



Meadow Farm  
Chequers Lane | Saham Toney | Norfolk | IP25 7HQ

# PICTURE PERFECT



“With the double fronted good looks of the Georgian era and the cosy beams and timbers of 17th century homes, this property is bursting with character.

Wisteria and climbing roses add to its charm, while around three acres of landscaped gardens and paddock offer privacy and relaxation.

Set within a friendly and welcoming village, only a few minutes’ drive from a well-served town, you can live your country dream here without compromise.”







# KEY FEATURES

- A Stunning Grade II Listed Period Home approached by a Tree Lined Drive in the Village of Saham Toney
- Five Bedrooms, Three Dressing Rooms and Two Attic Rooms
- Three Bath/.Shower Rooms, One of which is En-Suite
- Kitchen Breakfast Room with Separate Utility Room with WC
- Three Reception Rooms plus an Office
- The Beautiful Gardens and Grounds include a Pond and extend to around 3 acres (stms)
- Paddock with Double Stable Block and Tack Room
- Double Bay Cart Shed and Ample Parking on the Driveway
- The Accommodation extends to 5,248sq.ft inc Outbuildings
- No EPC Required

Just a glimpse of this pretty period property entices you to find out more. Set well back from the road, it's hidden from passers-by, but make your way through the electric gates and down the tree lined private drive and the house reveals itself. The combination of elegance and comfort is a winning one and the property has a wonderfully homely feel. It's been well maintained and sympathetically finished, preserving the features that make it so special.

## Character In Every Corner

Dating back to 1650 and with a later Georgian frontage, this is a property that's cosy and welcoming whilst being light and well proportioned with good ceiling heights. The current owners loved the feel of it when they first came to view and felt instantly at home here. They've made wonderful memories and loved their time at the property, first as a family and later as a couple once their children had flown the nest. The house looks gorgeous decorated for Christmas and the owners have also celebrated many family birthdays, New Year's Eve parties and plenty more. They've even had a marquee on the grass on occasion. Now their children return with their own families in tow. It certainly works well for all three generations, with five bedrooms, three with their own dressing room or nursery, plus three bathrooms. The second floor provides plenty of flexibility with two attic rooms providing ample space for a snug, play room or cinema room! You have a magnificent family kitchen on the ground floor with a superb four oven millenium edition AGA which runs on mains gas, running the full length of the property, as well as two large reception rooms and a separate study. So as the owners move to be nearer their children, you have the opportunity to enjoy everything that this captivating home has to offer.







# KEY FEATURES

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## Lovingly Landscaped

The owners have maintained the property beautifully and have further enhanced it by landscaping the gardens. Both are green-fingered and have found this a fantastic outlet for their creativity, planting the hedges, kitchen garden and more over the years. They had alpacas in the paddock and you could also have a pony for your children, or simply use it as space for little ones to run around and play. Three acres gives you plenty of options! Grow your own, continue the planting, watch the fountain rippling the pond, or simply sit out and relax in the tranquility of this idyllic spot. The owners enjoy spotting the wide variety of birdlife here, including a mother duck, her ducklings trailing behind her, moorhens, woodpeckers, egrets and more. You have plenty of parking on the property, along with garaging and stabling, which also offer potential for conversion, subject to planning.

## Community And Convenience

The owners will very much miss both their home and the garden, and they'll also miss the friendly community within the village itself. There's a village hall hosting groups and events, plus a pub next to the mere. You're only a few minutes by car from Watton where you'll find everything you need, including supermarkets, schools, a bank, DIY shop, Post Office, you name it. There are also excellent sport and leisure facilities. You're well placed here for exploring the area, with Swaffham and Dereham close by. The owners love North Norfolk and often head up to the coast for the day, sometimes taking their bikes up there. On a practical note, Norwich is an easy drive and both the hospital and university are within easy commuting distance. Nearby Thetford offers adventure and outdoor activities in the forest, but also benefits from a train station, with onward travel to both London and Cambridge.





















































































# INFORMATION

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## On The Doorstep

The property is situated within the village of Saham Toney which has an excellent primary school, post office, shop and thriving village pub, The Old Bell. There is also a Sports and Social Club with grounds for football and cricket matches throughout the year. It is also close to the market towns of Dereham and Watton offering secondary schools and a large range of further amenities including GP surgeries, supermarkets, dental surgeries, chemists and sports centre. There is a main line station at Thetford, which is 20 minutes away where you can catch the train to London.

## How Far Is It To?

The cathedral city of Norwich can be found 23 miles distant and provides a plethora of restaurants, cafes, theatres, cinemas, business and retail amenities. The Chapelfield development has transformed Norwich's shopping district into one of the largest retail centres in the country. It also has a main line rail link to London Liverpool Street and an international airport with domestic, European and international flights. The world-renowned Norfolk Broads can be found to the north east with its many waterways and array of wildlife. The North Norfolk coast with its quaint villages and sandy beaches is approximately one hour's drive whilst Thetford Forrest with its bike and nature trails can be found closer to home to the south of Hingham.

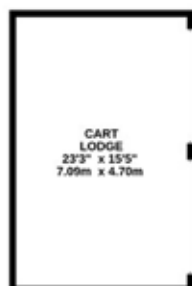
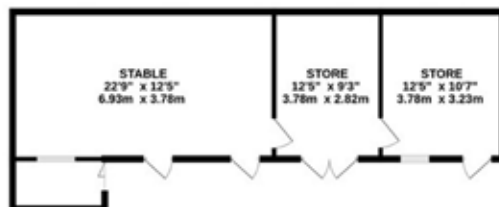
## Directions

Leave Norwich on the B1108 Watton Road and continue along this road through the villages of Hingham and Scoulton. After the Town of Watton, turn right onto Saham Road and continue onto Cley Lane, which in turn becomes Chequers Lane. The property will be found on the right hand side, set well back from the road, down a long tree lined drive.

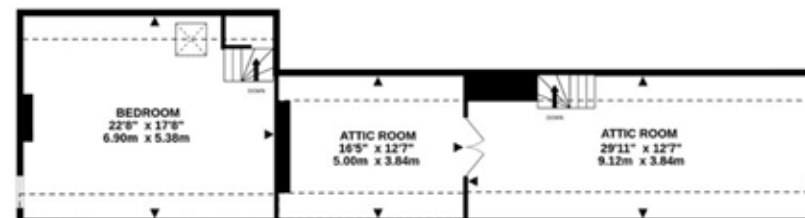
## Services, District Council and Tenure

Oil Central Heating with Mains Gas to Aga  
Mains Water, Private Drainage via Treatment Plant  
Full Fibre Optic Broadband Available  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
Breckland District Council - Council Tax Band E  
Freehold





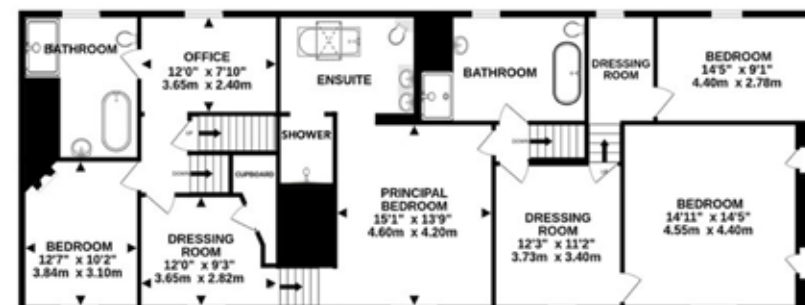
OUTBUILDINGS  
920 sq.ft. (85.5 sq.m.) approx.



2ND FLOOR  
961 sq.ft. (89.3 sq.m.) approx.



GROUND FLOOR  
1730 sq.ft. (160.7 sq.m.) approx.



1ST FLOOR  
1637 sq.ft. (152.1 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) :4328 sq.ft. (402.1 sq.m.) approx.  
TOTAL FLOOR AREA : 5248 sq.ft. (487.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
Made with Metropix 62025

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# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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