



THE STORY OF

Larksfield

Docking, Norfolk

SOWERBYS

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Larksfield

High Street, Docking, Norfolk
PE31 8NH

Detached Brick and Flint

Three Bedrooms

Two South Facing Reception Rooms

Elegant Kitchen/Dining Room

South Facing Garden

Double Garage

Building Warranty

Private Road

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“It’s hard to pick a favourite room, but the living room is so cosy with the log-burner lit”

Designed and built by one of north Norfolk’s most highly regarded building families, this extremely attractive brick and flint home is a fine example of their craftsmanship.

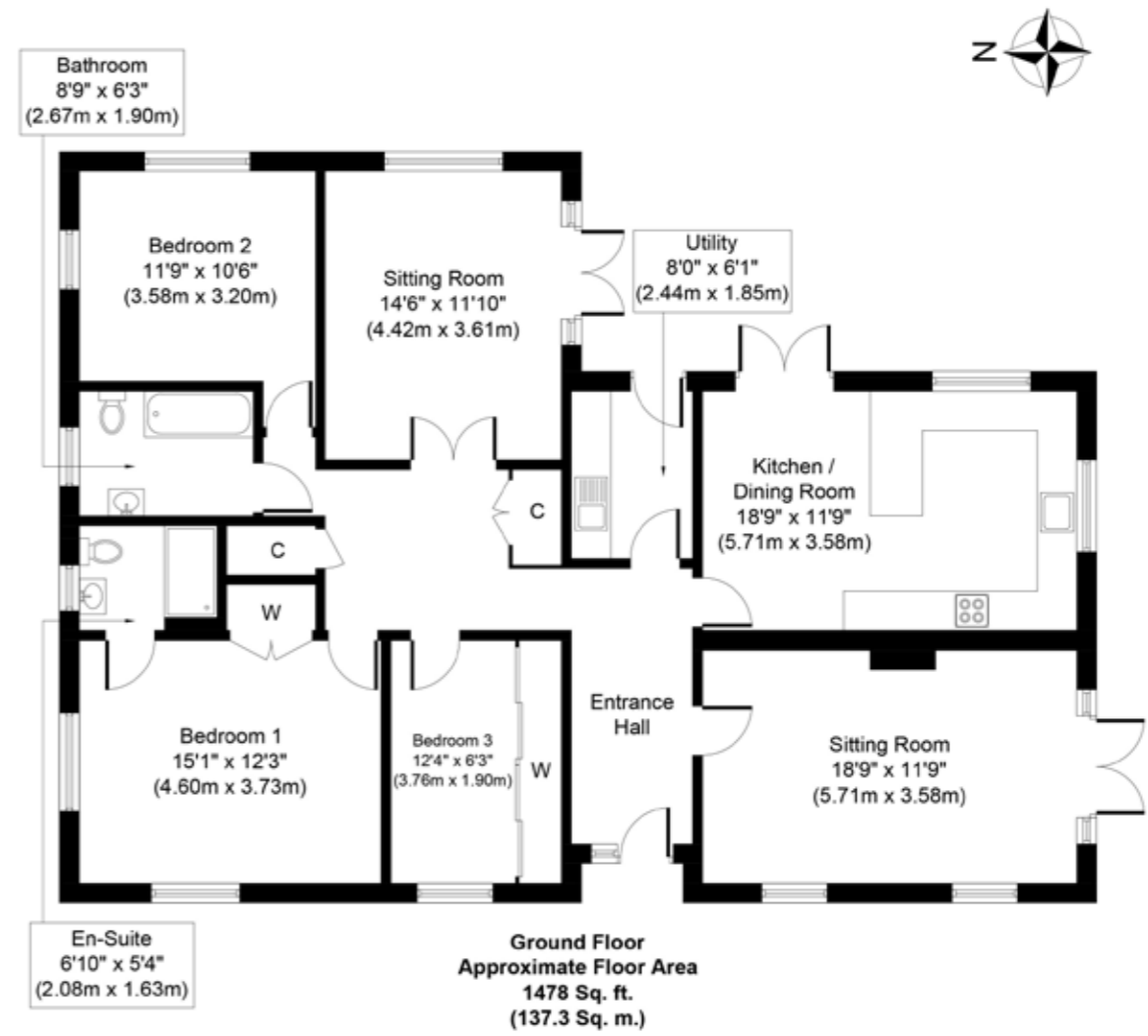
Larksfield is entered at the side into a wide and welcoming central hallway from which all the rooms pivot. On one side of the hall we have both of the principal living and entertaining rooms. The kitchen/dining room is both generous and sociable with ample space for a dining table as well as a more relaxed breakfast bar, ideal for a morning coffee and reading the newspaper. Beside this is the equally well proportioned reception room, which

has both a comforting log burner for cosy winter nights as well as french doors out to the south facing garden that allow for a cool summer’s breeze.

On the other side of the hall there are three bedrooms: there is a very generous double bedroom suite, a further double bedroom and a single room that is currently arranged as a dressing room. The later two are serviced by the family bathroom.

In addition to the reception room there is a south facing TV room and snug with french doors out to the patio garden and this room could also be used as a further bedroom should it be required.





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.

Outside, there is an enclosed south facing garden that is mostly laid to lawn, with a patio surrounding the house. In addition there is a separate double garage as well as private off street parking.

Larksfield has been a much loved main home for its current owners who have lived here since the property was built in 2016 but have now decided to downsize. The property is clearly perfect as a main home but would also make an idyllic and very peaceful home from home in what is an increasingly popular north Norfolk village just four miles from Brancaster.

“It is such a peaceful and private location and the house is so full of natural light.”





ALL THE REASONS

Docking

IS THE PLACE TO CALL HOME



Docking is arguably one of Norfolk's best hideaways, just four miles from the sea yet a comfortable breeze away from the coastal crowds in the heat of summer, and within a comfortable drive of the market towns of Fakenham and elegant Holt.

Dating back to Saxon times, Docking is one of Norfolk's highest points at 272ft and was once known as 'Dry Docking', because of its lack of drinking water. A well was sunk in the village in the 18th century and residents paid a farthing per bucket until a mains supply was installed in 1936. The small village played a key role in World War II when the RAF Docking airfield operated between 1940-1958, and nearby Docking Hall housed serving actors Richard Burton, Robert Hardy and Warren Mitchell during this time.

Today, a strong village community exists and Docking has a thriving nursery and primary school, and the heart-warming sound of young children enjoying playtime often echoes in the surrounding streets, as it has for centuries. Well-serviced, Docking also has

a GP surgery, village store with Post Office, playing field, tennis court and bowling green, along with a popular fish and chip shop and good local, The Railway Inn.

Buyers are spoilt for choice with a wide range of property including traditional, brick and flint and whitewashed cottages, classic Georgian houses and a growing range of quality new-build homes. One of the latest additions is Four Miles, so called for its short distance from the coastline at Thornham and Brancaster, which offers a range of quality cottages, barns and apartments on generous plots, sympathetically designed to fit in with their country location.

You may be inspired to try your hand at The Good Life and grow your own, but if you lack a green thumb try the weekly farmer's market at the village's Ripper Memorial Hall. Held on Wednesday mornings, shoppers come from far afield to fill their baskets with super-fresh produce from local smallholders and jars 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



"Docking has everything we need - the weekly market at the village hall is excellent."

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Air source central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 2468-5079-7398-3785-5944

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: ///repaying.teacher.holly

AGENT'S NOTE

This property has approximately three years builders warranty left to run.

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.

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