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KINGSDOWN

STANHOE ROAD, DOCKING, NORFOLK, PE31 8PA



WELCOME TO KINGSDOWN

Located in the charming Norfolk village of Docketing, just five miles from both Burnham Market and Brancaster Staithe, No.1 and No.2 Kingsdown Cottages have been designed by renowned local architect, Jason Law. Fernie Homes brings traditional values to modern living and these two cottages have been lovingly crafted to the highest standards, using locally sourced materials which celebrate the traditional Norfolk flint style.

*The first thing that strikes you about
the North Norfolk coast is the space.
A place devoid of unnecessary commotion,
it feels open and free, peaceful and unfussy.*





NORTH NORFOLK & DOCKETING

A QUINTESSENTIAL COASTAL LIFESTYLE

North Norfolk is famed for its miles of rugged sandy beaches, big skies, quaint coastal villages and fabulous foodie scene. From meandering round the stylish boutiques of Burnham Market and sailing at Brancaster Staithe to spotting seals at Blakeney, golfing at Hunstanton and walking along the 83-mile Norfolk Coast Path, there is so much to explore in this region.

Docketing is ideally located for exploring the very best North Norfolk has to offer; bustling Burnham Market is just five miles away, as is the coastline, and Docketing has direct access to the coastal villages of Brancaster, Brancaster Staithe and Thornham.

The village itself offers a very tranquil scene with its mix of beautiful cottages boasting the iconic Norfolk flint facades and sensitively renovated farmsteads, which hark back to Docketing's rural heritage. Pretty ponds are dotted throughout and Docketing is one of the best-served villages in the area with a SPAR village shop, Post Office, doctors' surgery, primary school and playing fields, as well as a pub and fish & chip shop. There is also a weekly Farmer's Market held at the Village Hall, providing quality fresh local produce.

Docketing has a tremendous amount to offer and is an increasingly desirable location.

PROPERTY DESCRIPTION

The first thing that strikes you about Kingsdown Cottages is the incredible amount of space. No.1 Kingsdown Cottage is spread over 2,000 sq. ft. and includes four en suite bedrooms on the first and second floors. No.2 Kingsdown Cottage is spread over 1,800 sq. ft. and includes three en suite bedrooms on the first floor. The open plan living accommodation on the ground floor creates the perfect environment in which to relax and unwind.

The imposing solid hardwood front door gives way to a spacious and clean hallway, off which the utility room and downstairs w/c are situated. A large set of double doors invite you through into the main living space. Beautifully light and airy, the open plan living area enjoys views over the south-facing rear garden through a set of four bay French doors. A feature contemporary firebox is a real focal point of the room with pre-wiring to facilitate a wall-mounted TV above.

The stylish and traditional kitchen sits just off to the side of the main living space. Shaker style navy units are topped with a Bianco Massa Quartz worktop with undermounted sink unit creating a beautifully sleek look. The units are adorned with chrome fittings to add elegance, while Miele and Fisher & Paykel appliances complete the look.

The integrated Miele dishwasher reflects the understated quality throughout, while the statement Fisher & Paykel range cooker and full height fridge freezer add a real wow factor to the kitchen.

Both properties have three good-sized bedrooms on the first floors, while No. 1 Kingsdown also has a fourth bedroom on the second floor. All of which are en suite, meaning no compromised living accommodation. All bedrooms on the first floors of both properties also benefit from fitted wardrobes.

The bathrooms are all finished to an incredibly high standard with painted panelling to the lower walls. The floors are tiled with driftwood-style porcelain which continues through to the shower enclosures. Vanity units by Butler & Rose and Burlington sanitary ware add real quality to the classical elegance.

A Burlington Lucite Acrylic roll top bath and dual width Butler & Rose vanity unit provide added luxury to the en suite master bathrooms.



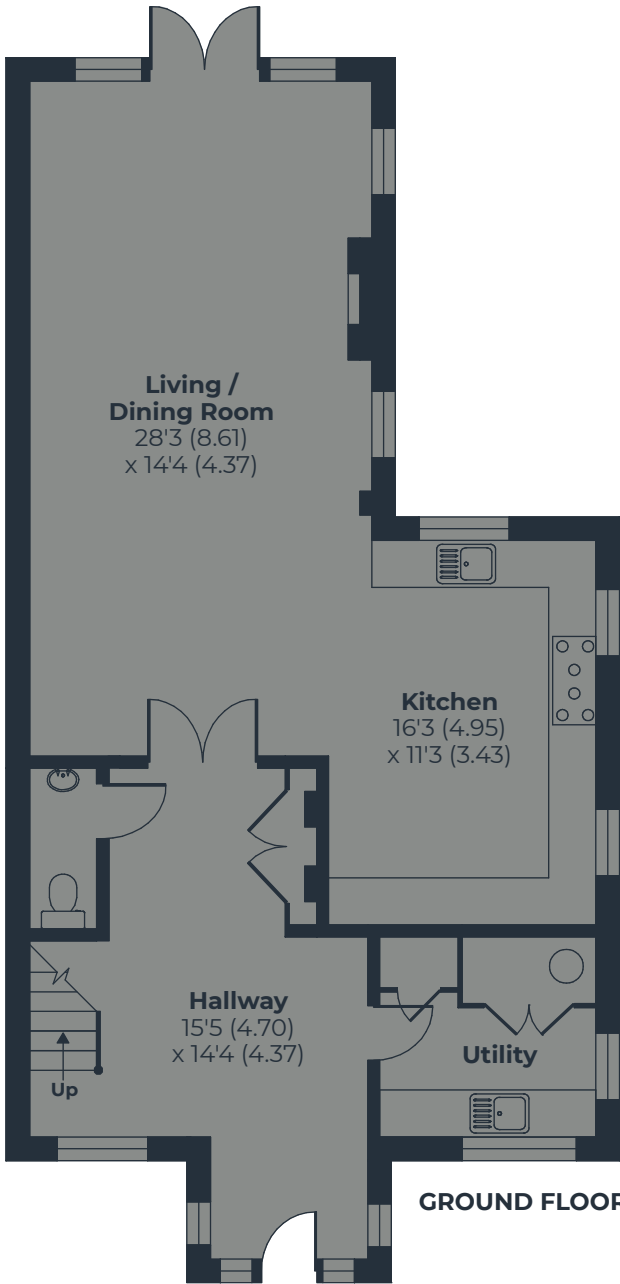
*All bedrooms are
en suite so no living
space is compromised.*



No.1 KINGSDOWN

Approximate area: 2023ft² / 187.9m²

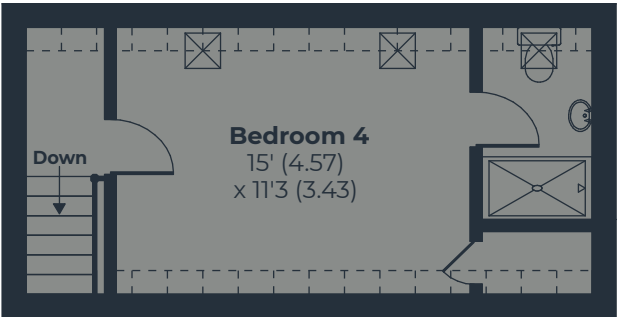
Limited use area(s) = 45ft² / 4.1m²



GROUND FLOOR



FIRST FLOOR



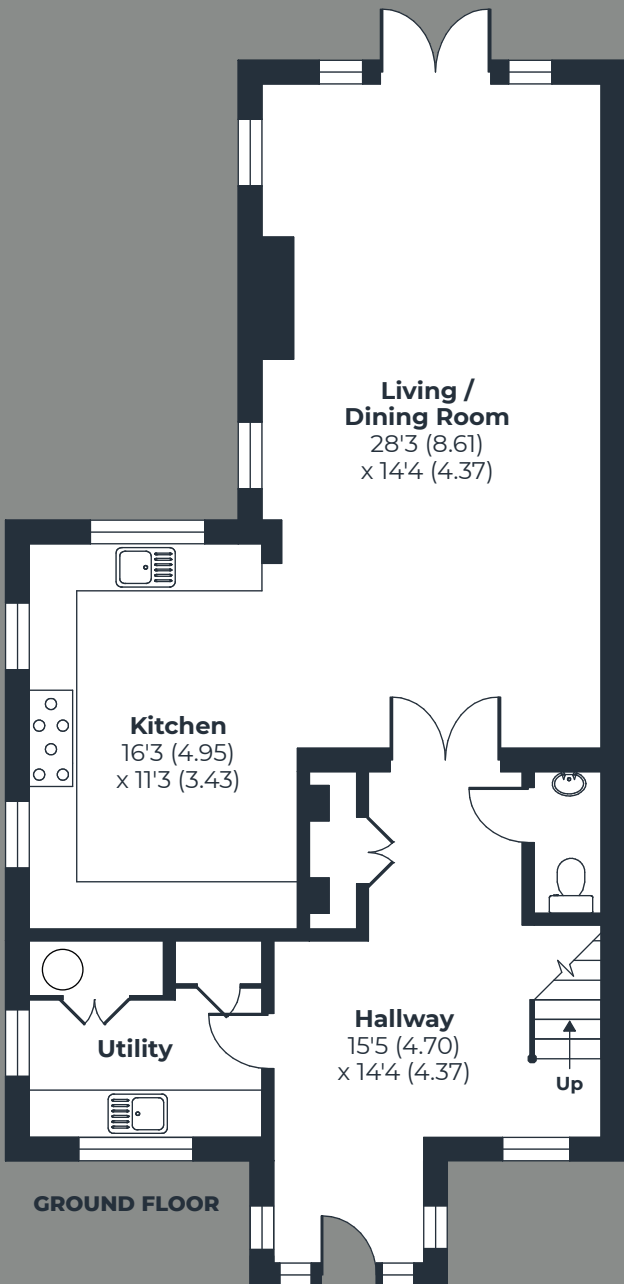
SECOND FLOOR



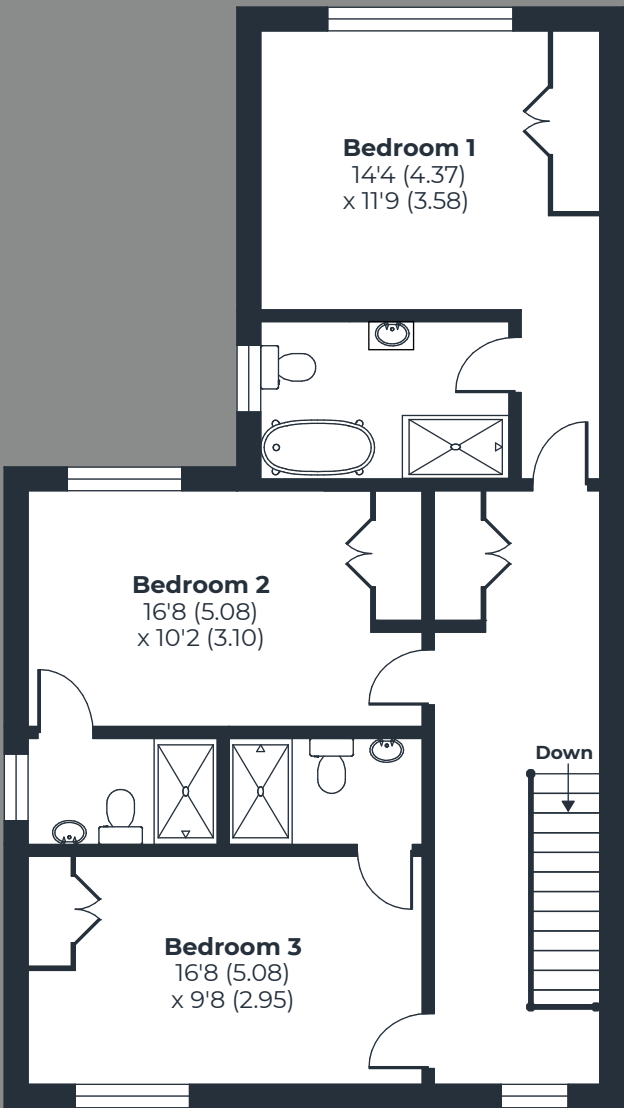
Denotes restricted head height

No.2 KINGSDOWN

Approximate area: 1805ft² / 167.7m²



GROUND FLOOR



FIRST FLOOR

Floor plans for identification only - Not to scale. Produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Sowerbys. REF:585753



SPECIFICATION

CONSTRUCTION:

Traditional construction of brick and blockwork cavity walls. The exterior is a combination of locally-sourced red brick and recessed flint cobbles in the traditional Norfolk style. The rear of the property is clad in Cedral weatherboarding, a fibre cement alternative to timber which is incredibly low maintenance and doesn't warp. Roof covering of natural clay pan tiles.

Bespoke hardwood front door and frame spray-painted in heritage colour 'Painswick'.

Residence 7 windows and four-bay French Doors to the rear of the property, all finished in matching 'Painswick'.

INTERNAL FINISHES:

Italian porcelain tiles throughout the ground floor with a sisal carpet to the sitting room area. Carpet to the bedrooms and landings upstairs.

Driftwood style porcelain tiles to the bathroom floors and shower enclosures.

Traditional style carpeted staircases with oak finishes.

Oak internal doors throughout with traditional style skirting and architraves.

A subtle and elegant colour palette with Farrow & Ball 'Ammonite' gray in the bedrooms, Mylands 'Cadogan Stone' in the living areas and 'Pointing' on the skirting and architraves throughout. The bathroom wood panelling is finished in heritage F&B 'Mizzle'.

KITCHEN & UTILITY:

Classic shaker style navy blue kitchen units with chrome door furniture and a Bianco Massa Quartz worktop and upstand.

Undermounted Blanco Subline silgranit sink with chrome monobloc twin lever mixer tap.

Imposing 1.2m Fisher & Paykel stainless steel dual fuel range cooker with concealed Westin Cache stainless steel extractor fan.

Full height American style Fisher & Paykel fridge freezer.

Integrated Miele dishwasher.

Miele washing machine and tumble dryer located in the utility room.

BATHROOMS:

Classical Burlington sanitary ware and taps.

Freestanding Butler & Rose vanity units with integrated polymarble sink and worktop.

Fully tiled shower enclosures with low profile shower trays and Mira exposed valve thermostatic shower units.

Full height chrome dual fuel heated towel rails.

Wall mounted illuminated bathroom mirrors with ambient backlight, heated anti-mist technology and a built in shaver socket.

The master bedroom suite has a Burlington Lucite Acrylic roll top bath with traditional claw feet and wall mounted lever taps and spout.

LIGHTING & ELECTRICAL:

Highly efficient LED down lights provide the primary lighting system throughout the house.

A secondary perimeter lighting system is located above the cornices in the hallway, landing and main living space, providing a more subtle ambient lighting throughout.

A nightlight safety lighting system is installed as downlights in the hallway and landing, and as low level plinth lighting in the bathrooms. The one Watt marker lights run automatically off an external light sensor, activating when light levels outside drop at nighttime.

TV points are installed in the living room and all bedrooms.

HEATING & PLUMBING:

Air source heat pump.

Hot water cylinder situated in the ground floor utility room.

Multi-zonal underfloor heating system to the ground floor and radiators to upper floors.

A feature floating firebox located in the main living space.

EXTERNAL:

The front and side of the property is gravelled with landscaped planting to the front boundary.

A rear terrace leading from the French doors is finished in York-style slabs.

A brick retaining wall topped with blue capping bricks and steps leading up to the south facing turfed lawn. A border of lavender plants runs along the full length of the retaining wall.

External lighting all around the property including Up & Down wall lights to front entrance and wall lanterns and low level brick lights to rear terrace.

Boundaries of six foot timber fencing for privacy.



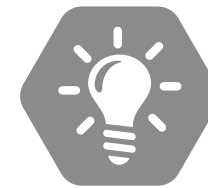


THE FERNIE DIFFERENCE

We build bespoke homes to an unparalleled standard through the quality of our design and craftsmanship. Here's a flavour of the thoughtful details that we think make all the difference...



Craftsmanship and
distinguished joinery



Secondary lighting
systems for soft lighting



Air source heat pumps
for greener heating



Electric car
charging ports



Night time lighting
in bathrooms and
on landings



Hot water loops for
instant hot water

ABOUT FERNIE HOMES

At Fernie Homes our goal is to create outstanding homes by marrying the individual excellence of a bespoke build with a quality of design and level of craftsmanship that comes from experience and a pursuit of perfection.

We treat each site individually and put significant time, thought and resource into planning and designing homes that will actually work for the people who'll live in them. Our homes are built without compromise, from site acquisition right through to the finishing touches. Where others build houses, we build homes.





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