

Windsor House



PHASE THREE
PLOT 55

Four Miles

BEAUTIFUL NORFOLK HOMES

S

INTRODUCING

Windsor House

29 Sandringham Avenue, Docking,
King's Lynn, Norfolk
PE31 8QH

Impressive Detached Home

Five Double Bedrooms

Integrated Double Garage

Beautiful Countryside Setting

Wrap Around Garden

Enhanced Avada Specification Throughout

Air Source Heating

Landscaped Rear Garden

Generous Accommodation

Extending to 3,714sq.ft

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Windsor House is a substantial, attractive and detached timber, brick and flint house.

Arranged in an 'L' shape that hinges on a stunning central 'turret' the property is entered at this apex and all the ground floor rooms fan out from this curved and exceptionally grand central hall which, with its stunning circular staircase provides for a dramatic entrance and perfectly sets the tone for this beautiful home.

The most important room of any house is, without doubt, the kitchen and about a third of the ground floor is given over to this hub of the family home. At its centre is the sociable island which doubles as a breakfast bar and there is ample space for a kitchen table for those cosy kitchen suppers as well as space for a seating area so this room is absolutely ideal for modern family living.

In the middle of the ground floor is the equally generous reception room that feels even larger as it encompasses the double height central tower that really defines the room. At the other end of the house there is a more formal dining room as well as a large study/multi-purpose room. Both the kitchen and the dining room have French doors out to the south west facing garden, whilst the reception room has a set of full width bi-folding doors, allowing for free flowing alfresco entertaining come the summer months.



Follow that wonderfully curved and double width staircase up to the first floor where all five double bedrooms lead off the large central landing. At the back of the house there are three double bedroom suites, of which, the principal has a substantial en-suite with both a bath and separate shower cubicle. There is a fifth bedroom that could also be an upstairs snug or study and this has access to a family bathroom. It could also be split to create a sixth bedroom if required. Finally, the second bedroom suite is slightly segregated from the other four bedrooms as it is situated above the double garage and has both an en suite bathroom and built in wardrobe.

Outside there is off street parking for up to four cars in addition to the integrated double garage so ample space for your classic car, bikes, kayaks or a small boat. The garden wraps around the house and is perfectly proportioned for a house of this size and faces both south and west and overlooks open farmland beyond.





Whilst Avada Homes has built its unrivalled reputation for creating outstanding and beautifully finished properties in North Norfolk over the last two decades, they are also held in equally high regard on the south coast, and in particular Sandbanks, where they have been responsible for creating a number of stunning ‘Super Homes.’

It is the experience of building such exclusive and individual homes that they have drawn upon with Windsor House.

A truly grand and opulent presence yet with modern comforts nestled inside.



First Floor



Ground Floor



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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SITE PLAN

- 33 – The Stables Terraced Cottages
- 34 – The Stables Terraced Cottages
- 35 – The Stables Terraced Cottages
- 36 – The Stables Terraced Cottages
- 37 – The Stables Terraced Cottages
- 38 – The Stables Terraced Cottages
- 39 – The Stables Terraced Cottages
- 40 – The Stables Terraced Cottages
- 41 – The Stables Terraced Cottages
- 42 – The Stables Terraced Cottages
- 43 – The Stables Terraced Cottages
- 44 – The Stables Terraced Cottages
- 45 – Farmhouse Apartment
- 46 – Farmhouse Apartment
- 47 – Farmhouse Apartment
- 48 – Farmhouse Apartment
- 49 – Farmhouse Penthouse
- 50 – The Farmhouse
- 51 – Amner House
- 52 – Balmoral House
- 53 – The White House
- 54 – Kensington House
- 55 – Windsor House



Four Miles

BEAUTIFUL NORFOLK HOMES

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. 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 truly impressive home, finished with the enhanced Avada specification throughout”.



SERVICES CONNECTED

Mains water, electricity and drainage.
Underfloor heating is via an air source heat pump.

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

TENURE

Freehold.

LOCATION

What3words: ///scratches.voltage.boss

AGENT'S NOTE

Please note the internal images used are of Plot 52 and some have been virtually staged for representative purposes.

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

Land & New Homes Specialists

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