



INTRODUCING

# Birch House

*Saham Toney, Norfolk*

**SOWERBYS**

Land & New Homes Specialists





THE STORY OF

# Birch House

Chequers Lane, Saham Toney, Thetford, Norfolk  
IP25 7HQ

Remarkable New Home

Boasting Almost 5,000 sq. ft. of Interior Space

Six Spacious Bedrooms

One Bedroom Self-Contained Annexe

Perfect Blend of Modern Luxury and Timeless Charm

Impressive Open-Plan Kitchen/Breakfast Room

Superb, High Quality Finish

Incredible Reclaimed Fireplace

Situated on a 1 Acre (STMS) Plot with  
South and West Facing Gardens

**SOWERBYS WATTON OFFICE**

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“The fireplace is breathtaking in both size and splendour -it is an incredible centrepiece to this home.”

Discover the perfect blend of modern luxury and timeless charm in this remarkable new home. With an impressive open-plan kitchen featuring some extraordinary reclaimed timbers, the blend of contemporary design and classic character is evident throughout.

After entering the grounds through a striking gated entrance, a spectacular hallway welcomes you. With a twisting three-storey oak staircase to the left, the entrance naturally leads you to a

spacious sitting room highlighted by a breath-taking, in both size and splendour, reclaimed fireplace – one of the most incredible centre pieces to any home.

Indoor dining is special at Birch House with the breakfast room featuring two lengths of bi-folding doors and far-reaching countryside views, inviting the outside in, even in the winter months. There is also an additional dining room for more formal sittings.







“The impressive open-plan kitchen features some extraordinary reclaimed timbers - the blend of contemporary design and classic character is evident throughout.”





The first floor landing provides a cosy sitting area in front of the extraordinary glass gable, offering fantastic rural views of the neighbouring field and front garden.







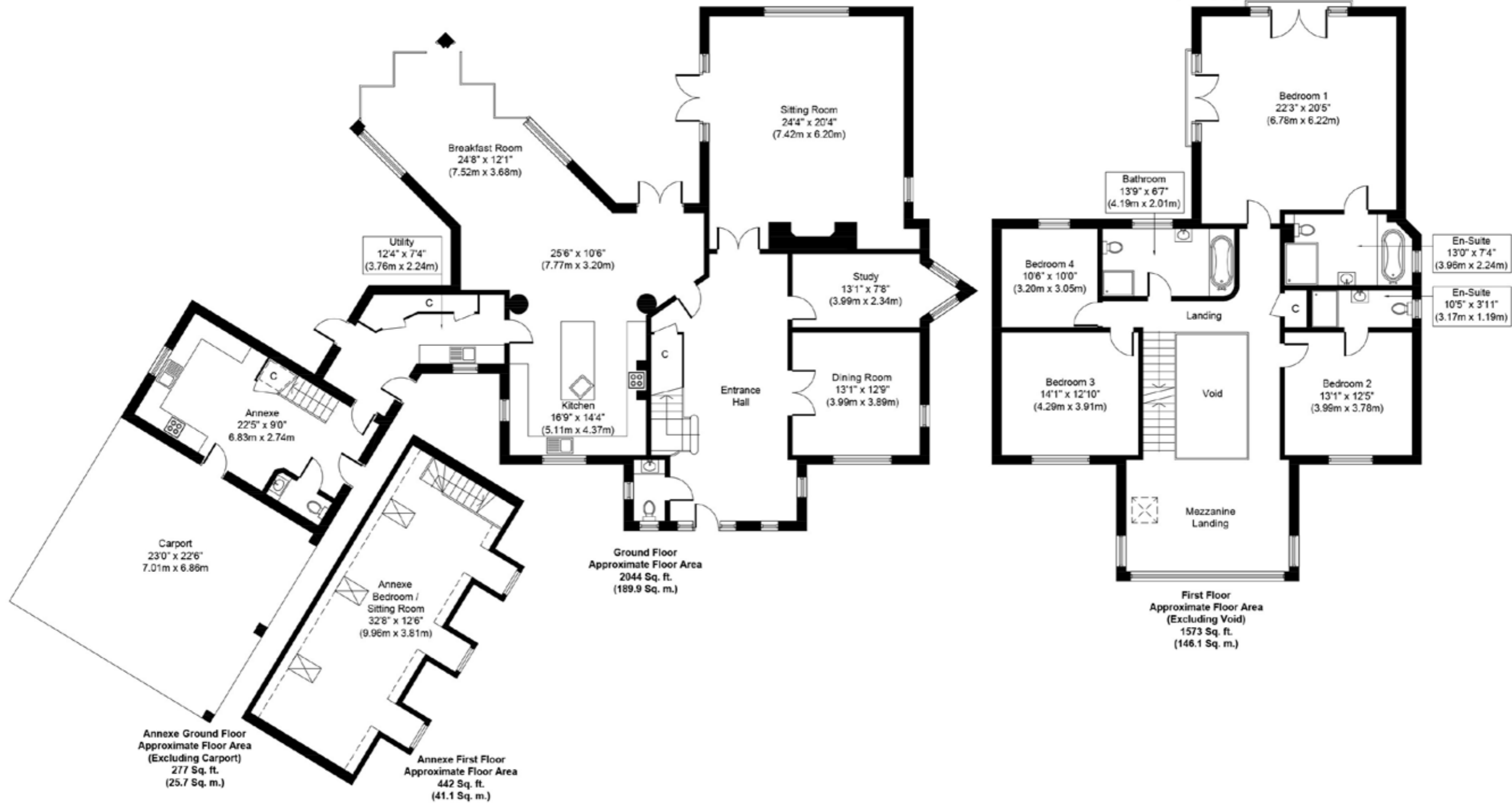
Boasting almost 5,000 sq. ft. of interior space, up to seven bedrooms including an annexe, which has the option of being completely self-contained and has plumbing to add an en-suite, this residence offers the flexibility for privacy and hosting guests.

Whether it's a quiet retreat or a lively get-together, this home accommodates your lifestyle needs.

Nestled behind a wonderful, gated entrance, Birch House is situated on an expansive acre of land (STMS) complemented by a south and west facing gardens, inviting sunlit days and delightful al fresco moments into your daily life.







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.

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.



The stunning entrance to Birch House.



## SERVICES CONNECTED

Services to be confirmed.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///trainers.switch.establish

## AGENT'S NOTE

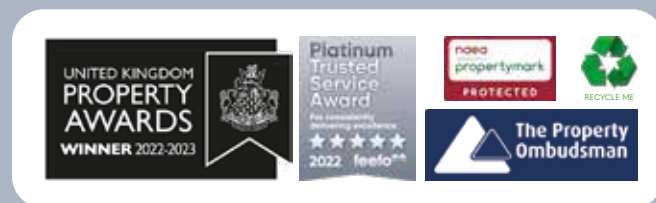
Some internal images have been virtually staged. Turf has been virtually added to parts of the main front image as well as shingle. Further similar properties of equal splendour are due to be built either side, creating a small community of spectacular homes.

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.



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