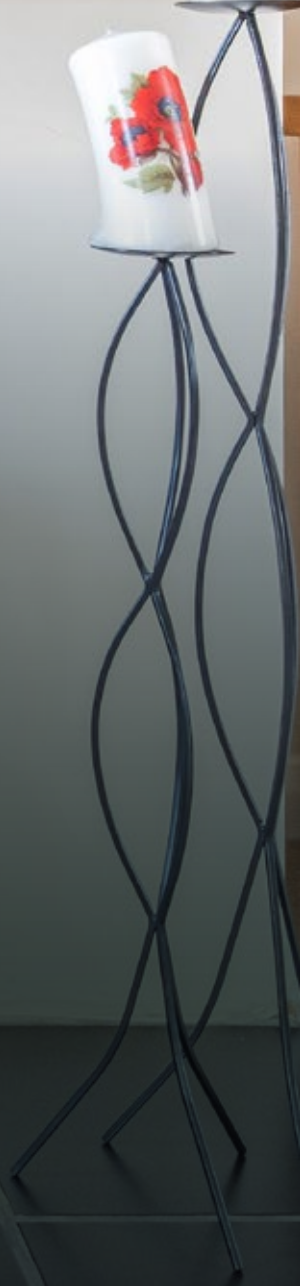




THE STORY OF
Arden Cottage
Docking, Norfolk



SOWERBYS



THE STORY OF

Arden Cottage

Docking, Norfolk
PE31 8NH

Detached Brick and Flint Cottage

Two Double Bedrooms

Located in the Well-Regarded Village of Docking

Beautifully Landscaped Garden
with Plenty of Patio Space

Off Street Parking

Modernised Throughout

Wood Burning Stove in the Sitting Room

Open Plan Kitchen/Dining Room

SOWERBYS BURNHAM MARKET OFFICE
01328 730340
burnham@sowerbys.com



Full of charm, character and warmth, this beautifully presented two-bedroom detached brick and flint cottage is a wonderful North Norfolk home, combining character features with a comfortable and practical layout. Much-loved by our vendors for over 40 years, the cottage has been a special home and is now ready for its next chapter.

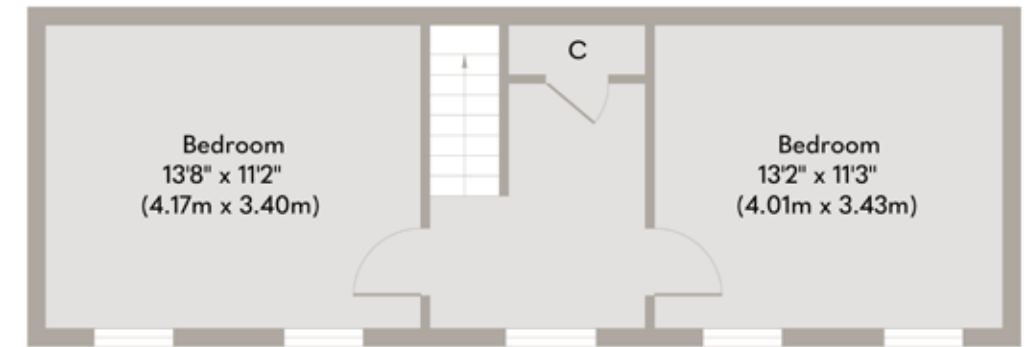
From the moment you arrive, there is a lovely sense of warmth and appeal. Inside, the front-to-back sitting room is a particularly inviting space, with plenty of natural light and a wood burning stove providing a wonderful focal point and cosy atmosphere. The open plan kitchen and dining room forms the heart of the house, creating a sociable space for everyday living as well as entertaining friends and family. The kitchen is well presented and flows naturally into the dining area, making this a room that is as practical as it is welcoming.

A useful boot room and laundry room to the rear provides excellent additional storage and space for the more practical elements of country living, while a modern bathroom completes the ground floor. Upstairs, there are two good-sized bedrooms, both offering comfortable and versatile accommodation.

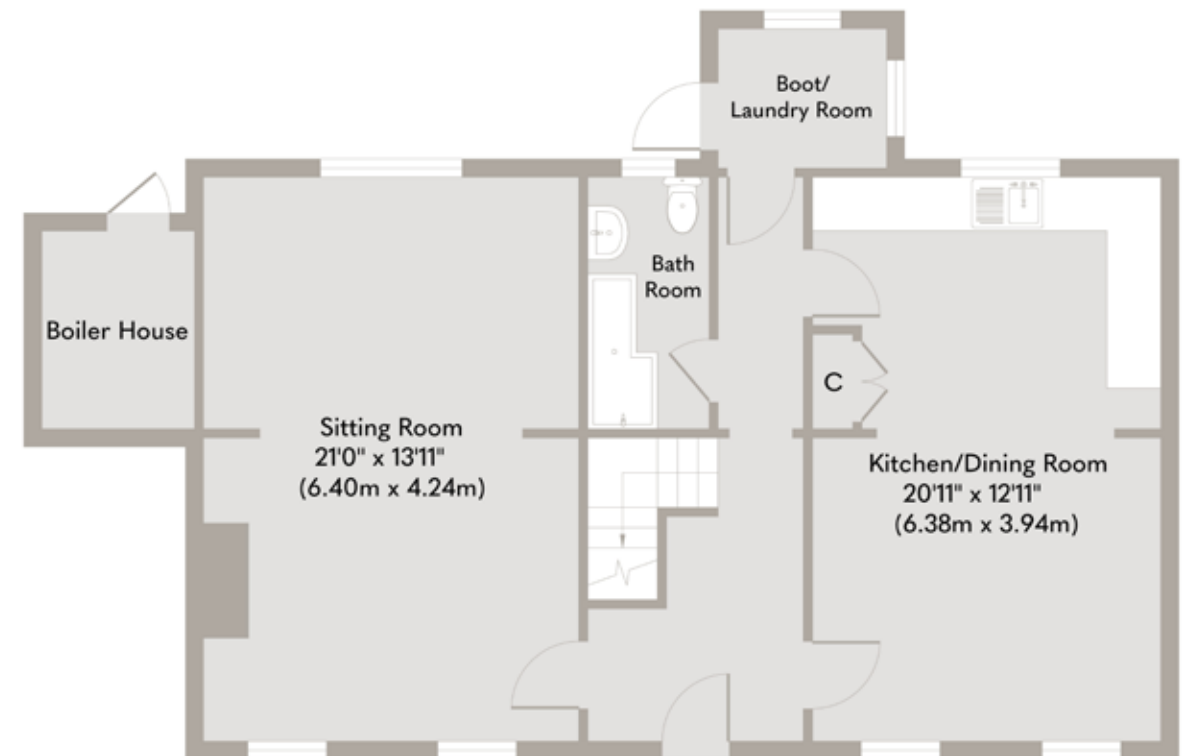
Outside, the property is equally appealing. It sits on a generous plot with a wonderful rear garden that feels both established and easy to enjoy. There is a good amount of patio space, ideal for summer lunches, morning coffees or evening drinks, alongside a grassed area and useful outbuildings providing valuable storage. Off-street parking is another excellent addition.

The setting is a real highlight. Docket is a popular North Norfolk village, surrounded by beautiful countryside and within easy reach of the coast. Brancaster and the beaches of the North Norfolk coast are less than 10 minutes away by car, with the wider coastline, coastal walks, villages and excellent local pubs and restaurants all within easy reach. It is a location that offers the best of both worlds – peaceful village life with some of North Norfolk's most desired coastal destinations close by.





First Floor
Approximate Floor Area
399 sq. ft
(37.10 sq. m)



Ground Floor
Approximate Floor Area
821 sq. ft
(76.26 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 wonderful garden to enjoy, with plenty of space for summer lunches, morning coffees and evenings spent outdoors.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 2500-6633-0922-0693-3863

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: ///asking.verbs.mirroring

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

