Oaklands and Plot

DOCKING

SOWERBYS

Land & New Homes Specialists

INTRODUCING

Oaklands and Plot

Little Lane, Docking, Norfolk
PE31 8NT

Beautifully Renovated Four-Bedroom Detached Home Extending to 2,376 Sq. Ft.

Attractive Brick and Flint Exterior with Contemporary Interiors

Impressive Open-Plan Kitchen, Dining and Family Room

Separate Sitting Room, Snug and Utility Room

Principal Suite with Dressing Area, En-Suite and Juliet Balcony

Three Further Double Bedrooms, Two with En-Suites

Air Source Heat Pump and Ground Floor Underfloor Heating

Peaceful Village Setting with Countryside Views, Less Than Five Miles from the Coast

Adjoining Parcel of Land Included, with Potential for Extended Gardens or Garaging (STP)

Alternatively, Planning Permission Granted for a Three-Bedroom Detached Home

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Oaklands presents a rather special opportunity to enjoy a beautifully renovated Norfolk home, together with an adjoining parcel of land offering the freedom to create something quite individual. Whether the ambition is to build a second home, introduce garaging or simply enjoy the luxury of additional garden space, the possibilities add another dimension to an already appealing property.

Tucked away along a quiet lane in the popular village of Docking, less than five miles from the North Norfolk coastline, Oaklands combines traditional brick and flint character with a carefully considered contemporary finish. Extensively renovated throughout, the four-bedroom home offers approximately 2,376 sq. ft. of beautifully presented accommodation, with open countryside views providing a wonderful backdrop.

At the heart of the home is an impressive kitchen, dining and family room, designed with modern living and entertaining in mind. Generous proportions, a striking skylight and wide openings onto the garden create a wonderfully light and sociable space, while an exposed flint feature wall brings a welcome sense of character. Separate reception rooms provide flexibility for family life, quieter evenings or working from home, complemented by a practical utility room and ample storage.

Upstairs, the principal bedroom enjoys far-reaching views across the neighbouring fields, with a Juliet balcony, dressing area and private en-suite. Three further bedrooms, including two with their own en-suites, provide comfortable accommodation for family and guests. An air source heat pump and underfloor heating to the ground floor bring modern efficiency to this characterful home.

What makes this offering particularly interesting, however, is the inclusion of the adjoining parcel of land, with planning permission already granted for an attractive three-bedroom detached dwelling. Designed to complement the traditional architecture of the village, the approved scheme incorporates red brick, flint detailing and natural clay pantiles, with a contemporary interior arranged around generous living accommodation.

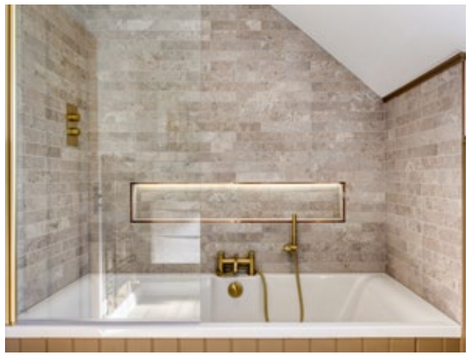
Equally, for those who have no desire to build a second home, the additional land offers an opportunity to further enhance Oaklands itself. An extended garden could provide considerably more space for outdoor living, entertaining or simply enjoying the surroundings, while the potential for a detached garage and additional parking presents another appealing alternative, subject to any necessary consents. The accompanying CGI illustrates how this latter option might look, creating a more complete country home setting.

With countryside walks close at hand, a welcoming village community and the beaches and coastal villages of North Norfolk just a short drive away, the location offers an appealing balance of rural tranquillity and everyday convenience.

Beautifully renovated and ready to enjoy, Oaklands is an attractive home in its own right. Combined with the neighbouring land, it becomes a rather more unusual proposition, offering not only a wonderful place to live today, but the flexibility to shape its surroundings for the years ahead.





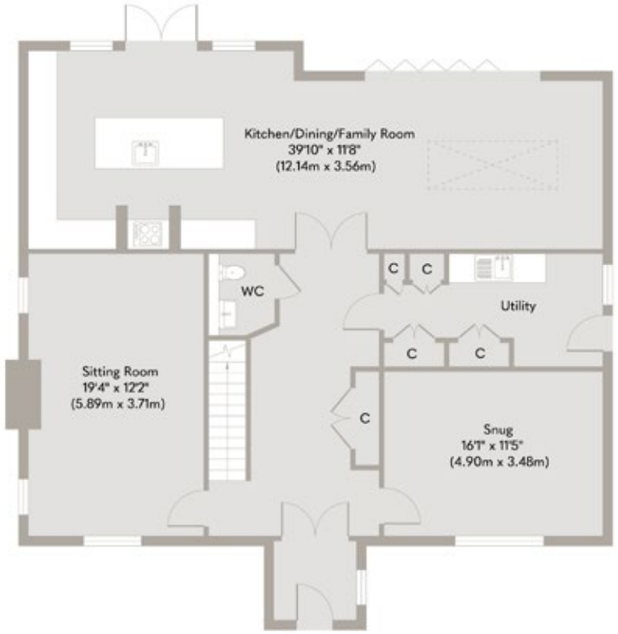












Ground Floor
Approximate Floor Area
1330 sq. ft
(123.55 sq. m)



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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Grove Cott
LITTLE LANE
Visibility splays - Please refer to report submitted by *Transport Dynamics*
BLACK METAL ESTATE FENCING
BEECH HEDGING
Hard-surfacing for first 5m from road edge
Shingled Parking
Approved Planning Ref. 18/00254/O
The Pastures
Oaklands
Approved Planning Ref. No: 24/00520/F
Woodside Cottage
INSTALL NEW 1.8M HIGH CLOSED BOARD TIMBER FENCING
INSTALL NEW 1.8M HIGH CLOSED BOARD TIMBER FENCING
Garden
MIXED HEDGING & PLANTING RETAINED
Note
Site levels to remain as existing.
Note



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.











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.

The adjoining parcel of land benefits from planning permission for a detached three-bedroom dwelling, granted on appeal on 10 October 2025 (Planning Reference: 25/00184/F; Appeal Reference: APP/V2635/W/25/3368328).

The CGI showing Oaklands with a detached garage is for illustrative purposes only. No planning permission for the garage scheme is confirmed, and any alternative use or development of the land would be subject to the necessary consents and any applicable legal restrictions. The adjoining land is subject to a historic restriction; further information is available from the selling agent.

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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