



THE STORY OF

2 Woodlands

Ashill, Norfolk

SOWERBYS



THE STORY OF

2 Woodlands

Ashill, Thetford, Norfolk
IP25 7AL

Popular Village Location, with Amenities

Easy Access to Watton and
Swaffham Town Centres

Two Double Bedrooms

Privately Enclosed Rear Garden

Converted Garage, Can be Used
for Home Office or Studio

Newly Fitted Three Piece Bathroom

SOWERBYS WATTON OFFICE

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Situated within the well-served and sought-after village of Ashill, this detached two-bedroom bungalow presents an excellent opportunity for those seeking single-storey living in a peaceful yet well-connected setting. The village offers a range of everyday amenities, whilst the nearby market towns of Watton and Swaffham provide an excellent selection of shops, supermarkets, cafés and leisure facilities, making this an ideal location for those looking to enjoy village life without compromising on convenience.

The property has been well maintained and thoughtfully improved, including a newly fitted three-piece bathroom, creating a home that is ready to move straight into.

Offering two generous double bedrooms and well-proportioned living accommodation throughout, the bungalow provides a practical and versatile layout suited to a range of buyers, from downsizers and retirees to professionals or those looking for a manageable family home.

A particular highlight is the converted garage, which offers valuable additional space and could easily be utilised as a home office, hobby room, studio or treatment room, providing flexibility to suit a variety of lifestyles and working arrangements.

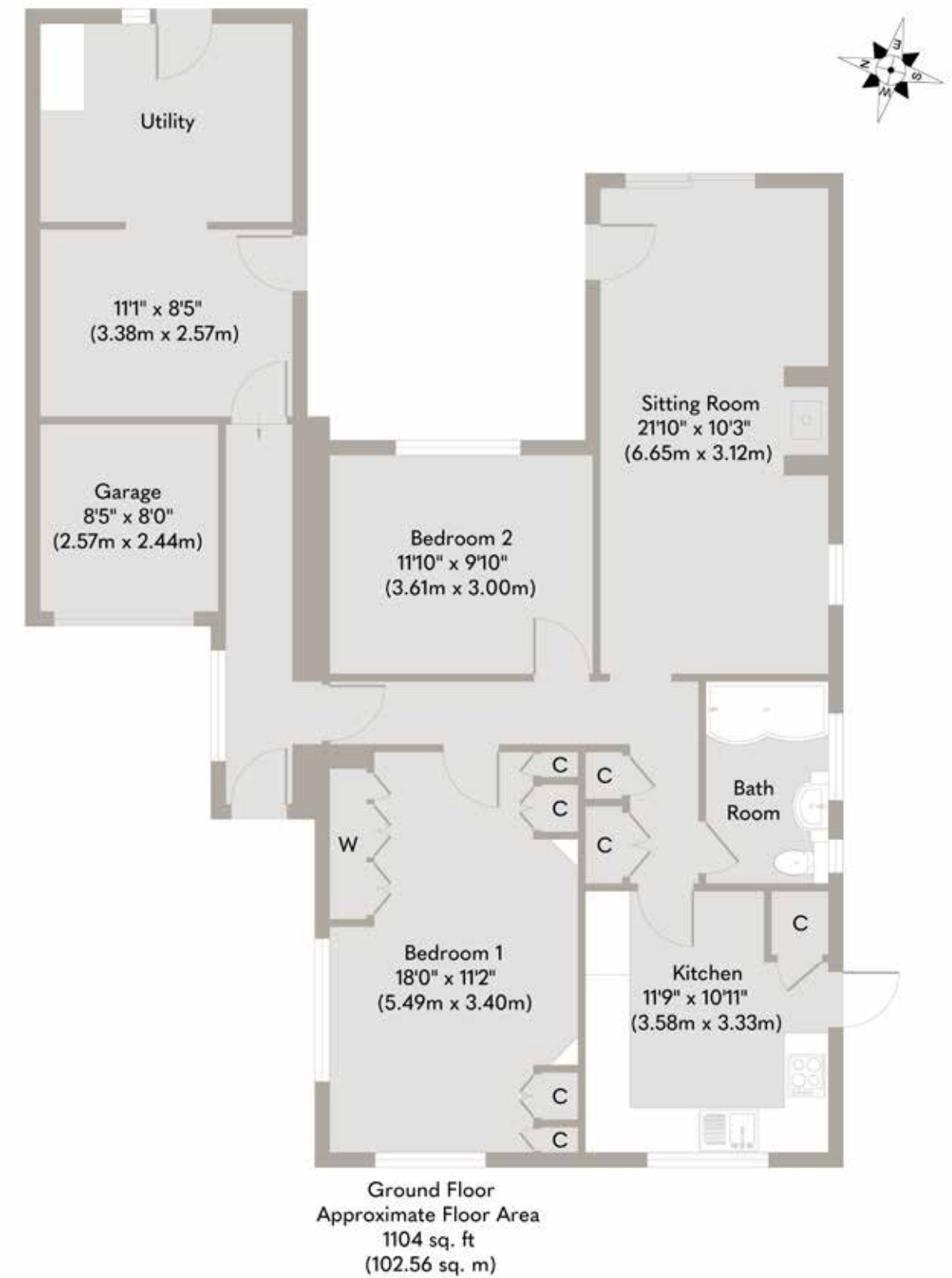
Outside, the privately enclosed rear garden offers a secure and secluded space to relax or entertain, with plenty of room for keen gardeners, pets or simply enjoying the warmer months in privacy.

Combining spacious accommodation, modern improvements and a versatile layout with a desirable village location, this detached bungalow offers an excellent balance of comfort, practicality and convenience, making it a fantastic opportunity for buyers looking to enjoy the best of Norfolk village living.



A wonderful outdoor
retreat with room
to relax, garden and
unwind.





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 Sowerbys



“Village charm.
Modern comfort.
Flexible living.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref - 9135-2421-6500-0671-4202

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: ///artist.cherry.snowballs

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SOWERBYS

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