

THE STORY OF

Birch House

Saham Toney, Norfolk

SOWERBYS



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Birch House

Chequers Lane, Saham Toney, Norfolk
IP25 7HQ

Boasting Almost 5,000 Sq. Ft. of High-
Quality Internal Living Space

Six Generous Bedrooms Across
the Main Residence

Spectacular Open-Plan Kitchen and
Breakfast Room with Reclaimed Timbers

Elegant Formal Dining Room and
Luxurious Cinema Room

Exquisite, Reclaimed Fireplace - An
Architectural Centrepiece

Grand Three-Storey Oak Staircase
and Impressive Entrance Hall

Finished Throughout to an Exceptional Standard

Set on a One Acre Plot (STMS) with
Beautifully Landscaped Gardens, Outdoor
Kitchen and Children's Play Area

West-Facing Rear Garden with
Uninterrupted Field Views

Private Gated Entrance Offering
Security and Kerb Appeal

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Set behind a striking gated entrance and nestled within approximately one acre of beautifully landscaped grounds (STMS), Birch House is an exceptional six-bedroom home that perfectly blends timeless architectural charm with the ease and sophistication of contemporary living.

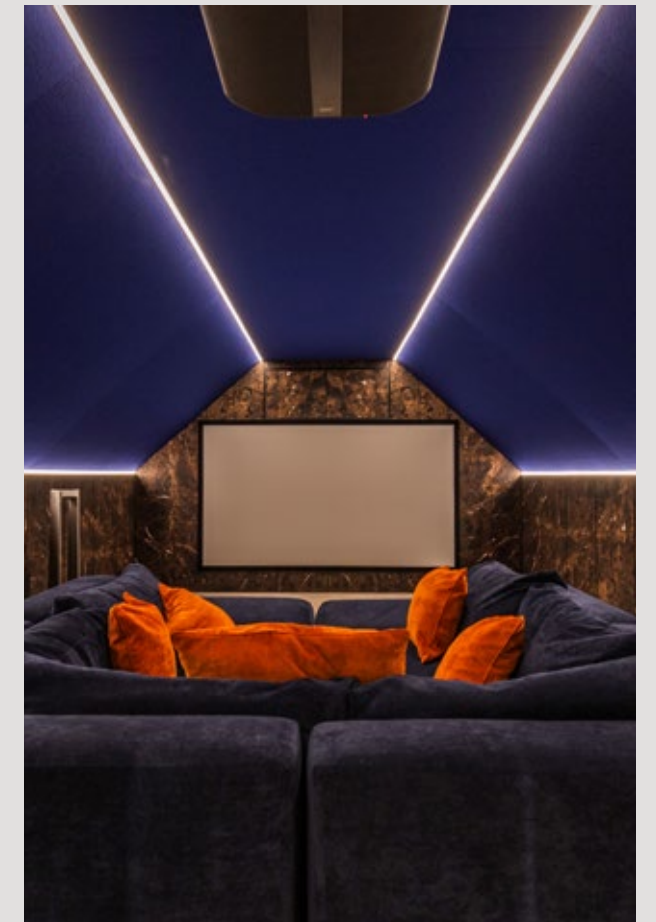
Extending to nearly 5,000 sq. ft. this substantial residence has been finished to an impeccable standard throughout. From the moment you step inside, the sense of scale and attention to detail is immediately apparent. A grand entrance hall sets the tone — spacious, welcoming, and flooded with natural light — with a magnificent three-storey solid oak staircase providing a true architectural centrepiece.

The interiors combine clean, modern lines with rich character features. Exposed reclaimed timber beams bring warmth and texture, while the stunning oversized reclaimed fireplace in the sitting room anchors the space with timeless presence and style — an ideal setting for both entertaining and quiet evenings by the fire.

At the heart of the home is the open-plan kitchen and breakfast room – a beautifully designed and highly practical space. Bespoke cabinetry, state-of-the-art appliances, and natural materials create a seamless blend of luxury and function. Twin sets of bi-folding doors open onto the west-facing terrace, framing uninterrupted countryside views and providing effortless indoor-outdoor living year-round.

A dedicated formal dining room offers a refined setting for special occasions, while the luxurious cinema room presents a relaxed space to enjoy family film nights or evening entertainment.







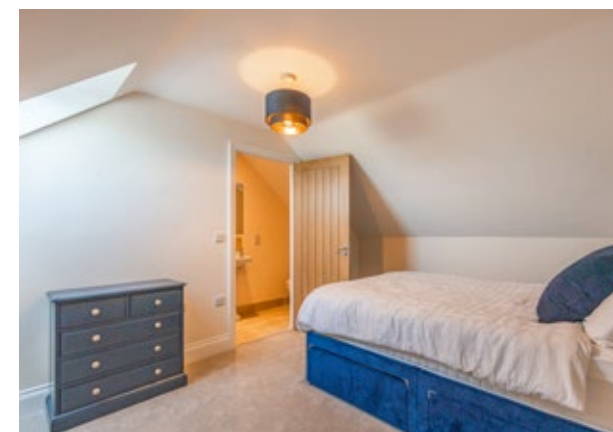
Upstairs, six generous bedrooms are spread across the home, three of which benefit from en-suite bathrooms. Each room offers its own charm and outlook, with well-proportioned layouts, high-quality finishes and thoughtful design details throughout. The principal suite is a calm and elegant retreat with views over the grounds and rolling fields beyond.

Outside, the gardens have been landscaped with the same care and quality as the interiors. The west-facing rear garden enjoys total privacy and glorious sunsets, making it the ideal setting for summer gatherings or quiet relaxation. A bespoke outdoor kitchen offers a fantastic space for al fresco dining and entertaining, while a children's play area makes this an ideal family home.

Additional features include a double garage, a large driveway with ample off-road parking, and a private, gated entrance which not only enhances the sense of arrival but adds a further layer of privacy and security.

Birch House is a rare find — a home of real presence and proportion, perfectly tailored for modern family life. Whether you're hosting guests, working from home, or simply enjoying the surrounding countryside, this is a home designed to elevate every day.

For those seeking space, style and serenity in equal measure, Birch House offers a truly outstanding opportunity in one of Norfolk's most picturesque rural settings.







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.



SERVICES CONNECTED

Mains water and electricity. Air source heat pump. Drainage via treatment plant. Underfloor heating to both the ground and first floor and radiators to second floor.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 9667-3033-6309-5164-8204

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: ///notched.mend.immunity

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Journey*

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for the homeless

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