



Chandlers  
High Street | Docking | Norfolk | PE31 8NH

# PRIVATE EQUESTRIAN RETREAT



Calling all horse lovers! This immaculate detached family home is nestled in the heart of Docking, a charming village just six miles from the sandy beaches of the North Norfolk coast. Set on a sprawling 6 acres (with 4.5 acres of grazing land), this property is an equestrian dream, boasting stabling, a ménage, multiple paddocks, and multiple outbuildings.

The epitome of modern living: This recently built home is beautifully presented throughout, offering three well-appointed bedrooms and a family bathroom on the first floor. Downstairs, a large kitchen/dining area – perfect for hosting gatherings – seamlessly flows into a spacious living room and a convenient utility room.

Step outside to your equestrian haven: The expansive grounds feature a stable block with four individual stables, three very large barns, three stores, a cart shed, and an all-weather, rubber and silicone sand ménage measuring 20x50 meters. Secure paddocks enclosed by post and rail fencing provide ample space for your horses to roam.



# KEY FEATURES

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- A Fantastic Equestrian property in the heart of this popular North Norfolk village
- Six Acres, Four and a Half of Grazing
- Four individual Stables and Tack Room
- All weather Rubber and Silicone Menage 20mx50m
- Further Large Outbuildings
- Attractive and Newly-Built (2018) Family home
- Three Double Bedrooms
- En-Suite bathroom with dual Access
- Wonderful kitchen/Diner with French doors out to East facing Garden and Paddocks
- Total House Accommodation extends 1347sq.ft
- Energy Rating B

## Modern Living, Modern Comforts

The land has been in the family for the last three generations and has seen many changes, "It was originally used to house the livestock for my grandparents' butcher's shop on the high street and later by my father for his own cattle and storage of farm machinery. I have continued farming but have added horses and sheep to the animals that have lived here. Over the years the outbuildings have been modernised and adapted to accommodate the different requirements and now include four stables and a 50 x 20 all-weather arena."

Planning permission was granted and Chandlers was built in 2018, so the current owners could live onsite and enjoy the outside space and the company of the animals. Chandlers has a flint front, sourced from a nearby quarry, and was built by Carl Fox, a local builder. Whenever possible, we used local companies and trades.

Being a relatively new build, everything is in good order. The way the house sits in close proximity to the land and outbuildings, makes it very easy to pop out to check on your horses or if you have forgotten something. "Walking out of your backdoor and the horses seeing you and coming over never gets boring (even though it's cupboard love and they want a treat). When it is their perceived teatime, the horses wander over and if they see you standing in the kitchen, they often whinny until I go out and bring them in. I think the location of our house is really unique; we are just off Docking's busy high street and down the end of a quiet drive – you have to know where we are to find us, and many people do not realise there is a house with equestrian facilities in the village!"





# KEY FEATURES

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When asked about favourite spaces at the property, the owners said, "We both like the kitchen/dining room – for everyday use and particularly entertaining. The open plan layout means you can talk to your guests whilst cooking so you don't feel like you're stuck in the kitchen whilst everyone is having fun. The French doors into the garden make entertaining in the summer enjoyable as everything is so easily accessible. The best bit is that you can see out across the fields, and I love it when the horses stroll over and hang over the garden gate waiting for the carrot they know will be coming their way. My dressing room is a real added bonus, with lots of hanging space and storage for clothes – if I have not put all my clothes away, I can shut the door and forget about it and our bedroom still looks tidy!"

"We will miss how easy the house is to live in, everything works so well for us. I really hope that our next home is as good!"

## Expansive Grounds

The garden itself is a bit of a work in progress; the current owners have had great horticultural ideas and aspirations. There are several different planting areas, and the soil seems to be agreeable to most shrubs and flowers. Given the amount of outdoor space, there is plenty of opportunity for any new owner to create a beautiful garden. The green house is in a good sunny spot and will be staying when we move. The borders are largely shrubs and climbing roses.

"Over the years we have seen lots of wildlife – we even had a crane wondering around for several hours one afternoon. Owls can often be heard during the evening and seen sitting on the fence posts, and there are often pheasants and partridges strutting around and, occasionally, ducks with their young wander up from the pond. Hares like having a boxing match during the summer evenings, much to our dogs' frustration. The garden is secure, so we don't have to worry about the dogs disappearing when they see a rabbit or pheasant strutting about."

The land drains well and there have only been a few occasions when the animals have stayed in due to waterlogged fields. The stables are a generous size and the yard is undercover with good lights, making life so much easier during the winter months, and the vet and farrier never get wet.



















CHARLES



# INFORMATION

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## On The Doorstep

The village of Docking is situated in scenic countryside near the charming town of Burnham Market, and perfectly placed for the North Norfolk Coast and its long, fine sandy beaches, with Brancaster beach only five miles away. The village itself offers a range of amenities including a post office and village shop, the Docking Fish Bar with its award-winning fish and chips, a country pub called The Railway Inn, a doctors' surgery and a primary school. Northwest Norfolk is known for its unspoilt countryside, long sandy beaches, nature reserves and, above all, it presents a chance to relax and get away from it all. Throughout the countryside can be found friendly pubs, antique shops, local markets and of course, the Royal Estate of Sandringham, Holkham Hall, and Houghton Hall. Brancaster and The Royal West Norfolk Golf Club are approximately five miles away. There are two golf courses in Hunstanton, which is less than eight miles away. The Titchwell March Nature Reserve, home to terns and waders, is close by. The market towns of Fakenham and King's Lynn are easily accessible by road if the amenities of a town are required.

For the horse enthusiast there is plenty to choose from: the eventer trials at both Houghton and Burnham Market, racing at Fakenham and carriage driving trials at Sandringham. There are plenty of country walks to enjoy that are well signposted if you are not familiar with the area.

Directions - Please Scan QR Code Below

## What Three Words Location

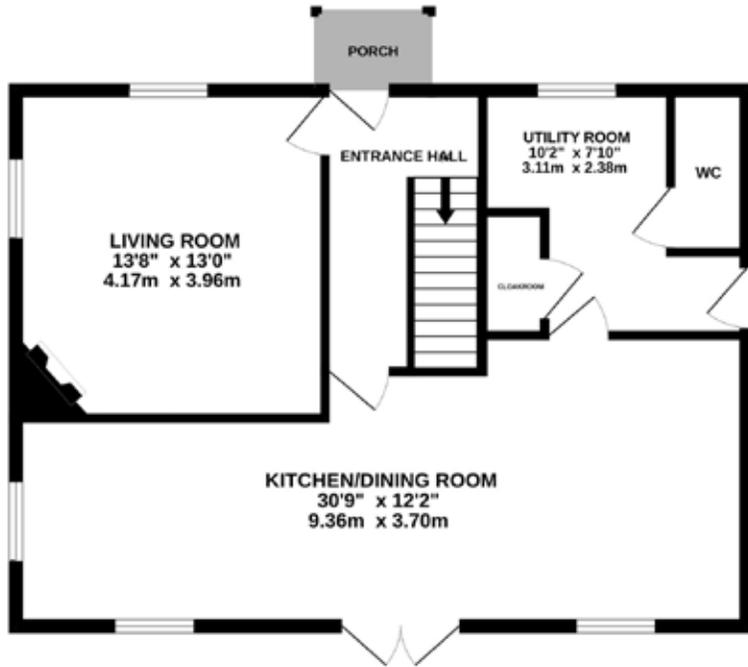
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///emails.spacing.blotches](http://emails.spacing.blotches)

## Services, District Council and Tenure

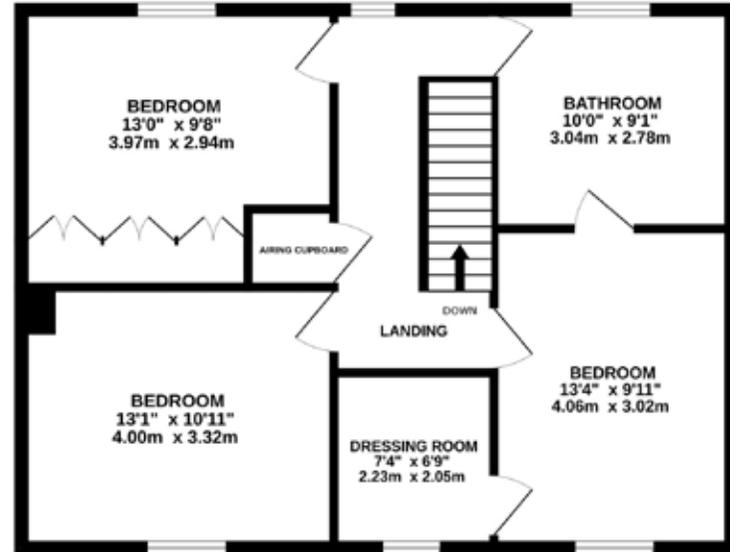
Air Source Heat Pump, Mains Water & Septic Tank  
Kings Lynn and West Norfolk Borough Council - Tax Band D  
Ultra Fast Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider - please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Freehold



**GROUND FLOOR**  
680 sq.ft. (63.2 sq.m.) approx.



**1ST FLOOR**  
667 sq.ft. (62.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1347 sq.ft. (125.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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