



Introducing  
Threxton Road, Saham Toney

**SOWERBYS**

Upon arrival to the cottage, prospective tenants are immediately welcomed into the cosy sitting room. Bathed in natural light and complete with an operational wood burner, the sitting room provides the ideal spot for relaxing at any time of the day. The newly installed kitchen is perfect for those looking to display their culinary skills. Home to a useful pantry cupboard, the kitchen has adequate space for an electric cooker and fridge freezer. Completing the ground floor accommodation is the main bathroom comprising a shower over bath, wash basin & WC.

Stairs located from the sitting room lead prospective tenants to the first floor accommodation. The primary bedroom is a spacious double room with built in storage allowing for all desired contents and furnishings. The second bedroom is another comfortable double room, and the third bedroom is a good size single room which could alternatively be utilised as an office/study for those working remotely.

Dairy Cottage is approached via a gated shingled driveway providing off road parking for 2/3 cars. The large garden is set mainly to lawn with mature trees and shrubbery with field views. The property has a private courtyard garden immediately as you exit the back door with access to the outbuildings for log storage.

The property benefits from oil central heating and double glazing throughout.

#### **SAHAM TONEY**

A true sense of community is found 'The Old Bell', at 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.

#### **AGENTS NOTES**

Property is located near an active Dairy Farm.  
Pet at landlords discretion.

Oil central heating.  
Long term let.  
Unfurnished.

#### **COUNCIL TAX**

Band A.

#### **ENERGY EFFICIENCY RATING**

E. The reference number or full certificate can be obtained from Sowerbys upon request. 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.

#### **LOCATION**

What3words: ///browser.straw.meatball



# SOWERBYS

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