



DAVID
BURR

BRETTFIELDS, FEN LANE,
HITCHAM



BRETTFIELDS,

Fen Lane, Hitcham, Ipswich, Suffolk.

A substantial detached country house in a beautiful rural location with open views and a range of equestrian facilities, all set in about 13 acres.

Lavenham - 5 miles. Sudbury - 14 miles, the latter with commuter link to London Liverpool Street Station.

- Detached country house
- Peaceful rural location
- Drawing room
- Dining room
- Kitchen/dining/living room
- Study
- Utility/boot room
- High quality garaging
- 4 bedrooms
- 2 en-suites, family bathroom and ground floor cloakroom
- Extensive grounds including formal gardens adjacent to the property
- Superb pavilion ideal for entertaining
- Enclosed paddocks
- Three stables, tack and feed rooms
- Beautiful views over the grounds and neighbouring countryside
- Close to amenities in neighbouring villages
- Extensive off-road parking set down a long driveway
- **In all about 13 acres**



LOCATION

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.

THE PROPERTY

Brettfields is a detached country house originally constructed in the 1990s which displays various characterful features including parquet flooring and vaulted ceilings. The property is accessed via a long private driveway in a tucked away location on a no through lane affording a high degree of privacy. The property contains substantial living accommodation across three reception rooms, a study, utility/boot room and ground floor cloakroom. Upstairs are four double bedrooms, two of which benefit from their own en-suites, and a further family bathroom.

Outside, the property benefits from stunning grounds which cater for buyers with equestrian needs with fenced paddocks, high quality stables, two field shelters and productive grass paddocks producing a crop of haylage more than sufficient for domestic use. Formal gardens surround the property itself containing a high quality pavilion for entertaining and terrace to enjoy the fine open views. There is extensive parking for numerous vehicles including a double garage with electric doors.

The village of Hitcham contains a parish shop and is characterised by its rural setting amidst open countryside with many public footpaths. Nearby Bildeston, Lavenham and Hadleigh provide a range of amenities including pubs, restaurants, grocery stores, various schooling options and transport links.

POSTCODE: IP7 7NL

WHAT3WORDS: shallower.curbed.carrots

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

COUNCIL TAX BAND: G



HOUSE

ENTRANCE PORCH: With green oak and herringbone brick and front door leading to:-

ENTRANCE HALL: With attractive parquet wooden flooring, staircase rising to first floor, large storage cupboard off ideal for coats and shoes and double doors leading to:-

SITTING ROOM: 36'4" (into bay) x 14'5" (11.08m x 4.39m) A particularly impressive dual aspect reception room with a continuation of parquet wood flooring and a central wood burning stove situated on a polished slate hearth and with a marble effect surround. Bay window and wood and glass panel double doors leading onto the garden.

STUDY: 9'6" x 9'2" (2.90m x 2.79m) An ideal space to work from home with a view across the garden and high-quality bespoke fitted oak display shelving with cabinets below.

CLOAKROOM: With polished marble effect porcelain tiled xx with WC and a wash hand basin with storage below.

KITCHEN/BREAKFAST/LIVING ROOM: 31'9" x 14'5" (9.68m x 4.40m) With plenty of space for seating and a window overlooking the driveway and a large island providing further seating and storage. The kitchen contains a matching range of base and wall level units with worksurfaces incorporating a four-ring induction hob and further gas hob with tempered glass splashback and a double stainless-steel sink with mixer tap and drinking tap over and drainer to side. Integrated appliances include two Siemens electric combination ovens, below countertop refrigerator and space and plumbing for a dishwasher. Extensive storage throughout and a dual aspect outlook across the grounds. Opening leading to:-

DINING ROOM: 23'11" x 18'0" (max) (7.29m x 5.49m) A particularly impressive reception with a vaulted ceiling with exposed timbers and floor-to-ceiling mellow red brick chimney breast with oak bressumer beam and inset wood burning stove situated on a brick hearth. Ample space for a large dining table and chairs, double doors opening onto terracing and fine views across the property's gardens. Door leading to:-

UTILITY/ BOOT ROOM: 13'3" x 6'9" (4.05m x 2.06m) With polished tiled flooring, door leading to outside and a range of base level units with solid wood worksurfaces incorporating a butler sink and with space for various appliances and a door leading into the garage.

First Floor

LANDING: With access to loft storage space and doors leading to:-

BEDROOM 1: 21'10" (into bay) x 14'5" (6.66m x 4.40m) With high-quality solid oak flooring and a range of bespoke fitted wardrobes with inset shelving, drawers and hanging rails. Bay window with a wonderful open view over the driveway and towards open countryside beyond.

EN-SUITE: Containing a bath with mixer tap and shower attachment over, WC, pedestal wash hand basin and a chrome heated towel rail.

BEDROOM 2: 14'6" x 14'2" (4.41m x 4.31m) A substantial double bedroom with a beautiful open view, double wardrobe with inset shelving and hanging rail and a further doors leading to:-

EN-SUITE: With tiled flooring and tongue and groove panelled walls and containing a shower, WC, pedestal wash hand basin and a chrome heated towel rail.

BEDROOM 3: 14'5" x 13'7" (4.40m x 4.13m) A further double bedroom with a dual aspect outlook over the property's gardens and with a double wardrobe and further useful storage cupboard with fitted shelving.

BEDROOM 4: 14'6" x 13'7" (4.42m x 4.15m) A double bedroom with twin double wardrobes and a beautiful view across the garden.

BATHROOM: Containing a substantial shower with rainfall style showerhead and additional attachment below. WC, Heritage pedestal wash hand basin and useful wall mounted storage with Quartz worksurfaces.

Outside

The property is set back from the lane by a long private driveway lined by trees on one side. The driveway is finished with gravel and particularly generous providing extensive parking and in turn leads onto the:-

GARAGE: 23'1" x 18'6" (7.04m x 5.63m) With twin electrically operated doors, power and light connected. Currently utilised as a hobbies room and finished to a high standard.

The driveway continues to the right hand side of the house and onto a range of three high quality **stables** with a feed barn at one end and a tack room at the other, each fitted with secure electric roller doors.

The property's grounds are substantial and comprise formal gardens adjacent to the property itself with a wrap around brick paved terrace and an enclosed area next to the utility/boot room ideal for dogs. Within the formal gardens is a beautiful:

PAVILION: Of brick and timber construction beneath a slate tiled roof and providing a superb area to entertain and relax. Finished with tiled flooring, power and lighting and a wood burning stove situated on a herringbone brick hearth and fine views over the grounds.

To the rear of the plot are two enclosed paddocks ideal for horses or livestock with two field shelters. Further paddocks are left for a crop of hay which provides ample supply for domestic use. The fields benefit from a gentle gradient to aid with drainage and also provide an elevated vantage point to enjoy the views and seclusion.

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

EPC RATING: Band D - A copy of the energy performance certificate is available on request.

TENURE: Freehold

CONSTRUCTION TYPE: Brick rendered.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes **Speed:** 26 mbps download, 4 mbps upload

Phone signal: Yes - EE, Three, O2, Vodafone

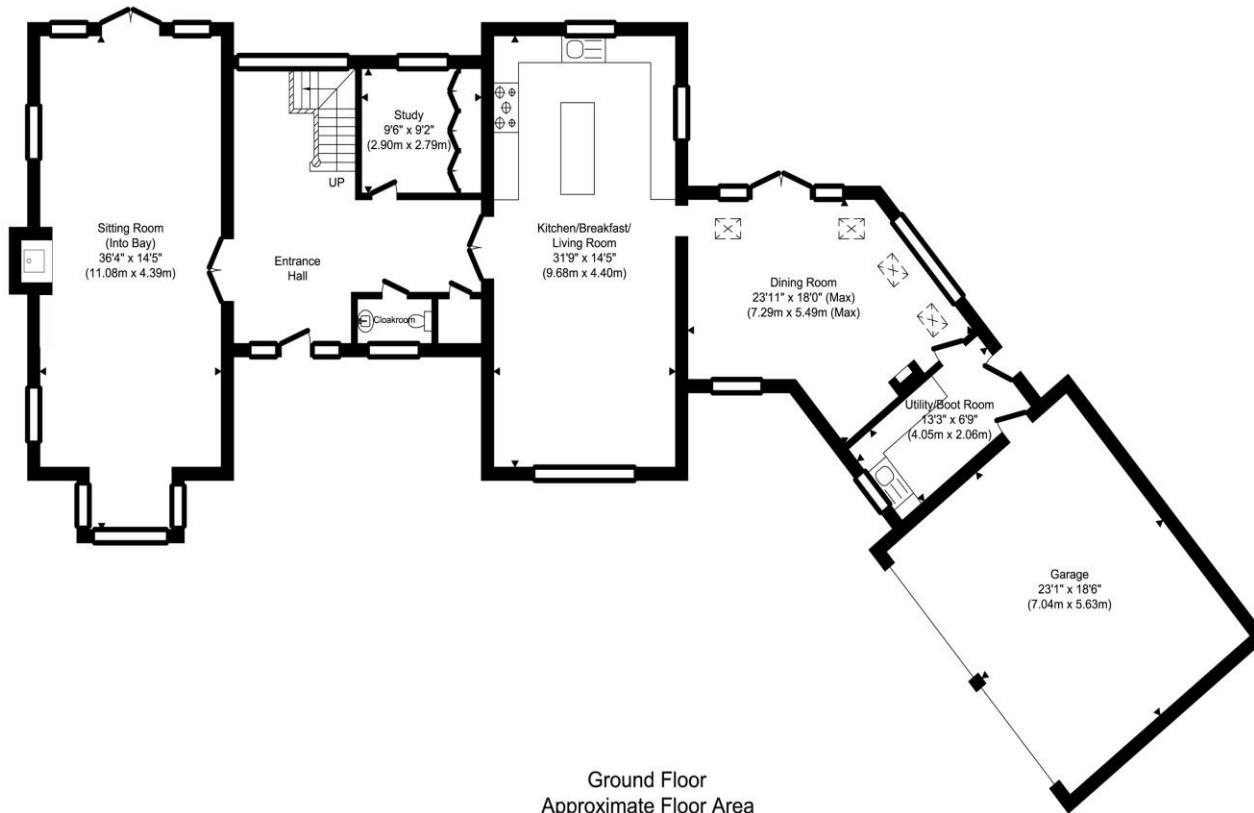
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VIEWING: Strictly by prior appointment only through DAVID BURR.

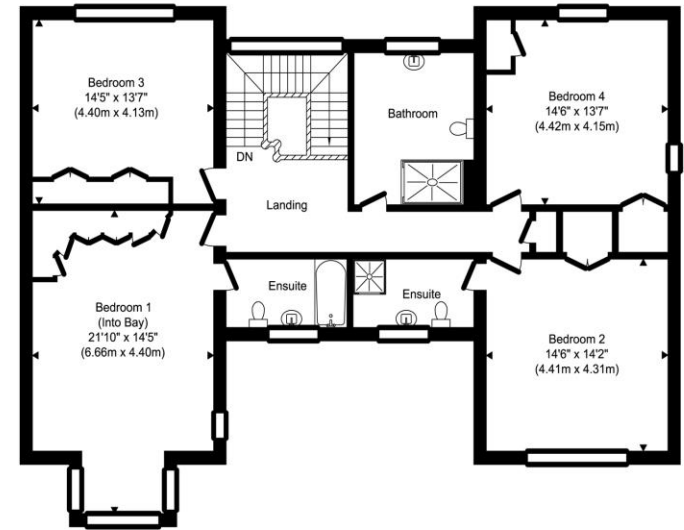
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Ground Floor
 Approximate Floor Area
 2210.80 sq. ft.
 (205.39 sq. m)



First Floor
 Approximate Floor Area
 1384.02 sq. ft.
 (128.58 sq. m)

TOTAL APPROX. FLOOR AREA 3594.82 SQ.FT. (333.97 SQ.M.)
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