



Hill Top Lodge | Strawberries Lane | Willisham | IP8 4SJ

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# Hill Top Lodge, Strawberries Lane, Willisham, IP8 4SJ

*“An exciting opportunity to acquire this substantial single storey dwelling set in an enviable, elevated position with extensive off-road parking & the chance to create landscaped gardens of your choice.”*

## Description

An exciting opportunity to acquire a substantial single storey dwelling in an enviable, elevated setting and boasting proportionate grounds, extensive off-road parking and the chance to create landscaped gardens of your choice. The site commands excellent far-reaching countryside views and though in a rural location, provides convenient access to both Needham Market, the A14 and destinations further afield.

Currently in existence is a predominately brick constructed, horseshoe shaped residence divided into three separate living accommodations having been formerly used as holiday lets, and so now full planning permission has been granted to convert the space into one magnificent family property.

Due to the nature of the layout as well as the defined divisions of the space, it is not inconceivable that a prospective purchaser may look to develop the site fully in phases.

Outside is a hard standing yard offering potential for garaging, cart lodging or extensions subject to the relevant consents as well as the opportunity to create and landscape gardens of your choice as well as dictate the proportion of garden to parking.

Boundaries are clearly defined by fencing for the most part and the parking area is accessed over a shared private track, which in turn leads to an opening to the generous parking area. For further details or to arrange a viewing contact Town & Village Properties via Needham Market on 01449 722003, Boxford 01787 704200 or London 020 7409 8403.



The full planning application can be viewed on the Mid Suffolk Council website – planning reference **DC/22/05235**.

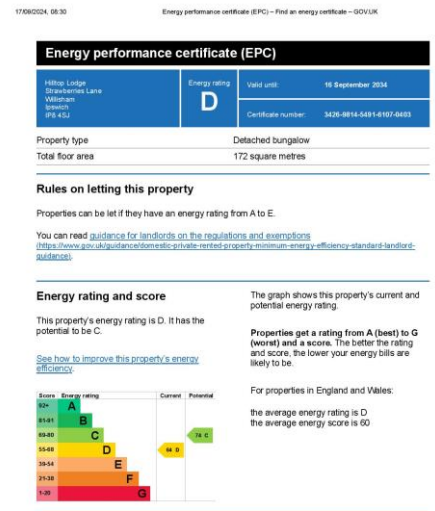
**Local Authority**  
Mid Suffolk District Council

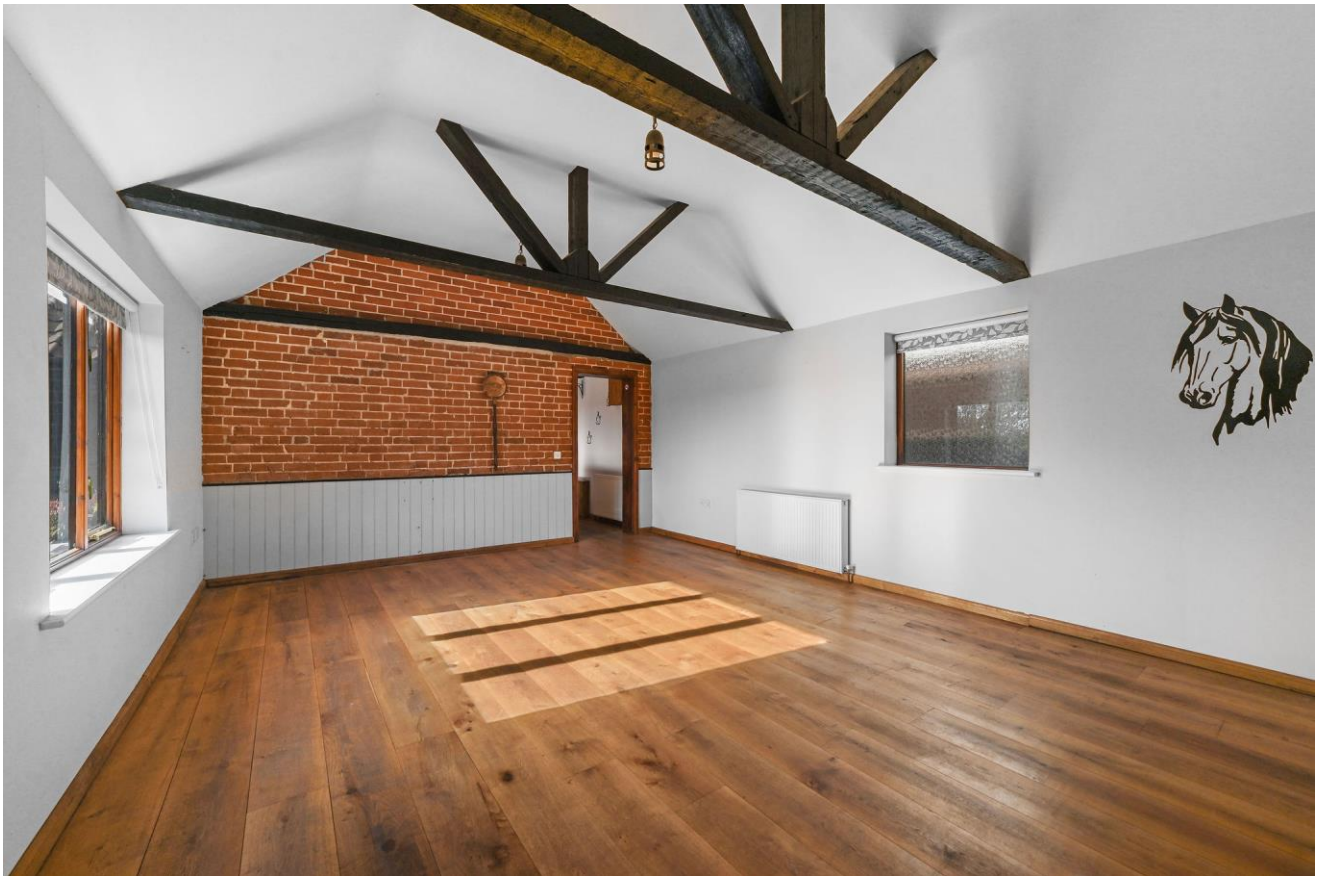
## Services

Mains water and electricity (electricity to be connected, however we understand that our client would be willing to assist in bringing power to the site in a bid to incentivise a purchase). Private drainage (shared sewage treatment plant with neighbouring property).

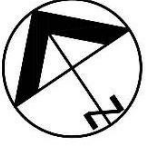
## About the Area

The small village of Willisham is approximately 8 miles to the west of Ipswich and 3 miles from Needham Market, with its rail links to Ipswich and London's Liverpool Street beyond. There is also easy access to Stowmarket and comprehensive shopping facilities, junior and senior schools and a doctor's surgery in Needham Market.









Notes:

1. Do not scale from drawings; use figured dimensions only. Any discrepancies should be raised with the Architect.
2. All design information, specifications, and drawings are subject to copyright and are the property of Jon Boon Architects Ltd. and must not be copied in whole or in part without their written permission.

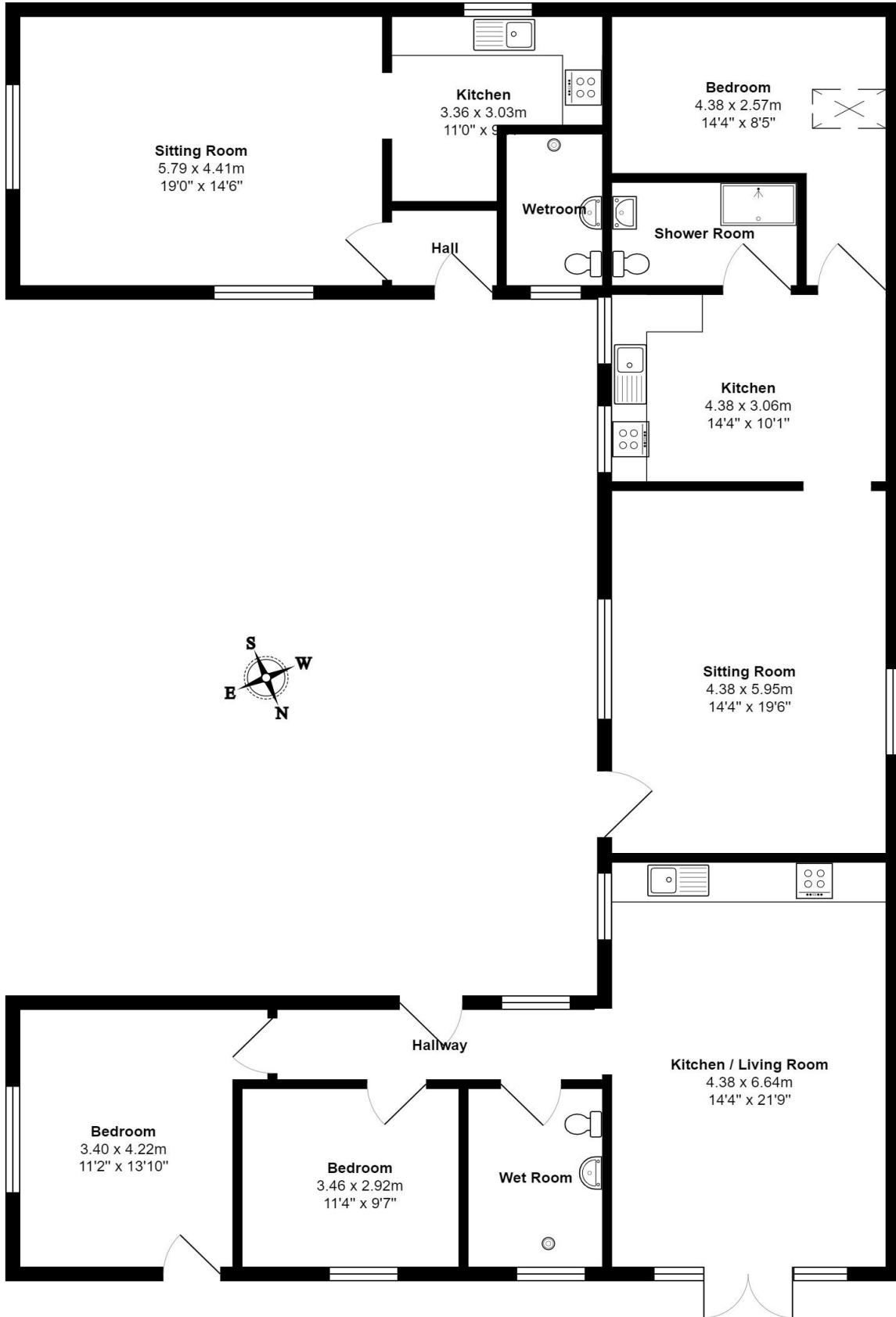
Schedule of Areas:

Gross Internal Area (GIA)	m <sup>2</sup>
Existing building Gross Internal Area	182
Existing building Gross External Area	212

Revisions:







Total Area: 171.7 m<sup>2</sup> ... 1849 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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