



Charming Grade II listed detached thatched cottage

Bridge Cottage, Water Run, Hitcham, Ipswich, Suffolk IP7 7LN

Freehold





Kitchen/breakfast room • sitting room and reception hall
• study • three bedrooms • family bathroom • double garage and studio • terrace, gardens and ample parking
• about 0.37 of an acre

Local information

Bridge Cottage occupies a private position in Hitcham. This pretty village benefits from an excellent village store with post office services and medieval All Saints' Church.

Neighbouring Bildeston (3 miles) has an array of independent shops, a health centre and three well regarded public houses. A railway station in Stowmarket (5.9 miles) offers direct trains to London Liverpool Street from 83 minutes.

Hadleigh (8.1 miles) is a popular and attractive market town, believed to be the burial site of ninth century King of East Anglia, Guthrum. Hadleigh offers a wonderful array of amenities including well-regarded public houses (The George is 'worth a visit', according to the Good Pub Guide), a range of independent shops and supermarkets, and a primary and secondary school. The annual Hadleigh Show is one of the oldest agricultural shows in East Anglia.

Ipswich (17.1 miles), the county town of Suffolk, has a wide selection of shopping, commercial and leisure facilities including a number of sports clubs and societies, restaurants, theatres and high street stores. A railway station offers direct trains to London Liverpool Street (from 65 minutes).

Education provisions in the area are excellent in both the state

and independent sector; local schools include Old Buckenham Hall, Littlegarth, Finborough and Ipswich.

Local sports facilities include Stowmarket and Newton Green golf clubs; Stowmarket also has a tennis club, as does Bildeston and Hadleigh. For the spectator, Higham (13.3 miles) has numerous Point-to-Point meetings.

All mileages and times are approximate.

About this property

Bridge Cottage is an enchanting Grade II listed property, believed to be principally 18th century with an earlier, Tudor core. The cottage is wonderfully pretty: wattle and daub with a predominantly Norfolk reed thatch, with pan tile and slate roofs to the Victorian extensions.

Internally, Bridge Cottage is light filled and harmoniously fuses period charm with contemporary design and practicalities. Off the delightful reception hall, with exposed beams and herringbone brickwork, is a modern shower room with high-pressure water. A spiral staircase leads to the first floor, with three double bedrooms, all enjoying double aspects. A further door in the reception hall leads to the sitting room

The sitting room is an especially charming room, a wood burning stove with a bressummer and



brick surround occupies the rear of the room, an original Tudor window lets in borrowed light from the scullery, while a casement window looks out over the front garden and mature apple tree.

The kitchen/breakfast room partially encases the Tudor heart of the cottage. It is a light filled and spacious room with a four oven electric AGA; the scullery to the side of the kitchen provides further work surfaces, a butler sink and space for a dishwasher. French windows lead on to the south facing terrace and gardens; a stable door provides access to the west facing courtyard.

Off the breakfast/kitchen room is a double aspect and partially panelled reception room, which our clients presently use as a study. It enjoys wonderful views over the garden.

Bridge Cottage has a spacious double garage with studio above; central heating and hot and cold water pipes have been installed and, subject to necessary consents, it could make a wonderful home office or annexe.

The gardens are beautiful, with mature trees, pond and a vegetable garden to the rear. There is ample parking to the front of the property behind a five bar gate.

SERVICES

Mains water, electricity and drainage; oil fired central heating.

Tenure

Freehold

Local Authority

Babergh District Council

Council Tax

Band = E

Energy Performance

EPC Rating = Exempt

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills

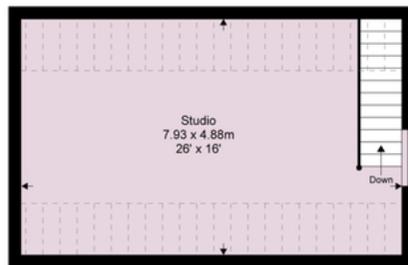




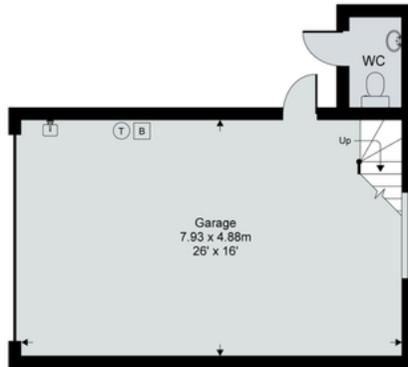
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Approximate Area = 1162 sq ft / 121.6 sq m
Garage = 680 sq ft / 63.1 sq m (includes wc)
Limited Use Area(s) = 321 sq ft / 29.8 sq m
Total = 2163 sq ft / 200.9 sq m

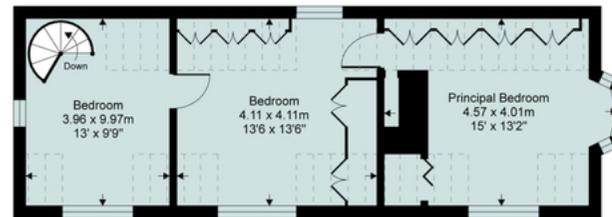
For identification only - Not to scale



Garage First floor



Garage Ground Floor



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Savills (UK) Limited. REF: 788488

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