



THE STORY OF

# Meadow Farm

*Saham Toney, Norfolk*

SOWERBYS



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# Meadow Farm

Chequers Lane, Saham Toney, Thetford, Norfolk  
IP25 7HQ

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A Majestic Grade II Listed Georgian Farmhouse

Idyllic, Tranquil Setting, Enjoying Delightful  
Formal and Walled Gardens

Set Well-Back from the Road and Approached  
via a Stunning Tree-Lined Drive

Five Reception Rooms and an Elegant  
31ft. Kitchen/Dining Room

Six Bedrooms, Three Dressing Rooms  
and Three Bathrooms

Downstairs Cloakroom/Utility and  
Multiple Built-In Storage

Set in the Heart of Norfolk with Amenities in Easy Reach

Well-Maintained Six Ft. Feather Board Fencing  
Boundary Approx 1.5 Acre Paddock and Free  
Standing Double Stable Block and Tack Room

Ample Parking via a Sweeping Shingled  
Driveway and Double Bay Cart-Shed

Approx. 944 Sq. Ft. of Outbuildings, Including  
Former Stables, Prime for Conversion (STPP)

●  
SOWERBYS DEREHAM OFFICE

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“We have been so fortunate to live in such a friendly community...”

Down a tree-lined avenue driveway, Meadow Farm stands majestically within its own grounds.

The appeal is abundantly clear from the moment you enter through the gates and then along the picturesque tree-lined driveway, it's the perfect hideaway property to retreat from a long week and to spend time together as a family. Meadow Farm can offer so much: whether it's relaxing on the decking, overlooking the large pond - with ducks, moorhen, and egrets. Maybe enjoying a tranquil walk around the luxurious manicured grounds with your own stream running close to the front boundary.

This superlative home has the history to match, the oldest part of Meadow Farm dates back to around 1650, with newer additions from the elegant Georgian era providing fabulous contrasting ages of character with airy, light living spaces to the cosy and quaintly beamed areas - perfect for those wanting the best parts of an older property. It's an amazing place for social gatherings too, whether that's a weekend function, dinner parties with friends or summer drinks in the elegant grounds.

With so much to offer, you're sure to fall in love with the features and its setting - so maybe it's time to begin a new chapter of your life...?



“...where neighbours are on hand, but our privacy is respected.”



Meadow Farm can offer a sociable lifestyle but also contrast that with its abundance of wildlife and surrounding nature. Whilst the property can cater to so many aspects and interests, its location also means modern conveniences are still within easy reach, along with the north Norfolk coastline, the city of Norwich and Thetford Forest - an ideal way to spend a weekend.

The internal accommodation, extends to an impressive 4,688 sq. ft. Upon entering the property into the reception hallway, stairs rise to one of two, first floor landings. The drawing room is immediately on the right, with westerly facing sash windows overlooking the gardens and grounds to the front of the house. The home gifts you its character with the ornate cornice around the room and the open brick fireplace with timber mantel and surround, whilst to either side there are arched recesses with fitted shelving. The current owner is able to host business meetings here with the ability to house an impressive conference-sized dining table, although it's also ideal for hosting guests throughout the holiday seasons.

There is a fabulous 31ft open plan kitchen, dining and living space in the heart of the property, exposing the impressive front and rear aspect within one room. The kitchen has been finished to an impeccable standard, featuring modern qualities, and complemented by a gas, four oven millennium limited edition Aga, and impressive central island - the perfect spot to gather round whilst the host is cooking dinner.



The sitting room is a wonderfully light and spacious area with windows to all sides and some great views over the gardens and grounds. The open fireplace with a timber bressummer over and an inset wood burning stove is the focal of this room, complementing the exposed beams and the floorboards underfoot along with the fitted shelving. A staircase rises to the first floor from here, whilst a door leads you through to the utility/cloakroom, ideal for keeping noisy appliances out of any living space.



Returning to the reception hall, moving through to the rear hall you discover a cupboard housing the oil-fired boiler and there are external glazed doors to the east and steps down into the study, which is a good sized room with a window to the rear and further exposed beams.



“We have many favourite views from all the windows in the house, across the magnificent gardens.”



The first and second floors both have dual staircases, on either sides of the house leading to both upper floors. The northern staircases gain access to one of the smaller bedrooms, family bathroom and second office. Furthermore, there is a connecting door, leading through the dressing room and into the principal suite fitted with a separate four-piece en-suite bathroom.

A door leading to the southern side of the property takes you to bedrooms two and three and like the principal suite benefit from a dressing room. They share the bathroom this side of the house.

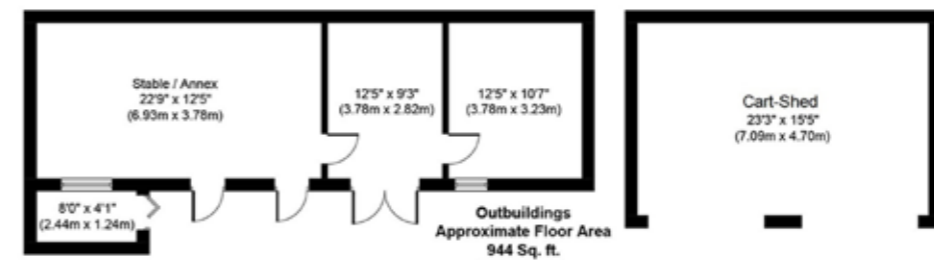
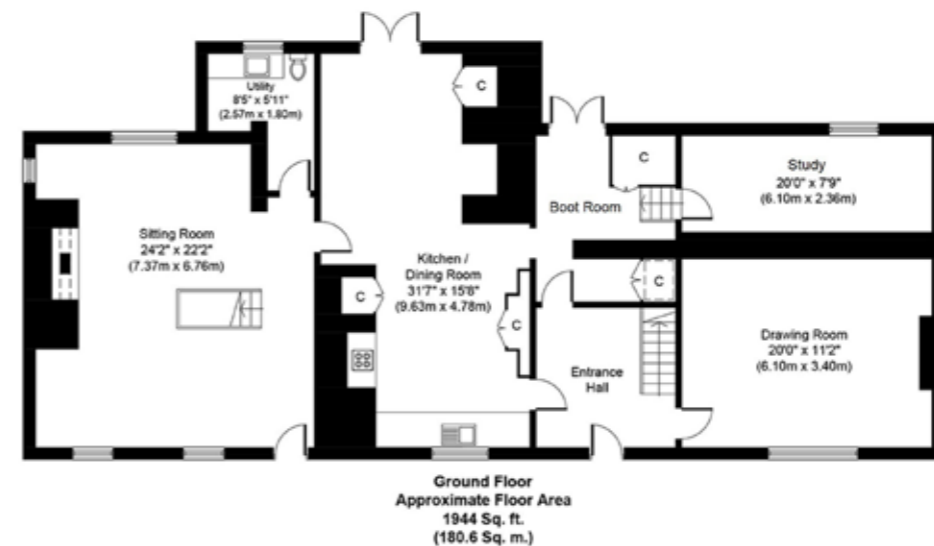
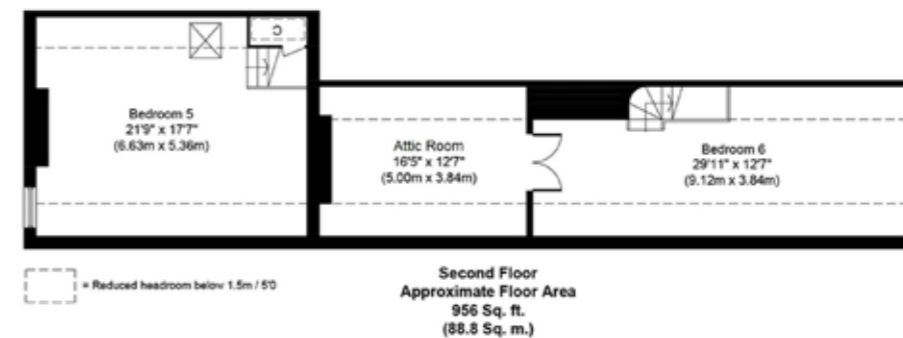
The second floor has two bedrooms, both measuring more than 20ft in length.







“Days out at Holkham Hall have been magnificent for bicycle rides, the deer park, and the beach too.”



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.



The property is approached via electronically controlled gated with telecoms system between brick pillars over a long driveway down an avenue on lime trees. There is external lighting the length of this drive, whilst either side there are lawned gardens dissected by a babbling stream. The beautiful flower laden walled gardens lie to the front of the house and are south west facing.

The driveway sweeps around to a wide parking area north of the house, adjacent to a double cart lodge which has power and light connected and at the rear of the parking area lays the former stables. Constructed of solid brick and underneath a pantile roof. Subject to the relevant permissions, could be the perfect annexe or further ancillary accommodation to the main house.







Immediately to the rear of the property there are landscaped gardens with raised beds, an area of kitchen garden, a herb garden and a cut flower garden which our custodians have enhanced. This area is partly enclosed by an ornate wall at the rear and box hedging. Lawned gardens then extend away to the southeast interspersed with various plants and shrubs.

The formal part of the gardens, which are within the main walls, lay to the south and west of the house and there is a magnificent Wisteria. With long borders inside the walled garden you pass through here to find a sizeable pond with established marginal plants around it - including Gunnera, Bull Rushes and Irises. At one end of the pond is a lovely decked area and water features including a fountain and pump. Extending away you find mature trees including Sycamore, Ash, Horse Chestnut and Lime with new additions creating areas more private to set out and enjoy.

The property stretches across approximately three acres (STMS).



ALL THE REASONS



# Saham Toney

IN NORFOLK  
IS THE PLACE TO CALL HOME



A true sense of community is found 'The Old Bell', is 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 football 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.

Watton has a strong rural community which comes together each year for the annual Wayland Show - one of England's oldest agricultural shows.

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.

The vibrant, historic city of Norwich is approximately 25 miles away, offering a plethora of shops, restaurants and amenities. For those needing to commute, both Norwich and Thetford offer excellent rail links with trains to London.



Note from the Vendor



“We’ve loved the amazing country lifestyle, the abundance of wildlife and being surrounded by nature.

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity and gas. Drainage via treatment plant. Oil fired central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

## TENURE

Freehold.

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.

# SOWERBYS



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