

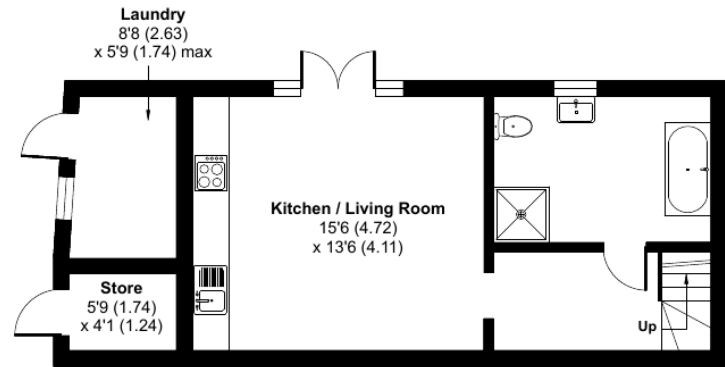
Cley Lane, Saham Toney, Thetford, IP25

Approximate Area = 2629 sq ft / 244.2 sq m

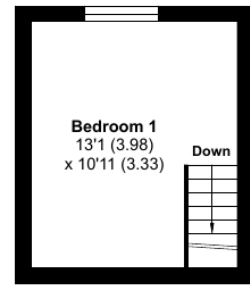
Outbuildings = 584 sq ft / 54.2 sq m

Total = 3213 sq ft / 298.4 sq m

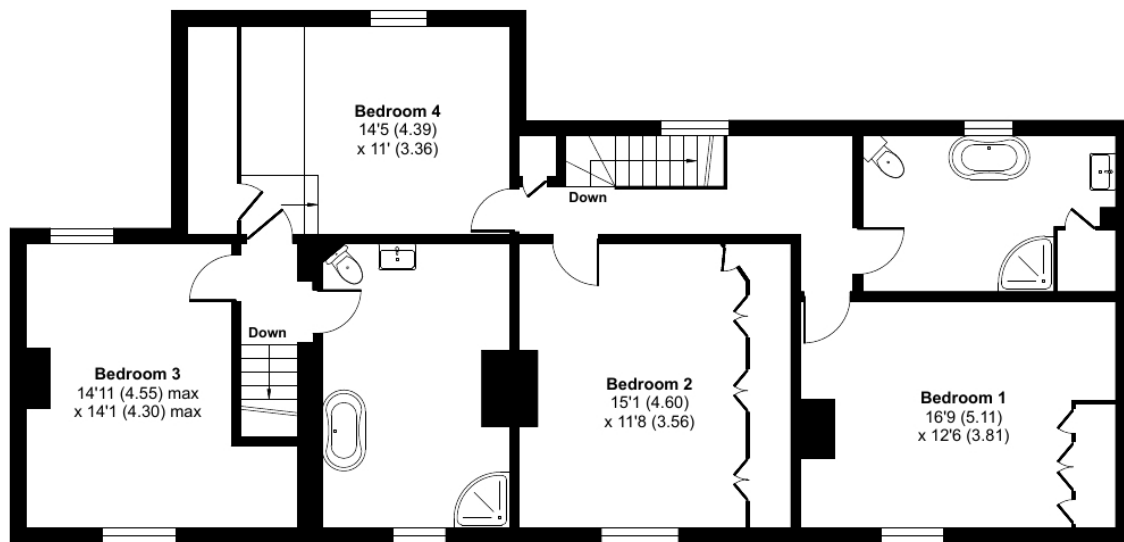
For identification only - Not to scale



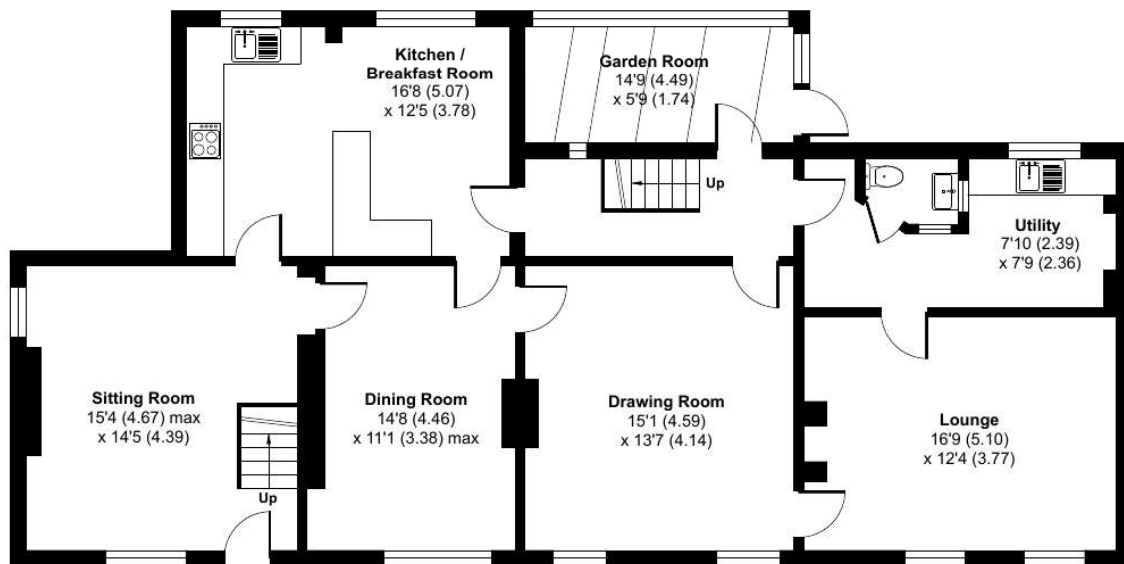
ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Longsons. REF: 1370350



Cley Lane, Saham Toney, Thetford, IP25 7HE

Extremely well presented, substantial detached four bedroom house with separate annexe situated in a desirable village location. This fantastic spacious property includes four reception rooms, kitchen/breakfast room, cloakroom and utility, two bathrooms, parking and a self contained one bedroom annexe!

Offers In Excess Of £525,000 Freehold

18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>



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Offered for sale CHAIN FREE!

Situated in a desirable location on the outskirts of Watton, Longsons are delighted to bring to the market this extremely well presented, substantial detached four bedroom house with its own self contained one bedroom annexe. This fantastic property has an awful lot to offer and includes four reception rooms with kitchen/breakfast room, utility and cloakroom, two bathrooms, three working fireplaces, parking, gardens, gas central heating, UPVC double glazing and its very own separate self contained one bedroom annexe.

Viewing highly recommended to fully appreciate all on offer.

Briefly the property offers sitting room, dining room, drawing room, lounge, kitchen/breakfast room, inner hall, garden room, cloakroom, three working fireplaces, two staircases, four bedroom, two bathrooms, annexe with kitchen/living room, bathroom and one bedroom, all with UPVC double glazing, gas central heating, gardens, parking and carport.

SAHAM TONEY

Saham Toney is a village located in the Breckland area on the outskirts of the market town of Watton and 27 miles West of Norwich. The village boasts a public house, hotel, church, primary school and an active community hall.

Sitting Room 15'4" (4.67m) x 14'5" (4.39m)

Feature fireplace with open fire, entrance door to front, UPVC double glazed window to front and side, stairs to first floor, radiator.

Dining Room 14'8" (4.47m) x 11'1" (3.38m)

UPVC double glazed window to front, feature fireplace (currently not in use), radiator.

Drawing Room 15'1" (4.6m) x 13'7" (4.14m)

Feature fireplace with open fire, two UPVC double glazed windows to front, radiator.

Lounge 16'9" (5.11m) x 12'4" (3.76m)

Feature fireplace with wood burning stove, two UPVC double glazed windows to front, radiator.





Kitchen/Breakfast Room
16'8" (5.08m) x 12'5" (3.78m)

Range of fitted units to walls and floor, oak worksurface over, tiled splashback, breakfast bar with oak worksurface, stainless steel sink unit with mixer tap and drainer, space for Range style cooker with extractor hood over, space and plumbing for dishwasher, UPVC double glazed window to rear, tiles to floor, radiator.

Inner Hall

Stairs to first floor, radiator, entrance door leading to porch.

Garden Room
14'9" (4.5m) x 5'9" (1.75m)

UPVC double glazed garden room, entrance door leading to garden,

Utility Room
7'10" (2.39m) Min x 7'9" (2.36m) Min

Units to walls, worksurface over, stainless steel sink with mixer tap and drainer, space and plumbing for washing machine, radiator.

Cloakroom

Hand wash basin, WC, UPVC double glazed windows,

1st Stairs and Landing

Access to bedroom one, two and bathroom one, loft access.

Bedroom One
16'9" (5.11m) x 12'6" (3.81m)

Fitted wardrobes, UPVC double glazed window to front, radiator.

Bedroom Two
15'1" (4.6m) x 11'8" (3.56m)

Fitted wardrobes, UPVC double glazed window to front.

Bathroom One

Bath with central mixer tap, tiled splashbacks, shower cubicle, wall mounted hand wash basin, WC, obscure glass UPVC double glazed window to rear, cupboard housing combi boiler. tiles to floor, radiator.

2nd Stairs and Landing

Access to bedroom three, four and bathroom two, loft access.

Bedroom Three
14'11" (4.55m) Max x 14'1" (4.29m) Max

Two UPVC double glazed window to front and side, radiator.





Agent's note

EPC rating C71 (Full copy available on request)
 Council tax business rate (Own enquiries should be made via Breckland District Council)

- Four Bedroom Detached House with One Bedroom Annexe
- Four Reception Rooms
- Three Bathrooms
- Energy Efficiency Rating C71
- Gardens, Parking and Carport
- UPVC Double Glazing and Gas Central Heating
- Chain Free!

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Bedroom Four
 14'5" (4.39m) x 11'0" (3.35m)

UPVC double glazed window to rear, radiator.

Bathroom Two

Freestanding bath with wall mounted mixer tap, shower cubicle, hand wash basin, WC, obscure glass UPVC double glazed window to front, radiator.

Annexe Kitchen/Living Room
 15'8" (4.78m) x 13'6" (4.11m)

Range of fitted units to walls, quartz work surface over with quartz upstands, sink with mixer tap, integrated electric oven and hob with extractor fan over, integrated dishwasher, UPVC double glazed French doors opening to rear garden, radiator.

Annexe Bathroom

Bath, shower cubicle, wall mounted hand wash basin, WC, tiles to floor, obscured glass UPVC double glazed window to rear, under floor heating

Stairway

Annexe Bedroom
 13'1" (3.99m) x 10'1" (3.07m)

UPVC double glazed window to rear, under floor heating

Outside Front

Mainly laid to lawn with path leading to front door, shrubs to border, shingled driveway providing off-road parking, carport, gated access to rear.

Rear Garden

Fully enclosed rear garden mainly laid to lawn with plants and shrubs to beds and borders, two paved patio seating areas, paved access to outside laundry room and store, wooden fence and hedge to perimeter.

