



# The Old Forge

Bentley, Suffolk

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A charming period family home set within enclosed gardens, with swimming pool in a popular village location.

A beautifully presented period family home found within spacious mature gardens and grounds, with swimming pool and set in the popular village of Bentley, ideally placed for easy commuting.



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**2 BATHROOMS**



**DOUBLE GARAGE & DRIVEWAY**



**0.27 ACRES**



**FREEHOLD**



**RURAL/VILLAGE**



**2,668 SQ FT - 3,134 SQ FT**



**GUIDE PRICE £995,000**



### The property

Believed to date back to the 17th Century, The Old Forge is a stunning family home, surprisingly not listed, offering light-filled and flexible accommodation arranged over two floors. Benefitting from period features throughout including beautifully exposed beams and inglenook fireplaces, the property is surrounded by beautiful gardens, offering a luxurious swimming pool and various zones for outdoor entertaining.

The three reception rooms to the ground floor have been configured beautifully for family entertaining, and provide versatility and flexibility throughout. The ground floor can be accessed by two separate and welcoming entrance halls, both of which offer access to the dining room which features exposed wooden beams and ample surfaces perfect for dining entertainment. There is a useful front aspect study (which can also be used for storage) on the left hand side, beyond which is a spacious sitting room with a wood burner and sliding doors leading out to the garden.

The drawing room hosts an open fireplace and attractive period features, along with access to the rear gardens. The light and wonderfully-proportioned kitchen/breakfast room offers an impressive AGA and a range of wall and base units as well as a kitchen island with hob. Completing the ground floor is a cloakroom and a utility room, as well as a useful cellar.

The first floor is accessed by two separate staircases, offering privacy and convenience. One staircase rises from the central hallway and leads to the principal bedroom, which offers gorgeous views across the village and countryside beyond, and this room has the use of a fabulous shower room. There are four further bedrooms that can also be accessed from the secondary staircase, and all have access to a substantial family shower room. The bedrooms offer versatility as well as practicality, with views from multiple aspects from the first floor.



## Outside

The Old Forge is a stunning period home set back on a quiet lane, with several outbuildings including a double garage. The house is approached via a large, gravelled driveway providing ample space for parking for several cars, and there are two convenient entrances to the house from both the driveway and the front garden. The beautifully manicured rear gardens are wonderfully secluded and feature a range of mature trees and shrubs as well as multiple areas for outdoor entertaining. There is a large swimming pool behind a removable picket fence, which takes into consideration both entertainment and safety.

## Location

The Old Forge is enviably located within the desirable village of Bentley, and set off a peaceful lane just outside the heart of the village itself. Bentley offers numerous amenities including 'The Case is Altered' pub, a village shop, playground and primary school.

The village is conveniently located to Ipswich which offers fantastic connections into London via the A12 and Ipswich train station. Manningtree is also on the direct line to London Liverpool Street, and both offer a multitude of amenities, leisure opportunities and shopping.

Bentley is also located close to some of Suffolk's most sought-after secondary schools including The Royal Hospital School, Ipswich High School and Ipswich School. The historical town of Colchester is also within 12 miles of Bentley and offers additional transport options as well as further highly regarded schooling.



## Distances

- Ipswich 7.3 miles
- Manningtree 6 miles
- Woodbridge 16.3 miles

## Nearby Stations

- Manningtree
- Ipswich

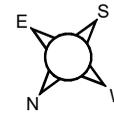
## Key Locations

- Alton Water
- Rivers Stour & Orwell
- Dedham Vale
- Jimmy's Farm

## Nearby Schools

- Ipswich School
- The Royal Hospital School
- Ipswich High School





## Floorplans

Main House internal area 2,688 sq ft (250 sq m)

Garage internal area 446 sq ft (41 sq m)

Total internal area 3,134 sq ft (291 sq m)

For identification purposes only.

## Directions

IP9 2DD

what3words: ///elder.siesta.bars

## General

Local Authority: Babergh District Council

Services: Mains water and electricity services are connected. Gas fired central heating. Private drainage which we understand is compliant with the current regulations. Air source heat pump for the swimming pool.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

## Suffolk

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