



THE COTTAGE

Hitcham



Suffolk



Chapman Stickels

THE COTTAGE, CROSS GREEN, HITCHAM, SUFFOLK, IP7 7LL

A CHARMING GRADE II LISTED COTTAGE SET IN SOME
0.22 ACRES TOGETHER WITH OFF-ROAD PARKING, GARDENS
AND OUTBUILDINGS

Bildeston – 2.5 miles

Stowmarket – 6 miles

Hadleigh – 7.5 miles

-
- Porch • Entrance hall • Dining room • Sitting room • Kitchen •
 - Inner hall • Shower room • Three double bedrooms •
 - Garden store • Garage • Off-road parking •
 - South-facing garden • Storage barn and store •





The Property

Set well back in its plot, The Cottage is a charming vernacular dwelling which is likely to date from the mid-18th century.

Despite appearing structurally sound, it is evident the accommodation does require cosmetic improvement, with also the potential for a rear extension – owing to its generous plot. The existing accommodation provided two reception rooms and an adjacent kitchen / breakfast room, which are all full width. The first floor provided three double bedrooms.

Outside, a shared driveway to the western side of the property leads to a rear parking area and adjacent garden, which extends to the south giving access to substantial outbuilding with adjacent store. This building could be demolished, which would clearly reveal the otherwise far-reaching views over arable farmland to the south, or to be replaced with a cart lodge garage with a home office (subject to consent).

Immediately to the rear of the cottage is an attached garden store and a single garage, which could also give way to a rear addition, subject to planning and heritage approval. Although currently preserved as a large front garden the northern section of garden could adequately accommodate further parking, if required.

Agent's Note

The neighbour has a vehicular right of way over The Cottage.

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 are connected. Oil fired heating.

Local Authority and Council Tax
Babergh & Mid Suffolk District Council.
Band E (2026)



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Approximate Floor Area

Main House - 1120 sq. ft / 104.13 sq. m

Garage & Garden Store - 298 sq. ft / 27.70 sq. m

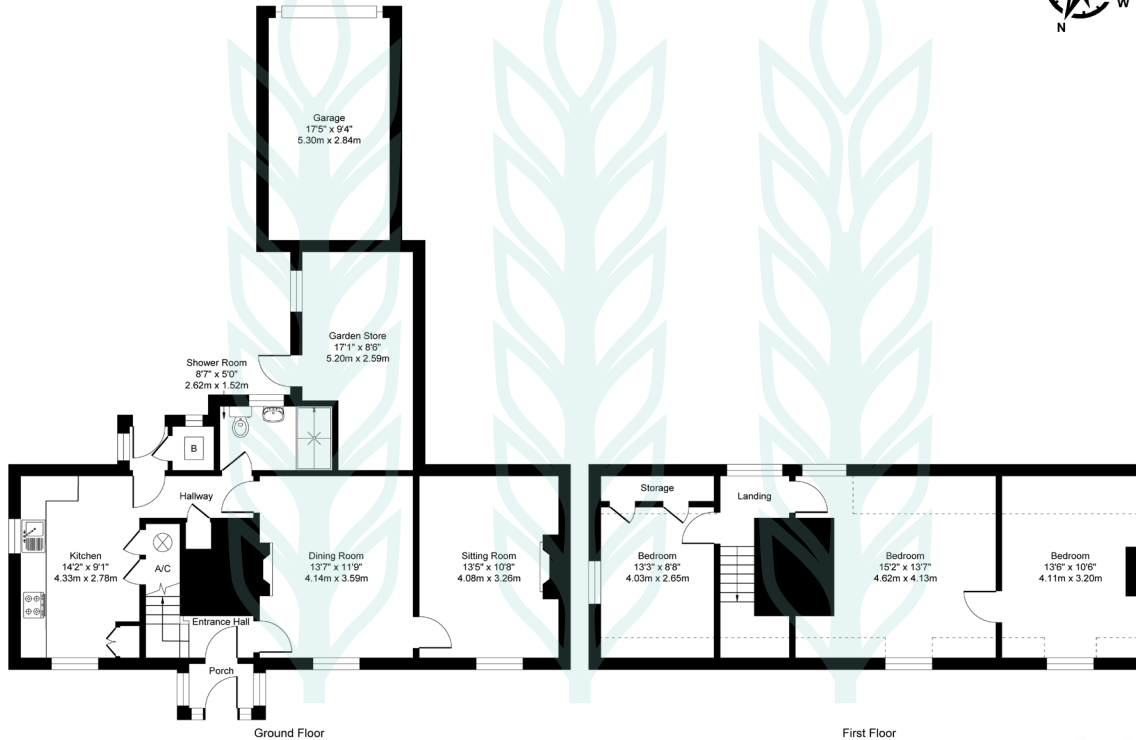


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