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THE STORY OF

# Tall Trees

*Saham Toney, Norfolk*

SOWERBYS





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# Tall Trees

Saham Toney, Norfolk  
IP25 7HQ

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Spacious, Mature Detached Family Home

Grounds of Approx. 1.2 Acres (STMS)

Accommodation Extending to Over 2600 Sq. Ft.

Four Spacious Double Bedrooms

Three Well-Appointed Reception Rooms

Open-Plan Kitchen/Dining Room

Delightful South Facing Landscaped Gardens

Large Driveway Providing Ample Parking

Double Garage, Summer House and Storage Shed

Excellent Potential to Extend and Update (STPP)

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**SOWERBYS WATTON OFFICE**

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Positioned almost centrally within delightful landscaped grounds of approximately 1.2 acres (STMS), this mature and spacious detached family home is located within the popular mid-Norfolk village of Saham Toney. The property has been a much loved home, resided in since it was built by the same family. Found in good order both inside and out, the property provides an exquisite canvass for those looking to modernise or extend (STPP).

The well-appointed accommodation expands to just over 2600 sq. ft. with a choice of spacious reception rooms inclusive of a delightful lounge with a circular bay window, garden room with full-width sliding doors to the garden, kitchen/dining room and also a separate dining room, which could be alternatively purposed to suit of course.

To the first floor, four well proportioned double bedrooms are arranged around the semi-galleried landing. Each bedroom features built in storage and are well-served by a spacious family bathroom.

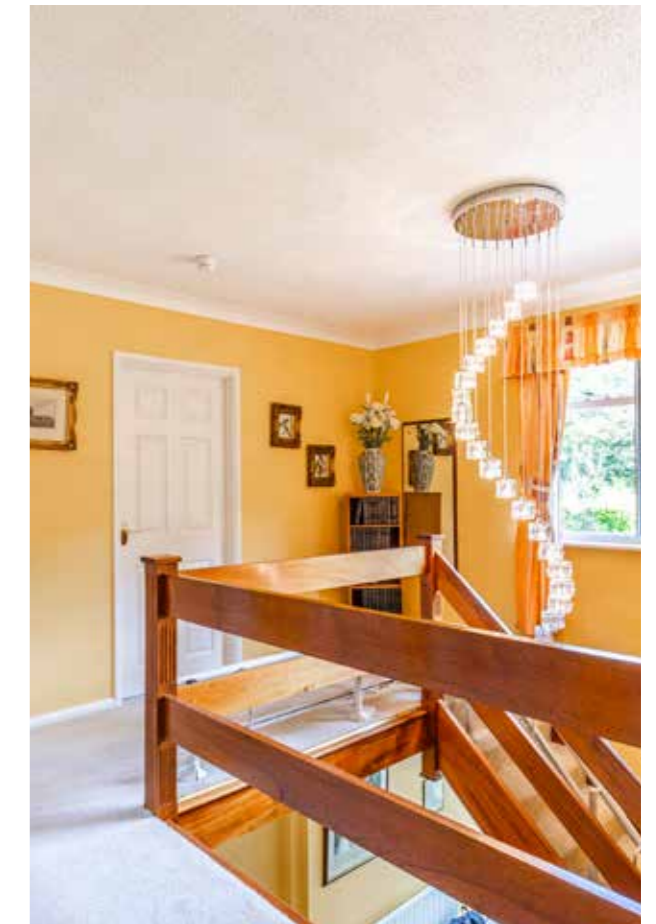
Externally, the property is approached from Chequers Lane, set well-back and entranced via a central driveway which intersects lawned areas and mature trees to both sides. The driveway leads to the properties frontage and expands to each side to provide a host of parking. There is also a double garage adjoined to one side of the property.

The gardens to the rear of the property benefit from an exquisite southerly aspect and are delightfully landscaped with well stocked borders containing a wealth of mature shrubs and trees. In addition, a beautiful pond, summer house and large storage shed/workshop can be found.

















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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# Saham Toney

A TRUE SENSE  
OF COMMUNITY...

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.

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



Rear garden.

“The gardens to the rear of the property benefit from an exquisite southerly aspect and are delightfully landscaped.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

E. Ref: 0595-3039-8203-5654-5204

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: ///cubed.speeding.take

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# SOWERBYS

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