



THE STORY OF

Beech Tree Cottage

Docking, Norfolk

SOWERBYS

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Beech Tree Cottage

High Street, Docking,
PE31 8NG

Character Cottage

Three Bedrooms with an En-Suite to the Principal

Sitting Room with Feature Fireplace
and Separate Dining Room

Family Bathroom and a Ground Floor WC

Desirable Location

Garage and Ample Off Road Parking

Beautiful Garden

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“Relax with the doors open, listening to the birds in the garden.”

Just a leisurely stroll away from the charming High Street with its village pub and convenience store/post office, lies Beech Tree Cottage. This quaint cottage seamlessly blends modern comforts with timeless charm, making it an idyllic place to call home or a delightful holiday retreat. Its proximity to both the picturesque north Norfolk coast and the bustling Georgian village of Burnham Market adds to its allure.

As you step into Beech Tree Cottage, a feeling of calm greets you. The kitchen, overlooks the front of the property and an L-shaped sitting room beckons, boasting a captivating feature

fireplace and doors which lead out to the delightful rear garden. Adjacent to this space, a dual-aspect dining room offers ample space for social gatherings with family or friends, again with doors leading out to the rear garden.

Additionally, a convenient WC is located on the ground floor, alongside a small room which can house a washing machine and tumble dryer.

Ascending to the first floor, three bedrooms await. The principal bedroom boasts an en-suite shower room, while the others are served by the family bathroom.

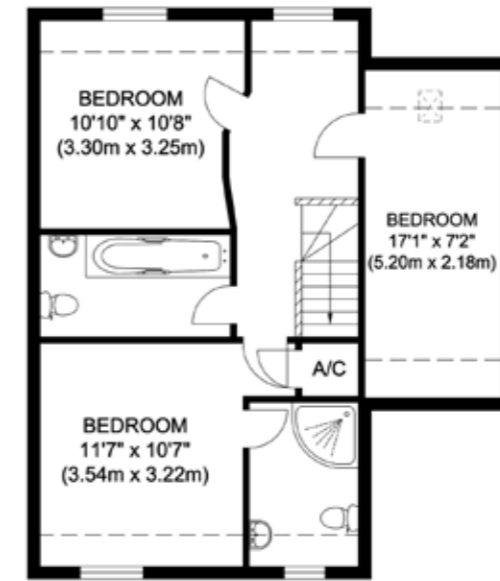




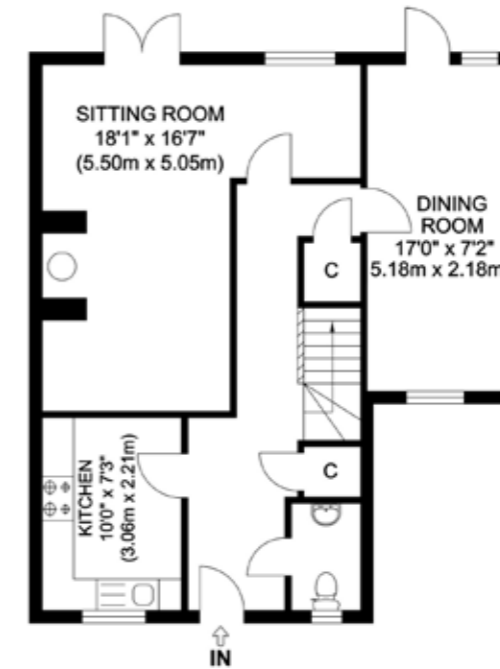
Approaching the property, a brick-weave driveway welcomes you, offering parking for multiple vehicles and leading to a detached garage. Further parking can be found behind a five-bar gate, which can also be accessed via another gated entrance to the side of the property.



The fully enclosed rear garden is a green oasis, adorned with an array of delightful plants, shrubs, and trees. It invites you to unwind and bask in the tranquillity of Beech Tree Cottage.



FIRST FLOOR



GROUND FLOOR

TOTAL APPROX. FLOOR AREA OF HOUSE 1196.08 SQ.FT. (111.12 SQ.M.)

Illustration for identification purposes only, measurements are approximate, not to scale.

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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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 Sowerbys



Brancaster beach.

“Being just a few miles from Burnham Market and Brancaster beach will give you the best of both worlds.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0150-2430-4050-2177-7971

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: ///evenly.destiny.computers

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