



THE STORY OF

# Fairway Cottage

*Docking, Norfolk*

SOWERBYS

S

THE STORY OF

# Fairway Cottage

Station Road, Docking,  
PE31 8LS

Detached House

Four Double Bedrooms

Family Bathroom and En-Suite Shower Room

Two Reception Rooms

Modern Kitchen

Recently Replaced Windows

Garage and Off Road Parking

Enclosed Rear Garden

Popular Village Location

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com



“The garden is a fantastic space to relax.”

Sitting in the heart of this bustling north Norfolk village, and only four miles from the golden sands of Brancaster beach and the Georgian village of Burnham Market, sits Fairway Cottage.

This deceptively spacious cottage has been lovingly cared for by our sellers and has been a fantastic family home, but would also make a great weekend retreat.

From the large sitting room to the formal dining room, a favourite of the family when enjoying special occasions, both with french doors leading out to the rear

garden and patio area, there is plenty of space for hosting and entertaining.

The beautiful modern kitchen is a tranquil place to enjoy cooking or baking, whilst a breakfast bar provides space for casual socialising or a spot to enjoy your morning coffee.

The property benefits from having four double bedrooms, with an en-suite to the principal bedroom, and a separate family bathroom

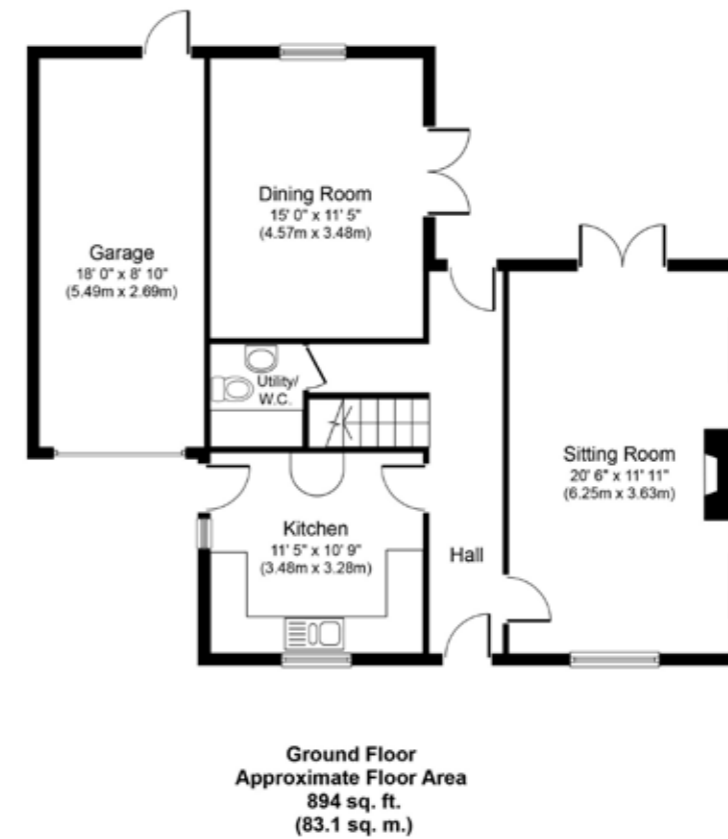
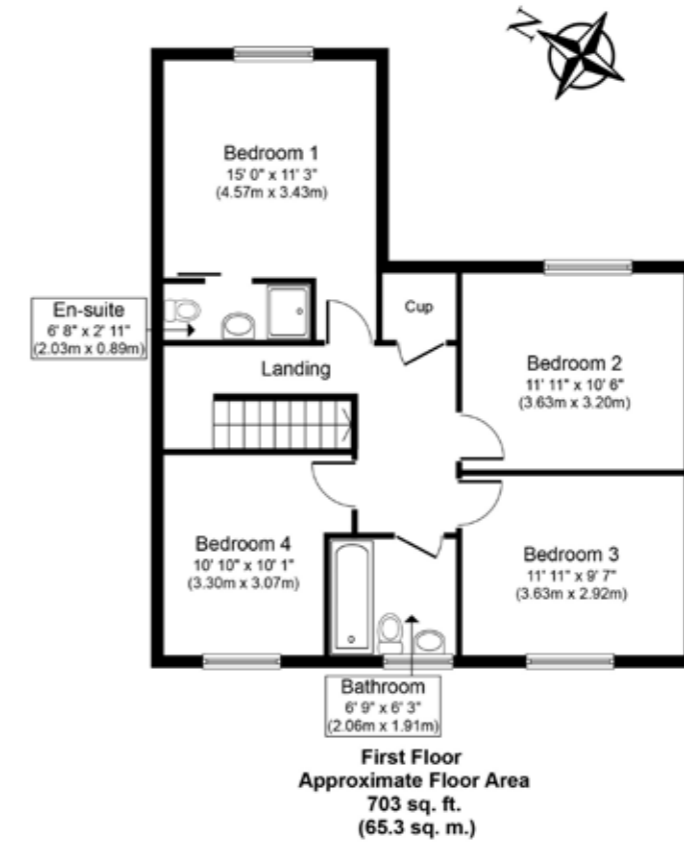




The front of the property has been brick-weaved to offer a large parking area and ease of maintenance. There is also a garage to the side of the property.



The rear garden is mainly laid to lawn with a selection of mature plants, shrubs and trees. The attractive patio area is a favourite place for our sellers to relax and entertain with friends. There is also a summerhouse.



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.



## 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



Burnham Market

"The bustling village of Burnham Market is just a short drive away."

SOWERBYS



## SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil fired central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///roaring.flaked.flagpole

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL