



Oakdene The Causeway, Hitcham
Ipswich

Guide Price £350,000

Oakdene The Causeway

Hitcham, Ipswich

A charming Grade II listed two bedroom cottage, beautifully presented and full of character, occupying a delightful position within the village of Hitcham. The property enjoys a peaceful setting with attractive views across open farmland to the rear, together with a well-maintained garden and the benefit of off-road parking.

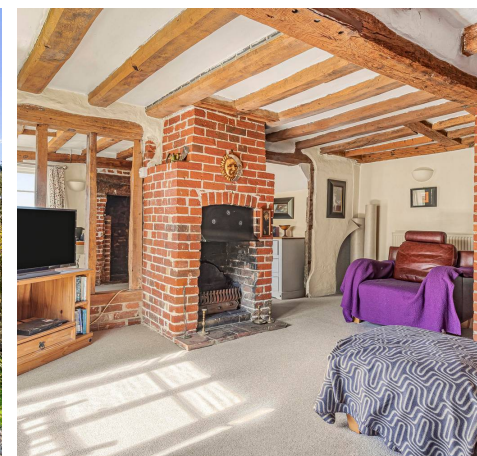
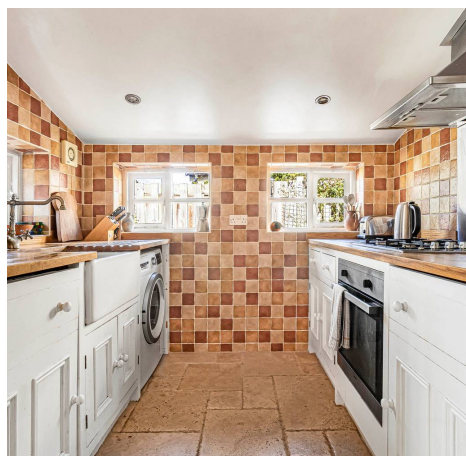
The Property

The property is approached via a shingled frontage, creating an attractive and low-maintenance entrance. A path provides access to the front door.

Upon entering, the accommodation opens into a spacious and characterful living/dining/study room. This impressive space features exposed stud timberwork and benefits from two brick fireplaces: one centrally positioned within the room, and the other complemented by an oak bressumer beam with an inset wood-burning stove, creating a focal point. Natural light is drawn in through the bay frontage.

A latch door leads through to an inner area, where stairs rise to the first floor and a built-in cupboard provides useful storage. From here, the accommodation flows into the kitchen and breakfast room.

The kitchen is fitted with cottage-style units complemented by wooden work surfaces, together with an integrated cooker and gas hob, butler sink, and space and plumbing for a washing machine. This area flows seamlessly into the extended breakfast room, a particularly impressive space with vaulted ceilings and large openings that frame wonderful views across the garden and farmland beyond. Double doors provide direct access to the outside, and the room offers a high degree of versatility, equally suited as a garden room.



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From the breakfast room, a door leads to a small rear lobby/utility area, which in turn provides access to the garden. Also located on the ground floor is a shower room, fitted with a walk-in shower enclosure, WC, and wash hand basin.

First Floor

The staircase rises to a landing from which both bedrooms are accessed.

The principal bedroom is a well-proportioned and characterful room, benefitting from built-in storage cupboards, together with exposed timbers and wooden flooring.

The second bedroom also includes a built-in storage cupboard and offers flexibility for use as a guest room, study, or additional living space.

Outside

The rear garden is predominantly laid to lawn and complemented by established planting and seating areas, creating an attractive outdoor setting. A wooden garden shed provides useful external storage, while the garden enjoys a pleasant outlook across adjoining farmland.

Parking is accessed via the side of the property, where off-road parking is provided.

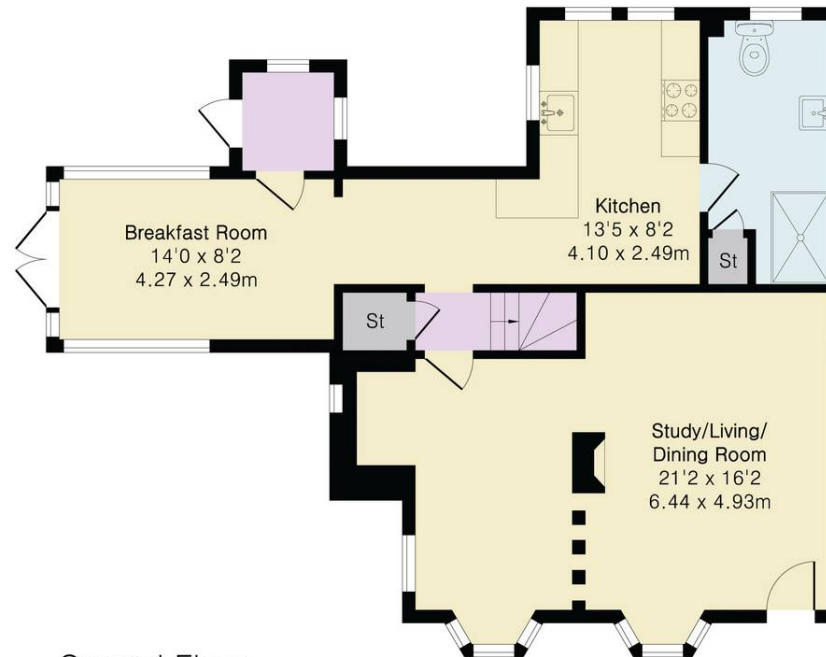
Council Tax band: D

Tenure: Freehold

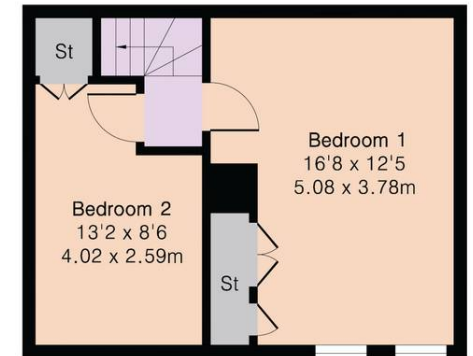
Approximate Gross Internal Area 1152 sq ft - 107 sq m

Ground Floor Area 797 sq ft – 74 sq m

First Floor Area 355 sq ft – 33 sq m



Ground Floor



First Floor



FROST

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



62 High Street, Hadleigh, Ipswich, Suffolk, IP7 5EF

01473 823456

sales@frostandpartners.co.uk

www.frostandpartners.co.uk