



THE STORY OF

Badgets

Docking, Norfolk

SOWERBYS

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Badgets

Sand Lane, Docking,
Norfolk, PE31 8NF

Detached Brick and Flint House

Four Double Bedrooms

Ground Floor Snug/Bedroom Five

Substantial Kitchen/Dining Room

Cosy Sitting Room with Log-Burner

Three Bathrooms

Utility Room

South Facing Enclosed Garden

Off Street Private Parking

Short Walk to Village Amenities

SOWERBYS BURNHAM MARKET OFFICE

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“We would describe Badgets as our happy place.”

Crafted by the locally esteemed Willow Group, this home isn't just visually appealing; it seamlessly blends with the surrounding period properties. The ground floor features a central hallway leading to various rooms, with the stand-out being the spacious kitchen dining room. It's easy to envision countless family moments here, from lively breakfast conversations to shared evening meals. In summer, open the bi-folding doors to the south-facing garden for BBQ or enjoy serene sunsets with a chilled glass of rosé.

For a cosier environment there is also a separate sitting room with its oak floorboards matching the oak mantle, light the log-burner and settle down to

watch a film after a wind-swept winter's walk on Brancaster Beach.

What was originally an extremely large utility room has been cleverly improved with the addition of a downstairs shower room which means, should you need a ground floor bedroom for guests, then the fourth ground floor room has ample space for a double bed and has its own shower room next door. Alternatively, it can also be used as a children's TV room, home office or snug.

Upstairs boasts four double bedrooms, with the principal featuring an en-suite shower room, while the others share a family bathroom or utilise the downstairs shower room.





Outside, designated parking for two cars and a third space across the courtyard are available. The garden, enclosed and south-facing, is perfect for both two and four-legged family members, with a patio area and lawn for relaxation and play.

Badgets has been cherished as a family home and a beloved holiday let, with families returning annually due to its charm and comfort.

“We have loved exploring Brancaster beach, walking to see the seals and enjoy the tranquillity.”





First Floor
Approximate Floor Area
728 sq. ft
(67.66 sq. m)



Ground Floor
Approximate Floor Area
1072 sq. ft
(99.58 sq. m)

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.



ALL THE REASONS

Docking

IS THE PLACE TO CALL HOME



Docking is arguably one of Norfolk's best hideaways, just four miles from the sea yet a comfortable breeze away from the coastal

crowds in the heat of summer, and within a comfortable drive of the market towns of Fakenham and elegant Holt.

Dating back to Saxon times, Docking is one of Norfolk's highest points at 272ft and was once known as 'Dry Docking', because of its lack of drinking water. A well was sunk in the village in the 18th century and residents paid a farthing per bucket until a mains supply was installed in 1936. The small village played a key role in World War II when the RAF Docking airfield operated between 1940-1958, and nearby Docking Hall housed serving actors Richard Burton, Robert Hardy and Warren Mitchell during this time.

Today, a strong village community exists and Docking has a thriving nursery and primary school, and the heart-warming sound of young children enjoying playtime often echoes in the surrounding streets, as it has for centuries. Well-served, Docking also has

a GP surgery, village store with Post Office, playing field, tennis court and bowling green, along with a popular fish and chip shop and good local, The Railway Inn.

Buyers are spoilt for choice with a wide range of property including traditional, brick and flint and whitewashed cottages, classic Georgian houses and a growing range of quality new-build homes. One of the latest additions is Four Miles, so called for its short distance from the coastline at Thornham and Brancaster, which offers a range of quality cottages, barns and apartments on generous plots, sympathetically designed to fit in with their country location.

You may be inspired to try your hand at The Good Life and grow your own, but if you lack a green thumb try the weekly farmer's market at the village's Ripper Memorial Hall. Held on Wednesday mornings, shoppers come from far afield to fill their baskets with super-fresh produce from local smallholders and jars 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 the Vendor



“Living here has given us the opportunity to bring together friends and family and enjoy the coasts and countryside.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, drainage and broadband. LPG central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 8524-7128-2050-5673-5902

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: ///whirlwind.dine.fists

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