



THE STORY OF

Burgess Cottage

Docking, Norfolk

SOWERBYS



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Burgess Cottage

Docking, Norfolk
PE31 8LS

Period Cottage

Four Double Bedrooms

Two Reception Rooms

Ground Floor Bedroom Suite

Utility Room

Gym

Period Features

Enclosed Garden

Central Village Location

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Located in the heart of the increasingly popular North Norfolk village of Docking, Burgess Cottage is a truly charming home that perfectly blends period character with modern family living.

Originally three separate cottages, the property has been thoughtfully combined over the years to create a wonderfully spacious and well-proportioned home that feels both cosy and expansive.

On the ground floor, the home flows effortlessly between generous living and entertaining spaces. At one end lies the substantial kitchen and dining room- the heart of the home - with an adjoining utility and boot room that make everyday life both easy and practical. Moving through the house, the central sitting room with its inviting log-burning stove provides a warm and comfortable gathering place, while the adjoining snug, also complete with a log burner, offers the perfect spot to unwind or read by the fire.

A ground floor double bedroom with en-suite shower room provides ideal guest or multi-generational accommodation, while a dedicated gym adds a touch of everyday luxury and convenience. One of the home's most charming quirks is its pair of staircases - a delightful reminder of its origins as three cottages - with one rising from the sitting room and the other from the snug.

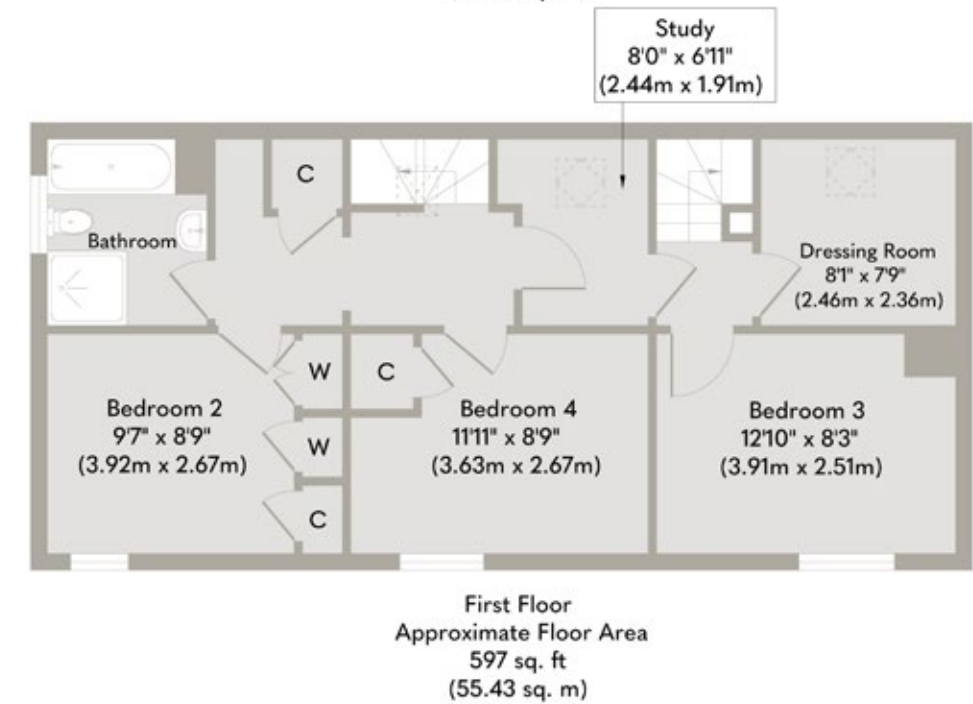
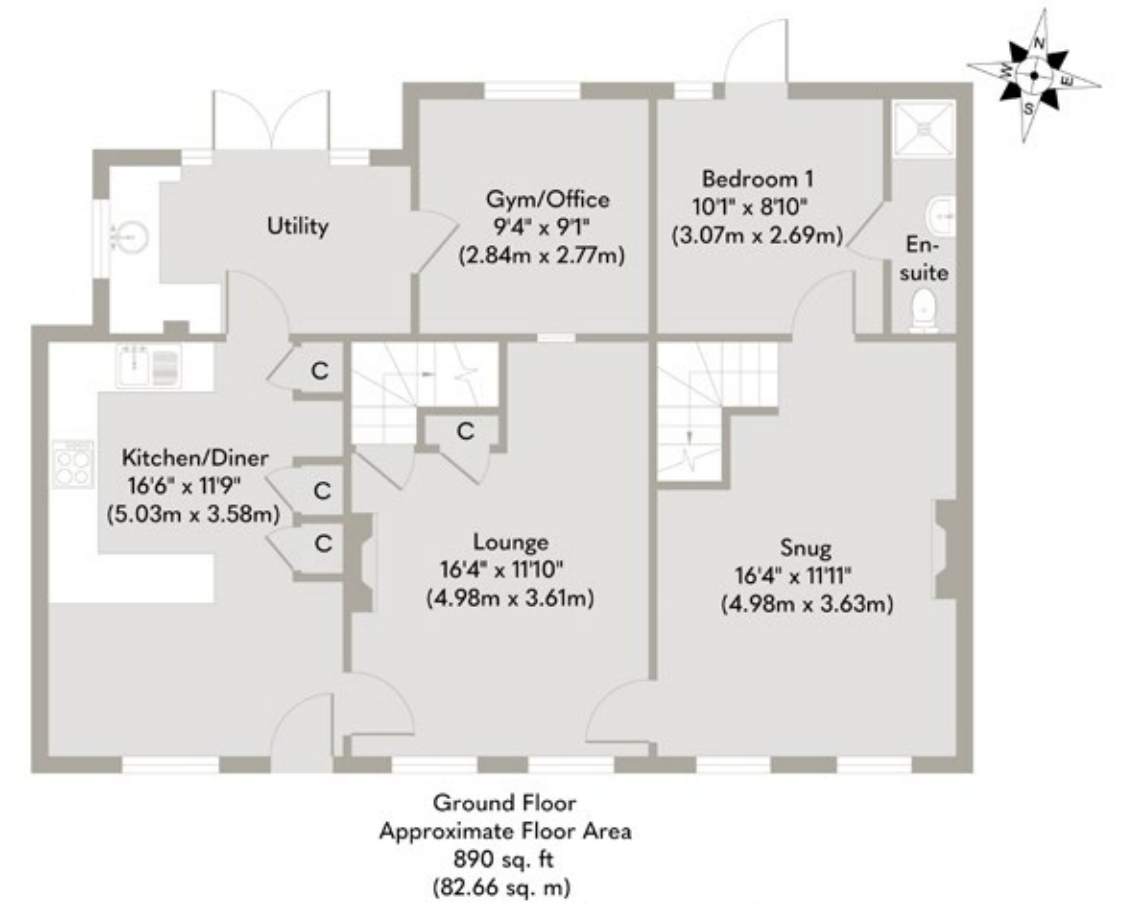
Upstairs, you'll find three further double bedrooms sharing a family bathroom, along with a dressing room and a study, offering flexibility for family life or home working.

Outside, the fully walled garden creates a safe, private, and secure haven, perfect for children and pets alike. The outdoor space invites relaxation, play, and alfresco dining throughout the seasons.



Docking was a lovely place to bring up children - there was a strong sense of community.





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



"The cottage was owned by the Burgis family, and their descendants are buried in the village church."



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 9232-3049-4204-5545-4204

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: ///exams.recall.discussed

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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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