



THE STORY OF

Little Acre

Docking, Norfolk

SOWERBYS

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THE STORY OF

Little Acre

High Street , Docking Norfolk
PE31 8NG



- Character Cottage
- Three Bedrooms
- Two Reception Rooms
- Family Bathroom
- En-Suite
- Ground Floor W.C
- Excellent Location
- Ample Parking
- Garage
- Attractive Garden



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“A modern home with a wealth of character, Little Acre sits with a pretty cottage facade within a popular Norfolk village.”

Little Acre stands as a modern home imbued with abundant character, it is located only a short stroll from the rest of the high street and other amenities of the village - such as the pub and store/post office.

This property serves as an ideal primary abode or a delightful holiday retreat, given its proximity to the North Norfolk coast and the bustling Georgian village of Burnham Market.

Upon entering the premises, a pervasive sense of tranquillity fills the atmosphere.

The kitchen, positioned to overlook the front of the property, effortlessly guides you into the next room - an L-shaped sitting room. This space is adorned with a distinctive fireplace and gifts access to the charming rear garden.

The inclusion of a double-aspect dining room, also offering direct access to the garden, ensures ample space for important family time. A well-placed ground floor WC further enhances the convenience and functionality of Little Acre.





Comprising of three bedrooms, the principal bedroom features an en-suite, whilst a family bathroom completes the accommodation on the first floor.

Access to the property is facilitated through a brick weave driveway, providing ample parking space for multiple vehicles. This driveway leads to a detached garage, and additional parking is available behind a five-bar gate.

The rear garden is meticulously enclosed, adorned with a diverse array of plants, shrubs, and trees.





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



"In Docking you are part of a thriving community, a proud part of Norfolk village life."

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0652-3034-5202-1664-5200

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: ///awoke.report.bookings

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