



WEST DENE

Guide price £1,075,000 Freehold

Capel Road | Bentley | Suffolk | IP9 2DL

FINE & COUNTRY



This wonderful family home, when originally constructed in 1954 was an apple farm and today many of the original trees and apple stores still exist. The 5 acres of land has since been converted into equestrian use with menage and stables.

The detached house has five bedrooms, a lovely open plan kitchen, lounge and conservatory offering flexible accommodation. The property offers great family living and is double glazed throughout.

In a fabulous rural setting on the outskirts of Bentley village, yet only 5 miles from the thriving town of Manningtree and it's railway station with links to London.

In addition to the equestrian facility the property provides, there are plenty of opportunities for hacks locally including the adjacent 400 acre wood (for a small annual fee).

Approached along a long gravel drive through the beautiful front garden, the front door opens to

### Entrance Hall

A welcoming, bright reception hall with built-in storage cupboards, ideal for coats and boots.

### Ground Floor Cloakroom

Conveniently placed by the back door, with WC and wash hand basin



### Study

Dual aspect windows to front and side offering views of the garden, with room for a desk and shelves.

### Sitting Room

A spacious room with feature open fireplace with brick surround. Window to front aspect and double doors to conservatory

### Conservatory

A lovely, large bright multiple use room, currently being utilised as a dining room and snug. Log burner to keep the room cozy in winter. Fully glazed with double doors to front and back offering all round beautiful views of the gardens. The conservatory can be accessed from both sitting room and kitchen.





## Kitchen

Shaker style wooden cabinets in a soft hue under granite worksurfaces offering storage in a range of cupboards, drawers and full length larders. Additional storage and worktop space on the central island.

There is an integrated double electric oven, four ring induction hob and an American fridge freezer. The focal point of this attractive room is the refurbished dark green, gas fuelled Aga which was purchased in 2019 shortly after the kitchen was built in 2018.

Windows to the side and double patio doors to the conservatory.

## Utility Room

With tall storage cupboard and worktop to match the kitchen.









### Ground Floor Main Bedroom (Five)

This room with windows to front and side offers the opportunity to have a study or games room if not used as a ground floor bedroom, as at present.

### En-suite

With shower (new in 2023), WC and wash-hand basin.

A wooden staircase to first floor landing with doors to

### Bedroom One

A double room with southwest facing window to front.

### Bedroom Two

A further double with windows to side and rear overlooking the grounds and fields beyond.  
Built-in cupboard.

### Bedroom Three

Double bedroom with front and side aspect windows.

### Bedroom Four

This is the smaller of the rooms but it would still be possible to have a double bed here.  
Side aspect window

### Family Bathroom

A large shower cubicle with immersion heater (new in 2018) and shower pump.  
A double ended bath with WC and wash handbasin built in the vanity unit.







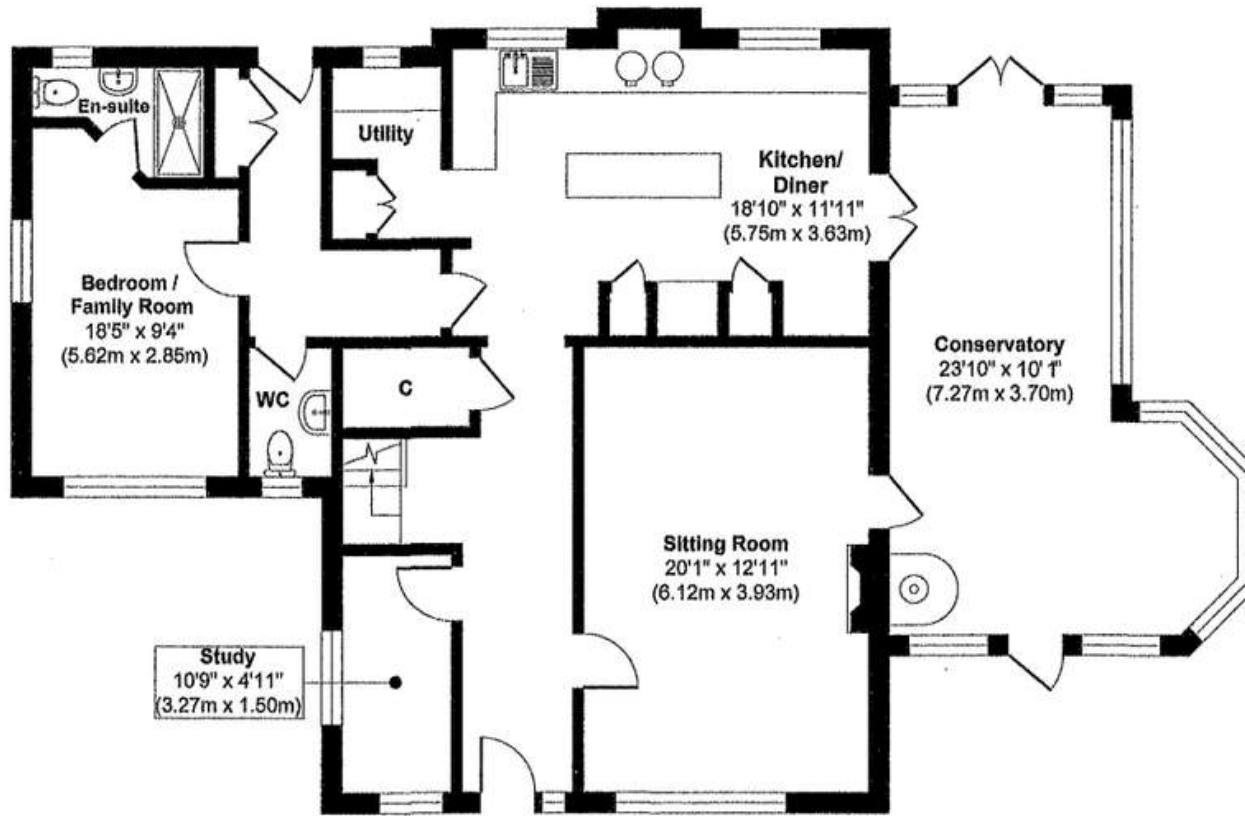


### Outside

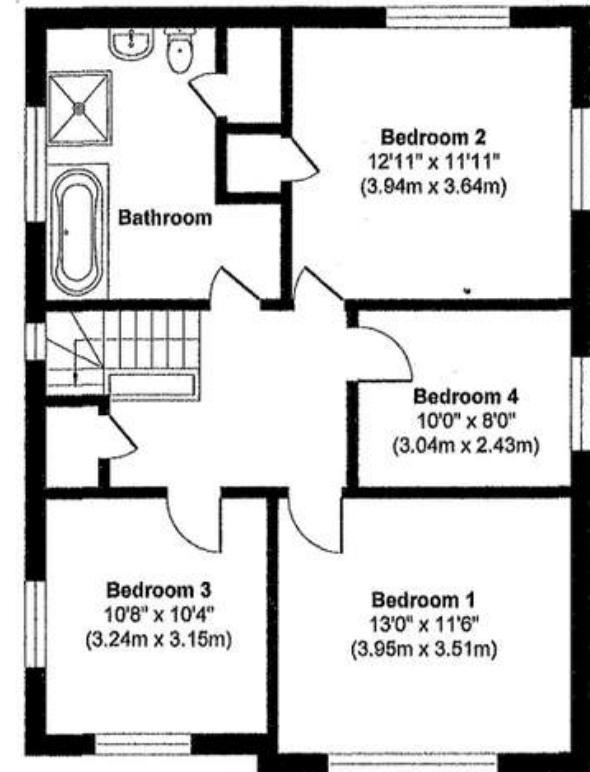
A wonderful mix of formal gardens and equestrian grounds surround this home with a total of 5 acres, 1/2 acre of which is wooded.

The gardens closest to the property are mainly laid to lawn interspersed with mature shrubs and trees. There is an array of mature fruit trees throughout the site.

The 45ftx20ft floodlit ménage was built in 2014 and is close to the 3 stable blocks and various outhouses. The old apple stores still exist and the Vendor has made a pre-application to convert these to offices, which was agreed in principle at the time.



**Ground Floor**  
 Approximate Floor Area  
 1364 sq. ft  
 (126.77 sq. m)



**First Floor**  
 Approximate Floor Area  
 769 sq. ft  
 (71.41 sq. m)

**Approx. Gross Internal Floor Area 2133 sq. ft / 198.19 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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### Services

We are advised by the Vendors that mains electricity, gas and water are supplied to the property. The property benefits from gas-fired central heating. The septic tank within the grounds has a soak away but also gets emptied once a year.

### Possession

Vacant possession upon completion.

### Council Tax Band

Babergh band D £ 2200

### What Three Words

///newsprint.news.winter

### VIEWING ARRANGEMENTS

Strictly by appointment with the Vendor's sole Agent

Fine and Country Woodbridge - 01394 446 007

### Rail Services

The property is only 5 miles from Manningtree railway station, on the Greater Anglia line, with direct links to London Liverpool Station.

### About The Area

In "Constable country", Bentley is small rural village approximately eight miles south of Ipswich, fourteen miles from Colchester and five miles from Manningtree. There is ideal road access out onto the A12.

The village has a community shop and pub, village hall and primary school.

The thriving town of Ipswich is set on the estuary of the River Orwell and has undergone an extensive gentrification programme in recent years, mainly around the waterfront and has become a popular "commutable" town to London.

Excellent sailing and golfing facilities are both available nearby or on the popular Suffolk Heritage Coast.



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