



# Assembly House & Annexe Hitcham, Suffolk

DAVID  
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# Assembly House & Annexe, Cross Green, Hitcham, IP7 7LL

Situated in picturesque Hitcham, the property benefits from a tranquil rural location while remaining within easy reach of nearby market towns such as Stowmarket and Hadleigh, both offering excellent amenities and rail links to London.

This exceptional residence has been newly built, inspired by the original assembly rooms with meticulous attention to detail, offering a seamless blend of architectural elegance and modern sophistication. Nestled amidst undulating countryside, the home enjoys breathtaking panoramic views and complementing its refined interiors.

## A superb newly built house inspired by the original Assembly Hall enjoying an excellent position within this highly regarded Suffolk village.

Upon entering, you are welcomed by a light-filled hallway leading to the bedroom accommodation and through to an impressive open-plan kitchen, dining, and living space — the heart of the home. The bespoke kitchen showcases a contemporary design with quartz worktops, a walk-in pantry, and integrated premium appliances including a fridge, freezer, and dishwasher. Every element has been selected for both aesthetic appeal and functionality.

The vaulted living area is a true statement of style and space, enhanced by exposed oak beams and expansive glazing that frames the sweeping countryside views. French doors open onto the private patio terrace, providing an ideal setting for entertaining or simply enjoying the tranquil surroundings. The ground floor benefits from underfloor heating throughout and is finished with walnut laminate flooring, lending warmth, and a contemporary edge to the interior palette. Upstairs, a thoughtfully concealed cupboard houses the MHVR system and hot water system, ensuring modern energy efficiency and comfort.

### Accommodation

- **Open-plan Kitchen/living/dining living**– Bespoke fitted kitchen with Quartz worktops, integrated appliances, vaulted ceiling with exposed oak beams, walnut flooring, French doors to the side and rear with far-reaching views across the countryside. A utility room to the side, space for appliances and external access door. Also, featuring a built-in pantry with shelving. A downstairs WC to the right concludes the accommodation.

- **Bedroom One** – a generous principal suite featuring a built-in wardrobe, underfloor heating, en-suite shower room, and additional storage within the eaves.
- **Bedroom Two** - a spacious double room with fitted wardrobes. a spacious double room with fitted wardrobe and charming countryside outlook.
- **Bedroom Four** – a bright, dual-aspect room highlighted by a stunning feature window.
- **Main family bathroom** – beautifully appointed with quality fittings and contemporary design.
- **Bedroom 3 (Upstairs)** – complete with fitted wardrobes and en-suite shower room, ideal for guests or a private retreat.

This beautifully finished home is offered ready for purchaser to carpet, allowing the purchaser the rare opportunity to add their own signature style to an already outstanding residence.

### Outside

The Assembly House enjoy panoramic views of the Suffolk countryside and neighbouring meadow. The garden features wrap around Indian Sandstone paving. To the front, an extensive area of paved driveway offers parking for more than 4 cars

A perfect blend of craftsmanship, comfort, and contemporary design, this property represents a truly distinguished home in a tranquil countryside setting.



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## The Annexe

Behind its classic façade lies a stylish interior where traditional charm meets modern comfort. The heart of the home is a stunning open-plan kitchen and dining area, designed for both everyday living and entertaining. The bespoke kitchen features quality cabinetry, Oak effect worktops, and integrated appliances, all set beneath exposed beams that celebrate the property's heritage.

The living area retains its period character with original fireplace features and traditional casement-style windows, while the light filled rooms enhances the sense of space.

Upstairs, there are two well-proportioned bedrooms, each finished to a high standard with soft tones and charming village views. The family bathroom offers a fitted suite with contemporary fixtures and elegant finishes.

## Outside

The Annexe enjoys a private garden, ideal for al fresco dining or simply relaxing in a peaceful countryside setting. Private parking access via a right of way, space for several cars.

## Key Features

- Beautifully renovated two-bedroom period cottage
- Located in the desirable village of Hitcham, Suffolk
- Open-plan kitchen and dining area with bespoke fittings and integrated appliances
- Character features throughout, including exposed beams bay windows.
- Elegant bathroom with contemporary design
- Private rear garden offering a peaceful retreat
- Excellent access to local amenities and transport links
- Excellent accommodation for a dependant relative, Multi-Generational living or an additional income stream.

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

**LOCAL AUTHORITY:** Mid Suffolk District Council. Band D.

## EPC RATING: D

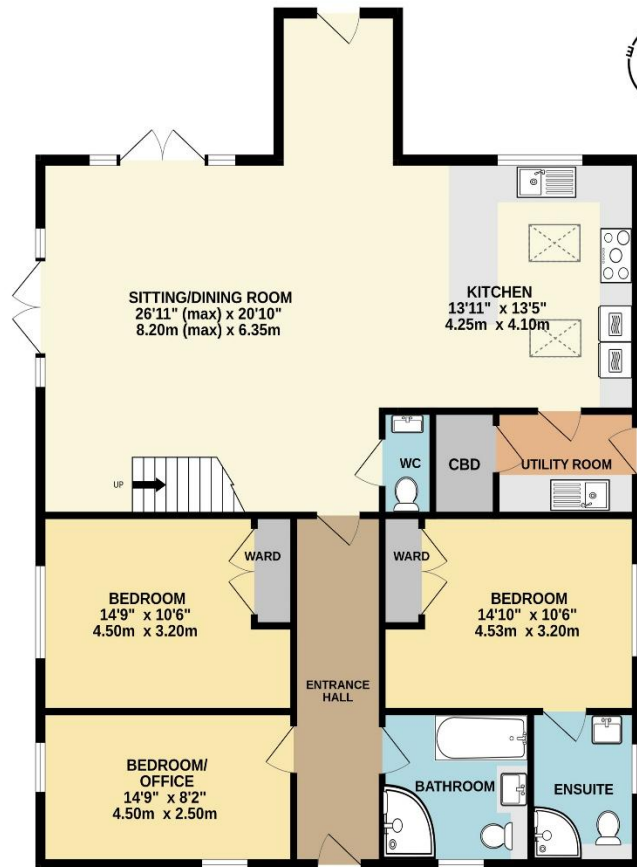
**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

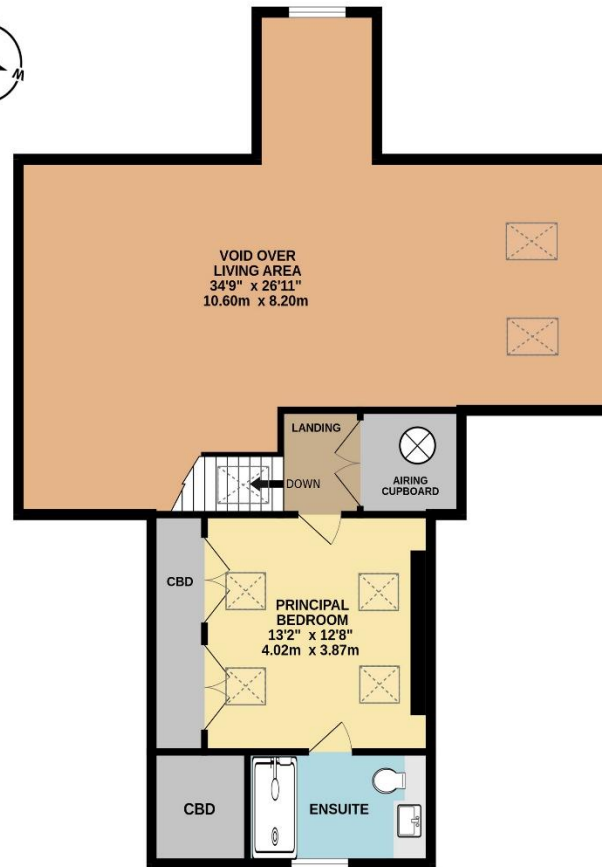


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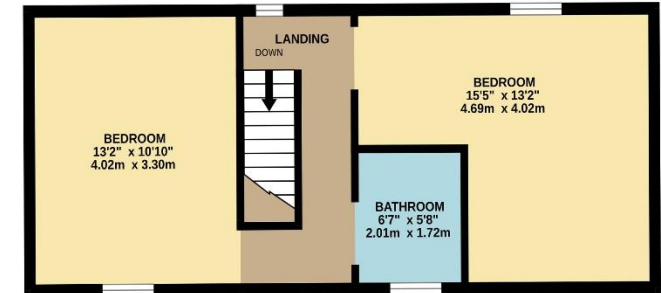
GROUND FLOOR  
1367 sq.ft. (127.0 sq.m.) approx.



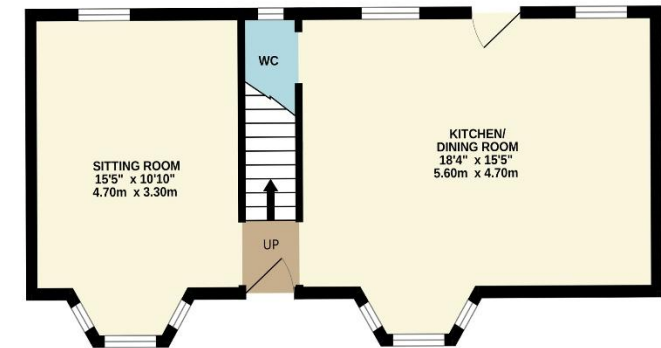
1ST FLOOR  
963 sq.ft. (89.5 sq.m.) approx.



ANNEXE 1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



ANNEXE GROUND FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA (approx.)

Assembly House: 2330 sq.ft (216.5 sq.m)

Annexe: 869 sq.ft (80.7 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced for David Burr Estate Agent.









