



TIMBERLEA

Hitcham | Suffolk



Chapman Stickels

TIMBERLEA, THE STREET, HITCHAM, IP7 7NQ

Bildeston - 1.5 miles
Hadleigh - 6.5 miles
Stowmarket - 7 miles

A UNIQUE PERIOD HOME OCCUPYING AN ELEVATED SEMI-RURAL SETTING WITH PRIVATE GARDENS, PARKING & GARAGE

- Front porch • Kitchen / breakfast room • Dining room • Snug •
- Sitting room • Utility room • Bathroom • Conservatory with balcony •
- Shower room • Three bedrooms • Garage • Front and rear gardens •
• In all, 0.13 acres •

The Property

Located to the southern end of Hitcham, Timberlea is a detached period dwelling that can be aptly described as truly 'one-off'. Covering some 1,800sq.ft, the building is predominantly single storey, and is likely to be a result of merging three or four modest tenements. This is certainly the case for the far northern section, where the owners (who purchased the property in 1986) built the connecting central conservatory. Under the same ownership, the front porch and a detached single garage was also built.

The oldest part is probably the front southern section, which is likely to date around the late 18th / early 19th century, comprising the end snug with fireplace and dining hall - where the latter gives access to two interconnecting bedrooms above.

The adjacent kitchen / breakfast room, inner hall and utility room is later built, with a relatively modern ceiling providing an additional first floor (the main central, split-level bedroom) with a further set of stairs into the conservatory.

The remaining single storey section to the north is of part brick construction, which provides a further inner hall, shower room, and the main sitting room - which is notably spacious.

Outside, the property is set behind an established beech hedge, with front garden and an adjacent shingle driveway offering ample off-road parking giving access to the detached garage. A path to the front leads to the main rear garden, consisting of a raised area of lawn and patio with a timber outbuilding to the far northern boundary.

Due to its elevated setting, this part of the garden enjoys views over neighbouring meadows, as well as from a rear balcony accessed via the conservatory.



Location

Hitcham is a popular village with shop/post office, village hall and parish Church all surrounded by undulating countryside. 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.

Services

Mains water, electricity and drainage is connected.
Combination of radiators and electric storage heating.

Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council
Band E (2025)

EPC Rating

Current G (18). Potential D (66).



Timberlea, The Street, Hitcham, Suffolk, IP7 7NQ

Approximate Floor Area
 Main House - 1806 sq. ft / 167.81 sq. m
 Garage - 184 sq. ft / 17.13 sq. m



First Floor

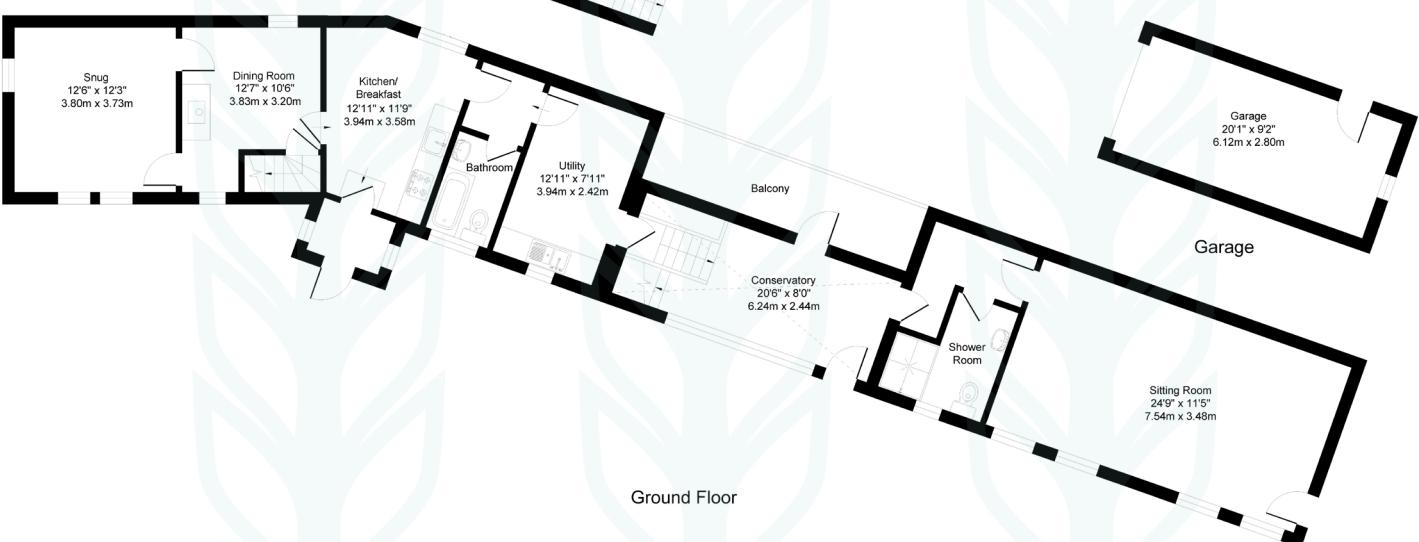


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