



ASSEMBLY HOUSE & ASSEMBLY COTTAGE, & THE COTTAGE

Hitcham | Suffolk



Chapman Sticks





Chapman Stickels

A UNIQUE OPPORTUNITY - THREE SEPARATE DETACHED DWELLINGS OCCUPYING SOME 0.6 ACRES OF GARDENS WITH PARKING AREAS AND OUTBUILDINGS

Assembly House

- Entrance hall • Open plan sitting room / dining room / kitchen •
- Four double bedrooms (two ensuite) • Family bathroom • Off-road parking •
- Extensive south-facing gardens •

Assembly Cottage

- Kitchen / dining room • Sitting room • Cloakroom, • Two double bedrooms •
- Bathroom • South-facing garden •

The Cottage

- Porch • Entrance hall • Dining room • Sitting room • Kitchen • Inner hall •
- Shower room • Three double bedrooms • Garden store • Garage • Off-road parking •
- South-facing garden • Storage barn and store •

- In all, 0.57 acres of predominantly south-facing gardens abutting meadowland and farmland •

Available as a whole or in two lots.

The whole – £1,100,000

Lot 1 – Assembly House & Assembly Cottage – £850,000

Lot 2 – The Cottage – £265,000





The Properties

Occupying a prominent semi-rural position to the north of Hitcham, **Assembly House** is truly a one-off replacement dwelling, which was completely re-built in 2025. This four-bedroom detached house has been meticulously designed, paying homage to a former early 19th century chapel which once occupied the site.

To the south of Assembly House is **Assembly Cottage**, an unlisted detached period cottage (probably mid-18th century) which has been comprehensively renovated and modernised - also in 2025. This provides just under 900sq. ft of ancillary accommodation.

Under separate titles, an adjacent grade II thatched cottage (**The Cottage**) is likely to date from the mid-18th century, which provides an additional 0.223 acres of amenity land.

The host dwelling, Assembly House, provides extensive and open plan reception space to the rear, incorporating a kitchen / dining area which is comprehensively fitted with quartz work surfaces and numerous appliances. The twin aspect dining / sitting area enjoys rural views beyond the private south-facing gardens, which abuts meadowland and farmland on its entire eastern and southern boundary.

On both floors, the entire front half of the house comprises four double bedrooms (with two ensuite shower rooms and a ground floor family bathroom. The main bedroom suite comprises the entire first floor area.

Completed at the same time (late 2025) Assembly Cottage is of ancillary use to Assembly House, although in practical terms it functions more as an independent detached dwelling. Despite its age and subsequent period feel, the cottage is akin to a modern layout, with a welcoming open plan kitchen / dining room with a bespoke fitted kitchen set to one end. Separating this area with the adjacent sitting room are stairs which give access to the two double bedrooms that are served by a bathroom.

Outside, off-road front parking is via a brick paved driveway where a 5-bar gate leads onto a rear patio, with an adjacent lawn which extends to the far southern boundary. The same applies to the rear of Assembly Cottage, where the allotted garden is currently divided by timber fencing, with a field pond set towards the far southern boundary.

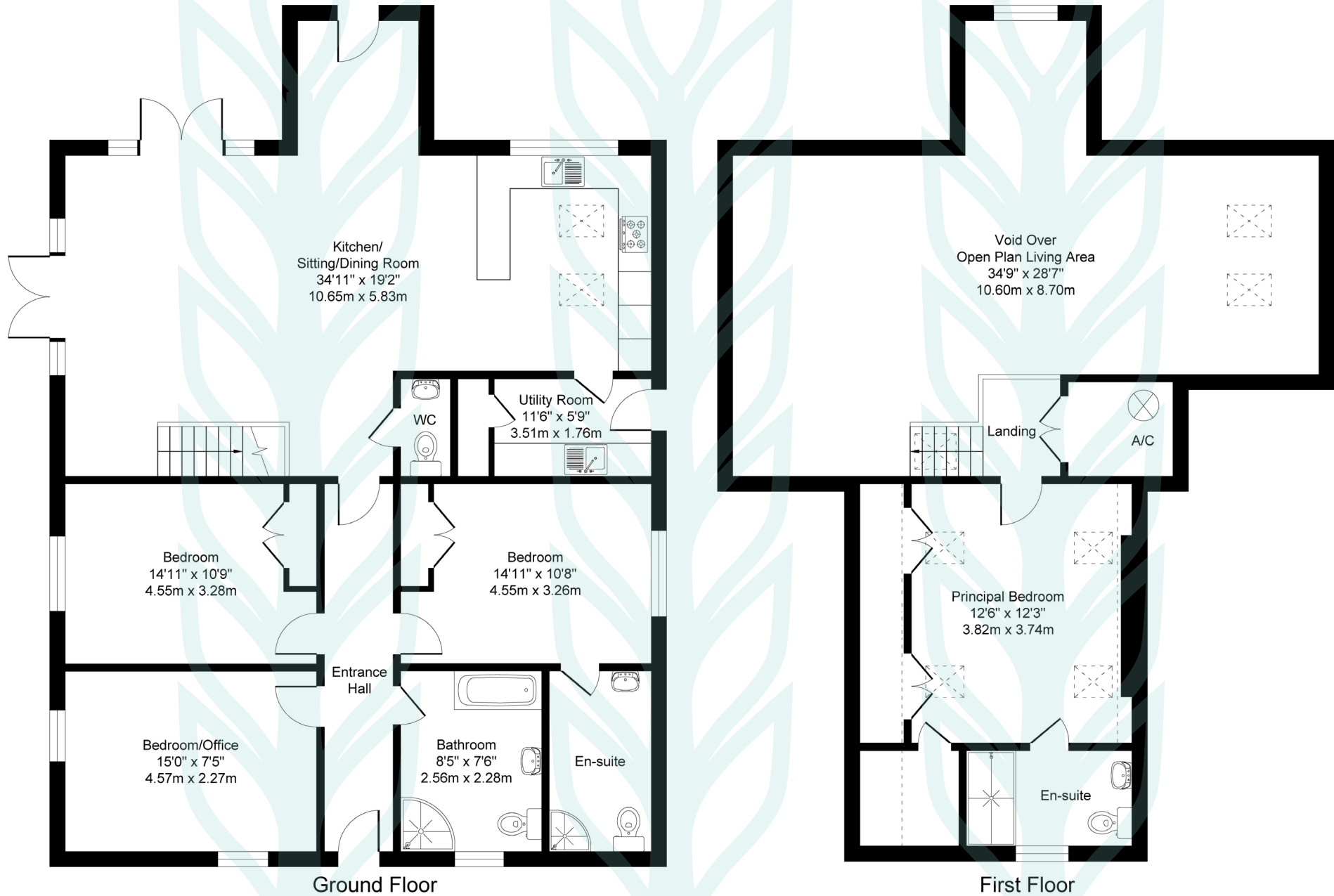




Assembly House, Cross Green, Hitcham, Suffolk

Approximate Floor Area

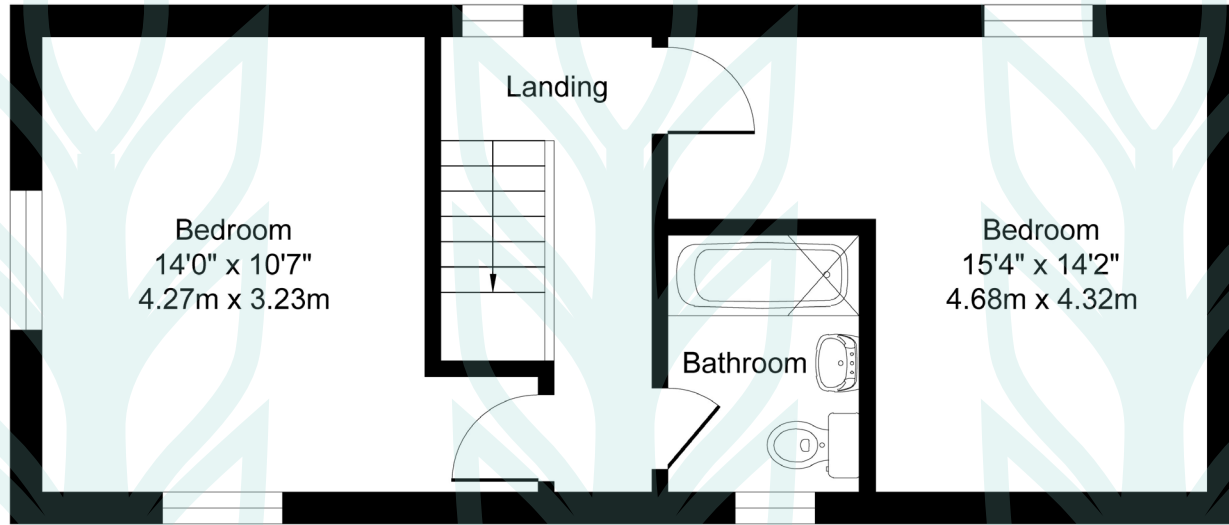
Main House - 1836 sq. ft / 170.57 sq. m



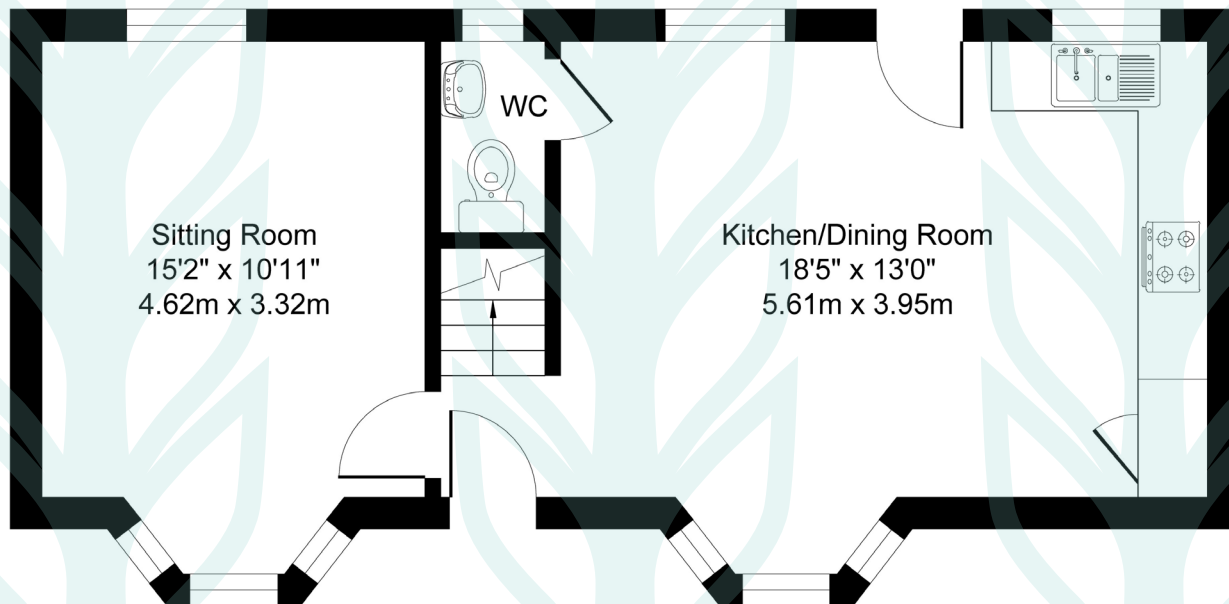
Assembly Cottage, Cross Green, Hitcham, Suffolk

Approximate Floor Area

Annexe - 880 sq. ft / 81.74 sq. m



Annexe (First Floor)



Annexe (Ground Floor)

The Cottage, Cross Green Hitcham, IP7 7LL

Approximate Floor Area

Main House - 1120 sq. ft / 104.13 sq. m

Garage & Garden Store - 298 sq. ft / 27.70 sq. m

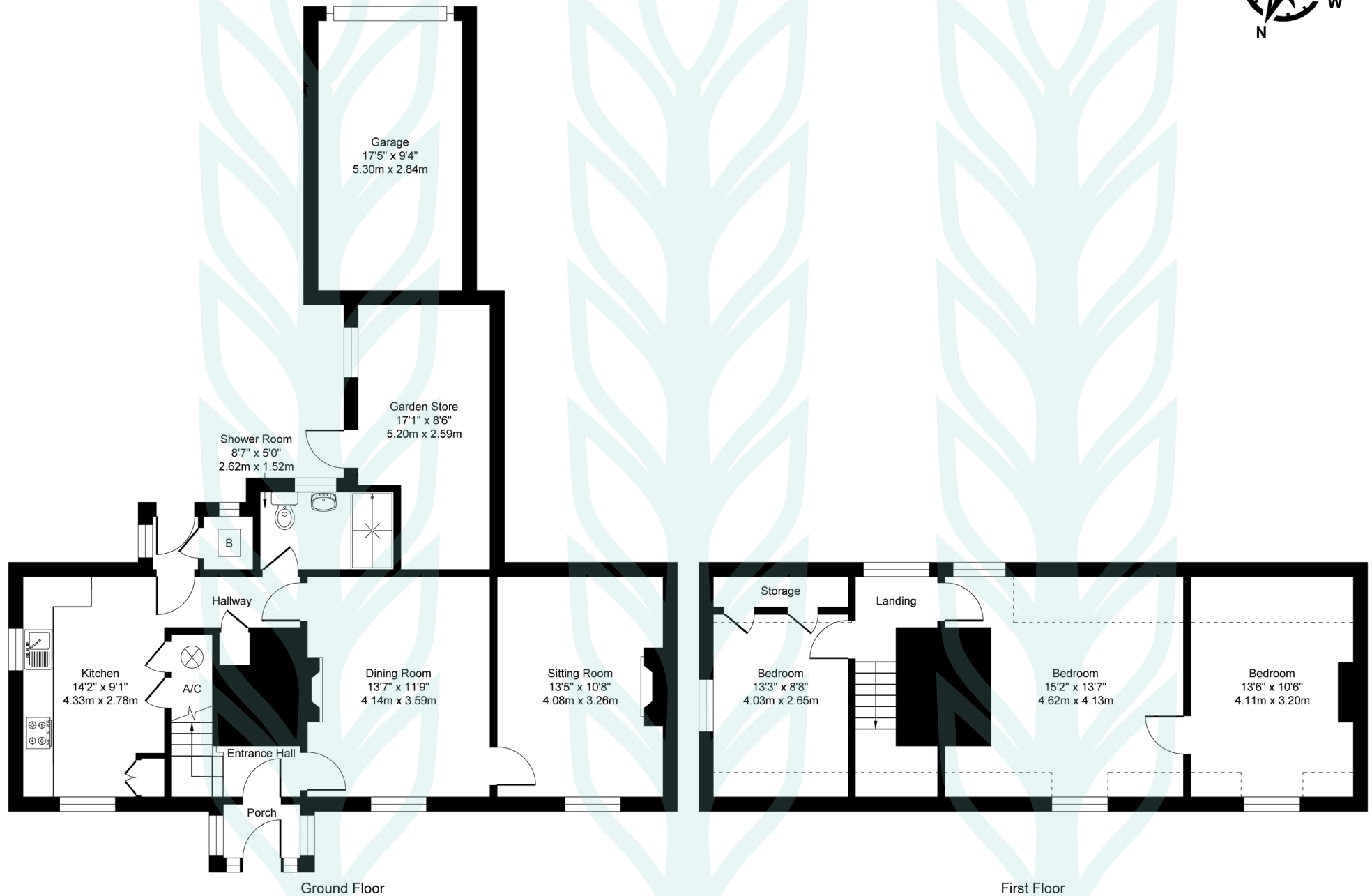


Illustration for identification purposes only, measurements approximate, not to scale. Copyright

The Cottage is the final dwelling to form Lot 1. It consists of a charming vernacular dwelling which despite appearing structurally sound, does require cosmetic improvement, with planning potential for a rear extension. The existing accommodation provided two reception rooms and an adjacent kitchen / breakfast room, which are all full width. The first floor provided three double bedrooms.

Outside, a shared driveway to the western side of the property leads to a rear parking area and adjacent garden, which extends to the south giving access to substantial outbuilding with adjacent store. This building could be demolished, which would clearly reveal the otherwise far-reaching views over arable farmland to the south, or to be replaced with a cart lodge garage with a home office (subject to consent).

Immediately to the rear of the cottage is an attached garden store and a single garage, which could also give way to a rear addition, subject to planning and heritage approval. Although currently preserved as a large front garden the northern section of garden could adequately accommodate further parking, if required.

Services

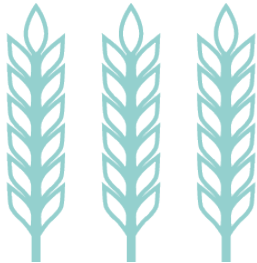
Mains water, electricity and drainage are connected.
 Assembly House - air source heat pump and underfloor heating downstairs and radiators to upstairs.
 Assembly Cottage - electric wall panel heaters.
 Thatched Cottage - Oil fired boiler and rods

Local Authority and Council Tax

Babergh & Mid Suffolk District Council. Band E (2026)

Location

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.



Chapman Stickels

The Corn Exchange,
 Market Place,
 Hadleigh,
 Suffolk,
 IP7 5DN

info@chapmanstickels.co.uk
 www.chapmanstickels.co.uk

01473 372 372

All enquiries:

Benedict Stickels
 ben@chapmanstickels.co.uk

Cleo Shiel
 cleo@chapmanstickels.co.uk



Scan the QR code to visit our website



IMPORTANT NOTICE
 Chapman Stickels states these particulars are for general information only and do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate where stated. Any prospective purchaser must satisfy themselves of the accuracy of the information within these particulars by inspection or otherwise. Chapman Stickels does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building restrictions), nor can it enter into any contract on behalf of the client. We do not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. If there is anything of particular importance to you, please contact us where we will endeavour to have any information or queries checked.