



THE STORY OF

# The Willows

*Ashill, Norfolk*

SOWERBYS





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Watton Road, Ashill, Norfolk,  
IP25 7AQ

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Well-Presented Executive Detached Home

Accommodation Extending to  
Approximately 2,588 Sq. Ft.

Four Double Bedrooms

High Specification Kitchen with  
Separate Utility Room

Sitting on a Plot of 0.3 Acres (STMS)

Backing on to Norfolk Farmland

Three Reception Rooms

Large Garden with Useful Purpose-  
Built Outbuilding

Study

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**SOWERBYS WATTON OFFICE**

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Set in a tranquil, semi-rural location on the edge of the popular village of Ashill, this impressive executive-style family home offers a superb blend of space, style, and countryside charm. Approached through grand double gates, a spacious driveway provides ample parking for several vehicles, along with the convenience of a double garage.

The main residence spans over 2,500 sq. ft., offering thoughtfully designed accommodation ideal for modern family living. A warm and inviting living room, complete with a wood-burner, sets the tone for relaxation, while a formal dining room and a bright conservatory provide elegant spaces for entertaining. At the heart of the home is a stunning fitted kitchen with a central island, flanked by a separate utility room for added convenience. A ground-floor study and a WC complete the practical layout of this level.

Upstairs, four generous bedrooms provide comfortable retreats, including a principal suite with its own en-suite bathroom. The remaining bedrooms are well-served by a stylish family bathroom, creating a harmonious balance of shared and private spaces.

The outdoor areas are equally impressive, featuring beautifully maintained lawns and a significant outbuilding, ideal as a home office, studio, or workshop. To the rear, the property enjoys uninterrupted views over neighbouring farmland, offering a serene backdrop and a connection to the surrounding countryside.

With its commanding presence, versatile spaces, and idyllic setting, this exceptional home promises a lifestyle of comfort and sophistication in a highly desirable location.









First Floor  
Approximate Floor Area  
1,020 sq. ft  
(94.76 sq. m)



Outbuilding  
Approximate Floor Area  
281 sq. ft  
(26.10 sq. m)



Ground Floor  
Approximate Floor Area  
1,189 sq. ft  
(110.46 sq. m)



Garage  
Approximate Floor Area  
340 sq. ft  
(31.58 sq. m)

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

Nestled between the market towns of Swaffham and Watton for convenience, Ashill is the epitome of mid-Norfolk living.

The village is quaint, the road through meanders alongside cottages, a community centre and village pub.

The parish church of St Nicholas peers over the wall. Dating back to the 14th century, the church stands close to a group of houses that form the oldest part of the village.

The thriving, historic market town of Swaffham offers an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities, including an excellent Golf Club. The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and ‘The Buttercross’.

In each direction a different taste of Fen-land lifestyle calls to be enjoyed. To the west, Hanseatic King’s Lynn sits on the River Great Ouse with direct rail link to London and Cambridge.

Royal Sandringham Estate sits just outside the port town and beyond, the shores of sought-after North Norfolk curve around the coast. Around 25 miles east, the cathedral city of Norwich offers an abundance of stores.

Leaving field views behind, Thetford forest lies south on the border to Suffolk.



### Note from Sowerbys



“...uninterrupted views offer a serene backdrop and a connection to the surrounding countryside.”



### SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

D. Ref:- 8202-8224-4529-6626-2283

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: ///triathlon.dame.offer

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# SOWERBYS

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to these Norfolk charities every time we sell a home

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Journey

 **St Martins**  
more than a home  
for the homeless

 **mind**  
Norfolk and  
Waveney

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Charity**  
— EST. NORFOLK 1989 —

 **East Anglian  
Air Ambulance**

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