

BR
ROOK
ME
ADOW



Willowbrook

MODERN LUXURY - RURAL SERENITY



HAZELBY EVANS
DEVELOPMENTS



INTRODUCING

Willowbrook

Chequers Lane, Saham Toney,
Norfolk, IP25 7HQ

One of Just Three Exclusive Homes in
an Exclusive, Gated Development

Contemporary Design with High-Quality
Materials and Clean Architectural Lines

Five-Bedroom Home Offering Approx
2,651 Sq. Ft. of Well-Planned Living Space
with Generous Open-Plan Areas

Bespoke Schmidt Kitchen with Dekton Worktops
and Integrated NEFF Appliance Suite

Bespoke Staircase with Oak Treads
and Glass Balustrade

Lusso Sanitaryware and Mandarin Stone
Tiling to Bathrooms and En-Suites

Double Garage with Electric Door, Ample Shingle
Driveway Parking and EV Charging Point

Landscaped Gardens with Porcelain
Patio and Gated Access

Quiet Village Setting Within Easy Reach
of Watton, Dereham and Norwich

SOWERBYS WATTON OFFICE
01953 884522
watton@sowerbys.com

Set within an exclusive gated development of just three homes, Willowbrook offers a contemporary village lifestyle underpinned by quality design and carefully chosen finishes. Designed by award-winning architects, the house sits confidently within its semi-rural surroundings, combining strong architectural lines with a specification that has clearly been considered from the outset.

The living spaces are designed to feel sociable and practical, with open-plan areas which work just as well for everyday life as they do for entertaining. Large areas of glazing connect the house to its private, enclosed garden, creating a natural flow between inside and out. Underfoot, quality flooring and clean detailing give the space a calm, cohesive feel rather than a show-home finish.

At the heart of the home, the Schmidt kitchen is both functional and refined, finished with handleless cabinetry, Dekton work surfaces and a full suite of integrated NEFF appliances. Thoughtful additions such as twin wine cabinets and a boiling water tap elevate the space without detracting from its usability, making it a kitchen that feels designed to be used, rather than admired from a distance. The adjoining utility room adds everyday practicality, keeping the main living space uncluttered.

Throughout the house, the emphasis is on comfort and longevity. An air source heat pump, underfloor heating to the ground floor and contemporary glazing contribute to an efficient and comfortable living environment, while oak internal doors, black ironmongery and a bespoke staircase add warmth and definition to the modern aesthetic.





Upstairs, the accommodation offers flexibility for family life, guests or home working. The bathrooms and en-suites are finished with Lusso sanitaryware and Mandarin Stone tiling, creating spaces that feel clean, well finished and timeless rather than trend-led.

Externally, the house is equally well resolved, with a shingle driveway, double garage, EV charging point and landscaped gardens which provide both privacy and ease of maintenance. The setting in Saham Toney offers the appeal of village living while remaining well-placed for access to Watton, Dereham and the wider Norfolk countryside.

Willowbrook will appeal to buyers seeking a modern home where design, branded finishes and day-to-day practicality are given equal importance, all within a small, private development that feels considered rather than congested.





Ground Floor



First Floor

GROUND FLOOR

- Kitchen**
18'5" x 15'2" (5.61m x 4.62m)
- Sitting/Dining Room**
31'8" x 19'10" (9.65m x 6.05m)
- Study**
14'9" x 7'10" (4.50m x 2.39m)

FIRST FLOOR

- Principal Suite**
18'4" x 11'1" (5.59m x 3.38m)
- Bedroom 2**
13'2" x 12'11" (4.01m x 3.94m)
- Bedroom 3**
13'2" x 10'4" (4.01m x 3.15m)
- Bedroom 4**
10'6" x 10'4" (3.20m x 3.15m)
- Bedroom 5**
15'4" x 9'4" (4.67m x 2.84m)

TOTAL APPROXIMATE FLOOR AREA 2,651 Sq. Ft. / 246.28 Sq. M. (Excl. Garage)

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. Copyright V360 Ltd 2026 | www.houseviz.com

Specification

External Finishes

- Atlanta grey brickwork with Millboard Antique Oak cladding and grey roof tiles
- Anthracite grey uPVC fascias, soffits, guttering and downpipes
- Anthracite grey textured aluminium windows and bi-fold doors
- Electrically operated sectional garage door with glazed panels
- Shingle driveway with porcelain paved rear patio
- Landscaped gardens, lawned to front and seeded lawn to rear
- Feather board fencing with gated rear access
- Contemporary anthracite external lighting and driveway bollard
- EV charging point
- External water tap

Internal Finishes

- Air source heat pump heating system
- Underfloor heating to ground floor with radiators to upper floors
- Luxury LVT Brampton Chase flooring (colour choice available subject to build stage)
- Mandarin Stone 'Jura Nouveau Ivory' matt porcelain tiles to bathrooms and en-suites
- Luxury carpet to bedrooms (colour choice available subject to build stage)
- Bespoke floating staircase with oak veneered treads and glass balustrade
- Oak veneered internal doors with matt black ironmongery
- Television and broadband points to sitting room
- Smoke detection system compliant with building control

Kitchen Finishes

- Bespoke Schmidt kitchen in 'Alabama' and 'Sweet Clay'
- Handleless cabinetry with brushed anodised black detailing
- Dekton worktops in 'Sabbia'
- Utility room with Egger worktop
- Schock composite sink
- Kettle Signature Modern 4-in-1 boiling water tap in black
- Twin MQuvée wine cabinets
- Fully integrated NEFF appliances including:
 - Double ovens
 - Venting induction hob
 - Built-In fridge and freezer
 - Integrated dishwasher
 - Integrated waste and recycling bins

Bathroom Finishes

- Luxury Lusso sanitaryware throughout
- Lusso taps, bath fillers, shower fittings and enclosures
- Mixer showers
- Mandarin Stone wall tiling
- Electrically heated towel rails
- Lusso mirrors to selected bathrooms

General Information

- Mains water and electricity
- Drainage via treatment plant
- Fibre broadband



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.



The Developer

Hazelby-Evans deliver a deliberate range of well-respected residential projects, from character-led homes rooted in local architectural traditions to contemporary statement properties with a modern design language.

Each development is informed by a strong design background, allowing decisions to be made with a high level of technical scrutiny and attention to detail.



HAZELBY EVANS
DEVELOPMENTS



COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

Predicted B Rating.

TENURE

Freehold.

LOCATION

What3words: ///prefix.complies.worked

AGENT'S NOTES

Some images used are of other plots at Brook Meadow and/or have been virtually staged and enhanced for representative purposes.

Owners will collectively be responsible for contributing to the maintenance and upkeep of the shared driveway and associated communal areas. This will be written in contracts.

WARRANTIES

Advantage 10 Year Warranty

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

Land & New Homes Specialists



Protection for new-build home buyers



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ