THE LARK PARTNERSHIP



Bentley | Suffolk

An Exceptional Space...

Occupying a generous plot of approximately 0.37 acres, sits a beautifully reimagined detached family home offering over 3,100 sq ft of versatile accommodation. Originally built in the late 1920s and significantly enhanced in 2022, the property combines contemporary open-plan living with character features, generous proportions and far-reaching countryside surroundings.

The spectacular open-plan kitchen, dining and living space forms the true heart of the home, extending to over 34ft and designed with both everyday family life and entertaining in mind. Flooded with natural light from expansive sliding doors opening onto the rear decking, the space enjoys engineered oak flooring with underfloor heating throughout. The contemporary kitchen is centred around a substantial breakfast island and offers a range of fitted units, integrated Bosch dishwasher, integrated fridge with freezer compartment below, extractor hood and dedicated space for a freestanding Flavel range cooker, which is available by separate negotiation. Ample preparation space and excellent storage combine with the open-plan layout to create a sociable and highly functional living environment. A feature fireplace provides character and warmth, with the original chimney remaining intact and offering potential for reinstatement if desired. An understairs storage cupboard and internal access to the double garage further enhance the practicality of this exceptional family space.













Versatile Spaces...

The accommodation is remarkably flexible. To the front of the property, a separate playroom, study or snug provides an ideal retreat, while a further reception room/bedroom, additional study and ground floor shower room create an excellent opportunity for a self-contained annexe, multi-generational living arrangement or dedicated home-working suite. With it's own external door, there is also the potential to run a business from home (subject to the necessary consents).















Generous Bedrooms...

The first floor offers four well-proportioned bedrooms arranged around a spacious landing area with doors opening onto a striking balcony. The balcony has ample room for dining, relaxing and taking in the beautiful sunsets over the fields and woodlands. The impressive principal suite was created as part of the 2022 extension and features a Juliette balcony, a Velux window and a contemporary en-suite shower room. Three further generous double bedrooms, including two with dual aspects and one with balcony access, are complemented by a family bathroom.





Stunning Surroundings...



Location...

Outside, the property enjoys a delightful setting with a large lawned garden, expansive decking area and mature trees providing a high degree of privacy. The plot is approached via vehicular access to one side and pedestrian access to the other, while the detached double garage offers power, lighting, water, workshop potential and additional storage.

The property occupies a sought-after position within the attractive village of Bentley, surrounded by some of Suffolk's most beautiful countryside. The village enjoys a strong community spirit, centred around the community-owned pub, The Case is Altered, and the village shop, both of which play an active role in local life. Families are well served by the village recreation ground, children's play area, outdoor gym facilities and football pitches, while two churches and the primary school further contribute to the area's established community feel. For those who enjoy the outdoors, Bentley offers an extensive network of footpaths, bridleways and countryside walks. A public footpath located directly opposite the property's driveway leads across open fields and into beautiful ancient woodland, with the Suffolk & Essex Coasts & Heaths National Landscape (formerly Area of Outstanding Natural Beauty) beginning just beyond the fields to the front of the property. The surrounding landscape provides endless opportunities for walking, cycling, horse-riding and exploring some of East Anglia's most cherished scenery.

Despite its peaceful rural setting, Bentley remains exceptionally well connected. The A12 is just minutes away, providing convenient access to Ipswich, Colchester, Chelmsford and London. Manningtree Station is 5 miles away with fast trains less than an hour into London, making the property an ideal choice for those seeking a balance between countryside living and practical commuting.







Key Information

LOCAL SCHOOLS:

- Bentley Church of England, 0.50 Miles. Rated Good.
- Capel St Mary Church of England, 1.2 Miles Away. Rated Good
- Tattingstone Church of England, 1.83 Miles Away. Rated Good
- Copdock Primary School. 3 Miles Away, Rated Outstanding
- East Bergholt High School, 2 Miles Away. Rated Good
- Royal Hospital School Holbrook, 5 Miles Away. Independent School

LOCAL AUTHORITY:

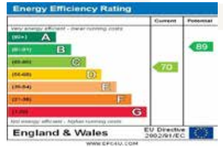
Babergh District Council
Council Tax Band F

TENURE:

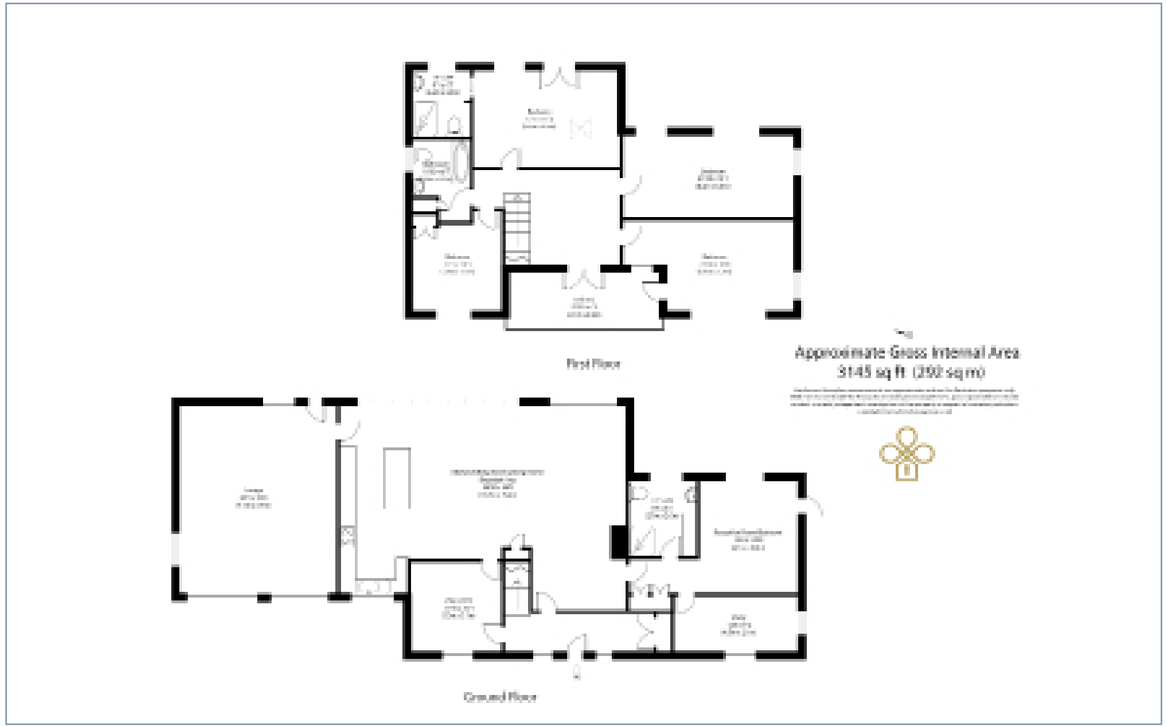
Freehold

SERVICES:

Heating Type	Gas
Electricity	Mains
Water	Mains
Sewerage	Septic tank
Internet	Fibre connected
Current Provider	County Broadband
Speed:	171 Mbps download, 248 Mbps Upload



The Property Ombudsman



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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 must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.16090663 Lark House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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