

Chamberlain Phillips
PROPERTY AGENTS



Great Bentley £1,500,000

Property Overview:

Set within over 5 acres of beautiful countryside, this remarkable purpose-built barn offers an abundance of space and versatility, perfectly suited for multi-generational living, equestrian pursuits, holiday accommodation, or use as a smallholding.

Constructed in the late 1990s to replace an original farm building, the property has been thoughtfully designed with a traditional aesthetic. It features a timber-clad oak frame set on brick plinths beneath a clay pantile roof, blending beautifully into its rural surroundings.

The main barn provides extensive accommodation comprising five bedrooms, two with en-suite facilities, a family shower room, cloakroom, and a useful utility/boot room. The kitchen is well-equipped with a pantry and Aga, while the impressive triple-aspect family room offers generous living space. At the heart of the home lies a stunning double-height vaulted reception space, currently arranged as a dining and sitting area, with exposed beams, full-height dual-aspect windows, mezzanine snug, and a central double-sided wood burner creating a truly striking focal point.

In addition to the main residence, there are several self-contained and ancillary units ideal for guests, relatives, or rental income. These include an en-suite bedroom with independent access above the cart lodge, a detached annexe with sitting/bedroom, kitchen, bathroom, and first-floor storage room, plus a further detached barn comprising two self-contained one-bedroom cottages, each offering a kitchen/living area, bedroom, shower room and first floor storage rooms. Adjoining this is a versatile space that could serve as a gym, home office, studio, or additional accommodation.

Externally, the property continues to impress with two separate gated driveways, a double cart lodge, garage, storage shed, and expansive gardens and grounds extending to over 5 acres.

This outstanding home offers exceptional flexibility and must be viewed internally to be fully appreciated.



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- An aerial photograph of a rural property. The central focus is a large, vibrant green lawn. To the right of the lawn is a large, dark grey, rectangular area, possibly a field or a large paved area. In the background, there are several buildings, including a prominent red-roofed barn and a white house. The property is surrounded by various fields, some of which are dark grey, suggesting they are plowed or recently harvested. There are also several trees and a line of trees along the bottom edge of the property. The overall scene is a typical rural landscape.
- OVERALL PLOT 5.23 ACRES
 - DETACHED OAK FRAMED BARN
 - IN ALL 9 - 11 BEDROOMS
 - STUNNING CENTRAL FULL HEIGHT RECEPTION SPACE
 - EXCELLENT ACCESS TO LOCAL AMENITIES AND COMMUTER LINKS
 - RURAL POSITION
 - VERSATILE ACCOMMODATION TO SUIT A MYRIAD OF USES
 - NO CHAIN







Property Setting:

Perfectly positioned on the edge of the sought-after village of Great Bentley, this property enjoys the best of both worlds, peaceful countryside surroundings combined with excellent access to local amenities and commuter links.

The village itself is well served with everyday conveniences, including a Tesco supermarket, post office, doctors' surgery, pharmacy, and several popular pubs and eateries. Great Bentley Green, one of the largest village greens in England, forms the heart of the community and hosts regular local events throughout the year, offering a quintessential village lifestyle.

For commuters, Great Bentley railway station provides direct services to London Liverpool Street in around 1 hour 15 minutes, making it an ideal choice for those needing regular access to the capital. The nearby A133 and A120 link easily with the A12, offering swift road connections to Colchester, Manningtree, Clacton-on-Sea, Chelmsford, and beyond.

With its blend of rural charm, strong community spirit, and superb transport connections, the location perfectly balances village living with convenience and accessibility.

Important Information:

Tenure - Freehold

Council Tax - Band G

Services Connected - Mains Electric/Private Water via borehole and filtration system/Private Drainage

Heating - Oil boiler via radiators / Part underfloor

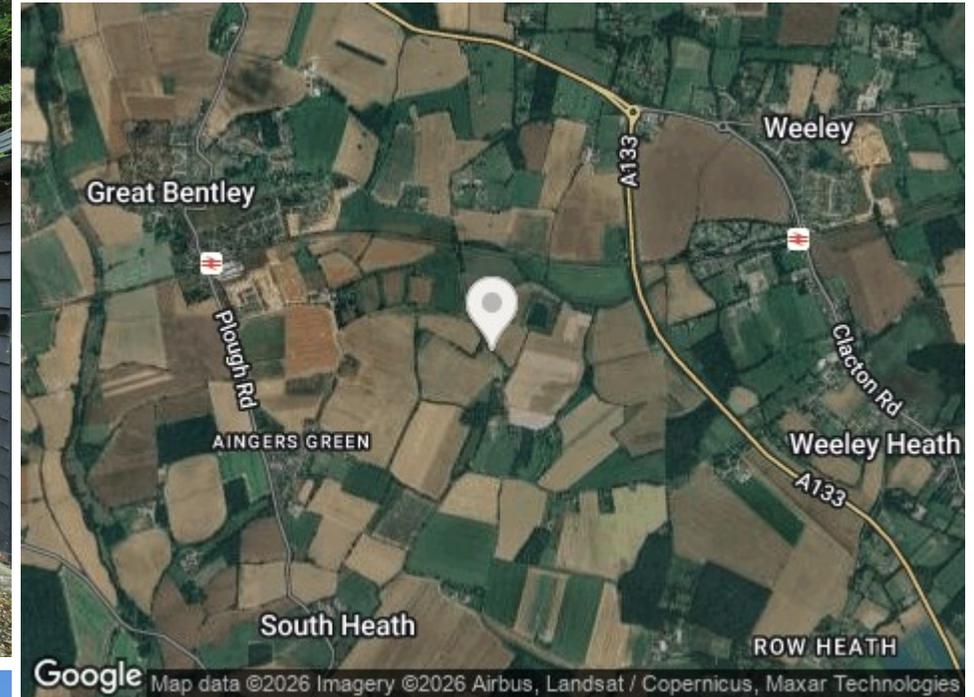
Telephone & Broadband - 02/EE/Three/Vodafone are likely

Broadband - Standard broadband is available



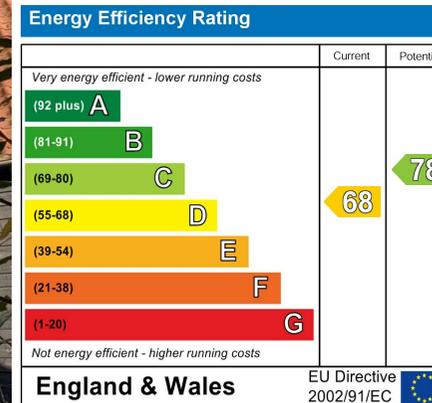


Location Map



Energy Performance Graph

Viewing



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

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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.