



Coach House The Street, Hockering  
£450,000



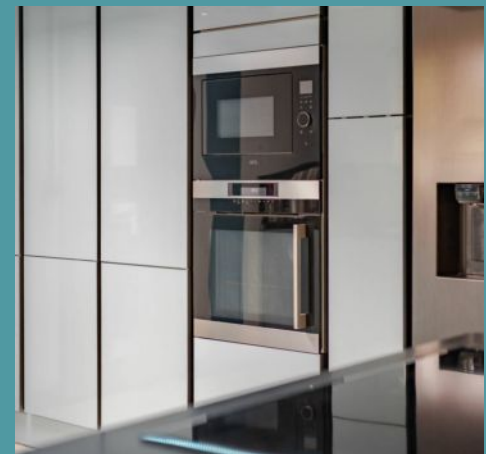
# Coach House The Street

Hockering, Dereham

A bold architectural statement in the heart of Hockering, this one-of-a-kind eco residence redefines modern luxury. Designed with precision and purpose, this ultra-contemporary home combines striking industrial aesthetics with cutting-edge sustainability — from its solid concrete construction and underfloor heating to the advanced ventilation system and fully owned solar panels. Inside, expansive open-plan living spaces are bathed in ambient lighting and sleek finishes, offering a seamless blend of style, comfort, and innovation. With landscaped gardens, a versatile outbuilding, and every detail thoughtfully considered, this is more than a home — it's a lifestyle of distinction.

## Location

The Street in Hockering is a picturesque village lane set in the heart of rural Norfolk, offering a quiet lifestyle while maintaining excellent connections to nearby towns and cities. Located just under 6 miles east of Dereham and approximately 10 miles west of Norwich, Hockering benefits from direct access to the A47, making commuting straightforward. The village itself offers essential amenities including a well-regarded primary school, Hockering Church of England Primary Academy, along with a local pub and village hall. For more extensive shopping, leisure, and healthcare facilities, residents can travel to Dereham, which features supermarkets, GP surgeries, dental clinics, and a community hospital.







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Norwich, a short drive away, provides comprehensive urban amenities including a major hospital, university, and railway station with links to London and beyond. Public transport options include regular bus services connecting Hockering to surrounding towns, while Norwich International Airport is reachable in under 30 minutes by car. The combination of rural charm, community spirit, and strategic accessibility makes The Street in Hockering a highly desirable location.

### The Street

Constructed with solid concrete architecture, the home boasts outstanding thermal and acoustic insulation. The attention to detail is exceptional, with underfloor heating throughout the ground floor, a fully automated lighting system, and hardwired Cat 6 connectivity in every room, ideal for modern living and remote working. A state-of-the-art air-to-air heat exchange ventilation system, complete with filtration and access to fresh outdoor air, ensures a consistently healthy and energy-efficient indoor environment. Sustainability is further enhanced by 14 fully owned solar panels, significantly reducing running costs.





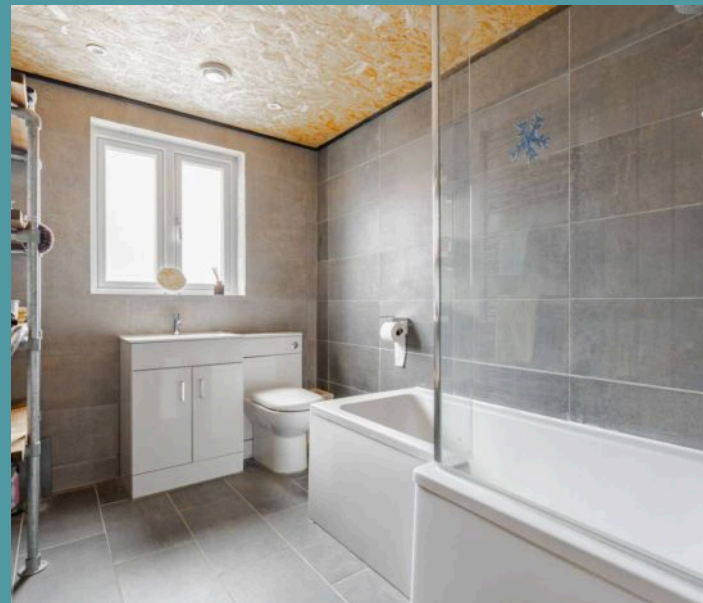
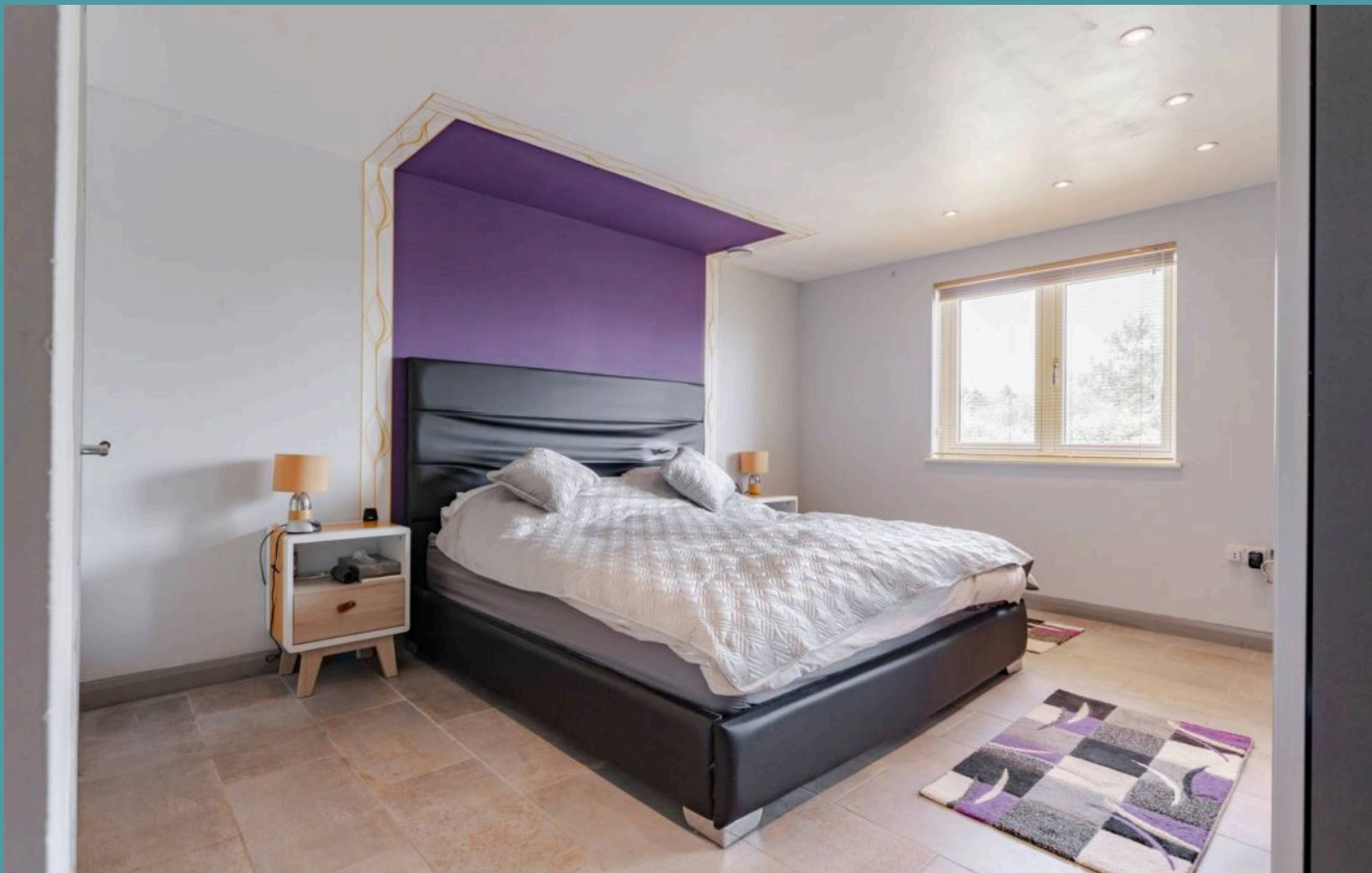
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Step inside through the industrial-style entrance hall, where contemporary design is immediately apparent. LED wall strip lighting illuminates the staircase, setting the tone for the rest of the home with its sleek, artistic ambiance. It allows access into a convenient WC and a versatile office, with the potential to be a playroom or storage.

At the heart of the property lies an expansive open-plan kitchen, dining, and living space, exquisitely designed for both daily comfort and entertaining. Sleek tiled flooring, ambient spotlights, and intricate LED ceiling lighting establish a polished, atmospheric setting. Two decorative square stained-glass windows add a subtle nod to artistic craftsmanship.

The bespoke kitchen is impressive, fitted with premium sleek cabinetry, a double oven, an integrated dishwasher, induction hob with an overhead extractor fan, and ample space for an American-style fridge/freezer. Complete with a functional utility room for laundry appliances. A central island with breakfast bar serves as the perfect social hub for casual dining. Pendant lights above the dining area elevate the space, making it ideal for both intimate family meals and formal entertaining. This living area invites relaxation and entertaining, with French doors that open onto an elevated patio area, suitable for al fresco dining and summer gatherings.





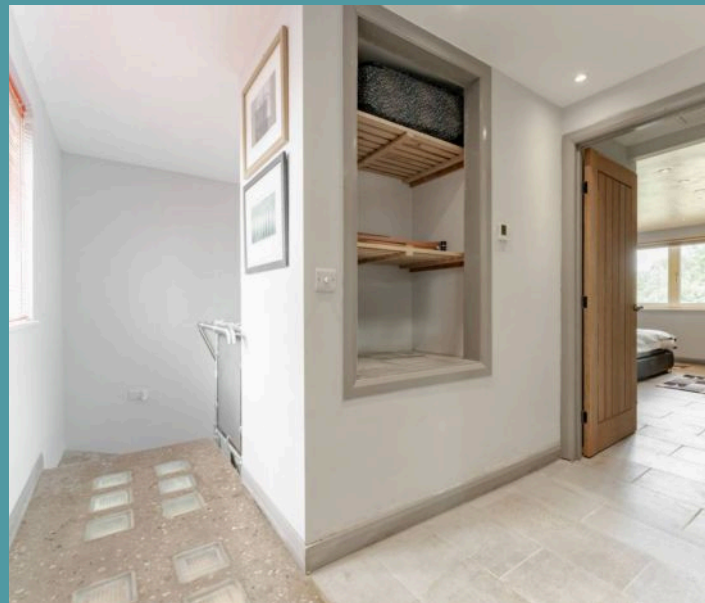
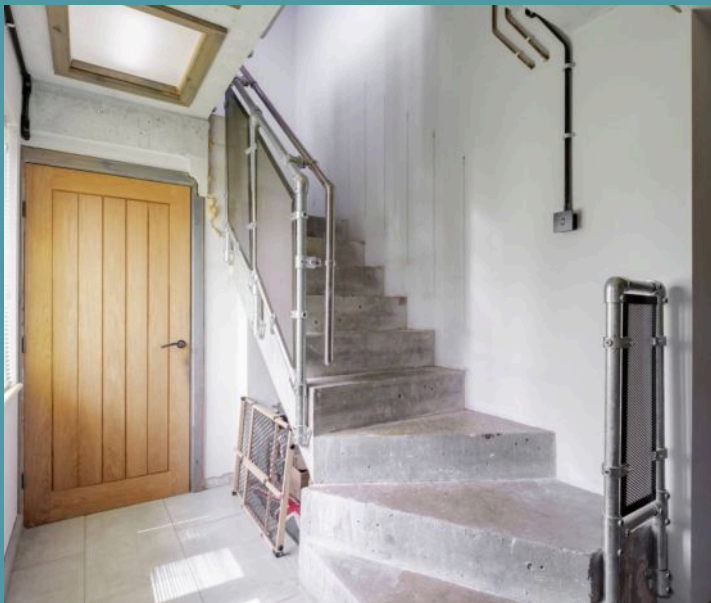


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Upstairs, three generous double bedrooms have been thoughtfully designed to offer privacy, serenity, and comfort. The master bedroom flaunts a private en-suite, adding a luxury yet convenient touch to your everyday routine. The stylish family bathroom comprises a contemporary three-piece suite including an L-shaped bathtub, a modern basin, and a toilet – all in keeping with the home's aesthetic.

To the rear of the garden stands a versatile outbuilding, currently arranged as a home gym. This flexible space presents exceptional potential as a home office, studio, utility room, or even guest accommodation, tailored to your evolving lifestyle needs. The garden features a raised patio, an additional pergola-covered seating area, and an expansive lawn bordered by vibrant shrubbery, planted beds and a greenhouse. To the front, a shingled driveway offers off-road parking for multiple vehicles, framed by low-maintenance landscaping.







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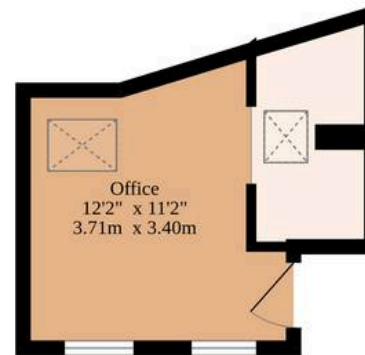
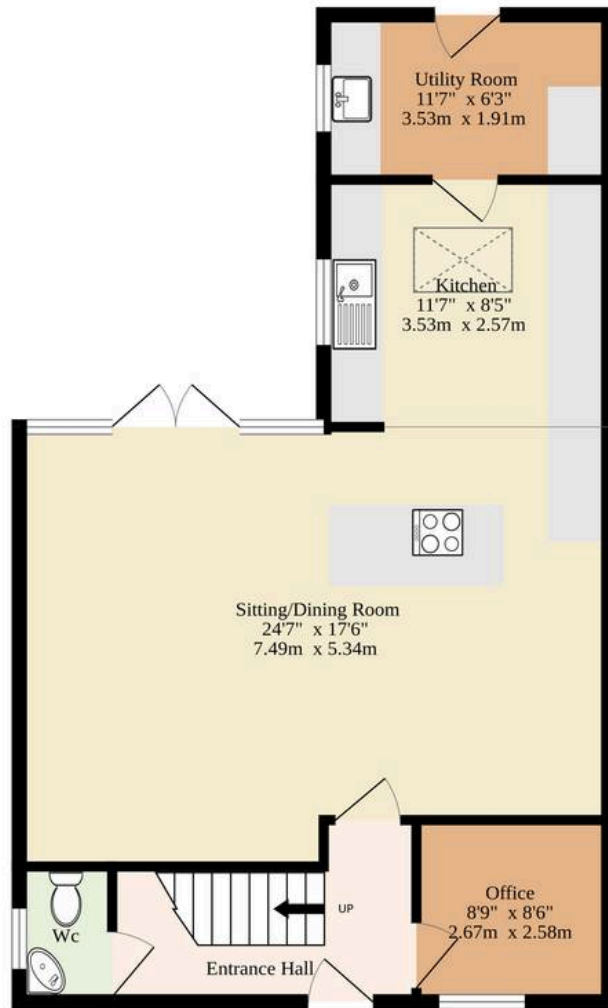
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- Redefining modern living, this one-of-a-kind eco residence is a bold architectural statement nestled in the village of Hockering
- Solid concrete construction providing exceptional thermal and acoustic insulation for year-round comfort and energy efficiency
- Fully owned 14-panel solar energy system significantly reducing utility costs and supporting sustainable living
- Expansive open-plan kitchen, dining, and living area featuring tiled floors, ambient lighting, and French doors to the garden
- Impressive kitchen with premium appliances, central island with breakfast bar, and contemporary pendant lighting
- Three spacious double bedrooms offering privacy and comfort, along with a family bathroom
- Versatile outbuilding currently used as a home gym with potential for conversion to office, studio, or guest suite
- Maintained and private garden with raised patio, pergola-covered seating area, expansive lawn, and ample off-road parking on a large shingled driveway
- In-between Dereham and Norwich, offering a wide range of amenities, including shops, schools, healthcare facilities and transport links

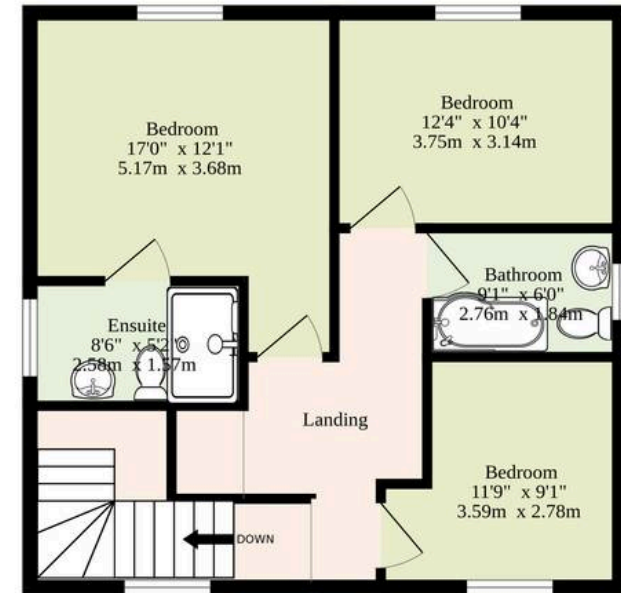




Ground Floor  
955 sq.ft. (88.7 sq.m.) approx.



1st Floor  
652 sq.ft. (60.6 sq.m.) approx.



Sqft Includes The Office Outbuilding

TOTAL FLOOR AREA : 1607 sq.ft. (149.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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