



ASSEMBLY HOUSE & ASSEMBLY COTTAGE

Hitcham | Suffolk



Chapman Sticks

ASSEMBLY HOUSE & ASSEMBLY COTTAGE, CROSS GREEN, HITCHAM, SUFFOLK, IP7 7LL

Bildeston - 2.5 miles / Stowmarket - 6 miles / Hadleigh - 7.5 miles

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 •

In all, 0.36 acres of predominantly south-facing gardens abutting meadowland and farmland

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.

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.

A UNIQUE OPPORTUNITY - TWO DETACHED DWELLINGS OCCUPYING SOME 0.36 ACRES OF GARDENS WITH AND PARKING



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 weaved 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 is allotted garden is currently divided by timber fencing, with a field pond set towards the far southern boundary.

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.

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

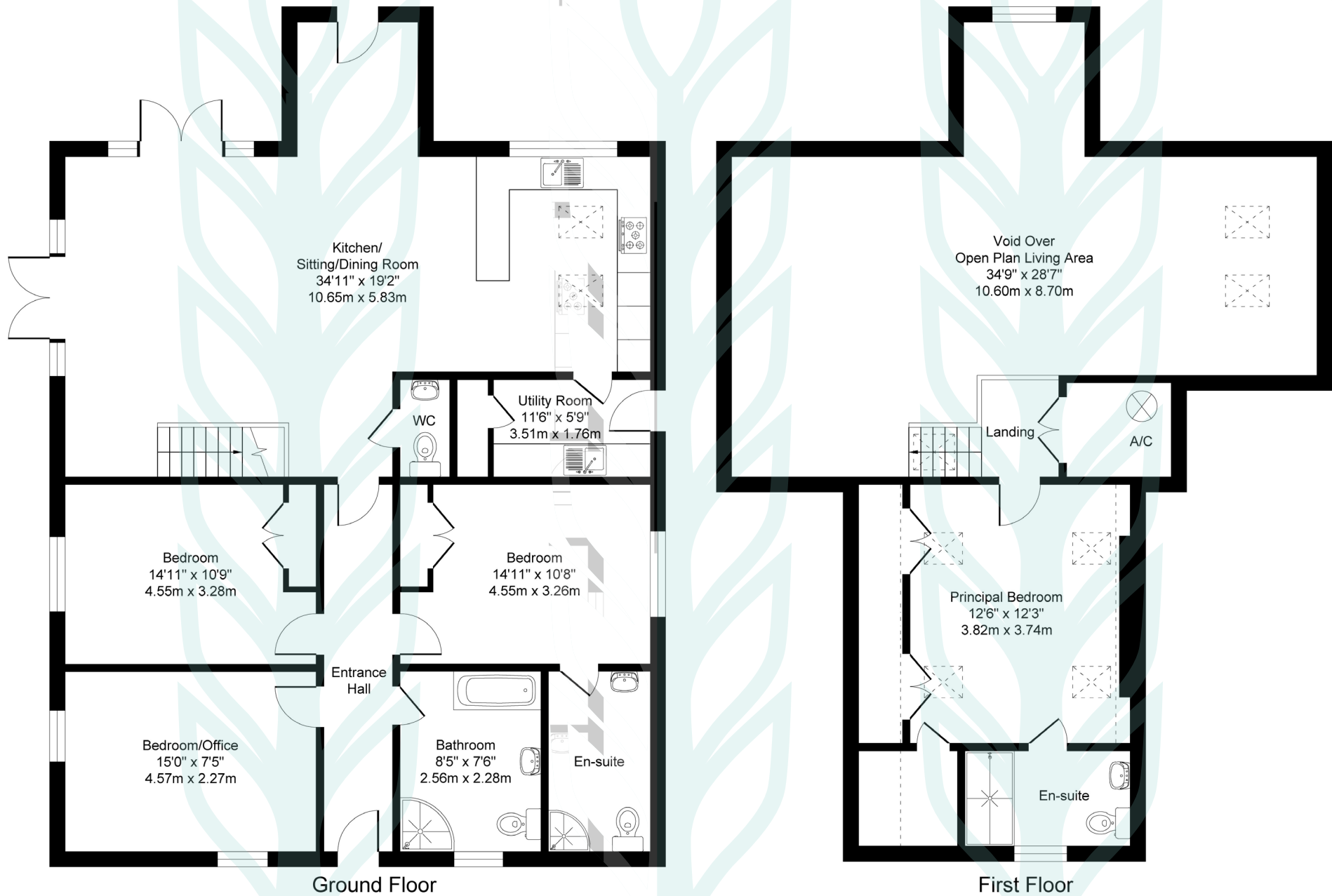
Local Authority and Council Tax
Babergh & Mid Suffolk District Council. Band E (2026)



Assembly House, Cross Green, Hitcham, Suffolk

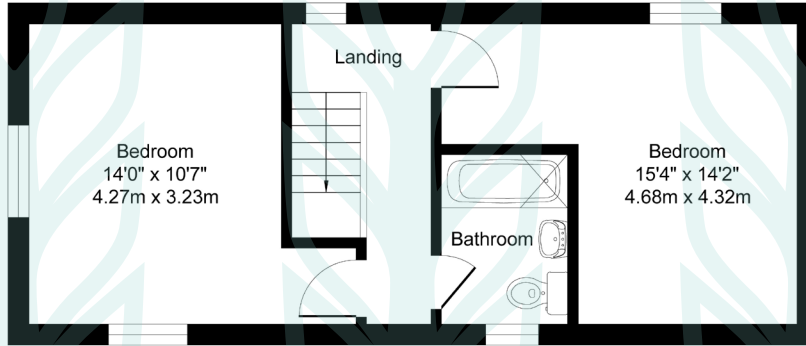
Approximate Floor Area

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

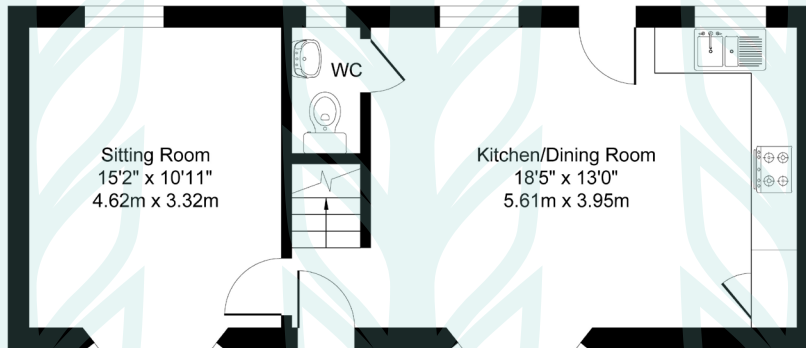


Assembly Cottage, Cross Green, Hitcham, Suffolk

Approximate Floor Area
Annexe - 880 sq. ft / 81.74 sq. m



Annexe (First Floor)



Annexe (Ground Floor)

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