



THE STORY OF
Cherry Croft
Ashill, Norfolk

SOWERBYS



THE STORY OF

Cherry Croft

Ashill, Norfolk
IP25 7BL

Offered Chain Free

Modern Detached Bungalow

Field Views to Rear

Double Garage

Air Source Heat Pump and Underfloor Heating

Large Sitting Room with Wood Burning Stove

Open Plan Kitchen/Dining Area
and Separate Utility Room

En-Suite and Bathroom

Three Double Bedrooms

Quiet and Popular Village Setting

Easy Access to Market Towns or
Watton and Swaffham

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Cherry Croft is a modern detached bungalow, offered to the market chain free and situated within a quiet, well-regarded part of the village of Ashill. The setting combines a peaceful residential environment with open field views to the rear, creating a strong sense of space and privacy while remaining well connected to nearby amenities.

Designed with comfortable and efficient modern living in mind, the property benefits from an air source heat pump and underfloor heating throughout, helping to support lower running costs and year-round comfort. The layout has been thoughtfully planned to suit both everyday life and entertaining, with the open-plan kitchen-diner forming a natural hub of the home. With a heightened sense of space due to the vaulted ceiling, the dining area flows effortlessly into the wider living space. A separate utility room adds valuable practicality, keeping day-to-day tasks neatly tucked away.

The generous lounge provides a welcoming space to relax; with a vaulted ceiling providing scale and a wood-burning stove adding warmth and character, it's equally suited to cosy evenings as it is to social gatherings. The balance between open-plan living and defined rooms offers flexibility without compromising comfort.

Accommodation is arranged across three well-proportioned double bedrooms, supported by an en suite and a separate family bathroom. This layout makes the property well suited to a range of buyers, including families, downsizers or those seeking single-storey living without compromise. The bedroom arrangement also allows for privacy and adaptability, whether for guests, home working or hobbies.



Designed for
comfortable, efficient
modern living, ideal in
every season.



Externally, the property is complemented by a double garage and features outdoor lighting for convenience. The pleasantly sized rear garden offers space for outdoor dining as well as ample options for gardening or 'growing your own', with raised vegetable and herb beds, a greenhouse and various fruit trees. An open outlook across adjoining fields to the rear enhances the feeling of rural living. Ashill is a popular village with a strong sense of community, while offering straightforward access to the market towns of Watton and Swaffham for shopping, schools and everyday services.

Cherry Croft presents a well-balanced lifestyle opportunity, combining modern efficiency, generous accommodation and a desirable village setting, all available with the added benefit of no onward chain.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Ashill

A MID-NORFOLK VILLAGE TO CALL HOME

Ashill is a friendly Breckland village offering a relaxed rural lifestyle with excellent access to nearby towns. Set 3 miles from Watton, 5 miles from Swaffham and around 21 miles from Norwich, it enjoys a convenient position while maintaining a welcoming village feel.

The village provides great everyday amenities, including a well-stocked shop, newsagent, and the popular White Hart pub, known for good food and a social atmosphere. The Call-In by the village pond is a favourite for morning coffee, and the community centre hosts regular clubs, classes and events. Families benefit from Ashill Primary School and easy links to secondary schools in nearby towns.

Local highlights such as Ashill Fruit Farm and Farm Shop bring fresh produce close to home, while Watton and Swaffham offer supermarkets, cafés, markets and leisure facilities just a short drive away.

Surrounded by open countryside, Ashill is ideal for walking, cycling and enjoying the outdoors. Its blend of community spirit, practical amenities and countryside setting makes it a rewarding place to call home.



Note from Sowerbys



Countryside Views

“A peaceful village setting with open field views to the rear, creating a strong sense of space and privacy.”



SERVICES CONNECTED

Mains water and electricity. Drainage via treatment plant. Air source heating. Alarm system and security cameras fitted.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 8403-4815-4939-0897-3883

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: //pairings.crescendo.procured

AGENT'S NOTE

The remainder of the property's warranty is in place until 2028.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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