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## **Fair Green**

Diss, IP22

A beautifully restored Grade II listed house overlooking Fair Green, a home whose origins date back to the mid 16th century and whose character has been carefully preserved through a thoughtful and sensitive reinvention by the current owners.





Positioned prominently on the corner of Denmark Street and facing directly onto Fair Green, this is a house shaped by centuries of change. Timber beams sit against soft plaster walls, inglenook fireplaces anchor the principal rooms and the irregularities that define homes of this age remain wonderfully intact. Yet behind its historic façade lies a home designed entirely for modern living, generous in scale, practical in arrangement and quietly elegant throughout. Fair Green forms the natural foreground to the house, four acres of open green space that lend a rare sense of openness and calm despite the property being moments from the centre of Diss. Mature trees frame the outlook, while the annual fair, local café culture and rhythm of daily life create a setting that feels both established and quietly communal. The house is approached via a hardstanding driveway, with private parking, a garage and electric vehicle charging point positioned alongside. A timber gate opens into the enclosed garden beyond.

Inside, the house unfolds gradually, each room revealing something of its history. Exposed timbers, aged brickwork and deeply set windows create a richness and warmth rarely replicated in contemporary homes. A snug sits to one side of the entrance hall, centred around a substantial inglenook fireplace, a room that feels particularly intimate during the winter months. Beyond, a secondary space currently arranged as a gym and garden room introduces a more contemporary layer to the house, complete with sauna and direct connection to the garden.

At the centre of the plan sits the kitchen and breakfast room, a sociable and functional space arranged around informal dining. There is room for a range cooker, American style fridge freezer and further integrated appliances, while a pantry adds practical storage rarely found in modern homes.

The adjoining dining room carries much of the home's period character, with another striking fireplace and a natural flow through to the sitting room beyond, where dual front facing windows draw light deep into the space throughout the day.

Occupying the former shop frontage is a highly versatile additional room, currently arranged as a home office and occasional bedroom. With its dual aspect and independent feel, it lends itself equally well to guest accommodation, creative work or a further reception room.

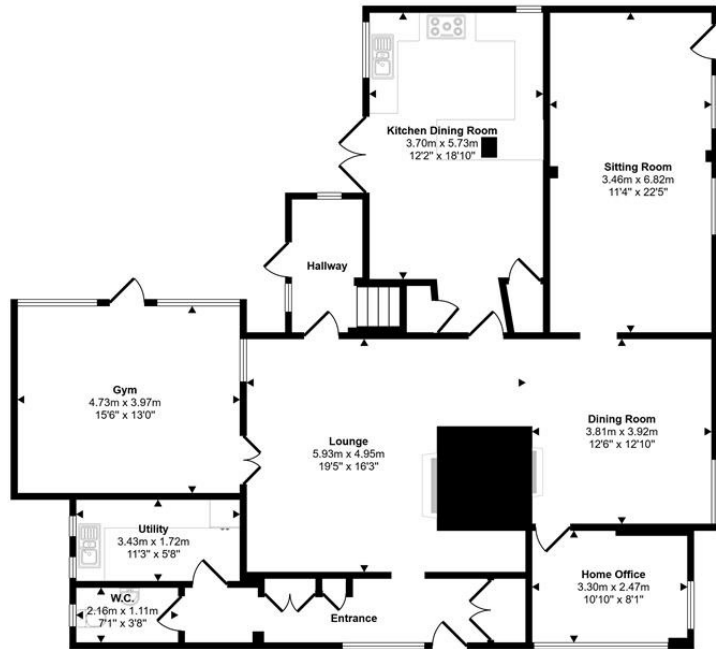
The upper floors continue the home's sense of generosity and flexibility. Five bedrooms are arranged around the principal landing, all varying slightly in proportion and character in keeping with the age of the house. The principal bedroom enjoys its own en suite, while another bedroom sits alongside an adjoining room and bathroom, creating the opportunity for a private dressing room, study or secondary suite arrangement. A shower room supports the remaining bedrooms. On the second floor, an additional bedroom and shower room form a more secluded guest space beneath the roofline, accompanied by further built in storage.

Outside, the garden has been designed to feel enclosed, private and easy to maintain. Paved terraces create a series of spaces for outdoor dining and entertaining, softened by raised planting beds and enclosed by a combination of traditional brick walls and timber fencing. The garden feels remarkably sheltered and calm.



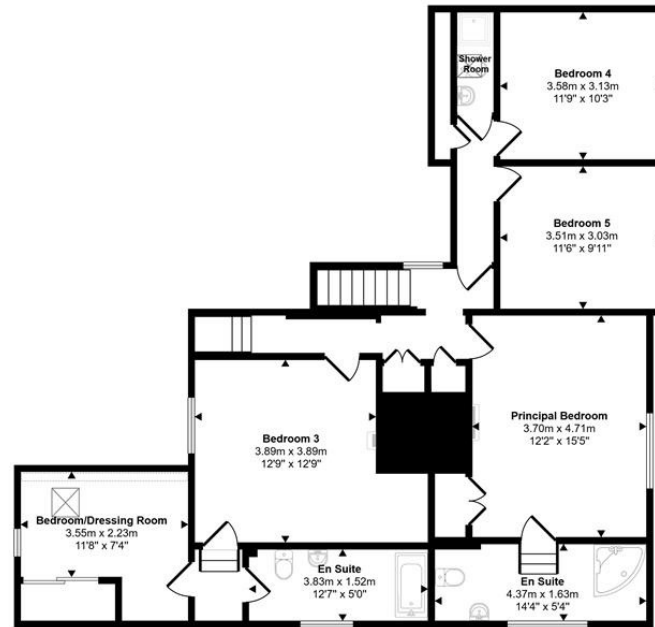


Approx Gross Internal Area  
284 sq m / 3163 sq ft

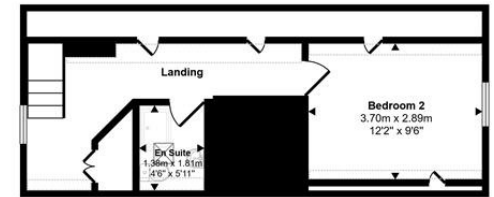


Ground Floor  
Approx 149 sq m / 1608 sq ft

Denotes head height below 1.5m



First Floor  
Approx 107 sq m / 1157 sq ft



Second Floor  
Approx 37 sq m / 398 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## **Families**

Fair Green provides a wonderful open space directly opposite the property and is a natural focal point for local residents. With a play area and the annual fair taking place here each year, it is a fantastic setting for families.

Diss itself offers a range of schooling options including Diss Infant Academy, Diss Junior Academy and Diss High School, alongside a number of well regarded schools across South Norfolk and North Suffolk.

The town centre, parks, sports facilities and railway station are all within easy reach.

## **Location**

The property sits within easy walking distance of the centre of Diss, a historic South Norfolk market town known for its attractive Mere, independent shops and wide range of amenities.

Diss railway station provides regular mainline services to London Liverpool Street and Norwich, making the town particularly appealing for those seeking countryside living with strong commuter connections. Norwich lies approximately 23 miles to the north, while Ipswich sits around 25 miles to the south.



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### **Agent's View**

"What makes this home particularly special is its position overlooking Fair Green. It offers the rare combination of historic character, generous accommodation and a true sense of community. Despite being moments from the centre of Diss, this part of town feels like a village within a town, with a traditional pub, café and excellent fish and chip shop just a short stroll away and the green itself hosting events throughout the year."

**Samuel Le Good** | Partner



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## Agent's Details



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