



HILL HOUSE

Hitcham | Suffolk



Chapman Sticks

HILL HOUSE THE CAUSEWAY HITCHAM, IP7 7NF

Bildeston - 1.5 miles
Stowmarket - 7 miles
Hadleigh - 6.5 miles

- Entrance hall / snug • Drawing room • Dining room •
- Cellar • Kitchen / breakfast room • Utility room • Shower room •
- Office • Studio • Garden room • Three bedrooms • Family bathroom •
- Off-road parking • Gardens • In all. 0.18 acres •

The Property

Located to the southern end of Hitcham, Hill House is an individual detached Grade II listed house which has been tastefully modernised in recent years. Likely to date from the early 1800's, the house provides typically well-proportioned accommodation, coupled with much natural light by numerous front sash windows. A much later single storey addition to the west (now the drawing room) was the former village shop, which ceased trading in the 1970's.

The house is entered by a welcoming central hall / snug, with twin bay windows and a fireplace housing a multi burning stove. An opening leads into the drawing room, with part vaulted ceiling, wood wall panelling, and a notable full-height front window.

A dining room to the eastern end of the house features a 19th century cast iron fireplace, exposed pine floorboards and a recessed seating area.

To the rear, the twin aspect breakfast area opens into the stylishly fitted kitchen, which is comprehensively fitted on three walls with a mix of oak and quartz worktops, inset butler sink, a six-ring 'Britannia' range cooker and numerous base units.

Beyond the kitchen is the ground floor shower room and separate utility room, with plumbing and space for a washing machine and tumble dryer.

Attached to the rear of the house is a substantial barn / studio with corner office, which considering the extensive space offers numerous potential uses such as annex accommodation or commercial / business use. Adjacent is the garden room, with double doors leading to the garden.

AN ATTRACTIVE GEORGIAN HOUSE OCCUPYING A PROMINENT ELEVATED VILLAGE SETTING, TOGETHER WITH OFF-ROAD PARKING, SECLUDED GARDENS AND STUDIO



Via a rear landing, the first floor provides three bedrooms and a family bathroom, with bedroom one being twin aspect, with built-in wardrobes on two walls. All bedrooms are served by a family bathroom.

Outside, ample off-road parking is to one side, where a pedestrian gate leads up to the secluded rear gardens which are bordered by trees, shrubs and flower beds. The main area is predominately laid to lawn (east) with a gravelled sun terrace with pergola. In addition, there is a large timber shed and further raised beds. A quaint cottage garden is to the front, with a mature wisteria.

Services
Mains water, electricity and drainage are connected. Oil fired heating.

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.



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

Approximate Floor Area
 Main House - 1546 sq. ft / 143.67 sq. m
 Studio Area - 613 sq. ft / 56.97 sq. m

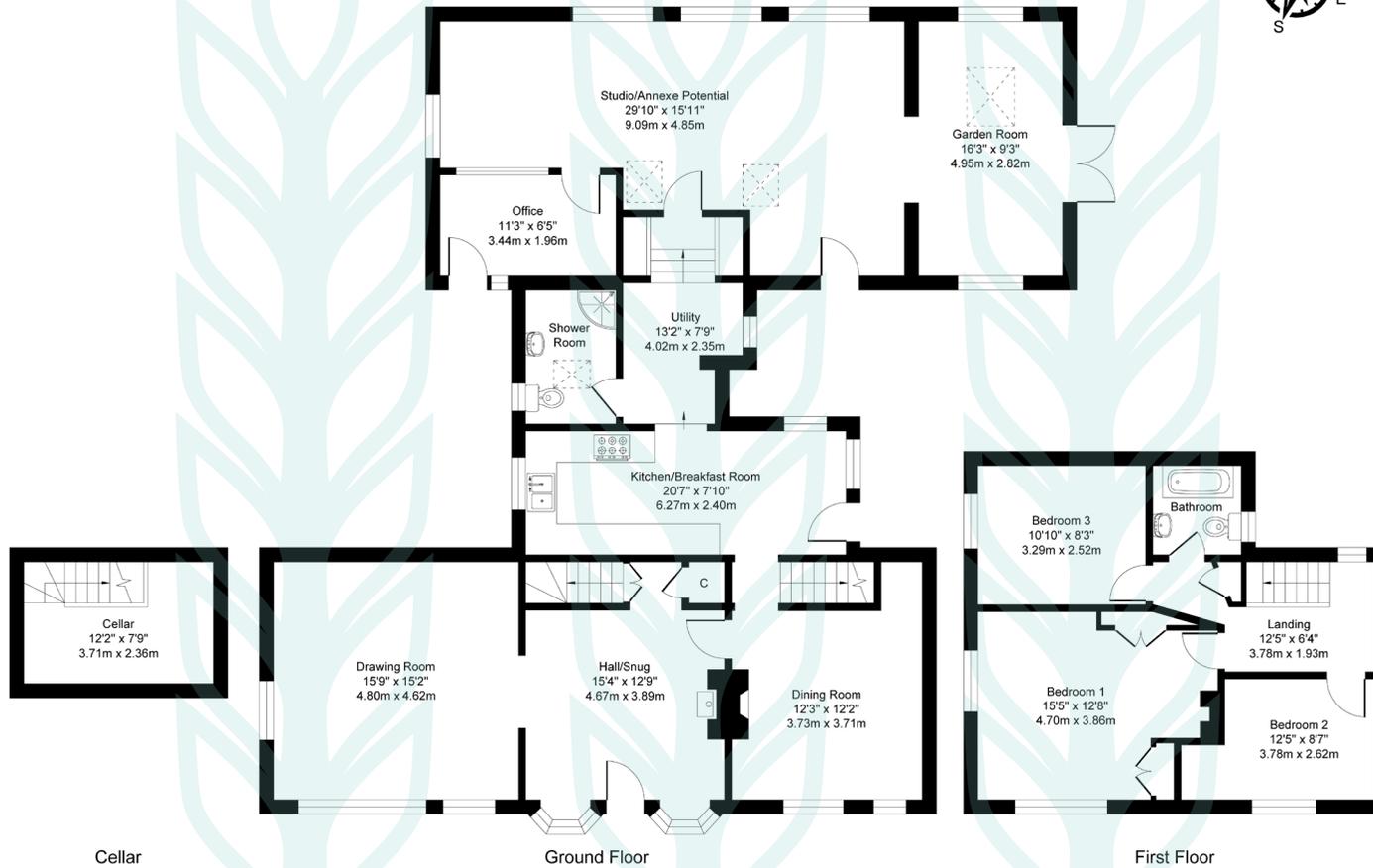


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Chapman Stickels

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
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PrimeLocation.com

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