



Oaklands

DOCKING

SOWERBYS

Land & New Homes Specialists

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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

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

Attractive Brick and Flint Façade,
with Feature Flint Internal Wall

Impressive Kitchen/Dining/Family
Space for Modern, Sociable Living

Versatile Layout with Open-Plan Living
and Separate Reception Rooms

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

Perfect for Full-Time Living or as a Second Home

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

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Oaklands is a home that has been thoughtfully re-imagined and carefully finished, where traditional Norfolk materials meet a clean, modern standard of living. Set quietly along a tucked-away lane in Docking, the property enjoys a sense of calm and privacy, with open field views stretching out behind - an outlook that subtly shapes day-to-day life here.

The renovation has been comprehensive, resulting in a house that feels cohesive throughout. The use of brick and flint to the façade reflects the surrounding village character, while inside, the design balances open, sociable spaces with more private areas to retreat to. The kitchen/dining/family space is clearly at the heart of the home, designed for both everyday living and entertaining, with natural light enhanced by a skylight and large openings onto the garden. The inclusion of a flint feature wall adds texture and a sense of place, tying the interior back to its Norfolk setting.

Elsewhere, separate reception spaces offer flexibility, whether for quieter evenings, working from home, or simply having room to spread out. The finish throughout is consistent and considered, with a mix of modern fittings and subtle character details, alongside practical additions such as a utility room and ample storage.

Upstairs, the principal bedroom has been positioned to make the most of the surrounding landscape, with a Juliette balcony framing those far-reaching field views. A dressing area and en-suite complete the space, while the remaining bedrooms are well-proportioned, two benefiting from their own en-suites, making the layout well-suited to both family life and hosting guests.

Beyond the house itself, the setting is a key part of what Oaklands offers. Docking remains a well-served village, yet the property feels removed from the busier spots, with bridle paths and countryside walks readily accessible from the doorstep. The North Norfolk coastline lies just under five miles away, offering easy access to some of the county's most regarded beaches and coastal villages.

Practicality has not been overlooked. The property extends to approximately 2,376 sq. ft., is served by an air source heat pump with underfloor heating to the ground floor and includes off-road parking and a gravelled driveway. The overall approach is one of efficiency and longevity, with modern systems integrated into a home that still feels rooted in its environment.

Oaklands is a house that has been carefully put together, offering a balance of space, setting and finish, suited to those looking for a home that works just as well for everyday living as it does for time spent enjoying the surrounding countryside and coast.





Ground Floor
Approximate Floor Area
1330 sq. ft
(123.55 sq. m)



First Floor
Approximate Floor Area
1046 sq. ft
(97.22 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



“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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