



Bentley, Suffolk
£800,000



Property Overview:

Set along a designated "quiet lane" on the edge of this highly regarded semi-rural village, this superb chain-free home combines the comfort and efficiency of a modern property with the warmth, charm and character more often associated with a much older residence. Constructed in 2004 and immaculately presented throughout, it has been finished to a high standard, creating a beautifully balanced home that is equally suited to family life, entertaining and relaxed country living.

From the moment you step inside, the quality and care of presentation is immediately apparent. A welcoming entrance hall provides access to the principal reception spaces, including a delightful sitting room centred around a large feature fireplace with multi-fuel burning stove. Doors open directly onto the patio, creating a natural connection with the garden and making this a wonderful room to enjoy throughout the seasons.

At the heart of the home is the handcrafted Orwell's kitchen/dining room, designed with both practicality and style in mind. Granite worksurfaces, a generous island unit with inset sink, separate butler sink and bespoke dresser unit create a timeless country kitchen feel, complemented by a range of integrated appliances including, gas hob, oven, microwave, warming drawer, dishwasher and wine cooler.

There is also space for an American-style fridge/freezer, together with a water softener. Double doors open out to the patio, making this a sociable and highly usable space for family dining, summer entertaining and everyday living. A useful utility area, fitted with built-in cupboards, granite surfaces and an inset sink, provides further practical space for day-to-day household needs.

Further ground-floor accommodation includes a family room, study and cloakroom, offering excellent flexibility for those working from home or seeking additional living space. Upstairs, there are four spacious bedrooms, including a principal bedroom with en-suite facilities, together with a recently updated family bathroom.

Outside, the enclosed rear garden provides a private and attractive setting, with a patio area ideal for outdoor dining. To the front, a gated driveway offers off-road parking for several vehicles and leads to a detached barn-style building. This impressive addition incorporates two garages with electric doors, alongside a highly versatile space that could serve as an entertainment room, substantial workshop, gym, studio or home workspace, depending on lifestyle requirements.

Offered chain free, this is a beautifully presented home in a peaceful yet accessible village setting, offering character, quality and exceptional versatility.





Property Setting:

Bentley is a charming Suffolk village, perfectly placed for those seeking a peaceful semi-rural lifestyle while remaining exceptionally well connected. Surrounded by open countryside, woodland walks and attractive village scenery, Bentley offers a wonderful balance of country living, community spirit and day-to-day convenience.

At the heart of the village is a strong local community, with amenities including a well-regarded village primary school, village hall, church, community shop and the popular Case is Altered public house, a community-owned village pub with a pretty garden and regular local events. Bentley Stores provides a useful everyday village shop, while nearby Capel St Mary, East Bergholt, Manningtree and Ipswich offer a wider range of shops, services, restaurants and leisure facilities.

The village is also particularly well suited to families and those with equestrian interests. Bentley benefits from its own Church of England primary school, while the surrounding area offers access to a choice of respected state and independent schooling. Bentley Riding School is a notable local facility, offering riding tuition for a range of ages and abilities, with access to beautiful woodland riding routes.

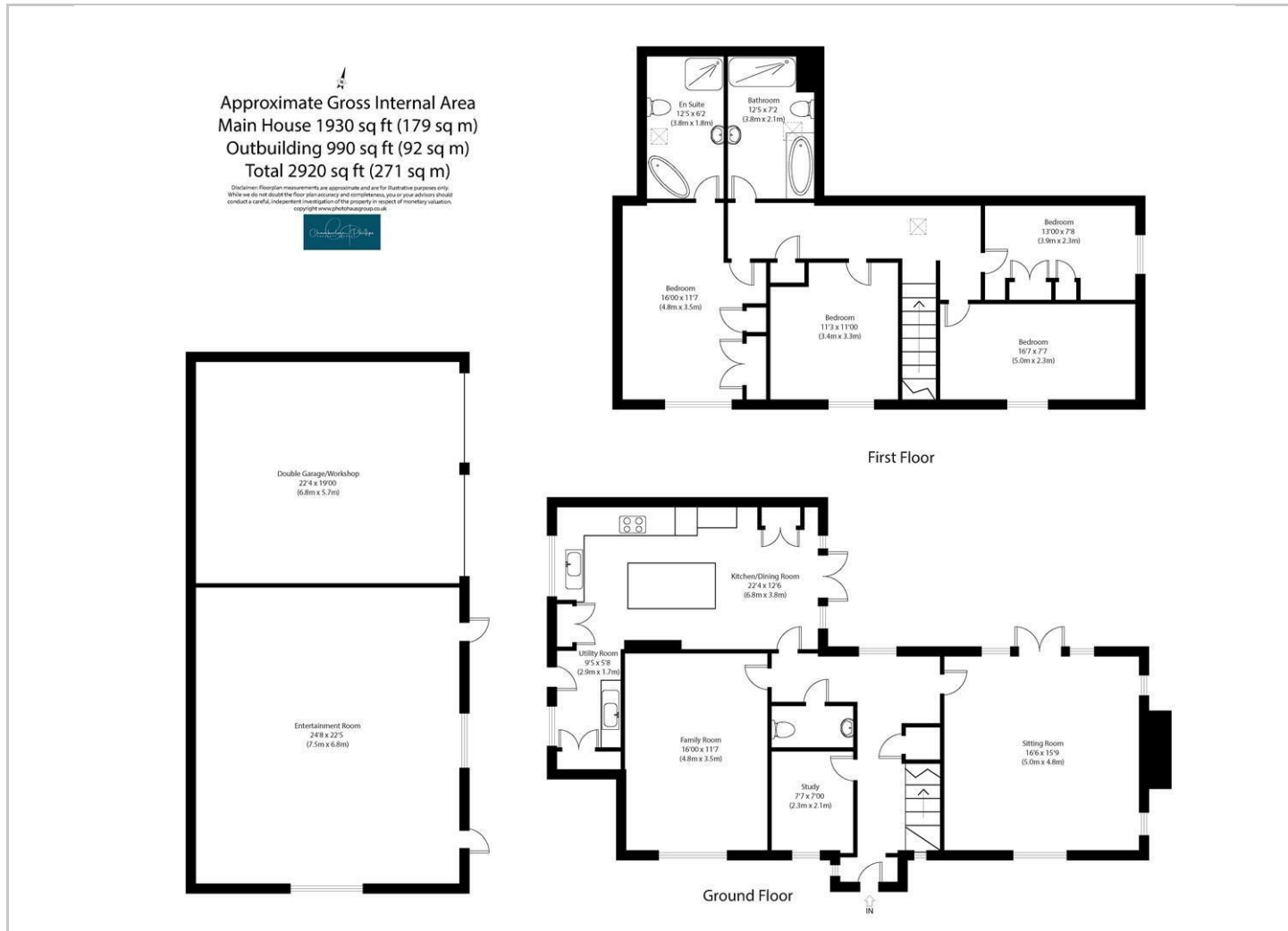
For commuters, Bentley is ideally located for access to the A12, linking Colchester, Ipswich and the wider East Anglian region, while the A14 is also within convenient reach for travel towards Bury St Edmunds, Cambridge and the Midlands. Mainline rail services are available from nearby Manningtree railway station, providing direct links to London Liverpool Street, making the village an appealing option for those needing access to London while enjoying a quieter village setting.

The surrounding countryside is one of Bentley's greatest attractions, with nearby walks, lanes and woodland creating a genuine sense of rural escape. Dodnash Wood, between Bentley and East Bergholt, is noted locally for its ancient woodland character and spring bluebells, adding to the area's natural charm.

Combining village amenities, excellent transport links, access to schooling and beautiful countryside, Bentley remains a highly desirable Suffolk village for families, commuters, equestrian buyers and those simply seeking a more relaxed way of life without feeling isolated.



Floor Plans



Location Map



Important Information:
 Tenure - Freehold
 Council Tax - Band F
 Services Connected - Electric/Water/Drainage/Gas
 Heating - Gas boiler via radiators
 Mobile - 02/EE/Vodafone are Good - Three Likely
 Broadband - Ultrafast broadband is available

Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	