

Brook Meadow
Chequers Lane | Saham Toney | Norfolk | IP25 7HQ

FINE & COUNTRY

AN EXCITING OPPORTUNITY



“Move quickly to make the most of this rare opportunity!
Set well back from the road down a long private drive, open countryside to the rear,
these three high-spec luxurious homes enjoy a superb setting and are the epitome of style and good taste.
Offering a sense of quality throughout, each has its own unique character and design,
all of them finished to an exacting standard and all have spacious private gardens
and wonderfully light and inviting accommodation.”



BROOK MEADOW

Discover Brook Meadow, a private gated enclave of just three architecturally distinctive residences, nestled in the peaceful village of Saham Toney. These exceptional five-bedroom homes, redefine contemporary countryside living. With eco-friendly features, these luxurious homes are well set for the future. They have also been designed with family life in mind and are perfect for today's lifestyles, offering open space to gather together and more relaxed and intimate areas where you can unwind away from it all. The setting is spectacular, the homes most impressive, the location convenient for work and leisure alike. These are properties that stand out from the crowd for all the right reasons.

Simply Superb

This small and very exclusive development consists of just three properties. Each is a one off and features a bespoke layout and design. All have Lusso bathrooms, custom-made German kitchens, an air source heat pump with underfloor heating across the ground floor, connection for an EV charger, high speed broadband, aluminium windows and doors, a wood burner and more. It's clear to see the attention to detail here, as the developer has put a great deal of care into both the design and the execution of it, ensuring these properties are places that anyone would be proud to call home.

Take Your Pick

Even the approach is impressive – you make your way down a long private drive, over a small stream and past a lovely green space as the houses reveal themselves. Each has its own driveway and parking, as well as a double garage. Plot 1 is a five-bedroom property with three en-suites and three walk-in-wardrobes. There's a cinema room, a study, a utility and separate boot room (handy for muddy dogs!), a spectacular sitting room with log burner and bifold doors, plus a stunning open plan kitchen, dining and family room, again with bifold doors and with a fabulous walk-in pantry. The second home also has five bedrooms, with two en-suites and two walk-in-wardrobes. The kitchen again is a wonderful open plan space, perfect for family life and entertaining, as is the sitting room with bifold doors, while the study, utility and boot room add a practical touch. Property three has five bedrooms, two of which are en-suite and one of which has a walk-in-wardrobe. Here it's the sitting room that's open plan, with a cosy snug area and room for dining. The kitchen also has space for dining and you have a useful study, utility and boot room. So you can see these are homes that work well for busy day-to-day lives and for social occasions alike. There's huge versatility here if you work from home, need a studio, have a large family or host regular weekend visitors, need a music room... whatever you're looking for, you'll find it here.

Exploring The Area

Each of the three homes has a large private garden with a generous raised patio positioned to maximise the sunshine. You might be surprised at the amount of wildlife here – the stream at the approach attracts ducks and other water birds, then you'll see birds of prey over the fields, as well as all the usual garden birds. Head down the drive and as you start to explore the village you'll see there are plenty of amenities right here. There's a primary school, pub and village hall and there's a golf course just up the road. You'll also find you're well placed for travel, with easy access to the A11, A14 and A47.

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 throughout
- Mandarin Stone wall tiling
- Electrically heated towel rails
- Lusso mirrors to selected bathrooms

Please see the developers microsite for further information and photos at

https://brookmeadow.vip./



ASHBROOK - PLOT 1





























ELMBROOK - PLOT 2































WILLOWBROOK - PLOT 3































INFORMATION



On The Doorstep

Saham Toney has an excellent primary school, post office, shop and thriving village pub, The Old Bell. There is also a Sports and Social Club with grounds for football and cricket matches throughout the year. It is also close to the market towns of Dereham and Watton offering secondary schools and a large range of further amenities including GP surgeries, supermarkets, dental surgeries, chemists and sports centre.

How Far Is It To?

The cathedral city of Norwich can be found to the east with its main line rail link to London Liverpool Street and its international airport. The Chantry Place development has transformed Norwich's shopping district into one of the largest retail centres in the country. The world-renowned Norfolk Broads can be found to the north east with its many waterways and array of wildlife. The North Norfolk coast with its quaint villages and sandy beaches is approximately one hours drive whilst Thetford Forrest with its bike and nature trails can be found closer to home to the south of Hingham.

Directions - What3words: ///prefix.complies.worked

Leave Norwich on the B1108 Watton Road and continue along this road through the villages of Hingham and Scoulton. After the Town of Watton, turn right onto Saham Road and continue onto Cley Lane, which in turn becomes Chequers Lane.

Services, District Council and Tenure

Air Source Heat Pump, Mains Water, Private Drainage via Treatment Plant
Fibre Broadband Available
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Breckland District Council - awaiting banding
Freehold

Agents Note

Please note that some images have been AI generated in order to show how the properties would look like dressed.

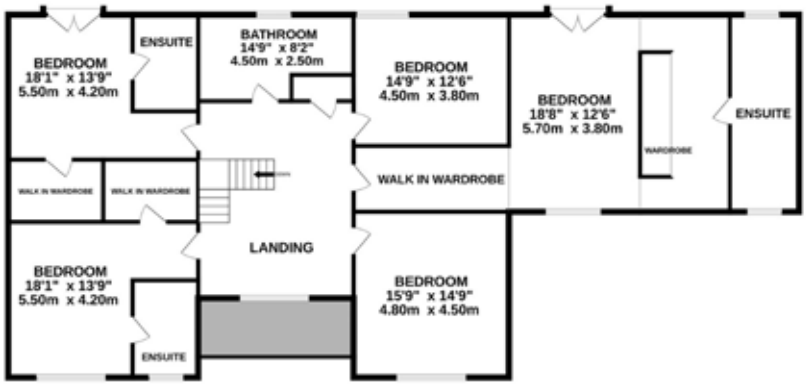
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ASHBROOK - PLOT 1

GROUND FLOOR
2109 sq.ft. (195.9 sq.m.) approx.

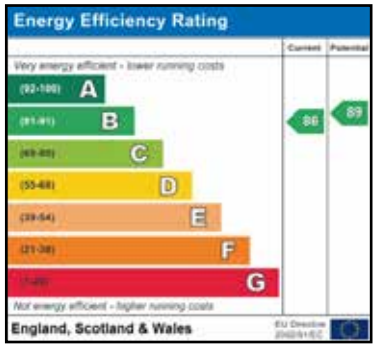


1ST FLOOR
2050 sq.ft. (190.5 sq.m.) approx.



TOTAL FLOOR AREA : 4159 sq.ft. (386.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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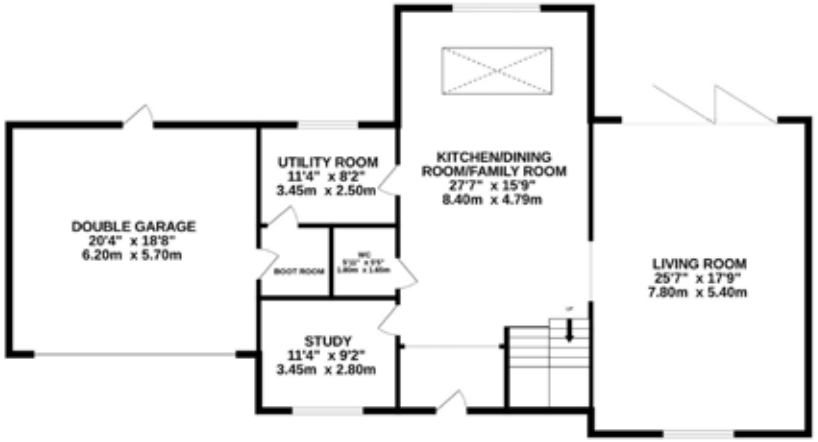
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For a free valuation, contact the numbers listed on the brochure.

The Property Ombudsman

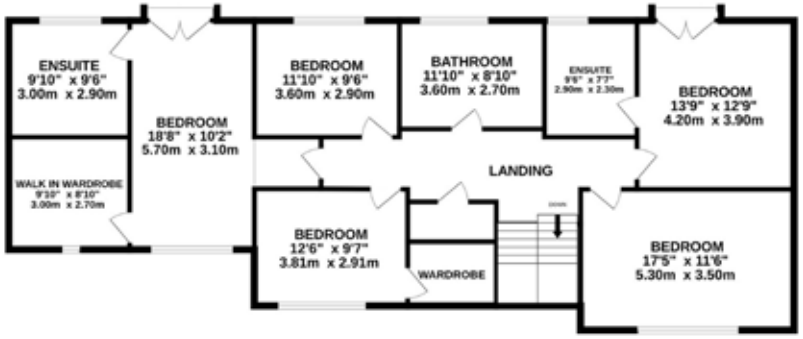
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ELMBROOK - PLOT 2

GROUND FLOOR
1613 sq.ft. (149.9 sq.m.) approx.

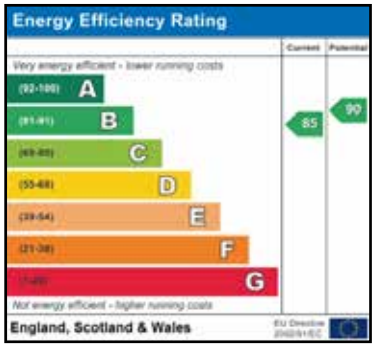


1ST FLOOR
1443 sq.ft. (134.1 sq.m.) approx.



TOTAL FLOOR AREA : 3057 sq.ft. (284.0 sq.m.) approx.

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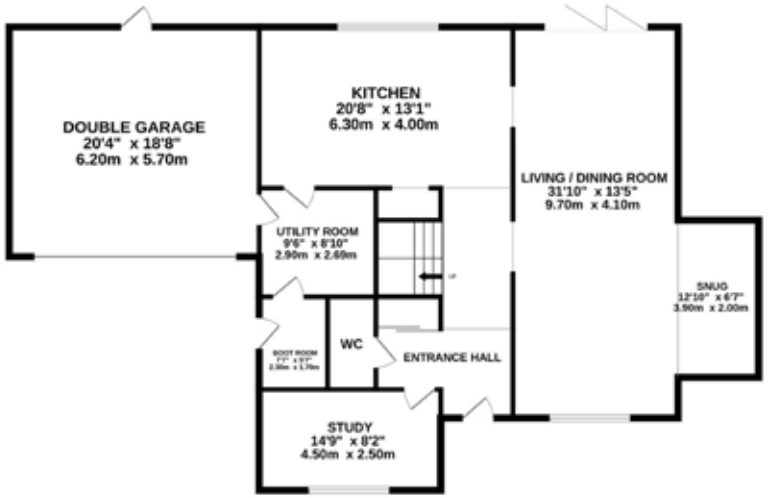
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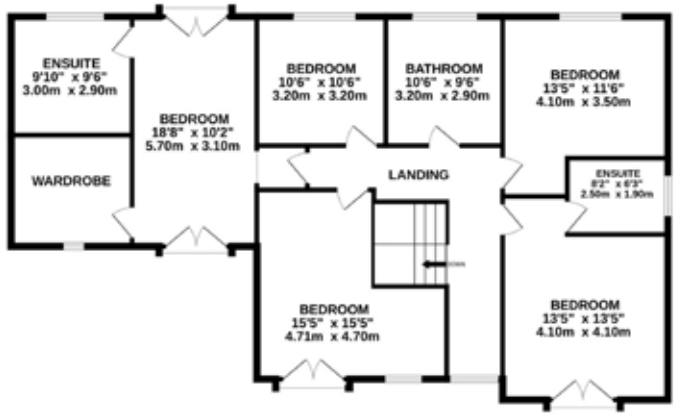
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WILLOWBROOK - PLOT 3

GROUND FLOOR
1636 sq.ft. (152.0 sq.m.) approx.

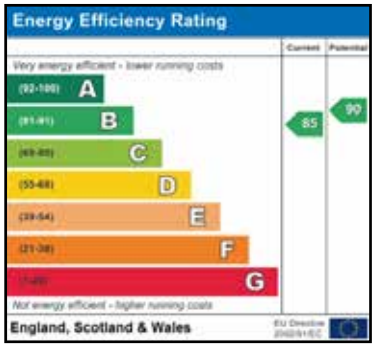


1ST FLOOR
1399 sq.ft. (130.0 sq.m.) approx.



TOTAL FLOOR AREA : 3035 sq.ft. (282.0 sq.m.) approx.

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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



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