



41 Richmond Road, Saham Toney

Thetford



Minors & Brady

41 Richmond Road

Saham Toney, Thetford

Truly idyllic, from the brick-flint Georgian exterior to the scented roses in the mature gardens and even chickens pecking contentedly in their coop, this home captures the essence of country charm. Cradled in the heart of Saham Toney, this beautifully restored and extended cottage delivers period character with thoughtful modern touches. The welcoming pathway, framed by established greenery, sets the tone for a home brimming with warmth and personality. Inside, original features sit comfortably alongside a vaulted shaker-style kitchen-diner, perfect for gathering with family and friends. A trio of reception rooms, including a snug and a study, offer both space and versatility. With stained-glass windows casting colourful light and a garden sanctuary filled with fruit trees, roses, and a hobby room, this is a cottage that feels truly alive with character and charm.

- Beautiful stained-glass windows found throughout the home, casting jewel-toned light
- Part-flint Georgian cottage, exquisitely restored and thoughtfully extended to honour its heritage
- Elegant sitting room centred around a grand inglenook fireplace with a wood-burning stove, perfect for fireside evenings
- A trio of atmospheric reception rooms including a snug and a study, offering spaces for reflection or productivity
- Striking vaulted kitchen-diner with classic Shaker cabinetry, designed for cooking and generous entertaining





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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.



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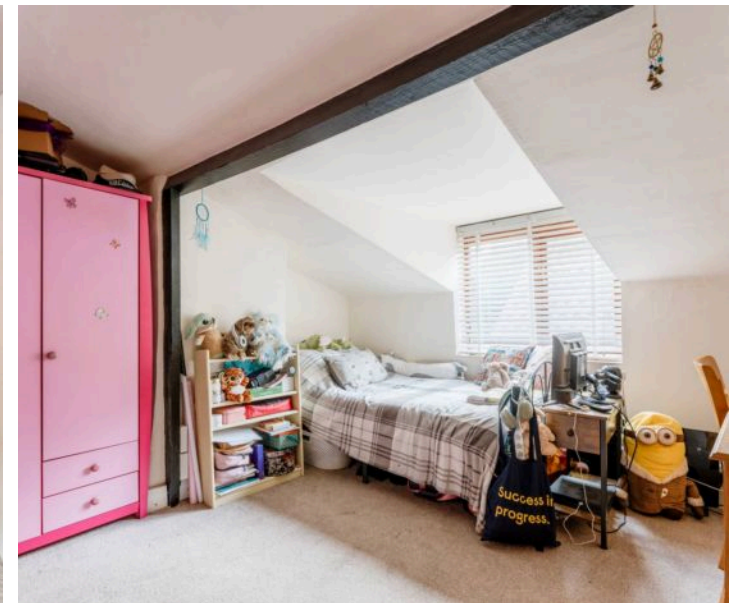
Richmond Road, Saham Toney

Set in the picturesque Norfolk village of Saham Toney, an area renowned for its quaint charm and period homes rich in history, this enchanting Georgian cottage is the very embodiment of timeless English country living. A gently winding pathway leads you to the front door, flanked by mature, established greenery that frames the approach. Hints of flint embedded in the facade offer an elegant nod to the home's 18th-century roots, while the overall structure has been lovingly restored and extended to blend traditional features with modern-day comforts.

Step inside, and the home welcomes you with warmth and character in every corner. A trio of versatile reception spaces awaits, each with its own story to tell. The sitting room, with its majestic inglenook fireplace and wood-burning stove, is a place to gather and unwind as the flames crackle.

There's a snug for quieter evenings, and a study that could easily become a creative setting, home office, or reading nook.

At the heart of the home is a stunning vaulted kitchen-diner, designed with functionality and entertaining in mind. Classic Shaker-style cabinetry, quality fittings and generous proportions make this a true centrepiece for family gatherings.



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Adjoining this space are a utility room and a charming boot room, perfect for countryside living. Throughout the property, you'll find exquisite stained-glass windows that capture the light and scatter rich colours across the interiors, adding a touch of artistry and wonder to the everyday. Upstairs, three bedrooms, each with their own quirks, shapes, and curving walls, offer a gentle reminder of the property's Georgian heritage. These rooms are full of character and comfort, offering restful spaces that embrace the gentle irregularities of historic architecture. A well appointed ground floor bathroom completes the internal accommodation.

Outside, the home continues to charm. Sitting within approximately one-third of an acre, the gardens are a private sanctuary, easy to maintain yet full of mature life. Fruit trees, blooming scented roses, and a soothing water feature make this an idyllic setting. There's even a hobby room tucked away —perfect for crafting, writing, or quiet contemplation, and a coop currently housing a small brood of chickens, further enhancing the cottage's storybook appeal.

This is more than a home—it's a narrative woven into every beam, pane, and stone. A rare find in a village that prizes its character properties, this cottage offers the perfect balance of past and present in an utterly serene setting.

Agents Note

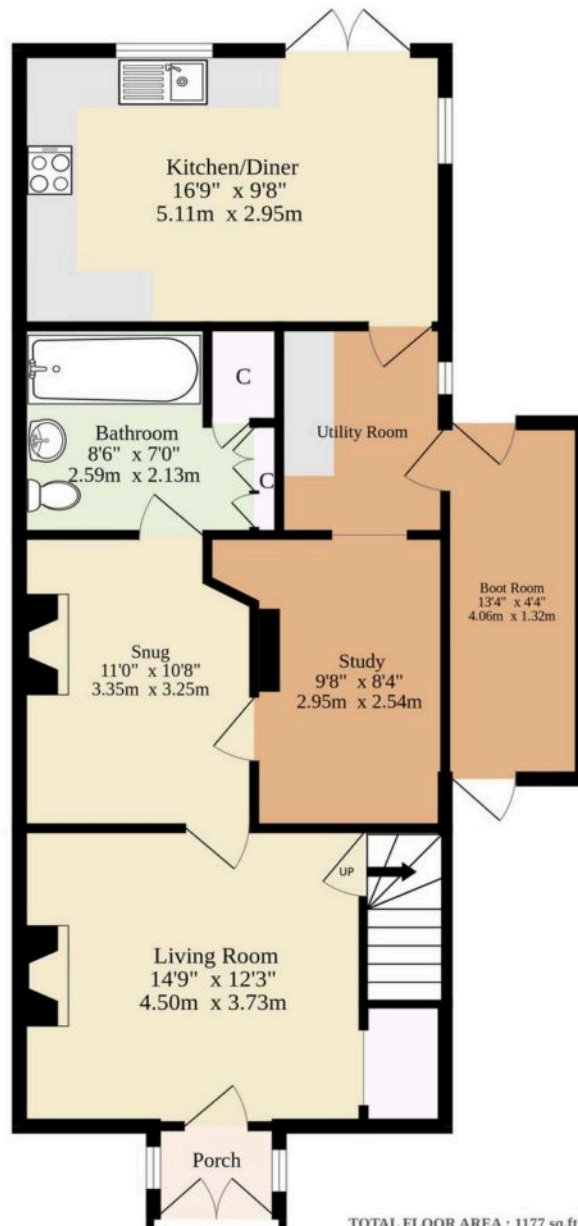
Sold Freehold

Connected to mains water, electricity and drainage.

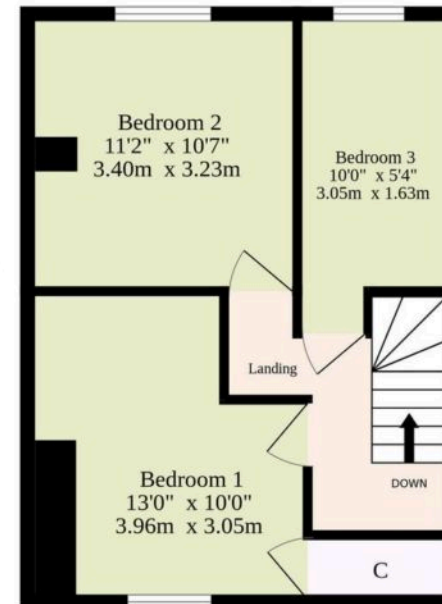


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Ground Floor
756 sq.ft. (70.2 sq.m.) approx.



1st Floor
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.3 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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