

THE STORY OF

7 Cressingham Road

Ashill, Norfolk

SOWERBYS



THE STORY OF

7 Cressingham Road

Ashill, Thetford, Norfolk
IP25 7DG

Detached Four Bedroom Village Home

Enjoying Open Field Views to the Front

Generous Plot of Approximately 1/5 of an Acre

Over 19ft Dining and Sitting Room
Ideal for Entertaining

Separate Reception Room Offering
Versatile Living Options

Kitchen With Direct Access to
Garden Room and Utility Area

Ground Floor Shower Room
for Added Practicality

Well Proportioned Principal Bedroom
with Three Further Bedrooms

Detached Garage Providing Secure
Parking and Storage

Convenient Access to Watton and
Swaffham Market Towns

SOWERBYS WATTON OFFICE

01953 884522

watton@sowerbys.com



Set within the well-regarded village of Ashill, 7 Cressingham Road presents a detached four-bedroom home enjoying open field views to the front and a generous plot of approximately a fifth of an acre. The position strikes a pleasing balance between rural outlook and everyday convenience, with local amenities and schooling close at hand and straightforward access to the market towns of Watton and Swaffham.

The ground floor is thoughtfully arranged to suit modern family life. A substantial dining and sitting room extending beyond 19ft forms the natural heart of the home, offering a sociable setting for both relaxed evenings and larger gatherings. A separate reception room adds valuable flexibility, equally suited to formal dining, a playroom or a dedicated home office.

The kitchen connects seamlessly to a garden room and utility area, creating a practical extension of the living space and an ideal transition to the outside. A ground floor shower room enhances day-to-day functionality, particularly for busy households or visiting guests.

Upstairs, four bedrooms provide comfortable and adaptable accommodation. The principal bedroom is well proportioned, complemented by three further rooms that cater effortlessly to family, guests or workspace needs. A family bathroom completes the arrangement.

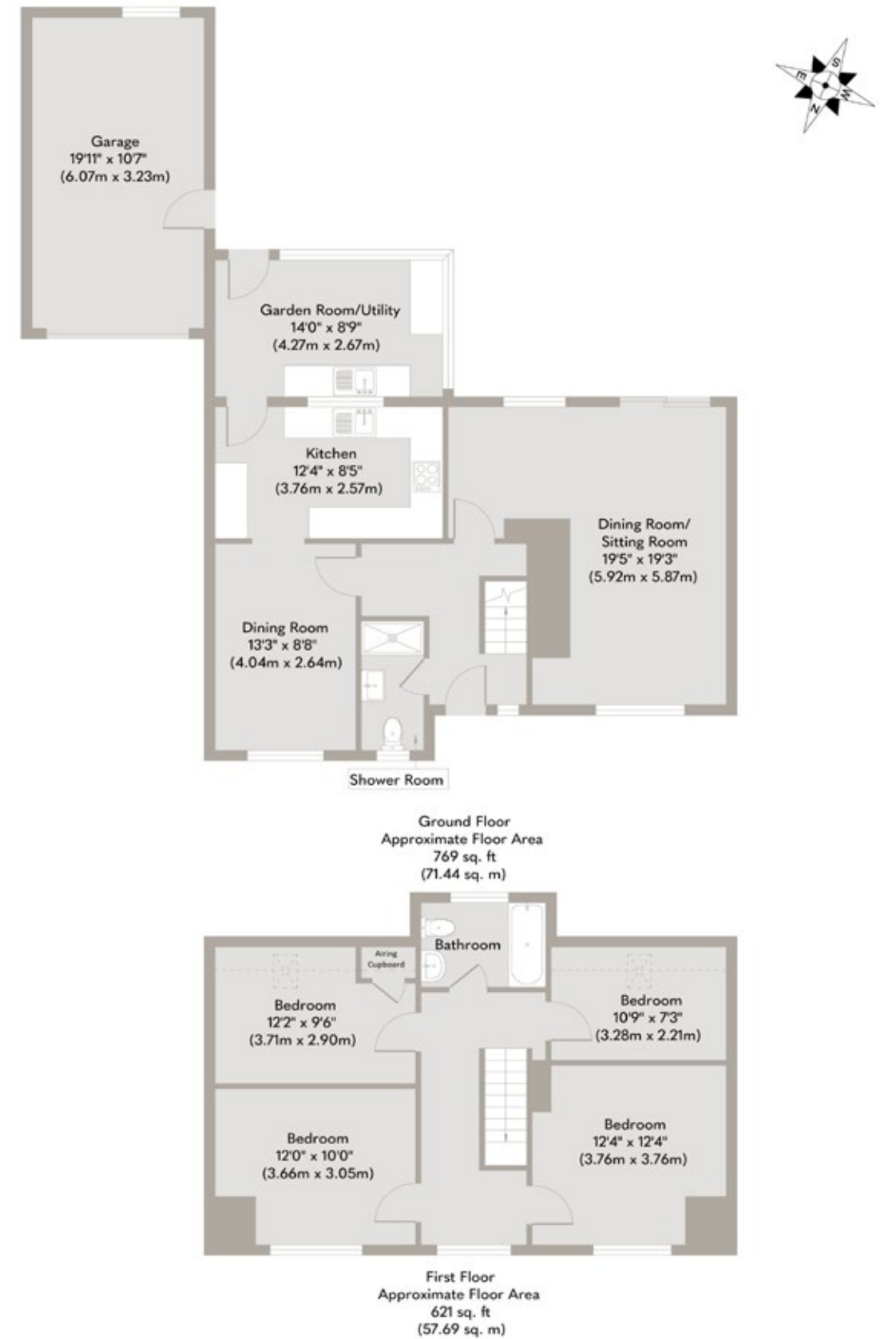
Outside, the private gardens offer space to enjoy the setting, while a detached garage provides secure parking and storage. Altogether, a versatile village home with countryside views and excellent connections to Norfolk's thriving market towns.





Flexible reception rooms
ready to adapt as your
needs evolve.





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.

Copyright V360 Ltd 2026 | www.houseviz.com

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



“Easy access to Watton and Swaffham, blending countryside calm with town connectivity”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via mains gas.
The property also benefits from 4kw solar panels.

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: ///darkest.overjoyed.domain

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

