

BR
ROOK
ME
ADOW



Elmbrook

MODERN LUXURY - RURAL SERENITY



HAZELBY EVANS
DEVELOPMENTS



INTRODUCING

Elmbrook

Chequers Lane, Saham Toney,
Norfolk, IP25 7HQ

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

Contemporary Five-Bedroom Detached
Home with 2,670 Sq. Ft. of Living Space

Open-Plan Kitchen/Dining/Family
Space Ideal for Modern Living

Separate Sitting Room and Dedicated Home Office

Floating Staircase with Oak Treads
and Glass Balustrade

Principal Bedroom with Walk-In
Wardrobe and Luxury En-Suite

Two Additional En-Suite Bedrooms,
Plus a Stylish Family Bathroom

Bespoke Schmidt Kitchen with NEFF
Appliances and Dual-Zone Wine Fridge

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

Landscaped Gardens with Porcelain Patio

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Elmbrook is one of just three striking homes on Brook Meadow, a thoughtfully designed collection within an exclusive, gated setting on the edge of Saham Toney. Each home here has its own identity, and Elmbrook offers a strong architectural presence, blending contemporary finishes with practical, future-facing design.

At first glance, the property's sharp symmetry and warm exterior palette sets a modern tone. Internally, clean lines, generous spaces and high ceilings deliver a layout that works hard for everyday life, whether that's family gatherings, quiet home working or simply finding a moment of calm.

The open-plan kitchen, dining and family space is designed to bring people together, while the separate sitting room, with views over the garden, provides a second, more relaxed zone. There's also a dedicated study and practical utility areas, which are tucked away but easily accessed. The floating staircase with its glass balustrade, is a feature in its own right, rising through the centre of the home to a vaulted landing above.





Upstairs, the layout offers good separation of space, with the principal suite positioned at one end of the house. Its walk-in wardrobe and en-suite deliver a high standard of finish and privacy. Two further bedrooms enjoy en-suites, while the main bathroom serves the remaining two bedrooms. As with every room, the detailing is clean and contemporary, with Lusso fittings and Mandarin Stone finishes throughout.

The attention to quality carries through to the specification, an air source heat pump, underfloor heating, a bespoke Schmidt kitchen with NEFF appliances, and a landscaped garden with EV charging and generous driveway space. The double garage provides secure storage, while the setting offers peace and privacy within easy reach of the village and surrounding countryside.

Elmbrook delivers modern living with quiet confidence. It's stylish, practical and built with lasting quality.





Ground Floor



First Floor

GROUND FLOOR

Kitchen/Dining/Family Room
27'3" x 15'6" (8.31m x 4.72m)

Sitting Room
25'4" x 17'3" (7.72m x 5.26m)

Study
11'1" x 8'11" (3.38m x 2.72m)

FIRST FLOOR

Principal Suite
18'5" x 16'3" (5.61m x 4.95m)

Bedroom 2
13'8" x 12'10" (4.17m x 3.91m)

Bedroom 3
17'3" x 11'4" (5.26m x 3.45m)

Bedroom 4
12'2" x 9'6" (3.71m x 2.90m)

Bedroom 5
11'8" x 9'6" (3.56m x 2.90m)

TOTAL APPROXIMATE FLOOR AREA 2,670 Sq. Ft. / 248.04 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 contemporary architectural detailing under 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 to front elevation
- 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 oak and 'Sweet Caneo'
- Handleless cabinetry with brushed anodised black detailing
- Dekton worktops in Moone, including utility room
- Schock composite sink
- Qettle Signature Modern 4-in-1 boiling water tap in black
- Fully integrated NEFF appliances including:
 - Double ovens with full touch displays
 - Venting induction hob with integrated extraction
 - Integrated fridge and freezer
 - Integrated dishwasher
 - NEFF dual-zone under-counter wine cabinet
 - 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.

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