



**Spring View, Water Run
Hitcham, Suffolk**

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Spring View, Water Run, Hitcham, Suffolk, IP7 7LN

Water Run is a hamlet which forms part of the village of Hitcham with amenities including a village shop/post office, parish Church and village hall which is host to a variety of clubs and activities. The well served larger village of Bildeston is 3 miles and provides a health centre and primary school and the market town of Stowmarket is approximately 6 miles providing an excellent range of schooling, shopping, recreational and cultural facilities together with a mainline rail link to London Liverpool Street. The closest independent schools are Old Buckenham School and Finborough School. The A14 trunk road provides access to the east coast ports and beaches, the Cathedral town of Bury St Edmunds and onto Cambridge.

An impressive and substantial family house with five double bedrooms that is believed to measure approximately over 4000 sq ft and boasts versatile accommodation beneficial for multi-generational families or those requiring ancillary accommodation for friends or family. Spring View is ideally placed in a semi-rural location on the periphery of this highly sought after Suffolk village and has been maintained and is presented to an excellent order throughout whilst boasting everyday modifications such as underfloor heating, en suite and dressing room to the principal bedroom to name but a few. The remainder of this delightful property enjoys spacious well proportioned reception rooms and sits in grounds measuring approximately 1.3 acres creating an idyllic setting.

A superb, substantial detached family house measuring over 4000 sq ft and having grounds that approach 1.3 acres.

Entrance door to;

ENTRANCE PORCH: A welcoming area with dual aspect to the sides and further door opening to;

RECEPTION HALL: 33'8 x 11' (10.3m x 3.3m). A wonderfully large inviting area with a variety of built-in double storage cupboards. Staircase rising to first floor with understairs cupboard. Doors to all principal rooms.

DRAWING ROOM: 22'6 x 15'7 (6.8m x 4.7m). A superb light and airy double aspect room with sliding doors opening to the grounds allowing one to enjoy warm summer afternoons. The main focal point of the room is an attractive brick fireplace under a bressummer beam with inset wood burning stove on a pamment tiled hearth.

DINING ROOM: 15'2 x 10'4 (4.9m x 3.1m). Located adjacent to the drawing room. Attractive double doors and having rear aspect. Currently occupied as a formal dining room however would lend itself to a multiple of uses if so required.

KITCHEN/BREAKFAST ROOM: 26'x 10'9 (7.9m x 3.3m). Accessed via the reception hall. A wonderful space cleverly designed into two distinctive areas with the kitchen area being fitted with an extensive range of matching wall and base units under quartz worktops that incorporate a 1½ bowl sink unit with mixer tap. Integrated appliances include eye level Neff oven with slide and hide warming drawer beneath, induction hob under extractor hood, dishwasher, under counter freezer and tall fridge. Tiled flooring with underfloor heating leads to the designated breakfast area with sliding doors opening to the rear patio ideal for al fresco dining. Further door to utility room.

UTILITY ROOM: 10'9 x 6'9 (3.3m x 2m). Fitted with matching wall and base units under work preparation surfaces incorporating a sink unit with single drainer and mixer tap. Space for washing machine and tumble dryer. Further door opening to rear lobby. Tiled flooring with underfloor heating.

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OFFICE: 11' x 8' (3.3m x 2.4m) Located to the front of the property with front aspect. Extensive fitted workstation and desk. Ideal for a home office or study. Laminate flooring with underfloor heating.

CLOAKROOM: Located off the reception hall. W.C. and wash hand basin with mixer tap and vanity cupboard beneath.

GAMES ROOM: 23'3 x 16'9 (7m x 5.1m). Having front aspect and accessed from the reception hall and rear lobby. A substantial room currently used as a games room with a full-sized snooker table (available by separate negotiation). An ideal entertainment room but could be used for a studio or incorporated into annexe accommodation if required. Adjoining designated bar area 8'1 x 5'7 (2.4m x 2.1m).

SITTING ROOM: 20'7 x 18'4 (6.2m x 5.5m). Located to the rear of the property is one of a number of rooms that could be divided into annexe accommodation if so required, however currently utilised by the present owners as a further sitting room with dual aspect overlooking the grounds and having sliding doors allowing one to enjoy al fresco dining and entertaining. Door to rear lobby.

REAR LOBBY: Having built-in storage cupboard. External door giving access to the grounds. Door opening to;

SECOND STUDY: 13'9 x 6' (4.1m x 1.8m). A versatile area, again it could be incorporated into the annexe accommodation if required but currently used as a second office by the present owners. Separate external side door. Large built-in storage cupboard housing the oil fired boiler.

SECOND CLOAKROOM: Having wash hand basin and W.C.

First floor

LANDING: A large inviting area having front aspect and built-in linen cupboard. Loft access with fitted ladder giving access to a substantial

loft/storage eaves area 57'9 x 24' (17.6m x 7.3m) having skylights and power and light connected. Doors to all bedrooms.

BEDROOM 1: 17' x 13'4 (5.1m x 4m). Having front aspect and overlooking the garden. Door to large walk-in dressing room 6'4 x 6' (1.9m x 1.8m) and further door to;

EN SUITE: 10'2 x 7'3 (3.1m x 2.2m). A delightful suite that affords a roll top bath and claw bath with central mixer tap and shower attachment over, large walk-in shower cubicle with rain head style power shower and part tiled surround, wash hand basin with mixer tap and vanity cupboard beneath and W.C. Heated towel rail. Tiled flooring with underfloor heating. Front aspect.

BEDROOM 2: 17'7 x 15'4 (5.3m x 4.6m) Again an excellent size and having side aspect overlooking the grounds and countryside beyond.

BEDROOM 3: 17'2 x 11' (5.2m x 3.3m). Again being a generous size and having front aspect. Large built-in store room.

BEDROOM 4: 14'4 x 10'9 (4.3m x 3.3m). An excellent room having rear aspect overlooking the delightful grounds.

BEDROOM 5/GYM: 18'5 x 10'9 (5.6m x 3.3m). Currently occupied as a gym by the present owners, however would easily revert to a bedroom if so required. Rear aspect.

FAMILY BATHROOM: 10'8 x 8'8 (3.2m x 2.6m). Suite comprising oval corner shaped whirlpool bath with mixer tap, W.C, bidet, wash hand basin and shower cubicle with power shower and part tiled surround. Tiled flooring. Rear aspect.

Outside

Spring View sits away from the road well within its plot and offers idyllic grounds and possibly one of the main key selling features of this delightful

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property. The property is approached via a gravelled carriage driveway that boasts substantial off-street parking for approximately 12 vehicles and in turn leads to the property and well-placed **DOUBLE GARAGE** 21'5 x 18'9 (6.5m x 5.7m) with up and over doors, power and light connected and personal side door. The majority of the front is predominantly lawn and there are well-placed picturesque ponds to the side with boat house and attractive Willow tree creating a splendid setting. Gate giving access to the rear. Path continuing to the side and leading to the terrace area which immediately abuts the property. The rear grounds have been creatively designed with well-manicured lawns and bordered by well stocked established flower beds, trees and shrubs. Wonderful treehouse and zip wire. Greenhouses, vegetable plot, fruit cage and fruit trees. Towards the rear of the grounds is a **SUMMERHOUSE/OFFICE** 17'9 x 15' (5.4m x 4.8m) with power and light connected and offering a further workspace away from the house if required.

AGENTS NOTE: It is understood the private drainage will need to be updated to meet current regulations by the new owners. An allowance/negotiation for this is willing to be discussed by the present owners.

SERVICES: Mains water and electricity are connected. Private drainage. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Babergh District Council. Band E

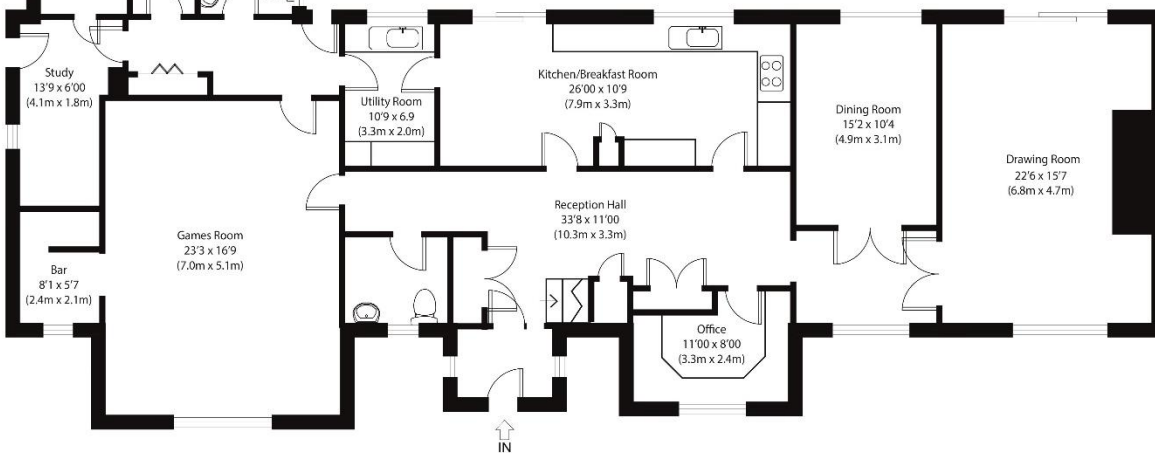
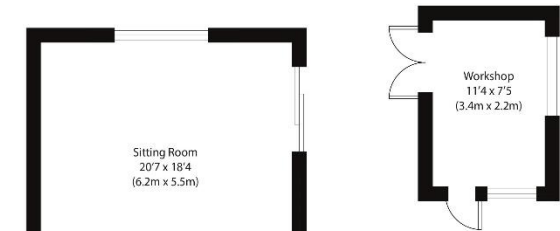
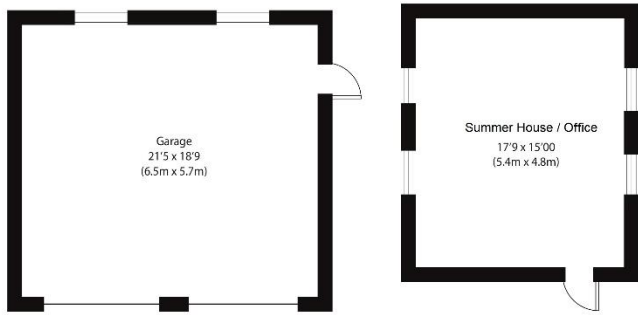
EPC Rating: D

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245.

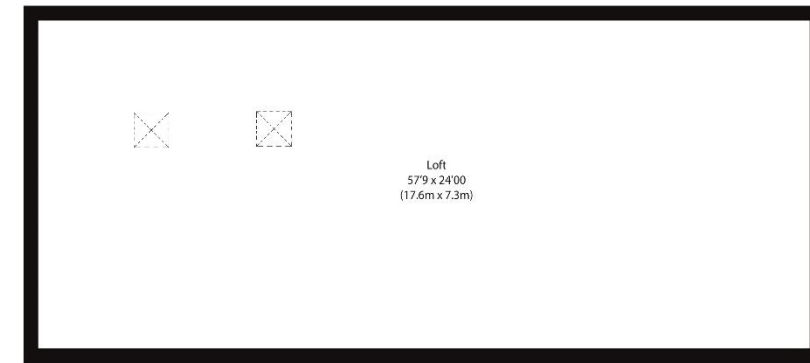
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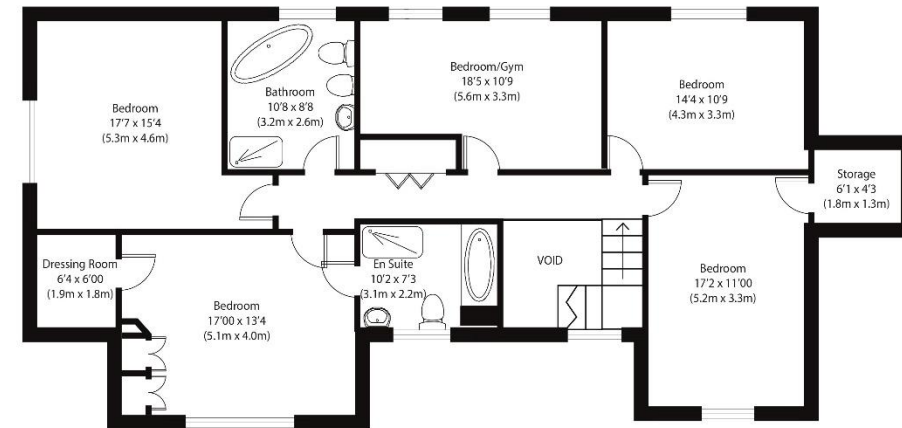


Ground Floor



Approximate Gross Internal Area
Main House 3950 sq ft (367 sq m)
Outbuildings 765 sq ft (71 sq m)
Total 4715 sq ft (438 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.olphoto.co.uk



First Floor

