



THE STORY OF

# 2 Winchmore Row

*Docking, Norfolk*

SOWERBYS





THE STORY OF

# 2 Winchmore Row

Docking, Norfolk  
PE31 8NA

Three Bedrooms

En-Suite and Family Bathroom

Brick and Flint

Secure Enclosed Garden

Off-Street Parking

Far Reaching Country Views

Close to Village Amenities

SOWERBYS BURNHAM MARKET OFFICE

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Conveniently located within the popular North Norfolk village of Docking, this is an attractive brick and flint three-bedroom cottage that is incredibly well-balanced.

Whilst there is a front door for popping down to the shop or over the road to the pub, this really is a home that will be entered via the back door from the parking spaces. The ground floor is divided neatly between a generous kitchen dining room to the front and an equally well-proportioned sitting room to the rear, with french doors out to the garden.

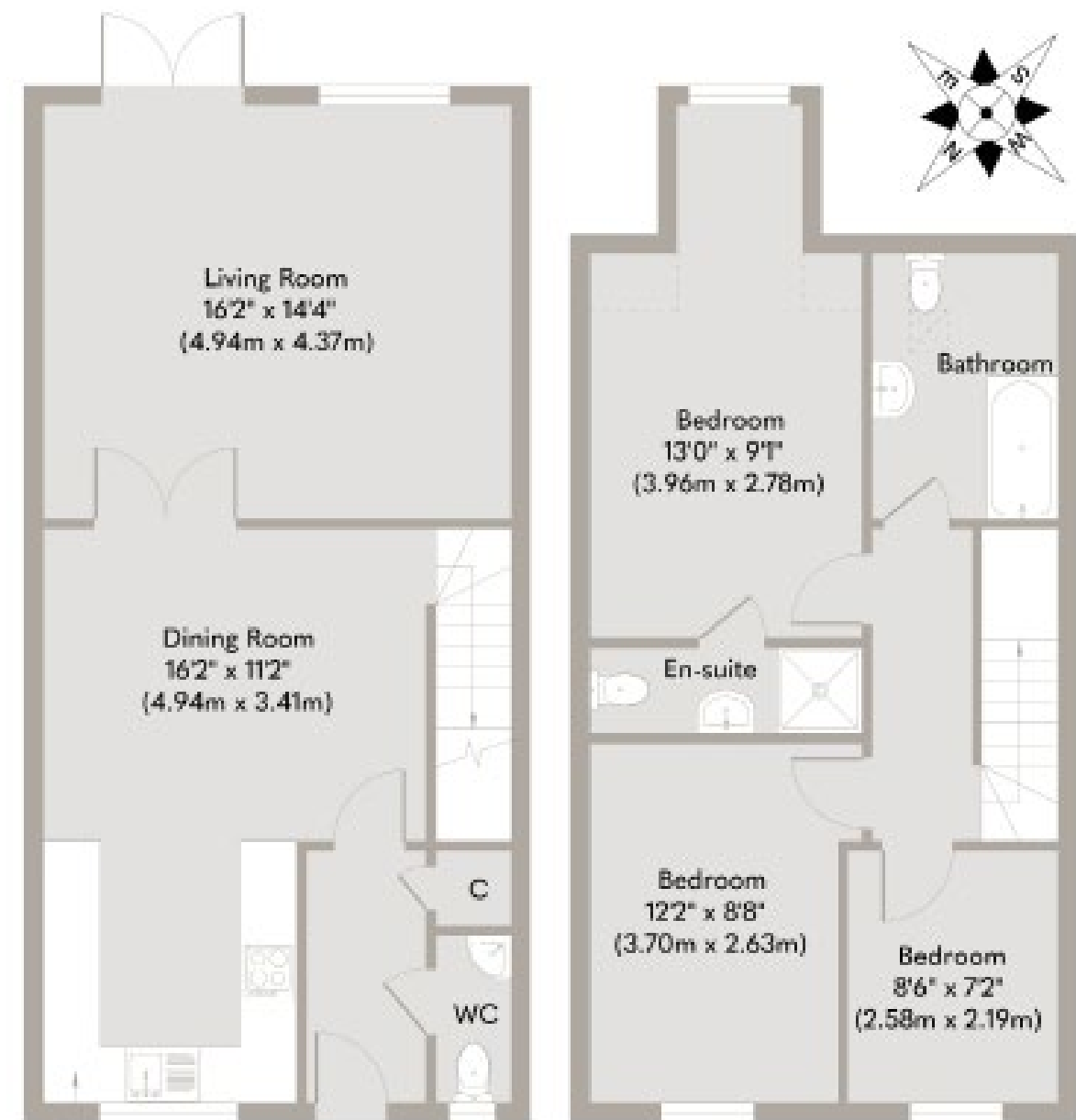
Upstairs there are three bedrooms, the largest of which also has an en-suite shower room. The other two bedrooms share the family bathroom, and there is also a guest WC on the ground floor. It is from the upper floor that one can fully appreciate those wonderful views over the open countryside and farmland.

Outside and to the rear the garden is completely enclosed and secure, so very safe for your two and four-legged little ones. It is patioed immediately off the back of the cottage and the remainder is raised and laid to lawn so all very easy to maintain. Beyond the garden gate, there are two off-street parking spaces.

No.2 Winchmore Row is a sympathetically designed brick and flint cottage and has been a much-loved home from home for the current owner for many years. Its walking proximity to all that the village offers as well as the ease of which they can reach the beach at Brancaster, the deli in Thornham, or Twenty9 in Burnham Market have made this the ideal location for relaxing holidays.







Kitchen  
8'9" x 8'4"  
(2.66m x 2.55m)

**Ground Floor**  
Approximate Floor Area  
560 sq. ft  
(52.01 sq. m)

**First Floor**  
Approximate Floor Area  
499 sq. ft  
(46.35 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.

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# Docking

POSSIBLY ONE OF  
NORFOLK'S BEST HIDEAWAYS

Docking is one of Norfolk's best hideaways, just four miles from the sea and a short drive from the market towns of Fakenham and Holt.

Dating back to Saxon times, Docking is one of Norfolk's highest points at 272 feet and was once known as 'Dry Docking' due to its lack of drinking water. In the 18th century, a well was sunk, and residents paid a farthing per bucket until mains water was installed in 1936. During World War II, RAF Docking airfield operated nearby, and Docking Hall housed actors Richard Burton, Robert Hardy, and Warren Mitchell.

Today, Docking boasts a strong community with a thriving nursery and primary school, filling the streets with the sound of children playing. The village is well-served with a GP surgery, village store with Post Office, playing field, tennis court, bowling green, popular fish and chip shop, and The Railway Inn.

Buyers have a wide range of property options, including traditional brick and flint cottages, classic Georgian houses, and quality new-build homes. One notable development is Four Miles, named for its proximity to Thornham and Brancaster, offering cottages, barns, and apartments designed to blend with the countryside.

Docking residents can enjoy growing their own produce or visit the weekly farmer's market at Ripper Memorial Hall. Held on Wednesday mornings, shoppers come from far afield to fill their baskets with fresh produce from local smallholders 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*



“This is an attractive brick and flint three-bedroom cottage that is incredibly well-balanced.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

C. Ref: 2798-9074-6224-7335-5934

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: ///descended.kebab.roadways

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation  
to these Norfolk charities every time we sell a home

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Journey

 **St Martins**  
more than a home  
for the homeless

 **mind**  
Norfolk and  
Waveney

 **Cancer  
Charity**  
— EST. NORFOLK 1989 —

 **East Anglian  
Air Ambulance**

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