



THE STORY OF

8 Hills Road

Saham Toney, Norfolk

SOWERBYS



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Saham Toney, Norfolk
IP25 7EN

Detached Bungalow

Accommodation of Over 1500 sq ft.

Large Kitchen/Dining Room

Dual Aspect Sitting Room Enjoying
Far-Reaching Countryside Views

Garden Room

Three Double Bedrooms

Large Rear Garden Backing onto Fields

Single Garage and Shingled Driveway

Popular Village Location

SOWERBYS WATTON OFFICE

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Presenting this beautifully remodelled three-bedroom detached bungalow, thoughtfully transformed by its current owners to enhance both style and function. This residence now boasts a stunning, light-filled kitchen/dining room—a true highlight of the home. By removing an internal wall, the owners have created an open and modern entertaining space that comes into its own for gatherings, allowing seamless flow and abundant natural light.

The bungalow greets you with a spacious, bright hallway off which we find the sitting room, where expansive views of the Norfolk countryside provide a peaceful and picturesque backdrop to everyday living. This large reception area is perfect for relaxing or entertaining.

There are three generous double bedrooms, offering flexibility for family and guests. The third bedroom is currently arranged as a cosy snug, providing an additional intimate retreat within the home.

At the centre of the property is a sleek, contemporary shower room, designed to offer both comfort and style with modern fixtures and finishes.

Stepping out to the rear, you'll find a good-sized, beautifully maintained garden mainly laid to lawn, ideal for children to play or pets to roam. Just off the rear of the property is a paved terrace, perfect for outdoor dining or summer barbecues. Further down the garden, the owners have created a secondary entertaining area that enjoys full sun—ideal for relaxing and socializing in the warmer months. A charming hedge at the end of the garden squares off this generous outdoor space, beyond which lies uninterrupted countryside views, blending garden and landscape into one stunning vista.



A seamless flow
abundant with natural
light and a stunning
vista.





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



“Uninterrupted
countryside
views and a lovely
community.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 0544-3943-1209-9554-5204

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: ///shed.anchovies.trimmer

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SOWERBYS

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