



THE STORY OF
10 Harefields

Docking, Norfolk

SOWERBYS



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10 Harefields

Docking, Norfolk,
PE31 8LL

Double Fronted Cottage

Peaceful Location

South-Facing Garden

Private Road

Three Double Bedrooms

Generous Living Space

Parking Space in Cart Shed

Feature Fireplace

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“I’ve loved the slower pace of life here, and how easy it is to get to the coast.”

Situated at the end of a private drive which leads off Station Road, 10 Harefields is an attractive, double fronted, brick and flint cottage.

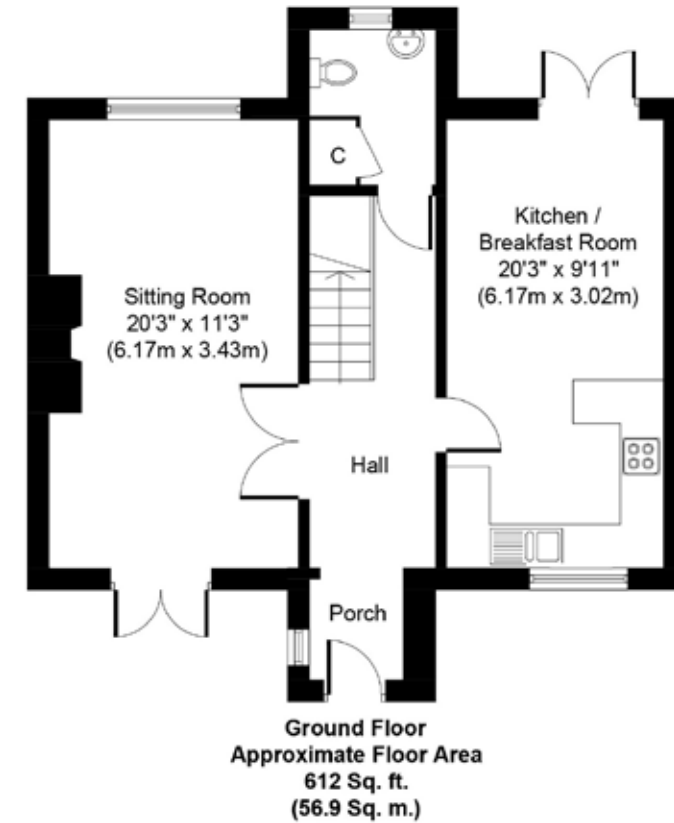
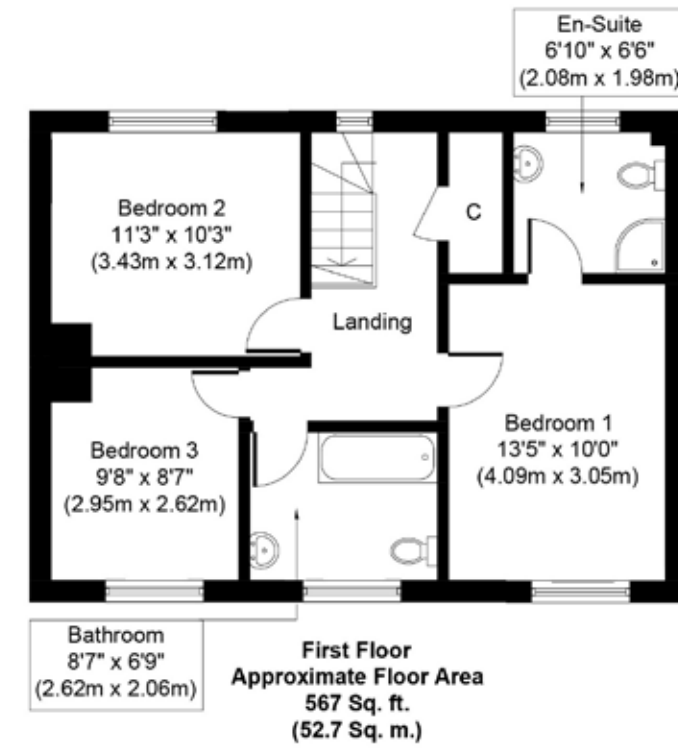
On the ground floor, the living and entertaining space is equally apportioned either side of the wide and welcoming central hallway. On one side is a front to rear kitchen/dining room with french doors at one end giving access out to the back garden and a patio area positioned to catch the evening sunshine. On the other side of the hall, double doors open up into the living room which also stretches from front to rear and has french doors out to the front garden, where a second patio affords you space

to enjoy the sun throughout the day.

This room also features a fireplace and chimney stack made from reclaimed red bricks and, with its Norfolk pamment tiled hearth and aged oak lintel, it really gives this relatively new property a sense of age and character.

Upstairs, there are three double bedrooms: the principal has an en-suite shower room, whilst the other two share the family bathroom, and there is also a guest WC on the ground floor. Leading off the landing, there is a very useful walk-in cupboard, ideal for storing personal effects and spare linen, should you wish to partially let the house to holidaymakers.





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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Outside, both the front and rear gardens are shingled, with mature beds, and interspersed with evergreen shrubs, so very easy to maintain. The front garden is completely south-facing but open to the east and west and this orientation ensures that the house is incredibly light. There is an off-street parking space, plus a further space in a cartshed, perfect for storing your boat over winter.

Harefields was built just under twenty years ago, and its traditional exterior has allowed it to really settle into its environment. It forms part of a small group of similar properties which all benefit from the privacy and peacefulness that this little oasis in the heart of the village provides.



“My favourite spot is in the south-facing front garden...”



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-serviced, 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



Blakeney Quay

"Burnham Market and Blakeney are both wonderful places to explore..."

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0600-6788-0422-4290-3573

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: ///slopes.mentioned.brains

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SOWERBYS



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