



THE STORY OF

Foxleigh

Saham Toney, Norfolk

SOWERBYS

S

THE STORY OF

Foxleigh

32 Bell Lane, Saham Toney,
Norfolk, IP25 7HD

South-Facing Windows

Spacious Sitting Room with a Gas Fire

Kitchen/Dining Room Area

Four Double Bedrooms, Principal Suite with a En-Suite

Double Garage with a Partitioned Art Studio

South-Facing Garden Adorned with Mature
Shrubs, Trees and Perennials

Driveway Concealed Behind Gates and a Brick Wall

SOWERBYS WATTON OFFICE
01953 884522
watton@sowerbys.com



“Many different species visit the garden to feed; ducks occasionally nest in the hydrangeas in the front garden.”

Nearly two decades ago, our sellers were introduced to this enchanting property during an impromptu weekend golf trip. Right from that instant, their fondness for the estate and its surroundings has consistently grown. The walls of the property have witnessed innumerable family get-togethers, while the garden even provided sanctuary to a family of eleven ducks just last year.

Stepping in from the side entrance, a welcoming hallway greets you. From here you have all the rooms available to you. The sitting room is capacious with a south-facing window; allowing natural

light to perpetually bathe this room. In the colder winter months, the gas fire nestled in the corner imparts a snug and inviting ambiance.

Connecting both the kitchen/dining room and sitting room is the sun room; seamlessly merging the interior and exterior regardless of weather. The kitchen/dining room is generously sized, artfully designed for entertaining, exuding spaciousness and radiance, with a breakfast bar acting as a magnetic centrepiece that draws everyone together.

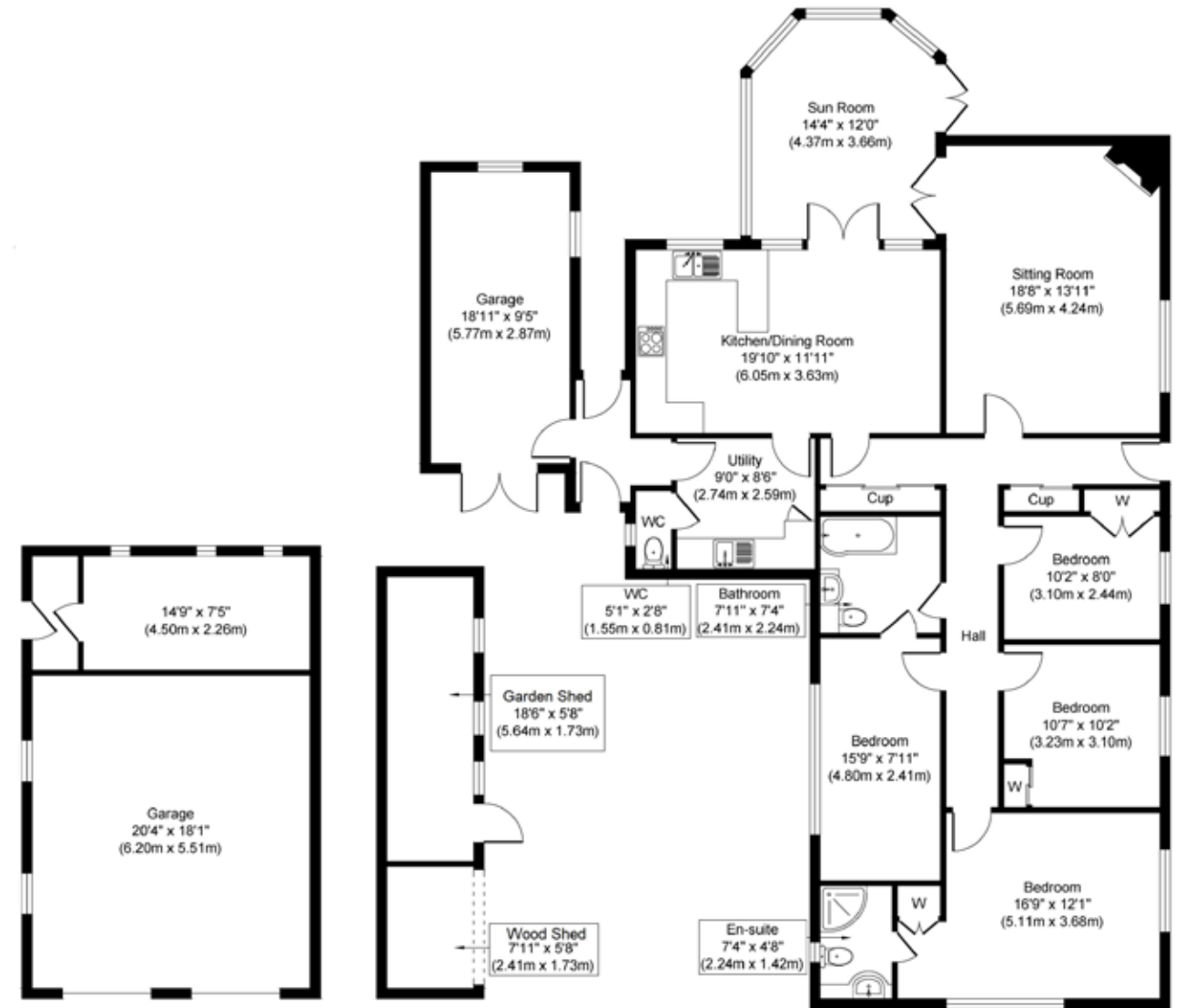


Within the property lies four double bedrooms, the principal bedroom features a private shower room, while a family bathroom serves the remaining three rooms. Presently, one of the bedrooms is being used as an study/office.

The large double garage is a hidden treasure at this property, with a partitioned area to the rear, which has been converted into an art studio, offering the potential to serve as an adaptable space for future custodians.

“Being south-facing the bungalow is full of light and warmth.”





Outbuilding
Approximate Floor Area
659 sq. ft
(61.22 sq. m)

Ground Floor
Approximate Floor Area
1797 sq. ft
(166.94 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.

Outside, a captivating south-facing garden awaits, adorned with mature flora, which infuse the surroundings with an air of seclusion and tranquillity. Meanwhile, the expansive front of the property is graced by a sweeping driveway, concealed behind imposing gates and a sturdy brick wall.

“The bungalow is surrounded by lawns, a large patio and mature flower beds.”



ALL THE REASONS



Saham Toney

IN NORFOLK
IS THE PLACE TO CALL HOME



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.

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.



Note from the Vendor



“If you like bird life, that is plentiful here.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 2020-3029-5208-4237-5200

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

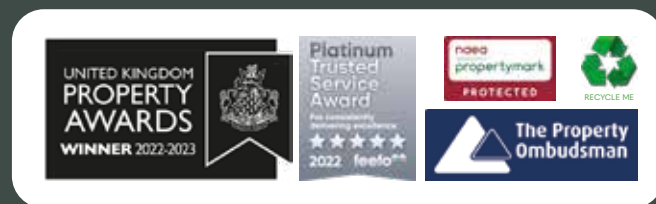
Freehold.

LOCATION

What3words: ///massaged.digit.claw

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.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL