

THE STORY OF

1 Manor Road

Docking, Norfolk

SOWERBYS

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PE31 8GP

Immaculate Detached Home by Award Winning Hill Developers

Impressive Double Height Entrance Hall with Galleried Landing

Generous Reception Room with Log Burner and French Doors to Garden

Stunning Kitchen and Family Room with Central Island and Bi-Fold Doors

Versatile Dining Room or Ground Floor Bedroom or Home Office

Principal Bedroom Suite with En-Suite and Walk-in Wardrobe

Further Bedroom Suite Plus Two Double Bedrooms and Family Bathroom

Landscaped Garden with Teak Framed Summer House

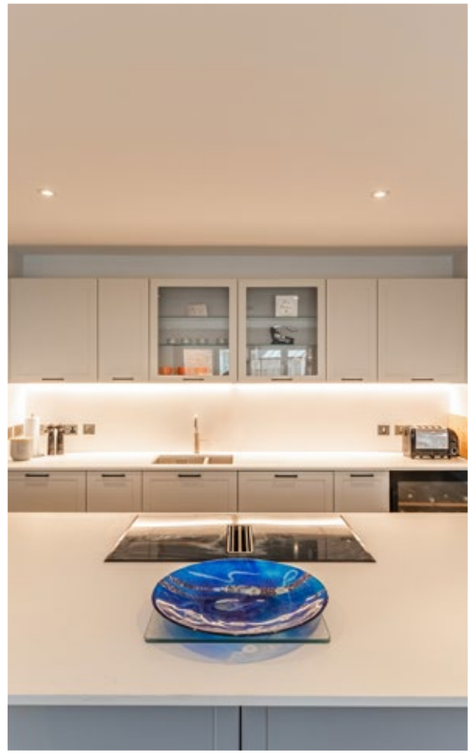
Detached Double Garage with Ample Driveway Parking and Village Pond Views

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Completed just over a year ago by the award-winning Hill Developers, No.1 is a truly immaculate home that combines exquisite design, quality craftsmanship and a sense of modern comfort. This double fronted brick and flint property sits beautifully within its setting, and from the moment you step through the door it becomes immediately clear that this is a house designed to impress as well as to welcome.

The double height entrance hall is a spectacular introduction, reminiscent of a traditional barn conversion with its soaring proportions and abundance of natural light. From here, every principal room leads off the wide and inviting central hall, creating a natural flow through the house that feels both spacious and harmonious.

To one side, the main reception room offers the perfect blend of warmth and elegance. A log burner provides a central focus, making it an inviting retreat for winter evenings after a windswept walk along Brancaster Beach. In the warmer months, French doors open directly to the garden, allowing this lovely room to transform into a cool and airy space that connects seamlessly to the patio, ideally positioned to capture the afternoon and evening sunshine.

On the opposite side of the hall lies the heart of the home. The impressive kitchen and family room combine functionality with style, with a large central island that doubles as a breakfast bar for relaxed mornings over coffee. This is a truly sociable space where family and friends can gather, whether for cooking, conversation or simply enjoying the views across the sunlit garden. Full width bi-fold doors open onto the terrace, effortlessly bringing the outside in and creating a wonderful setting for summer entertaining.





The house itself is new, but it already has a feeling of calm and permanence, a home that feels beautifully settled in its surroundings.























Practicality has been carefully considered, with a spacious utility and boot room providing the perfect transition from the outdoors. It is ideal for everyday use, whether washing down muddy boots or unpacking shopping from the car. There is also a generous guest WC and a separate room currently used as a dining room, which would work equally well as a home office or ground floor bedroom if required.

A graceful central staircase rises to the galleried landing, an elegant space that looks out across the large natural pond at the heart of the development. It is a peaceful spot to pause, read or simply enjoy the views. Upstairs, there are four beautifully proportioned double bedrooms. The principal suite includes a luxurious en-suite and a generous walk-in wardrobe, while a second bedroom also benefits from its own en-suite. The remaining bedrooms share a stylish family bathroom, completing the upper floor with thoughtful attention to both comfort and design.

Outside, the property continues to impress. There is off street parking and a large detached double garage. The garden has been thoughtfully landscaped to offer privacy and a wonderful sense of calm, with a variety of areas to sit and enjoy the surroundings. The teak framed garden room is a striking feature, perfectly positioned to make the most of the sunshine throughout the day.

With its exceptional finish, peaceful location and easy access to the many amenities of the village, No.1 is a home that captures the very best of contemporary coastal living. It is a place where every detail has been considered and every space invites you to relax and enjoy the beauty of your surroundings.









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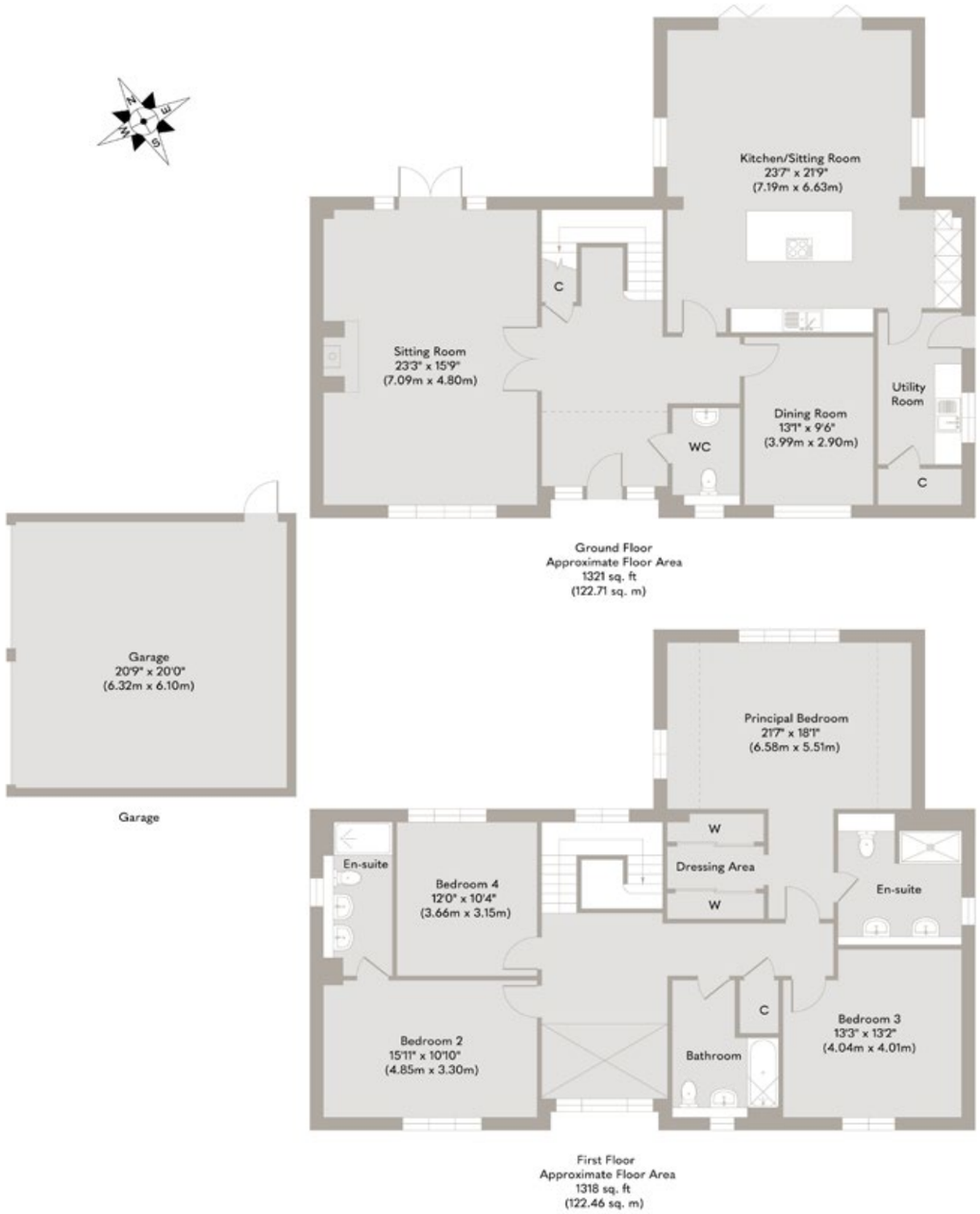


> The quiet, the inky black skies, the coastal walks and the abundance of birdlife make it a very special place.









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-serviced 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 the Vendor



"This home is light-filled, calming, and beautiful, a perfect place to unwind and enjoy everything that makes Norfolk so unique."

SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

C. Ref:- 0340-3306-4340-2424-7781

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: ///contrived.fillings.chose

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.

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