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THE STORY OF
1 Meadow Court
Docking, Norfolk

SOWERBYS



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1 Meadow Court

Bradmere Lane, Docking, Norfolk
PE31 8NQ

No Onward Chain

Potential to Improve

Fields Views Beyond

Three/Four Bedrooms

Detached Property

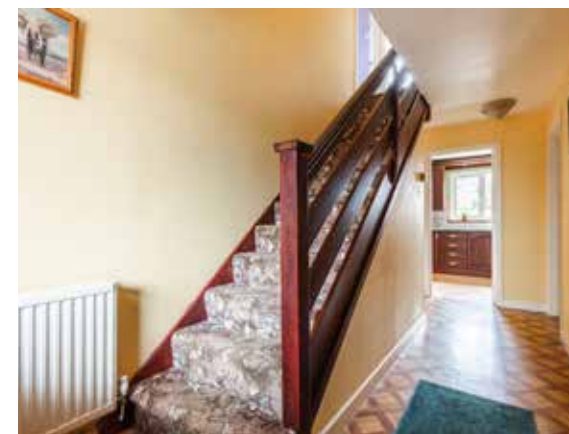
Double Garage with Private Driveway

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Tucked away in the heart of Docking, Meadow Court enjoys a peaceful position within this well-served village, just a short drive from both the North Norfolk coast and the much-loved village of Burnham Market. This detached chalet-style home offers versatile accommodation, with the option of a ground floor bedroom or an additional reception room to suit your needs.

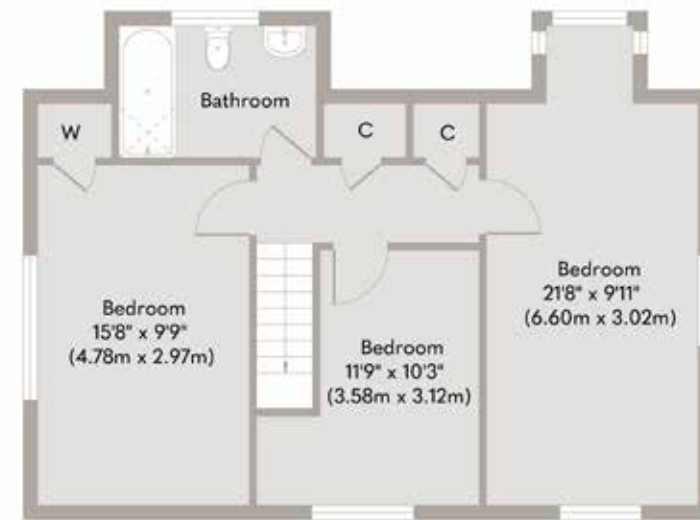
The ground floor features a welcoming sitting room with a wood burner - perfect for cosier evenings - a separate dining room, kitchen, and a downstairs WC. Upstairs, there are three further bedrooms served by a family bathroom. The property would benefit from updating throughout, but it presents a rare opportunity to create a home tailored to your own style.

Set back from the road, this home features a generous private driveway leading to a double garage, providing ample parking and storage. To the rear, a paved, low-maintenance garden and a good-sized side garden offer outdoor space with minimal upkeep, while field views beyond enhance the sense of privacy rarely found so close to village amenities.



A rare opportunity
to update and
personalise a home in
the heart of Docking,
just minutes from the
North Norfolk coast





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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Docking

POSSIBLY ONE OF
NORFOLK'S BEST HIDEAWAYS

Docking is one of Norfolk's best hideaways, just four miles from the sea and a short drive from the market towns of Fakenham and Holt.

Dating back to Saxon times, Docking is one of Norfolk's highest points at 272 feet and was once known as 'Dry Docking' due to its lack of drinking water. In the 18th century, a well was sunk, and residents paid a farthing per bucket until mains water was installed in 1936. During World War II, RAF Docking airfield operated nearby, and Docking Hall housed actors Richard Burton, Robert Hardy, and Warren Mitchell.

Today, Docking boasts a strong community with a thriving nursery and primary school, filling the streets with the sound of children playing. The village is well-serviced with a GP surgery, village store with Post Office, playing field, tennis court, bowling green, popular fish and chip shop, and The Railway Inn.

Buyers have a wide range of property options, including traditional brick and flint cottages, classic Georgian houses, and quality new-build homes. One notable development is Four Miles, named for its proximity to Thornham and Brancaster, offering cottages, barns, and apartments designed to blend with the countryside.

Docking residents can enjoy growing their own produce or visit the weekly farmer's market at Ripper Memorial Hall. Held on Wednesday mornings, shoppers come from far afield to fill their baskets with fresh produce from local smallholders and delicacies from Norfolk artisan producers.

Offering the best of coast and country, it's easy to see why Docking is such a sought-after spot.



Note from Sowerbys



“Enjoy privacy, charm, and the potential to create your dream home, all within easy reach of village amenities.”



SERVICES CONNECTED

Mains water, electricity, and drainage. Oil-fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0038-3050-8205-3395-0200

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: ///bombard.worm.croaking

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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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