



THE STORY OF

8 Harefields

Docking, Norfolk

SOWERBYS



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8 Harefields

Docking, King's Lynn, Norfolk
PE31 8LL

Double Fronted Brick and Flint Cottage Quietly
Nestled on a Private Road

Three Generously Sized Double Bedrooms,
Including a Lovely Principal with En-Suite and
Views Over the Garden

Welcoming Kitchen-Dining Room with Stylish
Fitted Units and Ample Space for Entertaining

Elegant Sitting Room with a Feature Open
Fireplace and French Doors to the Garden

South-Facing, Fully Enclosed Garden, Ideal for
Children, Pets, and Al Fresco Dining, Offering
Both Sun and Seclusion

Detached Cart Shed Providing Private Parking
and Additional Secure Storage

Set Back From the Road, Offering a Wonderful
Sense of Privacy

Bright and Airy Interiors Throughout

SOWERBYS BURNHAM MARKET OFFICE

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Tucked away in an exceptionally peaceful corner of Docking, just off Station Road, Number Eight is a beautifully proportioned brick and flint cottage offering all the hallmarks of a classic Norfolk home with the ease of modern living.

With a welcoming front garden and traditional frontage, this is a home where the back door is most often used—leading straight from the parking area and into a wonderfully sociable kitchen-dining room. Thoughtfully designed with stylish units and space to seat six, it's a natural gathering point—ideal for morning coffee, relaxed meals, or evening chats after a day on the coast.

Across the hall, the sitting room is both elegant and inviting, centred around a feature open fireplace. In winter, it's the perfect spot to curl up after a long walk along Holkham's windswept sands; in summer, French doors open to let the breeze roll in from the south-facing garden.

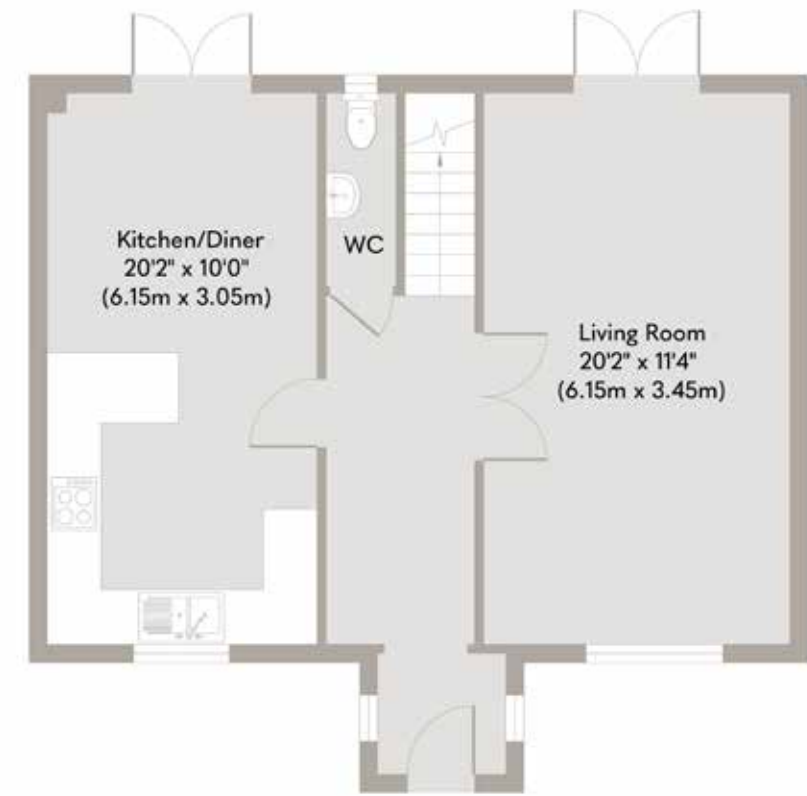
Upstairs, you'll find three generous double bedrooms. The principal benefits from an en-suite, while the remaining rooms share a well-appointed family bathroom. A ground floor guest WC completes the layout.

Outside, the garden offers privacy and sunshine in equal measure, with lawn, patio, and space for little ones—both two- and four-legged—to roam safely. The cart shed provides covered parking and handy storage for bikes, kayaks, and all the gear needed for Norfolk adventures.

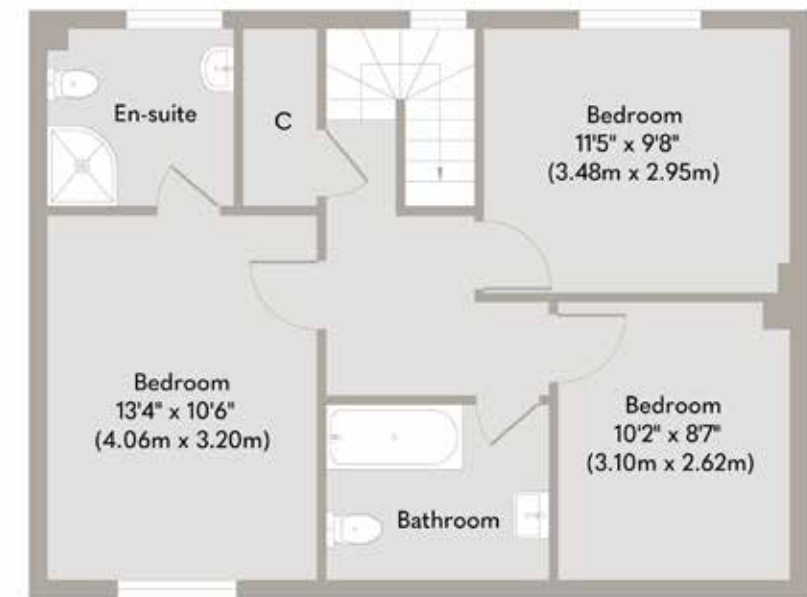
Cherished by the current owners for 19 years, Number Eight is peaceful, private, and perfectly placed to enjoy both village life and coastal escapes.







Ground Floor
Approximate Floor Area
577 sq. ft
(53.60 sq. m)



First Floor
Approximate Floor Area
555 sq. ft
(51.56 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.

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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 the Vendor



"We enjoy
Holkham Beach
with its wide open
views across the
dunes."

Holkham Beach, Norfolk



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///bulletins.bounding.remedy

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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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