

66 Hills Road
Saham Hills
Thetford
IP25 7EZ

twgaze


Guide Price £525,000







- Offered with no chain
- A unique three bedroom Cottage with one bedroom annex
- Open plan kitchen/diner
- Formal dining room
- Sitting room/ garden room with views over the garden
- Family bathroom with roll top bath and separate ground floor w.c
- Annex with own kitchen, bathroom, lounge and bedroom
- Triple garage
- Large private grounds

Location

Saham Hills is a small rural hamlet situated in the heart of Norfolk's Breckland countryside, approximately two miles from the market town of Watton. Surrounded by attractive farmland, woodland and quiet country lanes, the area offers a peaceful setting whilst remaining conveniently placed for everyday amenities. The neighbouring village of Saham Toney, less than a mile away, offers a primary school, traditional public house, church and community facilities. Watton provides a more comprehensive range of shops, supermarkets, healthcare facilities, schooling and leisure amenities. The larger market towns of Swaffham, Dereham and Thetford are also within easy reach, whilst railway services from Attleborough and Thetford provide connections towards Norwich and Cambridge.

The Property

Behind the attractive cottage exterior lies a surprisingly spacious and versatile home, where traditional character sits comfortably alongside thoughtfully extended living accommodation. The current owners have made excellent use of the space, creating a house that lends itself particularly well to both family life and entertaining, with the impressive rear extension making the most of the delightful garden outlook. An entrance hall provides access to the ground floor WC and leads through to the open-plan kitchen/dining room. The kitchen is well fitted with a comprehensive range of units, whilst the generous dining area provides an excellent space for everyday family life. Of particular note is the impressive sitting/garden room extension to the rear, enjoying delightful views across the gardens and offering a wonderful space for relaxing and entertaining. The original part of the cottage retains much of its character, with a formal dining room featuring two fireplaces, one currently housing a wood-burning stove. A further garden room provides a versatile additional reception space, ideally suited to a home office, study or craft room. On the first floor are three well-proportioned bedrooms and a spacious family bathroom, featuring an attractive freestanding roll-top bath.

A particular feature of the property is the self-contained one-bedroom annex, providing excellent flexibility for extended family, guests, or as an additional source of income, having been successfully let by the current owners. The accommodation is arranged over two floors, with a generous sitting room enjoying direct access to the rear garden. A small hallway leads to the fitted kitchen and staircase rising to the first floor. The first floor comprises an impressive bedroom with a vaulted ceiling and built-in wardrobes, giving a lovely sense of space and character. An en-suite bathroom with a separate shower completes the accommodation. The annex offers a high degree of independence from the main house and adds considerably to the versatility and overall appeal of the property. The self-contained annex enjoys the additional benefit of its own secluded garden, separate from the main grounds and providing a private outdoor retreat, ideally suited to guests, extended family or independent occupation.

Outside

Set along a quiet road, the property occupies a generous established plot, approached from a shared driveway through a five-bar gate. A long private driveway provides ample off-road parking and leads to a substantial triple garage. The gardens are a particular highlight, wrapping around the house and creating a delightful setting with a wonderful sense of space and privacy. Sweeping lawns are framed by mature trees and well-stocked flower and shrub borders, providing colour and interest throughout the seasons. A large patio adjoining the house offers an excellent space for outdoor dining and entertaining, with attractive views across the grounds.

Services: Main electric, mains gas, mains water, mains drainage and solar panels

Agents Note: The property is being subdivided and clear boundaries are yet to be submitted to land registry. There will be a shared driveway with legal maintenance agreements

How to get there: What3words: ///grants.named.advancing

Viewing: By appointment with TW Gaze

Freehold

Council Tax: Payable to Breckland, Band D (there is a current exemption for the annex)

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20387










SIEMENS







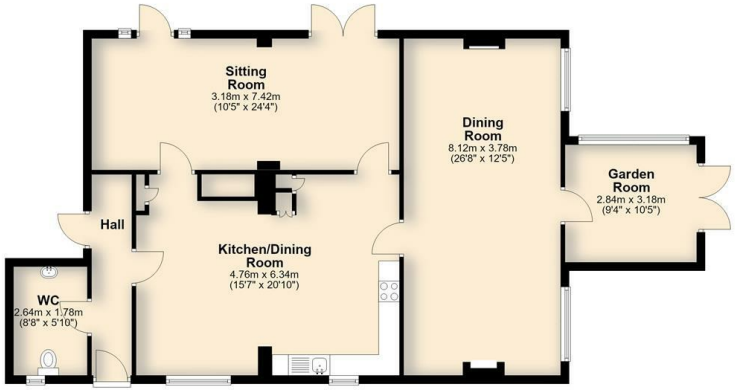




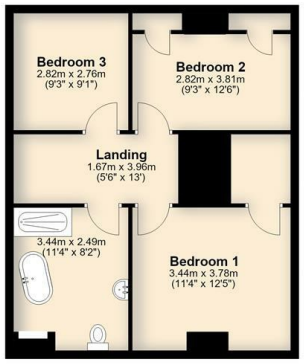




House Floor Plan



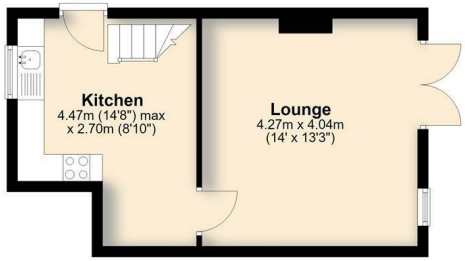
Ground Floor
Approx. 106.1 sq. metres (1141.6 sq. feet)



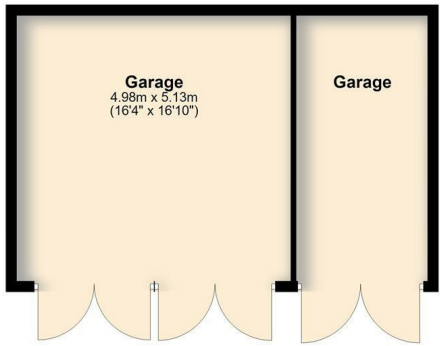
First Floor
Approx. 53.1 sq. metres (572.1 sq. feet)

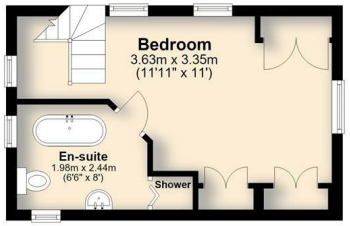
Total area: approx. 159.2 sq. metres (1713.6 sq. feet)

Annexe and Garage



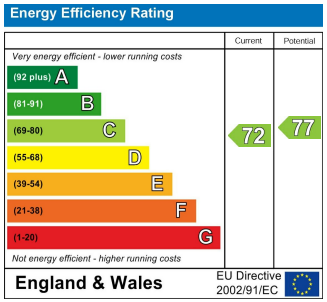
Ground Floor
Approx. 68.3 sq. metres (735.4 sq. feet)





First Floor
Approx. 21.4 sq. metres (230.1 sq. feet)

Total area: approx. 89.7 sq. metres (965.5 sq. feet)



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