



Ohana Watton Road, Ashill  
Thetford



In Excess of £350,000  
Minors & Brady

# Ohana Watton Road

Ashill, Thetford

This beautifully upgraded home offers exceptional flexibility, modern technology and striking design throughout. Offered with no onward chain, it benefits from parking for 3-4 vehicles, an extended detached garage, and an app-controlled EV charger. The heart of the home is the impressive open-plan kitchen, dining and seating area, centred around a bespoke media wall and enhanced by programmable soft-start LED lighting. The kitchen features Wren satin navy units with copper inset detailing, solid quartz worktops, integrated Neff appliances, and tiled flooring with matching skirting throughout. A separate utility room and a versatile sunroom / fourth bedroom provide ideal options for multi-generational living, home working, or guest accommodation, including a fully accessible wet-room en-suite. Upstairs are three well-proportioned bedrooms served by a contemporary shower room, including a dual-head Mira massaging shower with LED-lit niches and a Bluetooth mirror cabinet. Externally, the landscaped tropical rear garden with infinity rockery is complemented by a fully lit Old English front garden. Further benefits include a full rewire, recent Hive-controlled heating system, cavity and loft insulation where applicable, and a distinctive built-in aquarium.

- No onward chain – move straight in and enjoy
- Fully upgraded home with serious attention to detail
- Show-stopping open-plan kitchen / dining / living space with bespoke media wall
- Statement Wren kitchen with satin navy units, copper detailing, quartz worktops & Neff appliances
- Self-contained sunroom / fourth bedroom with wet-room en-suite – perfect for guests, family or independence
- Three generous bedrooms with illuminated built-in wardrobes and a luxury shower room
- Spa-style main shower room with dual-head Mira massaging shower, LED niches & Bluetooth mirror





M&B

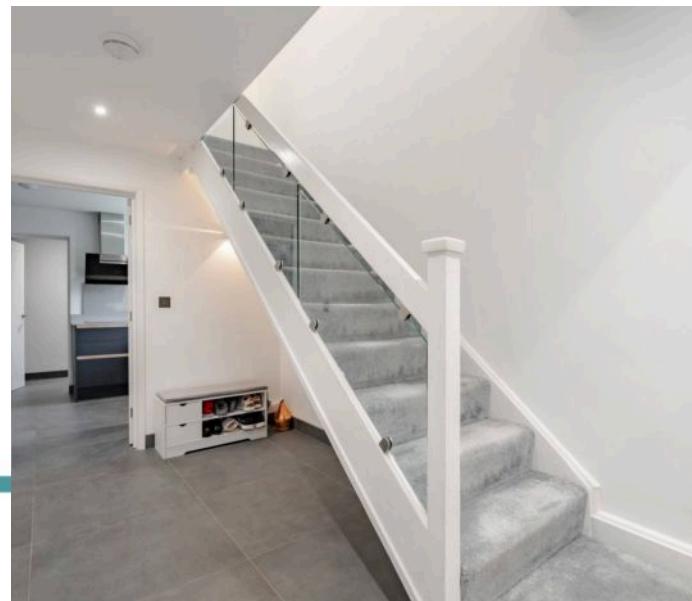
# Ohana Watton Road

Ashill, Thetford

Ohana is set in 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 Ohana 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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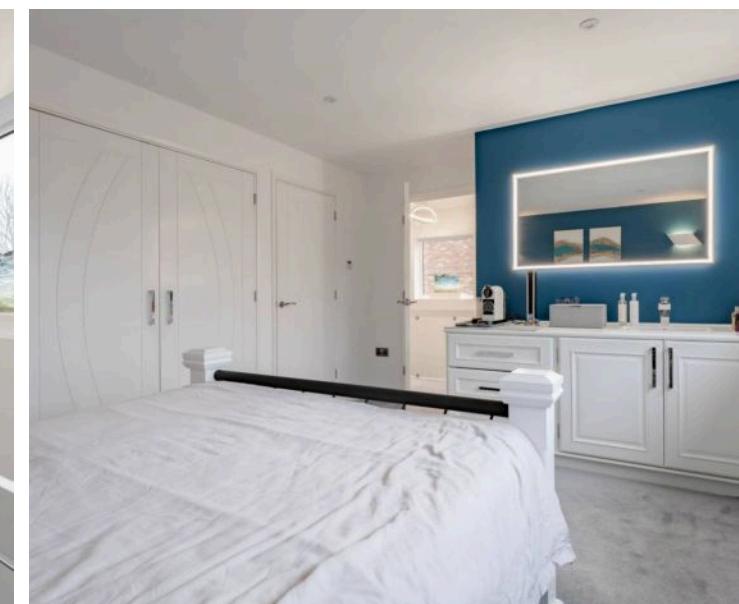
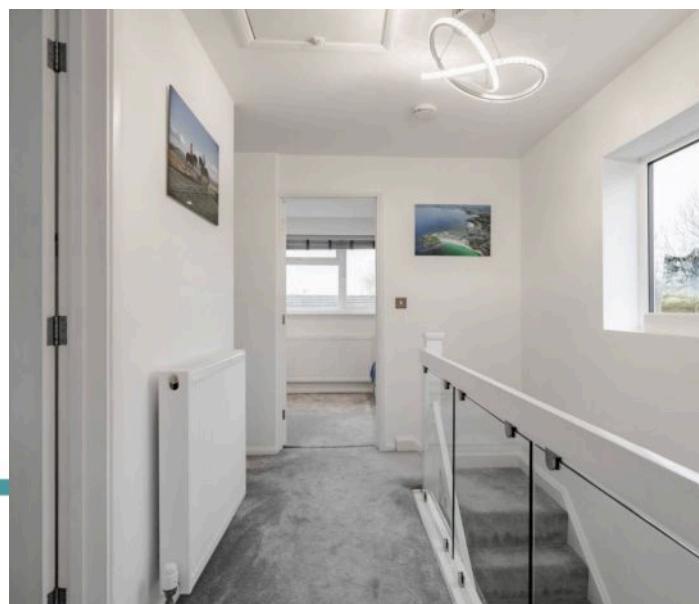
## Watton Road, Ashill

Offered chain-free, this beautifully upgraded home delivers exceptional flexibility, modern technology, and striking design throughout. With parking for 3–4 vehicles, a detached extended garage, and a fully equipped sunroom / fourth bedroom, the property is ideally suited for multi-generational living, home working, or guest accommodation.

The property opens into a welcoming entrance hall, setting the tone for the high specification found throughout. A standout feature is the impressive open-plan kitchen, dining and seating area, designed for both everyday living and entertaining. This expansive space is centred around a bespoke media wall and benefits from programmable soft-start LED downlighting, creating a warm and adaptable atmosphere.

The kitchen is finished to a premium standard with Wren satin navy units with copper inset detailing, solid quartz worktops, and a full range of integrated Neff appliances. Tiled flooring with matching skirting runs seamlessly throughout, enhancing both durability and visual flow.

A separate utility room mirrors the kitchen's finish, offering additional storage and workspace. To the rear, the property benefits from a superb sunroom, which has previously functioned as an accessible fourth bedroom.



**M&B**

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This space includes a wet-room en-suite, making it ideal for guests, extended family, or independent living while remaining connected to the main house.

Balustrade stairs lead to the first floor, where three well-proportioned bedrooms are served by a stylish shower room.

The principal shower room features a dual-head Mira massaging shower, blue LED-lit shower niches, a Bluetooth LED mirror cabinet and an integrated toothbrush charging point, combining luxury with practicality. Bedrooms benefit from fully lit built-in wardrobes, along with a fully illuminated airing cupboard, providing excellent storage throughout.

Externally, the property continues to impress. The rear garden has been thoughtfully landscaped with a tropical theme, featuring an infinity rockery and full exterior lighting, creating a striking yet relaxing outdoor space. The front garden contrasts beautifully with an Old English design, including roses and lavender. The home benefits from fully lit exterior areas, multiple outdoor power sockets, and a driveway providing parking for 3–4 vehicles, in addition to the extended single detached garage. An app-controlled EV car charger is already installed.

The house has been fully rewired, including a new consumer unit, USB sockets throughout, and hard-wired heat and smoke alarms. Lighting is provided by LED programmable downlights across the property. A recently installed heating system includes a new boiler, tank, and radiators, all controlled via Hive smart central heating.

The property also benefits from cavity and loft insulation.



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A unique and eye-catching feature is the fully equipped built-in aquarium, currently housing lobsters, adding a truly distinctive element to the living space.

## Additional Highlights

- \* No onward chain
- \* Potential to extend (STPP)
- \* 65" TV available by separate negotiation
- \* Tiled floors throughout with matching skirting
- \* Solid quartz worktops in kitchen and utility
- \* App-controlled EV charging
- Solid Internal walls
- \* Large corner plot

## Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

The EPC will be renewed as soon as possible.



**M&B**

Ground Floor  
1013 sq.ft. (94.1 sq.m.) approx.

1st Floor  
440 sq.ft. (40.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1453 sq.ft. (135.0 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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