



THE STORY OF

Ash House

Litcham, Norfolk

SOWERBYS



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Ash House

Rectory Meadow, Litcham, Norfolk
PE32 2NR

Offered with No Upward Chain

Substantial Five Bedroom Detached Family Home

Positioned Within a Quiet Cul-De-Sac Setting

Private Plot of Approximately 0.28 Acres (STMS)

Three Versatile Reception Rooms
Offering Flexible Living

Generous Kitchen-Breakfast Room
Forming the Heart of the Home

Five Well-Proportioned Double Bedrooms

Principal Bedroom with En-Suite Shower Room

Double Garage and Extensive Driveway Parking

Convenient Access to the North Norfolk Coast

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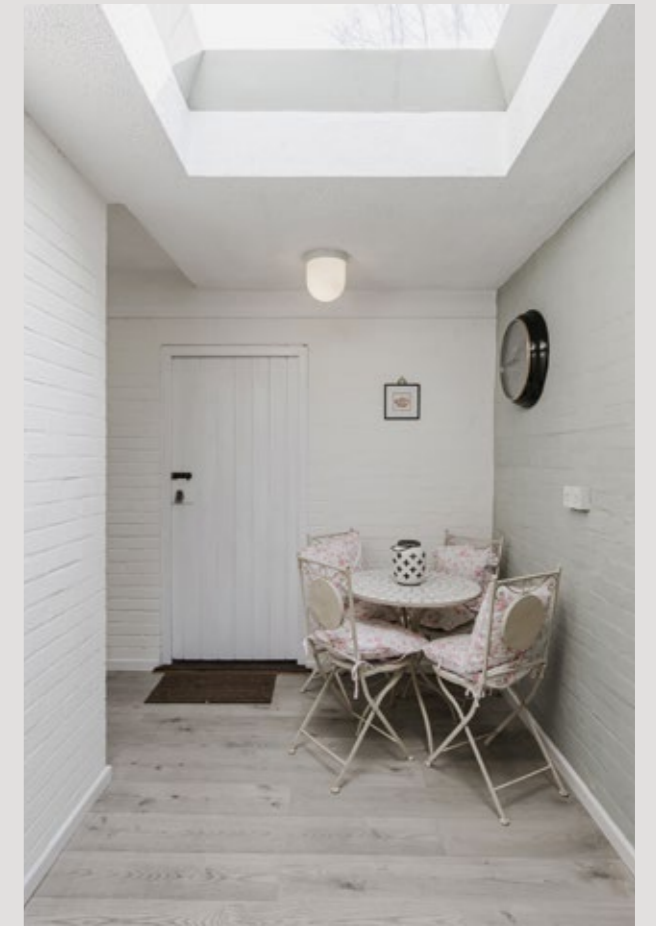




Set along a quiet cul-de-sac within the well-regarded village of Litcham, Ash House is a substantial five-bedroom detached home that delivers both scale and versatility, framed by a private plot of approximately 0.28 acres (stms). The setting offers a pleasing balance between a calm residential atmosphere and the gentle rhythm of village life, where a strong sense of community and access to open countryside shape the day-to-day experience.

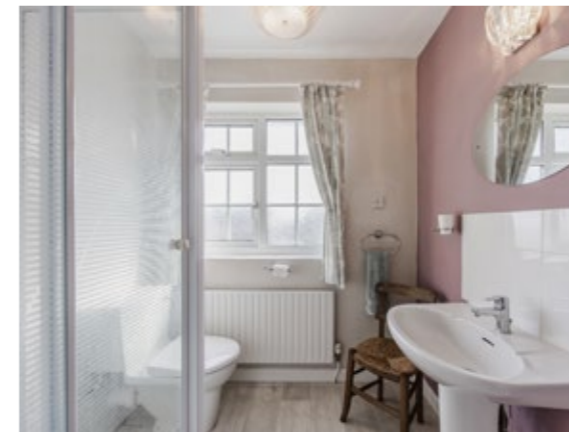
The house unfolds with a natural sense of proportion, its layout designed to respond to the evolving needs of modern living. Three reception rooms provide a series of distinct yet connected spaces, each lending itself to different moments throughout the day. A principal sitting room offers a refined yet comfortable setting for relaxation, while a separate dining room invites more formal gatherings and long, unhurried meals. A third reception room introduces further flexibility, equally suited to a home office, snug or creative space, allowing the house to adapt with ease as lifestyles shift.

At its heart, the kitchen-breakfast room forms a sociable and enduring centrepiece. Generous in scale and filled with natural light, it is a space that naturally draws people together, whether for everyday routines or more informal entertaining. There is an ease to the way this part of the home functions, supporting both busy family life and quieter, slower-paced mornings.



Spacious, light and warm - it's a home that has always felt welcoming and easy to live in.





Upstairs, five well-proportioned double bedrooms provide a sense of comfort and retreat. The principal suite enjoys the privacy of its own en-suite, while the remaining bedrooms are arranged around a family bathroom, offering flexibility for growing families, visiting guests or those seeking dedicated work-from-home space. The overall arrangement ensures the house remains as practical as it is spacious, with thoughtful consideration given to daily living.

Outside, the grounds extend to approximately 0.28 acres (stms), creating a setting that feels both open and private. The garden offers space to relax, entertain or simply enjoy the changing seasons, with ample room for children to play or for keen gardeners to shape and personalise. This sense of space enhances the overall character of the house, reinforcing its appeal as a long-term family home.

A double garage and a substantial driveway provide excellent parking provision, comfortably accommodating multiple vehicles, further supporting the practical aspects of the property.

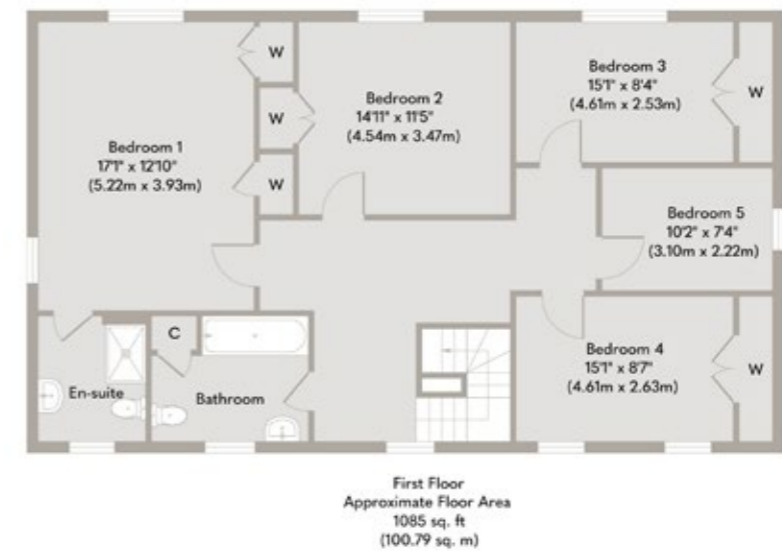
Life in Litcham centres around community, countryside and continuity. The village is particularly well known for its schooling, with a 'Good' OFSTED-rated school serving all ages, making it especially appealing for families seeking a settled and enduring base. Surrounded by gently rolling Norfolk landscape, the area invites walking, cycling and a slower pace of life, while remaining within easy reach of the North Norfolk coast and nearby market towns for everyday amenities.

Offered with no upward chain, Ash House brings together space, flexibility and a composed village setting, offering a home that is as much about lifestyle as it is about accommodation.



The conservatory is a favourite spot, overlooking tropical planting and a beautifully stocked clematis garden.





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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Litcham

COMMUNITY LIFE IN THE MIDDLE OF NORFOLK

With a welcoming community and beautiful surroundings, Litcham is perfect for those looking to enjoy the idyllic village life.

The village has a popular pub, The Bull, which is a traditional coaching inn from the 17th century, although the foundations date back to the mid 1300s, which makes it the second oldest inn in Norfolk. There is also a doctors' surgery, village hall, post office / general store, and two schools: a primary, and the very much in demand, Litcham High.

Litcham Common is a managed Nature Reserve of 28 hectares of lowland heath and mixed woodlands, situated to the south of the village on the Nar Valley Way, a 35 mile long footpath from East Dereham to King's Lynn. Surrounded by beautiful countryside scenery, the river Nar is never far away whilst you are venturing along this path.

All Saints Church dates back to the 12th century, but was largely rebuilt in the early 15th century. There is also a Methodist Chapel on Front Street, which was built in 1909. The Priory at the bottom of Church Street is likely to have once been a Chapel or Hermitage.

Nestled in the Brecklands, in the heart of the county, Dereham is a classic market town approximately 9 miles away. There's a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing.



Note from the Vendor



“We’ve loved the peace and quiet, with countryside walks, a nearby common and bridleway, and an excellent high school all within easy reach.”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 6436-6027-6600-0627-0292

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: ///regular.choppy.specifies

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SOWERBYS

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