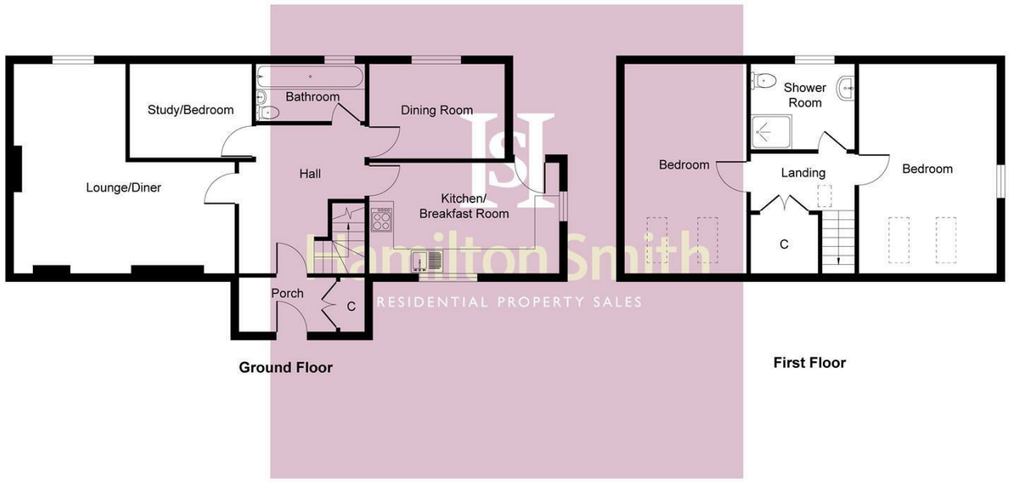

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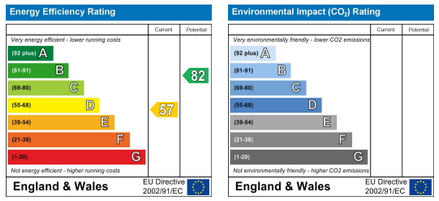

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A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.
The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

The Lodge , Bentley IP9 2LS

£450,000

This delightful 2/3 bedroom DETACHED chalet is situated in the sought after area of Bentley, Suffolk just 6 miles southwest of Ipswich and near the Essex border. Presented in good order throughout this SPACIOUS property enjoys large ground floor accommodation including a lounge/diner, dining room, Study/bedroom, bathroom, kitchen/breakfast room and reception hallway, the 1st floor has 2 bedrooms and a shower room. Secluded gardens with countryside views, ample parking, detached garage and offered with no onward chain.

Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

The Lodge Bentley, IP9 2LS

Bentley is a highly sought-after rural village in South Suffolk, offering an idyllic countryside lifestyle with exceptional connectivity. Positioned within the Babergh district just 6 miles southwest of Ipswich and near the Essex border, this charming parish is a prime location for commuters, families, and retirees alike.

Prime Commuter Location: Excellent transport links via the A12 and A14. The nearby Manningtree railway station (approx. 4 miles) provides a direct, fast mainline service to London Liverpool Street in under an hour. Bently has a pub, village hall, primary school, riding school, and active parish council. Surrounded by picturesque rolling countryside, the area offers extensive network footpaths, local woods, and easy access to the Alton Water reservoir for watersports and cycling.

The property is presented in good decorative order, has oil central heating and double glazed windows.

Door to PORCH
Cupboard, door to

ENTRANCE HALL:
Stairs to 1st floor, radiator, cupboard, doors off

LOUNGE/DINER: 18'7 x 15'4 (5.66m x 4.67m)
Double glazed windows to front and rear, radiators, feature exposed brick chimney breast with open fire place (not tested).

DINING ROOM: 12 x 10 (3.66m x 3.05m)
Double glazed window to rear and a radiator.

STUDY/BEDROOM: 10 x 9'6 (3.05m x 2.90m)
Double glazed window to rear and a radiator.

KITCHEN/BREAKFAST ROOM: 15 x 9'9 (4.57m x 2.97m)
A double glazed window to front. A range of wall and base units, sink and drainer, electric hob and double oven, space for appliances, radiator, tiled splash backs, drawers, work tops, door to outside with access to the garage.

GROUND FLOOR BATHROOM:
A fitted suite comprising a bath, W.C, hand wash basin with vanity unit under and spot lights over, part tiled walls. Radiator & extractor fan.

1st FLOOR LANDING:
Cupboard, skylight, doors off

BEDROOM: 10'4 x 10'3 (3.15m x 3.12m)
Skylight windows with beautiful field views. Sloping ceiling, storage and a radiator.

BEDROOM: 10'9 x 10'2 (3.28m x 3.10m)
Skylight light windows with beautiful field views. Sloping ceiling, storage and a radiator.

VIEW OF GARDENS AND FIELDS FROM 1st FLOOR

1st FLOOR SHOWER ROOM:
Double glazed window to rear. W.C, hand wash basin, shower cubicle, part tiled walls. Radiator & extractor fan.

OUTSIDE:
The property is accessed via double gates onto a shingle driveway, providing parking for several cars and leading to the detached garage. The house is positioned towards the eastern edge of the plot, with formal gardens to the front comprising a lawn, mature flower and shrub borders, and established fruit trees. The property enjoys far-reaching field views surrounding the house and gardens.

GARAGE: 19'7 x 11'4 (5.97m x 3.45m)
Detached brick built with a pitched roof, side door, power and light connected. Up and over door.

Oil central heating, septic tank/sewage plant, mains water and electricity.

Babergh District County Council

IPSWICH OFFICE:
7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

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