



Four Miles

BEAUTIFUL NORFOLK HOMES

FOUR MILES

A PERFECT BLEND OF 21ST
CENTURY LIVING AND
TRADITIONAL VILLAGE CHARM





– Dawn at Mow Creek in Brancaster Staithe



– Burnham Market



– Sandringham Estate

FOUR MILES — 5

IN THE HEART OF NORTH NORFOLK

The aptly named Four Miles hamlet is just a four mile walk, cycle, or drive to many of the most popular locations in the North Norfolk coastal area. With sprawling skies and 45 miles of golden beaches, the North Norfolk coast remains a uniquely unspoilt corner of England, where natural geographic beauty meets an endless list of outdoor pursuits.

Four Miles Development
Sandringham Avenue
(off Choseley Road)
Docking
North Norfolk
PE31 8LZ



“FOUR MILES
FROM STUNNING
GOLDEN BEACHES”

— Sand dunes looking towards Wells



– Norfolk Lavender, Heacham



– Thornham Deli



– The Orange Tree Pub

WHERE NATURE & CULTURE COMBINE

THE FOUR MILES DEVELOPMENT IS SURROUNDED BY A DIVERSE MIX OF NATURAL AND CULTURAL DELIGHTS TO VISIT AND ENJOY

Brancaster boasts a wide golden beach and rolling dunes as well as excellent pubs, restaurants, cafés, and shops just a short walk or drive away. Brancaster is home to the Royal West Norfolk golf club, whilst Dalegate Market hosts many independent shops and pop up events throughout the year for all your retail needs.

The village of Thornham, once a prosperous harbour and smuggler's haunt, is just a ten minute drive from the Four Miles development. Thornham is a magnet for walkers and birdwatchers with its atmospheric marshes which separate the village from the coastline. The village's award-winning pubs and restaurants continue to put Thornham on the map no matter the season.

To the north east, a collection of seven historic villages called The Norfolk Burnhams congregate around the River Burn, including Burnham Market, which boasts a feast of independent and traditional shops, as well as specialist boutiques, restaurants, pubs, galleries, and beauty salons.



– Burnham Overy Staithe



– Holkham Beach

WILDLIFE & HERITAGE

Snettisham Nature Reserve offers a variety of coastal habitats, such as mud flats, lagoons, shingle beach, and saltmarshes providing sanctuary for vast numbers of wading birds.

The Sandringham Estate village, home to the country home of Her Majesty The Queen, is a delightful country house set in sixty acres of gardens, a museum, and country park that is open all year round.

Holkham Hall is a stunning 18th Century Palladian style house set in a magnificent location on the North Norfolk coast. With an impressive 25,000 acre estate rich in history, architecture, and wildlife, Holkham Hall and Gardens is steeped in unique charm and gives fascinating insight into life in England over the centuries.



– Fallow Deer buck at Holkham, Norfolk



– Holkham Hall



– Holkham Beach



– Sandringham House

STEEPED IN LOCAL HISTORY

DOCKING, NORTH NORFOLK

With a population of around 1,200, Docking is rapidly becoming one of the most sought-after villages in North Norfolk, due to its plentiful amenities and proximity to some of the most appealing areas of North Norfolk. Within the village there is a traditional pub The Railway Inn, a post office, a thriving village store, and a chip shop. A weekly market is held at the village hall offering a host of local produce.

Docking has a long and fascinating history with origins that can be traced back to Roman times. Further information about the village is available from The Docking Heritage Group: dockingheritage.org.uk

There also is a link to Avada's own Heritage report on their website: avadahomes.co.uk/dockingheritage

FOUR MILES

Occupying 10 acres, the Four Miles development is positioned on the north edge of the village. Almost all of the perimeter overlooks open-farmed countryside. Many first floor living areas enjoy beautiful panoramic views for miles. A number of homes also benefit from distant sea views on clear days.

The site is partially greenfield, with the east side being home to a busy granary for several decades, as well as offices and a large warehouse. These buildings have been removed and the land has been carefully prepared for residential use.

Home owners will be free to enjoy access to a private 3.5 acre paddock on the west side, featuring picturesque paths, ponds, and a tree lined meadow. A perfect environment for leisurely strolls, exercise, and dog walking. In addition, there is an open play area at the southeast end of the site.



– Summer twilight in countryside near Docking



– Docking Village Sign



– The Old Post Office

PROPERTY SPECIFICATION

- Eco timber frame with 120mm - 160mm of high-performance insulation in floors and walls
- Traditional Norfolk brick and flint masonry on almost all properties
- The Avada hallmark upside-down living configuration featuring 10-14 ft high ceilings with semi-vault in kitchen and living areas. Up to 20 ft vault in replica barns and some properties with mezzanine galleries with glass balustrade.
- Beautiful open country views from most properties, some with distant sea glimpses
- Concrete first floor for excellent heat and acoustic performance
- Quality timber window frames with high security ironmongery and guaranteed painted finish in heritage colour
- High efficiency Mitsubishi Eco-Dan, "renewable energy" Air Source Heat Pumps for heating and hot water. Zero Carbon. Best quality composite pipes and fittings used throughout.
- Underfloor heating on ground and first floor with individual programmable room stats providing comfortable, economic and controllable heat
- American White Oak internal heavyweight premium doors (45mm thick) and luxury joinery detailing throughout with custom moulded large profile skirting and architrave
- Heavyweight polished chrome ironmongery
- Solid American White Oak staircase, balustrade and handrails
- Top quality solid Oak flooring in living area. Fitted luxury carpets in all bedrooms.
- Natural stone tiling in bathrooms, hall and kitchen with choice of polished marble, limestone or modern porcelain options. All floor coverings included.
- Dedicated storage space and built-in wardrobes (most plots)
- Dimmable lighting to lounge and kitchen, Low Energy LED lighting in other rooms
- Generous electric specification including extensive TV sockets, CAT6 wiring, 5amp lamp sockets and Wi-Fi booster. Quality polished chrome face plates.
- Super-fast BT fibre-optic broadband
- Intruder alarm and low energy external lighting
- High standard of decoration including tasteful neutral colours in bedrooms and range of rich heritage colours available depending on build stage
- Choice of quality British Made hardwood kitchen (oak or painted) with top branded appliances and granite worktops or option of Bespoke Kitchen in some properties. Choice of beautiful kitchen handles*
- Rangemaster Induction Cookers in most plots
- Utility rooms with additional units, sink and pre-plumbed for washing machine
- Luxury Branded Bathrooms including Duravit and Hansgrohe. Top quality British showers and baths. Dual outlet thermostatic showers combined with premium shower trays and 8mm or 10mm heavy duty top quality glass shower enclosures.
- Fitted bathroom furniture and concealed cisterns with granite plinth
- Landscaped gardens with lawns, fencing, trees and shrubs, paths and lighting
- External power supply for charging electric vehicles
- Outside power sockets and tap
- Unlimited access to Choseley Meadow, a 3.5 acre meadow surrounded by open countryside featuring tracks, trees and 2 large ponds. Additional shared play area with 15 items of playground equipment exclusive to Four Miles residents.
- Comprehensive 24 months Builder's Warranty
- 10 Year Structural Warranty from leading insurance provider

*Subject to build stage



DEVELOPED SITE
BOUNDARY

CHOSELEY
MEADOW

– View of Docking village from the North

AVADA COUNTRY HOMES

20 YEARS OF BEAUTIFUL HOMES

Avada Country Homes have been creating beautiful homes in North Norfolk since 2001, designing and constructing over 100 individual properties, including 62 Norfolk barn conversions.

During this time, Avada have earned a reputation for choosing first class materials and designing properties with the owner in mind.

Owner Ian Johnston has a passion for creating beautiful living spaces within or on the edge of the countryside.

In recent years Avada have developed two barns for Her Majesty The Queen on the Sandringham Estate, and designed and built four multi-million pound Georgian mansions in the world-famous area of Sandbanks in Poole, Dorset.

The company is privately owned, which means it is not constrained by the limited “house types” offered by large national house builders.

Over the years, the Avada hallmark “upside-down” concept has been very popular where living rooms benefit from open views of the countryside. Most of the houses at Four Miles enjoy this asset. Many of these enchanting country homes feature vaulted ceilings and luxurious open-plan layouts.

Whether as the owner’s main or second home, Avada always creates something a little bit special; a sound long-term investment as well as a beautiful living environment.



“WE DARE TO BE
DIFFERENT & STRIVE
TO BE BETTER”



FREQUENTLY ASKED QUESTIONS

Who are Avada Country Homes?

Avada Homes Group have been developing in Norfolk and Dorset for almost 20 years. They are privately owned by Ian and Angela Johnston.

Why are these new homes constructed with a timber frame?

Most new housing in the western world is constructed this way. The new home market in England has been slower than many countries to adopt it. There are several advantages, including the ability to install an enhanced level of thermal insulation between the timber studs.

Who will own the access road, paddock and play area at the end of the development?

Avada will transfer these assets into the Management Company. They will always remain within the Management Company for the benefit of the 77 homeowners.

How will the management company work?

Please see the separate section titled "Management Company and Service Charge".

Is it possible to make alterations to the house I intend to purchase?

Depending on stage of construction small changes might be possible, subject to an enhanced reservation deposit or an exchange of contract.



What services are connected to the property?

Mains Water, Electricity, Mains Sewer and BT Fibre.

Are there restrictions on pets?

There are no restrictions on normal domestic pets, but there are strict rules about dog fouling. Dogs are not permitted inside the children's play area.

Can we have a garden shed?

Please discuss this with the developer. Small sheds, positioned in a considerate location and painted the same colour as the house will be considered.

Can you assist with furniture blinds and curtains?

Of course. We have a range of contacts and always try and assist our customers.

Can I store a boat or a caravan in my driveway?

Sorry. This is really difficult to allow in a beautiful new development. There are however several farmers in the locality that rent out storage space.

What is Air Source Heat Pump?

This looks like the outdoor part of an air conditioning unit but works in reverse by taking in air and extracting the heat from it and transferring this heat into circulating water to heat the underfloor pipes and hot water cylinders. It can work efficiently down to external temperatures of -7°. In general, for every 1Kw of electricity consumed by the system, it will return the equivalent of over 3Kw of hot water.

What maintenance do Air Source Heat Pumps require?

Each unit comes with a 5 year warranty and requires minimal maintenance. For further information, please see – www.les.mitsubishielectric.co.uk/homeowners/ecodan-owners.

Are Air Source Heat Pumps noisy?

They are audible when standing next to them outside or if a nearby window is open but in general, you should not be aware of them running. The newest generation are quieter than they were originally.

When will the development be entirely finished?

Hopefully sometime in 2023.

What council tax band will my property be?

Each unit will be assessed by the valuation authority as they are completed. Please ask the Customer Representative during your visit to site and they will advise you of updates.

Can I change the external colour of my house?

We have agreed a colour scheme with the Planning Authority and it is in everyone's interest to maintain this colour.

FURTHER INFORMATION

MANAGEMENT COMPANY AND SERVICE CHARGE

AVADA Country Homes Ltd established a Management Company to run and maintain shared services, namely the private access road and footpaths, surface water drainage, courtyard lighting, Choseley Meadow, the play area and its equipment and the bin stores.

The Management Company is Choseley Management Company Ltd (Company No. 10525851).

Choseley Management Company Ltd (CMC) has been established to operate, maintain and renew the common and shared parts of Four Miles Development, Choseley Road, Docking PE31 8LZ, for the benefit of all property owners and residents. This is necessary due to the roads, paths and drainage being private (un-adopted). There are also 2 large shared recreation areas (Choseley Meadow 3.5 acres, and the Open Space play area) as well as some other areas that are retained in common ownership for good reasons.

General Information

1. The Developer (Avada Country Homes Ltd) will operate the company until such a time that all or most of the properties have been transferred. They will be responsible for establishing the long-term company structure.
2. All 77 property owners will pay a reasonable annual charge to fund CMC activities.
3. CMC is to be run efficiently and not for profit. It is however expected to make a small surplus in order to fund repairs and replacements in the medium to longer term.
4. The Estate plan provided will be clearly marked to show all common parts and equipment.
5. CMC will not be responsible for managing parts of the estate that have been transferred to private ownership.

Scope and Roles of The Company

(Subject to review and amendment by the developer)

1. Management and maintenance of private roads, paths, visitors parking spaces and unallocated/retained soft landscape areas.
2. Management and maintenance of shared underground drainage (rainwater and foul), including the pumping of rainwater into the ponds in Choseley Meadow. Agreeing and overseeing a regular service schedule for the rainwater pump and the sewer pump serving plots 1-4.
3. Maintenance of Choseley Meadow including tree/shrub pruning and grass cutting. Ensuring it is used only by authorised users and is done so in a responsible and considerate way.

SERVICE CHARGE

These services will involve a small annual charge. On average this is estimated at around £195-£245 per household fixed for the first 5 years and thereafter 1.3% of the actual costs incurred per household. The Developer will deposit £10,000 into the company for maintenance of the play equipment. The common parts are also covered with a 24-month warranty from The Developer.

SERVICES

Mains electricity, BT, water and drainage have been installed. Rain water is either taken to an underground soakaway or pumped into the lagoons on Choseley Meadow.

All parking spaces will be privately owned. The courtyard and access roads will be jointly owned through the Management Company.

Fibre Broadband is available to all properties.

Local Authority – Kings Lynn and West Norfolk Borough Council 01553 616200.

IMPORTANT NOTE

Exact specification should be confirmed when reserving a property. Customer choices on specification are always subject to build stage.

The particulars contained in this brochure do not constitute any part of an offer or a contract. The artist's impressions, floor plans, room dimensions and layouts are presented for guidance and no liability can be accepted for any errors arising therefrom.

The developer may take the opportunity to alter or enhance layout, design and specification during the course of construction.

Selling agents are not permitted to negotiate variation from normal specification without written reference to the developer.

Intending purchasers should check the position prior to making a reservation or entering into a contract.

No responsibility is taken for errors or omission in these particulars.

Prospective purchasers should satisfy themselves either by inspection or preferably by seeking advice from suitably qualified people as to the efficiency, condition and fitness for purpose of the equipment, services, apparatus and appliances.

PHASE ONE
PROPERTIES

Four Miles

BEAUTIFUL NORFOLK HOMES

2 — FOUR MILES

SITE PLAN

Four Miles Development
Sandringham Avenue
(off Choseley road)
Docking
North Norfolk
PE31 8LZ

- 1 – Anmer 2 bed cottage
- 2 – Anmer 2 bed cottage
- 3 – Windsor 3-4 bed cottage
- 4 – Windsor 3-4 bed cottage
- 5 – Balmoral 3 bed cottage
- 6 – Balmoral 3 bed cottage
- 7 – Balmoral 3 bed cottage
- 8 – Anmer 2 bed cottage
- 9 – Anmer 2 bed cottage
- 10 – Highgrove 3 bed cottage

- 11 – Anmer 2 bed cottage
- 12 – Anmer 2 bed cottage
- 13 – Clarence 3 bed cottage
- 14 – Clarence 3 bed cottage
- 15 – St James 4 bed house
- 16 – Windsor 3-4 bed cottage
- 17 – Windsor 3-4 bed cottage
- 18 – Balmoral Grand 3 bed cottage
- 19 – Balmoral Grand 3 bed cottage

- 20 – The Barnwell Collection 4 bed replica Norfolk barn
- 21 – The Barnwell Collection 3 bed replica Norfolk barn
- 22 – The Barnwell Collection 4 bed replica Norfolk barn
- 23 – Granary Court 3 bed replica Norfolk barn
- 24 – Granary Court 4 bed replica Norfolk barn
- 25 – Granary Court 4 bed replica Norfolk barn
- 26 – Granary Court 4 bed replica Norfolk barn
- 27 – Granary Court 3 bed replica Norfolk barn
- 28 – Granary Court 3 bed replica Norfolk barn

- 29 – Granary Court 4 bed replica Norfolk barn
- 30 – Granary Court 4 bed replica Norfolk barn
- 31 – Granary Court 4 bed replica Norfolk barn
- 32 – Granary Court 3 bed replica Norfolk barn



THE ANMER

STUNNING 2-BEDROOM NORFOLK COTTAGES

- Elegant 50° roof pitch and large arched gable Juliette balcony
- Spacious and flexible living area
- Compact but oozing class – must be viewed
- 2 bathrooms and additional w/c
- 16 ft high main living space with Mezzanine



– Plots 1 & 2 (right), plots 3 & 4 (left)

PLOTS 1, 2, 8, 9, 11 & 12

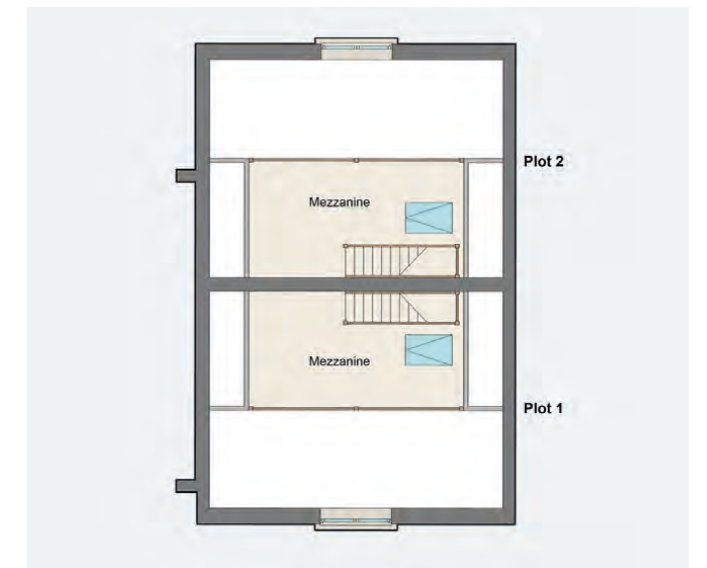
Overall Size	995 ft ² / 92 m ²
Living Area	5.4 x 4.9 m ²
Kitchen	3.3 x 2.7 m ²
Bedroom 1	4.2 x 3.2 m ²
Bedroom 2	3.0 x 3.2 m ²
Utility Room	1.2 x 2.0 m ²
Mezzanine	5.2 x 3 m ²
Parking Spaces	2



– Ground Floor



– First Floor



– Second Floor

THE BALMORAL

TRADITIONAL NORFOLK TERRACED COTTAGES WITH PERFECT PROPORTIONS

- Great homely interior with semi-vaulted living space
- Juliette balcony with country views and distant coast view
- Spacious upstairs kitchen with adjacent utility
- 3 bedrooms, 2 bathrooms and w/c
- Beautiful box window and finishing touches

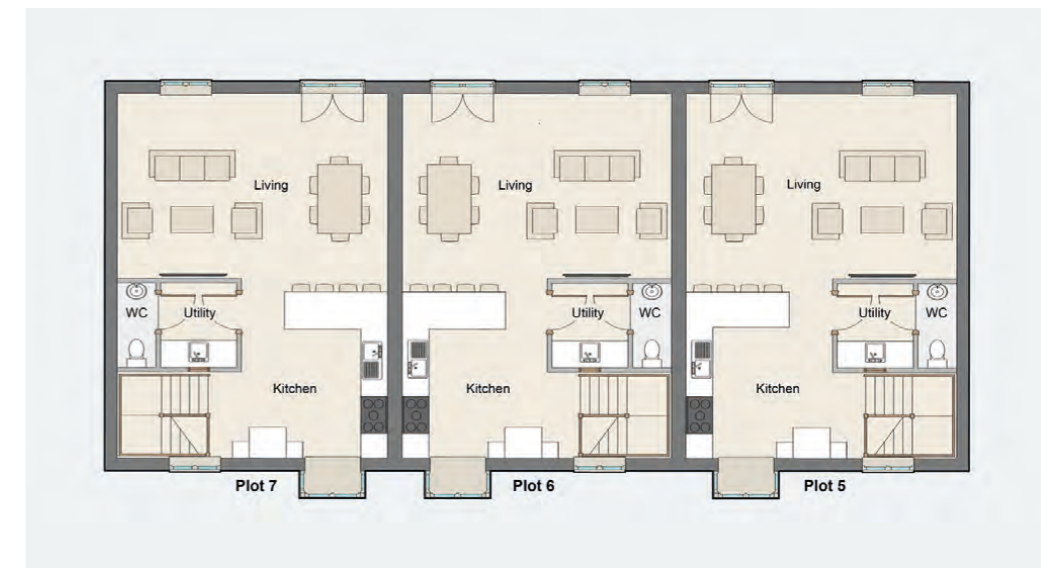


PLOTS 5, 6 & 7

Overall Size	1,195 ft ² / 111 m ²
Living Area	6.6 x 4.5 m ²
Kitchen	4.5 x 3.6 m ²
Bedroom 1	4.5 x 3.2 m ²
Bedroom 2	3.9 x 3.2 m ²
Bedroom 3	2.8 x 2.6 m ²
Utility Room	1.8 x 2.0 m ²
Parking Spaces	2



– Ground Floor



– First Floor

BALMORAL GRAND

TRADITIONAL NORFOLK TERRACED COTTAGES WITH GRAND PROPORTIONS

- 3 double bedrooms and 3 bathrooms
- Juliette balcony with country views
- Open-plan living area with 10ft high semi-vaulted ceiling
- Fantastic kitchen with 6-person breakfast bar
- Feature Box window with integrated bench seat
- Pleasant garden
- Garage and plant room



PLOTS 18 & 19

Overall Size	1,475 ft ² / 137 m ²
Living Area	7.7 x 4.3 m ²
Kitchen	4.2 x 4.5 m ²
Bedroom 1	4.3 x 3.5 m ²
Bedroom 2	3.6 x 3.4 m ²
Bedroom 3	3.1 x 2.7 m ²
Utility Room	2.4 x 2.2 m ²
Parking Spaces	2



– Ground Floor



– First Floor

THE CLARENCE

TRADITIONAL NORFOLK SEMI-DETACHED COTTAGES WITH BEAUTIFUL DESIGN

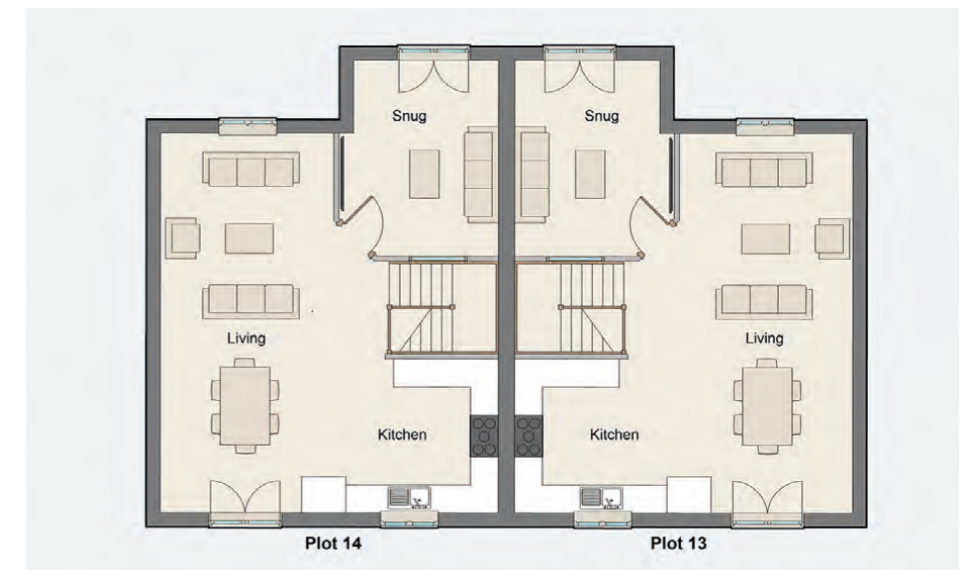
- 3 bedrooms and 3 bathrooms
- Spacious first floor living area with character and charm
- Double Juliette balcony
- Separate snug/study or occasional 4th bedroom
- Delightful kitchen and family breakfast bar
- Garage and garden

PLOTS 13 & 14

Overall Size	1,435 ft ² / 133 m ²
Living Area	8.1 x 4.2 m ²
Kitchen	4.0 x 3.2 m ²
Bedroom 1	4.0 x 3.7 m ²
Bedroom 2	3.0 x 3.5 m ²
Bedroom 3	3.7 x 2.4 m ²
Snug/Study	4.4 x 3.4 m ²
Utility Room	2.1 x 1.4 m ²
Parking Spaces	2



– Ground Floor



– First Floor

THE WINDSOR

TRADITIONAL AND CHARMING ELEGANCE WITH 21ST CENTURY LUXURY LIVING PROPORTIONS

- Charming Norfolk Cottage architecture with practical internal configuration
- 3 bedrooms and 3 bathrooms,
- Study or occasional 4th bedroom
- Perfect for main or second home
- Delightful gable box window in 5 out of the 7 plots
- Open plan first floor with 10ft semi-vaulted ceiling

PLOTS 3, 4, 16, 17, 67, 68 & 69

Overall Size	1,225 ft ² / 114 m ²
Living Area	7.5 x 3.7 m ²
Kitchen	4.0 x 3.9 m ²
Bedroom 1	3.2 x 3.8 m ²
Bedroom 2	3.6 x 2.9 m ²
Bedroom 3	2.9 x 2.1 m ²
Bedroom 4/Study	2.7 x 2.4 m ²
Utility Room	2.4 x 1.8 m ²
Parking Spaces	2



- Ground Floor



- First Floor

HIGHGROVE

INDIVIDUAL TERRACED COTTAGE WITH CHARM AND GENEROUS SPACES

- Nestled between 4 stunning Anmers in a block of 5 homes
- 3 bedrooms and 3 bathrooms
- Superior master suite with dressing room and direct patio access
- Big living space with luxury kitchen
- Semi-Vaulted 10 ft high ceiling

PLOT 10

Overall Size	1,375 ft ² / 128 m ²
Living Area	6.9 x 4.2 m ²
Kitchen	3.9 x 4.2 m ²
Bedroom 1	4.3 x 3.5 m ²
Bedroom 2	3.5 x 3.7 m ²
Bedroom 3	3.0 x 2.8 m ²
Utility Room	2.0 x 1.9 m ²
Parking Spaces	2

The adjacent plots 8, 9, 11 & 12 can be seen on page 4.



— Ground Floor



— First Floor

ST JAMES

GRAND LUXURY DETACHED HOME

- Delightful master bedroom suite
- 3 further large double bedrooms with en-suite
- Magnificent open plan living area with 16 ft high semi-vaulted ceilings
- Luxury bespoke kitchen with family breakfast bar
- Fully equipped pantry
- Central Juliette balcony with panoramic country views
- Mezzanine floor
- Garage and garden



PLOT 15

Overall Size	2,335 ft ² / 217 m ²
Living Area	9.0 x 6.0 m ²
Kitchen	4.6 x 3.1 m ²
Bedroom 1	4.6 x 4.5 m ²
Bedroom 2	4.5 x 3.1 m ²
Bedroom 3	4.5 x 3.1 m ²
Bedroom 4	4.5 x 3.1 m ²
Mezzanine	6.4 x 4.5 m ²
Utility Room	2.2 x 1.9 m ²
Parking Spaces	3



– Ground Floor



– First Floor



– Mezzanine

THE BARNWELL COLLECTION

A STUNNING AND ORIGINAL ARRANGEMENT OF 3 REPLICA NORFOLK BARNES

- Imposing and beautiful traditional architecture
- Well-proportioned and delightful bedroom layouts
- Stunning vaulted open-plan living areas
- Tall “Screen” type openings allowing light and expansive views
- Enhanced levels of thermal insulation
- Unique designs and individually detailed



	PLOT 20	PLOT 21	PLOT 22
Overall Size	2,425 ft ² / 225 m ²	1,570 ft ² / 146 m ²	2,102 ft ² / 195 m ²
Living Area	8.7 x 7.4 m ²	8.2 x 7.4 m ²	8.2 x 7.4 m ²
Kitchen	7.4 x 4.2 m ²	5.2 x 3.9 m ²	5.2 x 3.9 m ²
Bedroom 1	5.3 x 4.2 m ²	4.6 x 5.2 m ²	4.4 x 4.0 m ²
Bedroom 2	4.7 x 3.5 m ²	4.3 x 4.0 m ²	4.3 x 4.0 m ²
Bedroom 3	4.0 x 4.0 m ²	4.2 x 3.1 m ²	4.2 x 3.1 m ²
Bedroom 4	5.4 x 3.2 m ²	3.1 x 3.0 m ²	3.1 x 3.0 m ²
Utility Room	4.4 x 2.4 m ²	-	2.7 x 2.7 m ²
Garage	5.5 x 5.4 m ²	5.5 x 5.0 m ²	5.5 x 5.0 m ²
Parking Spaces	2	2	4



– Ground Floor



– First Floor

GRANARY COURT

THE CENTRE-PIECE – 10 MAGNIFICENT REPLICA NORFOLK BARNES

- 5 designs ranging from 1,670 sq ft to 2,550 sq ft
- All with high vaulted ceilings – Theatre living spaces
- Luxury fully equipped kitchens, most with delightful views
- Many unique individual design features
- Well-proportioned bedrooms many with built-in wardrobes
- Enhanced levels of thermal insulation



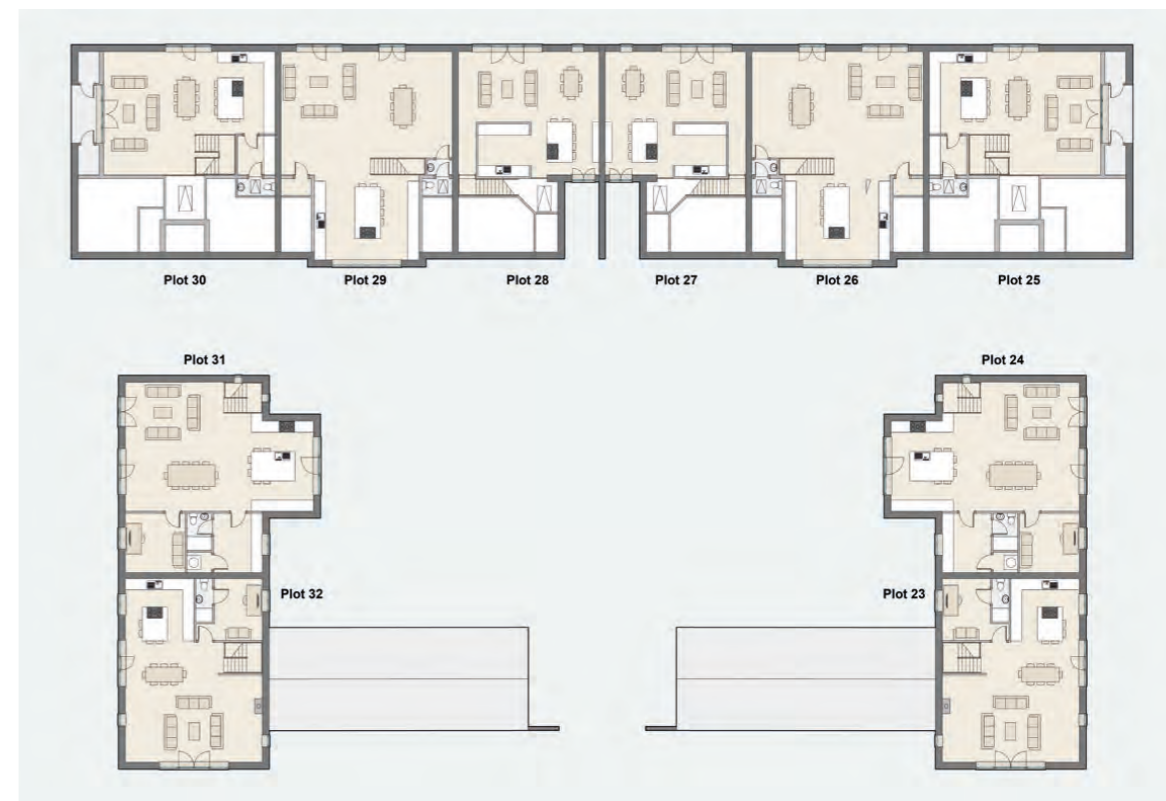
– Ground Floor (Plots 31 & 32)



– First Floor (Plots 31 & 32)



– Ground Floor



– First Floor

	PLOTS 23 & 32	PLOTS 24 & 31	PLOTS 25 & 30	PLOTS 26 & 29	PLOTS 27 & 28
Overall Size	1,815 ft ² / 169 m ²	2,230 ft ² / 207 m ²	2,550 ft ² / 237 m ²	2,450 ft ² / 228 m ²	1,670 ft ² / 155 m ²
Living Area	8.0 x 7.0 m ²	8.0 x 7.5 m ²	7.2 x 6.3 m ²	10.0 x 7.2 m ²	8.2 x 4.2 m ²
Kitchen	3.9 x 3.7 m ²	5.7 x 3.3 m ²	4.7 x 3.7 m ²	6.1 x 5.1 m ²	7.1 x 3.0 m ²
Bedroom 1	4.7 x 4.0 m ²	5.2 x 4.3 m ²	5.5 x 5.0 m ²	5.7 x 5.2 m ²	4.7 x 3.7 m ²
Bedroom 2	4.2 x 3.7 m ²	3.7 x 3.6 m ²	5.3 x 4.4 m ²	6.2 x 4.2 m ²	4.4 x 3.4 m ²
Bedroom 3	4.2 x 3.0 m ²	3.4 x 3.3 m ²	5.3 x 4.0 m ²	4.5 x 3.9 m ²	3.1 x 3.3 m ²
Bedroom 4	-	4.0 x 3.7 m ²	3.6 x 3.2 m ²	4.2 x 4.1 m ²	-
Snug/Study	3.6 x 2.7 m ²	3.4 x 3.4 m ²	-	-	3.1 x 2.7 m ²
Utility Room	-	3.5 x 2.8 m ²	3.5 x 2 m ²	6.2 x 2.0 m ²	-
Garage	5.7 x 2.8 m ²	5.7 x 2.8 m ²	5.7 x 2.8 m ²	5.7 x 2.8 m ²	5.7 x 2.8 m ²
Parking Spaces	3	3	3	3	3

FUTURE PHASES

There are 27 more beautiful homes to be developed at Four Miles. Most of which will be unrivalled and unique in the North Norfolk Coastal area. They all share the wonderful setting and amenities and most have the same or even better open country views.

They range in size from 2 bedroom 900 sq ft to 5 and 6 bedroom Grand Villas over 3,000 sq ft. Summarised in 3 categories:

THE STABLES

A homely arrangement of 12 beautiful dwellings.

Nine different design sizes ranging from 900 sq ft to 1,850 sq ft, located adjacent to 3.5 acre Choseley Meadow. Most have beautiful country views, 5 have garages. A close community setting in a charming environment. Inspired internal layouts.

CHOSELEY HALL

A Stately 12,000 sq ft Neo-Georgian Hall arranged as 6 Luxury Residences.

Four Luxury Apartments, a Penthouse and the Annex. Built with traditional concrete and masonry construction for best acoustic performance, all with wonderful Country views and direct access to 3.5 acre Meadow. Lift and enhanced access and security plus a premium specification throughout.

SEVEN MAGNIFICENT RESIDENCES

Four different designs featuring timeless English architecture between 2,250 - 3,250 sq ft:

The Buckingham

A grand and luxurious Georgian manor house with a little castle

The Kensington

A grand and formal Georgian residence

The White House

An individual residence with a prestigious English elegance

Bagshot Lodges

Link-detached country super-homes



— Burnham Overby Staithe



AVADA
COUNTRY HOMES

FOUR MILES

Sandringham Avenue (off Choseley Road)
Docking
North Norfolk
PE31 8LZ

CONTACT FOR
MORE INFORMATION

SOWERBYS
Land & New Homes Specialists

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AVADA COUNTRY HOMES

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