



THE STORY OF
School House

Docking, Norfolk

SOWERBYS



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School House

Church Place, Docking, Norfolk
PE31 8LW

No Onward Chain

Substantial Detached Home in a Desirable Village

Sympathetically Restored,
Reconfigured and Extended

Impressive Oak-Framed Living
Kitchen with Dining Space

Three Reception Rooms Offering Flexible Living

Four Double Bedrooms, including
Principal with En-Suite

Gated Driveway and Enclosed Gardens

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Set within the heart of this well-regarded village, this handsome individual detached home has been the subject of a comprehensive restoration and extension, resulting in a house that balances period character with a refined, modern finish.

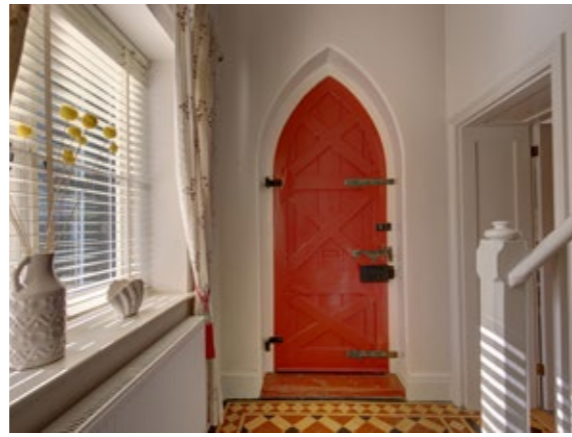
From the outset, there is a sense of arrival, with a gated driveway providing ample parking and a glimpse of the garden beyond. Inside, the accommodation unfolds with a natural flow, thoughtfully reconfigured to suit both everyday living and entertaining.

The living kitchen forms the centrepiece of the home, beautifully extended with an oak-framed addition that brings light and a strong connection to the garden. It is a space equally suited to relaxed family life or gathering with friends, complemented by a choice of reception rooms including a sitting room and a cosier snug.

Upstairs, four well-proportioned double bedrooms offer comfortable accommodation, with the principal bedroom enjoying its own en suite. The remaining bedrooms are served by a well-appointed family bathroom, all finished to a high standard in keeping with the rest of the house.

Outside, the gardens are enclosed, offering a good degree of privacy. A generous patio provides space for outdoor dining, while the plot as a whole has been designed to be both manageable and inviting. There is also scope for a garage or car port, subject to the necessary permissions.

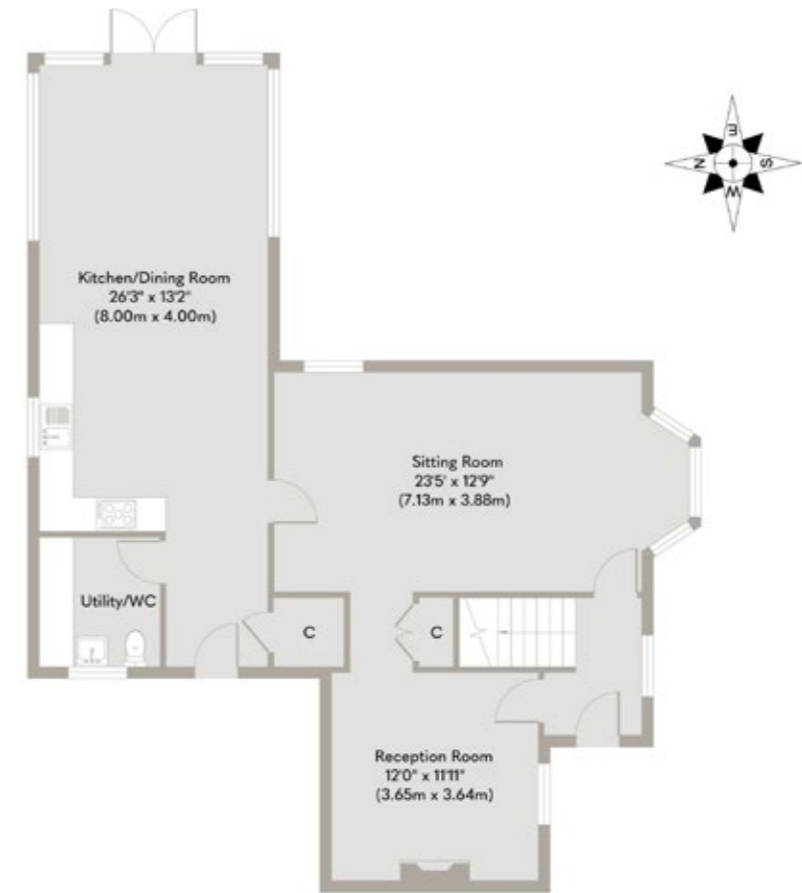
The result is a home that feels both considered and welcoming, combining character features with a finish ready for modern living, and offered with no onward chain.



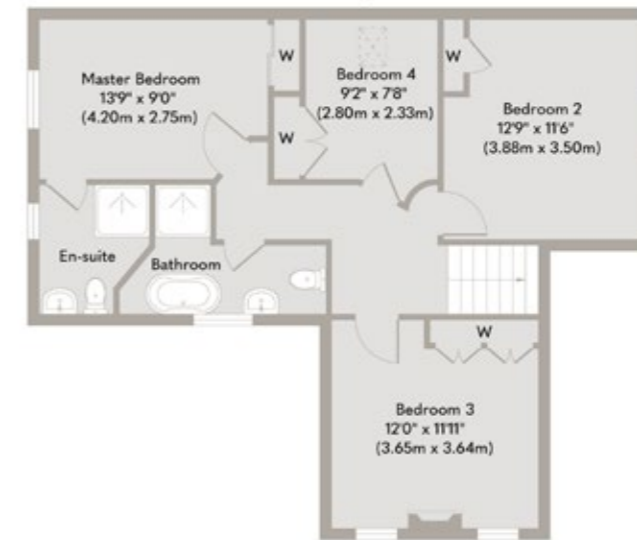


We would describe the home as characterful and charming.





Ground Floor
Approximate Floor Area
969 sq. ft
(90.00 sq. m)



First Floor
Approximate Floor Area
685 sq. ft
(63.70 sq. m)

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 Sowerbys



“A house that balances period character with a refined, modern finish.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 0887-0001-7202-9792-2214.

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: [///span.enough.moment](https://www.what3words.com/#!/en/uk/09G4G4G4/09G4G4G4/09G4G4G4)

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SOWERBYS

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