



Cedars  
Bentley, IP9 2DQ



An exceptional four-bedroom detached home, beautifully presented throughout and set within generous, private grounds, with a substantial double garage, versatile home office, self-contained annexe and an extensive range of outbuildings, all within easy reach of Manningtree and its mainline railway station.

Combining timeless country character with modern comfort, this warm, welcoming family home offers an enviable woodland setting, beautifully landscaped gardens and exceptional flexibility for living, whether multi-generational, hybrid working or looking for ancillary income. For the current owners, it has been the most beautiful place to live and their affection for the home is evident in every detail, the immaculate presentation and in the memories created here.

# KEY FEATURES

- Exceptional four bedroom detached home
- Substantial detached double garage
- Separate and versatile home office next to garage
- Impressive self contained annexe, ideal for guests, family or ancillary accommodation
- Beautiful country kitchen with timeless appeal
- Presented to an exceptional standard throughout
- Attractively landscaped gardens offering privacy and a superb outside environment
- Extensive range of useful outbuildings, including a well equipped workshop
- Generous grounds with an attractive woods to the rear
- Excellent transport connections with convenient access to Manningtree railway station

## Step Inside

Originally a charming, pink woodcutter's cottage, this property has been sympathetically modernised to create an impressive family home while retaining the character and individuality of its origins. Thoughtfully presented to an exceptional standard throughout, the property blends timeless country style with the comfort and practicality expected of a contemporary home. Stepping into the lobby with useful coats and shoe storage you enter the internal hallway with stairs to the first floor and a cloakroom. Straight ahead is the heart of the house, a beautifully appointed country kitchen, complete with exposed brick fireplace and wood burner, heritage cabinetry and a large central island for socialising over coffee or a glass of red whilst chatting to the chef - an inviting space with timeless appeal. A second wood burner sits at the opposite end of the kitchen offering huge versatility for layout.



With three reception rooms, there is space to welcome family and friends and to come together. In winter, the enormous sitting room is still a cosy retreat, enhanced by the warmth of wood-burning stoves, while during the summer months the surrounding woodland helps create a naturally cool and peaceful environment and two sets of French doors open to the gardens. The dining room just off the kitchen also has French doors to the grounds – this room could also be repurposed as a playroom or even a ground floor bedroom if required. The snug offers a more intimate retreat for reading, for sliding away to watch your favourite sport on TV or as a teens lounge.

### Exploring Upstairs

The first floor provides four well-proportioned bedrooms, three with their own ensuite and the fourth served by a spacious family bathroom, creating excellent accommodation for family life, visiting guests or those simply looking for additional space and flexibility. The principal bedroom is set to one side of the home, enjoying a private suite feel, and offers a luxurious ensuite with freestanding bath as well as a shower. A stunning Juliet balcony overlooks the grounds and beyond - what a view to wake up to! The woodland setting continues to make its presence felt upstairs, with views towards the surrounding greenery and a wonderfully peaceful atmosphere.



## Annexe and Home Office

One of the particularly impressive features is the superb one-bedroom, self-contained annexe, set above the garage and office, providing exceptional flexibility for modern living. Ideal for guests, extended family or ancillary accommodation and revenue generation, the annexe allows visitors to enjoy their own private space while remaining close to the main house and has its own kitchen and ensuite shower room. Adjacent to the substantial detached double garage is a separate and versatile home office, providing an ideal dedicated workspace away from the main house. Its position makes it equally suitable for those working from home, running a business or requiring a private studio, creative space, gym, games or cinema room.







## Step Outside

Approached by traditional 5-bar wooden gates, you find extensive parking, garaging, outbuildings & the workshop. The substantial, detached double garage provides generous secure storage and parking, while the wider grounds incorporate an impressive range of useful outbuildings. A well-equipped workshop adds further versatility and will appeal to anyone requiring dedicated space for hobbies, projects, equipment or practical pursuits. The grounds are undoubtedly one of the defining qualities of this property. Generous, attractively landscaped and wonderfully private, they provide a superb outdoor environment in which to relax, entertain and enjoy the exceptional natural surroundings. The rear of the property extends into an attractive wooded area, creating a remarkable feeling of seclusion and providing a haven for local wildlife. Deer, hares, owls and numerous species of birds, including birds of prey, are regular visitors. The garden has been designed to remain relatively low maintenance, with potted plants and flowers adding colour and character while allowing the natural setting to remain at the forefront. The position of the house means the gardens enjoy sunshine throughout the day, with the rear garden particularly beautiful in the late afternoon and evening. The hot tub has its own house allowing it to be used all year round and a beautiful garden room with doors on two sides makes a great place for yoga practice or to escape to with a G & T and a good book! Over the years, the gardens have been the backdrop to countless family memories, whether a simple, peaceful morning coffee, summer barbecues, drinks with friends, hot-tub evenings, or winter gatherings around the fire pit, wrapped in blankets and toasting marshmallows. With virtually no light pollution, the night sky is spectacular, creating an enchanting setting for evenings outdoors.



## Bentley Village & The Area

Bentley village is surrounded by beautiful countryside and woodland. The village offers a warm community atmosphere with local pubs, a community-run pub and shop, village hall and church, while a monthly magazine keeps residents connected with local events, tradespeople and wildlife. Beautiful walks lead directly from the property, with nearby Dodnash Woods renowned for its spectacular spring bluebells, creating a striking purple carpet. The surrounding countryside is rich in wildlife, including deer, hares and birds of prey, while riding stables opposite add to the charm. Day to day amenities are available in nearby Capel St Mary and East Bergholt, including shops and doctors' surgeries, and a traditional petrol station with personal service.

## How Far Is It To....

For commuters and those wishing to explore further afield, Manningtree railway station provides convenient transport connections, making this property particularly well placed for combining a peaceful rural lifestyle with access to the wider region.

## 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 [///whistling.smirks.credible](http://whistling.smirks.credible)



## Services, District Council and Tenure

Oil Fired Central Heating

Mains Electricity & Water

Drainage – Septic Tank

Broadband Available – Fibre Please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

Mobile Phone Reception - varies depending on network provider Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check.

Babergh District Council – Band D– Freehold



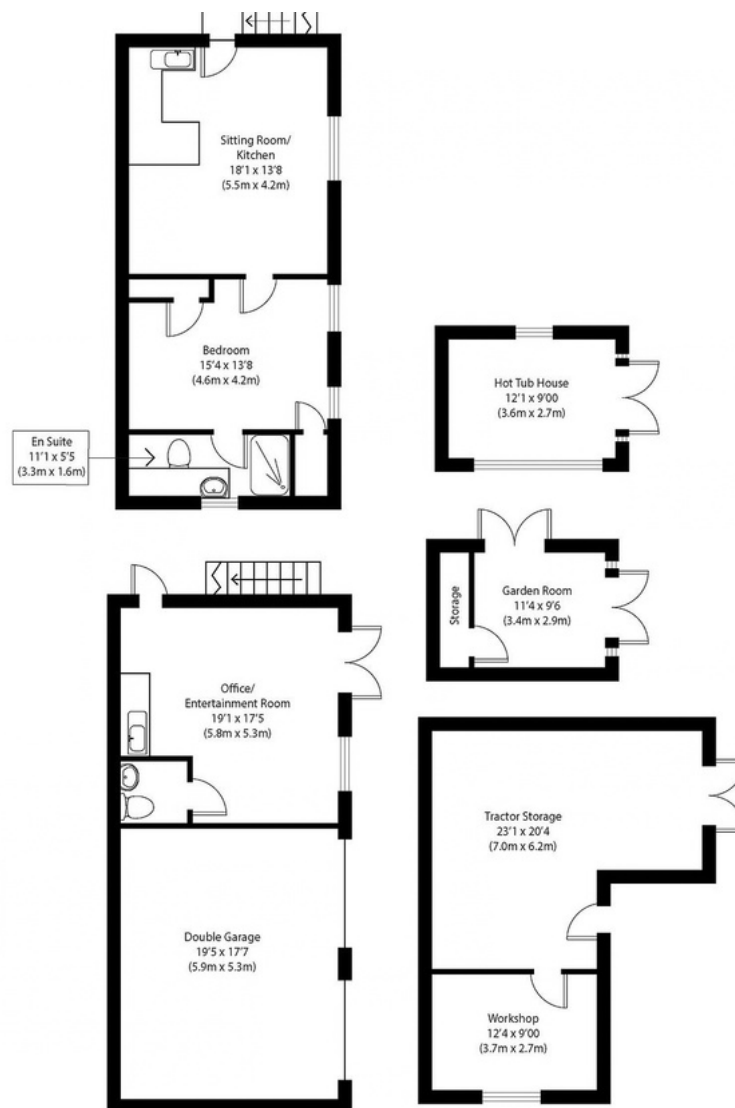
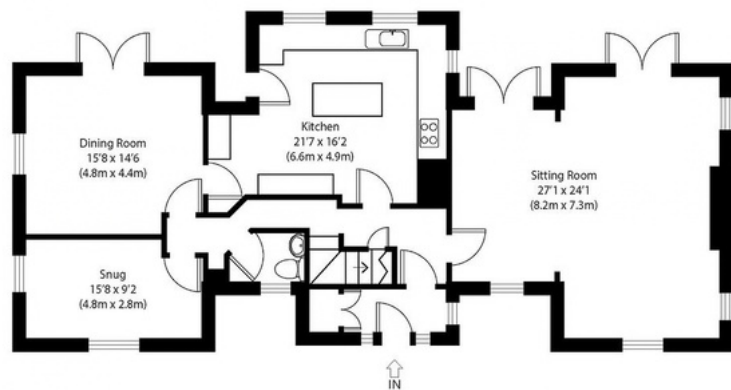
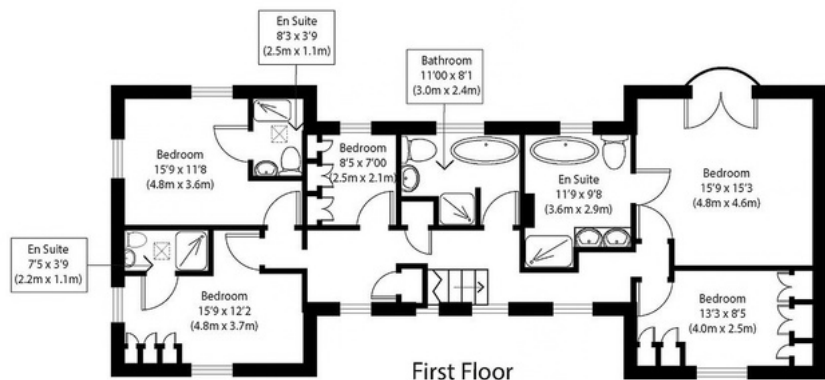




Approximate Gross Internal Area  
Main House 2765 sq ft (257 sq m)  
Outbuildings 1965 sq ft (183 sq m)  
Total 4730 sq ft (439 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.  
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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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         | 79 C      |
| 55-68 | <b>D</b>      | 65 D    |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

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