BRIALEY HALL

Magazine



THE COUNTRY HOUSE DEPT.



BRIALEY
Hall

Wissington Uplands, Nayland, Colchester, Suffolk, CO6 4JQ



At the very end of Wissington Uplands, Brialey Hall occupies a prime position, with approximately 7.14 acres forming the largest holding along the lane. Built in 1997, it makes a handsome first impression. A sweeping gravel drive curves towards its red brick façade, where deep bay windows overlook the gardens and paddocks. Set within its own grounds, the house enjoys a lovely sense of privacy.

Inside, a sweeping split staircase, high ceilings and generous proportions create a wonderful sense of space. Fireplaces in the principal reception rooms and an AGA in the kitchen bring warmth and character, making this an inviting home in winter. All principal ground floor rooms open onto the garden, creating an easy flow for family life and summer entertaining.

Upstairs, every bedroom enjoys lovely views across the gardens and land, while integrated air conditioning adds comfort throughout the seasons.

Outside, the tennis court and paddocks offer plenty of scope for country pursuits, with ample grazing for horses and surrounding bridleways to explore. A games room provides space for rainy afternoons and evenings with friends, while garaging and an annexe bring further flexibility for family and guests.











THE FINER *Details*

Bedrooms
5

Reception Rooms
4

Bath/Shower Rooms
4

1 Bedroom Annexe, Study, Games Room

Tennis Court

Outbuildings, Garaging, Paddocks

Acreage
7.14 acres (approx.)

What3Words
///roofs.venturing.youth

Co-Ordinates
51°58′28″N , 000°50′16″E

Services
Mains Electricity
Mains Water
Air Conditioning
Oil fired Central Heating to the house
Independent electric heating to outbuildings

EPC
Band E

Council Tax
Band H

Local Authority
Babergh District Council
















PlayStation
SOORUZ
LACANAU
PRO 07









ABOUT THIS *Area*



Brialey Hall sits within the Dedham Vale Area of Outstanding Natural Beauty, a landscape immortalised by John Constable. Rolling farmland, winding lanes and the River Stour shape this lovely corner of the countryside, with footpaths and bridleways inviting you to explore on foot or horseback. On warmer days, take to the river by paddleboard or boat.

Nearby Nayland and Stoke by Nayland offer village shops, welcoming pubs and a strong sense of community. A weekend might begin with a country walk and finish over a long lunch with friends, with little need to venture far.

For families, schooling options include Nayland Primary, Littlegarth, Holmwood House and Old Buckenham Hall, with Colchester Royal Grammar School and Culford among the choices for older children. Pippins Montessori offers an option for the early years.

Colchester provides a wider choice of shops and services, alongside direct trains to London Liverpool Street in around an hour.

For a change of scene, explore the independent shops, galleries and places to eat in Lavenham, Hadleigh and Sudbury, each offering its own flavour of Suffolk life.





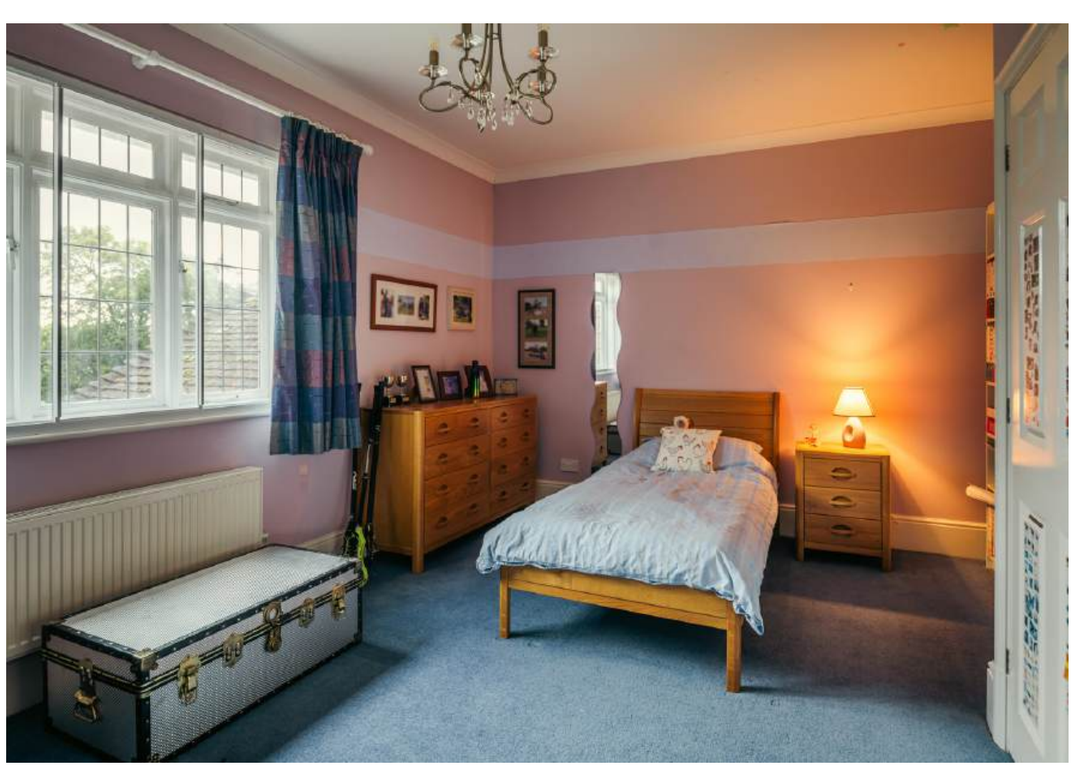












Outbuilding



Outbuilding - Games Room



Outbuilding







Garaging



Annexe



Annexe



Garaging and Annexe





This plan should be used as a guide only



















POINTS OF *Interest*



Villages, Towns & Cities
Nayland 2.7 miles
Bures 3.2 miles
Boxford 5.1 miles
Colchester 8.1 miles
Sudbury 9 miles
Dedham 9.4 miles

Pubs & Restaurants
The Anchor, Nayland
The Crown, Stoke by Nayland
The Three Horseshoes, Fordham
The Swan, Stratford St Mary
Talbooth Restaurant, Dedham

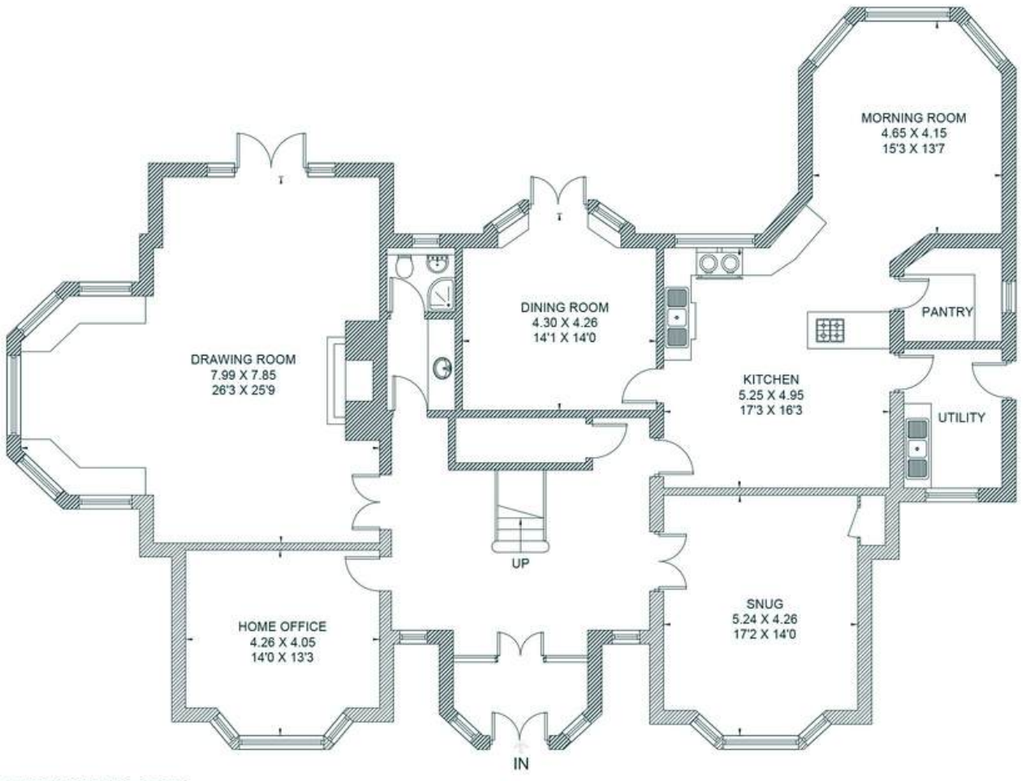
Train Stations
Bures Station 4.5miles
Colchester Station 8 miles
(London Liverpool Street from 47 minutes)

Airports
London Stansted Airport 34 miles
London Heathrow Airport 103 miles

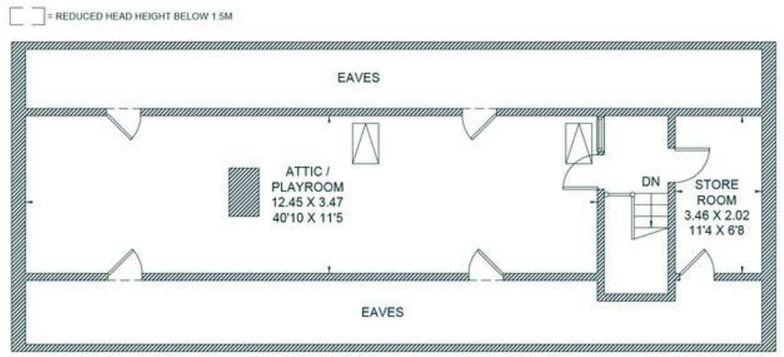


FLOORPLANS
Brialey Hall

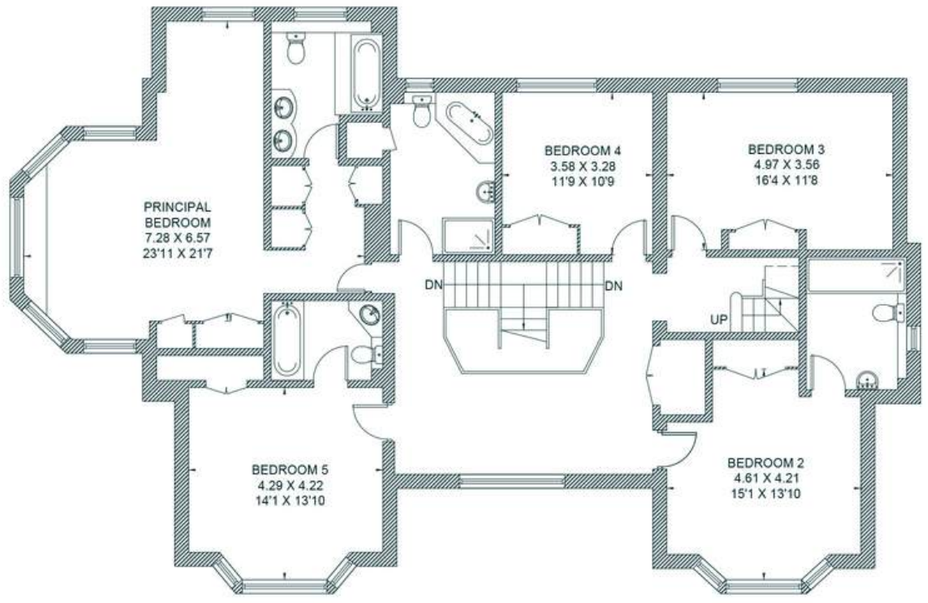




GROUND FLOOR



SECOND FLOOR

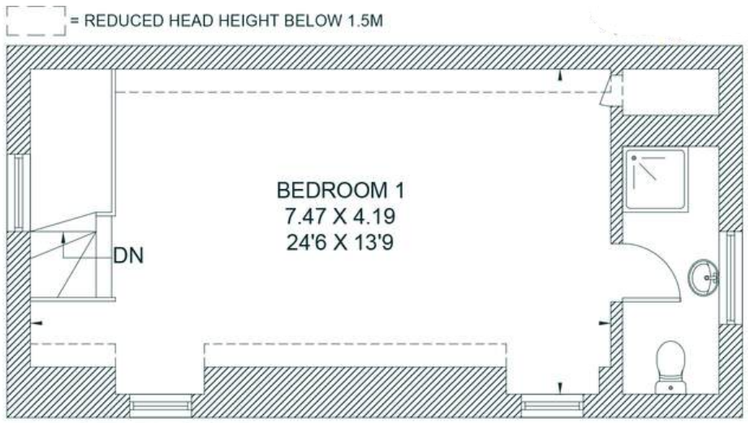


FIRST FLOOR

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #116092

Approximate Floor Area - 482.0 sq m / 5188 sq ft (Including Eaves)
Including Limited Use Area (43.1 sq m / 464 sq ft)

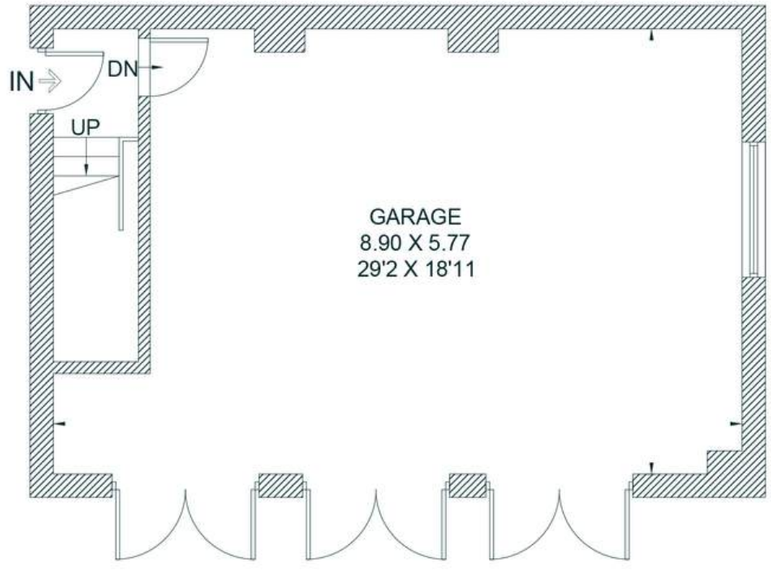
FLOORPLANS
Annexe, Garage, Outbuilding & Summer House



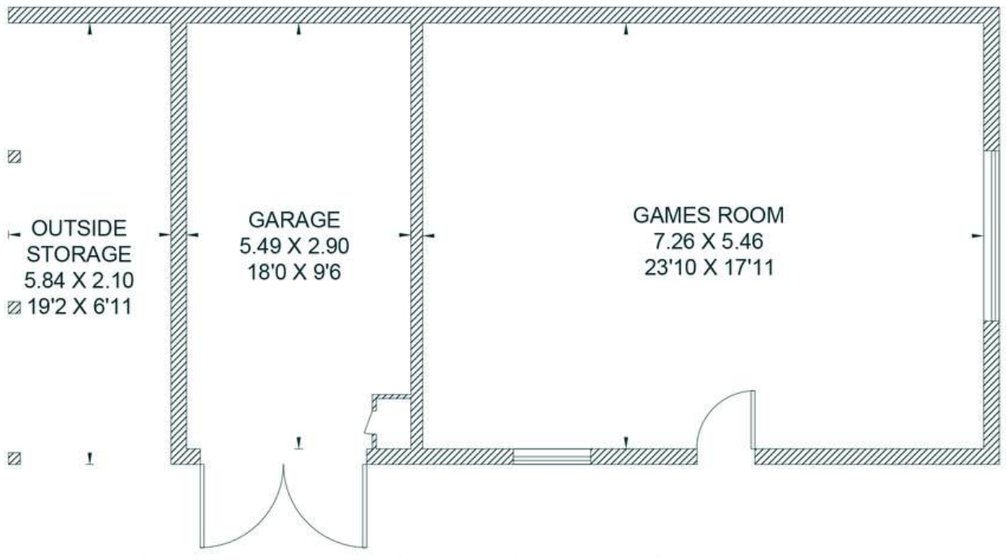
FIRST FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



GROUND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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Total - 148.9 sq m / 1602 sq ft Including Limited Use Area (4.2 sq m / 45 sq ft)
Approximate Floor Area - 89.2 sq m / 960 sq ft (Including Internal Garage) | **External Garage** - 15.9 sq m / 171 sq ft | **Outbuildings** - 43.8 sq m / 471 sq ft

AREA GUIDE
Suffolk

Suffolk offers big skies, sweeping coastlines, and a slower pace of life. Its seaside towns, Aldeburgh, Southwold, and Orford, are famed for fresh seafood, colourful beach huts, and independent shops. Inland, the medieval wool towns of Lavenham and Long Melford showcase timber-framed buildings and rich heritage. The landscape is gently undulating, with rivers, meadows, and farmland perfect for walking or cycling. Food lovers are spoilt with farmers' markets, artisanal producers, and award-winning pubs. Suffolk is also known for its thriving arts scene, from Aldeburgh's music festival to galleries and theatres across the county. Well-connected yet distinctly rural, Suffolk is a county that blends history, culture, and coastal beauty in equal measure.

Walk - Bures Dragon Walk
Created for the Queen's Diamond Jubilee, the chalk outline commemorates a local legend of a dragon that once terrorised the village. While the dragon sits on private land, it's easily viewed from St. Stephen's Chapel.

Eating Out - The Three Horseshoes
A family-run country pub and restaurant, it serves delicious local food. In 2024, it was awarded three rosettes from the AA Restaurant Guide and a Michelin Bib Gourmand and named Pub of the Year.

Event - The Suffolk Show
The Show celebrates local rural life, showcasing the best of agriculture, equestrian events, local food, and country pursuits, from livestock displays to show jumping and artisan stalls.

Day Out - Ickworth House & Gardens
This is a striking National Trust estate, with its grand Italianate rotunda, sprawling parkland, and beautifully landscaped gardens. Kids can explore the woodland play areas, while history lovers can delve into the fascinating past of the Hervey family, with scenic walks, cycle trails, and a café.

ABOUT
The Country House Department



Established in June 2020, The Country House Department specialises exclusively in the sale of exceptional country houses. With a team of 20 dedicated professionals, we are renowned for delivering outstanding client service, innovative marketing strategies and an unrivalled understanding of the rural property market.

Each of our regions is covered by a highly experienced agent who possesses in-depth, local knowledge and a proven track record of selling premium properties in their area. This regional expertise ensures that every home is marketed with insight, precision and a genuine understanding of its unique appeal. Importantly, every property benefits from a single, dedicated point of contact, providing continuity, clarity and the very highest level of personal service throughout the entire sales process.

Prioritising quality over quantity, we focus on representing only the finest houses. As a result, we are fast becoming the trusted agent for premium properties across 15 counties, including Gloucestershire, Oxfordshire, Wiltshire, Berkshire, Buckinghamshire, Surrey, Hampshire, Northamptonshire, Worcestershire, Warwickshire, Somerset, Essex, Cambridgeshire, Suffolk and West Sussex.



THE COUNTRY HOUSE DEPT.

03332 340 901
info@thecountryhousedepartment.com
thecountryhousedepartment.com

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