

BENTLEY HOUSE

Magazine ➡

THE
COUNTRY
HOUSE
DEPT.



BENTLEY *House*

Bentley, Ipswich, IP9 2DA



Bentley House is, above all, a brilliant family house. There is space in abundance, yet it still feels warm and welcoming, with wonderful privacy all around. It has the sort of layout that works just as well with children tearing around as it does with a house full of guests.

During the current owners' time at Bentley House, it has undergone a significant renovation, bringing the house back to life while carefully preserving its original character. The owner is an interior designer and her eye is evident throughout, with confident use of colour and pattern alongside original sash windows, shutters, fireplaces and high ceilings.

For me, the drawing room is the standout, with floor-to-ceiling windows bringing in incredible light and views across the garden. The dining room comes a close second, made for long lunches, big dinners and weekends with friends. With seven bedrooms and flexible annexe accommodation, there is plenty of room for everyone.

Outside, mature gardens surround the house, with a swimming pool tucked away in a sunny corner and woodland for children to explore and build dens. Beyond the garden, the village church can be seen through the trees, a lovely backdrop to this peaceful setting.



1ÈRE
DIVISION

BREAD





THE FINER *Details*

Bedrooms

7

Reception Rooms

4

Bath/Shower Rooms

4

Stables

4

Pool

Annexe

Acreage

4.8 acres. Additional land of 6.24 acres is available via separate negotiation.

What3Words

///delighted.pens.skips

Co-Ordinates

52°00'06"N , 001°05'05"E

Services

Mains water and electricity.

Private drainage

Oil fired central heating

EPC

Band E

Council Tax

Band G

Local Authority

Babergh District Council















ABOUT THIS *Area*



This is a particularly lovely corner of Suffolk, with the peace and space of the countryside but plenty going on close by. A short drive brings you to the Orwell and Stour estuaries, with sandy beaches, sailing and beautiful stretches of coastline to explore. The King Charles III England Coast Path also follows the nearby shoreline.

Alton Water is another local highlight, with miles of waterside walks and cycling, as well as sailing and paddleboarding.

For everyday life, Fields Farmshop and Café at East Bergholt is a local favourite, while Suffolk Food Hall is brilliant for stocking the kitchen or lunch overlooking the Orwell. The Wild Rabbit at Harkstead is another excellent nearby spot.

Families are well catered for, with Royal Hospital School, Ipswich High School, Orwell Park and Ipswich School all within reach, alongside the highly regarded Colchester grammar schools.

Further afield, Aldeburgh, Southwold and Snape Maltings make brilliant days out. Manningtree station also makes London accessible in under an hour, with direct trains to Liverpool Street. Life here feels wonderfully tucked away, yet good schools, great food, the coast and London are all within easy reach.























POINTS OF *Interest*



Towns and Cities

Manningtree 6.3 miles
Ipswich 6.5
Dedham 8 miles
Hadleigh 10.3 miles
Woodbridge 15.3 miles
Colchester 19.2
London 77.9 miles

Pubs & Restaurants

The Wild Rabbit, Harkstead
The Swan, Stratford St Mary
Lucca, Manningtree
The Crown, Stoke by Nayland
The Red Lion, East Bergholt

Train Stations

Manningtree Station 6.3 miles
London Liverpool Street from 55 minutes
Colchester Station 14.8 miles
London Liverpool Street from 47 minutes

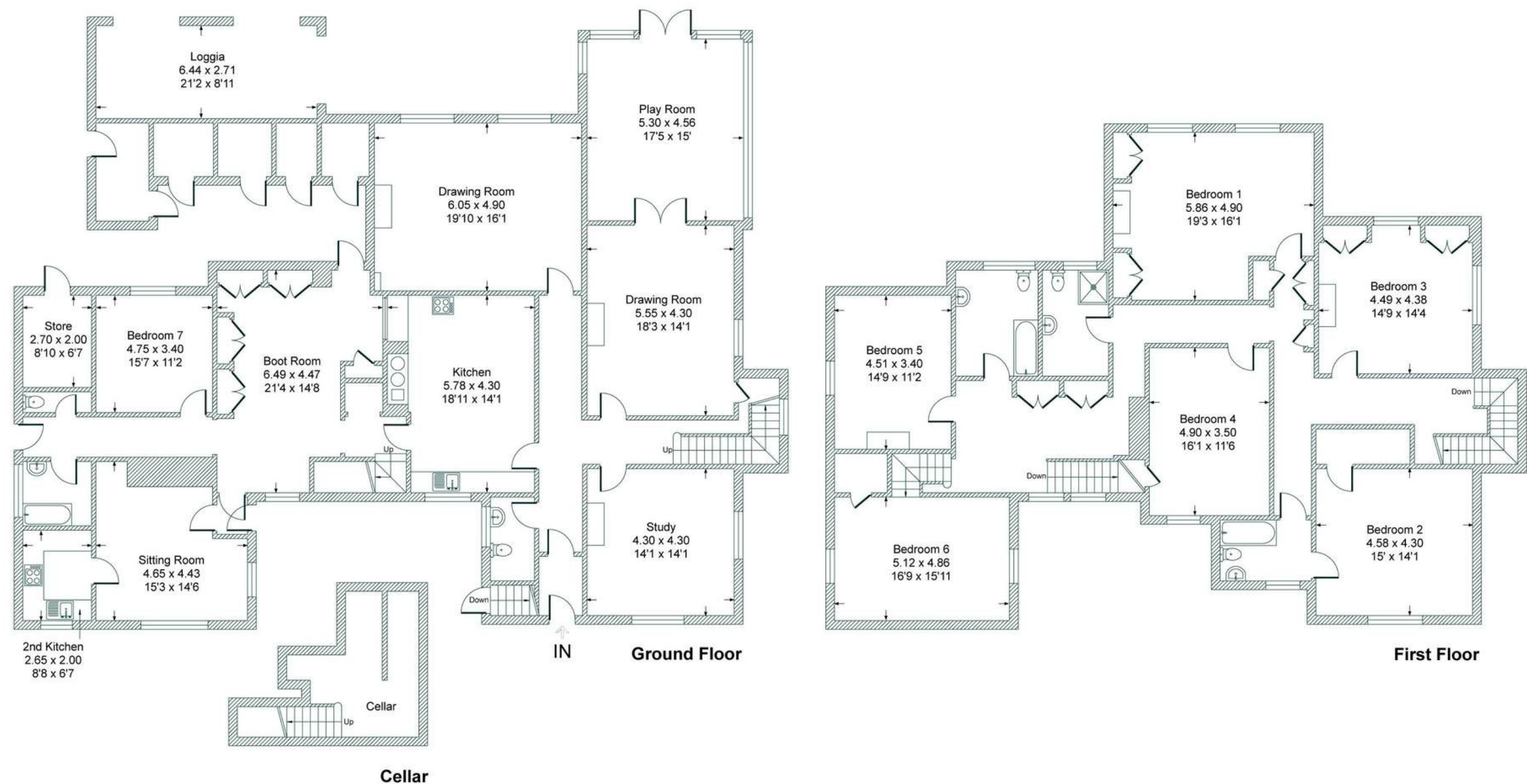
Airports

London Stansted Airport 44.7 miles
Heathrow Airport 98.9 miles
London Gatwick Airport 97 miles



FLOORPLANS

Bentley House



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) Produced by The Country House Department Limited

Approximate Gross Internal Area - 482.5 sq m / 5193 sq ft

AREA GUIDE

Suffolk 🍷

Suffolk offers a wonderfully unspoilt corner of East Anglia, where rolling countryside, historic market towns and riverside landscapes create an enviable way of life. Medieval wool towns such as Long Melford and Lavenham are rich in character, with independent boutiques, antique shops and welcoming cafés lining their picturesque streets. The nearby Stour Valley and Dedham Vale, immortalised in the paintings of Constable, provide some of England's most celebrated scenery, with miles of footpaths weaving through meadows, woodland and charming villages.

Walk - The Stour Valley Path

The Stour Valley Path offers beautiful riverside walks through Constable Country, with particularly scenic stretches around Long Melford and Dedham, perfect for family outings and dog walks alike.

- Event - Suffolk Show

The annual Suffolk Show is one of the highlights of the rural calendar, celebrating agriculture, equestrian pursuits, artisan food and country living

Day Out -Newmarket Races

Hosts world-class horse racing, concerts, family events and year-round entertainment, making it a fantastic day out nearby.

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