



THE STORY OF

Field View

Saham Hills, Norfolk

SOWERBYS



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Field View

Ploughboy Lane, Saham Hills, Norfolk
IP25 7JN

Offered to the Market Chain Free
Individually Designed Detached Home
Grounds Approaching Half an Acre
Far-Reaching Countryside and Field Views
Over 2,100 Sq. Ft. of Flexible Accommodation
Open-Plan Kitchen, Dining and Living Space
Granite Worktops and Integrated Appliances
Flexible Three/Four-Bedroom Layout
Principal Suite with Balcony, Air
Conditioning and En-Suite
Electric Gated Driveway, Extensive
Parking and Timber-Framed Car Port

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Offered to the market chain free, Field View is an individually designed detached home sitting within grounds of approximately half an acre, with open views across the surrounding Norfolk countryside. Extending to more than 2,100 sq. ft., the property offers a highly adaptable layout with the kind of space that easily accommodates modern family life, home working or multi-generational living.

Set back from the road behind electric gates and a generous driveway, the house immediately feels private and well positioned within its plot. There is extensive off-road parking alongside a timber-framed car port, while the gardens wrap around the property and make the most of the far-reaching rural outlook.

Designed with modern day-to-day living in mind, the main living space is both practical and inviting. Underfloor heating runs throughout the ground floor, while the open-plan kitchen, dining and sitting area stretches across the rear of the house, creating a bright and sociable environment. Windows to multiple aspects draw in natural light and frame views across the gardens and surrounding fields.

The kitchen combines practicality with a clean contemporary finish, fitted with granite work surfaces, integrated appliances and plenty of storage. The scale of the room allows space for both dining and relaxed seating without ever feeling compromised, while the dual-aspect design brings in natural light throughout the day.

One of the strongest features of the house is its flexibility. The accommodation can be arranged as either three or four bedrooms depending on requirements, with a ground floor room currently lending itself equally well as a snug, office, playroom or guest bedroom. It is a layout that gives buyers genuine options, particularly for those needing more adaptable living arrangements.



Unique, beautiful and homely - three words that perfectly describe this very special home.





Upstairs, the principal bedroom enjoys a balcony overlooking the gardens and surrounding countryside, creating a peaceful vantage point across the plot. The room also benefits from air conditioning and its own en-suite shower room. A second bedroom also has en-suite facilities, while a separate four-piece family bathroom serves the remaining accommodation and has been well finished with both practicality and comfort in mind.

Outside, the grounds provide an excellent balance of usable garden space and open outlook. The size of the plot offers plenty of room for families, entertaining or gardening, while the uninterrupted field views give the property a real sense of space and connection to the countryside. Despite the rural feel, the property remains well connected to nearby towns and everyday amenities.

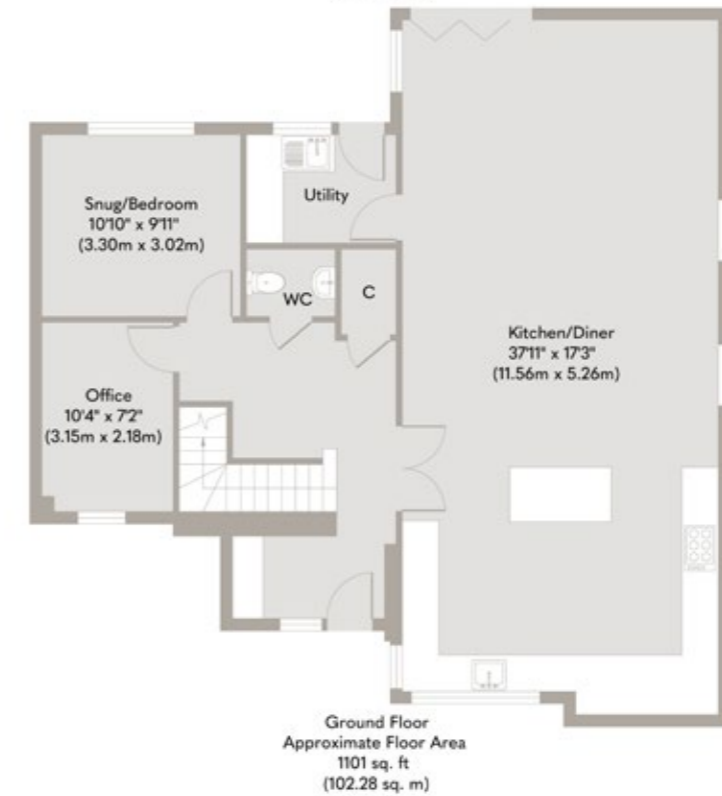
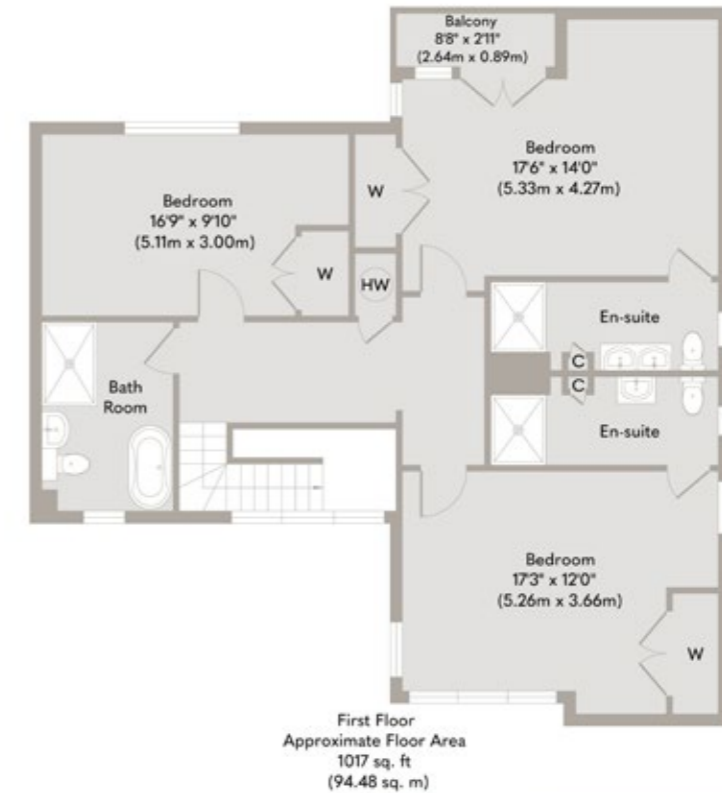
Saham Toney continues to be a popular village location thanks to its balance of countryside surroundings and accessibility. Nearby market towns provide schooling, shops and transport links, while the surrounding lanes and footpaths offer easy access to some of Norfolk's best walking and cycling routes.

Field View is a home that stands apart from more conventional modern properties, not only because of its size and setting, but also the flexibility it offers. With generous living space, open countryside views and a substantial plot, it presents a rare opportunity for buyers looking for something individual without compromising on practicality.



The property has a fascinating history, with musket balls once discovered in the grounds during landscaping.





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 Hills

A TRUE SENSE
OF COMMUNITY...

A tiny village located in the heart of Breckland, Saham Hills is surrounded by countryside with many enjoyable areas to explore.

A true sense of community is found at 'The Old Bell', a fantastic local pub within the beautiful neighbouring village of Saham Toney. 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. The Wells-Cole community centre is a great focal point for many local events.

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.

Providing plenty of country homes with room to grow, plus an ample share of equestrian properties, Watton is a strong rural community which comes together each year for the annual Wayland Show, one of England's oldest agricultural shows.

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.



Note from the Vendor



“Leaving for our retirement in Spain will be bittersweet, as this home has brought us so much happiness.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fire central heating and underfloor heating to ground floor.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///ranted.canines.polar

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SOWERBYS

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