



THE STORY OF

1 Park Farm Cottages

Saham Hills, Norfolk

SOWERBYS



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1 Park Farm Cottages

Saham Hills, Thetford, Norfolk
IP25 7JL

Semi-Rural Location, Set Off a Private Drive
Easy Access to Towns of Watton and Dereham

Field Views to Rear

Single Garage and Ample Off-Road Parking

Multiple Reception Rooms

Three Double Bedrooms

Family Bathroom and Two WCs

Majority of Kitchen Newly Fitted with
Number of Integrated Appliances

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Set along a private drive in the quiet village of Saham Hills, 1 Park Farm Cottages offers an appealing semi-rural lifestyle with excellent access to nearby towns. Surrounded by countryside, with attractive field views to the rear, the property enjoys a peaceful setting while remaining conveniently positioned for amenities, schooling and transport links via Watton and Dereham.

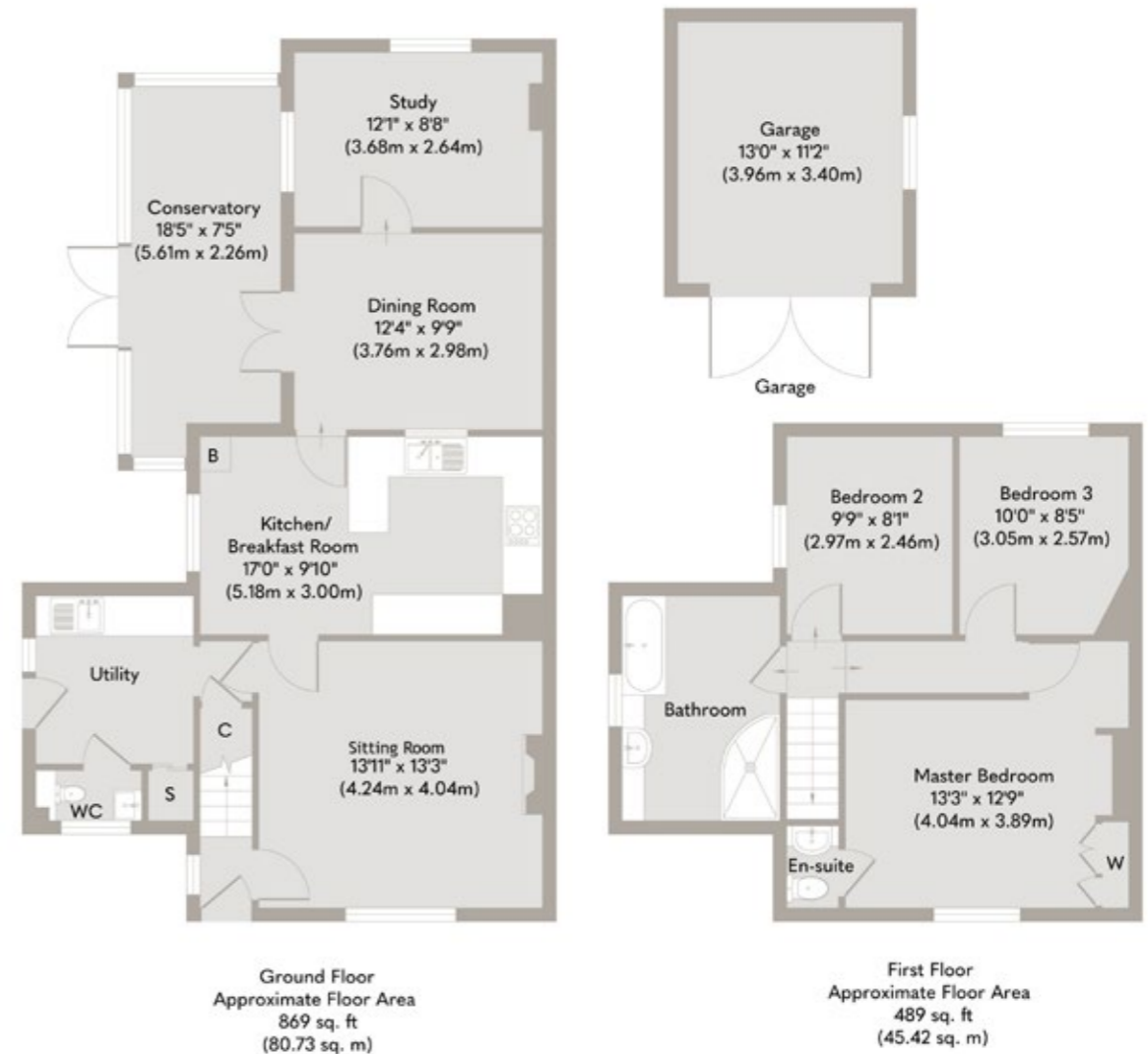
This well-proportioned three-bedroom semi-detached home is thoughtfully arranged for modern living, with multiple reception areas providing adaptable space for a variety of needs. A particular highlight is the majority of the kitchen has been newly fitted, offering a contemporary and functional hub with integrated appliances and ample storage. The ground floor layout creates a natural flow between living and dining areas, making it equally suited to everyday living and entertaining.

Upstairs, there are three genuine double bedrooms, each offering comfortable proportions and flexibility for family life, guests or home working. The accommodation is supported by a family bathroom, along with two additional WCs, ensuring practicality for busy households.

Externally, the property enjoys a particularly attractive position backing onto open fields, enhancing both the outlook and sense of countryside living. The outside space lends itself well to relaxation and informal gatherings, while practical features include a single garage and ample off-road parking for multiple vehicles and visitors, in addition to a 20 foot storage container.

Park Farm Cottages represents a well-rounded home that balances rural charm with modern convenience.





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 Sowerbys



“A well-balanced home, blending rural charm with modern convenience in a well-connected Norfolk setting.”



SERVICES CONNECTED

Mains water and electricity. LPG central heating.
Drainage via septic tank.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 2861-3211-1117-4130-4818.

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: ///ruins.blockage.pizzeria

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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