



19 The Oaks, Ashill

Thetford



Minors & Brady



## 19 The Oaks

This attractive detached chalet-style home offers flexible and well-balanced accommodation ideal for modern family life. Thoughtfully extended and improved, the property combines traditional character with practical contemporary living. The bright, double-aspect living space creates a natural hub for both everyday family use and entertaining. A modern kitchen and separate utility room add convenience and functionality, while the ground floor bedroom or study provides excellent versatility. Upstairs, the bedrooms are well proportioned and supported by a family bathroom, making the layout suitable for growing families or those working from home. The east-facing position ensures light-filled interiors, with the rear garden enjoying the afternoon and evening sun. Outside, the landscaped garden offers an inviting mix of lawn and patio, perfect for relaxation and social gatherings. A generous driveway providing ample off-road parking completes this appealing and highly practical family home.

- Traditionally styled detached chalet home with flexible and well-planned accommodation
- Extended and improved to suit modern family living
- Four bedrooms in total, including a versatile ground floor bedroom or home office
- Bright and spacious double-aspect living and dining area ideal for everyday use and entertaining
- Modern fitted kitchen with excellent storage and preparation space
- Separate utility room keeping appliances neatly tucked away
- Family bathroom to the first floor plus a convenient ground floor cloakroom
- East-facing orientation providing good natural light throughout the day
- Landscaped rear garden with a mix of lawn and patio, ideal for outdoor enjoyment







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Ashill, Thetford

### The Location

The Oaks is a quiet residential cul-de-sac located in the heart of Ashill, a traditional Norfolk village situated between Watton and Swaffham. Surrounded by open countryside, Ashill offers a peaceful rural setting with a strong sense of community, while still providing essential local amenities. Within the village itself, residents benefit from a well-stocked convenience store that caters to day-to-day needs, as well as a popular local pub, The White Hart, known for its food and friendly atmosphere. For fresh produce and seasonal goods, small local farm shops and roadside stalls are often within easy reach. The village also hosts a community centre, which acts as a hub for events, fitness classes, and local clubs.

Families living at The Oaks are served by Ashill Primary School, located within walking distance. It is a well-regarded village school offering a friendly and nurturing environment. Secondary education is available nearby in Watton or Swaffham, with regular school transport services running from the village. Healthcare needs are supported by GP surgeries and pharmacies in nearby towns, with the closest options typically found in Watton, just a short drive away. For more specialist care or hospital services, Swaffham and Dereham offer further facilities.



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### The Oaks, Ashill

This traditionally styled detached chalet home offers generous and versatile accommodation, having been thoughtfully extended and improved to suit modern family living.

Well positioned with an east-facing aspect, the property enjoys excellent natural light throughout the day, while the rear garden benefits from afternoon and evening sun, making it an ideal space to relax and entertain.

The entrance hall provides a welcoming first impression and gives access to a ground floor cloakroom, a useful fourth bedroom or study and the main living area. The principal reception room is bright and spacious with windows to two aspects, creating a comfortable setting for both living and dining.

This space flows seamlessly into a modern, well-appointed kitchen that offers ample storage and worktop space for everyday use.

An archway from the kitchen leads to a practical utility room, designed to accommodate household appliances and help keep the main living areas clutter-free.

The ground floor layout has been carefully arranged to balance open-plan living with functional rooms that adapt easily to changing needs.



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Upstairs, the first floor hosts three well-proportioned bedrooms, including two generous doubles and a further single room, all served by a family bathroom. Each room is well laid out, offering comfortable accommodation for families or visiting guests.

Externally, the property continues to impress with a beautifully landscaped rear garden that combines lawn and patio areas, providing space for children to play and for outdoor dining.

To the front, there is a substantial driveway with parking for multiple vehicles, adding to the practicality of this appealing family home.

### Agents Note

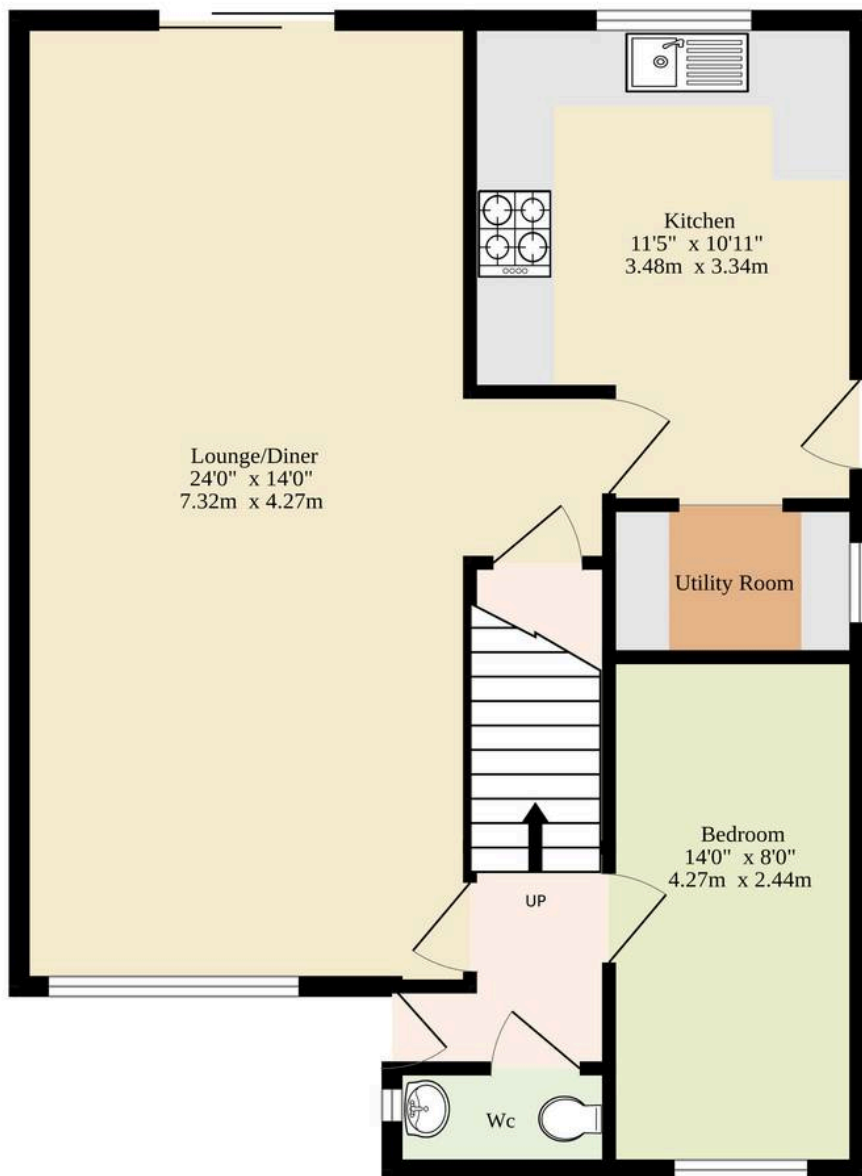
Sold Freehold

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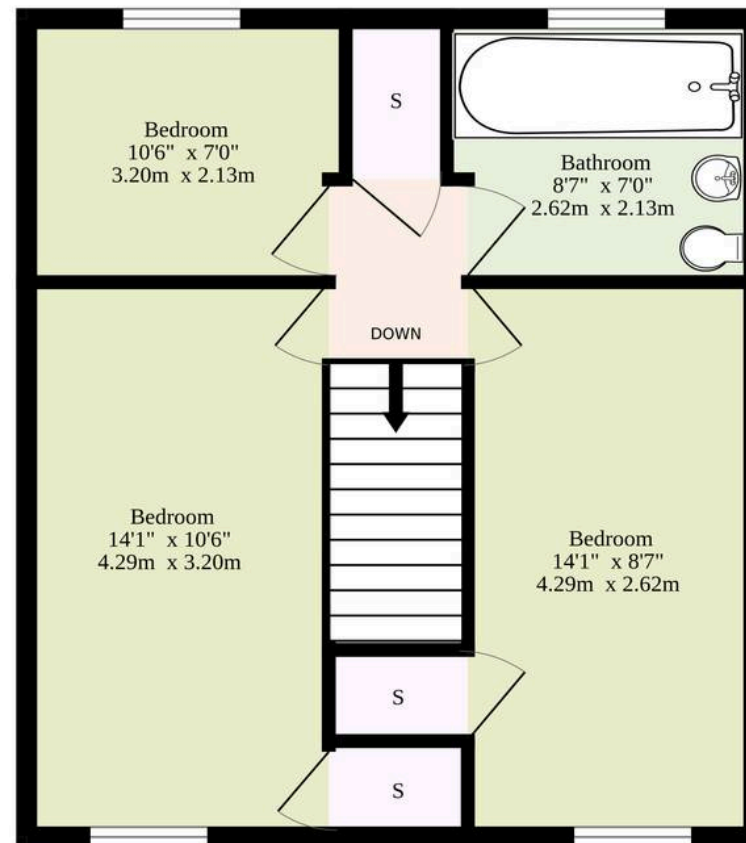


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Ground Floor  
688 sq.ft. (63.9 sq.m.) approx.



1st Floor  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1154sq.ft. (107.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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