



WELCOME TO BLENHEIM PLACE

A stunning collection of 3, 4 & 5 bedroom homes
in the beautiful village of Docking



**ELUVIS
GROUP**

PERFECTLY LOCATED

Blenheim Place is an exclusive development located in the sought-after village of Docking, nestled in the northwest corner of Norfolk and just a stone's throw from the sandy shores of Hunstanton and the charming villages of Brancaster and Thornham.

Offering the best of both worlds, the village of Docking is a peaceful rural escape, whilst also providing convenient access to all the necessary amenities including a village shop, a doctor's surgery, a primary school, and a traditional local pub. On Wednesday's, you can pick up your local produce and products from the market based in the village hall. A wider range of facilities can be found in the neighbouring town of King's Lynn, just a car-ride away, offering a great mix of shopping and entertainment in a charming historic setting.



Railway Inn, Docking



Brancaster Beach, King's Lynn



THINGS TO DO

As one of the highest points in the county, Docketing is the perfect base for exploring the many surrounding attractions and beauty spots. Feel like a royal with a trip to the Queen's official residence, the wonderful Sandringham estate or delve into the rich history, wildlife, and architecture of Holkham Hall.

Brancaster Beach with its wide expanse of golden sands is perfect for summer sandcastles or winter wanders. Dogs are very much welcome. Kite surfing is also a popular pastime here.

The seaside town of Hunstanton is just a 13 minute drive, where you can spend the day relaxing on the beach, enjoying an exciting variety of water sports or keep the family entertained with Crazy Golf, Pitch-and-Putt, and the Oasis Leisure Centre.



FOOD & DRINK

In Docketing itself, The Railway Inn is a family-owned traditional pub, serving modern British food sourced from local suppliers and Cask Marque accredited real ales, artisan ciders and fine wines. For a more casual evening, Docketing Fish Bar offers tasty fish and chips, just a short walk from Blenheim Place.

Venturing out of the village, you'll find lots of exciting restaurants, pubs and cafés to sample in the neighbouring country and coastal villages across West Norfolk. In popular Burnham Market, Brancaster, and Thornham you will be treated to an array of locally sourced menus featuring organic vegetables, seafood and oysters from the saltmarsh creeks, cheeses, venison and wild game and West Norfolk's famous samphire 'the asparagus of the sea'.



EDUCATION

Ideal for families, Docketing Primary and Nursery School is just a five minute walk from Blenheim Place and for older children, both Smithdon High School and Fakenham Academy are within a 20 minute drive from the development.



Docketing, King's Lynn





WELL CONNECTED

In neighbouring King's Lynn, the town's railway station has regular services to other Norfolk towns and cities, including Watlington, Downham Market, Ely and Cambridge. From here, commuters are also able to get into London King's Cross train station in just under two hours.

By road, Docking is on the B1454, running from Fakenham to Hunstanton. Other road links include the B1153 which crosses the village from Brancaster to Narborough and the B1155 which takes you to Burnham Market. The A148 links the village to King's Lynn and beyond.

There are also regular bus services available taking you to where you need to go from King's Lynn to Hunstanton, or Dersingham to Wells-next-the-Sea.



JOURNEY BY CAR



BRANCASTER



HUNSTANTON



FAKENHAM



NARBOROUGH



KING'S LYNN



JOURNEY BY TRAIN (From King's Lynn Train Station)



WATLINGTON



DOWNHAM MARKET



ELY



CAMBRIDGE



LONDON
KING'S CROSS





SITE LAYOUT





OUR COLLECTION



AVRO 3 bedroom home
PG 9 – 10



SPITFIRE 5 bedroom home



WESTLAND 4 bedroom home
PG 11 – 12



HAVILLAND 4 bedroom home
PG 13 – 14



WELLINGTON 5 bedroom home
PG 15 – 16



HAMPDEN 5 bedroom home
PG 17 – 18

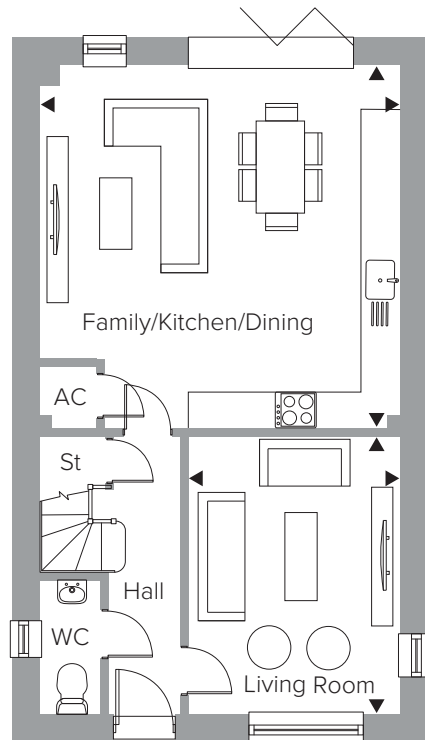




AVRO

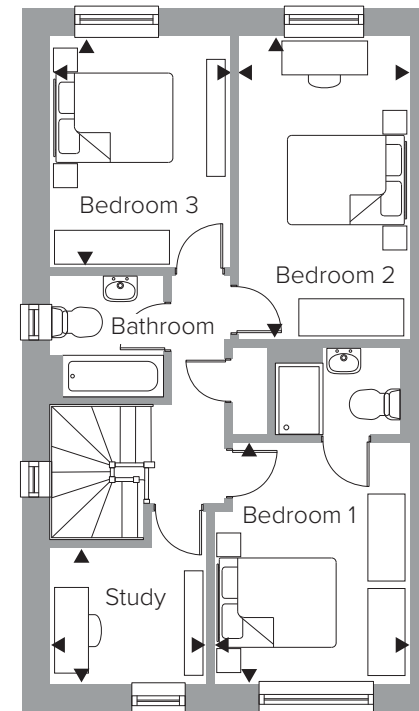
3 BEDROOM HOME 1335FT²

PLOTS 10, 12, 13 & 14



GROUND FLOOR

Family/Kitchen/Dining	6.03m x 5.98m	19'9" x 19'7"
Living Room	4.63m x 3.55m	15'2" x 11'8"



FIRST FLOOR

Bedroom 1	3.99m x 3.15m	13'1" x 10'4"
Bedroom 2	5.08m x 2.94m	16'8" x 9'8"
Bedroom 3	3.78m x 3.02m	12'5" x 9'11"
Study	2.81m x 2.25m	9'3" x 7'4"

Computer generated images and floor plans are not to scale, they are for illustrative purposes only and may change.
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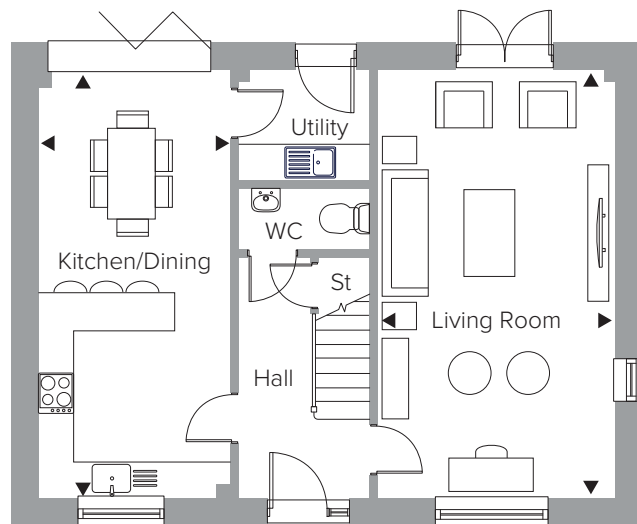




WESTLAND

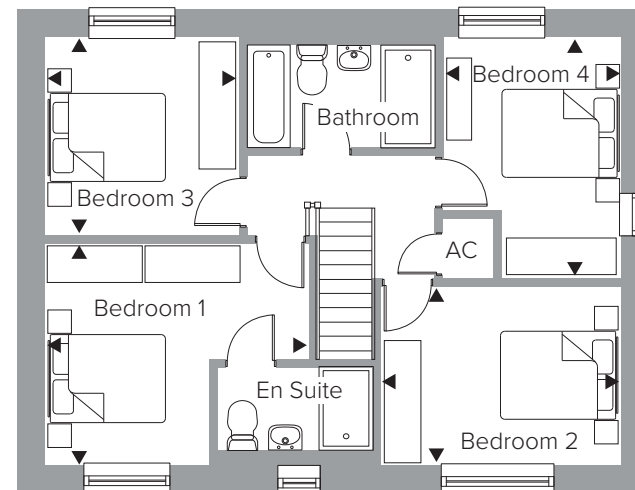
4 BEDROOM HOME 1448FT²

PLOTS 6, 8, 9 & 16



GROUND FLOOR

Kitchen/Dining	7.21m x 3.25m	23'8" x 10'8"
Living Room	7.21m x 4.04m	23'8" x 13'3"



FIRST FLOOR

Bedroom 1	4.62m x 3.71m	15'2" x 12'2"
Bedroom 2	4.08m x 3.00m	13'5" x 9'10"
Bedroom 3	3.43m x 3.36m	11'3" x 11'0"
Bedroom 4	4.14m x 2.97m	13'7" x 9'9"

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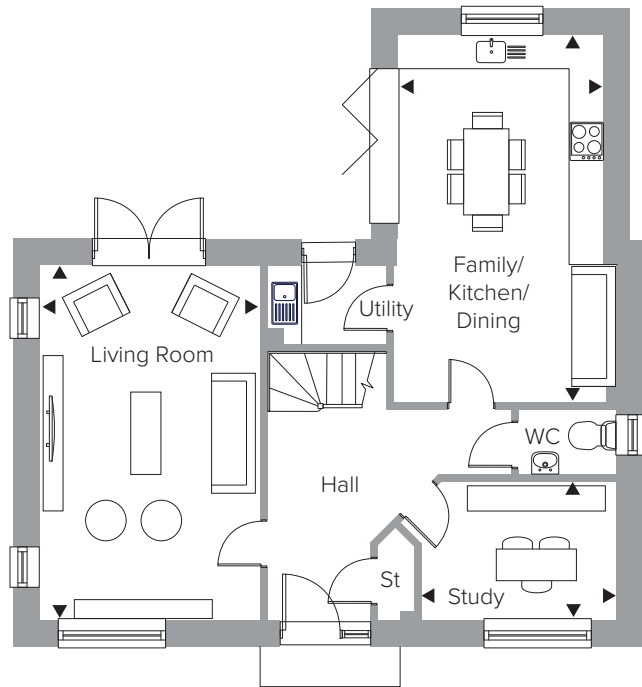




HAVILLAND

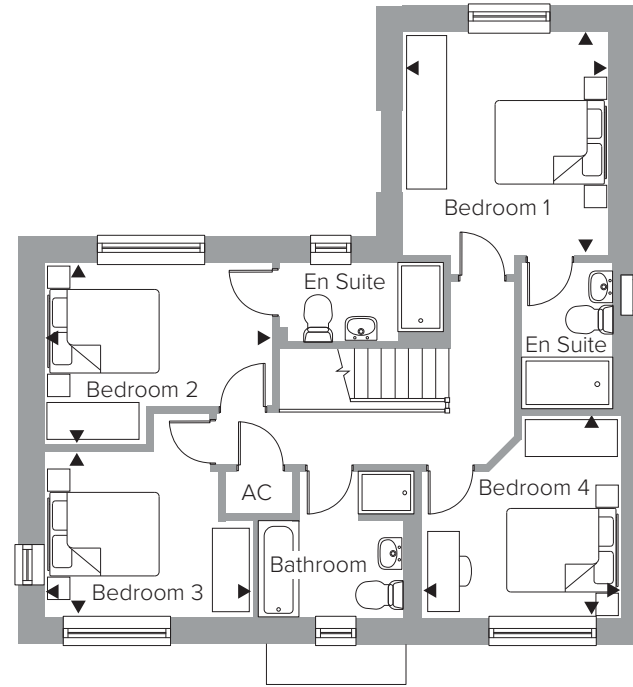
4 BEDROOM HOME 1661FT²

PLOT 5



GROUND FLOOR

Family/Kitchen/Dining	6.49m x 3.82m	21'3" x 12'6"
Living Room	6.31m x 4.00m	20'8" x 13'1"
Study	3.50m x 2.52m	11'6" x 8'2"



FIRST FLOOR

Bedroom 1	3.82m x 3.70m	12'6" x 12'2"
Bedroom 2	4.04m x 3.20m	13'3" x 10'6"
Bedroom 3	3.76m x 3.04m	12'4" x 10'0"
Bedroom 4	3.62m x 3.60m	11'10" x 11'10"

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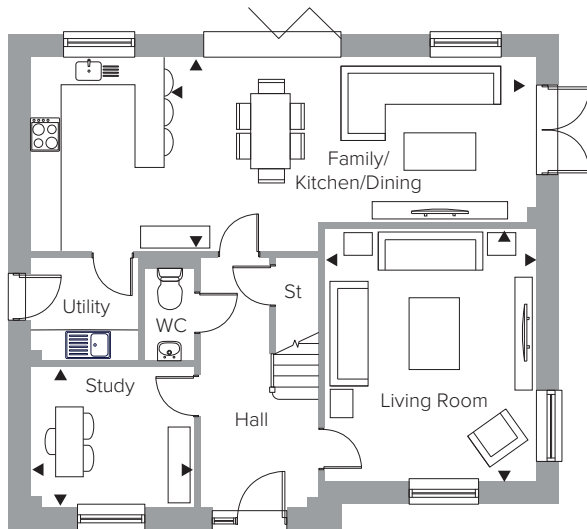




WELLINGTON

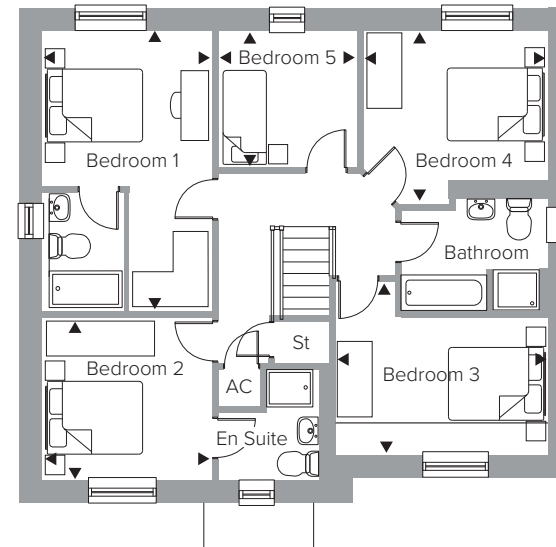
5 BEDROOM HOME 1915FT²

PLOT 4



GROUND FLOOR

Family/Kitchen/Dining	8.11m x 4.00m	26'7" x 13'1"
Living Room	5.08m x 4.30m	16'8" x 14'1"
Study	4.15m x 3.36m	13'7" x 11'0"



FIRST FLOOR

Bedroom 1	5.69m x 3.55m	18'8" x 11'8"
Bedroom 2	3.55m x 3.40m	11'8" x 11'2"
Bedroom 3	4.40m x 3.54m	14'5" x 11'7"
Bedroom 4	3.73m x 3.07m	12'3" x 10'1"
Bedroom 5	2.84m x 2.83m	9'4" x 9'3"

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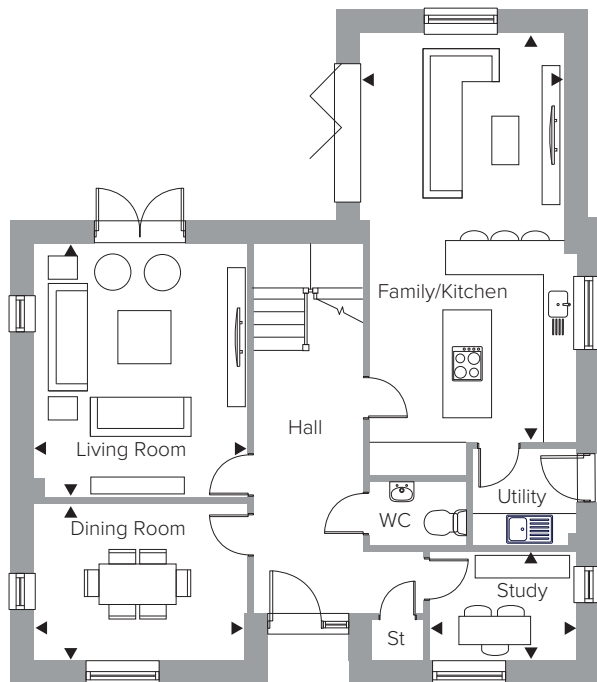




HAMPDEN

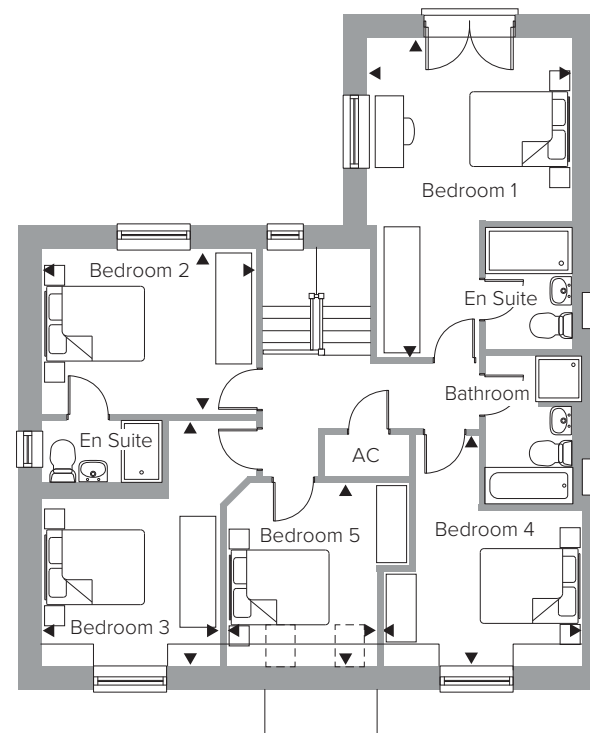
5 BEDROOM HOME 2158FT²

PLOT 11



GROUND FLOOR

Living Room	5.05m x 4.29m	16'7" x 14'1"
Dining Room	4.29m x 3.20m	14'1" x 10'6"
Family/Kitchen	8.03m x 4.16m	26'4" x 13'8"
Study	2.91m x 2.28m	9'6" x 7'6"



FIRST FLOOR

Bedroom 1	6.17m x 4.16m	20'3" x 13'8"
Bedroom 2	4.33m x 3.35m	14'2" x 11'0"
Bedroom 3	4.90m x 3.56m	16'1" x 11'8"
Bedroom 4	4.62m x 4.02m	15'2" x 13'2"
Bedroom 5	3.67m x 2.97m	12'0" x 9'9"

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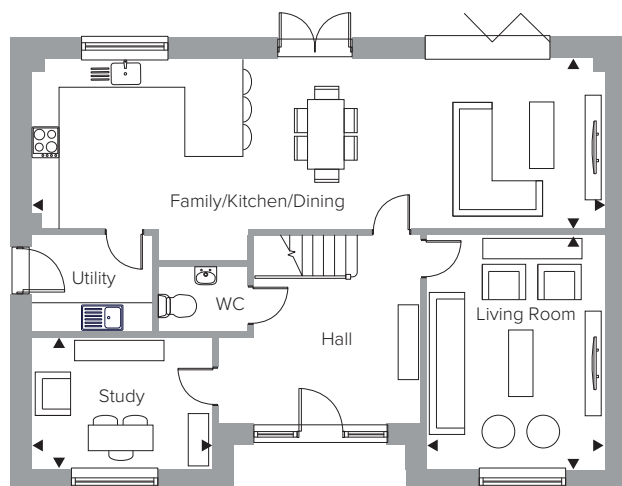




BLENHEIM

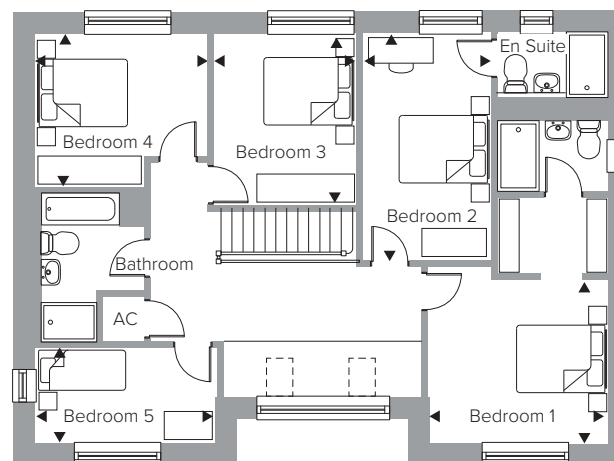
5 BEDROOM HOME 2277FT²

PLOT 15



GROUND FLOOR

Family/Kitchen/Dining	12.55m x 3.84m	41'2" x 12'7"
Living Room	5.12m x 4.06m	16'9" x 13'4"
Study	4.06m x 2.97m	13'4" x 9'9"



FIRST FLOOR

Bedroom 1	4.10m x 3.69m	13'5" x 12'1"
Bedroom 2	4.87m x 2.79m	16'0" x 9'2"
Bedroom 3	3.69m x 3.18m	12'1" x 10'5"
Bedroom 4	3.85m x 3.45m	12'7" x 11'4"
Bedroom 5	4.10m x 2.26m	13'5" x 7'5"

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WHY BUY NEW



READY TO MOVE IN

Enjoy your new home without the lingering worries of what might have been covered up or glossed over by the previous owners.



EVERYTHING IS NEW

No unwelcome repair bills, but more importantly, nobody else's dirt!



BLANK CANVAS

Clean, new, empty rooms for you to dress, colour and transform to your taste.



ROOMS THAT YOU WANT

New homes use space efficiently and provide a good balance of living space, storage and rooms that present day buyers desire. Enjoy open plan kitchens, utility rooms, walk in wardrobes, ensuites, studies and more.



A QUIET HOME

New homes are built with mandatory measures to minimise noise transfer between adjacent rooms through walls and floors.



FEEL SECURE

Doors and windows incorporating additional locks and security devices to keep intruders out. Your new home will give you and yours peace of mind.



LOW MAINTENANCE

Enjoy more free time and avoid the cost of repairs with construction designed to last. Brand new fittings, appliances and the use of the latest materials requiring low maintenance means less faults to deal with.



SAVE THE WORLD FROM THE COMFORT OF YOUR ARM CHAIR

With drafts minimised and unwanted heat loss reduced, your new home will warm up quickly, offering you the ultimate comfort whilst being more environmentally friendly. With lower carbon emissions and higher energy efficiency, you can do your bit without even trying!



FEEL SAFE

Modern wiring includes Residual Current Devices (RCDs) which provide additional protection against electric shocks. Our media plates save trailing wires and multiple extension cords, while our USB sockets ensure a convenient and safe way to charge your devices.



CHEAPER RUNNING COSTS

A new home built to modern Building Regulations will be more energy efficient, with better standards of insulation, draft proofing, and double glazing. These up-to-date technologies resulting in cheaper heating, hot water and electricity bills, and in fact, a new home will cost half as much to heat as its Victorian counterpart.



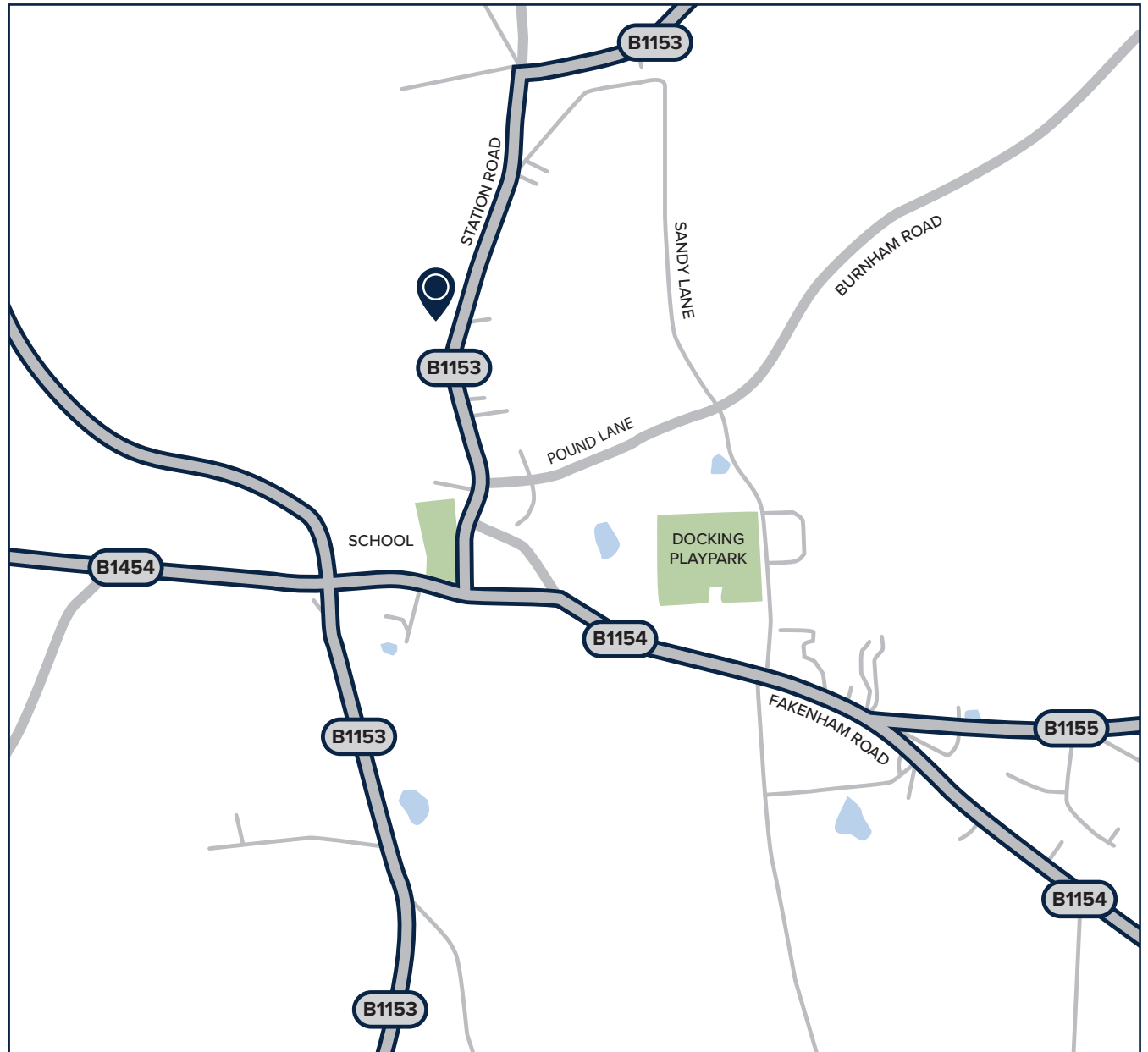
IT'S GUARANTEED

The building will be covered by a 10-year warranty, while the appliances will come with the manufacturer's guarantee, offering you total peace of mind.



HOW TO FIND US

STATION ROAD, DOCKING,
NORFOLK, PE31 8LS



Maps are indicative only and not to scale.