



THE STORY OF

Brutonmead

Saham Toney, Norfolk

SOWERBYS

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Brutonmead

61 Richmond Road, Saham Toney,
Norfolk, IP25 7EX

Popular Village Location

Large Detached Chalet

Three Double Bedrooms, the Primary Benefiting
from a Modern En-Suite and Built-in Storage

Two Bright and Spacious Reception Rooms

A Modern Shaker Style Kitchen/Breakfast Room

Large Rear Garden with Natural-Style
Pond and an Array of Planting

Purpose Built Outbuilding with Opportunity
to use as a Garden Office

Double Garage and Driveway Parking for Ten or More Cars

Delightful Position, Backing onto Golf Course

SOWERBYS WATTON OFFICE
01953 884522
watton@sowerbys.com



“My favourite view is from the kitchen, I
can have a meal while watching the wildlife
in the garden...”

Sitting proudly in its plot, behind a five-bar gate and approached by a brick paved driveway, we find Brutonmead, a bright and spacious three bedroom chalet. The property is located in the always popular village of Saham Toney, with amenities nearby, and only a short walk from wonderful mid-Norfolk countryside.

Walking through the front door we arrive into a grand entrance hallway, the space is so large that the current owner uses this room as a work from home office. Directly in front of you is a large glass folding door that opens on to the first

of two large reception rooms, a grand space which would house a formal dining table perfectly. With its large glass roof lantern, this room is always bright and airy during the day, but in the evening becomes a cosy room to sit down and relax in after a long day at work.

Folding doors open into a large sitting room which enjoys a superb outlook and has french doors leading out to the garden. With such a well thought out layout, these flowing reception spaces lend themselves equally well for use as separate rooms or a more open-plan way of living.



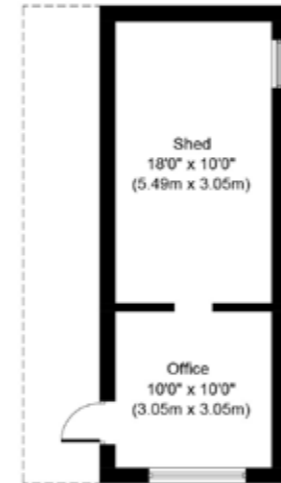
Here at Brutonmead the kitchen/ breakfast room is the hub of the home, with a large central island and space enough for a dining table, this space is perfect for entertaining friends or keeping an eye on the little ones while they do their homework. To the far end of the room, glazed double doors make this a bright and airy space, flooding the room with light and lead out to the garden.



“I can open the roof light blinds and let the sun stream in, or gaze at the stars at night...”

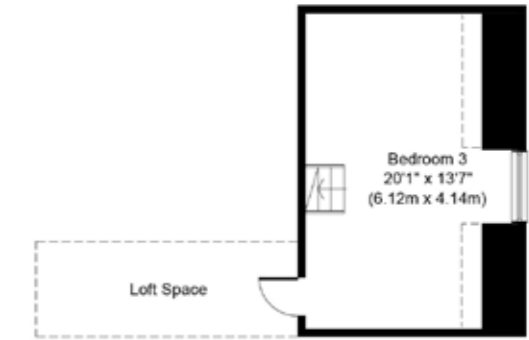
The northern side of the property is for entertaining and relaxing with the family, the other side is the sleeping accommodation. On the ground floor there are two good sized double bedrooms, each featuring a bay window, and the larger of the two having a modern en-suite shower room. Above these two bedrooms we find the third double bedroom, with wonderful views of the Norfolk countryside. This wing of the property also benefits from a large family bathroom with luxurious free-standing bath and a separate WC.



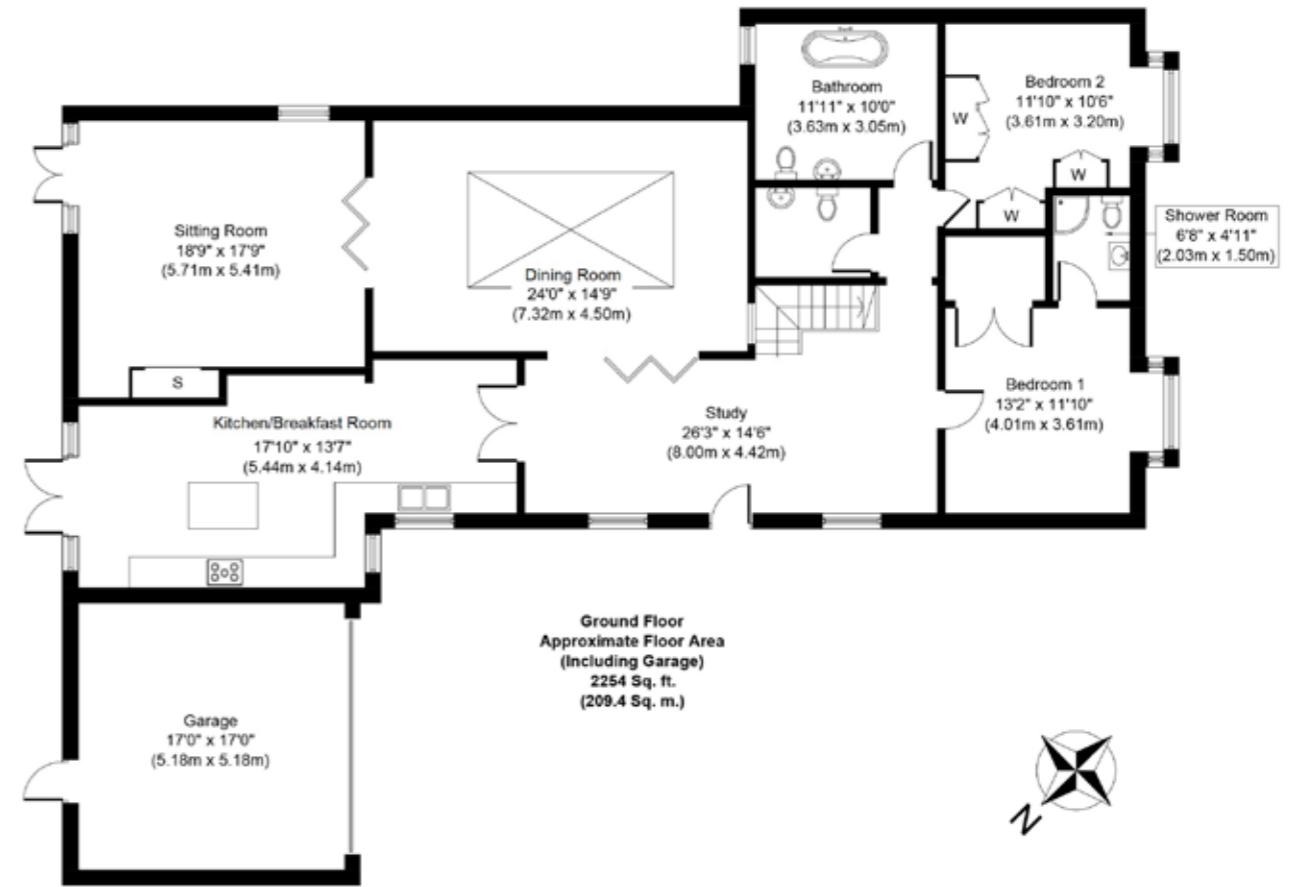


Outbuilding
Approximate Floor Area
285 Sq. ft.
(26.5 Sq. m.)

(Not Shown In Actual Location / Orientation)



First Floor
Approximate Floor Area
(Excluding Loft Space)
239 Sq. ft.
(22.2 Sq. m.)



Ground Floor
Approximate Floor Area
(Including Garage)
2254 Sq. ft.
(209.4 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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To the rear the large garden, which has been individually designed, provides a well planted, low-maintenance delight for gardeners, backing onto the golf course beyond. A large natural style pond is a wonderful feature for those with a love for wildlife, delightfully set amongst extensive flower beds, fruit trees and bushes. A timber outbuilding includes a large capacity wood pellet store and an attached office to the rear, and there are also several raised vegetable beds. There is a paved terrace at the rear of the property, and a well-positioned seating area catches the sun perfectly in the summer months.

“I’ve loved the space here - the fresh air, a large garden, and a friendly community.”



ALL THE REASONS



Saham Toney

IN NORFOLK
IS THE PLACE TO CALL HOME



A true sense of community is found at 'The Old Bell', 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.

The Church of St. Georges is a handsome flint building, with beautiful stained-glass windows. The east window of the chancel portrays the Last Supper, this was a gift by the late Rev. W. H. Parker, who restored the whole building at considerable expense in 1864.

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.

Providing plenty of country homes with room to grow, plus an ample share of equestrian properties, Watton is a strong rural community which comes together each year for the annual Wayland Show, one of England's oldest agricultural shows.

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.



Note from the Vendor



Saham Toney and surrounding fields

“A walk around the village is very pleasant, and nearby Lynford Arboretum is a lovely place to see the changing colours of the leaves.”

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Central heating via biomass wood pellet boiler.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 9726-3023-0202-7797-9200

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.

LOCATION

What3words: ///afternoon.fakes.unhappy

AGENT'S NOTE

The property has solar panels which were installed in September 2015 and are guaranteed until 2040, with an annual FIT payment of £430-£460.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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