



3 Kingshill  
Great Hockham | Thetford | Norfolk | IP24 1NW

# BUILT WITH HEART



Hidden away in the heart of Great Hockham but within easy reach of Attleborough, Thetford and Norwich, this beautifully designed four-bedroom home offers light-filled space and sits on a glorious half-acre plot (stms) backing onto open fields. Inside, you'll find a spacious living room, garden room, kitchen/diner and a luxurious principal suite with a walk-in dressing room and ensuite. With a double garage ready for conversion, village pub, well-regarded school and woodland walks nearby, this is countryside living without compromise.



# KEY FEATURES

- A beautiful four-bedroom detached family property
- Large Principal bedroom with attached dressing room and ensuite
- Expansive living room with woodburner
- Kitchen/breakfast room, separate utility room and two wc's
- Built to a high specification with a dining room and a study
- Parking for multiple vehicles
- Approximately .5 of an acre of beautiful gardens (stms)
- Double garage built with a potential conversion in mind
- 15 mins to the London train links of Attleborough
- Immediate access to country walks

Cradled by countryside in the sought-after village of Great Hockham, this four-bedroom detached home offers thoughtfully designed living space of over 2,600 square feet. Built in 1996 by the current owner, it sits on nearly half an acre (stms) of beautifully maintained gardens, where every inch reflects a love of gardening and an eye for detail. A wooden gate opens onto a broad gravel driveway winding through mature trees and hedgerows, offering a striking first impression and generous parking. Set deep within the plot and tucked away from view, the house enjoys a wonderful sense of privacy and seclusion - yet it's just a stone's throw from the village green, home to the much-loved annual fête, and a tempting stroll to the local pub. Inside, bright, spacious rooms are matched by considered finishes, while a double garage with power, water, and heating adds versatile potential. With direct access to country walks and village amenities, this is a peaceful escape that keeps essentials close.

## Step Inside

This thoughtfully designed home strikes a perfect balance between generous proportions and a warm, welcoming feel. Step through the front door and the hallway immediately opens up with a sense of space and light that flows throughout the house.

To the left of the entrance hall is the spacious triple-aspect living room - a generously sized, almost square room with a welcoming atmosphere. A Jet Master multi-fuel stove sits comfortably within a striking inglenook fireplace, tempting you to light it "just for the atmosphere". It's a room made for memories - Sunday mornings with the papers, cosy movie nights, and a hint of festive magic come December. Light floods in from every angle, with doors opening directly into the beautiful garden beyond.

The garden room is a fantastic addition to the home, complete with heating and a solid roof that ensures year-round comfort. Filled with natural light and offering tranquil views of the garden, it's an ideal spot to relax and unwind. This space flows effortlessly into a large, flexible reception room currently used as a dining area. With the kitchen/diner catering to everyday meals, this versatile room can easily transform to suit your needs, whether that's a den, playroom, or entertaining space.





# KEY FEATURES

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The kitchen and dining area is a generously sized, functional space designed for everyday living. It boasts ample cabinetry for plenty of storage, with an island peninsula offering extra workspace. Bright and airy, the room comfortably fits a dining table - ideal for family meals, casual breakfasts, or entertaining guests. Just off the hall, a separate study provides a quiet space to work or read, while a downstairs cloakroom adds convenience.

## Exploring Upstairs

At the top of the stairs, an open galleried landing connects the bedrooms and family bathroom with a shower and separate bath. The principal bedroom is spacious and airy and features a walk-in dressing room, so you can finally hoard clothes to your heart's content! A sleek ensuite complete with modern fixtures and a corner bath ensure you're able to start your day comfortably. Three further generously sized bedrooms offer plenty of natural light and flexibility. A modern family bathroom with shower and a bath completes the floor.

## Step Outside

Let's talk garden goals. The rear garden is a standout feature - a generous, private plot of around half an acre (stms) backing onto open fields where grazing horses are a familiar sight. This is the kind of outdoor space city-dwellers dream of: sweeping lawns perfect for games (or ambitious mowing stripes), blooming borders and quiet corners. Once a blank canvas, the current owners have created a mature, thoughtfully planted garden with year-round appeal. Specimen trees, ornamental cherry trees and willows add structure and character, while a greenhouse is there to support any green-fingered plans. For the practically minded, a large double garage is already equipped with power, water, and heating. Designed with future conversion in mind, it could suit a home office, gym, or even annexe (subject to planning). A covered carport to the side provides further flexibility, with ample room for a motorhome, caravan, or extra vehicles, making this a garden that works as hard as it relaxes. Beyond the garden gate, countryside walks await - peaceful, scenic and just moments from home.

## On The Doorstep...

Great Hockham is a charming village that perfectly captures the spirit of community, offering peaceful rural living with essential local amenities. At its heart is a picturesque village green, a traditional pub, a welcoming church and a well-regarded primary school. Surrounded by beautiful countryside, it's within walking distance of Thetford Forest and its many footpaths and bike trails. and amenities.





























# INFORMATION

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## How Far Is It To...

This home is perfectly situated to combine practical living with plenty of nearby options to explore. Just 15 minutes away, Attleborough offers convenient train links to London and Norwich as well as a host of shops and amenities.

Also close at hand is the market town of Thetford, which is reachable in only a 20-minutes. Norwich, known for its rich history and vibrant culture, is a 35-minute drive, while the university charm and scenic rivers of Cambridge is less than an hour away. For fun days out (and a must for motorsport enthusiasts), Snetterton Circuit is close by, and those seeking peaceful outdoor escapes can enjoy the Norfolk Broads, less than an hour away.

**Directions:** From Diss head west on the A1066 and turn right on to thee the B1111 and follow past Larling ant turn left on to Harling Road and follow into Great Hockham. Turn right at the pub and follow the Watton Road up and take the first left on to Kingshill.

## What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [/// milkman.com/forced.relished](http://milkman.com/forced.relished)

## Services, District Council and Tenure

Oil Fired Central Heating

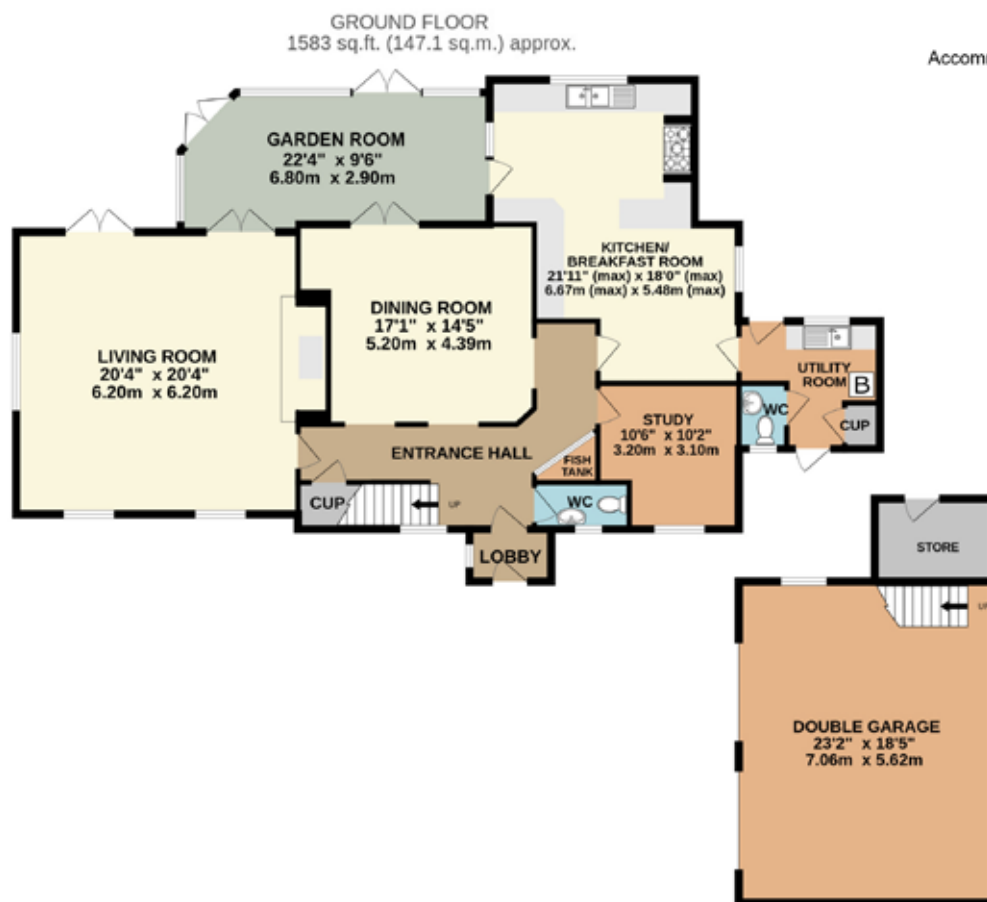
Mains Electricity, Water & Drainage, LPG for hob

Broadband Available – Current supplier BT but please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) for your chosen provider.

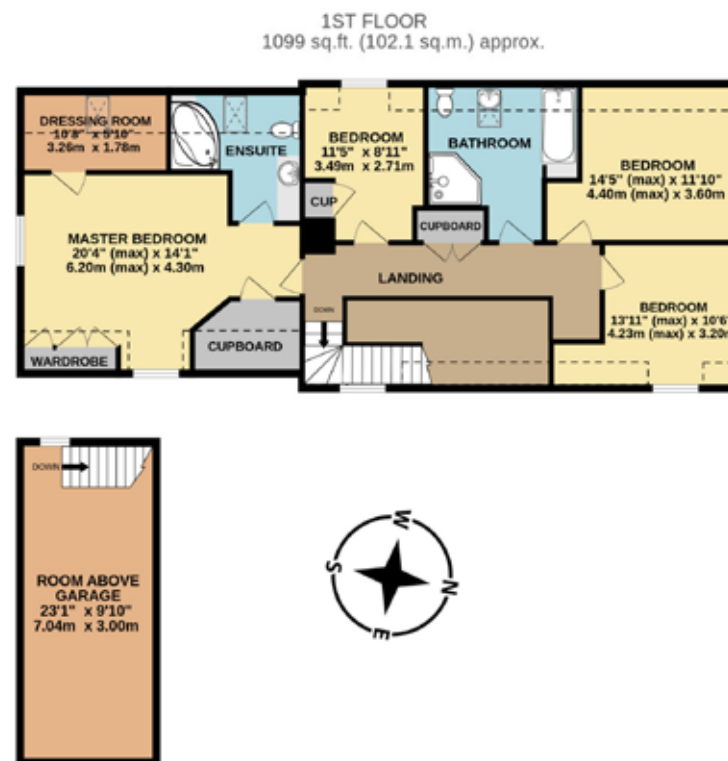
Mobile Phone Reception - varies depending on network provider Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check

Breckland District council – Band F – Freehold

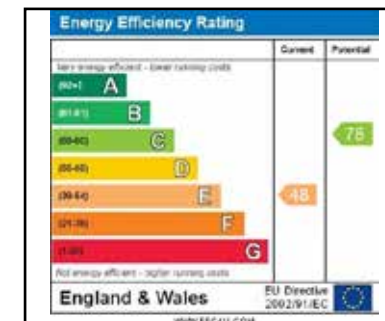
EPC - E



**TOTAL FLOOR AREA (approx.)**  
Accommodation: 2682 sq.ft (249.2 sq.m) - Garage/Outbuildings: 698 sq.ft (64.82 sq.m)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Produced for Fine & Country Estate Agent.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

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