



THE STORY OF

Sandwood

Ashwicken, Norfolk

SOWERBYS



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Sandwood

Ashwicken, Norfolk
PE32 1LS

Detached Family Home in a Prime Location
Approx. 2,059 Sq. Ft. of Flexible Living Space

Set in Grounds of 0.75 Acres (STMS)

Four Double Bedrooms, Including
En-Suite Principal

Two Spacious Reception Rooms
with Panoramic Garden Views

Exceptionally Private, Woodland-Style Setting

Swimming Pool with Scope for Restoration

Two Spacious Garage's and
Ample Driveway Parking

Offered with No Onward Chain

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Tucked away in an exceptionally secluded setting, Sandwood is a distinctive split-level home surrounded by mature trees and light woodland, with gardens which extend to approximately 0.75 acres (STMS). offering a true sense of escape while remaining within easy reach of King's Lynn and nearby amenities.

Believed to date back to the 1960s and thoughtfully extended by previous owners in the late 1970s/early 1980s, this detached property now presents over 2,000 sq. ft of versatile accommodation, rich in natural light and brimming with potential.

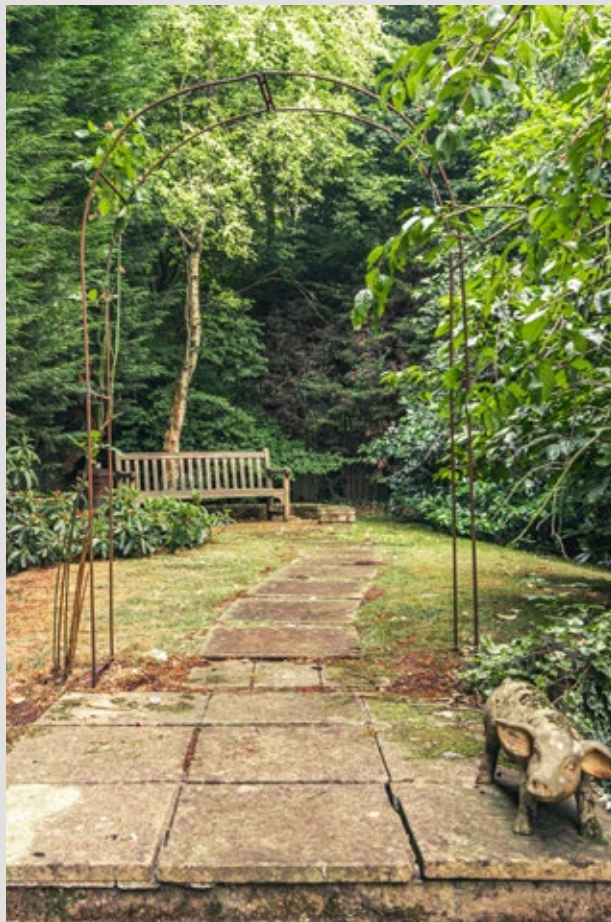
Inside, the home unfolds over cleverly arranged split levels, creating well-defined zones for living, dining, and sleeping. Two spacious reception rooms provide plenty of room for both relaxed family life and entertaining, with large windows and sliding glass doors framing the garden and woodland beyond. The layout allows for effortless flow, while still offering pockets of privacy and calm.

The principal bedroom benefits from an en-suite and generous built-in storage, while three further bedrooms are served by a family bathroom and additional WC. A well-equipped kitchen sits centrally, linking the reception areas and providing views out to the garden.

Outside, the grounds are a real highlight - beautifully screened by mature hedging and woodland, with a disused swimming pool offering scope for restoration or redevelopment within the garden landscape. Two spacious garages and ample gravelled parking complete the picture.

Offered with no onward chain, Sandwood is ideal for those seeking space, privacy, and an opportunity to create something truly special in a peaceful, well-connected village setting.





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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Ashwicken

A SCENIC AND
QUIET VILLAGE

Situated in the heart of West Norfolk, Ashwicken is a lovely quiet village where you can enjoy the tranquillity of countryside living. The village itself offers a 14th century church and a Primary school for those with young children.

There are many scenic walking routes nearby around the lakes in Leziate and Sandringham Estate with the house, the gardens and woodland walks is just a short drive away. Slightly further away is the popular north Norfolk coast with its beautiful cliffs and beaches. For keen golfers there are courses in King's Lynn and the links courses of Hunstanton and Royal West Norfolk at Brancaster.

Less than eight miles away, is this market town of King's Lynn. Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.

Ashwicken is perfectly located for those looking for a quieter way of life, whilst remaining close to the thriving town of King's Lynn and all of the amenities it has to offer.



Note from Sowerbys



Rear Garden

“...beautifully screened by mature hedging and woodland, with a disused swimming pool offering scope for restoration.”



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Heating via electric storage heaters.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

G. Ref: 2211-2101-8171-3625-9245

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: ///oath.slacker.dolls

AGENT'S NOTE

The sellers of the property have submitted an application for adverse possession/first registration to HM Land Registry in respect of lost deeds relating to the property.

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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