



**The Cottage,
Hitcham, Suffolk**

**DAVID
BURR**

The Cottage, Cross Green, Hitcham, Suffolk, IP7 7LL.

The property is ideally positioned within Hitcham, a peaceful rural village that embodies traditional Suffolk charm. Surrounded by scenic walks and open countryside, it is also conveniently located for access to the market towns of Hadleigh and Stowmarket, both offering a range of local amenities, restaurants, and rail connections to London Liverpool Street via the mainline station at Stowmarket.

Set in the tranquil and sought-after village of Hitcham, surrounded by the gently rolling countryside of Suffolk, this enchanting three-bedroom thatched cottage offers an increasingly rare opportunity to acquire a genuine period home of character and potential. Extending to approximately 1,200 sq. ft., the property occupies a generous plot with spacious front and rear gardens and a collection of traditional outbuildings, all lending themselves perfectly to sympathetic restoration.

From the moment you approach, the property exudes timeless rural charm. Its picturesque thatched roof, Colour-washed elevations, and setting create a quintessentially English edge of village scene, steeped in history and character.

A Rare Opportunity – Period Thatched Cottage in Hitcham Offering Character, Space and Scope for Improvement.

Key Features

- Charming three-bedroom period thatched cottage full of character.
- Extending to approximately 1,200 sq. ft.
- Requires updating – offering an exciting opportunity for renovation and personalisation.
- Retains original features including exposed beams and thatched roof.
- Spacious front and rear gardens with excellent potential for landscaping.
- A range of traditional outbuildings suitable for storage, workshop, or conversion (STP).
- Peaceful village setting in Hitcham, surrounded by beautiful Suffolk countryside.
- Within easy reach of Hadleigh, Stowmarket, and rail links to London

From the moment you approach, the property exudes timeless rural charm. Its picturesque thatched roof, Colour-washed elevations, and setting create a quintessentially English edge of village scene, steeped in history and character. Inside, the cottage retains many of its original period features with exposed beams, and timber detailing, which offer an authentic glimpse into its heritage.

While the accommodation would now benefit from updating, it provides a wonderful canvas for those wishing to combine traditional architecture with modern comfort and style.

The ground floor includes a welcoming sitting room, a country-style kitchen, and additional reception space that could serve as a dining room, study, or snug. Each room enjoys a wealth of character and offers scope to be reimagined and updated to suit individual tastes. Upstairs, there are three bedrooms, each enjoying views across the gardens and surrounding countryside.

The gardens are a particularly impressive feature of the property, extending generously to both the front and rear. The front garden is expansive offering a blank canvas to redesign and create additional parking (Subject to consents), while the rear garden offers an outdoor space with excellent potential for landscaping or entertaining. The rear garden also offers an access driveway with Right of Way over the neighbouring property with parking space for numerous cars.

A series of outbuildings sit within the grounds, offering flexible use for storage, workshop, or studio purposes. Subject to the necessary planning consents, these could be converted or enhanced to provide additional accommodation, a home office, or creative workspace with wonderful views of undulating countryside.

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For those seeking a project, this cottage represents a wonderful opportunity to breathe new life into a historic home, retaining its period character while creating a stylish and comfortable country retreat. This is a property with immense appeal and endless potential.

SERVICES: Mains water and Electricity. Oil fired heating and septic tank.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District

COUNCIL TAX: Band D

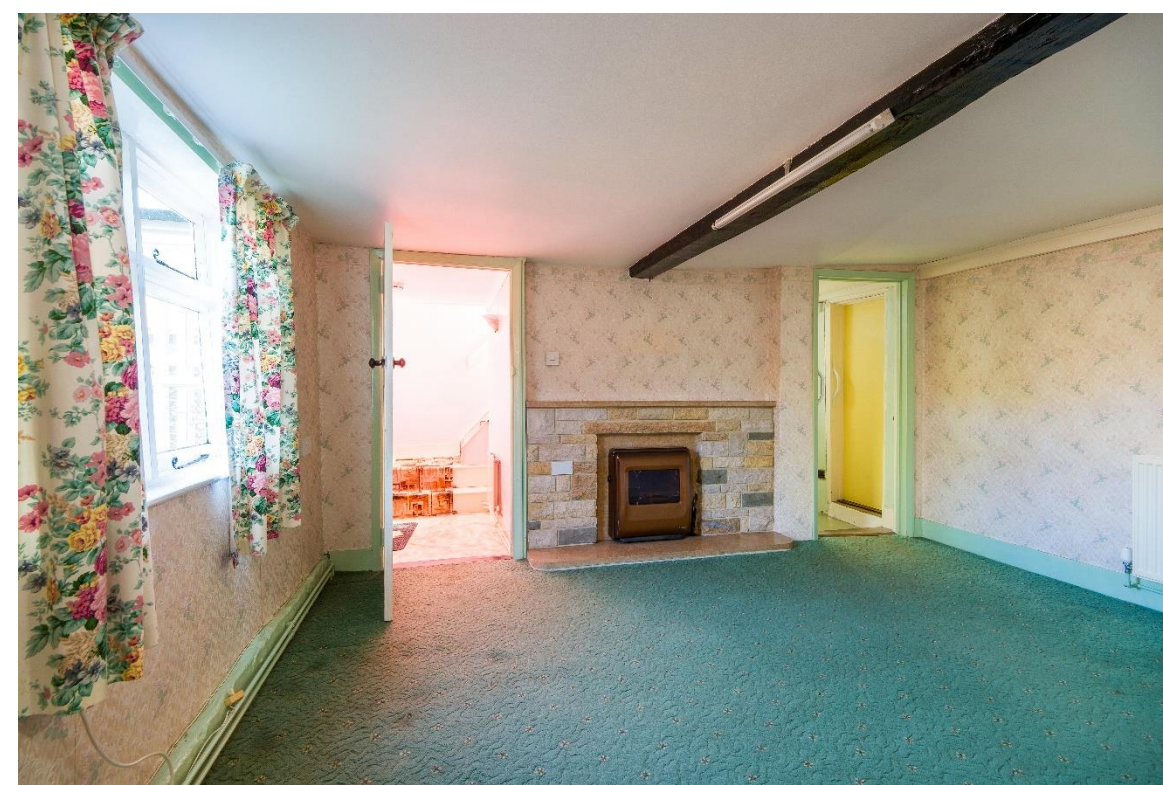
EPC RATING: Not required.

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

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 whatsoever 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.





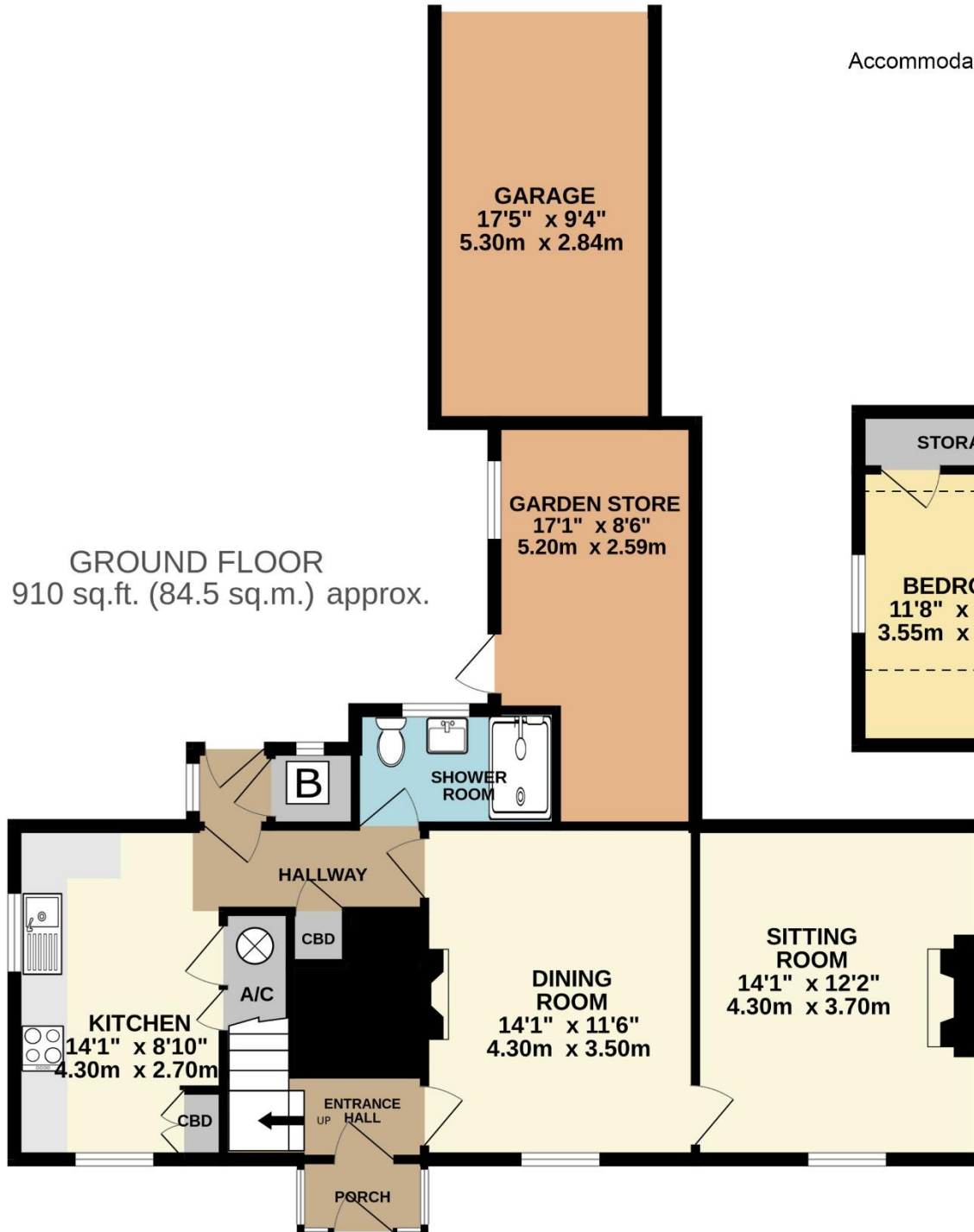
TOTAL FLOOR AREA (approx.)

Accommodation: 1154 sq.ft (107.2 sq.m) - Garage/Outbuildings: 295 sq.ft (27.4 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced for David Burr Estate Agent.

GROUND FLOOR
910 sq.ft. (84.5 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.0 sq.m.) approx.

