



INTRODUCING

West View House

Saham Toney, Norfolk

SOWERBYS

Land & New Homes Specialists



THE STORY OF

West View House

Stanway Farm, Chequers Lane, Saham Toney, Norfolk
IP25 7HQ

Breathtaking New Build Home

Traditional Double-Fronted Flint Facade

Extraordinary Unmatched Finish Throughout

Approximately 3,200 sq. ft. of
Internal Living Space

Far-Reaching Westerly Countryside Views

Wonderful Gated Entrance and
Sweeping Driveway

Four Spacious Double Bedrooms
with Three Bathrooms

Unique Principal Bedroom Suite

10-Year Warranty

The First of Three Homes at Stanway Farm

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Discover a home of modern luxury and timeless charm in this remarkable property, West View House, in the quiet village of Saham Toney, where the blend of traditional architecture and outstanding quality of finish is evident throughout.

From the moment you arrive at West View House, the beauty of the double fronted flint façade captivates. The welcoming entrance naturally leads you through double doors to a spacious sitting room highlighted by a breathtaking oversized fireplace and decorative oak beams. Buyers will be given a choice of wood-burning stove and flooring.

A second reception room offers versatility – choose how you wish to live with a home office, cinema room, snug or perhaps a formal dining room. Through to the rear of the ground floor and into the cavernous kitchen, dining, family room with far-reaching views through the expanse of impressive bi-folding doors. An oversized central island is adorned with a magnificent stone worktop, a range cooker with hand-crafted surround, a purpose built space for an American-style fridge freezer which the new owners can choose – these are just a sample of the luxury this property offers.

The luxury and feeling of space continue on the first floor. A welcoming landing with space for a sitting area, four double bedrooms sharing three bathrooms. The principal bedroom is unique and of particular mention. A purpose-built separation created for a super-king sized bed to face the views through the Juliet balcony. Plenty of room for sitting areas or furniture either side, a walk-in dressing room and a magnificent en-suite.

“There are high levels of luxury throughout the entire build of this fantastic home.”

The exterior meets the high standards set inside. Enjoy the gated entrance, sweeping driveway, garage, cart lodge, Indian sandstone patio and west-facing rear looking out across the countryside to the church beyond.

West View House leaves nothing to the imagination and is simply a must see home here at Stanway Farm...





First Floor



Outbuilding

Ground Floor

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 Sowerbys



The Old Bell, Saham Toney.

“You can feel at home in a rural community, one where village life lets you enjoy a slower pace of life.”



SERVICES CONNECTED

Mains water, electric and drainage.

COUNCIL TAX

Band to be confirmed.

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: ///trainers.switch.establish

AGENT'S NOTE

Some internal images have been virtually staged and some external elements virtually renovated.

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