



DAVID
BURR

The Thatched Cottage
Hitcham, Suffolk



The Thatched Cottage, Water Run, Hitcham, Suffolk, IP7 7LN

Hitcham is a popular village with village shop/post office, village hall and parish Church and 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.

Nestled on the outskirts of the picturesque village of Hitcham, this splendid Grade II Listed end-of-terrace thatched cottage occupies a peaceful semi-rural position in a sought-after Suffolk village. Presented to excellent standard throughout, the property seamlessly blends period charm with modern comforts, featuring stunning inglenook fireplaces in both the drawing and dining rooms. The well-proportioned accommodation includes three reception rooms and two spacious double bedrooms, all enhanced by meticulously improved and cared-for front and rear gardens. The property further benefits from ample off-street parking for several vehicles.

A splendid Grade II Listed end of terrace thatched cottage enjoying a semi-rural position in this highly favoured Suffolk area.

A solid wood entrance door opens to an inviting entrance hall, which sets the tone for the rest of the home with its exposed chimney breast and charming Suffolk latch doors leading to:

DRAWING ROOM: (11'11 x 11'11 / 3.64m x 3.62m). A delightful space with a large inglenook fireplace beneath an oak bressummer, complete with a brick hearth, offering a striking focal point. The room is beautifully complemented by exposed timbers and studwork, seamlessly blending traditional craftsmanship with comfort.

DINING ROOM: (19'5 max x 9'1 / 5.91m max x 2.77m). This expansive, versatile room overlooks the rear garden.

SITTING ROOM: (15'4 x 11'11 / 4.68m x 3.64m). A characterful room boasting another impressive inglenook fireplace under a bressummer beam and a brick hearth. Exposed timbers and studwork add further character, while a staircase rises elegantly to the first floor, with storage discreetly tucked beneath.

KITCHEN/BREAKFAST ROOM: (15'3 x 11'10 / 4.65m x 3.61m). A bright and welcoming space, fitted with an extensive range of matching wall and base units, complemented by work surfaces, a four-ring electric hob, built-in oven and extractor hood. There is ample space for a fridge/freezer and access to the adjoining garden room.

GARDEN ROOM: (13'7 x 6'5 / 4.15m x 1.95m). A charming retreat, perfect for enjoying views of the garden, with French doors opening to the rear terrace. The room also includes a built-in cupboard housing the boiler.

UTILITY ROOM: (6'4 x 5'8 / 1.93m x 1.73m). A functional space with additional storage and plumbing for both a washing machine and a tumble dryer.

INNER HALL: Leads to the well-appointed:

BATHROOM: (8'7 x 7'3 / 2.61m x 2.21m). Featuring a wood-panelled bath with a shower attachment, a washbasin and a WC with an encased

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cistern. An airing cupboard provides additional convenience where the water heater is housed.

First Floor

LANDING/STUDY AREA: (11'10 x 10'3 / 3.61m x 3.13m). Light and airy with exposed timbers and doors leading to:

BEDROOM 1: (10'11 x 9'10 / 3.32m x 3m). A charming room with many original features, including exposed timbers and studwork, enjoying views of the front garden.

BEDROOM 2: (12'7 x 10'11 / 3.84m x 3.33m). A generously proportioned room with dual aspect windows, providing lovely views over the rear garden.

Outside

The property is set back from the road and is approached by **OFF STREET PARKING** for multiple vehicles and in turn leads to a picket gate with a path through the front garden, which has been lovingly maintained with manicured lawns and beautifully stocked flower beds framed by mature hedging.

The rear garden has been thoughtfully and entirely remodelled, offering an idyllic, low-maintenance outdoor space. It features three separate patio areas and raised beds perfectly positioned to capture the best of the summer sun as well as a shady area. A gate provides convenient access. The overall effect is one of privacy and effortless enjoyment.

SERVICES: Mains water, drainage, and electricity are connected. LPG central heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Babergh District Council – Band B

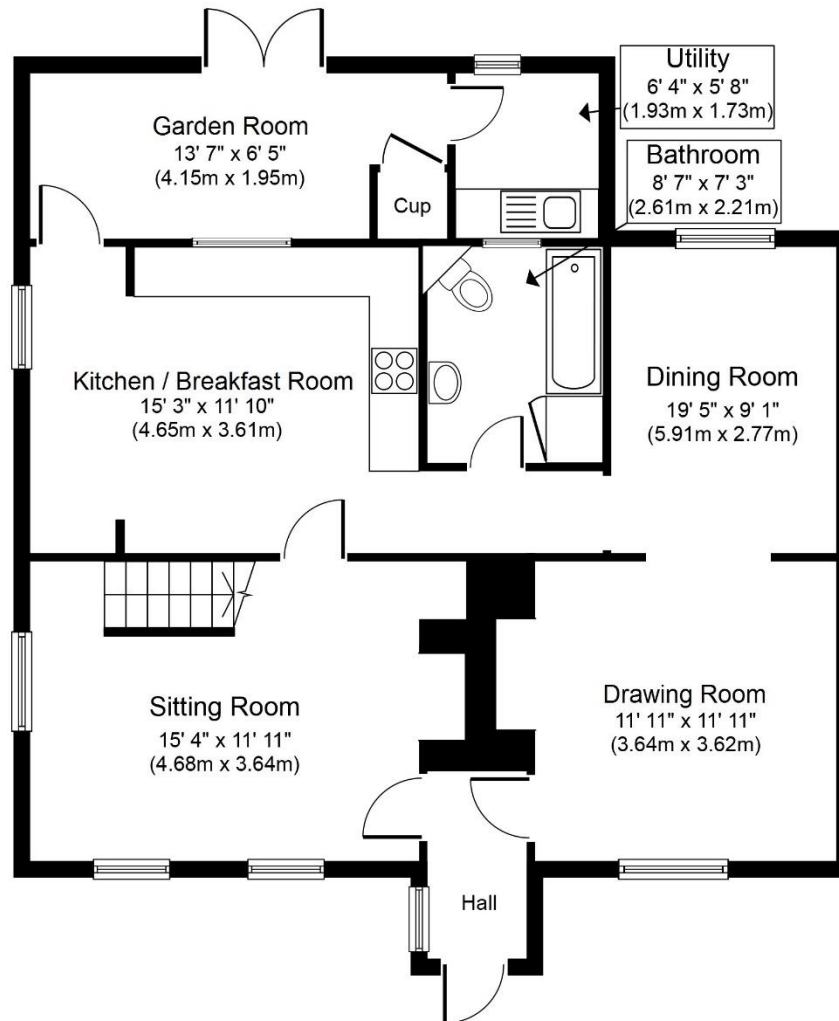
BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

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

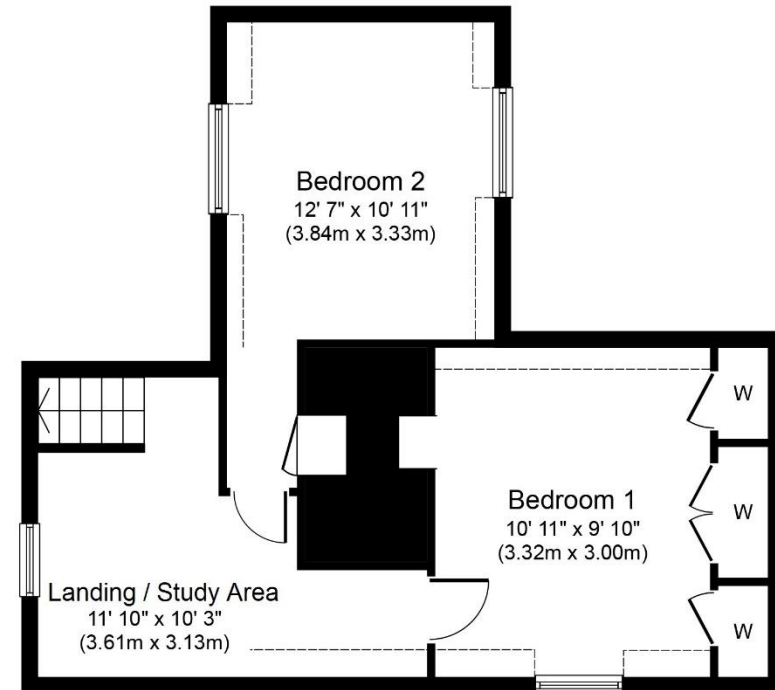
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Ground Floor
Approximate Floor Area
947 sq. ft.
(88.0 sq. m.)



First Floor
Approximate Floor Area
506 sq. ft.
(47.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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