



THE STORY OF

Deers Leap

Ashill, Norfolk

SOWERBYS



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Deers Leap

Hale Road, Ashill, Norfolk
IP25 7BL

Independently Built Four Bedroom Family Home

Just Under 1/4 Acre Plot (STMS),
Backing onto Paddocks

Double Garage and Ample Off Road Parking

Popular Village Location

Close to Village Amenities and Primary School

Easy Access to Market Towns of
Watton and Swaffham

Open-Plan Kitchen/Dining/Living
Space Overlooking Rear Garden

Ground Floor WC, Shower Room
and En-Suite Bathroom

SOWERBYS WATTON OFFICE

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Deers Leap is an individually built four bedroom detached family home, occupying a generous plot of just under a quarter of an acre (STMS) in the popular Norfolk village of Ashill. With a substantial garden backing onto paddocks, a double garage and ample off-road parking, the property offers the combination of space, privacy and practicality that makes it well suited to family life.

The house provides approximately 1,765 sq ft of accommodation and has been designed with modern day living in mind. At its heart is an appealing open-plan kitchen, dining and living space, with the layout creating a natural focus for everyday life and entertaining. With views and access towards the rear garden, this is a space that connects the house with its outside surroundings and gives the property a strong sense of openness. The accommodation has been arranged to work well for family life, with four bedrooms providing flexibility for children, guests, home working or additional hobbies. The principal bedroom benefits from its own en-suite bathroom, while a separate shower room provides further convenience for the remaining bedrooms.

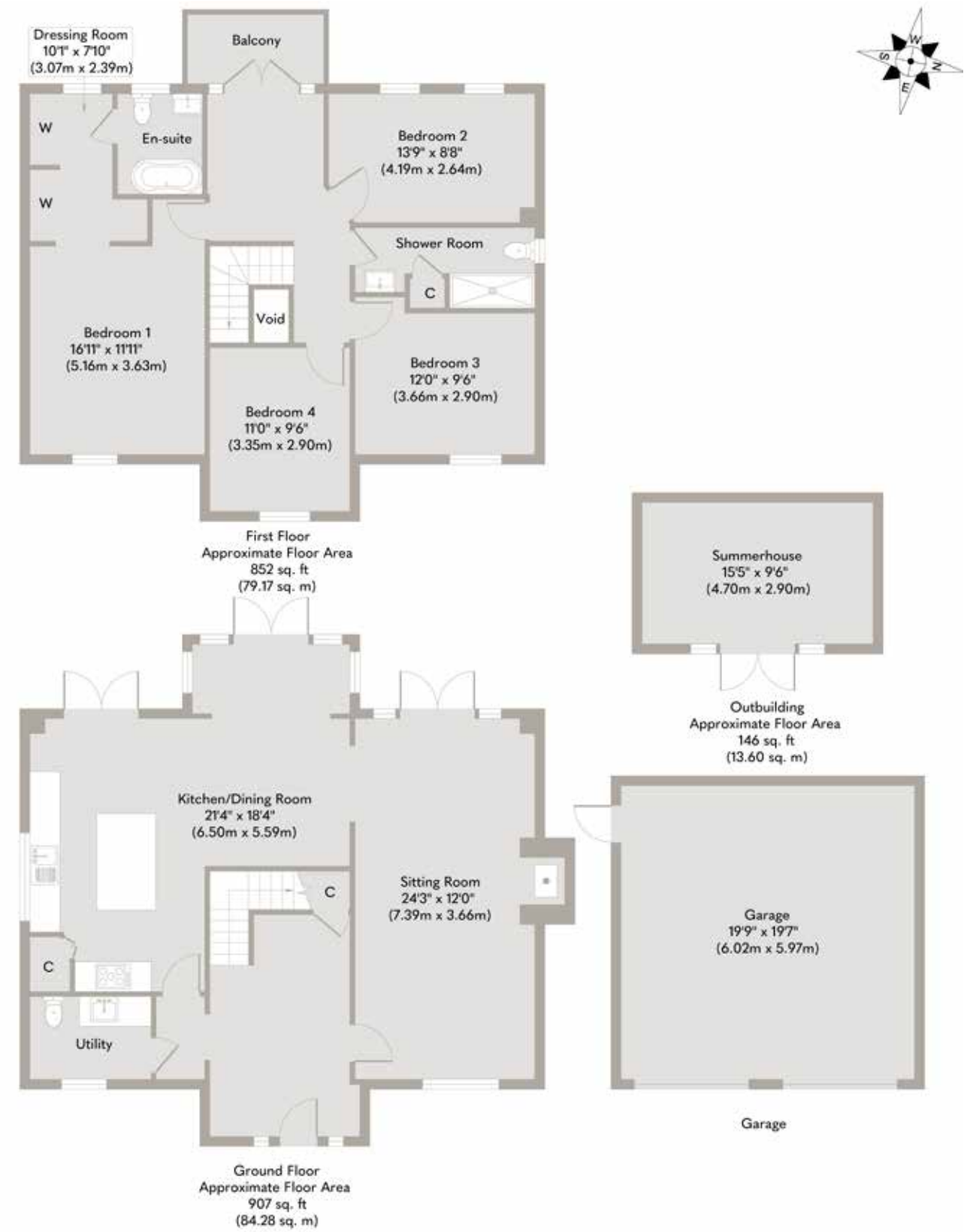
With the rear garden extending away from the house and backing onto paddocks, the setting provides an attractive outlook and a useful outdoor area for family activities, entertaining or simply enjoying the quieter surroundings of the village. There is also excellent practical provision, with a double garage and ample off-road parking giving plenty of flexibility.

For those looking for a detached family home that offers more than simply internal accommodation, Deers Leap provides a strong balance of indoor and outdoor space, practical facilities and a setting that should appeal to families seeking a quieter Norfolk lifestyle without being too far removed from everyday amenities.



Room for guests,
growing families and
everything in between.





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



“Generous gardens, open views and room for all the family.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref - 5509-1733-2490-0011-4292

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: ///ridge.planet.quietest

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SOWERBYS

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