



THE STORY OF

Ivy Lodge

Saham Toney, Norfolk

SOWERBYS



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Ivy Lodge

Saham Toney, Norfolk
IP25 7HF

Immaculately Presented Detached
Home on Just Over Half an Acre

Located in the Desirable Village of Saham Toney

Approximately 2,266 Sq. Ft. of
Versatile Accommodation

Three Spacious Reception Rooms

Modern Fitted Kitchen with
Integrated Appliances

Four Well-Proportioned Bedrooms

Principal Suite Offers Fitted
Wardrobes and Private En-Suite

Detached Double Garage and
Substantial Off-Road Parking

Private Plot Offering Gardens, Outdoor
Entertaining and Recreational Space

Convenient Village Location

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Ivy Lodge is an immaculately presented detached home set within a private plot of just over half an acre in the sought-after village of Saham Toney. Offering generous proportions and a highly versatile layout, the property combines modern convenience with flexible living spaces ideally suited to family life, home working and entertaining.



Extending to approximately 2,266 sq. ft. the accommodation is arranged to provide three spacious reception rooms on the ground floor. These include a substantial principal sitting room of over 20ft, a second large sitting room approaching 19ft, and a bright orangery measuring over 18ft in length, offering excellent additional living or entertaining space with views over the gardens. The configuration allows for adaptable use, whether as formal and informal sitting rooms, a playroom, garden room or home office.



At the heart of the home is a modern fitted kitchen with integrated appliances, positioned to serve both everyday family living and larger gatherings. A separate utility room and ground floor WC add practicality, while the overall ground floor layout, including the fourth bedroom, offers flexibility for changing lifestyle needs.

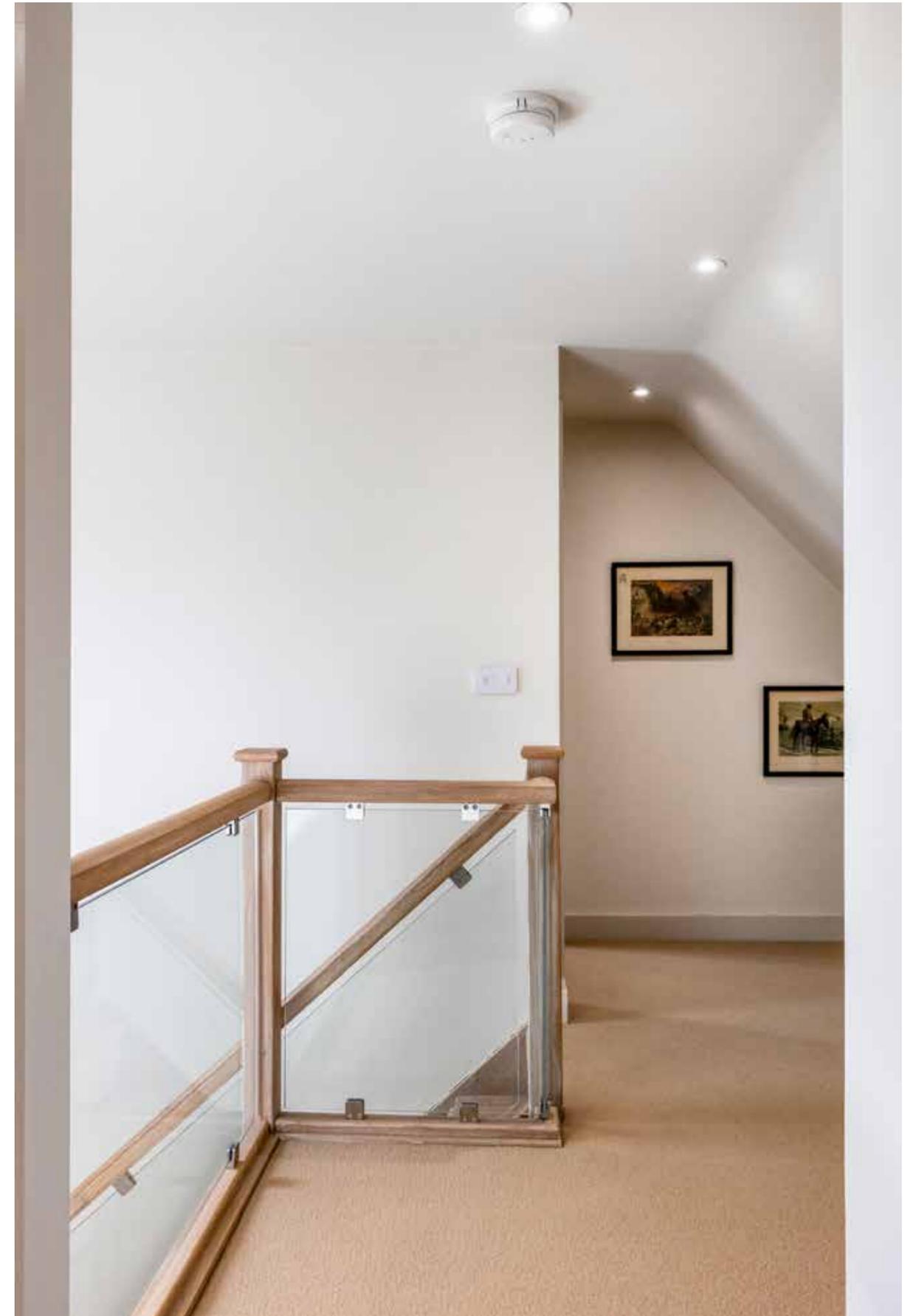


Upstairs, there are three well-proportioned bedrooms, all benefitting from fitted wardrobes, and with the principal bedroom having an en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom. The bedroom sizes, including a particularly generous second bedroom measuring over 20ft, make the property well suited to growing families or multi-generational living.





Spacious, versatile rooms perfect for family life and entertaining.



Outside, Ivy Lodge occupies a private plot of just over half an acre, providing space for outdoor entertaining, recreation and gardening. The frontage offers substantial off-road parking in addition to a detached double garage, ensuring ample space for multiple vehicles and storage.

Saham Toney is a well-regarded Norfolk village offering a strong sense of community while remaining conveniently placed for access to the market towns of Watton and Dereham. Both provide a wide range of shops, supermarkets, schooling and everyday amenities, making Ivy Lodge ideally located for those seeking village living without isolation.

This is a rare opportunity to acquire a spacious, turn-key home in a generous plot, offering versatile accommodation and excellent access to local amenities, all within an attractive village setting.



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 private plot offering space to relax, garden, and entertain.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 3632-3732-8209-0911-2292

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: ///toolbar.extent.crab

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SOWERBYS

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