



THE STORY OF

Rose Cottage

Cley Lane, Norfolk

SOWERBYS



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Rose Cottage

Cley Lane, Saham Toney, Thetford, Norfolk
IP25 7HE

Detached Village Home in a Peaceful Setting

Four Well-Proportioned Bedrooms

Three Versatile Reception Rooms

Downstairs Bedroom with
Independent Living Potential

Two Bathrooms

Beautifully Established and Mature Gardens

Generous Plot with Lush Lawns and Planting

Garage and Adjoining Workshop

Scope to Modernise and Personalise

Ideal for Multi-Generational
Living or Home Working

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Rose Cottage is an attractive detached village home occupying a delightful position along the desirable Cley Lane in Saham Toney. Surrounded by mature, beautifully maintained gardens, the property offers a wonderful sense of privacy and tranquillity, whilst providing generous and versatile accommodation ideally suited to modern family life.

The house extends to four bedrooms, three reception rooms and two bathrooms, with the flexible layout lending itself to a variety of lifestyles. The reception spaces provide ample room for both everyday living and entertaining, while the property's established character creates a warm and welcoming atmosphere throughout. A particular feature of the property is the attached annexe, offering valuable additional accommodation for multi-generational living, visiting family and friends, or those seeking dedicated space for home working. Further practical benefits include a garage and adjoining workshop, providing excellent storage and workspace options.

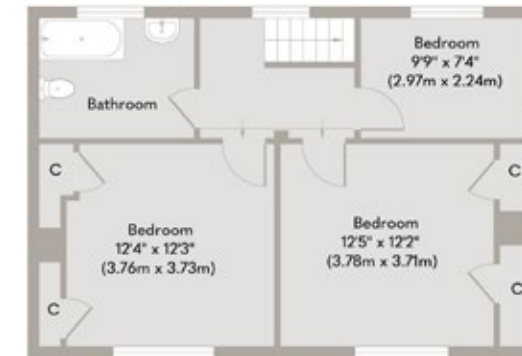
Outside, the gardens are undoubtedly one of Rose Cottage's greatest assets. Predominantly laid to lawn and framed by mature trees, shrubs and established planting, they create a lush green setting that can be enjoyed throughout the seasons. The generous plot offers plenty of space for outdoor dining, gardening and family enjoyment, enhancing the property's appeal as a long-term family home.

Whilst well cared for over the years, Rose Cottage also presents an exciting opportunity for a new owner to modernise and personalise the accommodation to their own tastes and requirements. Combining space, flexibility and beautiful surroundings, this is a rare opportunity to acquire a charming village home with exceptional potential in one of Norfolk's most appealing rural settings.

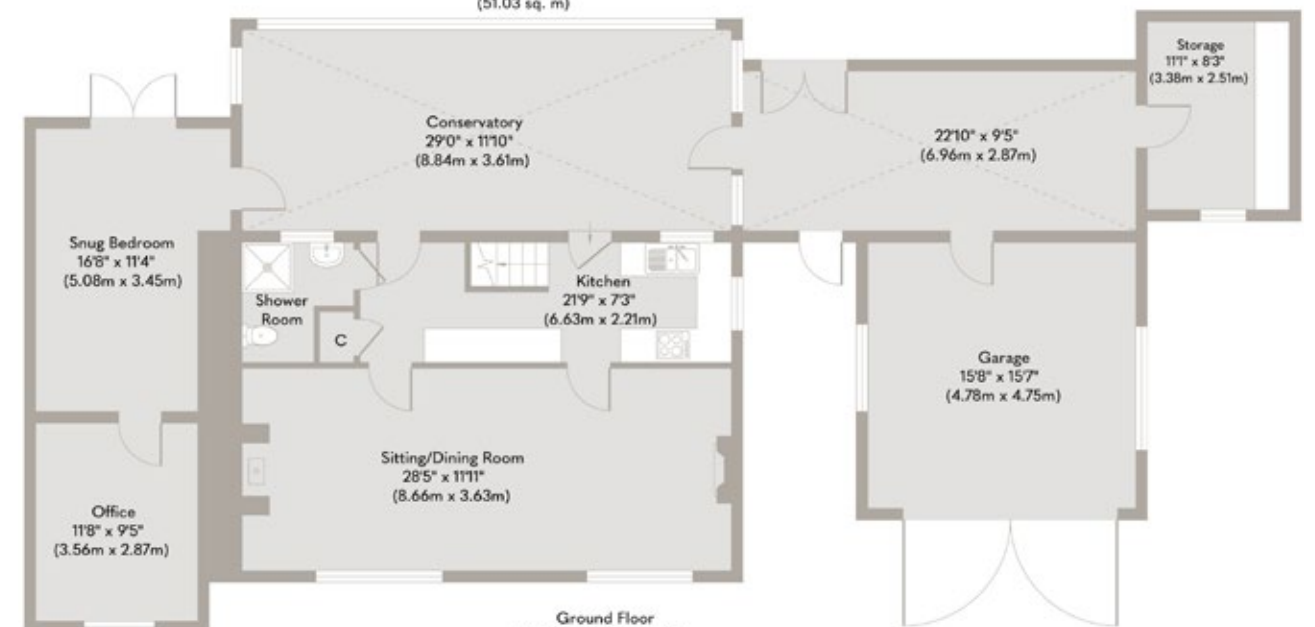


Cosy, beautiful and filled
with character.





First Floor
Approximate Floor Area
549 sq. ft
(51.03 sq. m)



Ground Floor
Approximate Floor Area
1817 sq. ft
(168.87 sq. m)

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 the Vendor



“We love the conservatory, where we can enjoy the beautiful garden and watch the birds and squirrels.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas central heating and an open fire.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 5236-2423-0600-0347-4296

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: ///bulges.bicker.peroxide

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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