



# Richmond Gardens

Where Country Living Blossoms



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# Introducing Richmond Gardens

Tucked away down a private road in the beautiful village of Saham Toney, Richmond Gardens is the latest offering from the Norfolk family business, Timm Property Group.

This is a small development of just five detached houses, all of which have four bedrooms, and each property is named after a species of apples or cherries which were chosen to reflect the wide variety of agriculture in this part of Norfolk.

All properties boast high specifications inside and traditional double fronted facades with beautiful oak porches on the outside.

“These homes offer the perfect blend and balance of traditional style with contemporary specification.”



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# Homes within the countryside...

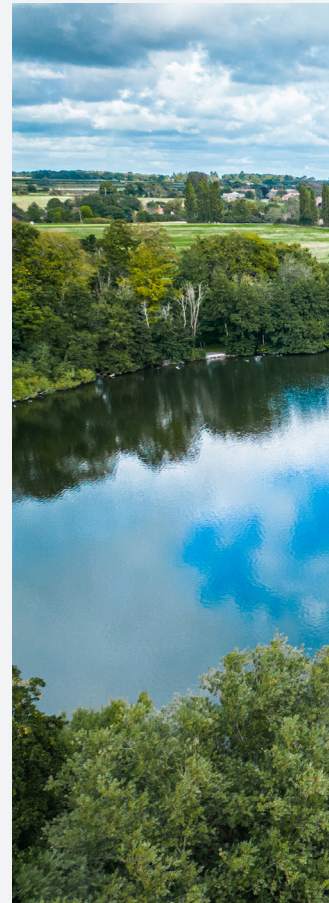
Nestled in the heart of Breckland, the charming village of Saham Toney offers a serene countryside lifestyle. This close-knit community is the perfect place to call home, where the pace of life slows down, and nature is your backdrop.

At the heart of the village, 'The Old Bell' pub serves as a hub for locals, providing a warm, welcoming atmosphere. Surrounding the village is the stunning countryside, ideal for leisurely walks and outdoor adventures.

Families will find a nurturing environment, with the local Church of England Primary School offering excellent education in a setting steeped in tradition. The village also boasts a Sports and Social Club, where residents gather for rugby and cricket matches, fostering a strong community spirit.

Just under two miles away, the market town of Watton enhances the appeal of rural living with convenient amenities including further schools, a GP clinic, a supermarket, and a sports centre. The town is also home to the Wayland Show, one of England's oldest agricultural events, which celebrates the region's farming heritage.

For those who cherish outdoor pursuits the nearby Loch Neaton and Wayland Wood provide beautiful spots to explore, fish, or simply enjoy the tranquillity of nature. Whether it's cycling through Thetford Forest or playing a round at Richmond Park Golf Course, there's always something to do in this idyllic countryside setting.





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# The Merla, The Inga & The Falstaff

## Type 1 (Homes 1,2 & 3)

- A Rated Energy Efficiency
- En-Suite To Principal Bedroom
  - Sociable Open-Plan Kitchen/Dining Room
  - Private Cul-De-Sac
- Quiet Village Location
- Detached Garage and Driveway
  - South-West Facing Garden
  - Beautiful Finish and Specification Throughout

Of the three smaller property types plot one is The Merla. This home is characterised with dormer windows front and rear, and also has a detached double garage with an exterior finished in a stunning white render which contrasts splendidly with the dark fenestration.

Four bedrooms, two bathrooms, sitting room with fireplace, kitchen dining room and a separate utility room make for a comfortable and individual family home.

Plots two and three are named The Inga and The Falstaff, respectively. They share the same design as each other but are distinguished by either a brick or render finish. The layout of both is as per The Merla and each has a garage which faces their own driveway.

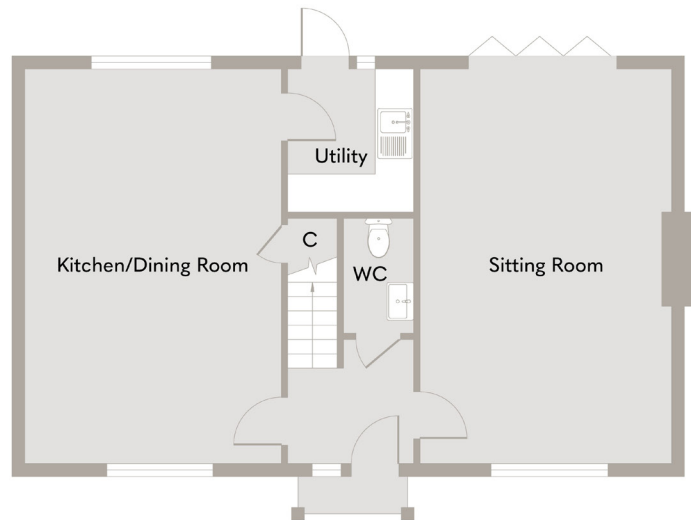
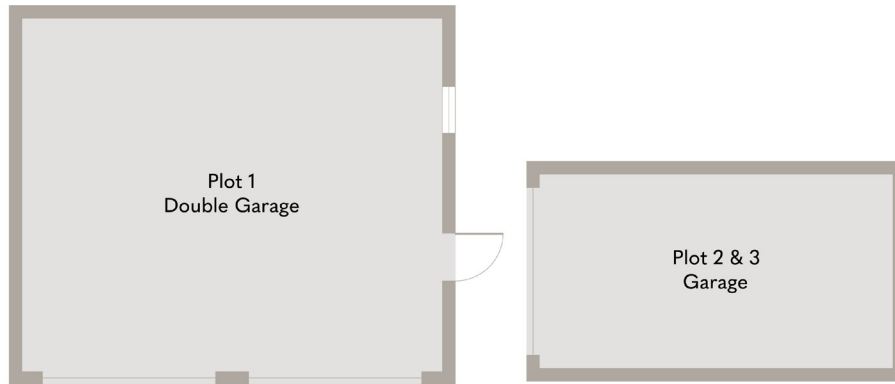




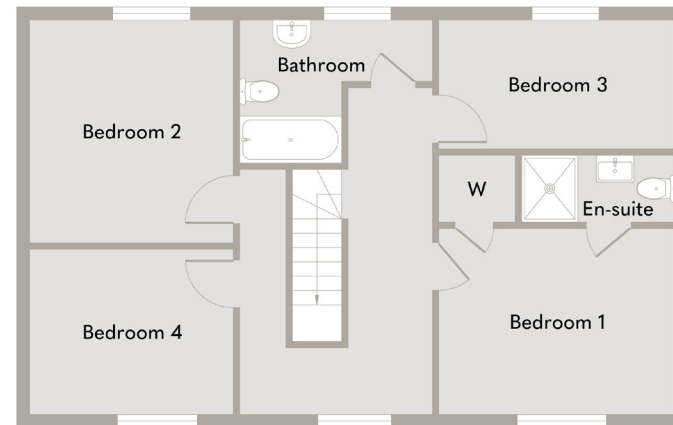
The Merla, The Inga & The Falstaff







Ground Floor



First Floor

**Ground Floor**

Kitchen/Dining Room 20'8" x 13'5" (6.30m x 4.09m)  
 Sitting Room 20'8" x 13'2" (6.30m x 4.01m)

**First Floor**

Bedroom 1 13'1" x 9'5" (3.99m x 2.87m)  
 Bedroom 2 11'7" x 10'2" (3.53m x 3.10m)  
 Bedroom 3 13'2" x 6'9" (4.01m x 2.06m)  
 Bedroom 4 10'8" x 8'8" (3.25m x 2.64m)

**Garages**

Plot 1 22'0" x 18'6" (6.71m x 5.64m)  
 Plot 2 & 3 6" x 10'2" (5.64m x 3.10m)

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# The Ellison & The Admiral

## Type 2 (Homes 4 & 5)

- A Rated Energy Efficiency
- Two Reception Rooms
- Private Cul-De-Sac
- Quiet Village Location
- Two En-Suites
- Detached Double Garage & Driveway
- Beautiful Finish and Specification Throughout

At the far end of the development are the two larger style properties, plot four is The Ellison whilst plot five is The Admiral.

These splendid homes each have detached double garages and are finished in bold red brick with red pantile roofs. Inside are four double bedrooms, three bathrooms, two reception rooms and a stunning kitchen with central island - as well as a separate utility room.

The exterior is every bit as delightful as the interior. The gardens wrap around the house benefiting from being both south and west facing. There is a detached double garage and a spacious driveway for numerous vehicles.

These magnificent homes, offer more than 2,200 sq ft of internal space to stretch out in.





The Ellison & The Admiral





**Ground Floor**

Kitchen	22'4" x 17'4" (6.81m x 5.28m)
Sitting Room	20'8" x 13'3" (6.30m x 4.04m)
Snug/Study	13'6" x 10'10" (4.11m x 3.30m)

**First Floor**

Bedroom 1	22'5" x 17'5" (6.83m x 5.31m)
Bedroom 2	13'6" x 12'6" (4.11m x 3.81m)
Bedroom 3	13'3" x 11'6" (4.04m x 3.51m)
Bedroom 4	13'3" x 8'9" (4.04m x 2.67m)

**Garage**

Plot 4 & 5	20'8" x 18'5" (6.30m x 5.61m)
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# Richmond Gardens

## **PLOT 1: The Merla**

A distinct home with its first floor dormer windows above the rendered exterior, making for a striking facade, particularly when contrasted with the oak frame porch. With a detached double garage, this is the only one of its type.

## **PLOT 2: The Inga**

With its oak frame porch, against the handsome double-fronted facade, this home is striking and perfectly poised.

## **PLOT 3: The Falstaff**

A striking oak frame porch set against a handsome double-fronted facade, the finish of this home is wonderful with the white render.

## **PLOT 4: The Ellison**

This home is perfectly situated with a wrap-around, southwest facing garden and large patio, as well as an internal area of more than 2,200 sq. ft.

## **PLOT 5: The Admiral**

Arguably the show stopper of the development, situated on a corner plot, with an extensive wrap-around garden. The home offers a versatile and spacious internal area of more than 2,200 sq. ft.





# The Specification

## EXTERIOR CONSTRUCTION & FINISH

- Traditional textured Norfolk brick exterior with brick detailing
- Render to selected plots 1 and 3
- Single or double garages to all plots
- Red pantile roof
- Black wood soffits and fascia
- Black uPVC guttering and downpipes
- Statement robust oak porches
- Stone cils
- Anthracite garage doors and personal door
- Low maintenance and efficient flush fit windows and composite external doors, sage green or anthracite
- External tap
- Timber close board fencing and estate fencing combination

- Enclosed gardens, turf to front and back gardens plus planted beds, hedges and trees where applicable
- Indian sandstone patios
- Brickweave and gravel driveways
- EV charging point
- Ring doorbells
- Inset Solar panels
- EPC A Rated

## KITCHEN

- Stylish, contemporary units in optional colours (if not already chosen)
- Shaker-style kitchen
- Quartz 20mm worktop with matching 100mm upstands
- 800mm or 600mm induction hob (plot specific)
- Eye-level oven and in built microwave
- Fully integrated fridge/freezer
- Integrated dishwasher

- Contemporary style mixer tap
- Butler sink in kitchen with contemporary tap
- Integrated waste bin with recycling facility

## UTILITY ROOM

- Units to match kitchen with brushed nickel knob handles
- 20mm quartz worktop with matching 100mm upstand
- Chrome contemporary style mixer tap
- Composite sink with drainer

## BATHROOM / EN-SUITES

- High quality sanitary ware with fitted furniture
- Heated towel rails
- Porcelanosa tiles
- Frameless showers with low profile shower trays
- Freestanding baths, or shower over bath, layout dependent



## INTERIOR - GENERAL

- LVT wood effect floorings to downstairs throughout, except in lounge. Carpet planned from stairs upwards.
- Bathroom and ensuites have Porcelanosa tiled floorings
- Samsung air source heat pump and zoned under floor heating – providing energy savings. Stelrad radiators to first floor
- London shaker traditional style white interior doors with brushed stainless steel ironmongery
- Carpet to reception rooms and bedrooms
- Wood-burning stove with

natural limestone tumbled-edge hearth

- Walls and ceilings in a neutral matt emulsion
- Skirting and architraves in ‘Tottington White’ satin wood

## LIGHTING, ELECTRICAL & BROADBAND

- A mixture of downlights, and pendants.
- TV & BT points to selected rooms
- Broadband to the premises for choice of broadband provider
- Alarm or CCTV spur provided for future connection
- Hard-wired smoke and heat

detectors

- External power socket at rear of the house
- Light and power to garages
- Contemporary style external lighting to front and rear of house and garage
- Electric vehicle charging point pre-wired for customer’s own connection

## SERVICES CONNECTED

- Electricity
- Mains water
- Mains drainage
- Fibre available

## GUARENTEES

- ICW new home warranty



# The Developers

Timm Property Group have distinguished themselves as a property development business based in Norfolk, specialising in both new-build houses and high-end renovations.

Their diverse portfolio features new build developments, residential lettings and holiday lets, and reflects a commitment to delivering exceptional quality and service across the board.

Priding themselves on their meticulous attention to detail, outstanding specification, innovative new homes design, robust systems and processes, along with a dedicated team they genuinely care about their clients and projects.

With this extensive experience their management team has cultivated strong relationships with professional advisors, agents, and contractors. Their track record is a testament to their reliability and integrity, ensuring that every project they undertake meets the highest standards.

**TIMM**  
PROPERTY GROUP

**TL2**  
CONSTRUCTION



# Richmond Gardens

Where Country Living Blossoms

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