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THE STORY OF
Picket House
Docking, Norfolk

SOWERBYS



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Picket House

High Street, Docketing, Norfolk
PE31 8NH

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Detached Brick and Flint House

Pasture Views

Tranquil and Private Location

Three Bedroom Suites

Substantial Kitchen/Dining Room

Garden Room

South-Facing Garden

Snug/Bedroom Four

Downstairs Shower Room

Double Garage

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“We’ve loved living here for the last seven years and are only moving to re-locate closer to family.”

Accessed via a private drive and completed only seven years ago, Picket House is an extremely well balanced and generously proportioned family home.

From the moment you step through the front door there is a sense of space which not only greets you as you enter but that also stays with you throughout every

single room which follows.

The proportions of this home are immediately apparent as you gaze down the central hall along the full length of the house to the far end of the kitchen/dining room, but also as your eyes are lifted upwards with the full height atrium which adds to that initial and appealing first impression.





There are three principal living and entertaining rooms on the ground floor, the substantial kitchen with an abundance of worktop space and room enough for a dining table to seat ten comfortably. This room is south-facing with a triple aspect and as such is flooded with natural light.



The drawing room is on the western side of the house and has views over the paddocks, as well as a large fireplace and the current owners have loved how warm and cosy this room becomes when the log burner is lit on a winter's day.

Finally there is the garden room. A more recent addition and positioned on the south-west angle, its creation benefits from the most sunshine all year round.

If these spaces were not enough, a TV room at the back of the house adds further space, which - with the ground floor shower room and WC next door - also provides a future proof downstairs bedroom. Downstairs is completed with a very useful utility room with separate door out.



Upstairs there are three substantial double bedrooms suites. The en-suites to each room enhance the privacy for their occupants, and the principal suite also has a dual walk-in wardrobes.





“The views out from the garden room have been some of our favourite.”





Outside the south-facing garden is open to the west and has been carefully landscaped to provide a beautifully presented - yet simple to maintain - outdoor space which can be accessed directly from the garden room through french doors. In addition there is also a detached double garage as well as off-street parking for two further cars.

As the main home for its current owners, they have loved the peacefulness and tranquillity of the location of Picket House, along with the wonderful amount of space which it has given them. As you might expect, it has been lovingly cared for and as such is presented in an immaculate condition throughout.





First Floor
 Approximate Floor Area
 1221 sq. ft
 (113.43 sq. m)



Garage
 Approximate Floor Area
 270 sq. ft
 (25.08 sq. m)

Ground Floor
 Approximate Floor Area
 1445 sq. ft
 (134.24 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.



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



Our seller submitted this lovely summer-time picture of the Picket House garden.

“Moving here meant we could enjoy a smaller garden, but still a lovely one.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 8405-7553-7339-1427-7253

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: ///penned.slice.wired

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