile **STUDIO** 29'10 x 15'10 (9.09m x 4.83m) with vaulted ceiling, windows to rear and further door to courtyard and **GARDEN ROOM** 16'1 x 11'7 (4.90m x 3.53m) with power and light connected. The garden room has a part vaulted ceiling with triple aspect and glazed door to the rear gardens (The studio and garden room could be a possible annexe subject to relevant planning consents). **In all about 0.18 acres.**

**SERVICES:** Mains water, drainage and electricity are connected. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

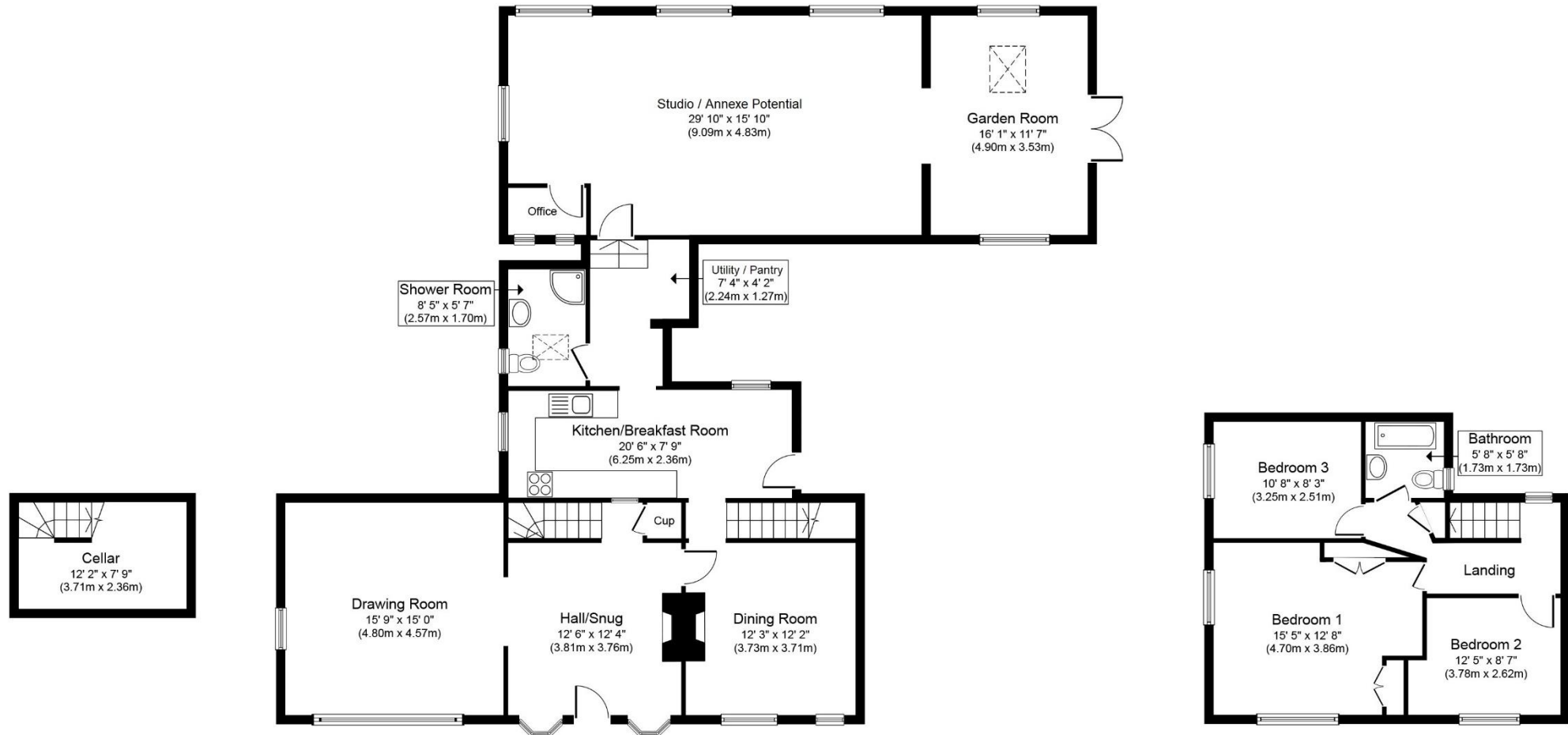
**LOCAL AUTHORITY:** Babergh District Council. Band E.

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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**Cellar**  
**Approximate Floor Area**  
**94 sq. ft.**  
**(8.7 sq. m.)**

**Ground Floor**  
**Approximate Floor Area**  
**1,587 sq. ft.**  
**(147.4 sq. m.)**

**First Floor**  
**Approximate Floor Area**  
**481 sq. ft.**  
**(44.7 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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