



**The Elms,
Hitcham, Ipswich, Suffolk**

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THE ELMS, THE CAUSEWAY, HITCHAM, IPSWICH, SUFFOLK, IP7 7LJ

Hitcham is a popular village with village shop and parish Church and is 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.

A superb detached village home situated in a rural location with excellent transport links which dates back to the 17th century, with Georgian brick façade and subsequent 19th century additions. The property provides extensive living accommodation as well as four double bedrooms (two en-suites) and a further shower room. There is a generous rear garden and a substantial workshop/garage/barn. **In all about 0.62 acres (sts).**

An unlisted detached period house with generous accommodation, substantial gardens and a versatile and particularly useful outbuilding/barn.

Front door leading to:-

ENTRANCE HALL: A particularly spacious and welcoming area with exposed timbers throughout and a large coats cupboard off. Staircase rising to the first floor and door leading to:-

DRAWING ROOM: A characterful dual aspect room with sash windows on each side. Plenty of space for seating arranged around a central brick fireplace with an open hearth. Exposed timbers throughout.

SITTING ROOM: A further dual aspect reception room with heavily timbered ceiling and exposed studwork. Impressive inglenook fireplace with oak bressummer beam and an open fireplace with brick hearth. Sash windows allowing for plenty of natural light. Door leading to:-

STUDY: A useful area to work from home with brick fireplace and door opening onto the driveway.

DINING ROOM: A versatile area with exposed timbers and substantial wood burning stove situated on a brick hearth with brick arch fireplace. Plenty of room for dining table and chairs, sash windows on each side and open studwork leading through to the:-

KITCHEN/BREAKFAST ROOM: Finished with a matching range of base and wall level units with wood worksurfaces incorporating a large stainless steel sink with mixer tap above. Space for free-standing range cooker with extraction above, space for free standing refrigerator and space and plumbing for a dishwasher. Integrated below countertop fridge and separate freezer. High ceilings and wish sash window providing a beautiful view over the garden.

GARDEN/BOOT ROOM: With pamment tiled floor and double doors opening onto the driveway and providing plenty of space for coats and shoes and the potential to be used as a further seating area if desired. Stable door connecting into the dining room.

REAR LOBBY: A versatile area with double doors opening onto stone paved terracing and a fine view over the garden. Recessed storage area and further doors leading to:-

UTILITY: A useful area with space and plumbing for washing machine and stacked tumble dryer over. Armitage Shanks butler sink mounted on a wooden plinth and a door opening onto the garden.

CLOAKROOM: Containing a W.C. and a wash hand basin.

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First Floor

LANDING: A large L shaped area with access to loft storage space, exposed timbers and brickwork and substantial eaves storage cupboards off. Doors leading to:-

BEDROOM 1: An impressive, and particularly light, dual aspect double bedroom with sash windows on each side providing beautiful countryside views. Plenty of space for a double bed, eaves storage and recessed wardrobe space off and door leading to:-

EN-SUITE: Containing a tongue and groove panelled bath with mixer tap and shower over, W.C. and a pedestal wash hand basin.

BEDROOM 2: A further dual aspect double bedroom with recessed storage, feature fireplace and a door leading to:-

EN-SUITE: Containing a tongue and groove panelled bath with mixer tap and shower over, W.C. and a pedestal wash hand basin as well as a chrome heated towel rail.

BEDROOM 3: A superb dual aspect bedroom with a Juliet balcony and outstanding far-reaching, undulating countryside views.

BEDROOM 4: A double bedroom with a fine outlook over neighbouring countryside and with useful fitted wardrobes.

SHOWER ROOM: Containing a large double width shower, W.C., vanity suite and a chrome heated towel rail.

Outside

Access to the property is via a five bar gate which opens onto a gravel driveway providing ample off-street parking for numerous vehicles. At the rear of the drive is a substantial:-

WORKSHOP/GARAGE/BARN: Of timber framed construction and with a concrete floor and two sets of timber double doors. Providing a multitude of potential uses including sheltered parking, garden storage, a home gym or a workshop. Power and light connected and the further benefit of a water supply.

The garden is particularly generous with an elevated stone paved terrace adjacent to the house itself with a mature climbing Hydrangea providing interest and colour. Adjacent to the terrace is a brick outbuilding providing useful storage. A large expanse of lawn extends right back with mature trees providing a high degree of privacy and a stunning naturally fed pond. There are a number of fruit trees including Quince, Plum and Apple as well as a Walnut tree. To the rear of the barn is a green house, kennel and raised beds as well as outstanding far-reaching views over neighbouring countryside.

In all about 0.62 acres (sts).

SERVICES: Main water and drainage. Main electricity connected. Oil fired heating by radiators. **NOTE:** None of these services have been tested by the agent. **EPC RATING:** Band E – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** G

TENURE: Freehold **WHAT3WORDS:** published.dome.faded

CONSTRUCTION TYPE: Brick and timber framed

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.

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