



THE STORY OF

# 1 Saham Lodge Cottage

*Saham Toney, Norfolk*

**SOWERBYS**

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# 1 Saham Lodge Cottage

Chequers Lane, Saham Toney,  
Norfolk, IP25 7HQ

Brick and Flint Property

Tudor Style Chimney

Newly Fitted Kitchen

Meticulous Attention to Detail Throughout

Two Double Bedrooms

Immaculate English Cottage Garden

Ample Off-Road Parking

Idyllic Village Setting

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“...enchanting brick and flint semi-detached residence...”

1 Saham Lodge Cottage presents an enchanting brick and flint semi-detached residence, offering a delightful opportunity and lifestyle in the charming and traditional village of Saham Toney.

The dwelling comprises two distinct sections. The original part, showcasing a brick and flint facade with a charming Tudor-style chimney, which is believed to date back to the fifteenth century. Adjacent to it stands a majestic Victorian extension, characterised by red bricks and expansive windows flooding the rooms with abundant natural light.

Upon entering the property from the rear, one is greeted by a recently fitted

modern kitchen seamlessly connected to the open-plan layout. The newer section boasts high ceilings and a generously sized window brightening the dining room. Progressing towards the sitting room leads to the older section, featuring exposed beams and a snug fireplace with a log-burner.

Upstairs reveals two double bedrooms, with the principal bedroom showcasing built-in wardrobes surrounding the chimney breast. A charming bathroom with an ornate fireplace completes the upper level.





First Floor  
Approximate Floor Area  
499 sq. ft  
(46.35 sq. m)



Ground Floor  
Approximate Floor Area  
583 sq. ft  
(54.16 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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Externally, a private shingled driveway provides parking for multiple cars. Surrounding the property is a picturesque English-style cottage garden, adorned with a spacious front lawn.



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 Sowerbys



“This expansive cottage exudes charm in every corner, showcasing ample space ideal for first-time buyers or a growing family.”

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## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

D. Ref:- 8634-7829-3300-0606-3292

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: ///crimson.masts.ramps

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