



THE STORY OF  
**Wicken House**  
*Ashwicken, Norfolk*

**SOWERBYS**



THE STORY OF

# Wicken House

1 East Winch Road, Ashwicken, Norfolk  
PE32 1LX

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Superb Four Bedroom Detached Family Home

Highly Desirable Location on  
“Millionaires Row” in Ashwicken

Generous 0.76 Acre Plot (stms)

Secure Electric Gated Entrance  
with Private Driveway

Double Garage with Ample Off-Road Parking

Five Reception Spaces Including  
Extensive Open-Plan Living Area

Open-Plan Kitchen/Dining Space with  
Contemporary Family Living Focus

Two En-Suite Bedrooms with Balcony Access

Principal Suite with Private Roof  
Terrace and Far-Reaching Views

Beautifully Landscaped Wraparound  
Gardens with Multiple Seating Areas

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Wicken House is a superb four bedroom family home occupying a prime position on one of Ashwick's most sought-after roads, locally known as "Millionaires Row". Set within an impressive 0.76 acre plot (stms), this beautifully established home has been cherished by our vendors for the past 28 years and now offers a rare opportunity for its next custodian to enjoy both its generous proportions and exceptional setting.

Approached via secure electric gates, the property immediately feels private and well secluded, with a sweeping drive leading to a double garage and ample parking. The sense of arrival is both impressive and discreet, setting the tone for the space and flexibility found throughout the home.



Inside, the house unfolds with a natural flow designed for modern family living and entertaining. The main reception spaces are light-filled and elegant, with parquet flooring, bay windows and a wonderful sense of scale throughout. A particularly special garden room enjoys far-reaching views across the beautifully landscaped gardens and adjoining countryside beyond, creating a peaceful retreat within the home. Equally, the sun room offers a more intimate setting – a place to unwind, read and enjoy the changing light throughout the day.



At the heart of the home, the open-plan kitchen and dining space has been thoughtfully adapted for contemporary living, blending practicality with a sociable layout. With extensive storage, granite work surfaces and space for a range-style cooker, it sits comfortably as the hub of the house, opening seamlessly into further living and study areas. This impressive extended space spans approximately 26ft, with multiple aspects and French doors opening directly onto the terrace, making it ideal for entertaining on a larger scale. A separate utility room and two cloakrooms complete the ground floor accommodation



Upstairs continues to impress, with four double bedrooms arranged to create a sense of both privacy and balance. The principal suite forms its own relaxed retreat, complete with fitted storage, a stylish shower room and access onto a private roof terrace where far-reaching views can be enjoyed. A guest bedroom also benefits from its own en-suite and balcony, further enhancing the home's sense of flexibility and lifestyle appeal.





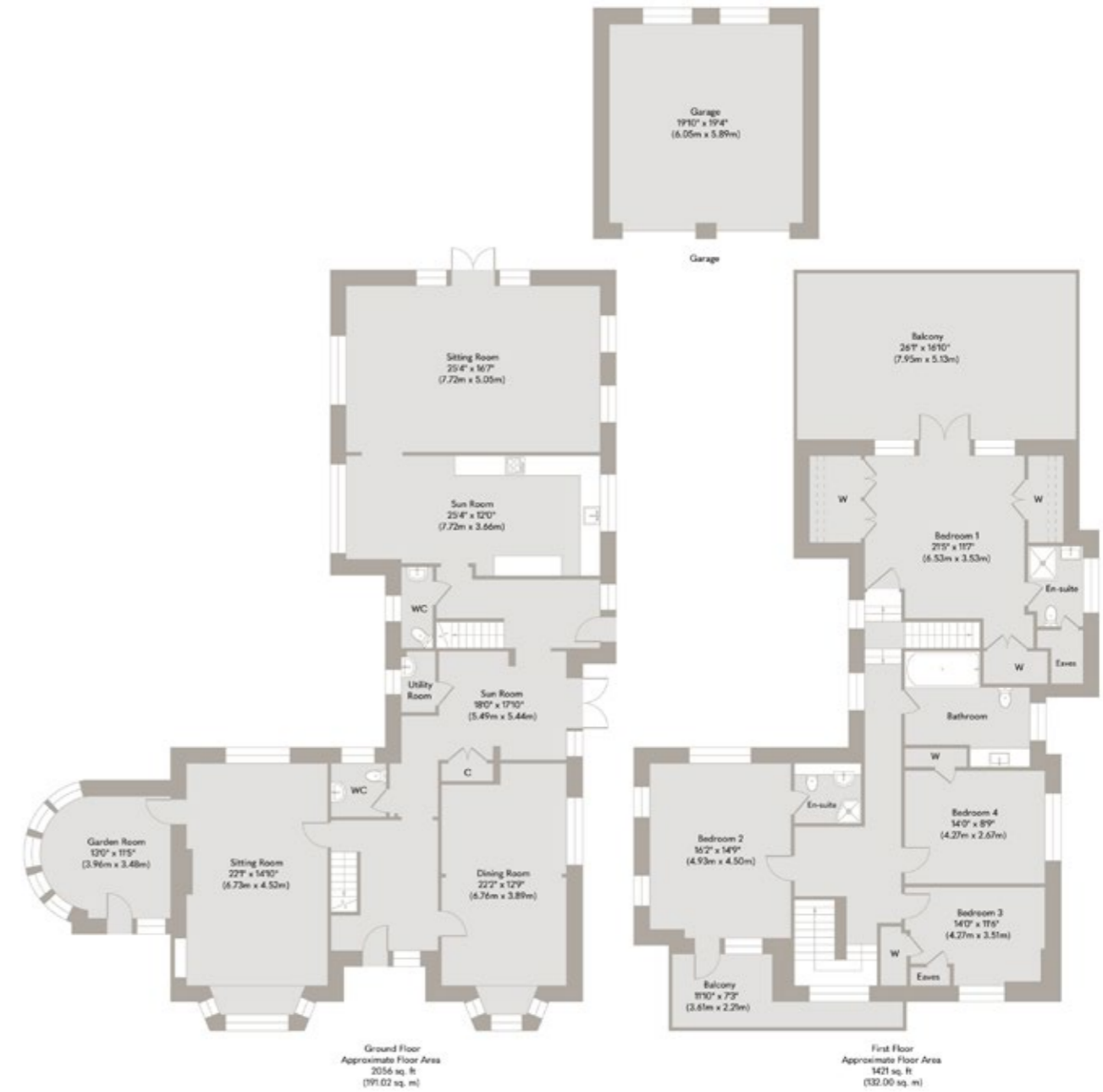
Outside, the gardens have been carefully designed and lovingly maintained, wrapping around the property and offering a series of distinct areas to enjoy throughout the day. Expansive lawns, mature planting, a tranquil pond and established trees create a wonderful backdrop, while multiple seating and patio areas provide ideal spaces for al fresco dining and entertaining.

Wicken House combines privacy, space and long-term ownership in one of the area's most desirable locations, offering a rare opportunity to acquire a substantial home with outstanding lifestyle appeal.



The gardens have been beautifully landscaped and has a great size lawn for children to run around.





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



Ashwicken is a charming Norfolk village offering a peaceful rural lifestyle within easy reach of nearby towns and the wider Norfolk region. Located approximately 8 miles north-west of King's Lynn and 11 miles south-east of Fakenham, it provides a quiet countryside setting with excellent access to amenities, schools and leisure destinations.

The village is small and largely residential, with surrounding farmland and open spaces creating ideal opportunities for walking, cycling and countryside exploration. Its location places it within easy reach of local shopping, cafés, pubs and services in King's Lynn and Fakenham, where you'll find supermarkets, boutique shops, independent cafés and restaurants, as well as cultural attractions, leisure facilities and schools.

For families, the surrounding area offers a selection of primary and secondary schools, while community and recreational activities are available in neighbouring villages. Outdoor pursuits are abundant, with scenic lanes, footpaths and nearby nature reserves ideal for exploring, running or horse riding.

Ashwicken's lifestyle combines tranquil rural living with practical accessibility, allowing residents to enjoy the space and calm of the Norfolk countryside while remaining well connected to town, coast and city.

## Note from the Vendor



“Our home is unique, spacious and bright. There is a real sense of seclusion here.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band G.

### ENERGY EFFICIENCY RATING

D. Ref:- 0948-4984-7232-2243-6994

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: ///guards.caressed.daring

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# SOWERBYS

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