



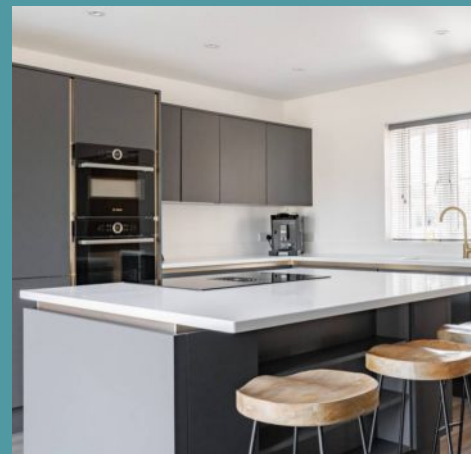
Pages Place Lodge Pages Lane, Saham Toney

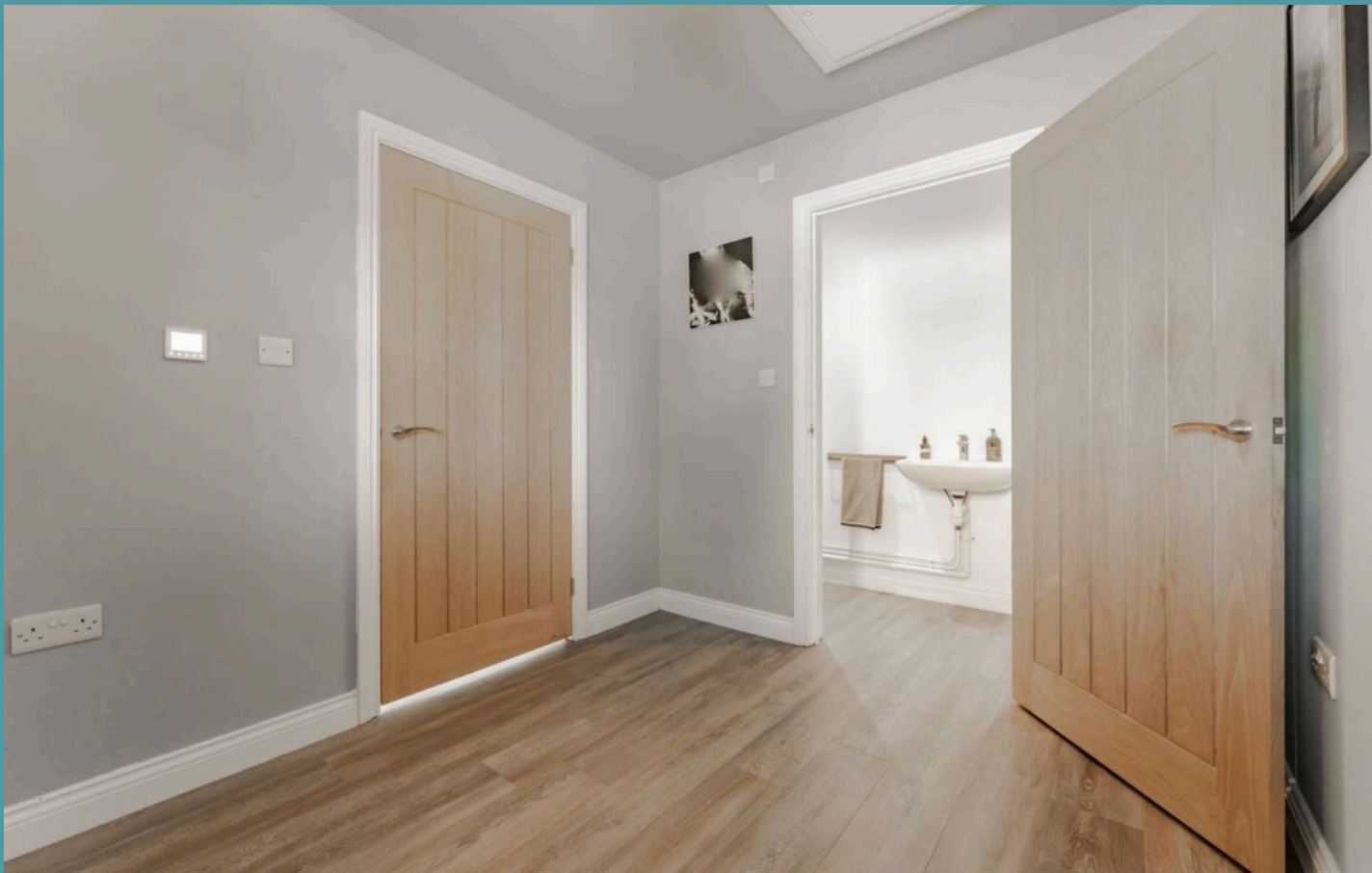
Offers In The Region Of: £475,000

Pages Place Lodge Pages Lane

Saham Toney, Thetford

A location admired by many and a home that pairs perfectly with its surroundings and today's aesthetics, this bespoke residence in Saham Toney offers an exceptional combination of style, comfort, and rural charm. Thoughtfully designed with a striking red brick exterior and elegant interior finishes, the property features a contemporary kitchen with quartz worktops and gold accents, spacious living areas, and flexible accommodation including a converted garage bedroom. Set within a secluded plot, the beautifully maintained garden and ample driveway space provide both privacy and practicality. Upstairs, four generous bedrooms include a master with a luxurious en-suite, while the main bathroom offers a freestanding bath and separate shower. Residents also benefit from a comprehensive six-year warranty, ensuring peace of mind alongside premium craftsmanship. This home truly embodies refined living in one of Norfolk's most desirable villages.





Pages Place Lodge Pages Lane

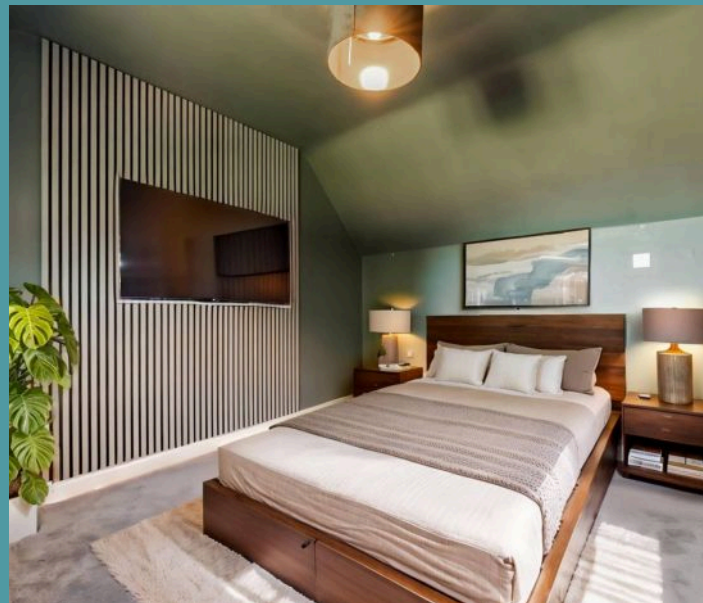
Saham Toney, Thetford

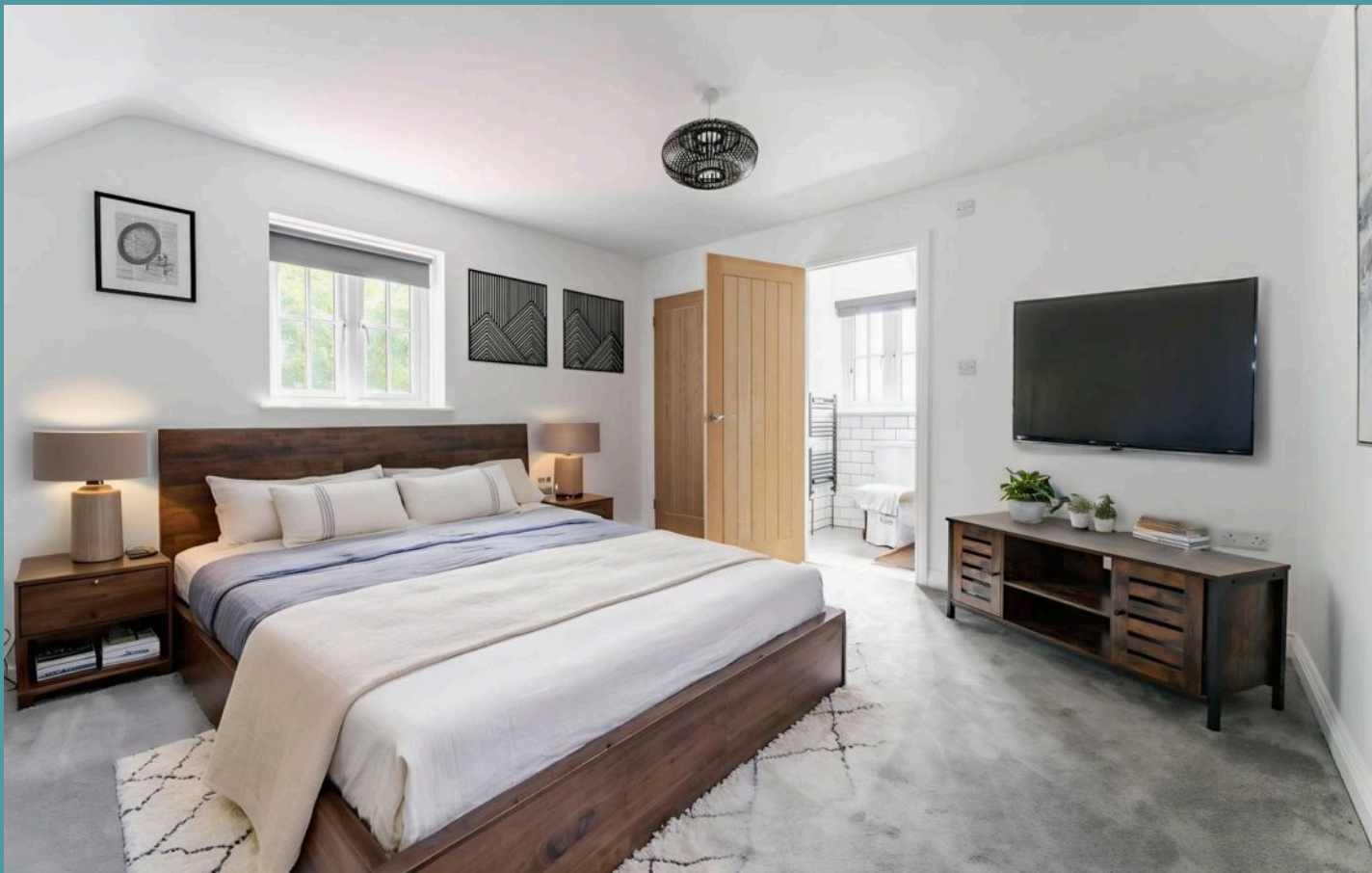
The Location

Saham Toney is a charming Norfolk village in the heart of Breckland, offering a strong sense of community and plenty to explore. At its heart is *The Old Bell*, a popular local pub, while the village also benefits from a well-regarded Church of England Primary School. The historic Church of St. George, a striking flint building with stunning stained-glass windows, adds to the village's character.

Sports enthusiasts can make the most of the well-used Sports and Social Club, which hosts rugby and cricket matches throughout the year. Just under two miles away, the bustling market town of Watton provides essential amenities, including schools, healthcare facilities, a supermarket, and a sports centre. For outdoor lovers, Loch Neaton offers a picturesque setting for a leisurely walk or a peaceful day of fishing.

Golfers can enjoy the nearby Richmond Park Golf Course, a well-maintained 18-hole course with a driving range set across 100 acres of parkland.





Pages Place Lodge Pages Lane

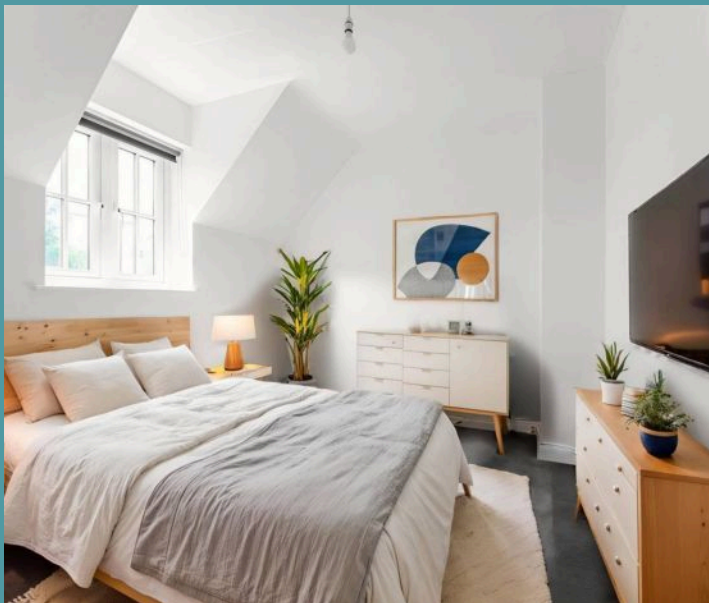
Saham Toney, Thetford

Pages Lane, Saham Toney

Nestled in the highly sought-after village of Saham Toney, renowned for its collection of high-calibre homes and picturesque rural surroundings, this exquisite bespoke residence offers a rare combination of luxury, style and tranquility. Set within a secluded plot, the property is beautifully presented with a classic red brick exterior, complemented by a gravelled driveway and an inviting wooden canopy porch.

The former garage has been thoughtfully transformed into a versatile bedroom and WC, alongside a convenient storage space to the front, providing flexible accommodation to suit modern family life.

Step through the welcoming entrance porch and into the heart of the home, where the stunning kitchen sets a sophisticated tone. Finished in a contemporary grey palette adored by many, it is paired perfectly with sleek quartz worktops and striking gold fixtures and accents that add a touch of understated glamour. A central island with an induction hob creates a natural gathering point, while the adjoining utility room and garden-facing doors ensure practical living flows effortlessly.





Pages Place Lodge Pages Lane

Saham Toney, Thetford

The living area boasts hard-wearing, durable flooring and a feature fireplace insert framed by a beautiful wooden mantle, creating a warm and inviting atmosphere. Tasteful slatted wood detailing subtly separates the space, defining a charming dining nook while maintaining an open, airy feel. Adjacent to this is the versatile reception room—originally the garage—which now serves as an additional bedroom or snug, offering flexible options to accommodate your lifestyle needs.

Upstairs, the home accommodates four generously sized bedrooms, each designed with comfort in mind. The master bedroom enjoys the luxury of a tasteful en-suite shower room, while the main family bathroom impresses with both a freestanding bath and a separate shower, catering to every preference with style and practicality.

Outside, the garden strikes the perfect balance between ample space and easy maintenance, wrapping around the property and providing a private sanctuary to relax or entertain. The driveway accommodates multiple vehicles, completing a home that combines premium craftsmanship with thoughtful design in one of Saham Toney's most desirable locations.

Agents Note

Sold Freehold

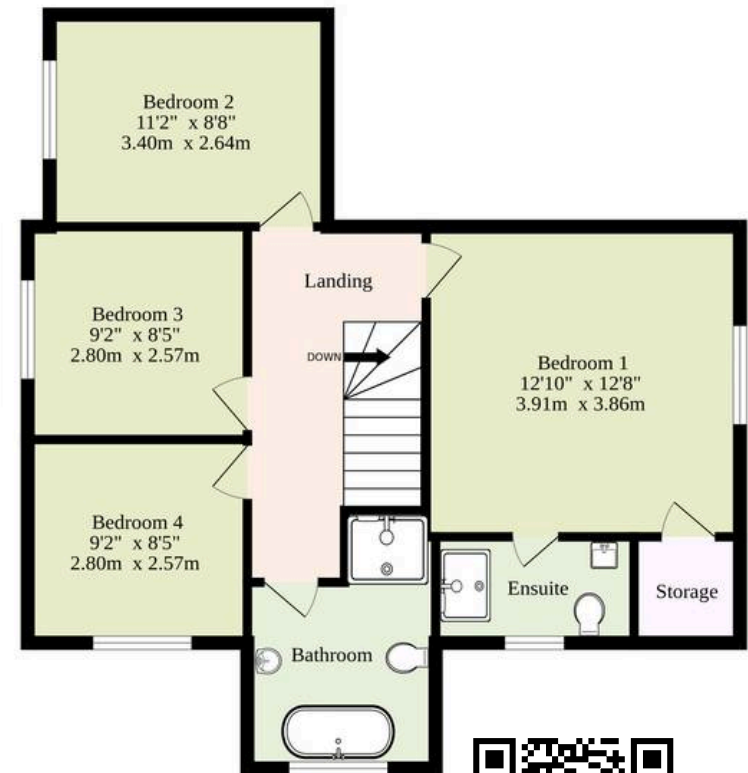
Connected to all mains services



Ground Floor
851 sq.ft. (79.1 sq.m.) approx.



1st Floor
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1486 sq.ft. (138.1 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.
Made with Metropix ©2025

