



THE STORY OF

3 Hillside Mews

Saham Toney, Norfolk

SOWERBYS



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Saham Toney, Norfolk
IP25 7FB

Executive Detached Home on a
Generous Private Plot

Four Well-Proportioned Double Bedrooms

Impressive Principal Suite with En-
Suite and Dressing Room

Four Versatile and Spacious Reception Rooms

Seamless Flow Between Living,
Dining and Study Areas

Light-Filled Kitchen and Breakfast Room

Separate Utility and Ground Floor Cloakroom

Stylishly Presented Throughout
with Quality Finishes

Double Garage with Loft Room Above

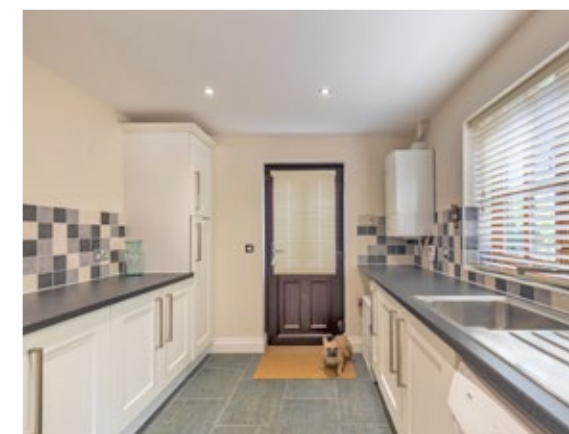
Peaceful Village Location with
Strong Local Connections

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Occupying a privileged position within an exclusive enclave of just four detached residences, 3 Hillside Mews is a substantial executive home offering an exceptional lifestyle opportunity in one of Norfolk's most desirable village settings.

Set on a generous and private plot, the property makes a striking impression from the outset. The approach is both welcoming and discreet, with the home enjoying a sense of space and privacy that is increasingly rare. Designed for modern family life, this is a house where elegance and functionality go hand in hand.

The expansive ground floor layout is both versatile and beautifully proportioned. Four individual reception rooms provide a wealth of possibilities, whether for formal entertaining, quiet relaxation or home working. The flow between spaces is natural and intuitive, with clearly defined areas for dining, family gatherings, study and retreat. Each room benefits from generous natural light and an understated sense of quality throughout, making the home as comfortable as it is impressive.

The kitchen and adjoining breakfast room are at the heart of the home, offering a sociable hub ideal for daily living. Complemented by utility and cloakroom spaces, practical needs are met without compromising style.

Upstairs, four double bedrooms continue the theme of space and flexibility. The principal suite is a true highlight, complete with a private en-suite and dressing room, creating a haven of calm and comfort.

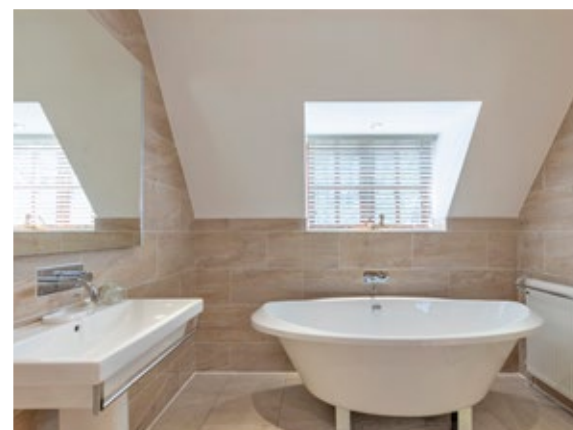
The remaining bedrooms are equally well appointed, with ample space for family, guests or creative reimagining – whether as additional workspaces, a home gym or hobby rooms. A well-designed family bathroom supports the upper floor accommodation, combining convenience with comfort.

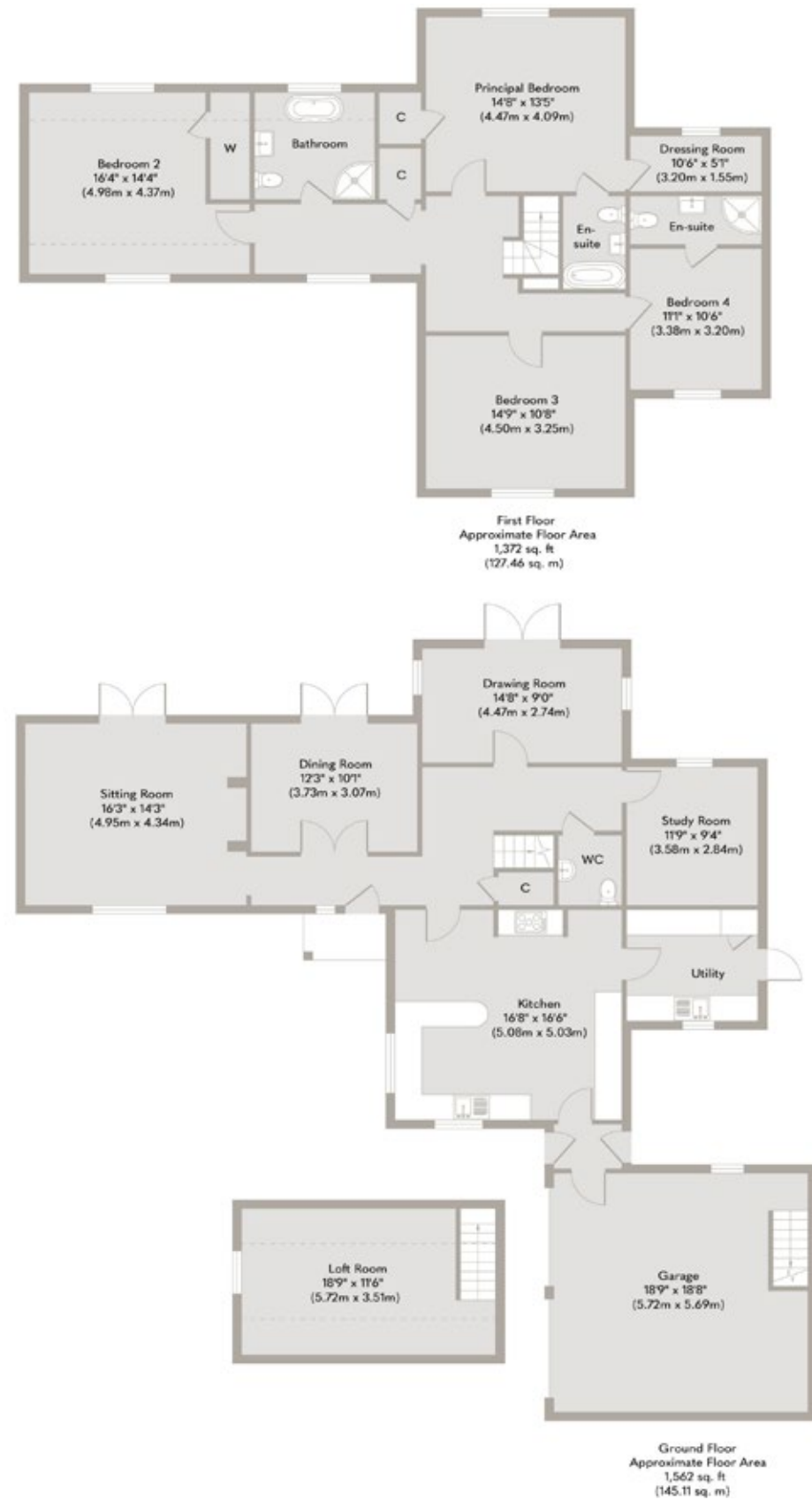
Beyond the interior, the property continues to deliver. The double garage not only provides secure parking and excellent storage, but also features a loft room above. This space offers exciting potential – ideal for a home office, studio or leisure retreat, and reflecting the thoughtful design that underpins the entire property.

The gardens surrounding the home further enhance its appeal. Well maintained and generous in scale, they offer a balance of formality and freedom, with plenty of space for outdoor dining, play and peaceful enjoyment of the village setting.

Saham Toney itself is a place of real charm and community. With countryside close at hand and convenient links to nearby Watton, Dereham and the wider Norfolk area, it offers the perfect blend of rural calm and accessible amenities.

3 Hillside Mews is more than a family house – it is a home of genuine substance and opportunity. For those seeking a residence that delivers on space, privacy and potential, all within a highly regarded village, this is a rare and rewarding find.





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



“A home of scale, character and opportunity, it represents an exceptional lifestyle choice in a truly enviable position.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating with underfloor heating to ground floor.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 8110-7527-6220-2911-6206

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: ///thinks.charging.dolls

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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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