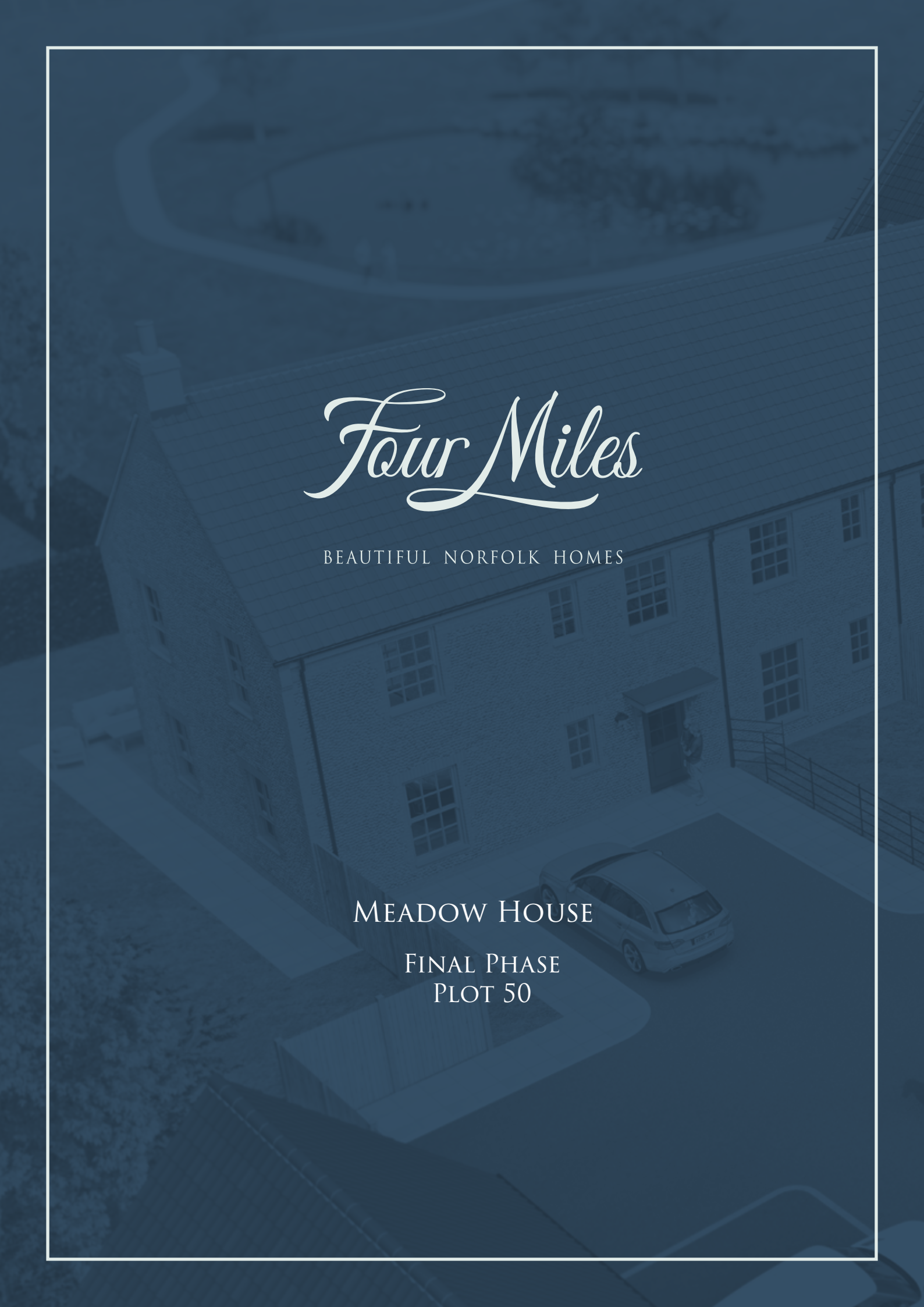


An aerial photograph of a large, multi-story brick house with a tiled roof. The house has numerous windows and a central entrance. A driveway in the foreground contains a silver car. The entire image is overlaid with a dark blue tint.

Four Miles

BEAUTIFUL NORFOLK HOMES

MEADOW HOUSE

FINAL PHASE
PLOT 50



INTRODUCING

Meadow House

39 Sandringham Avenue, Docking,
King's Lynn, Norfolk
PE31 8QH

Triple-Aspect Accommodation
Flooded with Natural Light

Award-Winning Avada Homes Development

First-Floor Open-Plan Living Designed
to Maximise Countryside Views

Spacious Kitchen with Central
Island and Walk-In Larder

Generous Sitting Room with Juliet Balcony

Flexible Study/Snug/Fourth Bedroom
with En-Suite Shower Room

Three/Four Double Bedroom Suites, Including
A Principal Suite with Fitted Wardrobes
and French Doors to the Garden

Substantial Utility and Boot Room
with External Access

Private Rear and South-Facing Side Gardens,
Single Garage and Two Private Parking Spaces

Direct Access to the Meadow

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

fourmiles@sowerbys.com





Occupying the south-western corner of this now well-established collection of beautifully crafted Norfolk homes by the award-winning Avada Homes, Meadow House undoubtedly enjoys the finest position of them all. With a glorious triple aspect stretching from east, through south and across to the west, the house is bathed in natural light from morning until evening, while enjoying uninterrupted views across open farmland and The Meadow. It is a setting that perfectly captures the peace, space and beauty for which this part of North Norfolk is so highly regarded.

A wonderfully wide and welcoming entrance hall immediately creates an impression of space, with a striking staircase rising through to the vaulted ceiling above, setting the tone for the thoughtful design found throughout the home.



As with all Avada Homes, the principal living accommodation has been positioned on the first floor to make the very most of the surrounding countryside. Here, a superb open-plan living space wraps effortlessly around the central staircase, naturally dividing into three distinct yet connected areas that are equally suited to everyday family life and entertaining. The kitchen is centred around a generous island, making it the perfect place for morning coffee, informal suppers or catching up with friends, while the adjoining walk-in larder provides invaluable additional storage. The dining area sits at the heart of the space before flowing into the impressive sitting room, where a triple aspect and French doors opening onto a Juliette balcony frame the spectacular west-facing views and allow the changing Norfolk skies to become part of the room itself.

Also on the first floor is a versatile study, equally suited as a snug, home office or occasional fourth bedroom, complemented by its own en-suite shower room, providing excellent flexibility for guests or multi-generational living. The ground floor is dedicated to rest and relaxation, offering three beautifully proportioned double bedroom suites. The principal suite is particularly impressive, benefiting from fitted wardrobes and French doors opening directly onto the rear patio, allowing you to step straight out into the garden on warm summer mornings. Completing the ground floor is a substantial utility and boot room with its own external entrance.

Outside, the property continues to impress. To the front are two private parking spaces together with a single garage, while the rear garden offers an excellent balance of entertaining and family space, with a generous paved terrace leading onto an expansive lawn. However, it is Meadow House's unique position that truly sets it apart. Not only does it enjoy delightful views across the meadow, but it also benefits from direct access onto this wonderful open green space, creating an extension of the garden and providing an enviable sense of openness that is rarely found.

Beautifully designed, exceptionally well positioned and flooded with natural light throughout, Meadow House is a home that embraces everything that makes North Norfolk such a special place to live. Whether as a permanent residence or an idyllic coastal retreat, it offers an outstanding combination of contemporary comfort, generous proportions and an exceptional setting.



Whilst Avada Homes has built its unrivalled reputation for creating outstanding and beautifully finished properties in North Norfolk over the last two decades, they are also held in equally high regard on the south coast, and in particular Sandbanks, where they have been responsible for creating a number of stunning ‘Super Homes.’

It is the experience of building such exclusive and individual homes that they have drawn upon with Windsor House. A truly grand and opulent presence yet with modern comforts nestled inside.



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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SITE PLAN

- 33 - The Stables Terraced Cottages
- 34 - The Stables Terraced Cottages
- 35 - The Stables Terraced Cottages
- 36 - The Stables Terraced Cottages
- 37 - The Stables Terraced Cottages
- 38 - The Stables Terraced Cottages
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- 40 - The Stables Terraced Cottages
- 41 - The Stables Terraced Cottages
- 42 - The Stables Terraced Cottages
- 43 - The Stables Terraced Cottages
- 44 - The Stables Terraced Cottages

- 45 - The Manor - Garden East Wing
- 46 - The Manor - Garden West Wing
- 47 - The Manor - Upper East Wing
- 48 - The Manor - Upper West Wing
- 49 - The Manor - Penthouse
- 50 - The Manor - Meadow House
- 51 - Amner House
- 52 - Balmoral House
- 53 - The White House
- 54 - Kensington House
- 55 - Windsor House



Four Miles

BEAUTIFUL NORFOLK HOMES

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. 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 Sowerbys



“Beautifully designed for modern living, surrounded by nature.”



SERVICES CONNECTED

Mains water, electricity and drainage.
Underfloor heating is via an air source heat pump.

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

TENURE

Freehold.

LOCATION

What3words: ///scratches.voltage.boss

AGENT'S NOTE

Please note that some internal photographs have been virtually staged. Images of previous Avada Homes are also included. These are for representative purposes only.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Land & New Homes Specialists

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