



High Fields
Ashill | Norfolk | IP25 7DE

FINE & COUNTRY

MODERN AND SPACIOUS



In the charming West Norfolk village of Ashill, this outstanding five-bedroom detached family home built in the 1970s is located at the end of a quiet cul de sac. The accommodation is spacious and well-presented throughout, offering four bedrooms (the master bedroom with an ensuite) and a family bathroom to the first floor, while the ground floor includes a further bedroom (also with ensuite), a generously sized sitting room, kitchen and adjoining dining room, study and utility room. Set back from the road, to the front there is ample off-road parking on the shingled drive with gated access, and the garden to the rear is well maintained with a covered terrace and corner gazebo.







- A modern, detached family home in a popular location
- Flexible accommodation thought to suit Multi-Generational Living
- Ideal for those who work from home
- Sitting Room, Home Office, Dining Room, Kitchen & Utility
- Five Bedrooms (1 on the ground floor with an En-Suite)
- Family Bathroom and Two En-Suites
- Gated entrance to Off Road Parking and Gardens
- Total Accommodation extends to 1719sq.ft
- Energy Rating D

The Perfect Home in an Ideal Location

“We purchased our home in 2018. It was very outdated, and we knew cosmetically that it required a total renovation although nothing structural was needed,” the present owners said. “We were attracted to it due to the village location – we knew that Ashill is a very sought-after location and a lovely village. We like that our home is set in a small cul de sac along with seven other large properties, some of which are multimillion pound properties, so the cul de sac itself is impressive. The house is approximately twenty-eight years old, and all the properties in the cul de sac were individually designed and built by the people who lived here (and most of the original house designers/owners are still living here).”

“The house is deceptively big – it may look unassuming from the front but the property is just so large that visitors call it the Tardis! We recognised when we bought it that there was potential for multi-generational living due to the amount of space at the property and its layout. The very large drive was what we were looking for, as well as a low maintenance garden. In the time we have been here, the property has been completely renovated throughout, including a new kitchen, all new bathrooms, new bifold doors, a new porch added, and we have converted the garage to a spacious ensuite bedroom.”

When asked about their favourite spaces at the property, the current owners replied, “The sitting room and dining room because they both have very large bifold doors which open up the space and make it feel like they flow straight into the garden, which itself is great for barbecues and a bit of outdoor living. The main bedroom is also a firm favourite because it’s just so ridiculously big!”

“Ashill is the closest, best community we have ever lived in where everyone looks out for each other and newcomers are welcomed with open arms - this cul de sac in particular.”

Outside

“Our garden is not really overlooked due to the trees and the position of the nearby houses, and is low – almost no – maintenance, with a very large patio,” the owners said of the beautifully kept rear garden rear with the benefit of a covered terrace and also featuring a corner gazebo and with a workshop.



Village and Around

The epitome of mid-Norfolk living, Ashill is a charming West Norfolk village located near the market town of Watton which offers a wide range of shopping, schooling, and leisure facilities. "The village is sought after and rural, surrounded by farms and fields, but close to the market town of Swaffham and Watton," the owners said. "There's a pub, shop and a very well-regarded school within a few minutes' walk from the property." In addition, the village offers a community centre, a call-in centre, library and also a fish and chip van which makes weekly visits. The parish church of St Nicholas can be found in Ashill, close to a grouping of houses which form the oldest part of the village. A medieval church originally built in the 14th century, it was restored in the 19th century.

The towns of Swaffham, Watton and Dereham are easily accessible by road, and the neighbouring village of Necton offers a supermarket, petrol station, a village shop with a post office, and a butcher. Swaffham is approximately six miles to the west and a range of shopping facilities including a Waitrose supermarket can be found there. The cathedral City of Norwich is located approximately twenty-five miles to the east and offers a comprehensive range of shopping and leisure facilities as well as an International Airport.

"There are many country walks to choose from around the village, including some wonderful long walks to local churches, historic buildings and the surrounding villages."







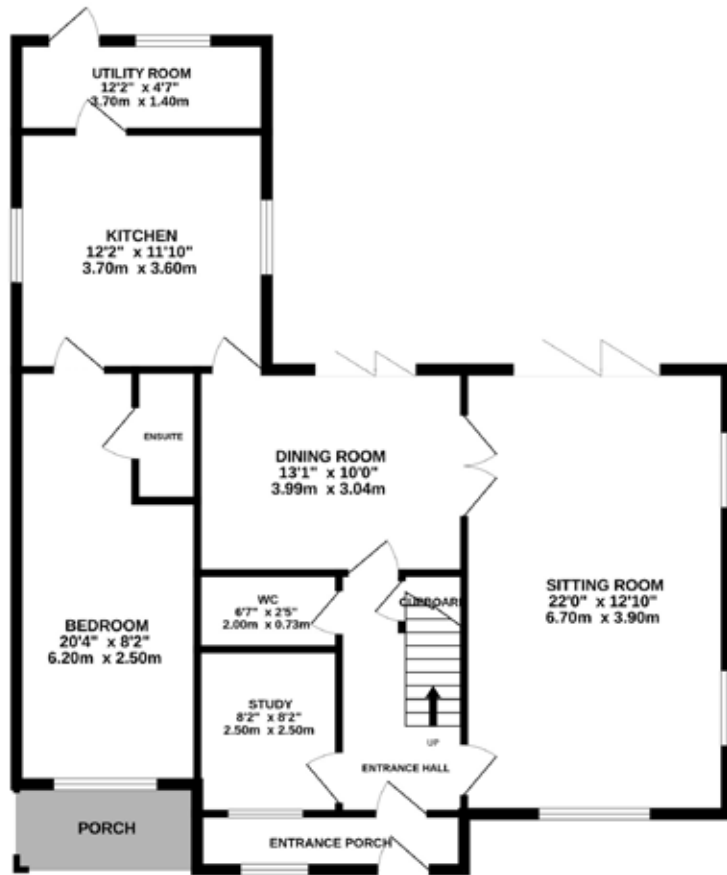




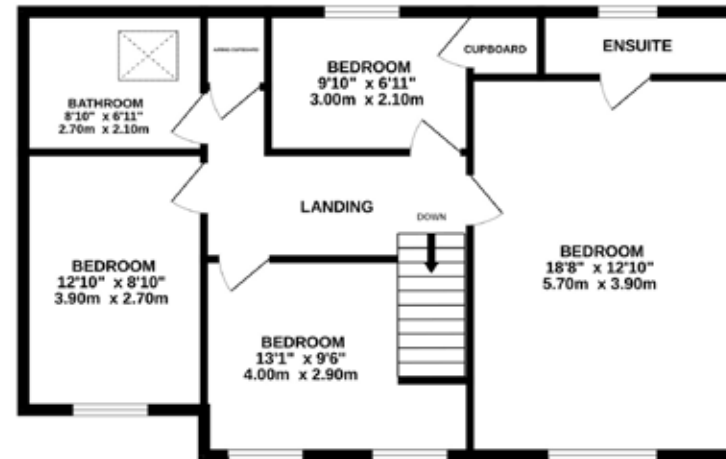




GROUND FLOOR
980 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR
739 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 1719 sq.ft. (159.7 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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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





On The Doorstep...

Ashill is a village located near to the market town of Watton, having a wide range of shopping, schooling, and leisure facilities. The cathedral City of Norwich can be found 25 miles to the east offering a comprehensive range of shopping and leisure facilities as well as an International Airport. "This is a very central location. We can reach both Kings Lynn and Watton easily from here. Being just four miles from Swaffham is also fantastic. It is a really up and coming town and has everything you need."

How Far Is It To?...

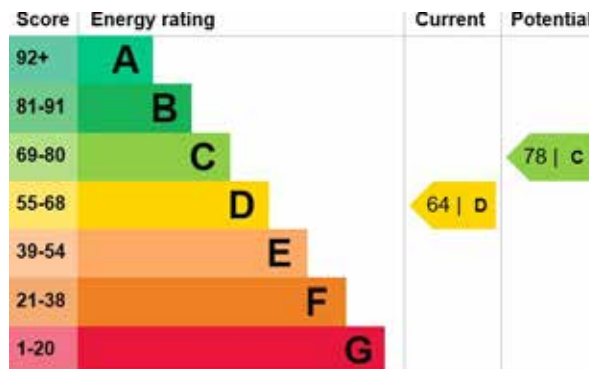
The cathedral City of Norwich can be found 25 miles to the north east offering a comprehensive range of shopping and leisure facilities as well as an International Airport. Thetford Forrest can be found to the south with its many nature walks and bicycle trails whilst the North Norfolk coast with its quaint villages and sandy beaches can be found 1 hour north by car. Stansted Airport can be found within 75 minutes drive to the south where you have connections to all major European destinations.

Services...

GFCH, Mains Water & Drainage
Breckland District Council
Council Tax Band E £2396.63 PA

Tenure

Freehold



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FINE & COUNTRY

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THE FINE & COUNTRY
FOUNDATION

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