



Oak Lodge
Denmark Street | Diss | Norfolk | IP22 4LF



GEORGIAN GLORY



This magnificent Grade II Listed Georgian villa is arguably the most superior house in Diss. The current owners have sympathetically revived the home with respect to its heritage preserving the distinctive Georgian features but blending with everything you need for contemporary modern living. Kitchens and bathrooms have all been refurbished and the entire home redecorated throughout in the typically Georgian earthy tone and muted pastels. The symmetry of the interior boasts light, airy and spacious accommodation with high ceilings and beautiful flooring and is ready to move into for a new owner to write its next phase of history.



KEY FEATURES

- Magnificent Grade II Listed Georgian Home
- Superbly Renovated
- Many Character Features
- Tall Ceilings and Windows
- Five Comfortable Bedrooms
- Two Ensuite, Family Bathroom and Cloakroom
- Three Very Fine Reception Rooms Including a Stunning Library
- Excellent Fitted Kitchen and Scullery
- Off Road Parking And Double Garage
- Around 0.56 Of An Acre Of Private Gardens
- Chain Free

Step Inside

Once inside the characteristically Georgian spacious entrance hall with practical tiled floor and splendid staircase ahead, you can turn left to the grand drawing room showcasing a beautifully preserved floor to ceiling bay window or turn right to the large sitting/dining room. The dining room is open planned with the stunning contemporary kitchen leading to the practical boot room with door to the rear gardens and scullery. Across the hall from the kitchen is the library with shelving and space for sofas and ground floor cloakroom.

Respectful Renovation

The current owners have stayed true to the roots of this charming Grade II listed villa, preserving sash windows, detailed plasterwork, ceiling roses and cornice mouldings, and fireplaces providing elegance and grandeur to every room. The atmosphere here is one of grand calmness in the décor yet you are reminded of the history of the home with all these nods to its heritage. The typical grand Georgian staircase makes you wonder how many others have walked before you here.

Welcoming Yet Sophisticated

The three large reception rooms all have fireplaces making for a cosy retreat in winter, whichever room you choose to relax in. The drawing room with wonderful bay sash window feature is a true “room with a view” and overlooks the private front garden. For relaxing with a book, or getting away from the TV, the library is a wonderfully peaceful spot. The east facing kitchen in gorgeous blue, is perfectly positioned for morning sun and boasts double butler sink, enormous fridge freezer, island with storage each end and Neff induction hob with down extractor plus double high-level ovens – complete with Fisher & Paykel fridge/freezer you have absolutely all mod cons within this Georgian home. Being open planned with the south facing dining room makes this area a sociable space for family and friends to gather. Warm wooden flooring throughout the property’s rooms add to the friendly feel and with typically Georgian high ceilings, the home feels even more spacious.





KEY FEATURES

Exploring Upstairs

The impressive staircase from the entrance hall leads to a bright airy landing and grand principal bedroom with chic ensuite offering a huge shower and his and her sinks. There are four other comfortable bedrooms, one with ensuite shower room and the others served by a large family bathroom with wonderful deep bathtub – perfect for a long soak. The study/snug completes this floor and has superb original stained-glass windows decoration – another feature making this home one of a kind.

Step Outside

This handsome home impresses you from the moment you see it, tucked behind trees and hedging in an elevated setting and approached from a driveway. The gravel drive offers parking for several cars plus a double garage and wraps around the house taking you to a courtyard and steps to the rear gardens. The beautiful lawns sprawl away taking the plot to just over half an acre allowing freedom for children and dogs to play in the fully enclosed grounds and space for green fingered growing or to just relax and listen to the birds in the mature trees and shrubs. The astonishing fact is that this large garden, in a home within walking distance to Diss town centre, still attracts wildlife and Muntjac deer have visited along with a host of bird life!

On The Doorstep

Just a few minutes' walk away is the town's Heritage Triangle area and the Corn Hall; it is a fantastic arts and entertainment venue offering regular music, cinema, theatre events throughout the daytime and evening and has become a prominent East Anglian arts destination. If you fancy doing some shopping, then the heritage triangle with its picturesque buildings and historic 'Yards' has everything you could need. There are a wealth of thriving independent shops and businesses offering everything from crafts and antiques to cafes and local food delis. There is also a weekly market in Diss offering an array of different products and a monthly farmers market that has an excellent selection of local Norfolk produce. Once you have finished exploring all the shops and culture Diss has to offer, there is also the unique attraction of The Mere to enjoy. Thousands of years old and covering six acres, the Mere is a deep natural lake and can be explored from the recently installed floating boardwalk. Diss also benefits from a mainline train station that has regular trains to both Norwich and London Liverpool Street – current journey time to London Liverpool Street Station from Diss is approximately 90 minutes.





























INFORMATION



How Far Is It To....

The Cathedral City of Norwich is approx 22miles from Diss and has excellent educational cultural, recreational facilities and amenities. The city boasts an international airport with daily flights internally within the UK along with European destinations and is only 20 minutes away on the train. Ipswich is some 22 miles south of Diss and has a wide range of facilities and amenities.

Directions

Proceed from the Fine and Country Diss office along Park Road taking a right-hand turn at the roundabout onto Denmark Street. The property will be found on the left-hand side set back from the road.

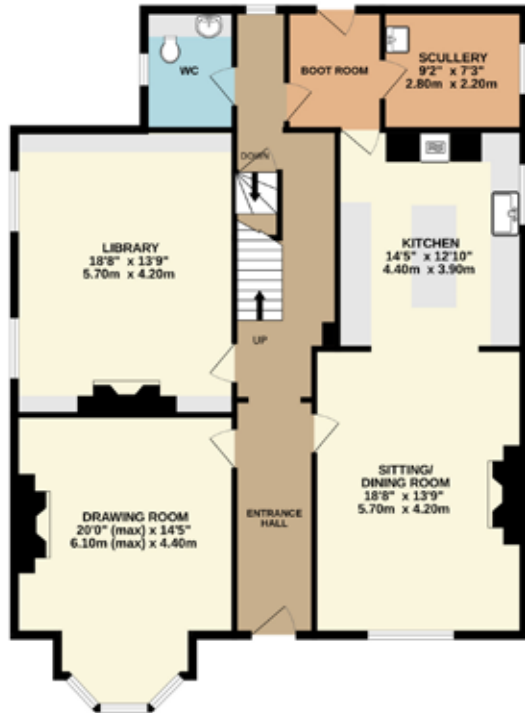
What Three Words Location

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... [///socket.handbook.sheepish](http://socket.handbook.sheepish)

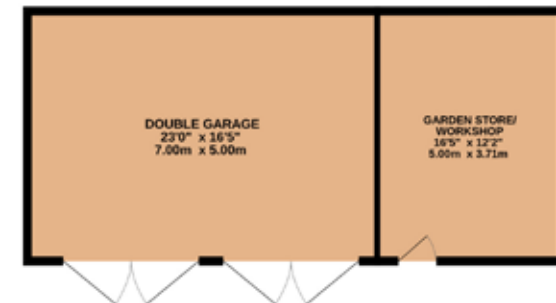
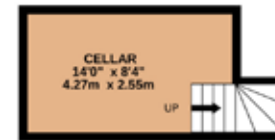
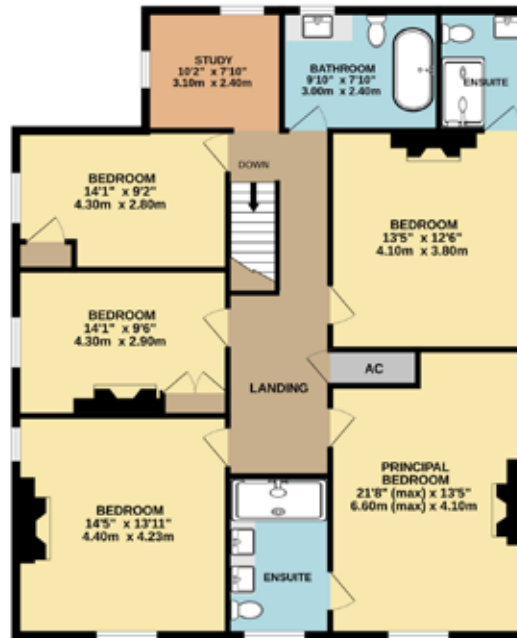
Services, District Council and Tenure

Gas Fired Central Heating
Mains Electricity, Water & Drainage
Broadband Available – please check www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check
South Norfolk District Council - Tax Band F
Tenure: Freehold

GROUND FLOOR
1296 sq.ft. (120.4 sq.m.) approx.



1ST FLOOR
1265 sq.ft. (117.5 sq.m.) approx.



TOTAL FLOOR AREA : 3266 sq.ft. (303.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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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