THE STORY OF

Shingledene

Docking, Norfolk

SOWERBYS

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Shingledene

Docking, Norfolk
PE31 8LQ

No Onward Chain

Detached Period Home

Double Fronted

Central Village Location

Four Double Bedrooms

Three Reception Rooms

Large Garden Studio

Plentiful Gated Private Parking

Large Secure Plot

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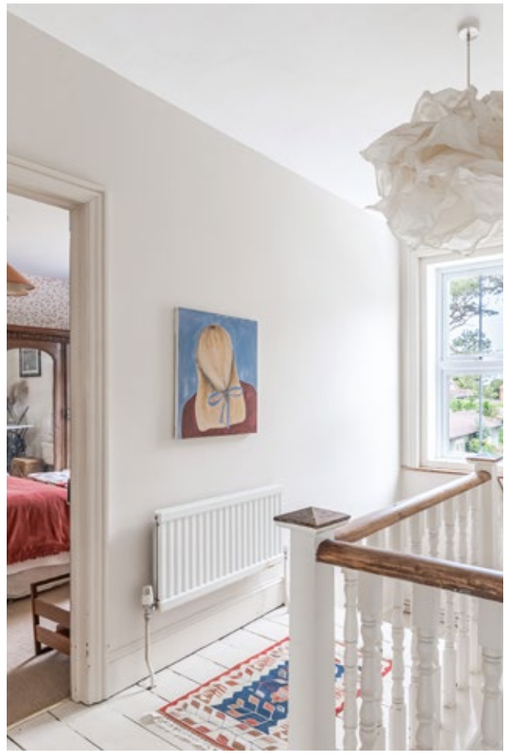
Set comfortably back from the road within a generous plot, this handsome double-fronted period home has a wonderful sense of permanence and character. Originally built for the local estate manager, the house enjoys a fascinating history that remains woven into its fabric. Immediately welcomed by a broad central hallway with high ceilings, generous proportions and an abundance of natural light create a feeling of space that is apparent throughout.

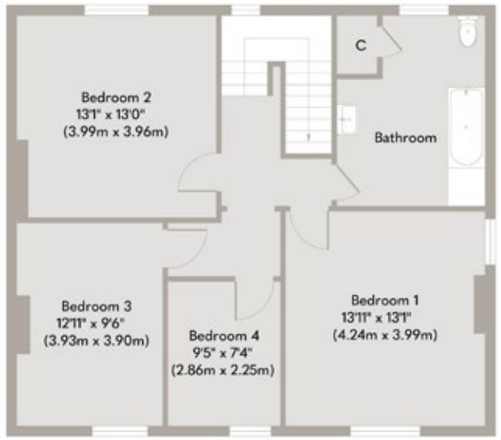
The two principal reception rooms sit to either side of the entrance hall. The sitting room is a wonderfully comfortable space, with original wooden floorboards and a wood-burning stove combine. Across the hall, the dining room provides a wonderful reminder of the property's heritage. The traditional Norfolk pamment tiled floor and open fireplace create a room full of warmth and character. To the rear of the house is the kitchen and breakfast room. Beyond, a later addition has created a superb family room that feels perfectly connected to both the house and garden. Flooded with natural light from its lantern roof and opening directly onto the terrace through French doors.

Upstairs, four spacious double bedrooms, several that retain original fireplaces. a well-appointed family bathroom serves the first floor and a ground floor shower room offers valuable flexibility for modern family living.

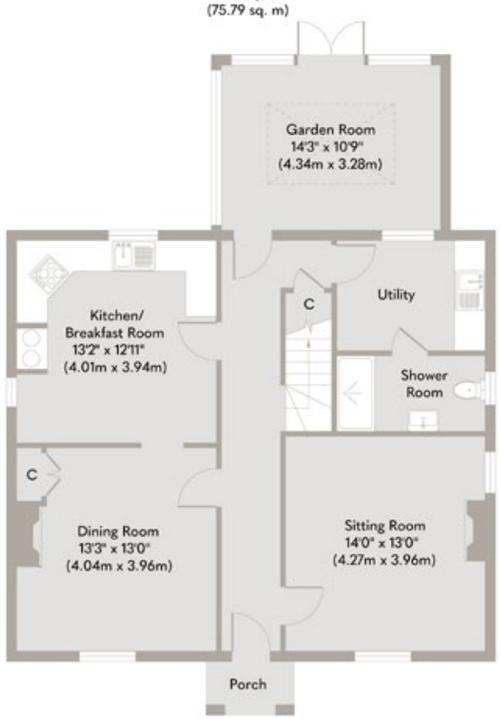
Outside the enclosed rear garden is both private and secure, framed by an attractive historic flint wall that provides a beautiful backdrop throughout the year. A substantial detached outbuilding adds another dimension to the property. Currently used as a children's playroom/yoga space and artists studio, it could easily be used as a home office benefiting from superfast broadband. To the front and side there is extensive gated and private parking with space for multiple vehicles.



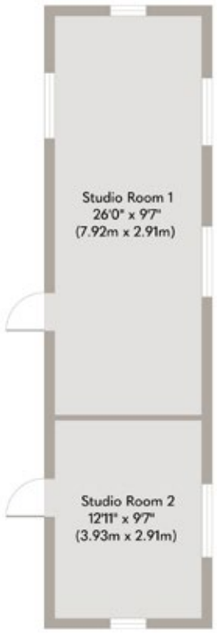
A light filled sanctuary;
a dream family home.



First Floor
Approximate Floor Area
816 sq. ft
(75.79 sq. m)



Ground Floor
Approximate Floor Area
979 sq. ft
(90.91 sq. m)



Garden Studio
Approximate Floor Area
376 sq. ft
(34.94 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 the Vendor

"The original flint walls in the garden are not only beautiful but also give total privacy."

SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0038-3064-4203-9656-2200.
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: ///staring.fetching.newlywed

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.

mind Norfolk and Waveney

FINNBARS FORCE

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