

## Summary

### Approximate Room Sizes

**THE PROPERTY** Nestled in a stunning rural setting, this charming bungalow offers a perfect blend of space, potential, and scenic countryside views. This property features a versatile layout ideal for family living, all set within a peaceful environment.

Upon entering the property, you are welcomed by a spacious entrance hall that connects to the main living areas. The sitting room is a cosy retreat, ideal for relaxing and enjoying views of the surrounding gardens through a large window to the front aspect. The kitchen offers plenty of counter and storage space, ideal for those who enjoy cooking. Adjacent to this is the generously sized dining room perfect for hosting family meals or entertaining guests. From the dining room, easy access is provided to the garden, enhancing the indoor-outdoor flow of the home. The ground floor also accommodates three well-proportioned bedrooms, providing ample space for relaxation. A family bathroom completes this floor.

Upstairs, two additional loft bedrooms offer

flexibility for use as children's rooms, home offices, or guest accommodation, providing excellent views of the countryside.

Externally, the property sits on a generous plot, featuring a large driveway capable of accommodating multiple vehicles, alongside a detached garage and additional storage spaces. The front garden offers charming curb appeal, while the rear garden provides a private sanctuary for enjoying outdoor activities and the beauty of the surrounding farmland.

**THE LOCATION** Hitcham is a charming and picturesque village located in the heart of Suffolk, offering the perfect blend of rural tranquillity and accessibility. Surrounded by rolling countryside and farmland, it provides a peaceful lifestyle, ideal for those seeking to escape the hustle and bustle of modern life. The village boasts a strong sense of community, with a church, post office, and village hall hosting regular events and activities. A local primary school in the next village of Bildeston is just a short drive away.

Despite its rural feel, Hitcham is well-connected

to nearby towns such as Stowmarket (just 7 miles away), where you'll find a range of amenities, including supermarkets, shops, and Stowmarket railway station, offering direct train services to London Liverpool Street in approximately 85 minutes. The historic market town of Bury St Edmunds is also within easy reach, providing a wider selection of shopping, dining, and leisure options.

For those who enjoy the outdoors, the surrounding Suffolk countryside offers endless opportunities for walking, cycling, and exploring. Hitcham is a perfect spot for families and individuals looking for a quintessential English village lifestyle while still benefiting from convenient transport links.

**AGENTS NOTE** Broadband – Superfast broadband available with download speeds of up to 75mbps and upload speeds of 20mbps (Ofcom Data)

Mobile Coverage – Voice & Data likely outdoors with EE, Three, O2 & Vodafone

Utilities – Mains Water, Mains Electric, Mains Drainage, Oil Fired Central Heating

Property Construction – Standard Brick Construction

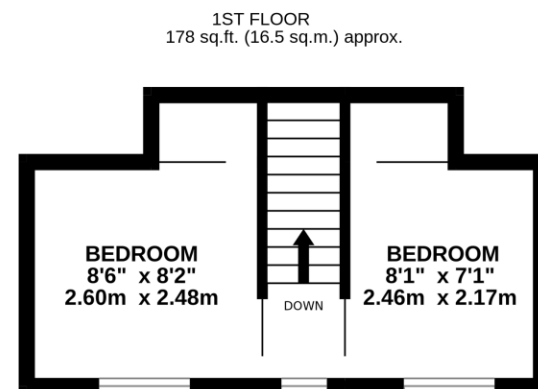
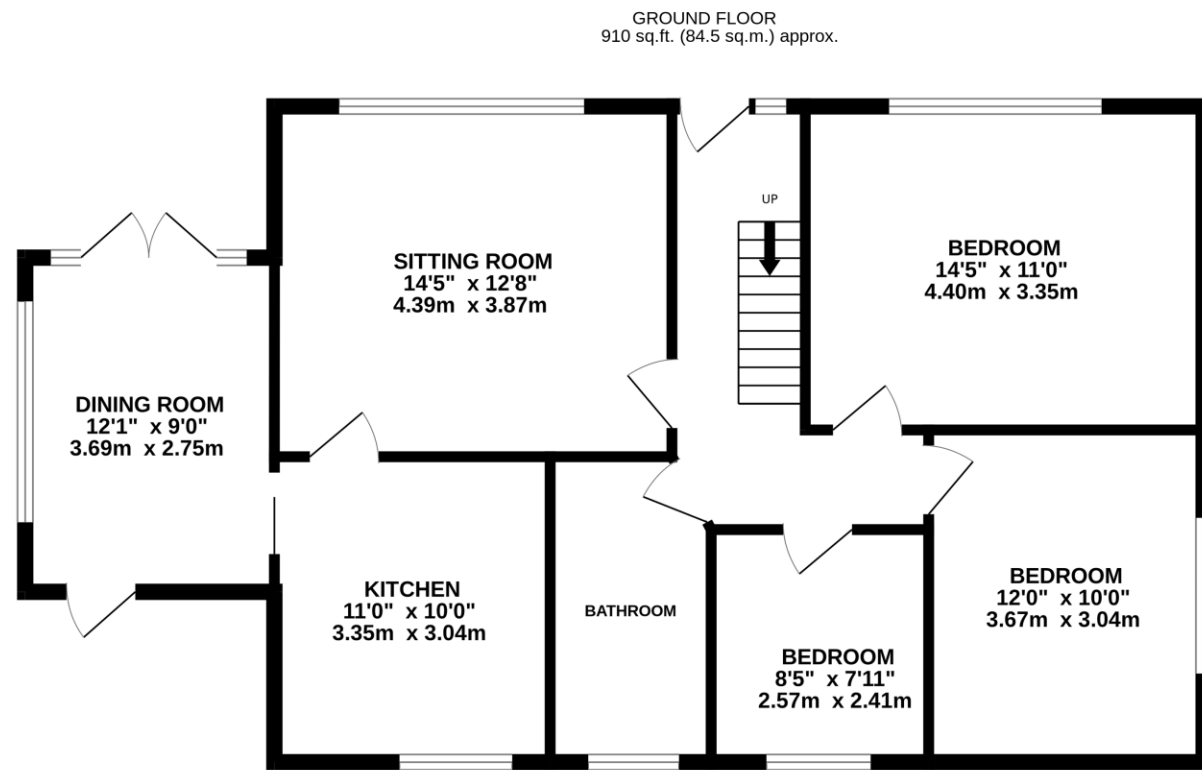
Planning Permissions and Development Proposals – Potential planning application for new dwellings on the plot next door, although no record can be found online currently

## Additional Information

Local Authority – Babergh District Council  
Council Tax Band – D  
Tenure – Freehold  
Post Code – IP7 7NF

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01787 468400





TOTAL FLOOR AREA: 1088 sq.ft. (101.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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If you would like to speak to one of our mortgage advisors call now – 01787 468400



Your home may be repossessed if you do not keep up repayments on your mortgage.

Awaiting EPC

### Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



## The Causeway | Hitcham | IP7 7NF

£350,000

A detached home located within a stunning village setting with rolling field views to the rear. Sitting on a large plot this versatile and substantial home offers ample room for improvement/extension/development opportunities. NO ONWARD CHAIN.

- Three Bedrooms
- Two Further Loft Bedrooms
- Two Reception Rooms
- Kitchen
- Bathroom
- Large Plot
- Stunning Field Views