



Charming and stylish village home

Ford House, Docking

Freehold



Ground floor; entrance hall • sitting room • kitchen/
breakfast room • bathroom.
First floor; Principal bedroom with en suite shower room •
three further bedrooms • shower room.
Off street parking • courtyard garden • outbuilding •
enclosed garden.
Brancaster 4.5 miles, Kings Lynn 15.5 miles

The Property

Ford House is a charming and stylish village home, presented to a high standard with warm and comfortable interiors that perfectly complement the generous room sizes that enjoy plenty of natural light.

The house is a pleasing mix of brick and flint, Victorian red brick and more, latterly, neutrally coloured cladding, making for an attractive and interesting house externally. Carefully chosen colours, from Fenwick & Tilbrook, on windows and doors enhance the appearance and appeal.

Internally, the house has such a lovely feel, and could easily be used as a full-time home, second home or continue as a successful holiday let. An internal hall links the two main rooms of the house. The sitting room, which is really a double room with two defined living areas, is complete with wood burner together with alcove shelving, shutters and panelling, the latter a feature throughout the ground floor. French doors from this room lead out to the west-facing garden. The hub of the house is the kitchen/breakfast room, a fantastic light space with bespoke cabinets, shelving, Aga and integrated appliances. There is plenty of space for the dining table, currently a six-seater with room for more. French doors

lead from the kitchen into the courtyard, open to the east and south, with outdoor dining area. The ground floor is completed by a bathroom, with roll-top bath and cabinets.

The staircase with sisal carpets leads up to the central landing linking all the bedrooms. The principal bedroom is a charming room, with east-facing window seat, good ceiling height and an en suite shower room. A further two double bedrooms, one with built-in wardrobes, are both delightful rooms with either exposed beams or panelling, and both with a pair of casement windows allowing in plenty of natural light. A bunk room, double aspect, provides a further dynamic to the first floor which is completed by a well-appointed shower room.

Outside

Despite the central village location, Ford House has the convenience of off-street parking and two distinct garden areas. The parking is to the north of the house, gravelled and with space for two cars and possibly a boat if required. To the south of the house is the paved courtyard, a wonderful area for outside entertaining and dining, with a useful outbuilding that could be utilised in many ways.





The formal garden is to the west of the house, with a paved terrace taking in the afternoon and evening sun, with a paved path bordered by box hedging leading through a lawned area to the far end of the garden. This area of garden is bordered by a mixture of hedging and brick and flint wall, with an independent pedestrian gate.

Situation

Docking has been one of the 'buzz' villages of North West Norfolk over the past couple of years. The village is now deservedly one of the go-to locations for those looking for a house near to the famous coastline, but retains a sense of community. The well-served village has a village store with post office, a GP surgery, nursery and primary school, a public house, well-known fish and chip shop, alongside tennis courts and bowling greens. The village has a weekly farmers' market, and a thriving programme of activities organised by villagers.

the house, with an array of boutique independent shops, bakery, butchers, fishmongers and restaurants including Socius and near by in Stanhoe, The Duck Inn.

The local and historic market town of Kings Lynn is about 15 miles, with mainline rail service to London Kings Cross.

Services

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

Local Authority

West Norfolk District Council
Council Tax Band: E

Fixtures & Fittings

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Viewings

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



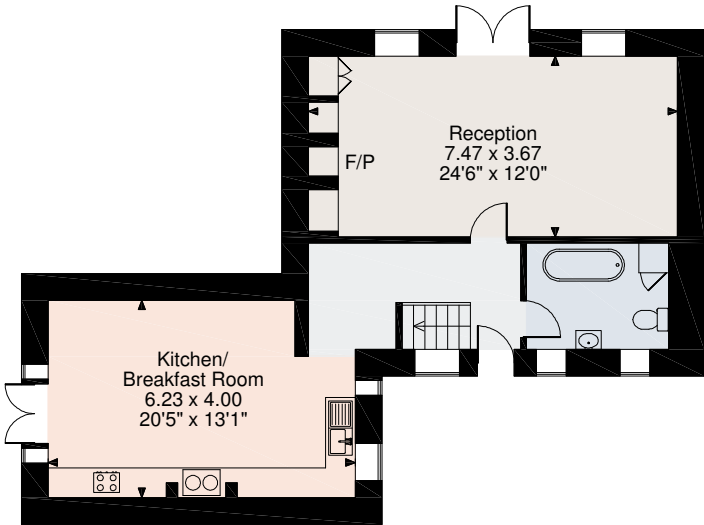
The coastline is four miles away at Brancaster, with its stunning sandy beach, the Royal West Norfolk golf club, and further public houses, delicatessen and village stores. This stretch of coastline is renowned for its superb sailing at Brancaster Staithe, Birdwatching at nearby Titchwell, with all villages connected by the coastal footpath. There is a plethora of restaurants and gastro pubs. Burnham Market is approximately five miles from

Ford House, Docking, Norfolk
Main House gross internal area = 1,451 sq ft / 135 sq m

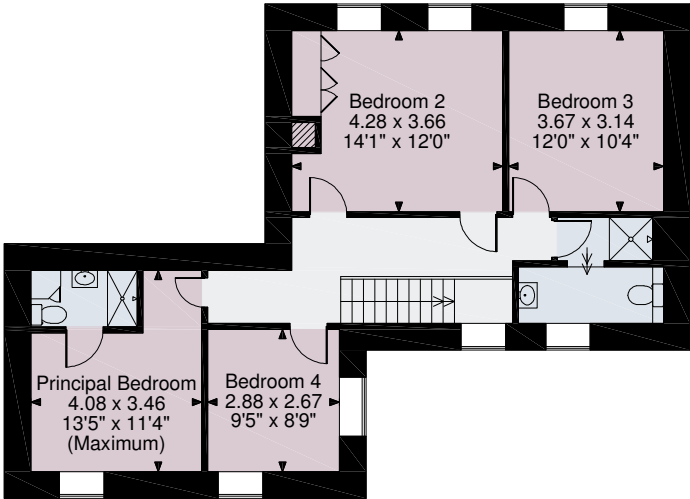
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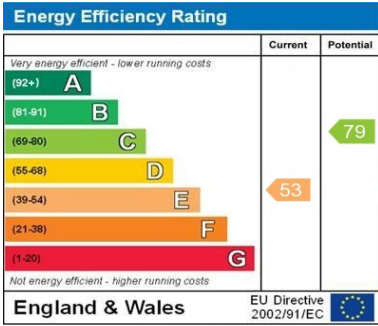
Ground Floor



First Floor

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