



THE STORY OF

1 Hillside Mews

Saham Toney, Norfolk

SOWERBYS



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1 Hillside Mews

Saham Toney, Thetford, Norfolk
IP25 7FB

Exclusive Setting within a Private Development

Handsome Detached Residence Occupying
a Generous, Well-Established Plot

Four Versatile Reception Rooms

Elegant, Vaulted Ceilings and a Striking
Staircase Enhance the Sense of Scale

Beautifully Appointed Kitchen with
Rangemaster Oven and Breakfast Bar

Four Spacious Double Bedrooms,
Including a Luxurious Principal Suite

Contemporary En-Suite with Freestanding
Bath and Large Walk-In Shower

Double Garage with First-Floor Space Ideal
for Office, Studio or Gym Conversion

Wraparound Gardens Featuring Mature
Trees, Structured Borders and Patio Areas

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Set within an exclusive development of just four distinguished residences, 1 Hillside Mews stands as a remarkable example of timeless architecture meeting contemporary living. This handsome, detached family home enjoys a commanding position on a generous plot, surrounded by wraparound gardens adorned with mature trees, structured hedging and thoughtfully planted borders, offering a sense of refinement, privacy and calm from the moment of arrival.

An open porch leads into a home where scale and elegance are immediately evident. The grand entrance hall, framed by a striking staircase, sets the tone for a property that has been designed to impress yet carefully tailored for everyday life. Vaulted ceilings and light-filled spaces provide a sense of volume and ease, while the considered layout ensures a seamless balance between sociable open-plan areas and quiet, more intimate rooms.

The ground floor offers a remarkable degree of versatility with four principal reception rooms. Whether hosting formal dinners, enjoying fireside evenings, creating a productive home office or providing teenagers with their own space to unwind, the design effortlessly accommodates changing rhythms and lifestyles. Each room carries its own character, unified by quality finishes and an innate sense of flow throughout the property.

At the heart of the home lies a beautifully appointed kitchen, the centrepiece of which is an exceptional Rangemaster oven and stove — a fitting anchor for both everyday meals and culinary occasions. Finished to an exacting standard, the space includes a breakfast bar for informal dining and is enhanced by modern cabinetry, integrated appliances and views across the gardens.



A rare balance between grandeur and comfort, a home that impresses from every angle, yet remains entirely liveable for modern family life.





Upstairs, the feeling of scale continues. Four generously proportioned double bedrooms provide ample accommodation for family and guests alike. The principal suite offers a touch of indulgence, featuring a walk-in wardrobe and a contemporary en-suite complete with freestanding bath and large walk-in shower — a luxurious private retreat at the end of each day.

Further enhancing the home's flexibility is a substantial double garage. Beyond providing secure parking and storage, the first floor above presents an outstanding opportunity — a space ripe for conversion into a dedicated studio, office, gym or creative retreat, fully in keeping with the demands of modern life.

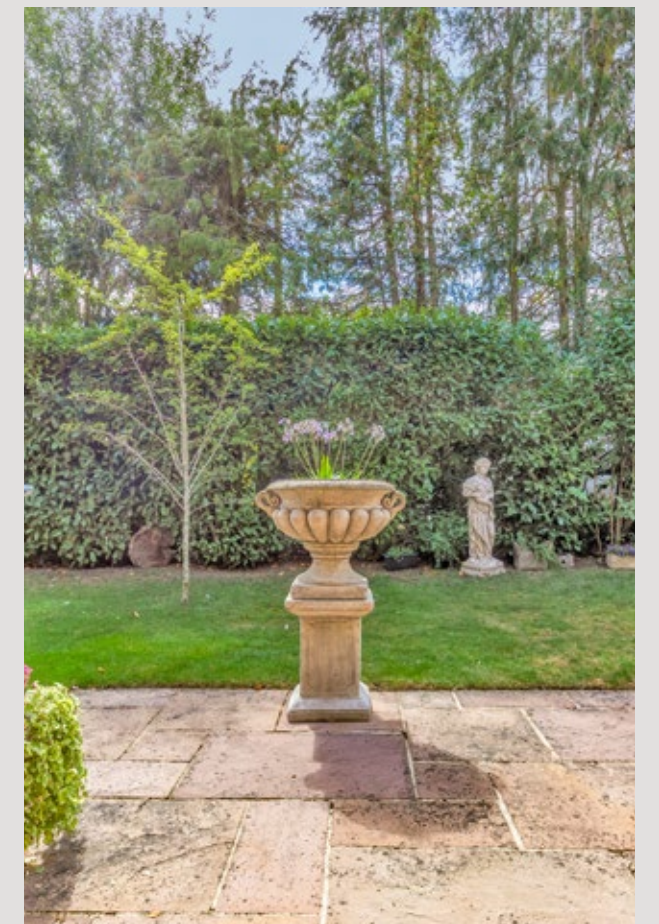
Externally, the gardens envelop the home in established greenery, creating a tranquil setting ideal for both relaxation and entertaining. From morning coffee on the patio to larger gatherings under the summer sun, the outdoor space offers both beauty and utility.

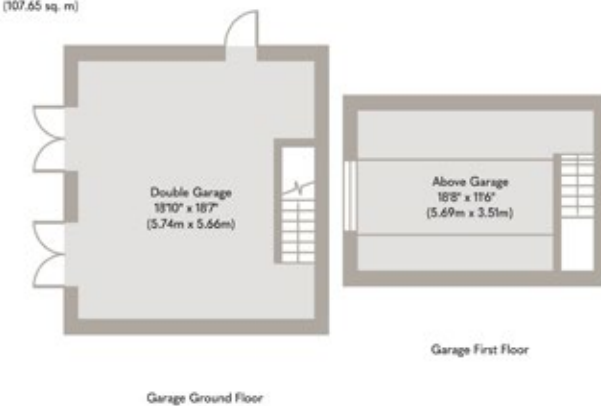
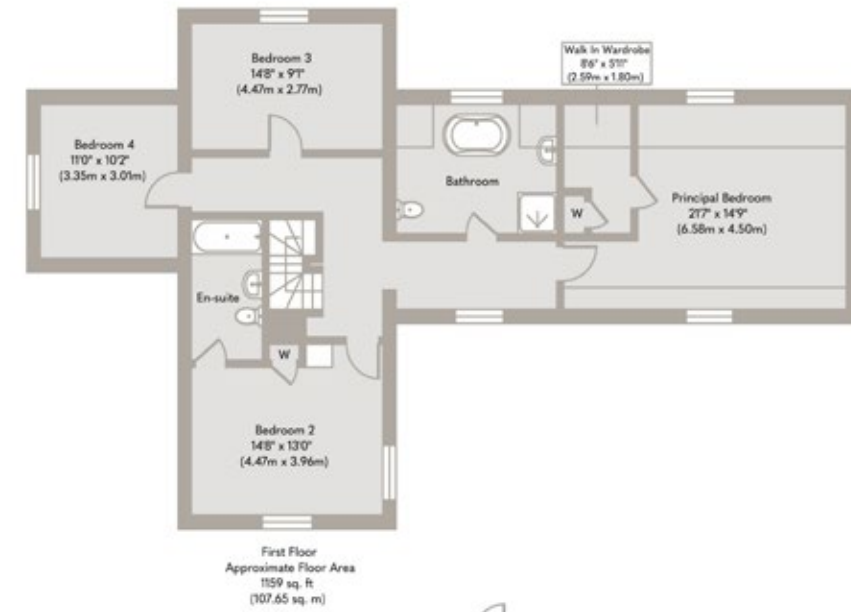
Saham Toney, with its strong sense of community, attractive village core and ease of access to the wider Norfolk landscape, makes the setting all the more compelling. Whether looking to upsize, relocate or secure a long-term home of substance and elegance, 1 Hillside Mews delivers a rare combination: architectural presence, lifestyle flexibility and enduring quality.

This is a home that will speak to those who value craftsmanship, space and the promise of a beautifully balanced future.



The gardens wrap elegantly around the home, combining mature trees and layered borders to create a private and picturesque outdoor setting.





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



“With its commanding position, elegant façade and generous frontage, this property is as impressive as the lifestyle it affords.”



SERVICES CONNECTED

Main water, electricity, gas and drainage. Gas central heating and underfloor heating to the ground floor.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 2106-1214-7118-2174-1244

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: ///nightfall.processes.closet

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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