



# THE COTTAGE

Hitcham | Suffolk



Chapman Stickels



# THE COTTAGE, WATER RUN, HITCHAM, SUFFOLK, IP7 7LN

A CHARMING, DETACHED GRADE II LISTED COTTAGE SET IN 0.33 ACRES OF PRIVATE GARDENS TOGETHER WITH OFF-ROAD PARKING AND A DETACHED DOUBLE GARAGE

Bildeston - 3 miles

Stowmarket - 6 miles

Hadleigh - 7 miles

- Porch ● Sitting room ● Kitchen ● Utility room ● Garden room ● Shower room ●
- Study/bedroom 3 ● 2 bedrooms ● Large attic space ● Detached garage ●
- Gardens ● Parking ●







## The Property

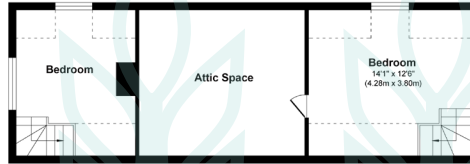
Located to the northern end of the village, The Cottage is set amongst a cluster of similar period properties which are surrounded by farmland. The property itself probably dates from the early 18th Century and is typical example of its type, where the accommodation is arranged over one and a half storeys. The central part of the cottage comprises the main sitting room with a focal fireplace, where the more modern brick additions could be removed to reveal the original inglenook - subject to listed building consent. Further period features include exposed wall and ceiling beams to the ground floor, and rafters and purlins on the first floor, which comprises two bedrooms to each end of the cottage.

To the rear are a series of single storey extensions which probably date from the 1950's. This includes part of the kitchen which is fitted on two walls with numerous hardwood base and eye level units. The remaining accommodation comprises a rear utility / boot room with shower room with an adjacent garden room. A ground floor bedroom forms part of the original building.

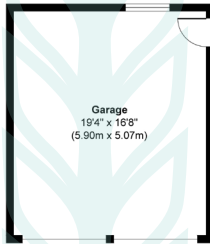
Outside, the generous and private gardens are a feature to the property which are chiefly to the rear (east) comprising a large area of lawn defined by established hedging. Beyond the far eastern hedge is a further secluded area of garden with shed, green house and a dilapidated outhouse which probably dates from when the original cottage was built.

To the front, the cottage is set back in its plot with a front lawn and an adjacent driveway leading to a detached double garage which has power. In all, the property covers some 0.33 acres.

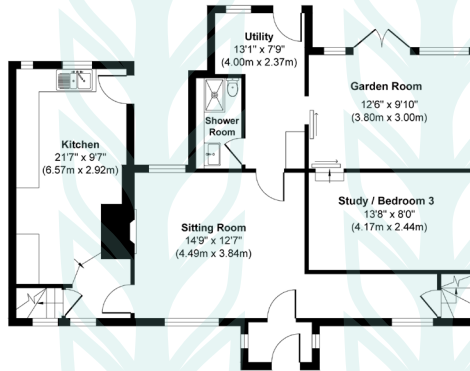
# The Cottage, Water Run, Hitcham, IP7 7LN



First Floor  
Approximate Floor Area  
222 sq. ft  
(20.62 sq. m)



Garage  
Approximate Floor Area  
322 sq. ft  
(29.91 sq. m)



Ground Floor  
Approximate Floor Area  
872 sq. ft  
(81.08 sq. m)

**Approx. Gross Internal Floor Area 1094 sq. ft / 101.70 sq. m**  
**Approx. Gross Internal Garage Area 322 sq. ft / 29.91 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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## Services

Mains water, electricity and drainage is connected. Oil-fired heating.

## Local Authority and Council Tax

Babergh & Mid Suffolk District Council.  
Band D.

## Location

Water Run is a hamlet which forms part of Hitcham, which is located some 6 miles southwest of Stowmarket. The village benefits from an excellent village store with post office services and medieval All Saints' Church.

### Chapman Stickels

The Corn Exchange,  
Market Place,  
Hadleigh,  
Suffolk,  
IP7 5DN

info@chapmanstickels.co.uk  
www.chapmanstickels.co.uk

01473 372 372

### All enquiries:

**Benedict Stickels**  
ben@chapmanstickels.co.uk

**Robert Chapman**  
robert@chapmanstickels.co.uk



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