

Cedars

Bergholt Road | Bentley | Suffolk | IP9 2DQ

FINE & COUNTRY

A Cut Above The Rest



Originally a pink woodcutter’s cottage, this beautifully presented five-bedroom home has been extended to create an impressive country property in a private setting. Surrounded by generous gardens and woodland, it features a self-contained annexe, separate home office and numerous outbuildings. With beautifully appointed interiors, plenty of character and versatility, it is ideal for family life. Despite its seclusion, the property is well placed for commuters, with direct services from Manningtree station to London Liverpool Street, while Ipswich and Colchester are within easy reach.

KEY FEATURES

- Stunning Five-Bedroom Detached Home
- Three Generous Reception Rooms
- Beautiful Spacious Country Kitchen
- Three Ensuite Bedrooms, With Juliet Balcony To The Principal
- Impressive Self-Contained One-Bedroom Annexe
- Substantial Detached Double Garage
- Separate Home Office Next To Garage
- Range of Useful Outbuildings, Including A Workshop
- Generous Landscaped Gardens with Attractive Woodland To The Rear



There is an immediate sense of scale and seclusion on arrival at Cedars. Beyond the five-bar gates, an extensive gravelled driveway leads to an impressive home, framed by mature trees and set within private grounds. Its handsome cream exterior gives little clue to its beginnings as a woodcutter's cottage. Thoughtfully extended and beautifully modernised, the property has become an exceptional family home, with generous proportions and an abundance of character.

Step Inside

The entrance lobby provides useful storage for coats and shoes, leading through to a hallway with stairs rising to the first floor and a conveniently positioned cloakroom.

Straight ahead, the welcoming country kitchen is a particularly inviting room, with cream Shaker-style cabinetry, warm wood-toned worktops and an exposed brick fireplace housing a wood-burning stove. A range-style cooker sits alongside the brickwork, while the large central island provides a natural gathering place.

KEY FEATURES

It's easy to picture friends and family settling here with a glass of wine, chatting to the chef, or enjoying a coffee before the day gets underway. Windows looking towards the surrounding greenery bring plenty of natural light into this lovely sociable space.

The accommodation continues with three reception rooms, providing plenty of scope for family members to enjoy time together or find a quieter corner of their own.

The sitting room makes quite an impression, with generous proportions and wood-toned flooring setting the scene for relaxed gatherings with family and friends. An impressive exposed brick fireplace, complete with substantial timber mantel and wood-burning stove, brings country character, while the spacious layout invites everyone to settle in together. In summer, two sets of French doors open onto the glorious gardens, allowing family and friends to move easily between indoors and out.

Just off the kitchen, the dining room is perfectly placed for family meals and entertaining, with its own French doors opening directly onto the grounds. Its versatility is another advantage, with the potential to use the room as a playroom or even a ground-floor bedroom, should family circumstances change. Completing the reception accommodation is a versatile snug, providing a welcoming space to enjoy a little peace and quiet away from the main living areas. Perfect for settling down with a good book, catching up on the latest sporting action or giving teenagers a space to call their own, it's a room that can easily adapt to the needs of family life.

















KEY FEATURES

Exploring Upstairs

Upstairs, the bedroom accommodation continues the sense of space found throughout the ground floor, with three ensuite rooms and a spacious family bathroom providing excellent convenience for a busy household or visiting guests.

Occupying one end of the first floor, the principal bedroom is a beautifully proportioned room with a wonderful feeling of space. A Juliet balcony overlooks the grounds and surrounding greenery and it's easy to imagine opening the doors on a summer morning to appreciate the woodland views before the day begins. The sense of luxury continues into the beautifully appointed ensuite, where a freestanding bath and separate shower provide the perfect finishing touches.

The remaining bedrooms provide comfortable accommodation for family and guests, with two additional ensuite facilities making life considerably easier when the house is full. The family bathroom completes the upstairs arrangement, while views towards the trees are a lovely reminder of the property's beautiful rural setting.























KEY FEATURES

Step Outside

There is much more to this property than the house itself, with generous grounds, additional accommodation and impressive outbuildings adding to its appeal.

A substantial detached double garage is a feature in its own right, finished in dark weatherboarding with three dormer windows and contrasting timber doors. Its handsome appearance complements the country setting, while providing excellent parking and storage.

Alongside the garage, a separate home office is ideal for anyone working remotely or running a business. Bright and spacious, the room provides a dedicated working environment with space for a variety of professional needs. Its position away from the main house creates a welcome distinction between work and family life, although its versatility extends beyond an office, with potential for a studio, creative workspace, gym, games room or cinema room.

Above the garage and office is a superb self-contained one-bedroom annexe, adding another dimension to this versatile property. Sloping ceilings bring character, while a kitchen area with breakfast bar provides everything needed for comfortable, independent living. A separate bedroom and ensuite shower room complete the accommodation, making this an excellent arrangement for visiting friends, extended family or teenagers seeking a little independence while remaining close to home. There is also the prospect of generating rental income, subject to any necessary permissions and arrangements.






POST













KEY FEATURES

Elsewhere within the grounds is an extensive collection of outbuildings, including a well-equipped workshop and additional storage facilities. These provide plenty of practical space for hobbies, projects and equipment, with the flexibility to accommodate a variety of interests.

The gardens themselves are a delight. Generous, attractively landscaped and wonderfully private, they extend around the house, with established lawns, mature trees and the beautiful woodland backdrop creating a lovely natural setting and a haven for local wildlife.

To the rear, extensive paved terraces and areas of decking provide plenty of room for outdoor furniture, with French doors connecting the house to the garden. There is space for dining, relaxing and entertaining, with a choice of places to settle throughout the day.

The gardens have been designed to remain relatively low maintenance, with pots of colourful flowers and planting adding interest without detracting from the natural surroundings. The position of the house allows sunshine to reach the grounds throughout the day, with the rear garden particularly appealing during the late afternoon and evening.











KEY FEATURES

Outdoor living is a real pleasure at Cedars, with the grounds providing some wonderful opportunities to relax and enjoy the beautiful surroundings. There is a hot tub with its own dedicated house, allowing it to be enjoyed throughout the year, whatever the weather. Equally inviting is the separate garden room, with doors opening on two sides to make the most of the views. A lovely setting for morning yoga, an afternoon with a good book or perhaps a G&T as the sun begins to set.

For the current owners, the outside space has been the backdrop to countless happy memories, including summer barbecues, drinks with friends and evenings in the hot tub. Even the colder months have their pleasures, with winter gatherings around the fire pit, wrapped in blankets and toasting marshmallows.

And when darkness falls, there is another treat in store. With virtually no light pollution, the night sky can be quite spectacular, providing a wonderful finishing touch to evenings spent outdoors.





KEY FEATURES

About The Area

Surrounded by beautiful countryside and woodland, Bentley is a delightful Suffolk village with a strong sense of community and plenty of rural appeal.

Village life centres around the community-owned pub and the volunteer-run Bentley Stores, which stocks everyday essentials and local produce. There is also a primary school, village hall, church and children's play area, while a network of footpaths and bridleways provides opportunities to explore the surrounding countryside.

Nearby Dodnash Woods is particularly beautiful in spring, when the woodland floor comes alive with bluebells. For a wider choice of shops and amenities, the neighbouring villages of Capel St Mary and East Bergholt are conveniently close, while Manningtree's mainline railway station provides excellent connections further afield.

How Far Is It To....

Despite the property's wonderfully secluded setting, Bentley is ideally positioned for exploring the wider region, with excellent road and rail connections. Nearby Manningtree is a delightful riverside town, known for its independent shops, cafés and historic buildings, and its mainline railway station provides direct services to London Liverpool Street in around an hour, making the location particularly appealing to commuters. The county town of Ipswich is within easy reach, with its vibrant waterfront, excellent shopping, restaurants and cultural attractions, while historic Colchester provides a further choice of shops, entertainment and leisure facilities.





INFORMATION



What Three Words Location

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Services, District Council and Tenure

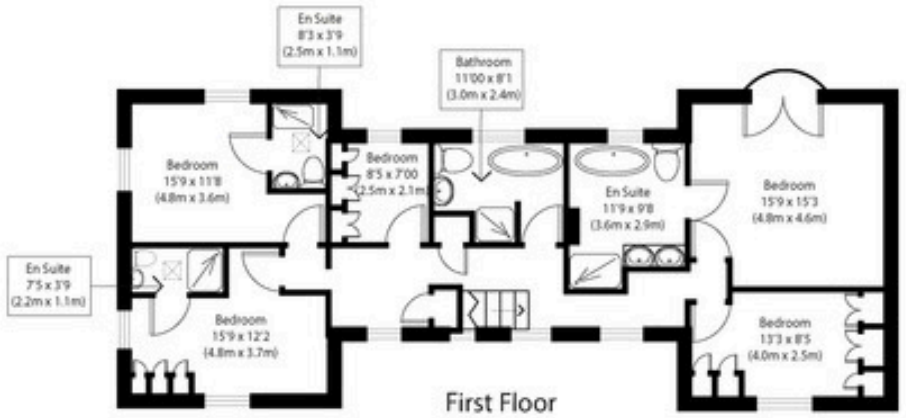
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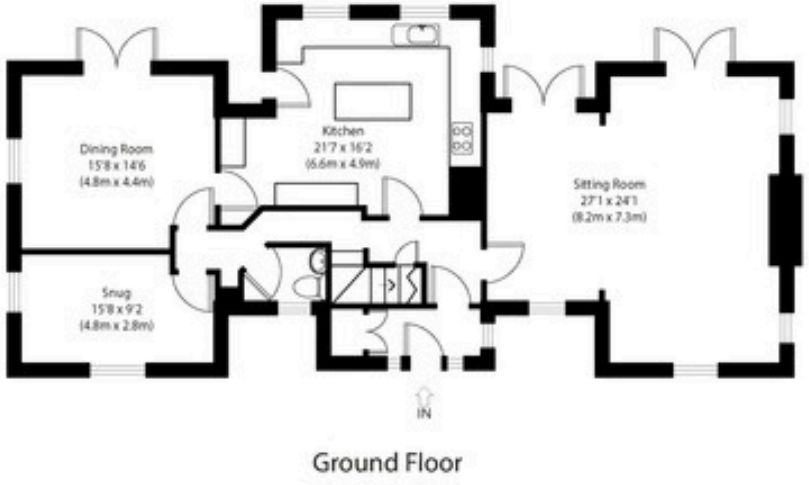
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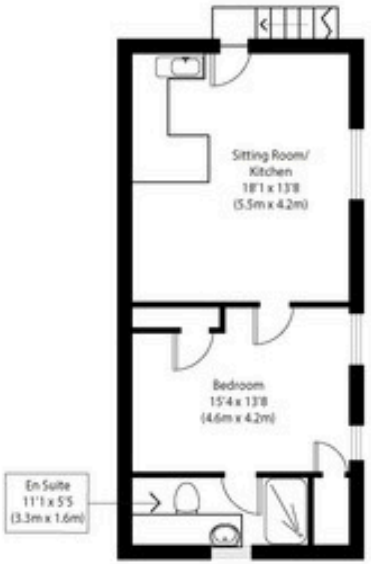
Approximate Gross Internal Area
Main House 2765 sq ft (257 sq m)
Outbuildings 1965 sq ft (183 sq m)
Total 4730 sq ft (439 sq m)

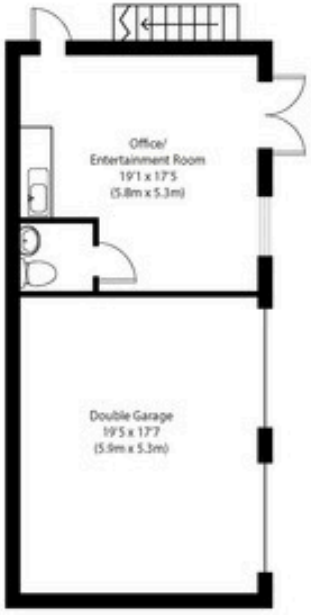
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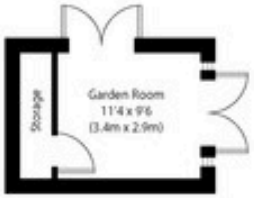


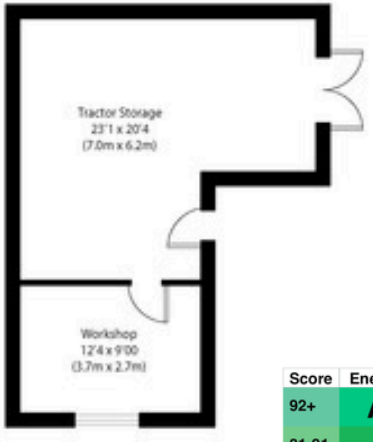


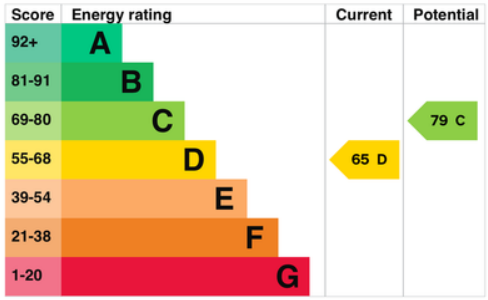












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