



Introducing
Plot 44, 1 Four Miles Yard,
Docking

SOWERBYS

PLOT 44

In the Northern and Southern wings of The Stables there are four homes known as The Gatehouse Properties. Situated on either side of the archways giving access into the central courtyard, and designed to reflect where the carriages of old would have entered and exited the stable block. Plot 44 is a two bedroom home with accommodation set across 3 floors. The two bedrooms are located on the ground floor and both enjoy their own en-suite facilities. The open plan living space is found on the first floor, and the second floor offers an extremely versatile space, and has the ability to lend itself as an additional reception room or cosy snug.

Plot 44 flanks the southern arch and benefits from the natural light that south facing properties enjoy.

THE STABLES

The Stables emulates the style, grandeur and proportions of a stable block that befit stately homes such as Holkham or Houghton Hall, and it is, quite simply, a stunning building.

Arranged around a central courtyard that features a communal sunken garden, there are a total of 12 attractive and immaculately finished properties. With the open countryside that surround the Four Miles development, the position of The Stables, at the north western end of this sympathetic extension to the village, means that they all enjoy rural views to varying degrees.

As is traditional with Avada, nine of these properties are 'upside down' homes with the living and entertaining space on the first floor, where best to enjoy those sweeping vistas that the county is known for, whilst the other three are more traditionally arranged with the living space on the ground floor.

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.

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.

AGENT'S NOTE

No pets.

Available now.

Air source heating.

12 month initial tenancy.

COUNCIL TAX

Band tbc.

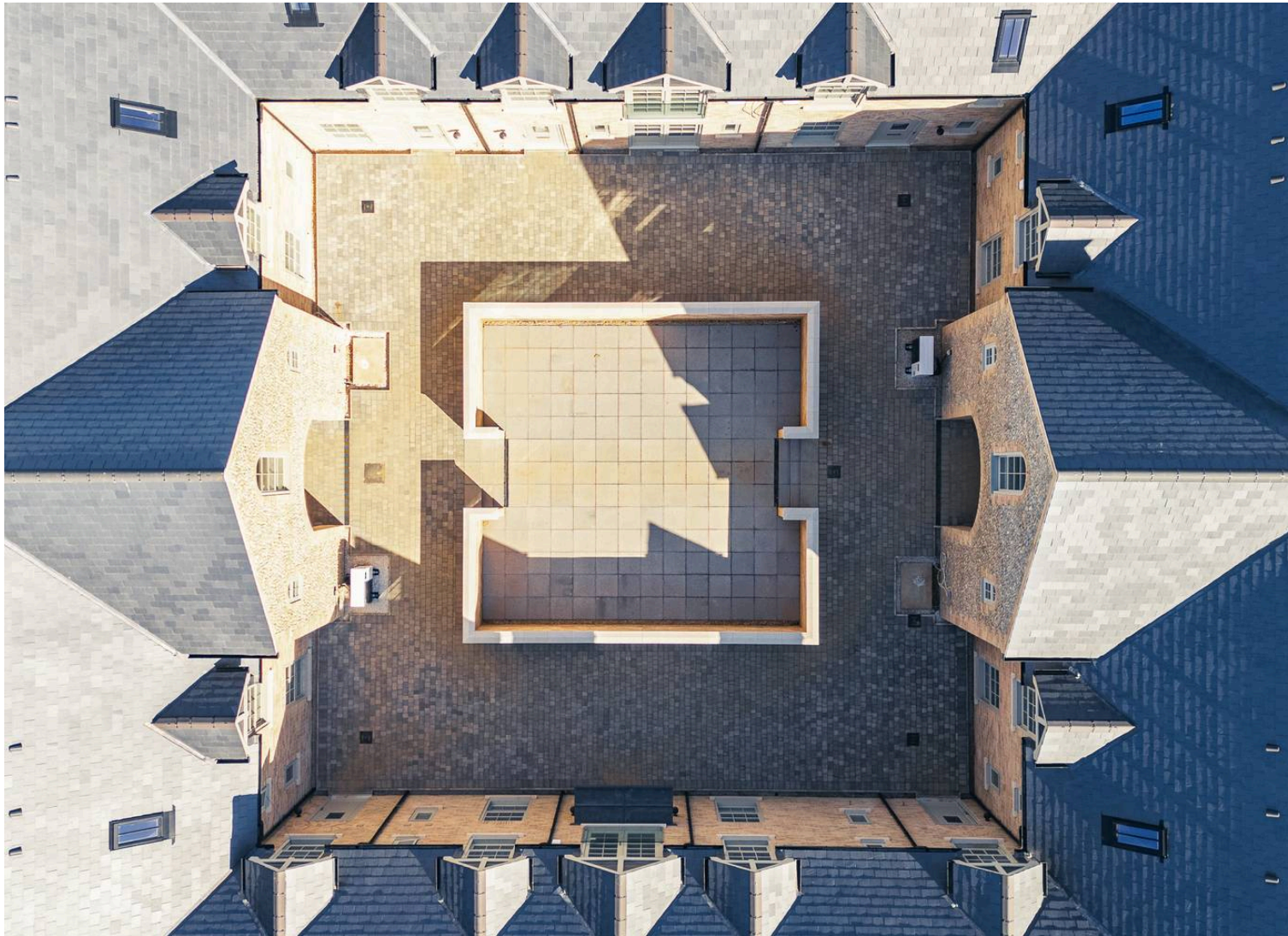
ENERGY EFFICIENCY RATING

To be confirmed. 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: ///closet.rate.blissful



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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