



Secluded modern house in an elevated rural setting

Brettfields, Fen Lane, Hitcham, Suffolk IP7 7NL

Freehold





4 bedrooms • 3 bath/shower rooms • 3 reception rooms, study • kitchen/breakfast room • utility room, cloakroom • double cart lodge • established gardens • About 2.2 acres

Local information

Hitcham is a pretty Suffolk village situated 7 miles north from Hadleigh and 8.7 miles south-west from Stowmarket. The village benefits from a post office/ general store, the White Horse public house and All Saints' parish Church. The neighbouring village of Bildeston is in a particularly attractive stretch of Suffolk countryside along with historic villages such as Chelsworth, Lavenham, Kersey and Long Melford. Bildeston has three public houses one of which includes a well known restaurant, The Crown. There are also a variety of local shops and a health centre. A wider range of shopping, educational and recreational facilities can be found in the market towns of Ipswich, Stowmarket, Bury St Edmunds and Hadleigh. Mainline rail services are available at Colchester, Manningtree, Ipswich & Stowmarket with direct services to London Liverpool Street.

Distances:

Hadleigh 7 miles, Stowmarket 8.7 miles (London Liverpool Street from 95 minutes)

Ipswich 15.5 miles (London Liverpool Street from 95 minutes) (All mileages and times are approximate)

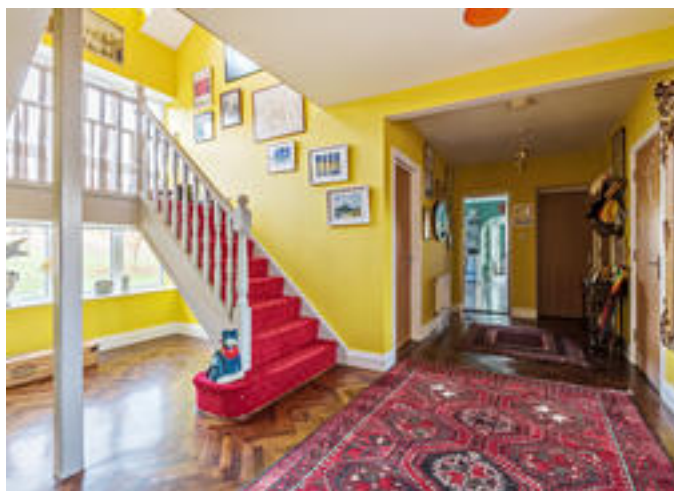
About this property

Brettfields is a well presented house full of character including parquet flooring and vaulted ceilings. The house is built from brick, block and rendered

elevations under pitched tiled roofs. Internally the ground floor layout flows from a central reception hall and via a large landing on the first floor.

The vaulted dining/garden room is a fantastic entertaining space with French doors leading out to the terrace and benefits from a wood burner. There is also a well proportioned drawing room with wood burner, dual aspect and French doors out on the terrace. The sitting room, study and cloakroom are all accessed from the hall. Upstairs, the master bedroom benefits from an en suite bathroom and there are a further 3 bedrooms (1 with an en suite shower room) and a family bathroom.

The property is approached up a slightly elevated gravel drive which culminates in a large circular drive providing parking for a number of vehicles and gives access to the cart lodge. The gardens surround the house lying predominantly to the rear and are mainly laid to lawn surrounded by mature hedges, trees and a pond. A wide terrace runs the length of the house, perfect for al fresco dining.



Directions

From Ipswich take the A1022, then at the roundabout take the 1st exit onto the A1071. Continue forward onto the A1214. At traffic signals turn right onto the A1071, then turn right onto the A1141. Continue forward onto the B1115. Turn right onto Fen Lane and Brettfields is the last property on the left just before the lane bends round to the right.

Services

Mains electricity, water and private drainage. Oil fired central heating

Tenure

Freehold

Local Authority

Babergh District council

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 3582 sq ft

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Fen Lane, Hitcham, Ipswich, IP7

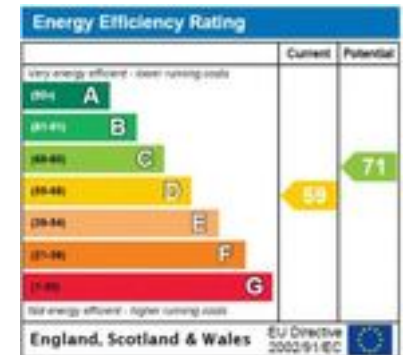
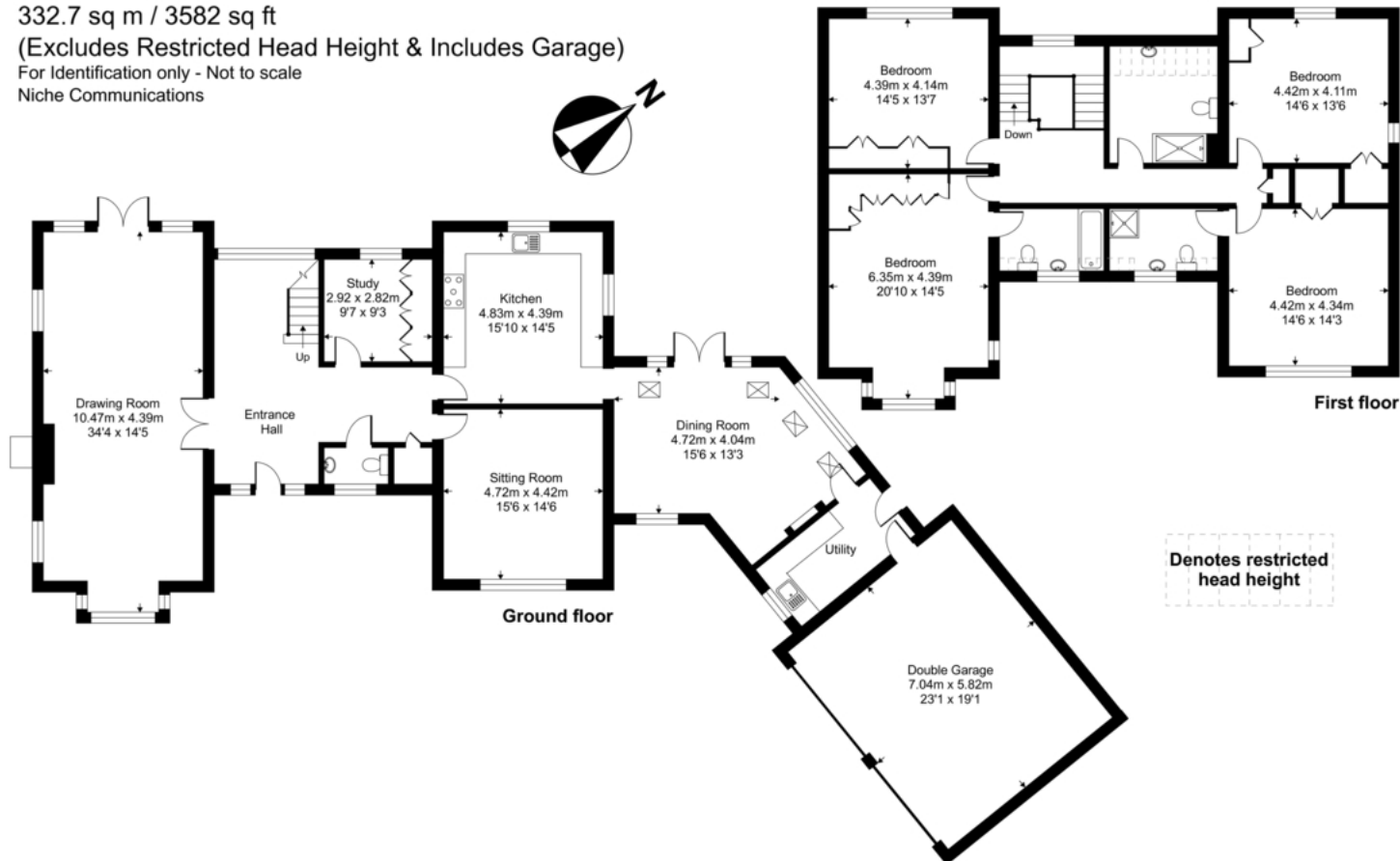
Gross internal floor area (approx):

332.7 sq m / 3582 sq ft

(Excludes Restricted Head Height & Includes Garage)

For Identification only - Not to scale

Niche Communications



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