



THE STORY OF

15 Cressingham Road

Ashill, Norfolk

SOWERBYS



THE STORY OF

15 Cressingham Road

Ashill, Thetford, Norfolk
IP25 7DG

Popular Village Location

Easy Access to Local Amenities

Field Views to Front

Generous South Facing Garden

Multiple Receptions Spaces

Three Double Bedrooms

Two Shower Rooms

Conveniently Located for Market
Towns of Watton and Swaffham

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Set in the popular village of Ashill, 15 Cressingham Road is a well-proportioned three-bedroom detached bungalow offering a practical and flexible home, with a generous south-facing garden and open field views to the front. The property combines the advantages of single-storey living with a particularly good amount of internal space, including multiple reception areas, three double bedrooms and two shower rooms. Ashill is a well-established Norfolk village with a range of local amenities close at hand, while the property is also conveniently positioned for the larger market towns of Watton and Swaffham.

Inside, the accommodation provides plenty of flexibility. The main living spaces are generously proportioned, with the sitting room providing a comfortable principal reception area and the adjoining conservatory adding a useful additional space overlooking the garden. The separate dining room and well-sized kitchen further enhance the sense of versatility.

There are three double bedrooms, giving the property useful accommodation for a family, visiting guests or those needing dedicated home-working or hobby space. Two shower rooms add practicality, with the detached layout also providing a degree of separation between the living and bedroom areas.

Outside, the south-facing garden is a particularly attractive feature. Its generous proportions and orientation offers good potential for enjoying the garden throughout the day. To the front, the outlook extends towards fields, giving the property a pleasant open aspect that is not always available with village homes. The property also benefits from useful ancillary space, including a garage, utility room and substantial outbuildings. The outbuildings provide approximately 255 sq ft (23.70 sq m) of additional floor area and offer considerable potential for storage, workshop use, hobbies or other practical requirements, subject of course to any necessary permissions.

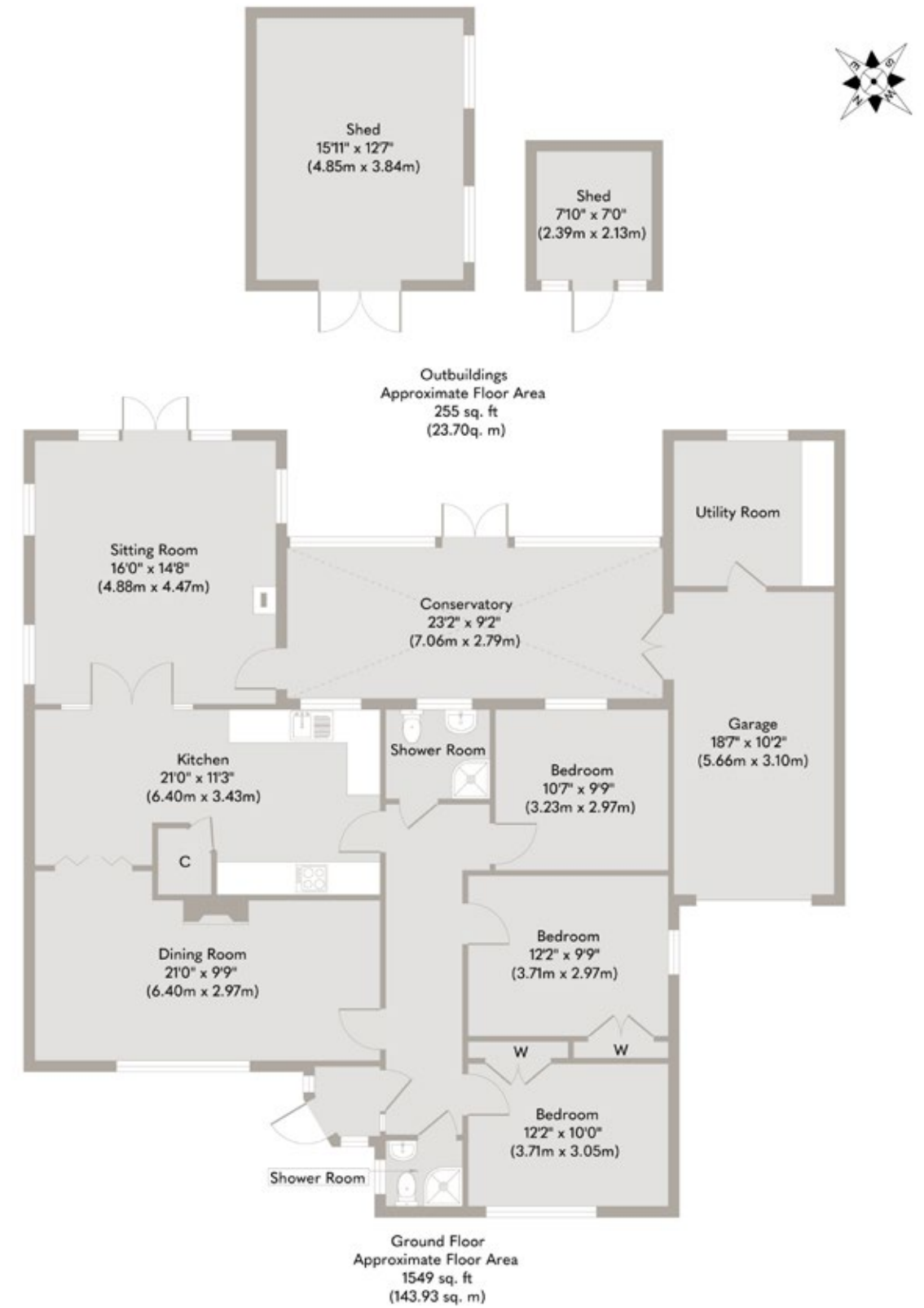
Overall, Cressingham Road offers a combination of space, flexibility and location that should appeal to a wide range of buyers.





Three words to describe
the home would be
spacious, peaceful
and heaven.





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 the Vendor



“Our favourite spots are either sitting outside in the garden under the pergola or gazebo or sitting in our lounge with the doors open looking out into the garden.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///debit.indulgent.incur

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SOWERBYS

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