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THE STORY OF

Meadow Farm

Saham Toney, Norfolk

SOWERBYS



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Meadow Farm

Chequers Lane, Saham Toney, Thetford, Norfolk
IP25 7HQ

A Majestic Grade II Listed Georgian Farmhouse

Idyllic, Tranquil Setting, Enjoying
Delightful Formal and Walled Gardens

Set Well-Back from the Road and Approached
via a Stunning Tree-Lined Drive

Six Reception Rooms and an Elegant
31ft. Kitchen/Dining Room

Five Bedrooms, Three Dressing
Rooms and Three Bathrooms

Downstairs Cloakroom/Utility and
Multiple Built-In Storage

Set in the Heart of Norfolk with
Amenities in Easy Reach

Well-Maintained Six Ft. Feather Board
Fencing Boundary Approx 1 Acre
(STMS) Paddock and Free Standing
Double Stable Block and Tack Room

Ample Parking via a Sweeping Shingled
Driveway and Double Bay Cart-Shed

Approx. 944 Sq. Ft. of Outbuildings with
Planning Permission for an Annex

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Down a picturesque, tree-lined driveway, Meadow Farm sits within approximately three acres of beautifully landscaped private grounds. From the moment you enter through the electronically controlled gates, the property offers a wonderful sense of privacy and tranquillity, with lawns, mature trees and a babbling stream lining the approach.

Dating back to around 1650, with elegant Georgian additions, the 4,688 sq. ft. (STMS) home combines historic character with generous, light-filled accommodation. The reception hall leads to a beautiful drawing room, complete with westerly-facing sash windows, ornate cornicing, an open brick fireplace and fitted shelving. At the heart of the home is an impressive 31ft open-plan kitchen, dining and living space, with front and rear aspects, an exceptional modern kitchen, four-oven gas Aga and central island – ideal for both everyday family life and entertaining. The spacious sitting room is equally inviting, with windows overlooking the grounds, exposed beams, timber floors and a wood-burning stove. Also situated on the ground floor is a convenient home office.

The first and second floors are arranged around dual staircases, creating excellent separation between the accommodation. The principal suite includes a dressing room and large four-piece en-suite, while bedrooms two and three also benefit from dressing rooms and share a family bathroom. Further accommodation comprises a second first-floor double bedroom, and a study with access to a further bathroom, while the second floor provides an attic room, a snug/additional reception/ancillary room with potential to be a sixth bedroom (STPM) and a final fifth bedroom.







Outside, the beautifully maintained grounds provide a variety of spaces to enjoy. The south-west-facing walled gardens feature colourful borders, a magnificent wisteria and a sizeable pond surrounded by established planting, fountain and water features creating a peaceful focal point. Further landscaped gardens include raised beds, a kitchen garden, and cut-flower borders within the walled garden, while mature Sycamore, Ash, Horse Chestnut and Lime trees create privacy and secluded areas throughout.

The driveway sweeps around to a generous parking area beside a double cart lodge with power and lighting, beyond which sits the former stables. Constructed from solid brick beneath a pantile roof, the stables have been granted single bed annex full works including a bathroom, kitchenette, reception space and a lobby space. Follow to page twelve for planning permission details.

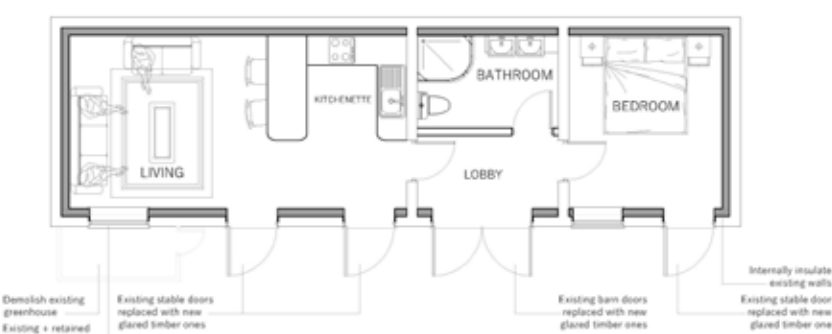
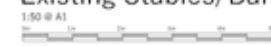
Meadow Farm is a truly special home, combining centuries of history with versatile living space, exceptional gardens and a peaceful rural setting, whilst remaining within easy reach of Norwich, the North Norfolk coast and Thetford Forest.







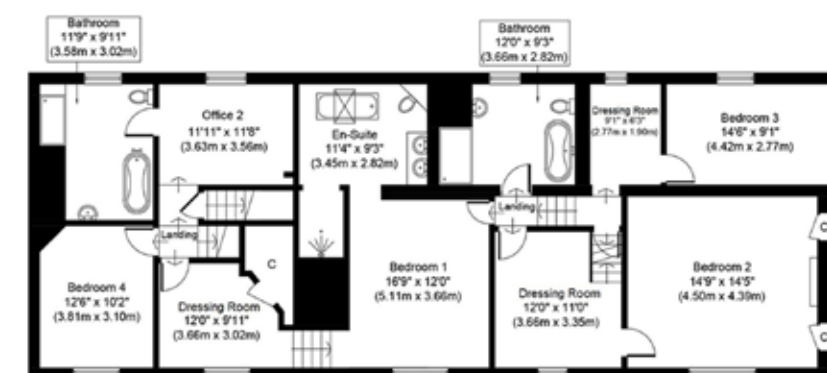
Existing Stables/Barn Plan



Proposed Stables/Barn Plan



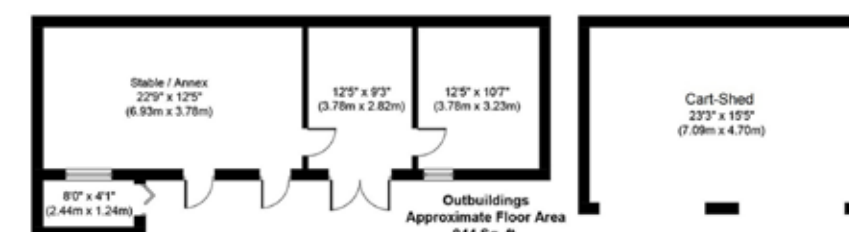
Second Floor
Approximate Floor Area
956 Sq. ft.
(88.8 Sq. m.)



First Floor
Approximate Floor Area
1738 Sq. ft.
(161.5 Sq. m.)



Ground Floor
Approximate Floor Area
1944 Sq. ft.
(180.6 Sq. m.)



Outbuildings
Approximate Floor Area
944 Sq. ft.
(87.7 Sq. m.)
(Not Shown In Actual
Location / Orientation)

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

HANDSOME TRUE SENSE
OF COMMUNITY

A true sense of community is found ‘The Old Bell’, is 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 football 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. Watton has a strong rural community which comes together each year for the annual Wayland Show - one of England’s oldest agricultural shows.

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 vibrant, historic city of Norwich is approximately 25 miles away, offering a plethora of shops, restaurants and amenities. For those needing to commute, both Norwich and Thetford offer excellent rail links with trains to London.



Note from the Vendor



“We’ve loved the country lifestyle, the abundance of wildlife and being surrounded by nature, within easy reach of everyday amenities.”



SERVICES CONNECTED

Mains water, electricity and gas. Drainage via treatment plant. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///copying.permit.nanny

AGENTS NOTE

Planning permission for conversion of existing stables to form annexe ancillary.
Ref: - PL/2025/1931/HOU and PL/2025/1932/LB

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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