



Oaklands

DOCKING

SOWERBYS

Land & New Homes Specialists



INTRODUCING

Oaklands

Little Lane, Docking, Norfolk
PE31 8NT

Thoroughly Renovated Four Bedroom Home with
a High-Quality, Cohesive Finish Throughout

Tucked-Away Lane Positioned Less Than 5
Miles from the North Norfolk Coastline

An Opportunity Exists to Acquire the Adjacent
Parcel of Land by Separate Negotiation

Open Field Views to the Rear, Creating
a Strong Sense of Space

Attractive Brick and Flint Façade, Complemented
by a Characterful Flint Feature Wall Internally

Impressive Kitchen/Dining/Family Room
Designed for Sociable, Open-Plan Living

Flexible Accommodation with Generous Open-
Plan Space and Separate Reception Rooms

Principal Suite with Dressing Area, En-Suite
and Juliette Balcony Overlooking Fields

Energy-Efficient Air Source Heat Pump with
Underfloor Heating to the Ground Floor

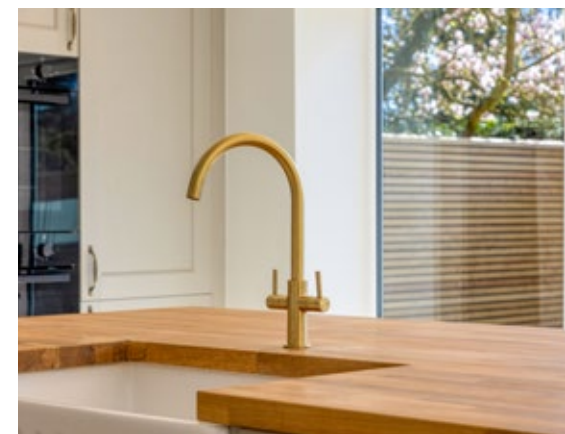
Off-Road Parking and Landscaped Outside
Space, with Access to Countryside Walks

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com





Oaklands is a beautifully re-imagined home where traditional Norfolk character has been brought together with a refined, contemporary finish. Tucked away along a quiet lane in Docking, the property enjoys a peaceful sense of privacy, with open field views to the rear creating a wonderful backdrop to everyday life.

The renovation has been extensive and carefully considered, resulting in a home that feels cohesive throughout. Brick and flint detailing to the exterior gives a clear nod to its Norfolk setting, while inside, the accommodation has been designed around light, space and ease of living.

At the heart of the home is the impressive kitchen, dining and family room. Generous in scale and naturally sociable, it provides a wonderful setting for everything from relaxed mornings to evenings spent entertaining. A skylight and large openings onto the garden allow natural light to fill the space, while a flint feature wall introduces texture and character, creating a subtle connection between the interiors and the surrounding landscape.

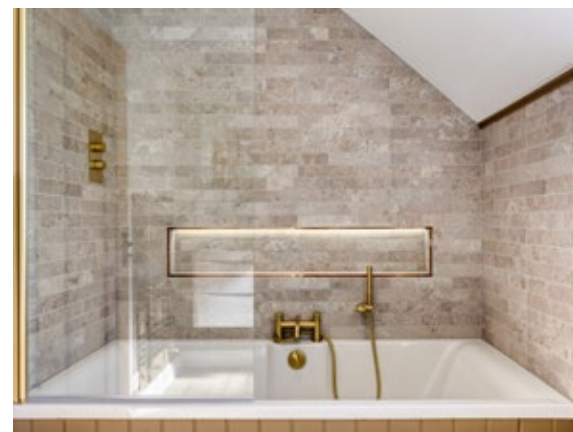
Alongside this central living space are separate reception rooms offering valuable flexibility. Whether used as a more formal sitting room, home office or quieter retreat, the layout provides plenty of opportunity to adapt the home around different stages of life. A separate utility room and generous storage add further practicality, while the finish throughout feels consistent, considered and understated.

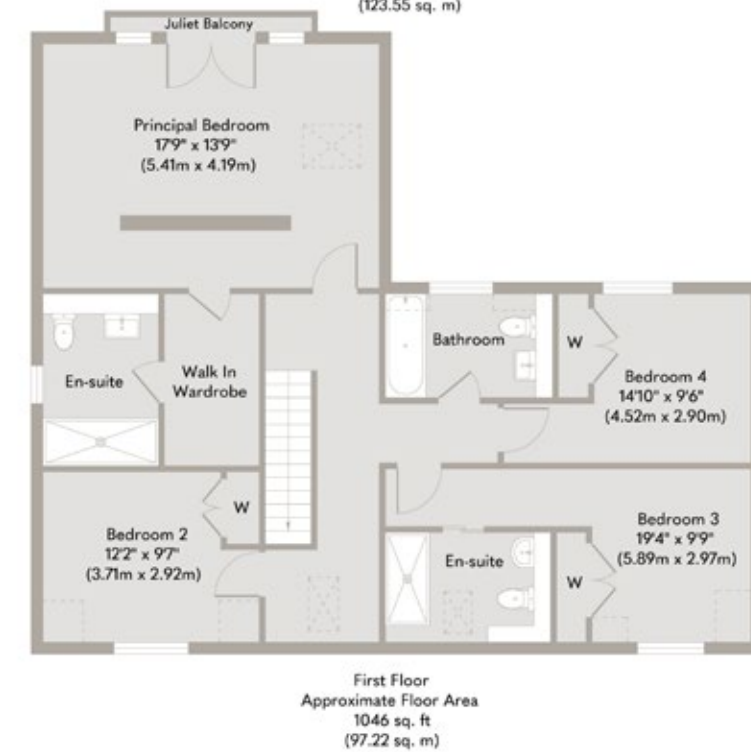
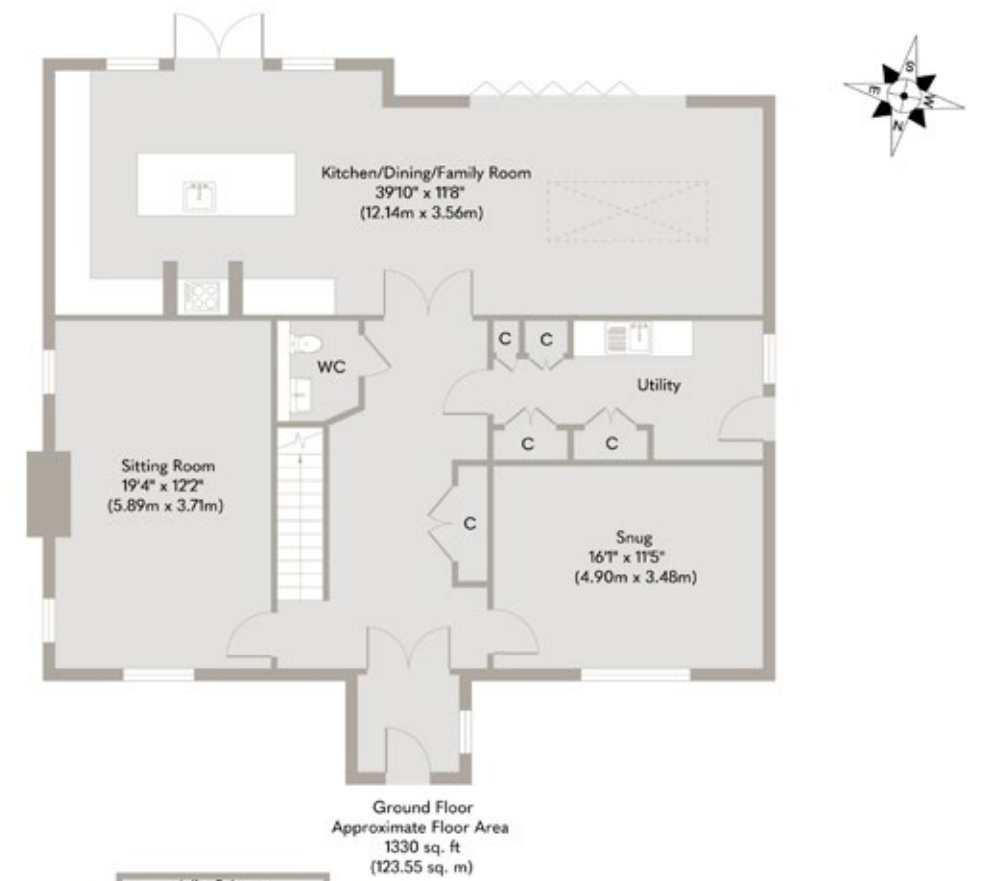
Upstairs, the principal bedroom has been positioned to enjoy the far-reaching countryside views, with a Juliette balcony creating a particularly special outlook across the fields. A dressing area and private en-suite complete the suite, while the remaining bedrooms are all well proportioned, with two further en-suites providing excellent accommodation for family and guests.

The setting is every bit as important as the house itself. Docking offers a strong village community and useful everyday amenities, while Oaklands feels quietly removed from the busier parts of the village. Bridleways and countryside walks can be enjoyed close to home, while the North Norfolk coastline lies less than five miles away, placing beaches, coastal villages and days by the sea within easy reach.

Extending to approximately 2,376 sq. ft., Oaklands has also been designed with modern comfort and efficiency in mind. An air source heat pump serves the property, with underfloor heating to the ground floor, while outside there is off-road parking and a gravelled driveway.

The result is a home that feels both established and entirely renewed. With generous living spaces, far-reaching views and the North Norfolk coast close at hand, Oaklands offers an appealing balance of countryside living, village life and contemporary comfort, whether as a permanent home or a place to enjoy time away.





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-served 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



“The setting is central to Oaklands’ appeal, with the North Norfolk coastline just under five miles away.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump, underfloor heating throughout ground floor and radiators to first floor.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

C. Ref:- 1900-3843-0422-0296-3463

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: ///beginning.profile.sounds

AGENT'S NOTE

Some images used have been virtually staged to show how the property could look once furnished and 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

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Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

