



Oakdene
Bentley | Ipswich | Suffolk | IP9 2DP

LET THERE BE LIGHT



Built in 2000, this bright, modern home, full of country charm, is a versatile five double-bedroom property, with three bathrooms and three huge reception rooms, all decorated beautifully in a country palette. Situated in a rural location within a welcoming, community led village, yet with easy links to road and rail transport for commuting this home has it all.



KEY FEATURES

- Beautiful character period property
- Five miles from Manningtree train station
- Five large bedrooms
- Backing onto open fields
- Parking for several cars
- Spacious accommodation
- Great village location
- Three bathrooms
- Double garage
- Situated on a quiet lane

The current owners were drawn to this house due to its location, being almost hidden from view on a quiet country lane, bordered by fields, in a friendly village with good amenities but close enough for them to cycle to Manningtree station to get the train to London for work. They have created stylish décor, replacing windows with tasteful UPVC maintenance free frames with traditional monkey tail handles to seamlessly blend with the essence of the house.

Step Inside

The beautiful pillared front door sets the tone for what you find inside, step into a light, spacious hallway with plenty of room for coats and boots. With attractive cloakroom to your left along with an enormous utility room – with space for laundry, a drinks fridge and lots of storage, you take the hallway to the family room. This room has a wonderful atmosphere with dining table, sofa and TV plus double doors to the terrace and is semi open planned to the delightful kitchen/breakfast room and also to the conservatory. The conservatory is currently used as a playroom but could make a wonderful dining room too. The kitchen breakfast area would suit school morning breakfasts just as much as a quick supper or the children doing their homework whilst tea is being prepared. A large range cooker complements the farmhouse style and is superb for cooking up a feast. Next to the family room is the dining room, currently repurposed as an airy music room with patio doors to the gardens. Along the hallway a little further you find the more formal triple aspect, sitting room with wonderful fireplace and another set of double doors to outside. The house has a wonderful flow, with space to come together as well as for enjoying separate spaces or just for peace and quiet.

Light & Bright

With four sets of double doors all facing south the home is always light and airy and even on the hottest summer days the house has a fresh through breeze. The kitchen/breakfast room faces east so the mornings are bright with a cheery vibe whilst the sitting room at the other end of the house is southwest facing and a lovely spot to enjoy the evenings in, especially in the cooler months snuggling by the fire.

The bay window in the sitting room is the Christmas Tree spot and adds to the inviting atmosphere with its twinkling lights. The three larger bedrooms on the first floor are all dual aspect making the first floor an equally bright and airy part of the home.





KEY FEATURES

The second floor has roof lights and offers a space away from the rest of the family to work from home, or to use as a gaming room for teens maybe, and in lockdown this space was repurposed as a soft play haven for the children to really let off steam in.

Attractive & Practical

The wonderful country palette used here gives rooms their own identity, but they do come seamlessly together too. The huge utility, whilst a working area, still has country charm about it with the clever use of cabinetry for storage. The hard floors make family life with children and dogs so much easier, and the pretty conservatory is perfect as a playroom with doors straight to the garden, yet still close to the family room so parents can keep a watchful eye. The layout works well for working from home too with the office at the top of the house and the sitting room set away from the bustling family spaces provides a quiet area to relax in. The home is well insulated and offers a cool calmness in summer whilst staying warm in the winter months, helping with fuel bills and adding to the practicality of life here.

Exploring Upstairs

Stairs from the hallway lead to a generous landing area where there is space for armchair and bookcase, ideal for escaping the hoards for a moment to yourself. The principal bedroom is dual aspect and remains beautifully cool during the heat of the summer when you can fling open the windows to let the summer breeze waft in. It has a large ensuite with oval bathtub, perfect for winding down after hard day. Bedroom two also has its own ensuite shower room, whilst the three other double bedrooms share a generous family bathroom housing both bath and shower. This first floor has the feel of a period home, due to clever use of space and elegant interior design. Stairs from the landing take you to the second floor where the quiet work from home office sits, along with extra space that has been used as a soft play zone, a games room with snooker table and even had drum kits in over the years. Its so versatile and offers a variety of opportunities for use.

Step Outside

The wraparound plot offers privacy, but you are not isolated here. In summer the terrace, accessed from all three reception rooms really comes into its own, making parties great fun and larger groups easily accommodated. The current owners pop a hot tub there each year and love watching the children play – it gives a great holiday vibe. An attractive arbour offers shade for respite from the south facing terrace and there is even “prosecco corner”, a patio at the far end of the garden which whilst getting sun from lunchtime onwards, is the peaceful place at the end of the day to get the last of the evening light with a glass of bubbly in hand. For those who fancy a bit of “the good life” there are raised veggie beds and raspberry canes, a vegetable plot and greenhouse to encourage green fingers. There is plenty of parking for visiting family and friends plus a double garage.

































INFORMATION



On The Doorstep

The typical country village of Bentley has churches, a primary school, community owned village shop and a voluntary run public house, just rated third friendliest pub in the UK. It runs open mic nights, hosts live music, community lunches, coffee mornings and quiz nights too. The active village hall offers a variety of clubs and activities including WI, Parent & Toddlers, and a Horticultural Society, so there is a real village community ready to welcome newcomers of all ages. For dog walkers and nature lovers you can walk from the house via a footpath through fields, explore Dodnash Woods and country walking trails including the stunning Bluebells woods stroll.

How Far Is It To....

Bentley offers a picturesque location with great access to surrounding Constable country, peninsula villages including Capel St. Mary with its wealth of amenities and services. Manningtree is just 5 miles away with its mainline railway links and great access to A12, Ipswich and Colchester routes.

Directions

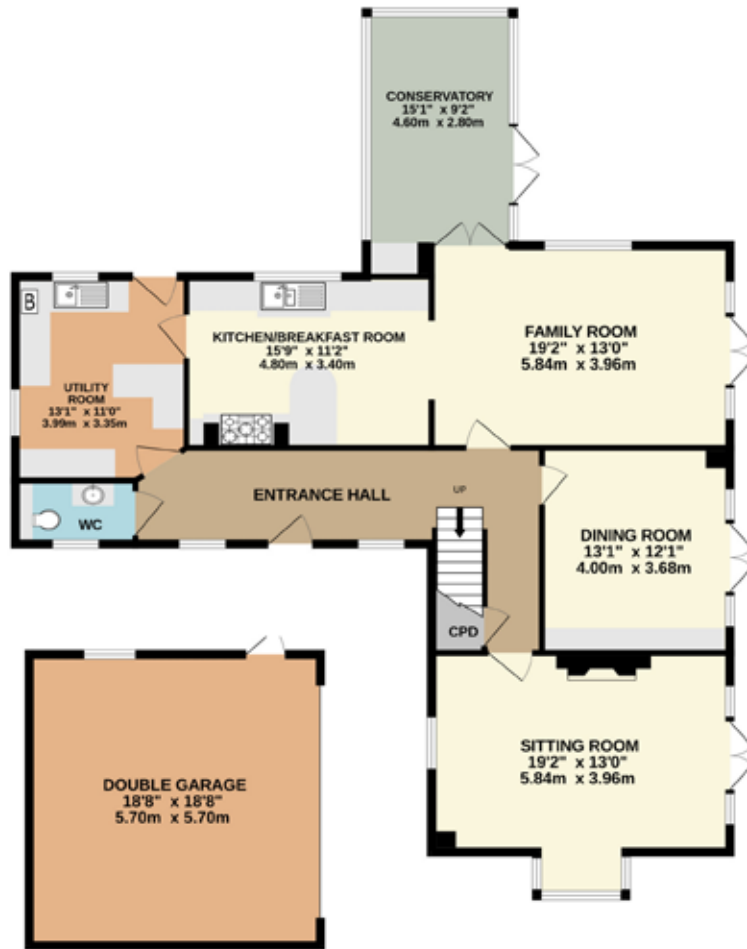
What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location /// sparrows.tender.misty

Services, District Council and Tenure

Gas Fired Central Heating
Solar Panels with Feed in Tariff
Mains Electricity And Water
Mains Drainage
Broadband Available: Please check www.openreach.com/fibre-checker for your broadband providers availability in the area.
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check
Babergh District Council – Council Tax band G
Tenure: - Freehold

GROUND FLOOR
1354 sq.ft. (125.8 sq.m.) approx.

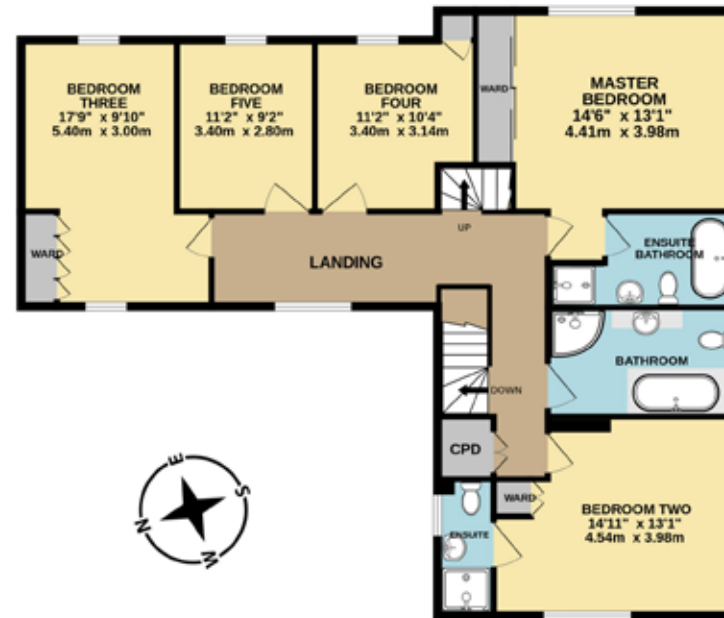


TOTAL FLOOR AREA (approx.)

Accommodation: 3001 sq.ft (278.8 sq.m) - Garage/Outbuildings: 350 sq.ft (32.5 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.



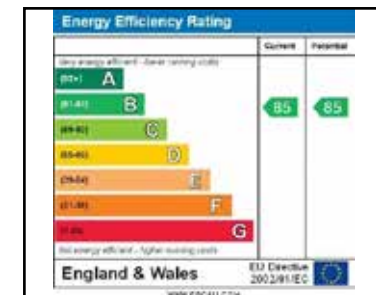
1ST FLOOR
1192 sq.ft. (110.8 sq.m.) approx.



2ND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



Fine & Country Regional Office
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com