



THE STORY OF
Oakside House

Saham Toney, Norfolk

SOWERBYS



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Oakside House

Chequers Lane, Saham Toney, Thetford, Norfolk
IP25 7HQ

Extended Four/Five-Bedroom Detached Home

Flexible Layout with Additional
Reception/Bedroom Space

Spacious and Light-Filled Living Accommodation

Ideal for Modern Family Living

Well-Proportioned Bedrooms Throughout

Private and Enclosed Rear Garden

Peaceful Village Setting in Saham Toney

Driveway Parking

Thoughtfully Improved by the Current Owners

Easy Access to Local Amenities and
Surrounding Countryside

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Set within a peaceful and established setting in the ever-popular village of Saham Toney, Oakside House is a beautifully extended four/five-bedroom detached family home, thoughtfully enhanced by the current owners to create a versatile and spacious living environment perfectly suited to modern family life.

From the moment you arrive, the home presents a welcoming and well-balanced feel, with generous proportions and a layout designed for both everyday living and entertaining. The heart of the home is the extended living space, where light flows effortlessly, creating a sociable hub ideal for family gatherings or relaxed evenings. The flexibility of the accommodation allows for a fifth bedroom, home office or additional reception room, adapting easily to a variety of lifestyles.

Upstairs, the property continues to impress with well-sized bedrooms, offering comfort and practicality for growing families, while the overall finish reflects a home that has been carefully maintained and improved over time.

Externally, Oakside House enjoys private gardens that provide a perfect backdrop for outdoor dining, children's play, or simply unwinding in a tranquil setting. The village location offers a wonderful balance of countryside living with convenient access to nearby amenities and transport links.

Oakside House is a home that combines space, flexibility and a desirable setting, making it an ideal choice for those looking to upsize or settle into village life with room to grow.







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 the Vendor



"We've loved the rural location, the village is quiet and tranquil."



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///affords.unsightly.trainer

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SOWERBYS

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