



THE STORY OF
46 Millfield
Ashill, Norfolk

SOWERBYS



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46 Millfield

Ashill, Norfolk
IP25 7BQ

Offered Chain Free

Popular Village Location

Two Double Bedrooms

Shower and Separate WC

Modern Kitchen/Breakfast Room

Two Spacious Reception Rooms

Tandem Garage and Workshop Area

Private Rear Garden

Close to Village Amenities

SOWERBYS WATTON OFFICE

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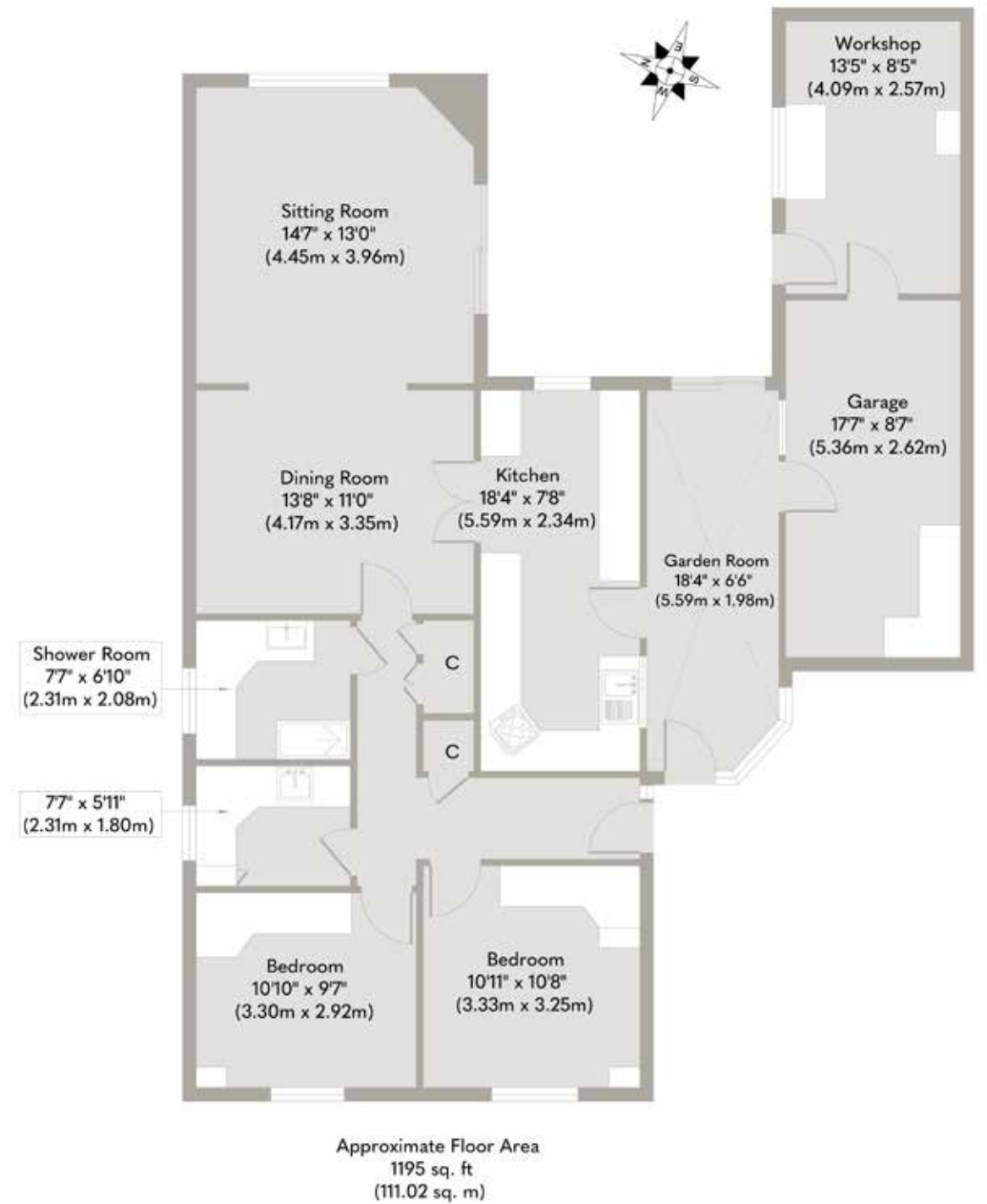
Set within the quiet village of Ashill, this detached bungalow on Millfield Road offers a straightforward, practical layout with the advantage of being offered chain free. The home extends to just under 1,200 sq. ft. and is well-proportioned for those seeking single-level living with additional space for hobbies or storage.

The accommodation is arranged with two double bedrooms and a shower room tucked to one side of the bungalow, keeping sleeping space separate from the main living areas. The sitting room is a generous size, complemented by a separate dining room, while the kitchen leads directly to a garden room, garage, and workshop - making it particularly appealing for anyone who values functional indoor-to-outdoor connections and space for projects.

The garden room opens onto the rear garden, creating an additional versatile area that could serve as a utility, hobbies room, or simply a spot to enjoy the outlook. The inclusion of both a garage and workshop provides useful flexibility, whether for vehicles, storage, or hands-on pursuits.

Ashill is a well-regarded village with a strong sense of community and easy access to surrounding towns such as Watton and Swaffham, while still offering the peace and quiet associated with rural living.

This property is ready for its next chapter, giving a buyer the opportunity to settle into a practical home in a pleasant Norfolk village without the complications of an 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

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



“...a strong sense of community, with the peace and quiet associated with rural living.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 2120-9611-5914-0641-8739

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: ///fishnet.handsets.materials

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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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