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Sunnydale

Saham Toney, IP25

“We have enjoyed the peaceful location with local walks and access to the coast.”

From the Sellers





Introduction

Surrounded by countryside and with a beautifully landscaped garden, this substantial five-bedroom home has all the luxury of a rural retreat.

Inside

Shaker-style cabinets and wooden worktops, combined with honey-hued yellows and terracotta tones, give the interior a rustic, almost farmhouse-style charm, despite being constructed as recently as 2009.

The main living areas are warm and welcoming, accessed off a reception hall on the ground floor. They include a large sitting room, dining room and spacious eat-in kitchen, plus a good-sized study and a cosy snug. There are five bedrooms and a family bathroom upstairs.

Outside

The grounds around Sunnydale extend to almost an acre and are centred around a large natural pond. There is an extensive patio terrace and large swathes of well-kept lawns, which lead down to a line of Poplars marking the rear boundary. A summer house and a bespoke shepherd's hut is nestled at one end of the garden, complete with charming interiors and its own woodburner. There is also a vegetable patch and greenhouse.



Reception Rooms

Four spacious reception rooms provide the perfect space for entertaining, whether that's family or friends.

The main sitting room dominates the ground floor and features a large wood-burning stove and French doors which open out and to the patio.

There's plenty of space for a dining table in the large Shaker-style kitchen and there is also a separate dining room, which can be used for more formal gatherings. A further reception space, towards the back of the property, makes an ideal snug.

Bedrooms and bathrooms

The principal bedroom is particularly lovely. Located towards the rear of the house, it offers a good vantage point over the garden and fields beyond and also has access to a dressing room and en suite shower.

Four further bedrooms are arranged off the central landing, including a guest bedroom with a further en suite shower and another large bedroom which has been converted into a cinema room.

Features

The property's expansive 0.8 acre grounds are a genuine highlight, combining beautifully manicured lawns with more rustic and rural areas that are every bit as idyllic as you would expect.

Practicalities

The kitchen is well-fitted with lots of storage and worktop space, wooden work surfaces, a Range-style cooker and a double Butler sink.

Next door to this there is also a separate utility room, which is fitted in the same style and includes wooden worktops, a good range of base and eye-level cabinets and space for a washing machine and tumble dryer.

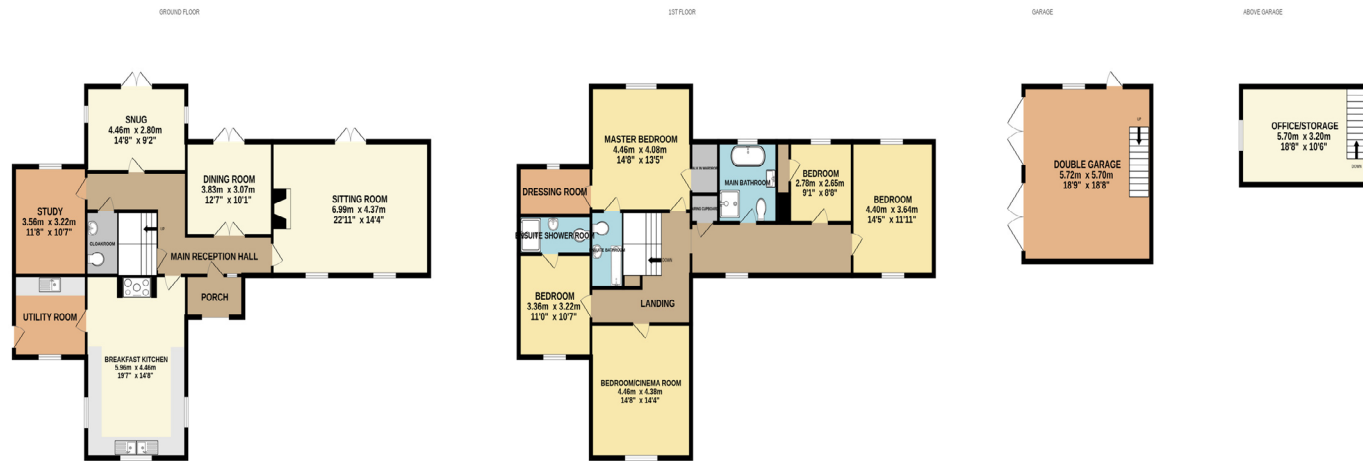
There is also a home office in the main house and a large workshop and studio space above the double garage.

Services

There is underfloor heating to the ground floor.

EPC Rating

The energy performance rating for this property is C.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Location

Saham Toney is a small village in the Breckland area of Norfolk, which is located around 14.5 miles from Thetford, and has a pub, church and community centre.

The closest town is Watton, which offers a good variety of shops, schools, a leisure centre and a golf course. Annually, the town also hosts The Wayland Show - one of England's oldest agricultural events - and is well-served by road links, with convenient access to the A47 and A11.

Families

Sunnydale is ideal for families who want to experience life in the country. Its sprawling grounds offer an idyllic setting with lots of space for children to run around and play in, while the village itself is quiet and peaceful and has a number of lovely walks nearby.

Art, yoga and fitness classes are held at the village hall each week and there is also a primary school. For older pupils there is Wayland Academy in neighbouring Watton.

Local Authority

Breckland Council.



Insiders View

“The grounds around Sunnydale are absolutely beautiful. Its tucked away and has its own natural pond. Combine that with teh sweeping lawns, field views and shepherd’s hut and its truly idyllic. The house itself is great for both families and those who entertain, with airy reception rooms and a large patio terrace accessed from three of the rooms. I also really love the cinema room. It’s a great use of space and a very welcome surprise.”





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