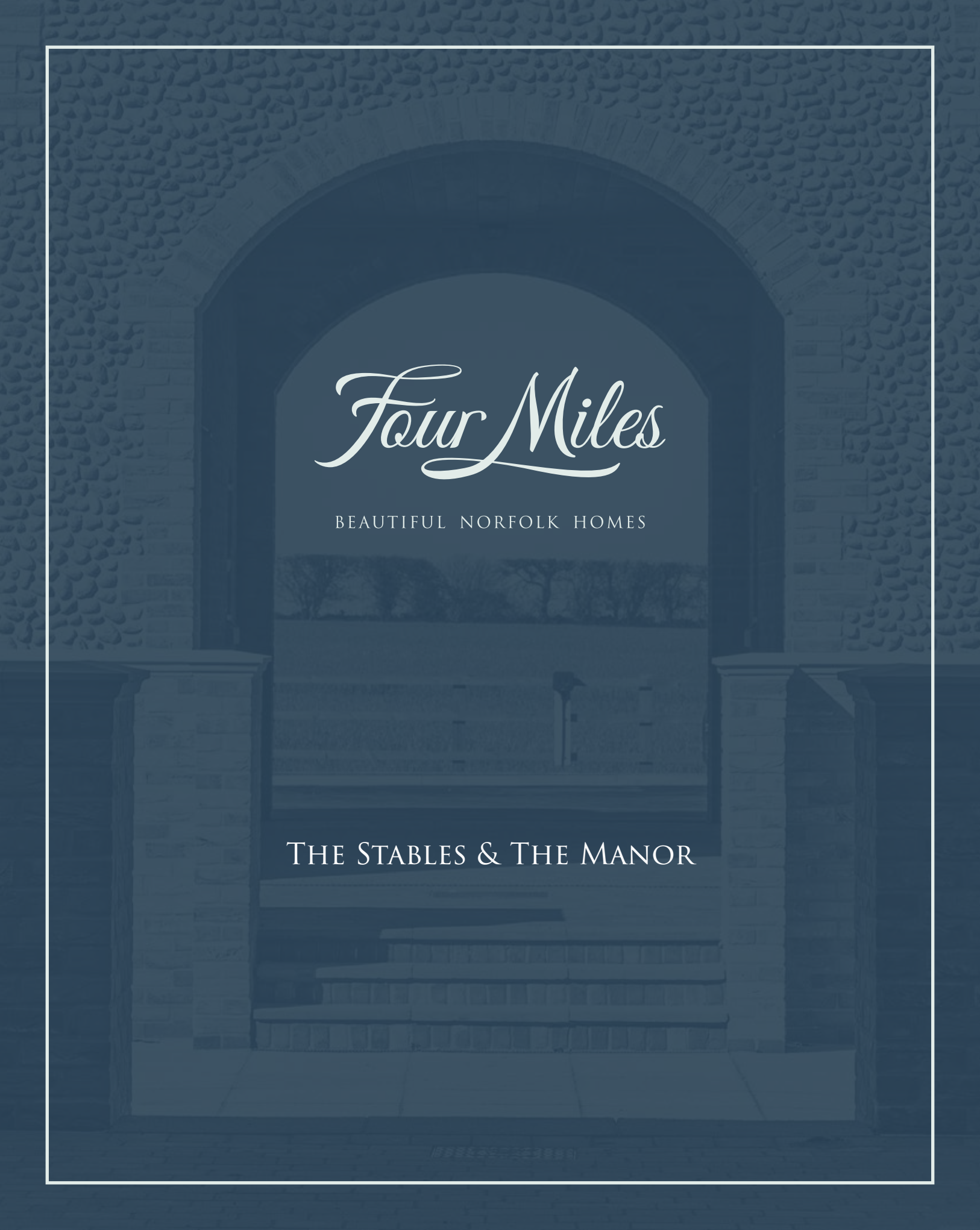




Four Miles

BEAUTIFUL NORFOLK HOMES

THE STABLES & THE MANOR

FOUR MILES

FOUR MILES — 3

A BLEND OF 21ST CENTURY LIVING
AND TRADITIONAL VILLAGE CHARM





AN ESTABLISHED NORFOLK COMMUNITY

Four Miles is an established community that many already call home in this special part of North Norfolk. Surrounded by open skies and endless coastline, it's a place where the pace feels calmer, the air feels clearer, and the quality of an Avada Homes property has already been discovered by those who choose to live here; with opportunities still available for you.

FOUR MILES — 5

Four Miles Development
Sandringham Avenue
(off Choseley Road)
Docking
North Norfolk
PE31 8LZ



INTRODUCING THE STABLES

Set at the exclusive west end of Four Miles is a collection of 12 unique country homes, The Stables. Inspired by the grandeur of a traditional English stately home's stable block, its design blends timeless architecture with countryside charm.

Ten of the homes open onto The Courtyard - a private, shared space at the heart of the build. Only for residents, this space is complete with a sunken garden, soft landscaping, and places to sit and relax.

Each property is traditionally built with a focus on character, quality, and comfort. The three west-facing homes enjoy private gardens and access to the adjacent landscaped meadow with ponds, available for all residents to enjoy. All homes benefit from views across the open countryside, to varying degrees.



THE SPECIFICATION

This collection mirrors the character and style of the first two phases of the Four Miles development, with one key distinction - each home is of traditional build rather than timber frame construction.

The carefully considered specification includes:

- Underfloor heating to both ground and first floors, powered by a high-efficiency air source heat pump
- Semi-vaulted ceilings on the first floor, adding light and space
- Complete floor coverings throughout: a blend of tiling, oak flooring and carpet
- High-quality bathroom fittings with full wall tiling
- Hardwood, in-frame painted kitchens with granite-style worktops
- Bespoke, traditional-style sliding sash windows and matching external doors
- Oak staircases and oak-faced internal doors
- Large-profile hardwood moulded internal joinery
- Landscaped gardens where applicable, with patios, turf, trees and planting
- Enhanced electrical specification throughout
- 32Amp electric vehicle charging points



THE GATEHOUSES

PLOT 39



Open-Plan Kitchen/Sitting Room | Mezzanine Dining Area | Two En-Suite Bedrooms
Utility Room | Countryside and Courtyard Views



GROUND FLOOR: Bedroom One 13'11" x 9'10" (4.23m x 2.99m) Bedroom Two 15'1" x 10'11" (4.60m x 3.34m)
FIRST FLOOR: Dining Room 14'0" x 11'4" (4.27m x 3.46m) Kitchen 15'4" x 9'9" (4.67m x 2.98m)
Sitting Room 21'2" x 14'5" (6.45m x 4.39m)
Approximate Floor Area 116.04 sq.m. / 1,249 sq.ft.

THE GATEHOUSES

PLOT 44



Open-Plan Kitchen/Sitting Room | Mezzanine Dining Area | Two En-Suite Bedrooms | Utility Room
Countryside and Courtyard Views



GROUND FLOOR: Bedroom One 13'11" x 9'10" (4.23m x 2.99m) Bedroom Two 15'1" x 10'11" (4.60m x 3.34m)
FIRST FLOOR: Dining Room 15'6" x 11'4" (4.72m x 3.46m) Kitchen 15'4" x 9'9" (4.67m x 2.98m)
Sitting Room 21'2" x 14'5" (6.45m x 4.39m)
Approximate Floor Area 116.04 sq.m. / 1,249 sq.ft.

EAST WING
PLOT 37



Open-Plan Kitchen/Sitting Room | Utility Room | Two En-Suite Bedrooms | Countryside and Courtyard Views



GROUND FLOOR: Bedroom One 13'6" x 10'7" (4.11m x 3.22m) Bedroom Two 11'11" x 7'2" (3.64m x 2.19m)
FIRST FLOOR: Kitchen/Sitting Room 12'7" x 12'6" (3.84m x 3.80m)
Approximate Floor Area 85.04 sq.m. / 896 sq.ft.

WEST WING
PLOT 41



Open-Plan Sitting/Dining Room | Kitchen and Utility Room | Two En-Suite Bedrooms
Two Further Bedrooms | Separate Shower Room | Countryside and Courtyard Views



GROUND FLOOR: Kitchen 15'7" x 11'11" (4.74m x 3.64m) Sitting/Dining Room 24'7" x 16'10" (7.49m x 5.14m)
FIRST FLOOR: Bedroom One 16'2" x 13'5" (4.92m x 4.10m) Bedroom Two 12'10" x 10'10" (3.90m x 3.29m)
Bedroom Three 11'7" x 9'9" (3.53m x 2.97m) Bedroom Two 11'7" x 9'6" (3.53m x 2.89m)
Approximate Floor Area 161.18 sq.m. / 1,734 sq.ft.

WEST WING

PLOT 42



Open-Plan Kitchen/Dining/Sitting Room | Pantry | Utility Room | Study | Four En-Suite Bedrooms
Separate Shower Room | Countryside and Courtyard Views



GROUND FLOOR: Bedroom One 14'10" x 11'5" (4.53m x 3.49m) Bedroom Two 13'11" x 10'6" (4.23m x 3.19m)
Bedroom Three 10'1" x 8'8" (3.07m x 2.64m)
FIRST FLOOR: Kitchen/Dining Room/Sitting Room 39'0" x 24'7" (11.88m x 7.49m) Study 11'6" x 7'11" (3.51m x 2.42m)
Pantry 5'9" x 5'3" (1.74m x 1.60m)
Approximate Floor Area 176.46 sq.m. / 1,900 sq.ft.

WEST WING

PLOT 43



Open-Plan Dining/Sitting Room | Kitchen and Utility Room | Two En-Suite Bedrooms
Two Further Bedrooms | Separate Shower Room | Countryside and Courtyard Views



GROUND FLOOR: Dining Room/Sitting Room 24'7" x 16'10" (7.49m x 5.13m) Kitchen 15'7" x 11'9" (4.74m x 3.58m)
FIRST FLOOR: Bedroom One 15'11" x 13'5" (4.85m x 4.10m) Bedroom Two 10'8" x 9'10" (3.25m x 2.99m)
Bedroom Three 11'7" x 9'9" (3.53m x 2.97m) Bedroom Four 11'7" x 9'6" (3.53m x 2.89m)
Approximate Floor Area 161.09 sq.m. / 1,734 sq.ft.

VILLAGE LIFE IN DOCKING

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

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.



CALLING NORTH NORFOLK HOME

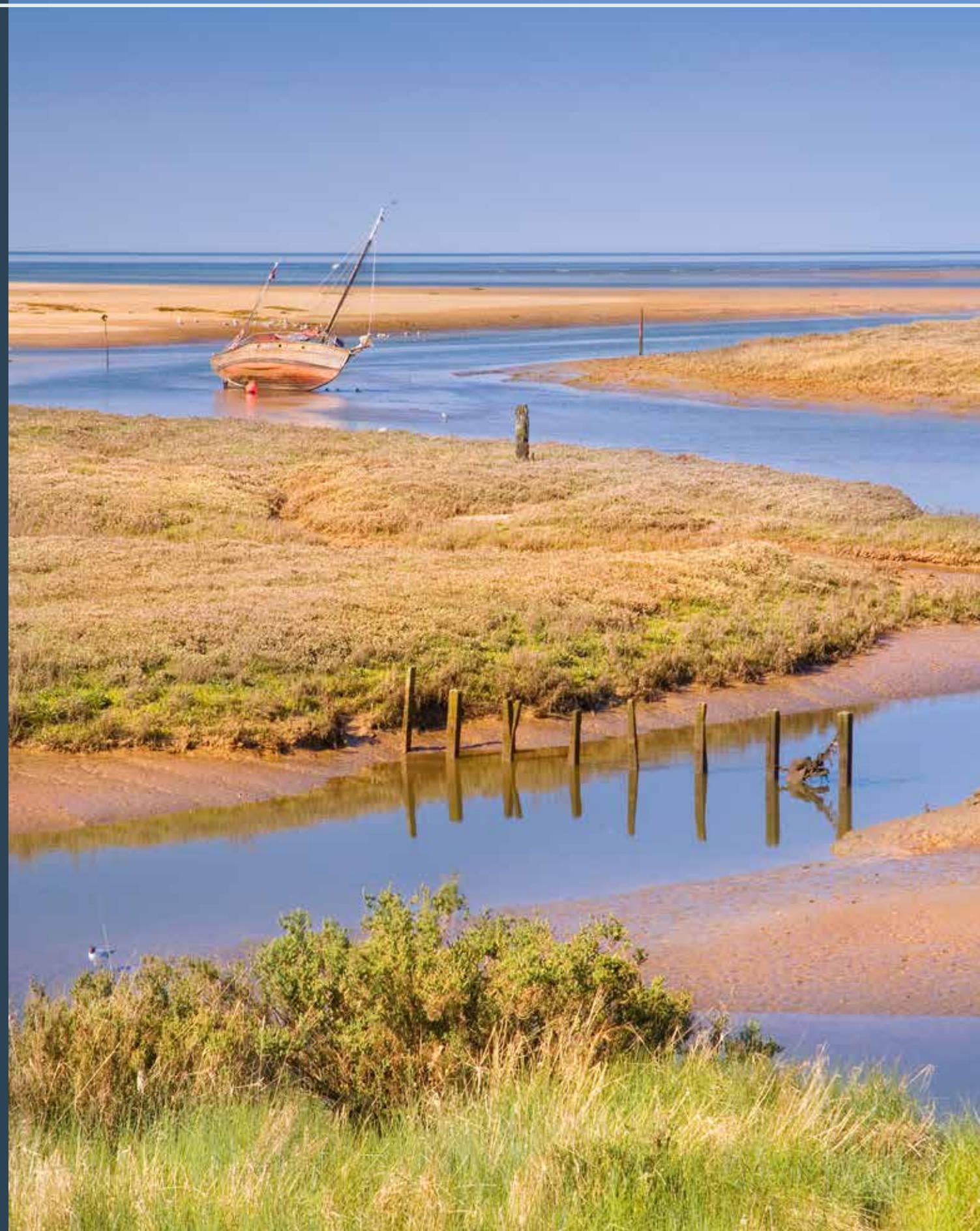
This part of Norfolk has long held a quiet magnetism - where sky meets sea in spectacular fashion, and where charming villages and sweeping countryside create a setting unlike anywhere else in the country.

At Four Miles, you're nestled in this remarkable part of the world, where thoughtful design means you're in an enviable location, just four miles inland from two of the area's most sought-after coastal villages: Brancaster and Thornham.

Brancaster is famed for its vast golden beach and expansive saltmarshes, a paradise for walkers, sailors and birdwatchers. At its edge lies the Royal West Norfolk Golf Club, one of the UK's most scenic and historic courses. The village itself is home to welcoming pubs, flint cottages and a true sense of timeless coastal charm.

Thornham, just along the coast, is equally captivating. Its quiet lanes lead to a characterful harbour, lined with creeks and bobbing boats. From stylish spots like Thornham Deli to award-winning eateries such as The Orange Tree, the village offers a rich mix of local flavour and understated elegance.

Further along the coast is Burnham Market, often referred to as 'Chelsea-on-Sea' for its boutique shops, independent cafés, art galleries and its elegant Georgian architecture. It's the beating heart of Burnham country, with a buzz that contrasts beautifully with the calm of neighbouring hamlets. Just a short drive from Four Miles, it's ideal for a day of browsing, brunching or simply soaking up the atmosphere.



COMPLETING SPRING 2026: THE MANOR

Coming soon to Four Miles, The Manor is a striking 12,000 sq. ft. Neo-Georgian building arranged as six luxury residences.

These include four spacious apartments, a penthouse, and a separate annexe - each offering sweeping country views and access to the landscaped meadow.

Every home benefits from a private garage and is built using quality timber frame construction. Inside, expect a premium specification throughout, enhanced security features, and lift access for convenience.

The Manor offers a rare blend of elegance and practicality, bringing together traditional architecture and refined modern living in one of North Norfolk's most exclusive settings.



THE MANOR

PLOT 45



Ground Floor Apartment | Open-Plan Kitchen/Dining/Sitting Room | Two En-Suite Bedrooms | One Further Bedroom



GROUND FLOOR: Kitchen/Dining/Sitting Room 31'0" x 15'3" (9.45m x 4.65m)
 Bedroom One 16'2" x 13'7" (4.92m x 4.13m) Bedroom Two 12'9" x 11'11" (3.89m x 3.64m)
 Bedroom Three 12'9" x 11'0" (3.89m x 3.36m)
 Approximate Floor Area 127.74 sq.m. / 1,375 sq.ft. plus Garage

GARDEN EAST WING

PLOT 46



Ground Floor Apartment | Open-Plan Sitting/Dining Room | Utility Room and Larder
 Two En-Suite Bedrooms | One Further Bedroom



GROUND FLOOR: Sitting/Dining Room 31'0" x 15'3" (9.45m x 4.65m) Kitchen 14'8" x 13'7" (4.47m x 4.14 m)
 Utility 8'3" x 7'11" (2.51m x 2.41m) Larder 7'11" x 5'1" (2.41m x 1.54m) Bedroom One 16'1" x 13'7" (4.89m x 4.13m)
 Bedroom Two 12'9" x 11'11" (3.89m x 3.64m) Bedroom Three 12'9" x 11'1" (3.89m x 3.37m)
 Approximate Floor Area 156.88 sq.m. / 1,689 sq.ft. plus Garage

UPPER WEST WING
PLOT 47



First Floor Apartment | Open-Plan Kitchen/Dining/Sitting Room | Two En-Suite Bedrooms



FIRST FLOOR: Kitchen/Dining Room/Sitting Room 31'0" x 15'3" (9.45m x 4.65m)
Bedroom One 16'2" x 13'7" (4.93m x 4.13m) Bedroom Two 12'9" x 11'11" (3.89m x 3.64m)
Bedroom Three 12'9" x 11'0" (3.89m x 3.36m)
Approximate Floor Area 127.74 sq.m. / 1,375 sq.ft. plus Garage

UPPER EAST WING
PLOT 48



First Floor Apartment | Open-Plan Sitting/Dining Room | Kitchen/Family Room | Two En-Suite Bedrooms
One Further Bedroom | Utility Room



FIRST FLOOR: Kitchen/Family Room 22'10" x 13'7" (6.97m x 4.14m) Sitting/Dining Room 31'0" x 15'3" (9.45m x 4.65m)
Bedroom One 17'1" x 14'4" (5.20m x 4.36m) Bedroom Two 16'1" x 13'7" (4.89m x 4.13m)
Bedroom Three 12'9" x 11'1" (3.89m x 3.37m)
Approximate Floor Area 175.04 sq.m. / 1,884 sq.ft. plus Garage

THE PENTHOUSE

PLOT 49



Second Floor Apartment | Open-Plan Kitchen/Sitting/Dining Room | Three En-Suite Bedrooms
One Further Bedroom | Utility Room | Lift Access



SECOND FLOOR: Kitchen/Sitting/Dining Room 39'4" x 25'5" (12.00m x 7.74m)
Bedroom One 22'5" x 14'6" (6.84m x 4.43m) Bedroom Two 16'10" x 12'9" (5.14m x 3.89m)
Bedroom Three 15'3" x 12'9" (4.65m x 3.89m) Bedroom Four 15'3" x 12'0" (4.65m x 3.65m)
Approximate Floor Area 297.32 sq.m. / 3,200 sq.ft. . plus Garage

MEADOW HOUSE

PLOT 50



Open-Plan Kitchen/Dining/Sitting Room | Study | Three En-Suite Bedrooms | Utility Room | Larder



GROUND FLOOR: Bedroom One 22'10" x 12'11" (6.97m x 3.93m) Bedroom Two 12'10" x 12'5" (3.90m x 3.79m)
Bedroom Three 12'10" x 10'2" (3.90m x 3.09m)
FIRST FLOOR: Kitchen/Dining Room 44'10" x 17'2" (13.67m x 5.23m) Study 15'7" x 11'0" (4.75m x 3.36m)
Sitting Room 22'10" x 12'10" (6.97m x 3.91m)
Approximate Floor Area 191.02 sq.m. / 2,056 sq.ft. plus Garage

ABOUT THE DEVELOPER

Avada Country Homes have been creating beautiful homes in North Norfolk since 2001, including more than 60 barn conversions. With a focus on quality materials and thoughtful design, each home is created with the owner in mind. The company is privately owned, allowing for greater design freedom and individuality than larger national builders typically offer.

Founder Ian Johnston is passionate about countryside living, which has led to projects ranging from barns on the Sandringham Estate to Georgian mansions on the Sandbanks peninsula. Many homes feature Avada's signature "upsidedown" layout, with vaulted ceilings, open-plan spaces, and elevated views of the landscape. Whether a full-time residence or a second home, each property is built to offer something special - combining long-term value with truly beautiful living.



AVADA
COUNTRY HOMES





ALL ENQUIRIES TO SOWERBYS

If you're interested in owning a home at Four Miles, we'd love to hear from you. As specialists in the area, Sowerbys are perfectly placed to guide you through every step - from discovering the right home here to navigating the finer details of your purchase.

If you have a property to sell, we can help there too. With our local expertise, tailored marketing, and a dedicated team, we'll ensure your move is smooth, seamless, and perfectly timed for your new beginning at Four Miles.

SOWERBYS

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