



6 The Gathering, Great Hockham

Thetford



Minors & Brady

Rarely does a home of such subtle distinction come to market. This detached three-bedroom Burgess home, completed in 2023, is a showcase of thoughtful design and timeless style. Its brick and flint exterior pays homage to Norfolk's heritage, while the interiors exude contemporary elegance and functionality. Positioned within a small, select development, the property enjoys open field views and the luxury of a garden that is both larger than average and entirely private. Inside, the open-plan kitchen and dining space forms the heart of the home, perfectly suited to both family life and entertaining. A dual-aspect lounge with wood burner adds warmth and charm, complemented by French doors leading to the garden. Upstairs, the master suite with en suite shower room is joined by two further well-sized bedrooms and a family bathroom. With driveway parking, a detached garage, and an enviable countryside setting, this home represents a rare opportunity in Great Hockham.

- An exceptional Burgess-built home, completed in 2023, showcasing a brick and flint exterior that beautifully combines traditional craftsmanship with modern design
- Peaceful village setting with a strong sense of community
- Nestled within a small, exclusive development in the sought-after village of Great Hockham, offering both privacy and a sense of community
- Spacious open-plan kitchen and dining area with integrated appliances
- Enjoys a larger-than-average rear garden that is not overlooked, with uninterrupted field views creating a serene setting
- The master bedroom benefits from its own en suite shower room, offering a private and comfortable space within the home
- Includes a detached garage with power and lighting, complemented by generous driveway parking for multiple vehicles
- Dual-aspect lounge with feature wood burner and French doors to the garden



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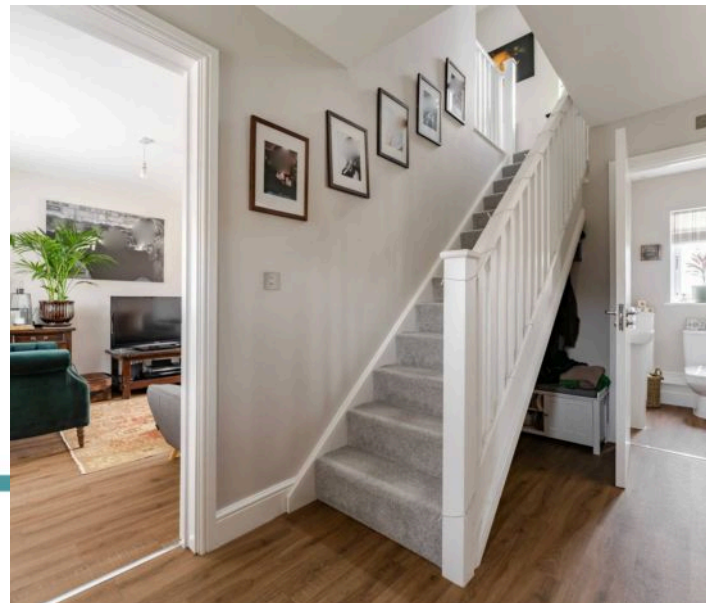
The Location

Situated in the picturesque village of Great Hockham, this property enjoys the perfect balance of countryside tranquillity and convenient access to amenities. The village itself is steeped in charm, with a strong sense of community centred around its welcoming pub, well-regarded primary school, village church, and green open spaces. Life here moves at a calmer pace, yet everything you need for day-to-day living is close at hand.

Nature enthusiasts will appreciate the proximity of Thetford Forest, with its extensive walking and cycling trails, wildlife spotting opportunities, and outdoor activities for all ages. The Peddars Way long-distance trail also borders the parish, providing a historic route for walkers and cyclists alike.

For commuters and those who enjoy easy travel, the A11 is readily accessible, linking the village to Thetford, Norwich, and beyond, while nearby Attleborough also offers a train station with direct services to Norwich, Cambridge, and London. Everyday shopping and practical needs are catered for in the nearby market towns of Watton and Attleborough, both offering supermarkets, independent shops, cafés, and essential services.

This superb location allows you to enjoy the peace and privacy of rural village living, surrounded by rolling fields and woodland, while remaining exceptionally well connected to larger towns and cities when required.



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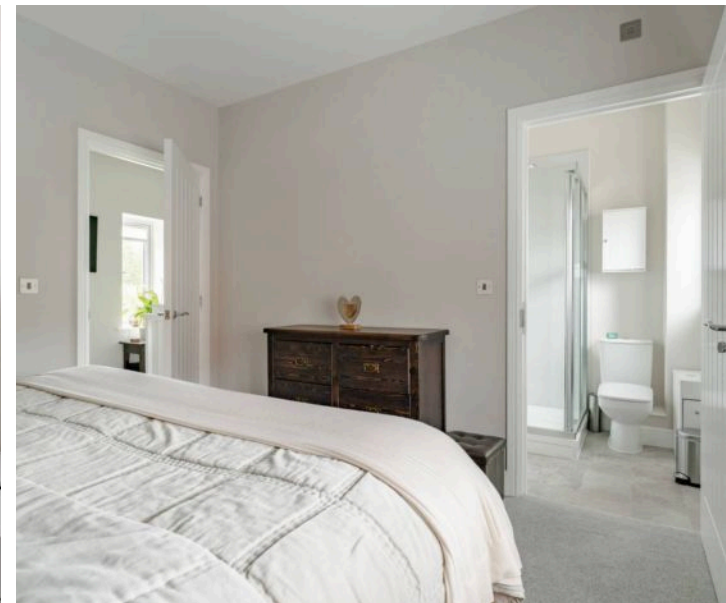
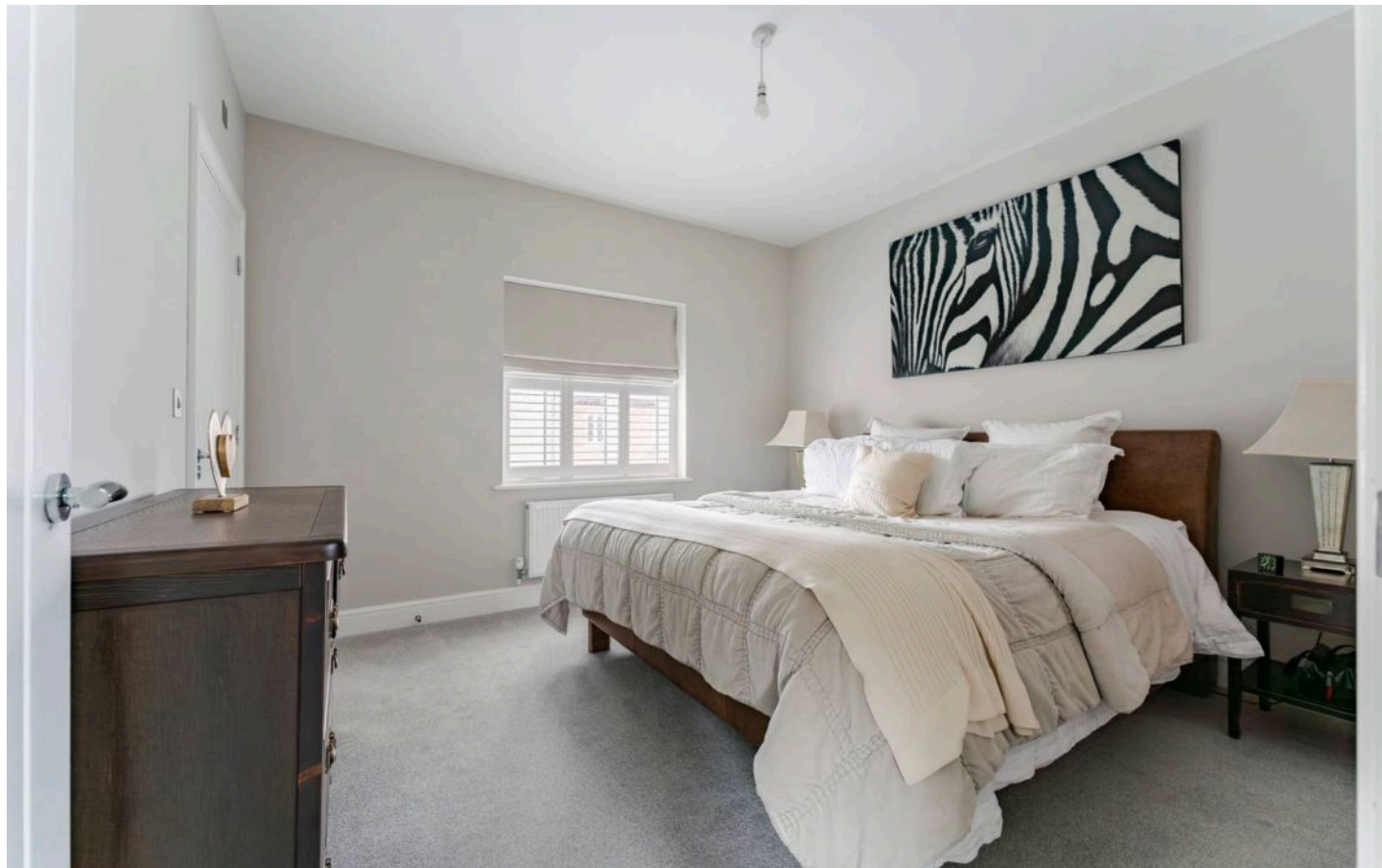
The Gathering, Great Hockham

This truly exceptional detached three-bedroom Burgess home, constructed in 2023 and situated in the highly sought-after and picturesque Norfolk village of Great Hockham, is now available. Finished with a striking brick and flint exterior, this property perfectly blends traditional character with modern convenience, offering a family home of rare quality in a peaceful countryside setting.

Set within a small, exclusive development, the home occupies an enviable position with a larger-than-average rear garden that enjoys open field views. Not overlooked and offering a wonderful sense of privacy, the outdoor space provides a tranquil setting ideal for entertaining, relaxing, or simply enjoying the quiet of village life.

Inside, the property is presented to an impeccable standard throughout. The heart of the home is the spacious open-plan kitchen and dining area, fitted with a contemporary suite of units and integrated appliances, complemented by French doors that open seamlessly onto the rear garden.

The dual-aspect lounge is equally impressive, boasting a feature wood burner and garden access, creating a warm and welcoming atmosphere for family living.



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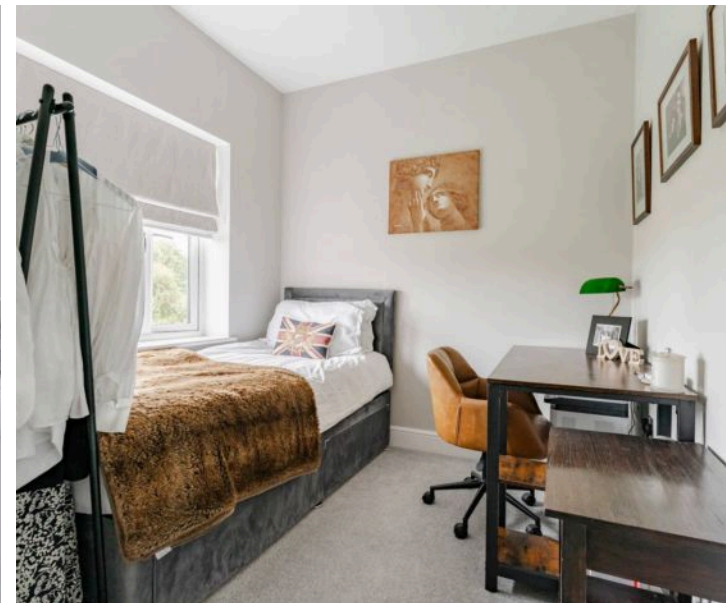
Upstairs, the master bedroom benefits from its own en suite shower room, while two further well-proportioned bedrooms share a modern family bathroom. Each space has been designed with comfort and style in mind, combining natural light with tasteful finishes.

The exterior is equally appealing, with driveway parking leading to a detached garage, complete with power and lighting. To the front, landscaped borders and a neat lawn enhance the home's attractive façade, while the rear garden is laid mainly to lawn with a patio for outdoor dining, bordered by open countryside views.

Agents Note

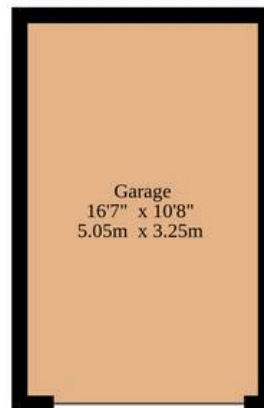
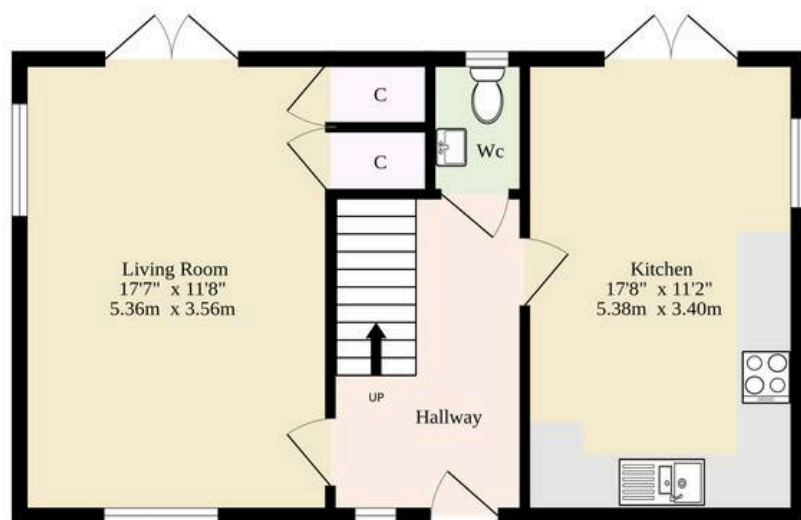
Sold Freehold

Connected to electric heat pump, mains water, electricity and drainage

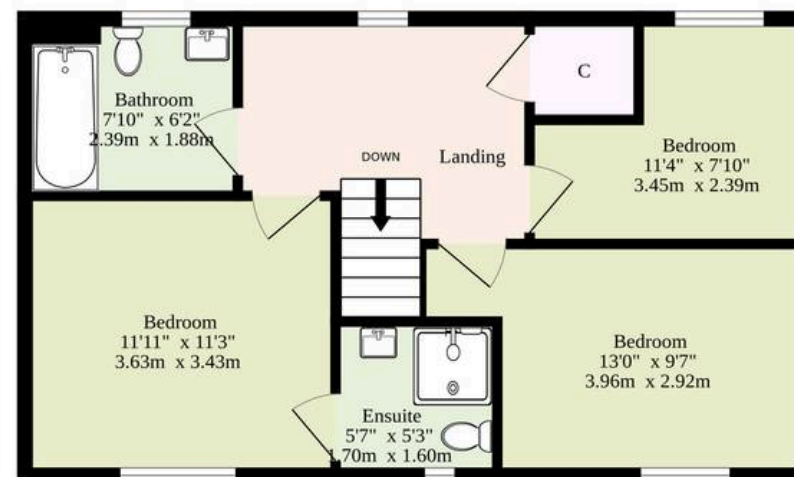


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Ground Floor
690 sq.ft. (64.1 sq.m.) approx.



1st Floor
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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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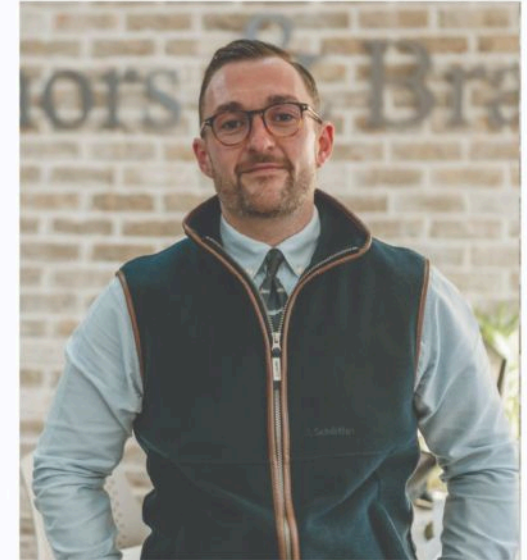
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Minors & Brady
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