

OAKWOOD HOUSE

BENTLEY, SUFFOLK

JACKSON-STOPS

OAKWOOD HOUSE
LINK LANE, BENTLEY, NR IPSWICH, SUFFOLK IP9 2DP

TOTAL APPROX. FLOOR AREA 4,995 SQ FT / 463.9 SQ M (inc walk-in attics)

An immaculately presented 5-bedroom family home offering 4,177 sq ft of accommodation with the added benefit of an attached annexe, situated in charming, landscaped gardens approaching half an acre overlooking the glorious unaltered Suffolk countryside



DISTANCES

- Ipswich – 6 miles (London Liverpool Street Station 70 mins)
- Manningtree – 6 miles (London Liverpool Street Station 60 mins)
- Colchester - 12 miles
- Suffolk Heritage Coast – 16 miles

FEATURES

- Substantial detached village property
- Located along a no through lane well offset from the main road
- 4,177 sq ft of well-presented accommodation
- Kitchen/breakfast/utility area
- Garden room with full span bi-fold doors
- Sitting room & dining room
- Games room & study/media room
- Principal bedroom with en suite shower room
- 4 further bedrooms (2 en suite)
- Family bathroom
- Annex: entrance lobby with separate entrance, under stairs storage, sitting room (currently used as an office), kitchenette, WC/shower room
- 3 car garage/workshop & ample parking
- Landscaped gardens with raised patio
- South facing plot over prime countryside
- Sauna with shower & large outbuilding
- Hydropool Executive Trainer 19Ex swim spa
- In all about ½ an acre

Guide Price: £1,250,000









THE PROPERTY

Oakwood House is a substantial, detached five-bedroom village property, located in a quiet and secluded position in the wonderful Suffolk village of Bentley. The property was constructed in 2000 by the highly regarded and renowned Thorcross builders and presents brick and rendered elevations under a tiled roofline, with accommodation arranged over three floors extending to approximately 4,177 sq ft.

Of note is the fabulous kitchen/breakfast room, which was fully renovated in 2025 with Smeg oven and hood, Fisher & Paykel double dish-drawer and a good range of wall and base units with quartz worktops. From the kitchen access is given to the utility room and garden room with bi folding doors out to the charming garden. The ground floor also comprises a large entrance hall, games room, sitting room, dining room and study/media room. From the games room access is given to the annexe, where a staircase from the entrance lobby/boot storage area rises to the sitting room (currently used as an office), full facility kitchen with cooker and hob, fridge and freezer, and a shower room with separate boiler and water supply. From this entrance lobby there is also a door to the triple garage/workshop.

From the main entrance hall in the house a staircase leads up to a large landing/study area, where access is given to the principal bedroom with en suite, two further bedrooms (both en suite) and a family bathroom. From this landing area an additional staircase leads up to the second floor where there are two bedrooms, a WC and a good-sized landing with a very large walk-in loft space.

Oakwood House has the added benefit of multiple storage spaces, with three walk-in loft spaces which could, subject to any necessary consent, give further accommodation if required.

A truly magnificent village, countryside prime property, fully renovated with no expense spared.







OUTSIDE

Oakwood House is approached over a hard standing driveway giving ample parking for multiple cars. Access from here is given to the 3-car garage/workshop which has three electric remotely operated doors. Attached to the garage is a lean-to covered storage area. The delightful garden can be found at the rear of the property and is wonderfully landscaped with a charming pond with large waterfall and a large terrace. There is a large expanse of lawn flanked by trees and shrubs and at the very far end is a raised terrace area overlooking the beautiful fields and countryside beyond. There is a large useful outbuilding with electric shutter door, currently used as storage and workshop, together with a further timber framed building with sauna and shower. There are also two large useful timber framed pens, currently used for the housing of rabbits. Included in the sale is a Hydropool 19ex Trainer Swimspa as used by Team GB.

LOCATION

Oakwood House is set off a quiet no through road (Link Lane) near to the centre of Bentley. The village, which benefits from a village owned pub, 'The Case is Altered', as well as a shop and playground, is conveniently located 6 miles to the southwest of Ipswich, the county town of Suffolk, with the A137 Ipswich to Manningtree road and the A12 within easy access from the property. Both Ipswich and Manningtree provide a range of shopping, commercial, educational, and recreational opportunities, whilst the nearby Orwell and Stour estuaries, together with the Alton Water Reservoir, provide a wide range of water sport opportunities.

Educationally there is an excellent choice of schools catering for all ages, including a number of independent schools in and around Ipswich including Ipswich High School at Woolverstone, The Royal Hospital School at Holbrook and Ipswich School. The historic cathedral town of Colchester is within 12 miles and together with Manningtree and Ipswich offers regular fast mainline services to London Liverpool Street station.







DIRECTIONS (IP9 2DP)

From the A12 come off at the Capel St Mary junction and at the roundabout proceed straight over as if rejoining the A12 taking a turning on your left towards Bentley. Continue along this road where Link Lane will be found on your right-hand side. Proceed down Link Lane towards the bottom and Oakwood House will be found on your right-hand side.

What3words: ///gamer.enjoys.runners

PROPERTY INFORMATION

Services: Mains electricity, water and drainage are connected to the property. Gas fired central heating with additional boiler and system for annexe.

Mobile: Ofcom reports a good mobile signal from the main providers.

Broadband: Ofcom reports ultrafast broadband is available at the property, with Starlink used by the current owners for an even faster connection.

EPC: C

Council Tax: Band G. Babergh District Council.

Tenure: Freehold with vacant possession at completion.

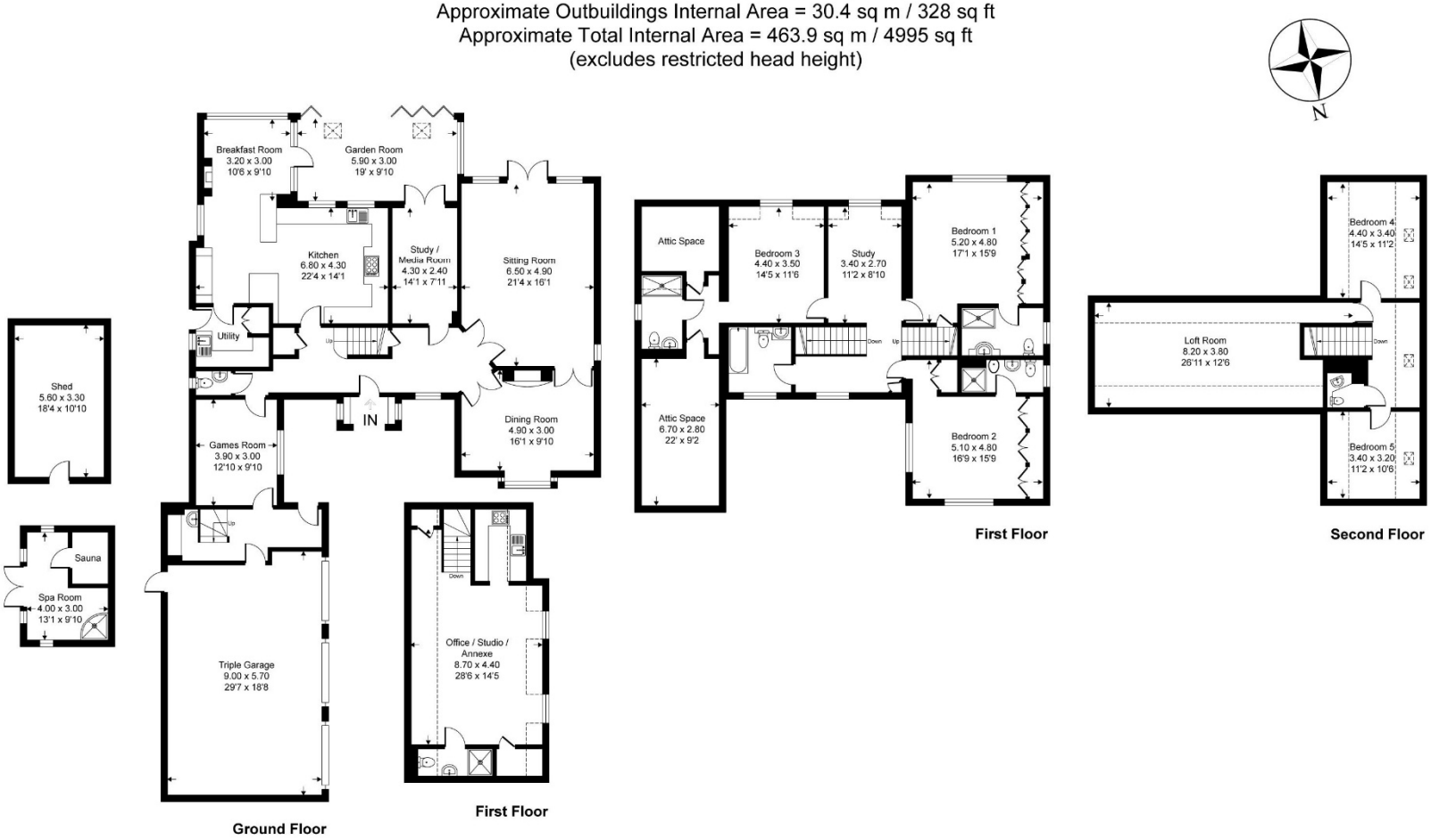
Fixtures and Fittings: Items regarded as fixtures and fittings, including carpets, curtains and light fixtures are included within the sale.

Viewings: By appointment with Jackson-Stops
Tel. 01473 218218.

= Reduced headroom

Link Lane, IP9

Approximate Gross Internal Area = 351.2 sq m / 3781 sq ft
Approximate Garage Internal Area = 82.3 sq m / 886 sq ft
Approximate Outbuildings Internal Area = 30.4 sq m / 328 sq ft
Approximate Total Internal Area = 463.9 sq m / 4995 sq ft
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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