



THE STORY OF

Fairview

Saham Toney, Norfolk

SOWERBYS



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THE STORY OF

Fairview

4 Hillside Mews, Saham Toney,
Thetford, IP25 7FB

A Beautifully Designed Family Home

Residing Within an Exclusive Development of Four Unique Properties

Spacious and Highly Versatile Accommodation,
Extending to Approximately 2,788 Sq. Ft.

Five Impressive Reception Rooms

Open-Plan Kitchen/Breakfast Room with Separate Utility Room

Four Double Bedrooms, En-Suite and a Family Bathroom

Underfloor Heating to Ground Floor

Established Gardens Surrounding The Property

Ample Parking and a Double Garage with Home Studio Above

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“A unique home, surrounded by countryside.”

Constructed just thirteen years ago, this fabulous home stands proud within an exclusive development of only four properties. Residing within a village setting in the heart of Norfolk, Fairview is ideal for those looking to escape to the country. Saham Toney, enjoys a real sense of community and is a rural village, with great country walks and an abundance of wildlife.

Sitting on a third of an acre plot (stms) Fairview enjoys private, established grounds. Benefiting from mature hedging to the rear and side boundary, the gardens are extremely private and are the perfect place for hosting barbecues and entertaining family and friends.

The home has been extremely well-cared for by the current owners and is beautifully presented to a high standard. The light and airy

accommodation, extending to an impressive 2,788 sq. ft., offers many different rooms for the entire family to enjoy. Including an impressive 18'11" x 11'6" home studio situated above the garage, which could also be used as a games room, hobby space or office. It could even be utilised further for those seeking space for multi-generational living, by converting the existing space into an annexe, subject to the relevant permissions.

There are a total of five reception rooms to the ground floor. The triple aspect sitting room is perfect for coming home from after a long day at work, featuring a modern glass fronted multi-fuel burner creating a cosy ambience. The sitting room is also perfect throughout the summer months, with french doors leading out onto one of two terraces.







The family room and study are also located on this side of the house. Both rooms are highly versatile and could offer multi-functional use, such as a playroom for the children, an additional snug, or a larger space for a formal dining room, ideal when hosting larger dinner parties. Furthermore, the family room could also be used as an optional fifth bedroom.

The dining room is located next to the impressive kitchen/breakfast and has french doors leading out onto the second terrace, perfect for enjoying breakfast alfresco.

“It’s a beautiful and social home.”



The triple aspect kitchen/breakfast room is ideal for when friends and family visit – it's a great, sociable space for people to gather. There is an extensive range of shaker-style units with luxury fixtures, including a large breakfast bar, fireplace with recess suitable for a range-style cooker, and complemented by solid wood surfaces and a range of integral appliances, including microwave, a dishwasher, a fridge, and water softener. The separate utility room, with continued shaker units, grants access to the front and rear gardens and a connecting door into the double garage with studio/games room above.

“We have loved spending time in our beautiful kitchen, with fantastic views from the triple aspect windows.”







From the galleried landing an arch creates a division between the principal bedroom and the guest suite. There are a total of four bedrooms, two of which are dual aspect, including the principal bedroom, which also benefits from a generous en-suite bathroom. The remaining bedrooms share the luxury four-piece bathroom suite.





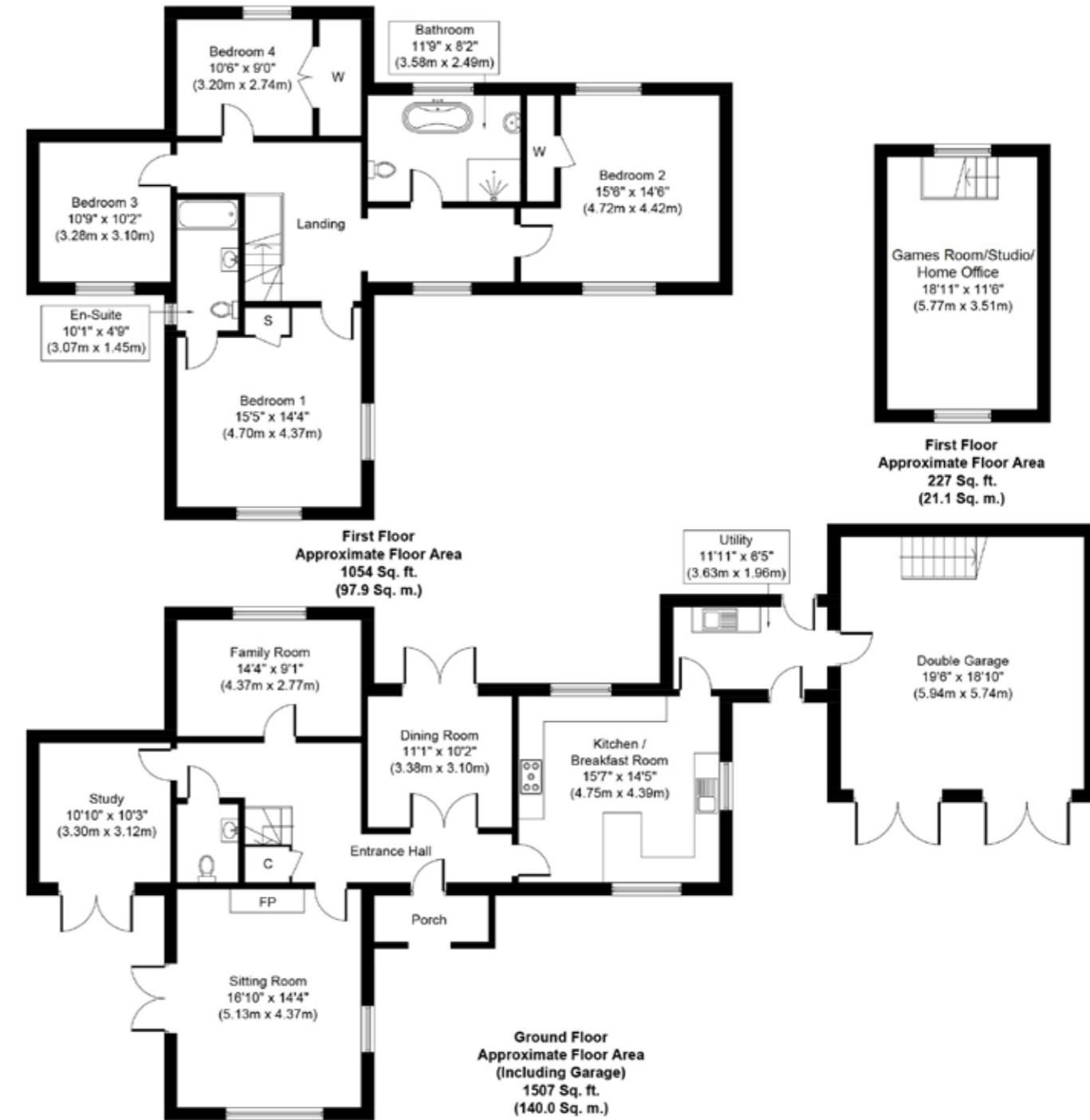
Outside, as you drive into the private road, the property is found immediately on the right-hand side. Approached by an extensive gravel driveway, edged by birch trees, continuing around to the front of the house and to the double garage, providing off road parking for numerous vehicles. To the side of the garage is a lawned garden with fruit trees and a plant and shrub border. A mature hedge boundary leads round to the rear gardens.

A decorative path leads to the property's main covered porch entrance and continues round to the side and rear gardens. Wrapping around the property, the path creates two further terraced seating areas, both designed to enjoy the sun as it moves around the property. The garden is mainly laid to lawn with shingle and plant borders, and the boundaries are a mixture of mature laurel hedging and trees. There is also a garden shed with a small patio area.





“Over the years the extended family has enjoyed playing cricket, badminton and football in our wrap-around garden.”



Saham Toney

A PLACE TO CALL HOME



A true sense of community is found 'The Old Bell', at a fantastic local pub within the beautiful Norfolk village of Saham Toney. Located in the heart of Breckland, Saham Toney is surrounded by countryside with many enjoyable areas to explore. The village also has a Church of England Primary school.

A well-used Sports and Social Club offers sports grounds for rugby and cricket matches throughout the year, there is a small bar for members and their guests.

Less than two miles away is the popular market town of Watton, well-served by

primary, junior and secondary schools, a GP clinic, dental surgery and chemist, along with a supermarket, Post Office and sports centre.

Just outside the town, Loch Neaton is believed to be England's only loch, a stunning location to enjoy a relaxing walk or a day spent fishing the waters.

Local legend has it that nearby Wayland Wood is the site of the children's tale, Babes in the Wood, and the beauty of the area makes it an unmissable place to explore. Enjoy the cycle trails at nearby Thetford Forest or book a game at Richmond Park Golf Course, an 18-hole course with driving range set in 100 acres of parkland.

SERVICES CONNECTED

Mains water, electricity, gas and drainage. Underfloor heating to the ground floor and radiators to the first floor, fuelled by gas fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 8174-7726-2570-2420-1926

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

Note from the Vendor



One of the four double bedrooms at Fairview

“We’ve maintained Fairview to a very high standard and enjoy wonderful views from every window.”

THE VENDOR

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