

Ricklands House



Cawley Road, Wisington
Suffolk, CO6 4NQ

51°58'42"N , 000°49'55"E
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THE
COUNTRY
HOUSE
DEPT.



ABOUT THIS HOUSE

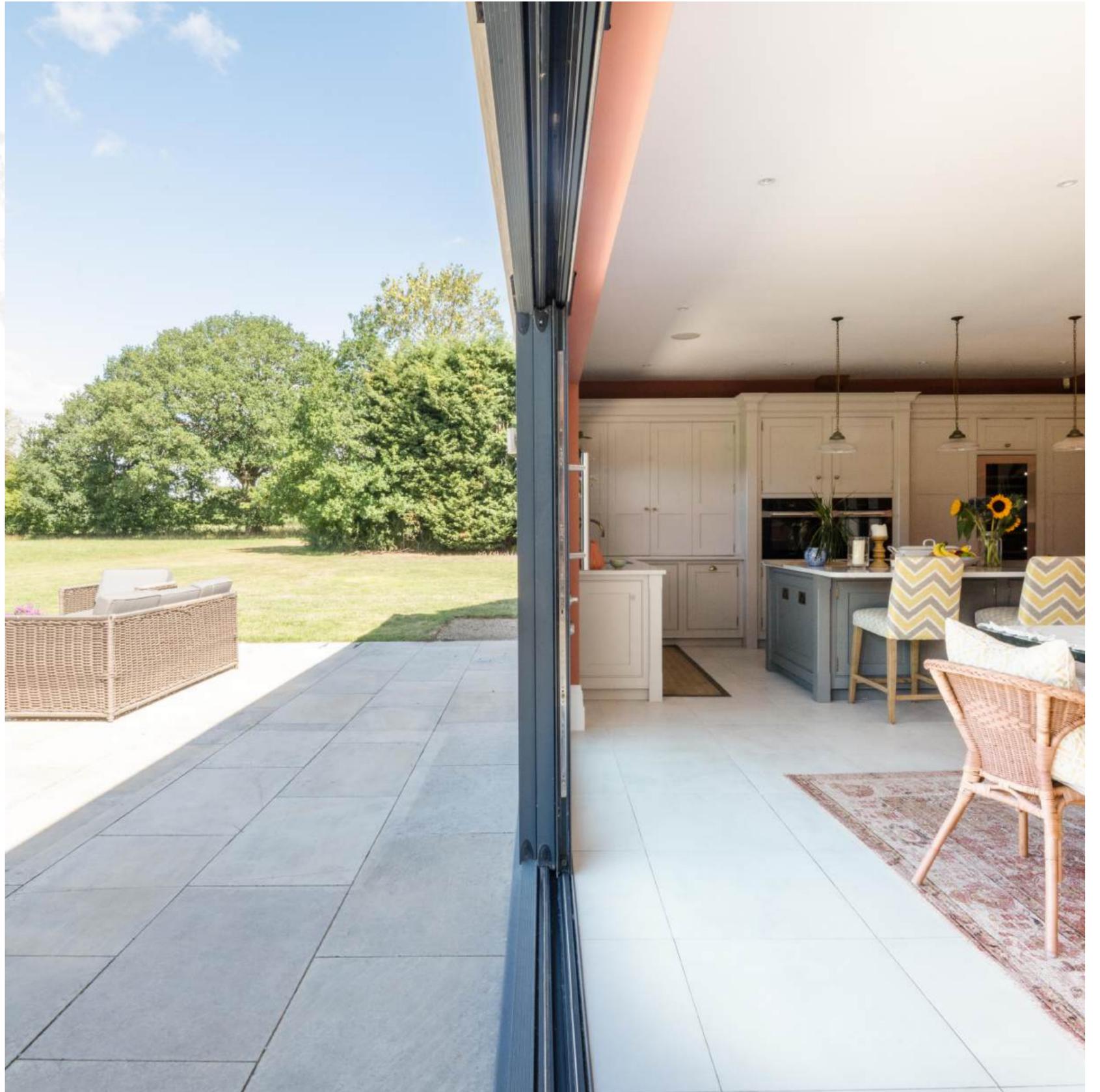


Ricklands House blends timeless Georgian style with the comfort and ease of a modern build. Rebuilt less than ten years ago using original bricks, it has the proportions and elegance of a period home, with high ceilings, generous rooms and beautiful symmetry, but without the upkeep an older house demands.

Set behind electric gates on a quiet country lane, the house stands at the heart of 4.6 acres in the Dedham Vale Area of Outstanding Natural Beauty. Surrounded by open countryside and flanked by bluebell woods, it offers complete privacy, peace and protection.

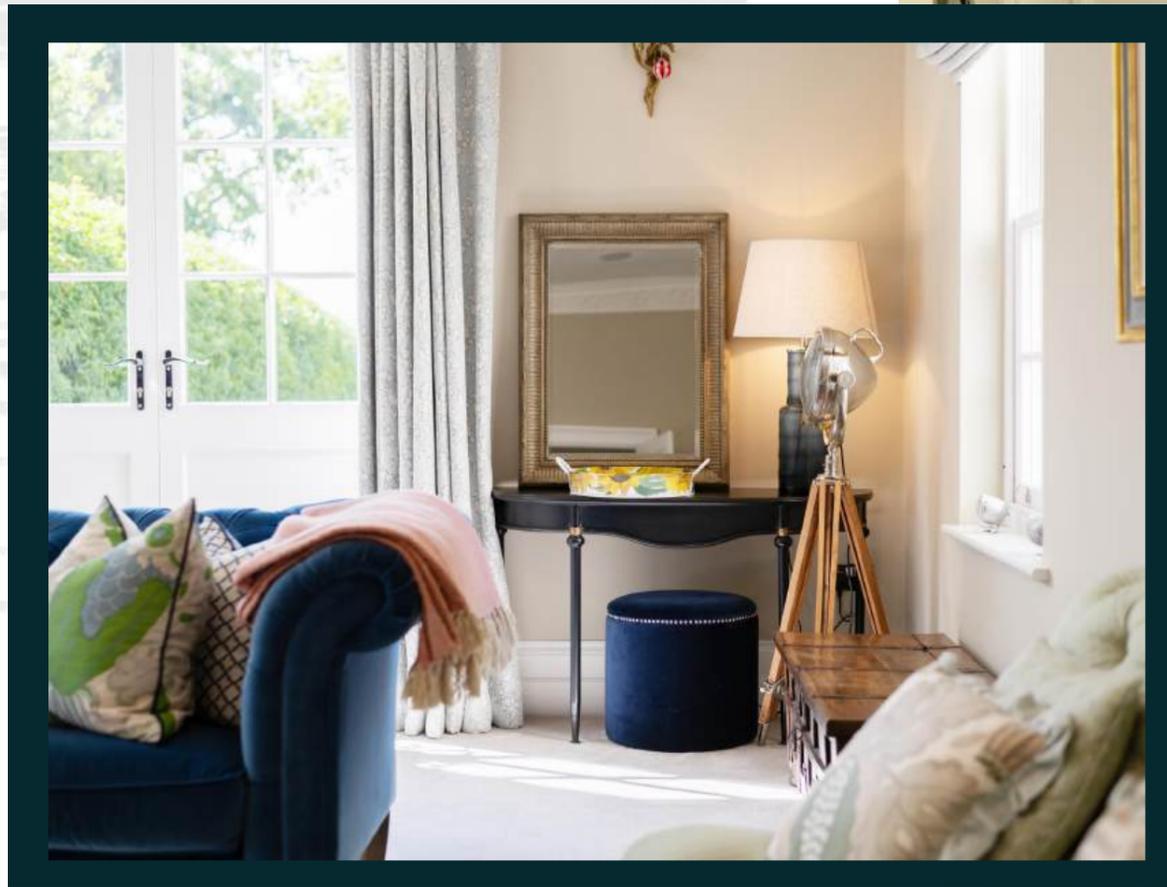
Over the past three years, the house has been redecorated and upgraded with high-quality fittings, including a bespoke Tom Howley kitchen with Miele and Neff appliances. Flooded with natural light, the kitchen opens through floor-to-ceiling glass doors onto a wide terrace.







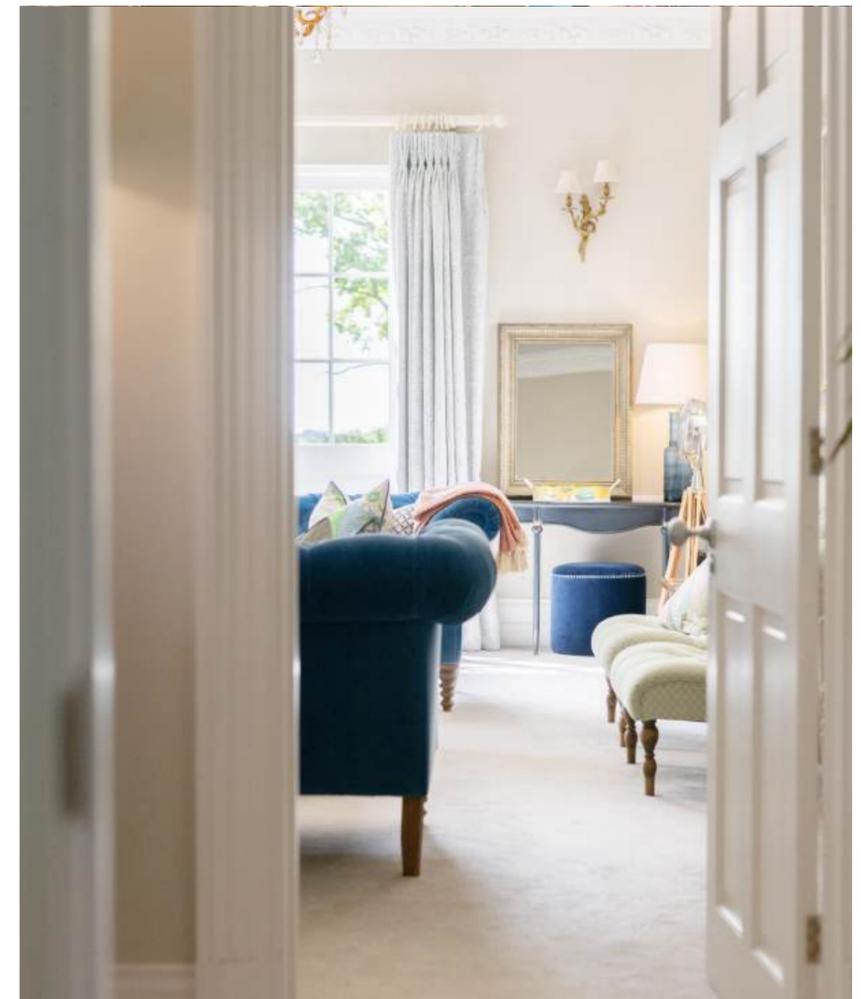
ABOUT THIS HOUSE



The gardens and grounds offer scope for future enhancements such as a swimming pool, tennis court or further landscaping. The drawing room is equally impressive, with soaring ceilings and French doors to the garden, while the snug and the cinema room with bar, complete with Gaggenau fridge drawer, provide inviting spaces to relax. Upstairs are five bedrooms, three with en suite shower rooms. The principal bedroom is a bright, generous and calming retreat. Above the four-bay car port sits an open-plan one-bedroom flat with fitted wardrobes, a fully equipped kitchen and a bath/shower room. A gym, sauna and stables complete this exceptional home, ready for its next chapter.













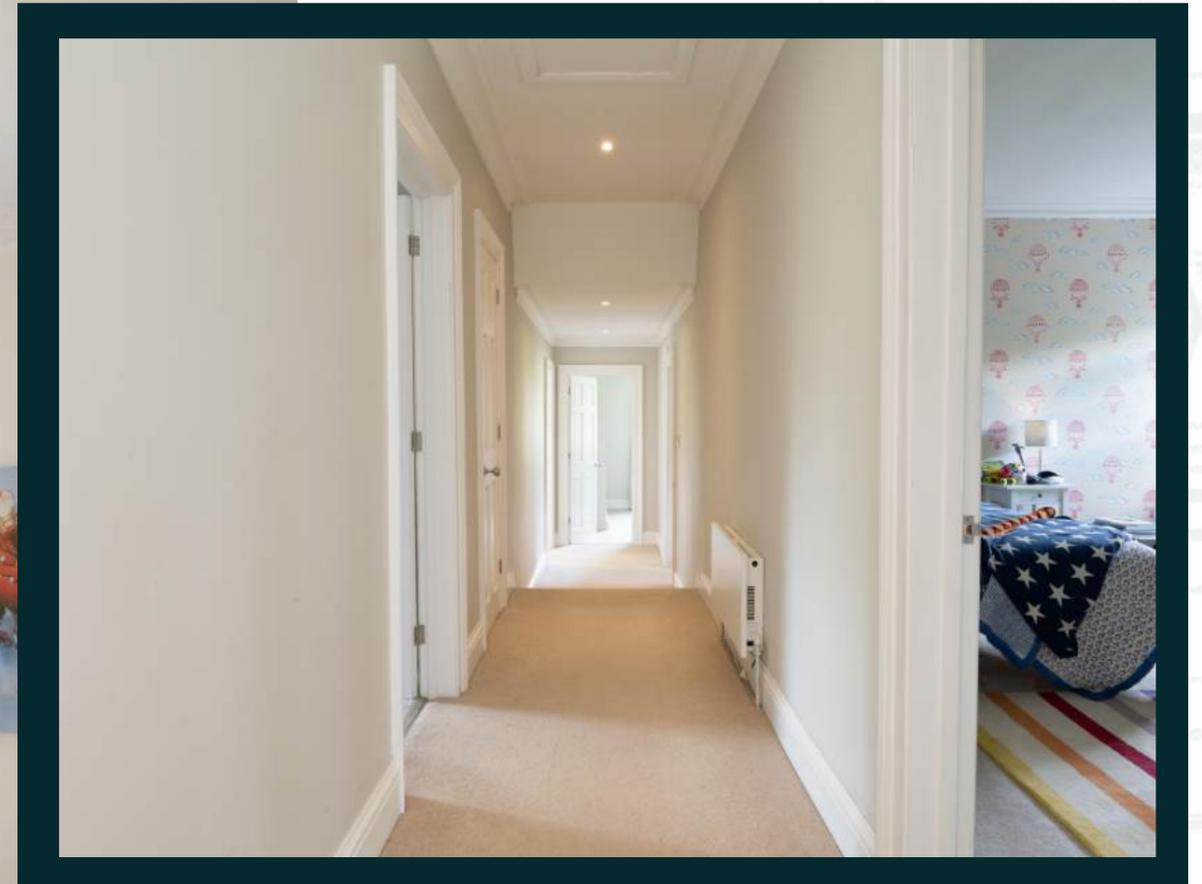
THE FINER DETAILS



Bedrooms 5
Reception rooms 3
Bath/Shower rooms 4
Cart Lodge for 4 cars
Size of Plot 4.5Acres
Gym, Steam & Sauna
Annexe 1 bed
Outbuildings



THE FINER DETAILS

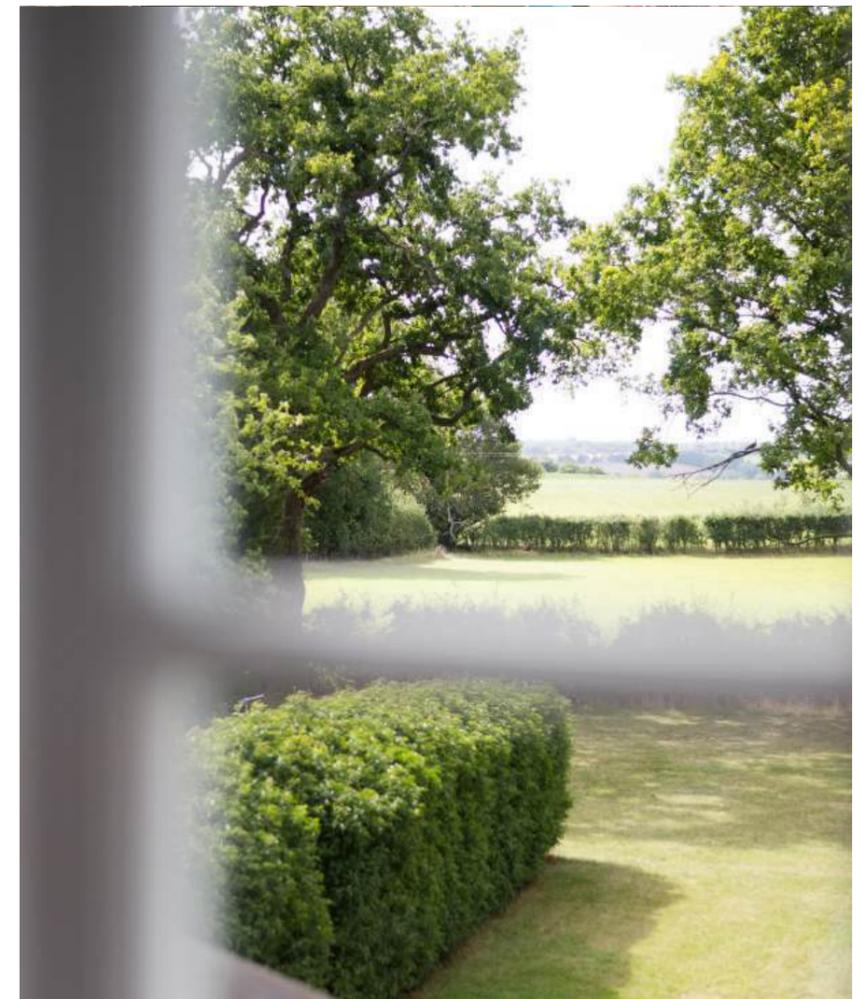


SERVICES
Mains Water and Electricity
Private Drainage
Air Source central heating

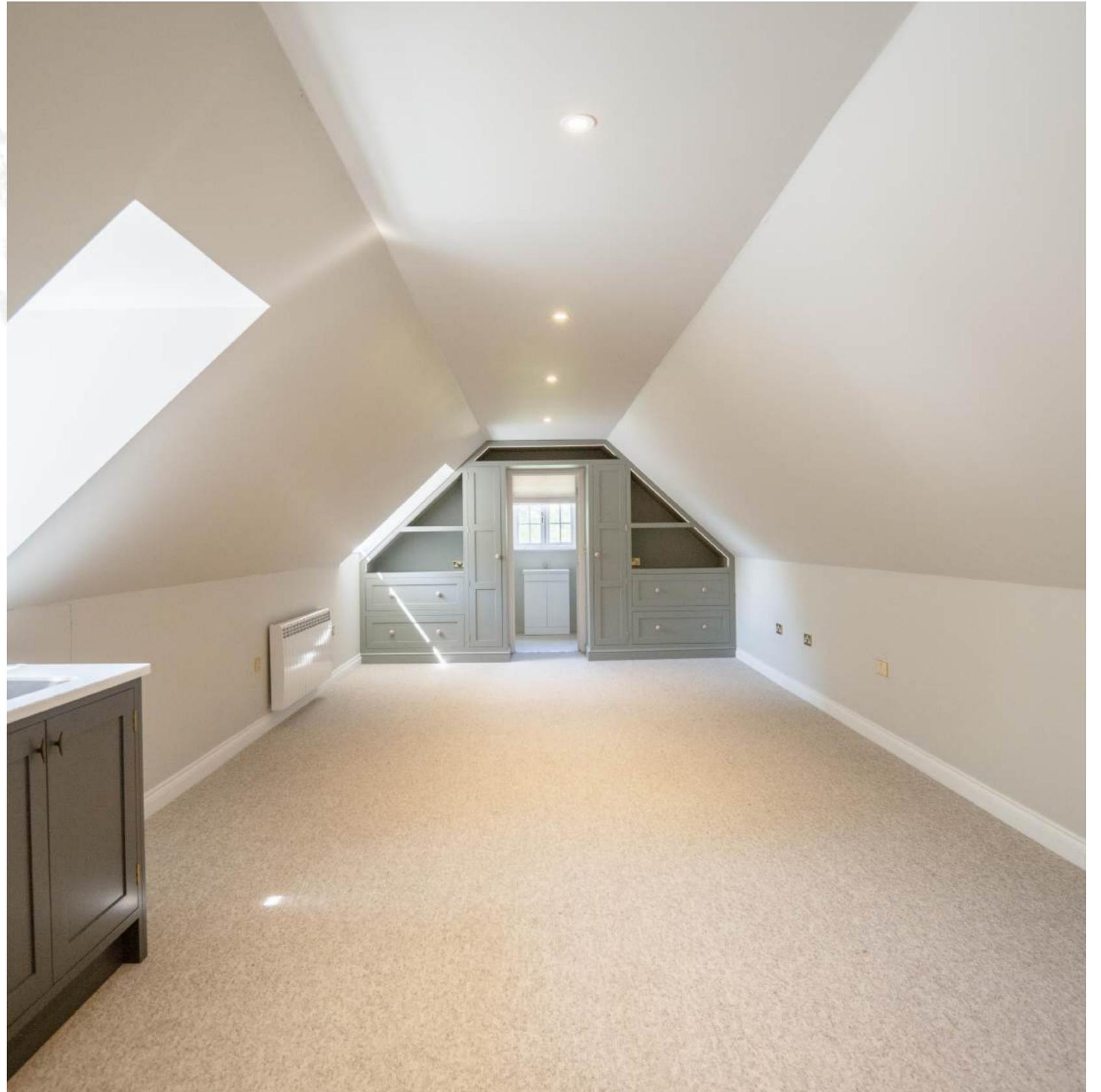
EPC
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COUNCIL TAX
Band G

LOCAL AUTHORITY
Babergh District Council









ABOUT THIS AREA

Ricklands House sits within the Dedham Vale Area of Outstanding Natural Beauty, an unspoilt landscape immortalised in the paintings of John Constable. This is a place where rolling farmland, winding lanes and the

meandering River Stour create a setting that feels timeless. The network of footpaths, bridleways and cycle routes makes it easy to explore on foot, horseback or bike, with the river offering paddleboarding, fishing and boating.

Nearby are the vibrant villages of Nayland and Stoke by Nayland, both with excellent pubs, village shops and an active community spirit. There is a strong choice of schooling, with Nayland Primary and Little Garth close by, and for older children, Colchester Grammar is rated Outstanding. Other options include Old Buckenham Hall, Holmwood House, Culford and Pippens Montessori Nursery.

For day-to-day needs and a wider choice of shops and services, Colchester is within easy reach. From here, London Liverpool Street is just under an hour by train, making the area ideal for those wanting countryside living with city connections. Further afield, historic towns such as Lavenham, Hadleigh and Sudbury offer independent shops, galleries and excellent places to eat, adding to the area's rich mix of culture, history and natural beauty. Opportunity for future development with pool and tennis courts.

TOWNS & TRAIN STATIONS

Nayland 1.4miles

Sudbury 8 miles

Hadleigh 8.5 miles

Bures Station 4.5miles

Colchester Station 8 miles

London Liverpool from 47 minutes

Stansted Airport 1hour

LOCAL

The Anchor – Nayland

The Angel Inn – Stoke by Nayland

The Three Horseshoes – Fordham

Talbooth Restaurant – Dedham





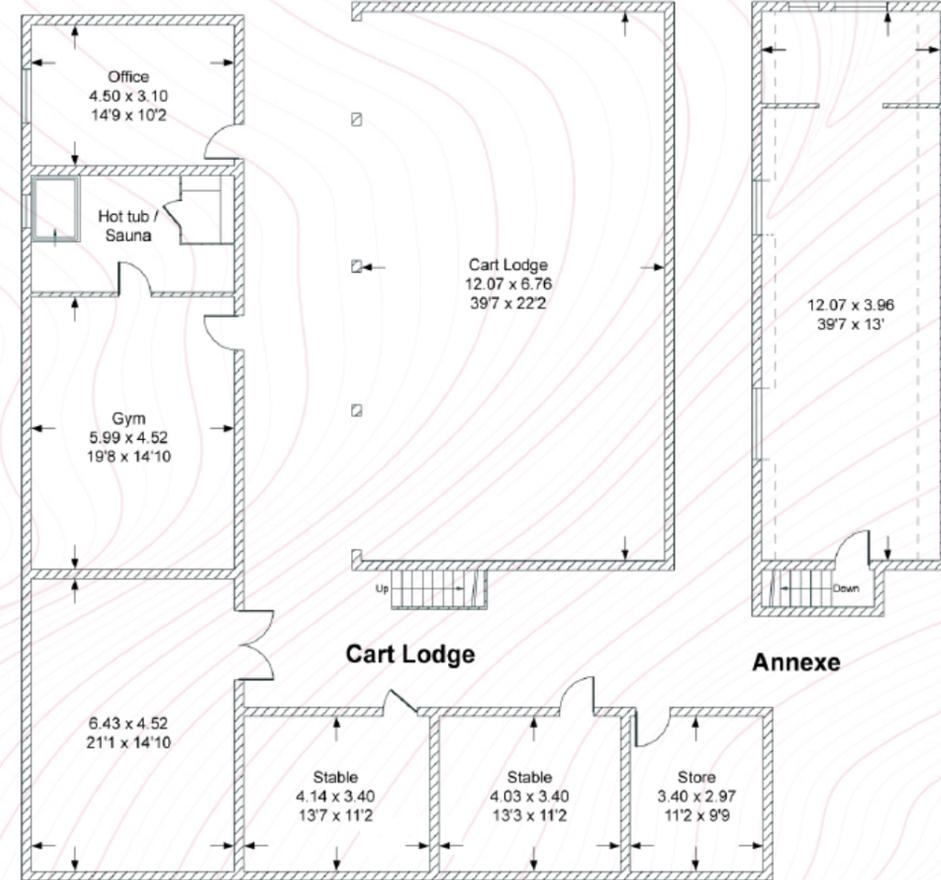
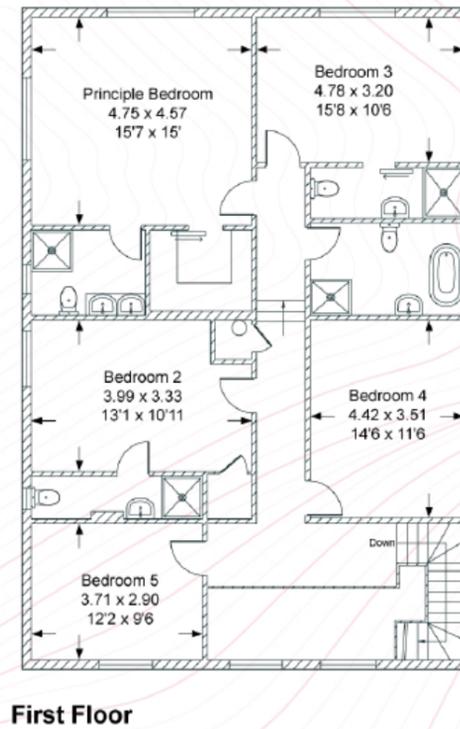
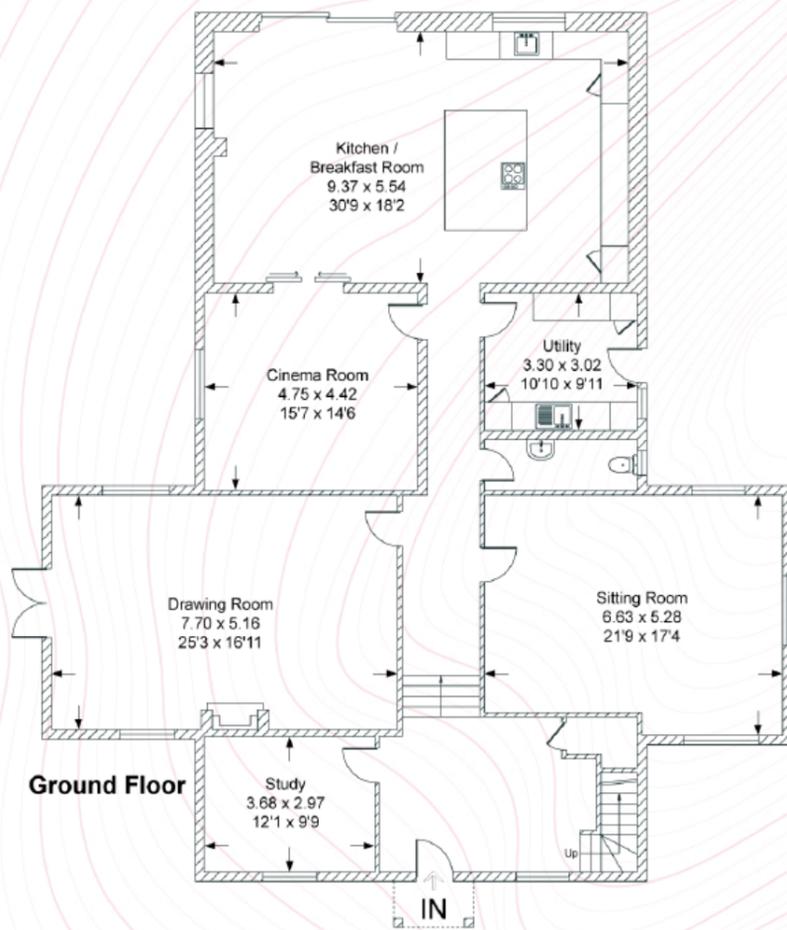








FLOORPLAN



Total - 626 sq m / 6,739 sq ft
House - 341 sq m / 3,671 sq ft | Annexe - 55.3 sq m / 549 sq ft | Outbuildings - 234 sq m / 2,519 sq ft

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AREA GUIDE

Suffolk

Where Essex meets Suffolk, rolling countryside, historic villages, and thriving market towns create an irresistible mix of rural charm and modern convenience. The Stour Valley, immortalised by John Constable, is at the heart of this landscape, with villages like Nayland, Stoke-by-Nayland, and Boxford offering timber-framed cottages, cosy pubs, and a strong sense of community. Nearby Lavenham, one of England's best-preserved medieval villages, is a treasure trove of boutique shops, galleries, and renowned eateries. For culture, Sudbury, birthplace of Thomas Gainsborough, boasts independent shops, a vibrant arts scene, and excellent rail links to London.

WALKING **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.





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