



THE STORY OF

8 Ash Close

Swaffham, Norfolk

SOWERBYS



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8 Ash Close

Swaffham, Norfolk
PE37 7NH

No Onward Chain

Heart of Town Centre

Private Courtyard Garden

Tack Room, with Potential to Convert
to Studio, Office or Garage

Three Bedrooms

Cosy Lounge with Wood Burner

Easy Walk to Shops, Supermarkets and Cafes

Characterful Interior Throughout

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com





Tucked discreetly in the very heart of Swaffham, Ash Close offers a rare blend of heritage character and modern flexibility, ideal for those who value both atmosphere and practicality. This chain-free, three-storey cottage makes an immediate impression with its period features, including a wood-burning stove in the lounge that anchors the home with warmth and authenticity.

Set just moments from the market town's shops, cafés, and services, it's the kind of location that invites a car-free lifestyle - where weekend plans, errands, and evening strolls start right from your doorstep.

Thoughtfully laid out across three floors, the property lends itself to a range of living arrangements. A tucked-away landing study and a separate home office space provide options for remote work or creative pursuits, while the outbuilding - a former tack room - offers scope for conversion to a garden studio, office, or even a garage as a neighbouring property has already done, adding genuine versatility.

The private courtyard garden offers a peaceful, low-maintenance outdoor retreat - an unexpected bonus in a town centre setting - perfect for relaxed breakfasts or quiet evenings.

Ash Close is more than a place to live - it's a chance to be part of the town's fabric while enjoying the comfort and charm of a home that truly fits today's lifestyle.



Ash Close offers a rare blend of heritage character and modern flexibility.





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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Swaffham

AN HISTORIC MARKET TOWN
WITH A LINK TO EGYPT...

An historic and thriving market town, Swaffham is situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich.

There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

There's also a town museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.

The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School

It's also a good base to call home with local activities and entertainment including theatre, open gardens, nature reserves and more.

Swaffham is only around two hours by train to London, with great access to Cambridge and a short journey to Holt, Wells, Brancaster and Burnham Market - as well as the popular little seaside town of Sheringham. Norwich too is a quick trip and provides an airport, offering direct flights to Amsterdam.



Note from the Vendor



Swaffham, Norfolk

“It's the kind of location that invites a car-free lifestyle.”



SERVICES CONNECTED

Mains water, drainage, electricity and gas.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 3730-9021-2000-0058-0292

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: ///lyricism.picture.swerves

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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