

THE STORY OF

Park Lodge

Docking, Norfolk

SOWERBYS

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Park Lodge

Sedgeford Road, Docking,
Norfolk, PE31 8PN

Character Property

Generous Plot

Three Reception Rooms

Four Bedrooms

Ample Parking

Garage

Potential to Improve

SOWERBYS HUNSTANTON OFFICE
01485 533666
hunstanton@sowerbys.com













Situated on the edge of this popular village, just a short drive from the bustling and highly desirable village of Burnham Market and the beautiful sandy beach at Brancaster, this substantial detached home occupies a generous plot and offers an exciting opportunity for its next owners to create a wonderful home tailored to their own tastes and lifestyle.

The property offers spacious and versatile accommodation, with a welcoming sitting room featuring doors opening onto the terrace, providing a lovely connection between indoor and outdoor living. A separate formal dining room offers the perfect setting for entertaining family and friends, while an additional snug provides a more relaxed space to unwind. The family kitchen is complemented by a useful ground-floor shower room.

On the first floor, an open landing leads to four well-proportioned double bedrooms and a family bathroom, offering ample space for family living or accommodating visiting guests.

Outside, the property sits within generous grounds, predominantly laid to lawn, with plenty of space to enjoy the outdoors. A large driveway provides ample off-road parking and leads to a double garage, adding further practicality and storage.

While the house would benefit from a degree of modernisation, it presents a fantastic opportunity to unlock its full potential. With its generous proportions, spacious grounds and desirable position close to the North Norfolk coast, this is an exciting prospect for buyers looking to create a home of their own in a wonderful village setting.











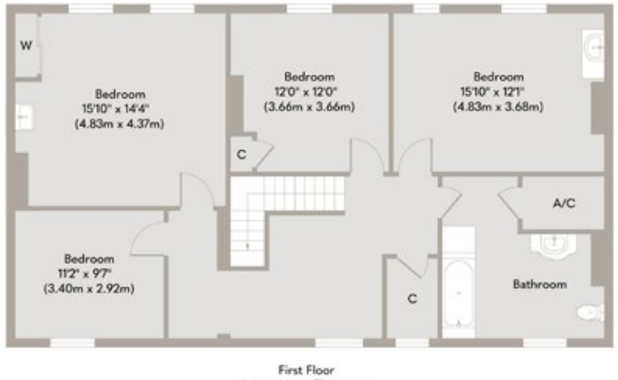




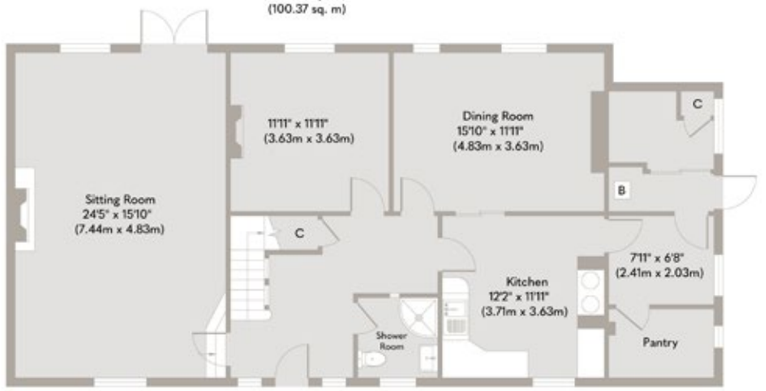




Garage



First Floor
Approximate Floor Area
1080 sq. ft
(100.37 sq. m)



Ground Floor
Approximate Floor Area
1258 sq. ft
(116.85 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 modern homes. Four Miles is one example, named for its proximity to Thornham and Brancaster, with cottages, barns, and apartments designed to blend with the surrounding 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



"Spacious grounds in a wonderful village setting."

SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

F. Ref:- 9310-2491-3600-2596-5761.

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: ///curiosity.power.perch

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

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