



The Poplars Ploughboy Lane, Saham Hills

Thetford

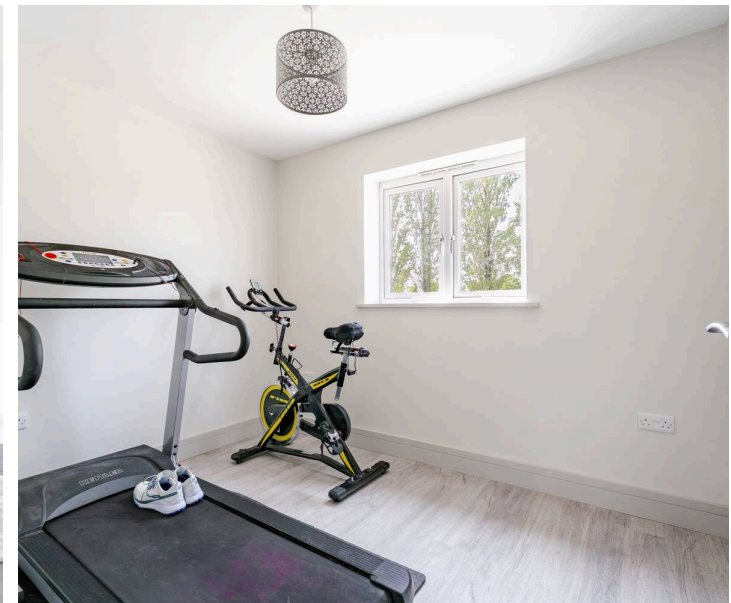


Minors & Brady

The Poplars Ploughboy Lane

Saham Hills, Thetford

This exclusive detached residence offers generous space, strong contemporary design and open countryside views. Set behind remote-controlled gates with a broad gravel approach, it features a bright entrance hall, a dual-aspect living room with bi-folding doors, and an impressive open-plan kitchen and family room with quartz work surfaces, a stunning central island, a full-range of integrated appliances and bi-fold doors to the garden. The first floor includes two en-suite bedrooms, two further doubles and a well-appointed family bathroom, all arranged around a striking landing with full-height glazing. Outside, the elevated rear garden provides a large lawn, terrace and rural backdrop, while practical touches such as underfloor heating, energy-efficient construction, a utility room and ample parking support everyday living. The setting on the edge of Saham Toney adds village amenities, wide skies and a strong sense of space.



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Saham Hills, Thetford

- Detached residence in Saham Toney, approached through remote-controlled gates and a wide gravel driveway offering a distinguished sense of arrival
- Far-reaching countryside views to both the front and rear, enhancing the property's rural setting and natural light
- Dual-aspect living room featuring bi-folding doors to the garden and a log-burning stove set within a contemporary fireplace
- Impressive open-plan kitchen and family room with quartz work surfaces, central island, integrated appliances and seamless indoor-outdoor flow
- Well-appointed utility room providing additional storage, work surfaces and direct access to the rear garden
- Four thoughtfully arranged bedrooms including two en-suite rooms and a naturally lit landing with views to both aspects
- Elevated rear garden with terrace, gabion walling, lawned areas and uninterrupted rural backdrop
- Energy-efficient specification including underfloor heating to the ground floor and modern double glazing
- Village location offering local amenities, open skies and convenient access to the wider Breckland landscape



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Saham Hills

Life in Saham Toney has a strong sense of place, shaped by its heritage, open surroundings and active village community. The Breckland landscape gives the area a distinctive character, with wide skies, long views and quiet lanes that link the village to its neighbouring hamlets and farmland. St George's Church, the traditional pub, Broom Hall Country Hotel, the village mere and the Wells-Cole Community Centre form the core of local life, each adding to the village's identity and rhythm.

Watton sits just over a mile away and provides the main day-to-day amenities. Residents have quick access to Tesco Superstore, Lidl, a medical practice, cafés, takeaways, independent shops and practical services. For a wider choice, Swaffham and Dereham are both within easy reach, offering larger supermarkets, leisure facilities, weekly markets and a broader mix of shops.

Families benefit from having Parker's Church of England Primary School within the village, a small and well-established school that plays an important role in the community. Secondary schooling is typically accessed in Watton or nearby towns, all within a straightforward commute.

Transport links are simple for a rural location. Regular bus routes connect Saham Toney with Watton and surrounding villages, making short local journeys easy. For rail travel, Attleborough is the nearest station, offering routes to Norwich, Cambridge and beyond. Norwich Airport provides the closest access to domestic and European flights.



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A Quiet Arrival

A gentle, tree-lined road leads to this contemporary country home, where a sense of privacy and quiet anticipation builds as the landscape opens around you. Set behind remote-controlled gates, the house presents a beautifully balanced façade, its dark-framed glazing and brick elevations creating a poised, modern presence. The gravel sweep broadens into a generous forecourt, offering ample off-road parking.

A tall vertical window rises above the entrance, drawing natural light deep into the interior and hinting at the openness within. With uninterrupted countryside stretching to both the front and rear, the property enjoys a rare dual aspect that anchors it firmly within its rural setting.

A Bright Introduction To The Home

Stepping inside, the entrance hall immediately conveys the home's generous proportions and contemporary elegance. Porcelain flooring reflects the natural light that pours through the tall glazing, creating a bright and uplifting first impression. The staircase rises with quiet simplicity, allowing the space to remain open and uncluttered, while discreet storage is thoughtfully integrated beneath. The cloakroom is finished with quality fixtures, maintaining the home's refined aesthetic even in the smallest details.



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A Living Space Shaped For Every Season

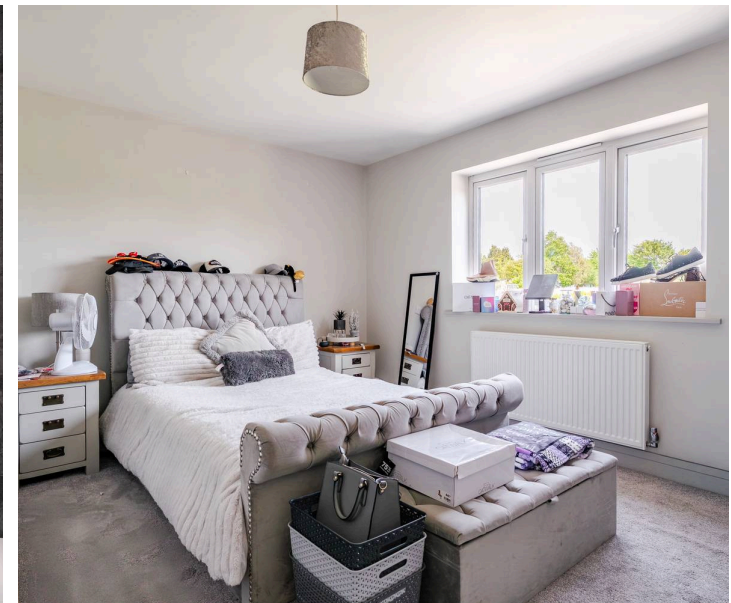
The principal reception room is designed for both relaxation and refined entertaining. A handsome fireplace with an inset log-burning stove forms the natural focal point, offering warmth and atmosphere during the cooler months. Dual-aspect glazing enhances the sense of openness: a window to the front frames the approach, while wide bi-folding doors to the rear dissolve the boundary between interior and garden. The room adapts effortlessly to the seasons, cosy and intimate in winter, expansive and connected to the outdoors in summer.

A dedicated study offers a peaceful environment for working from home, its proportions lending themselves equally well to use as a snug, playroom or occasional guest room

The Heart Of The Home: Cooking, Gathering & Entertaining

At the centre of the home lies a remarkable open-plan kitchen and family room, conceived as a single flowing space where daily life naturally gathers. Contemporary cabinetry is paired with sleek quartz work surfaces, alongside integrated appliances, including twin electric ovens, a full-height fridge and freezer, and a dishwasher, while a boiling-water tap adds a touch of everyday luxury.

The island, with its induction hob and bespoke illuminated extractor, forms a sculptural centrepiece, while the breakfast bar encourages informal dining and conversation.



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Dual-aspect windows and expansive bi-folding doors ensure the room is bathed in natural light throughout the day. When opened, the doors extend the living space onto the terrace, creating a seamless transition ideal for summer gatherings or quiet mornings overlooking the garden.

The adjoining utility room provides a practical extension to the kitchen, with additional cabinetry, work surfaces and space for laundry appliances. A rear entrance offers convenient access to the garden, perfectly suited to countryside living.

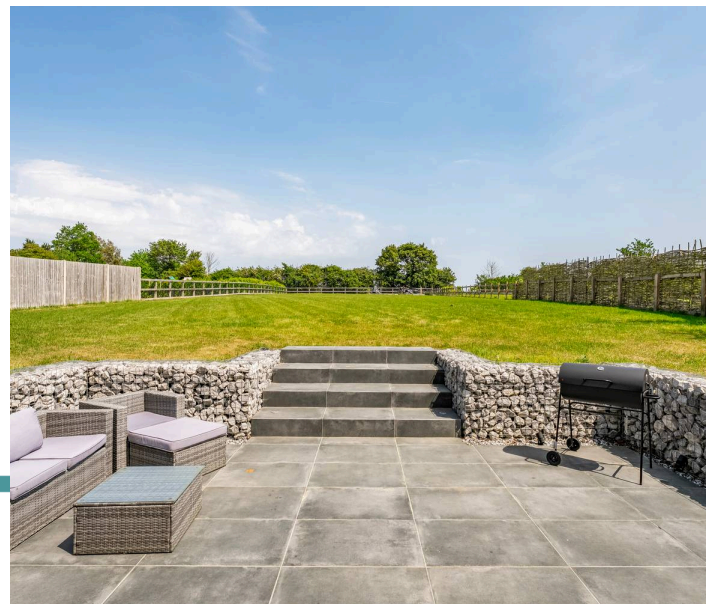
A First Floor Shaped by Calm & Comfort

The staircase rises to a striking first-floor landing, where full-height glazing to both the front and rear creates a rare dual aspect that floods the space with natural light.

The principal bedroom suite enjoys full-height glazing that frames sweeping views across the fields, creating a serene and uplifting atmosphere. Its en-suite shower room is finished to a high standard, with a walk-in double shower, rainfall head and fitted cabinetry.

The second bedroom offers similar generosity, with its own en-suite and a front-facing outlook across the approach.

Two further double bedrooms complete the accommodation, each with its own distinct aspect, while the family bathroom provides a beautifully appointed four-piece suite including a double-ended bath and walk-in shower.



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A Garden That Embraces The Landscape

The rear garden is a beautifully elevated space that feels both expansive and private. A paved terrace extends from the house, bordered by a gabion wall that adds texture and architectural interest. Steps lead to the upper lawn, where inset mood lighting creates a soft ambience as evening falls. The uninterrupted countryside beyond provides a constant reminder of the home's exceptional setting, while the generous proportions of the garden offer ample scope for outdoor leisure and relaxation.

A Contemporary Home Rotted in Rural Stillness

With energy-efficient construction, underfloor heating to the ground floor and thoughtful detailing throughout, the home offers a lifestyle that is both refined and deeply comfortable, a place where light, space and landscape come together to create a sense of quiet luxury.



Agents Notes

Freehold


Connected to mains water, electricity, gas and drainage.

Gas central heating and underfloor heating.

Boiler is approx. 4 years old.

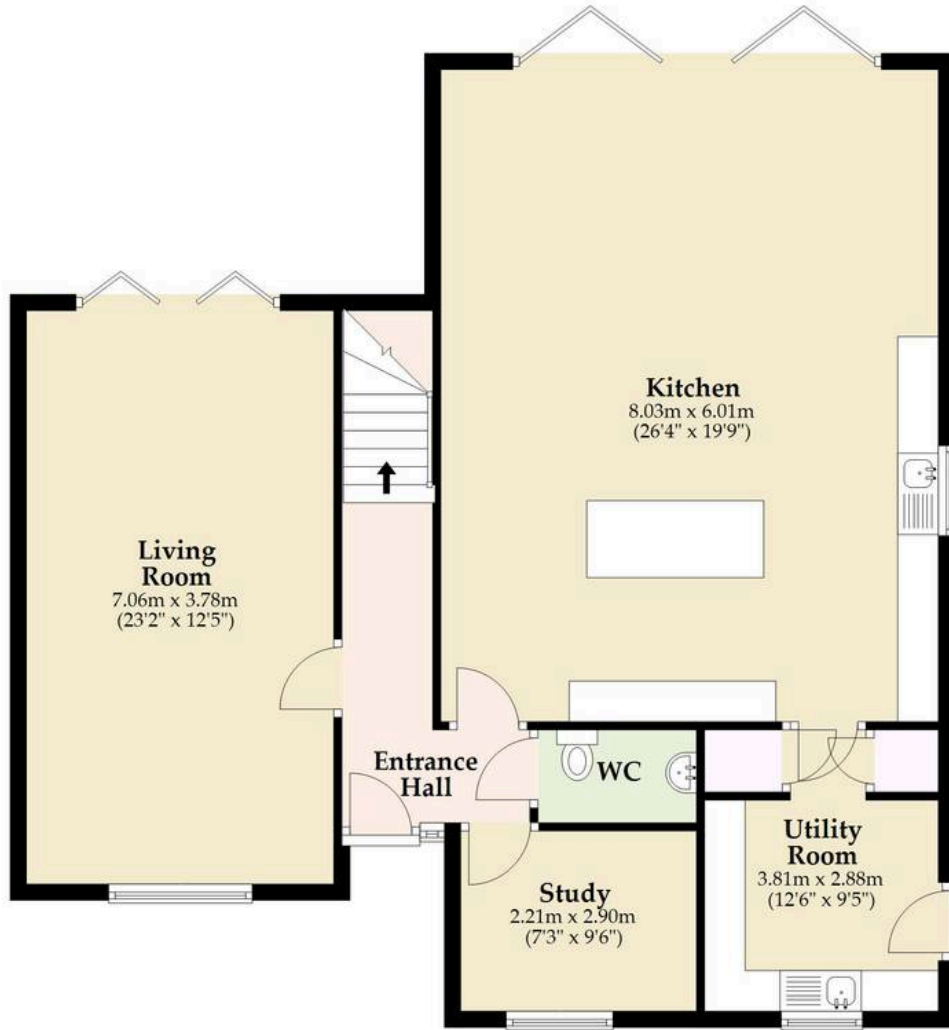


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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	85	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Ground Floor

Approx. 105.4 sq. metres (1134.8 sq. feet)



First Floor

Approx. 109.8 sq. metres (1181.8 sq. feet)



Total area: approx. 215.2 sq. metres (2316.6 sq. feet)

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.

Plan produced using PlanUp.

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