



Stanway House

SAHAM TONEY

SOWERBYS

Land & New Homes Specialists

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INTRODUCING

Stanway House

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

Breath-Taking New Build Home

Traditional Double-Fronted Flint Façade

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

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Step into refined countryside living at its best with this stunning residence at Stanway House, nestled in the tranquil village of Saham Toney. This home perfectly combines classic architectural elegance with superior craftsmanship and luxurious modern detail throughout.

From the first glance, the charm of the double-fronted flint exterior makes a striking impression. Inside, a welcoming hallway opens through double doors into a generously sized sitting room, complete with an impressive feature fireplace decorative oak beams. Buyers will be given a choice of wood-burning stove and flooring.

A second reception room adds flexibility to suit your lifestyle – ideal for a home office, cinema, snug, or a formal dining room. To the rear, the heart of the home unfolds into an expansive open-plan kitchen, dining and family area, framed by wide bi-folding doors that bring the countryside views inside. 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.

Upstairs, space and light define the first floor. The gable end window creates a naturally illuminated landing, large enough for a quiet reading nook or additional seating. Four generous double bedrooms share three stylish bathrooms, while the principal suite is a standout feature. Thoughtfully designed, a purpose-built separation was created for a super-king sized bed, positioned to take in the rural views through the Juliet balcony. The suite is completed by a walk-in dressing room and an opulent en-suite bathroom.



Outside, the grounds reflect the home's exceptional interior. A gated entrance leads to a sweeping drive, garage and cart lodge. To the rear, a west-facing garden with Indian sandstone patio overlooks rolling fields and the village church beyond – the perfect spot for relaxing in the evening sun.



Stanway House offers a lifestyle of rural sophistication and contemporary comfort – a truly exceptional opportunity not to be missed.





GROUND FLOOR: Kitchen/Dining Room 26'5" x 24'0" (8.05m x 7.32m) |
Sitting Room 17'8" x 16'4" (5.38m x 4.98m) | Snug/Dining Room 13'8" x 8'8" (4.17m x 2.64m) |
Garage 22'2" x 11'1" (6.76m x 3.38m)

FIRST FLOOR: Bedroom One 26'2" x 15'3" (7.98m x 4.65m) | Bedroom Two 18'6" x 12'11" (5.64m x 3.94m) |
Bedroom Three 14'9" x 13'6" (4.50m x 4.11m) | Bedroom Four 12'5" x 10'2" (3.78m x 3.10m)

Approximate Total Floor Area 2,914 sq.ft. / 270.71 sq.m (Excl. Garage)

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



Stanway House

“... rural
sophistication
and contemporary
comfort.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump, with underfloor heating to the ground floor.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

TENURE

Freehold.

LOCATION

What3words: ///trainers.switch.establish

AGENT’S NOTE

Some images used have been virtually staged to show how the property could look once furnished and are for representative purposes only.

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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