



Springfields Garden House Lane, Rickinghall

Diss

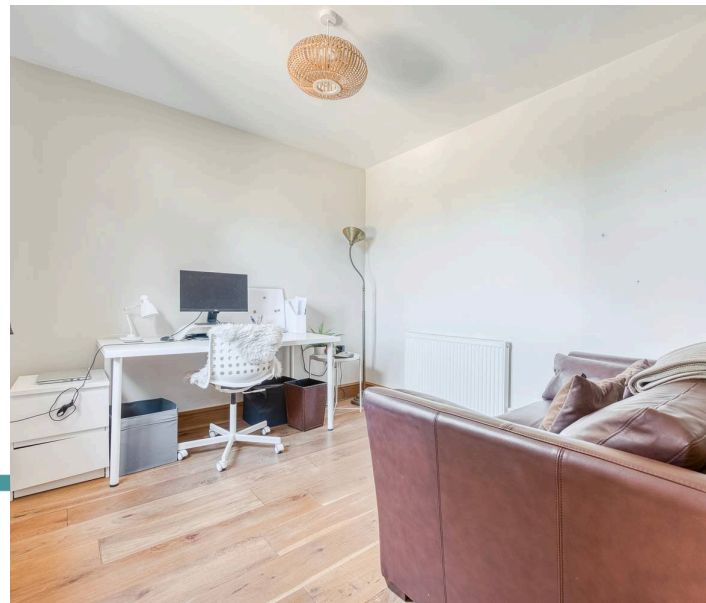


Minors & Brady

Springfields Garden House Lane

Rickingham, Diss

A substantial extended 1940s detached home in the heart of Rickingham, set within generous established gardens and approached by a long shingle driveway that immediately sets a welcoming tone. Offering over 2,500sqft arranged across three floors, the house has been thoughtfully configured for both family life and entertaining, with multiple reception rooms, a sociable open-plan kitchen and dining space opening directly onto the garden, and a layout that adapts easily to changing needs. Six bedrooms in total provide excellent flexibility, including a principal suite with dressing area and en-suite, while the upper floor offers further space ideal for guests or working from home. Outside, the gardens are a real extension of the living space, with lawns, terraces and mature planting creating a sense of privacy and ease, complemented by approved planning permission for the field opposite, adding an intriguing layer of future potential.



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Springfields Garden House Lane

Rickingham, Diss

- Extended 1940's detached residence proudly positioned on a substantial plot within the Suffolk village of Rickingham
- Over 2,500sqft of spacious and flexible accommodation across three floors, with approved planning permission for the field opposite
- Exceptional kerb appeal with maintained gardens, a long shingle driveway providing ample off-road parking and an integral garage with power and lighting
- Series of three well-presented reception rooms, including a sitting room with a bay-window and an open fireplace, a flexible study for home-working and a family room currently utilised as a games room
- At the core of the home is an open-plan kitchen/dining room showcasing sliding doors, a walk-in pantry, a functional utility room and a convenient WC
- Kitchen is equipped with cream cabinetry, an integrated double oven, a gas hob, an integrated dishwasher and space for a tall fridge/freezer
- Four first-floor bedrooms offering the utmost comfort and privacy, one of which is a principal bedroom with a walk-in wardrobe and a private en-suite bathroom
- Two second-floor bedrooms with built-in storage, complemented by a modern shower room
- Expansive, private garden that offers endless possibilities for outdoor activities and enjoyment, featuring a patio, a decked terrace, a sweeping lawn and mature trees
- Quiet village setting with easy access to essential amenities, with a short drive to the historic town of Bury St Edmunds



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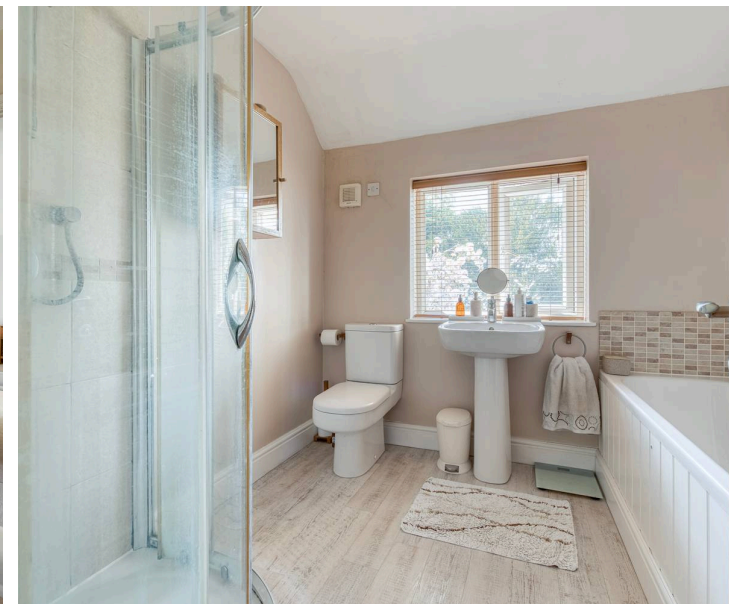
Rickingham, Diss

Rickingham

Garden House Lane sits in the village of Rickingham in north Suffolk. The immediate setting is quiet and residential, with surrounding lanes connecting into the wider Rickingham and Botesdale community, where day-to-day life tends to revolve around local services rather than anything urban. For everyday essentials, there are independent shops and convenience options within Rickingham and neighbouring Botesdale, while larger supermarket choices are found a short drive away in Diss, where you'll find a full range of stores including major chains, and further afield in Bury St Edmunds with its larger retail parks and supermarkets such as Tesco, Asda, Aldi and Lidl.

For schooling, there is a local primary school serving Rickingham and Botesdale, with secondary education typically accessed in nearby towns such as Diss or further towards Bury St Edmunds, depending on preference and catchment. Transport links are mainly road-based, with the A143 providing a direct route between Diss and Bury St Edmunds, and onward connections to Norwich. Diss is the nearest rail station, offering regular services to Norwich and London Liverpool Street, making the area workable for commuting while still retaining a rural base.

In terms of lifestyle, Rickingham offers a slower pace of living with countryside walks, village pubs and a close-knit community feel, while still being within reasonable reach of larger towns for work, shopping and leisure. Bury St Edmunds is roughly a 30–40 minute drive away, giving access to a broader mix of restaurants, culture and services without it feeling intrusive on everyday village life.



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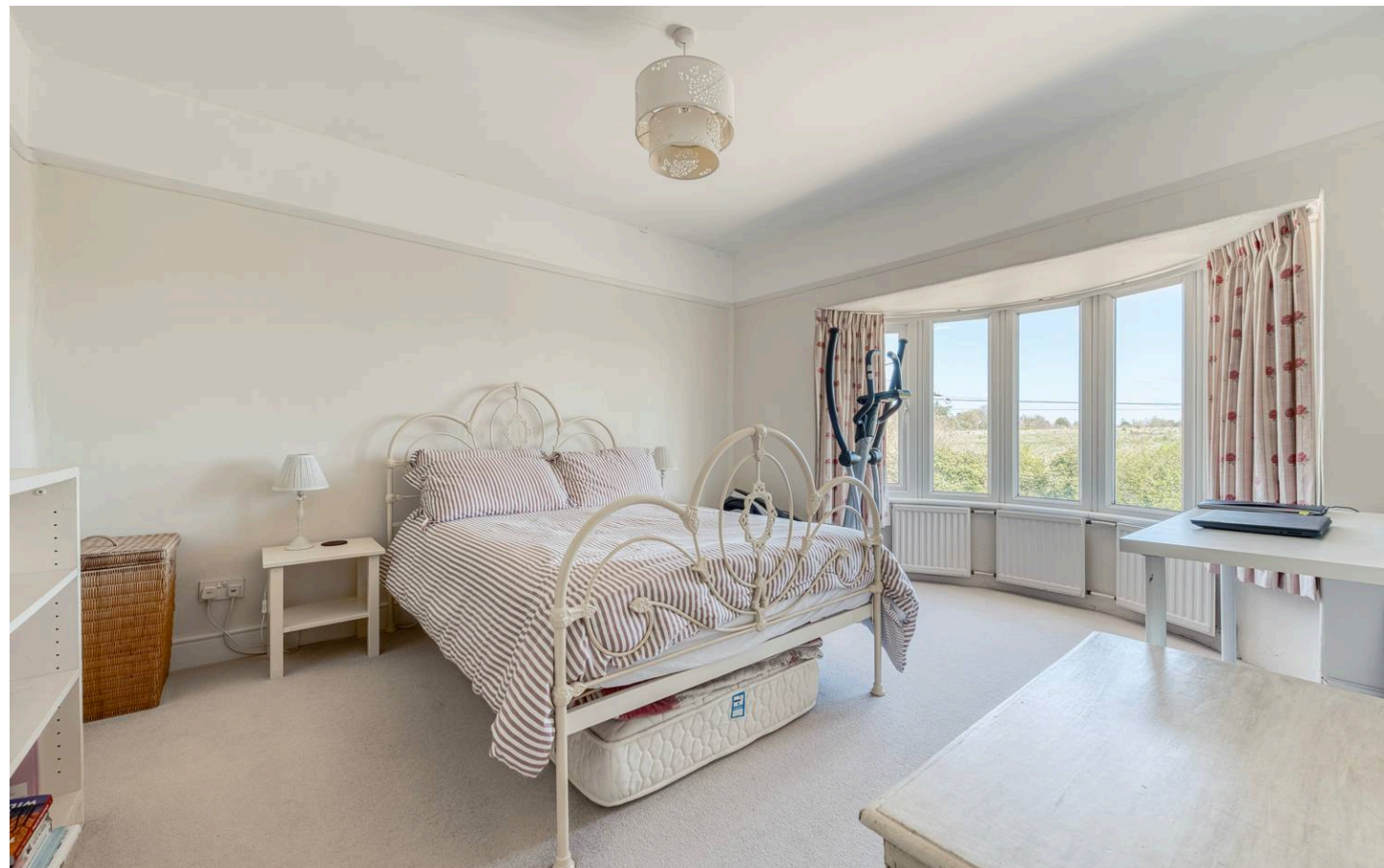
Springfields Garden House Lane

Rickinghall, Diss

Set within the well-regarded Suffolk village of Rickinghall, this extended 1940s detached residence occupies a substantial and beautifully established plot, offering a sense of space and possibility that is increasingly rare. Approached along a long shingle driveway, the property makes an immediate and confident impression, framed by mature, carefully tended gardens that soften the approach and set a considered tone for what lies beyond. Of particular interest is the approved planning permission for the field opposite, providing a notable layer of long-term appeal and flexibility, with the opportunity to have a self-contained annex.

The accommodation unfolds over three floors, extending to over 2,500sqft and arranged with a natural ease that lends itself to both family life and entertaining. A welcoming entrance hall introduces the home, bright and airy, with an understated sense of proportion that continues throughout.

On the ground floor, three reception rooms provide a thoughtful balance of formality and everyday living. The sitting room is particularly well appointed, with a bay window that draws in the changing Suffolk light and an open fireplace that anchors the space with quiet warmth. A separate study offers a calm setting for home working or reading, while the family room, currently arranged as a games room, introduces further flexibility depending on lifestyle needs.



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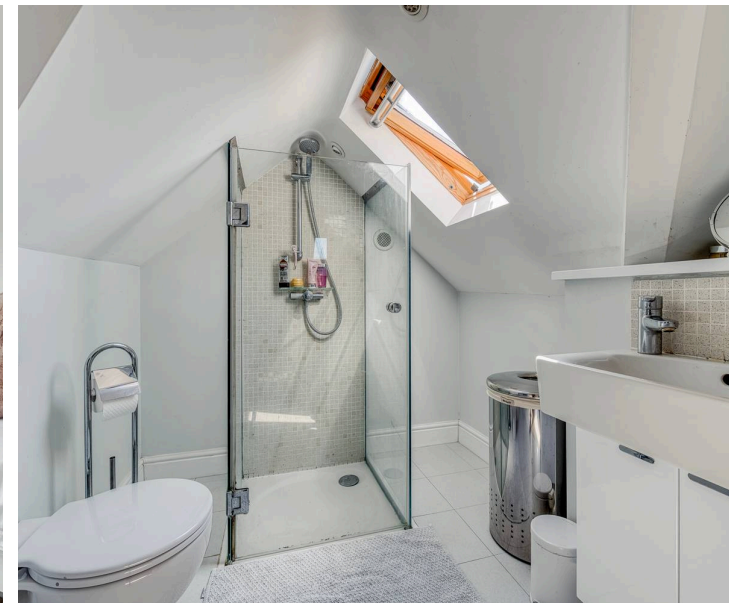
Springfields Garden House Lane

Rickinghall, Diss

At the heart of the home sits the open-plan kitchen and dining room, designed as a sociable hub with direct access to the garden via sliding doors. The connection between inside and out is immediate and natural, particularly in the warmer months when the garden becomes an extension of the living space. Cream cabinetry is complemented by an integrated double oven, gas hob, dishwasher, and space for a tall fridge/freezer. A walk-in pantry sits discreetly to one side, supported by a practical utility room and ground floor WC.

To the first floor, a generous landing with extensive built-in storage leads to four well-proportioned bedrooms, each offering a comfortable and private setting. The principal bedroom is a particular highlight, featuring a walk-in wardrobe and private en-suite bathroom, creating a well-balanced main suite. The remaining bedrooms are served by a family bathroom fitted with a four-piece suite, including both bath and separate shower.

The second floor continues the home's versatility, offering two further bedrooms with built-in storage, complemented by a modern shower room. This level lends itself naturally to guest accommodation, older children, or additional workspace, depending on requirement.



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Springfields Garden House Lane

Rickinghall, Diss

Externally, the gardens are a defining feature of the property. Expansive yet carefully structured, they offer a series of outdoor moments, from a paved patio and decked terrace for dining and entertaining, to a sweeping lawn bordered by mature trees that provide both privacy and seasonal interest. The grounds feel open yet contained, offering a strong sense of ownership and ease of use.

A substantial and adaptable home in a well-regarded village setting, this is a property that balances period character with everyday practicality, shaped for modern living while retaining a sense of quiet distinction.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil central heating system.

Public footpath on the field opposite.

Please note: There is an approved planning application for the field opposite, details can be found under reference DC/21/05923.



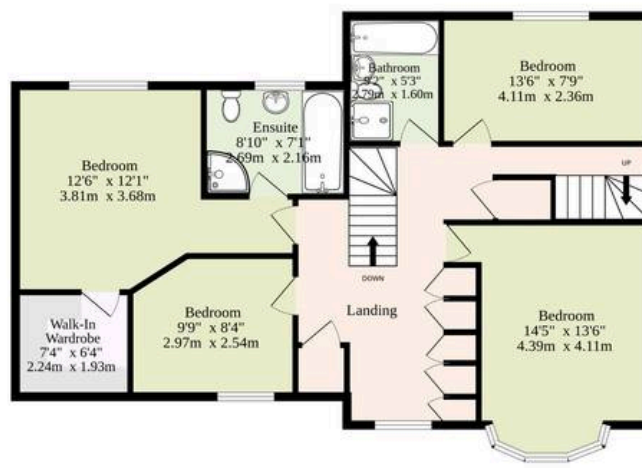
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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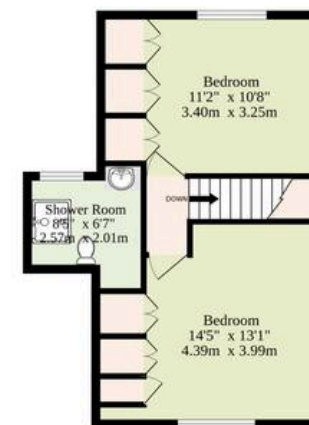
Ground Floor
1293 sq.ft. (120.1 sq.m.) approx.



1st Floor
930 sq.ft. (86.4 sq.m.) approx.



2nd Floor
312 sq.ft. (29.0 sq.m.) approx.



Total Sqft Includes The Garage.

TOTAL FLOOR AREA : 2535 sq.ft. (235.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Dreaming of this home? Let's make it a reality



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