



Introducing
High Street
Docking

SOWERBYS

Nestled within the grounds of Docking Hall, just beyond the imposing iron gates, sits The Gate Lodge.

A sympathetically renovated period cottage with an abundance of character and charm, situated in the sought after village of Docking. The property benefits from a large reception room with bay window overlooking the parkland, log burner and office space, recently fitted kitchen/breakfast room, downstairs shower room and bedroom three which could also be used as a study or second reception room.

To the first floor there are two wonderfully bright and airy double bedrooms together with a modern fitted family bathroom.

The outside of the cottage benefits from a large garden, perfect for a keen gardener with mature vegetable beds containing a variety of fruit bushes and vegetables and a number of outside storage sheds.

There is plenty of off-road parking to the front of the property on the driveway. The property is offered unfurnished and is available now.

DOCKING

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.

COUNCIL TAX

Band D.

AGENT'S NOTES

No Pets

Oil Central Heating

Available Now

Unfurnished

12 Month Initial Tenancy

ENERGY EFFICIENCY RATING

D. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

LOCATION

What3Words: [///ogre.public.dream](https://www.what3words.com/ogre/public.dream)



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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

