



Ashfield House
Little Dunham | Norfolk | PE32 2DP

WONDERFUL FAMILY HOME IN A QUIET LOCATION



In the sought-after village of Little Dunham with easy access to Swaffham, Dereham and the A47, this stylish partially timber clad and brick detached family home stands on a quiet country lane. Offering five bedrooms (one with an en suite) and a family bathroom on the first floor, downstairs there is a wealth of living space including a sitting room with a Jetmaster open fireplace, kitchen/diner, a dining room adjoining a garden room, study and utility room. Outside there is a generous garden with established planting and also the wonderful feature of a large pond at the end. The property also has the benefit of a garage.



KEY FEATURES

- Attractive family home in the quiet village of Little Dunham
- Five Double Bedrooms (one with En-Suite)
- Ample Parking with Double Garage and Workshop
- 1.037 (stms) Acre plot offering a generous Garden with lots of potential and a Pond
- Large Sitting Room with multi-use Fireplace
- Open Dining Space with connecting Garden Room
- Spacious Kitchen Diner with "Alpha" cooker
- Downstairs Office/Snug Room
- Total Accommodation extends to 2275sq.ft
- Energy Rating E

Distinctive Design

"The property is located on a quiet lane with little passing traffic. It was built by a local builder, Roy Thompson," the present owner said. "His son John continues the family trade and runs R & I Builders. They have almost exclusively carried out all building work on the property since it was constructed. And this is the first time the house will be up for sale since it was built - I have lived here for twenty-nine years."

"The house is an individual design and intended to look like a Norfolk longhouse. I have had at least one surveyor here who thought it was a barn conversion. The improvements over the years have been more organic than radical with the addition of a garden room, the replacement of windows with doors to give access to outside areas that were not easily accessed, and the reduction in the amount of interior brick features.

When asked what sets the house apart, the owner replied, "The entrance hall with the stairway is possibly one of its more distinctive features as it creates an atrium-like feature going right up the first-floor ceiling. Beyond that, it is the way in which the ground floor has a cohesive flow to it with the downstairs' rooms flowing into each other and out into the garden." As for favourite areas in the house, the present owner said, "The large kitchen tends to be the room I occupy most these days. During the winter months the lounge with its open fireplace in which either logs and solid fuel can be burnt is the place to retreat to."

"The house is in a quiet location in the village and has an extensively landscaped garden - I will miss that once I move, and the spaciousness of the property."





KEY FEATURES

Garden

"The garden was professionally landscaped shortly after the house was built, and a large pond was subsequently added," the owner explained. "There is an intimate shady courtyard area accessed from the kitchen which is ideal for alfresco dining. The areas immediately by the house are slightly more manicured and formal, with the garden becoming a little wilder the further away from the house you go. There are many aspects to the garden, each one leading onto something different. The garden is wonderful for children with lots of hiding places and areas to create dens. There is diverse wildlife found in the garden as there are several areas conducive to them; moorhens nest on the pond and there are hedgehogs, shrews and voles, while the pond is home to frogs and newts. Also outside there is a large garage with potentially the space to house three vehicles along with a separate workshop area."

Out and Around

The little village of Dunham is a friendly place with a good community spirit, on the last Friday of each month there is a pop up pub in the village hall. Regular craft classes are held there aswell. The village holds an annual dog show and harvest supper. Swaffham with its Waitrose store, is about five miles away. The village nestles amongst the many trees which surround it and approaching it from Sporle, you do not realise it is there until the last moment. For walkers and dog walkers there is a network of public and also permissible footpaths courtesy of the local farmer. As a dog owner, I have somewhere to walk my dog on my doorstep."

The village of Little Dunham has a play area in the village with a large playing field. St Margaret's Church is 12th century and is located in the Breckland District of Norfolk, approximately one and a half miles south of its sister village, Great Dunham, and northeast of the historic market town of Swaffham.

In the neighbouring village of Great Dunham, the amenities and facilities include a primary school, village hall with children's climbing and play equipment. And other locations nearby which can be enjoyed for walking or cycling include Litcham Heath and Castle Acre, while the North Norfolk coast is within easy driving distance. The village of Sporle is only 2 miles away and has the first ever named pub after the King - The King Charles III. And when further facilities are required, the market towns of Holt and Fakenham are at twenty-five miles and twelve miles respectively.

























INFORMATION



On Your Doorstep...

With easy access to the A47, Dereham and Swaffham are a 10 minute drive. Set between these two market towns, you have a broad range of facilities within very easy reach, including a choice of three major supermarkets (Tesco and Morrisons at Dereham and Waitrose at Swaffham). Within Little Fransham you will find an excellent farmshop. Of course, Norwich, the County capital has an extensive range of cultural, social sporting and retail facilities.

How Far Is It To?...

Little Dunham lies about 25.5 miles west of Norwich (with its International Airport and main line rail link to London Liverpool Street) and 21.5 miles east of Kings Lynn. Just 9.5 miles to Dereham and 6.5 miles to Swaffham, you can also find Fakenham – the gateway to North Norfolk, just 15 miles to the north, with the wonderful North Norfolk coastline at Wells-next-the-sea only a further 10 miles beyond that.

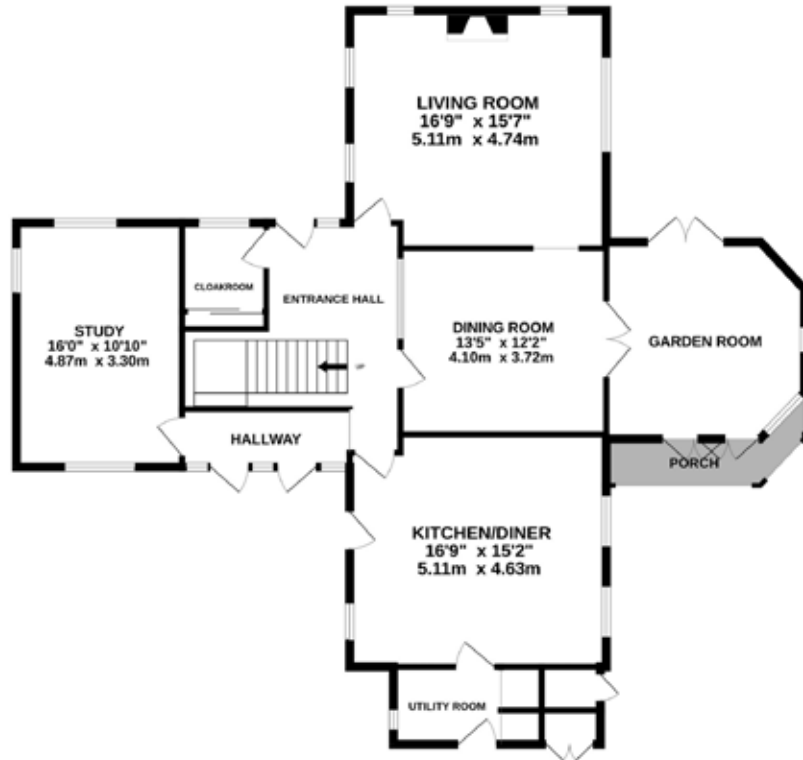
Services, District Council

OFCH, Mains Water & Septic Tank
Breckland District Council
Council Tax Band F

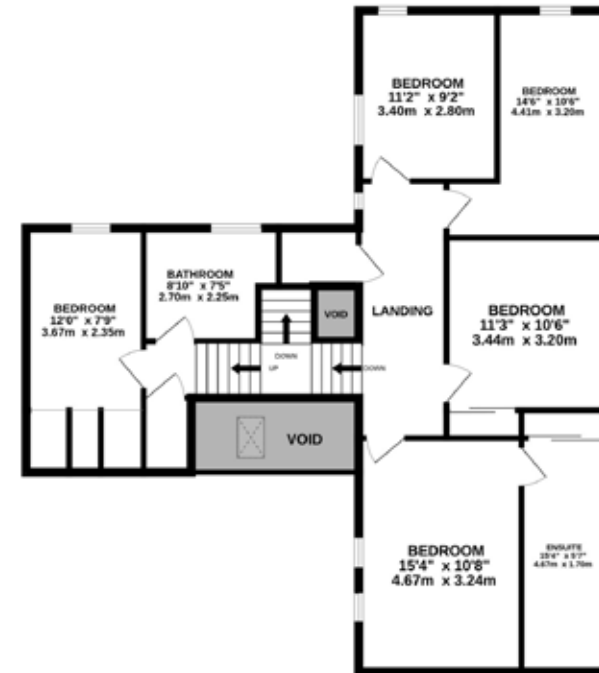
Tenure

Freehold

GROUND FLOOR
1289 sq.ft. (119.7 sq.m.) approx.



1ST FLOOR
986 sq.ft. (91.6 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 69 C |
| 55-68 | D | | |
| 39-54 | E | 50 E | |
| 21-38 | F | | |
| 1-20 | G | | |

TOTAL FLOOR AREA : 2275 sq.ft. (211.3 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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