

Brook Meadow



Ashbrook

M O D E R N L U X U R Y - R U R A L S E R E N I T Y



HAZELBY EVANS
DEVELOPMENTS



INTRODUCING

Ashbrook

Chequers Lane, Saham Toney,
Norfolk, IP25 7HQ

One of Just Three Exclusive Homes in
a Private, Gated Development

Contemporary Five-Bedroom Detached
Home with 3,750 Sq. Ft. of Living Space

Designed by Award-Winning Architects
with Premium Modern Finishes

Vast Open-Plan Kitchen/Dining/Family
Space with Bi-Fold Doors to Garden

Separate Sitting Room, Dining Room
and Dedicated Home Office

Principal Bedroom with Walk-In
Wardrobe and Luxury En-Suite

Two Additional En-Suite Bedrooms,
Plus a Stylish Family Bathroom

Bespoke Schmidt Kitchen with NEFF Appliances

Double Garage with Electric Door and
Ample Shingle Driveway Parking

Landscaped Gardens with Porcelain
Patio and EV Charging Point

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Behind a gated entrance and sweeping private driveway in Saham Toney, Ashbrook is one of just three exceptional homes forming this exclusive new setting. Designed with a clear eye for contemporary living, it strikes the perfect chord between modern function and thoughtful design.

The exterior makes an immediate impression, clean architectural lines, contrasting textures, and a striking blend of brickwork and cladding set the tone for what's inside. Behind the front door, the generous proportions of this home reveal themselves gradually. There's an immediate sense of light and openness, with large living spaces that have been planned with both sociability and family life in mind.

The heart of the home is the vast kitchen, dining and family space, made for entertaining, with bi-fold doors opening to the private garden beyond. Elsewhere on the ground floor, there's a separate sitting room, dining room, and a study for those working from home. The practical elements haven't been overlooked either, with a boot room, utility, larder, and double garage all integrated within the footprint.





Upstairs, five well-proportioned bedrooms fan out from a vaulted landing. The principal suite is generous and calm, with its own walk-in wardrobes and sleek en-suite. Two further bedrooms also benefit from en-suites, while the family bathroom is finished with the same attention to detail, clean lines, neutral tones, and high-end fittings.

Throughout, the specification reflects quality at every turn, from the bespoke kitchen and metal spine staircase to the underfloor heating and Lusso bathrooms. Outside, the landscaped garden and porcelain patio offer a peaceful spot to unwind, while the shingle driveway provides ample parking, complete with an EV charging point.

Ashbrook offers space, style and a considered layout that suits both day-to-day life and future-proofed family living, all within a peaceful Norfolk village setting.





Ground Floor



First Floor

GROUND FLOOR

- Breakfast Room/Dining Room**
15'0" x 14'8" (4.57m x 4.47m)
- Sitting Room**
22'8" x 17'8" (6.91m x 5.38m)
- Study**
9'0" x 8'0" (2.74m x 2.44m)
- Dining Room**
17'8" x 10'9" (5.38m x 3.28m)

FIRST FLOOR

- Principal Suite**
20'10" x 18'5" (6.35m x 5.61m)
- Bedroom 2**
17'8" x 13'10" (5.38m x 4.22m)
- Bedroom 3**
17'8" x 13'7" (5.38m x 4.14m)
- Bedroom 4**
14'8" x 12'3" (4.47m x 3.73m)
- Bedroom 5**
15'0" x 14'8" (4.57m x 4.47m)

TOTAL APPROXIMATE FLOOR AREA 3,750 Sq. Ft. / 348.40 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. Copyright V360 Ltd 2026 | www.houseviz.com

Specification

External Finishes

- Atlanta grey facing brickwork with Millboard
- Antique oak composite cladding under grey roof tiles
- Anthracite grey uPVC fascias, soffits, guttering and downpipes
- Anthracite grey textured aluminium windows and bi-fold doors
- Electrically operated sectional garage door with glazed panels
- Shingle driveway with porcelain paved rear patio
- Landscaped gardens, lawned to front and seeded lawn to rear
- Feather board fencing with gated rear access
- Contemporary anthracite external lighting and driveway bollard
- EV charging point to front elevation
- External water tap

Internal Finishes

- Air source heat pump heating system
- Underfloor heating to ground floor with radiators to upper floors
- Luxury LVT Brampton Chase flooring in 'Natural Oiled Oak' to living areas, kitchen and landing
- Mandarin Stone 'Jura Nouveau Ivory' matt porcelain tiles to bathrooms and en-suites
- Luxury beige carpet to bedrooms
- Bespoke metal spine staircase with oak veneered treads and metal spindles
- Oak veneered internal doors with matt black ironmongery
- Television and broadband points to sitting room
- Smoke detection system compliant with Building Control

Kitchen Finishes

- Bespoke Schmidt kitchen in oak and 'Sweet Clay'
- Handleless cabinetry with brushed anodised black detailing
- Dekton worktops in Sabbia, including utility room
- Schock composite sink
- Kettle Signature Modern 4-in-1 boiling water tap in black
- Fully integrated NEFF appliances including:
- Double ovens with full touch displays
- Venting induction hob with integrated extraction
- Built-in fridge and freezer
- Integrated dishwasher
- Twin MQuvée wine cabinets in anthracite black
- Integrated waste and recycling bins

Bathroom Finishes

- Luxury Lusso sanitaryware throughout
- Lusso taps, bath fillers, shower fittings and enclosures
- Mixer showers throughout
- Mandarin Stone wall tiling
- Electrically heated towel rails
- Lusso mirrors to selected bathrooms

General Information

- Mains water and electricity
- Drainage via treatment plant
- Fibre broadband



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.



The Developer

Hazelby-Evans deliver a deliberate range of well-respected residential projects, from character-led homes rooted in local architectural traditions to contemporary statement properties with a modern design language.

Each development is informed by a strong design background, allowing decisions to be made with a high level of technical scrutiny and attention to detail.



HAZELBY EVANS
DEVELOPMENTS



COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

Predicted B Rating.

TENURE

Freehold.

LOCATION

What3words: ///prefix.complies.worked

AGENT’S NOTES

Some images used have been virtually staged and enhanced for representative purposes.

Owners will collectively be responsible for contributing to the maintenance and upkeep of the shared driveway and associated communal areas. This will be written in contracts.

WARRANTIES

Advantage 10 Year Warranty

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm’s employment has the authority to make or give representation or warranty in respect of the property.

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