



'Our Focus Determines Your Reality'



High Street
Flimwell
East Sussex
TN5 7PA



Entrance Hall * Sitting Room * Play Room * Study
Kitchen/Dining Room * Utility Room * Cloakroom

Principal Bedroom with Ensuite
Three Further Bedrooms * Family Bath and Shower Room
Family Shower Room

Attractive Garden just under One Acre * Double Garage
Further Single Garage * Off Road Parking



CHARMING DETACHED FAMILY HOME

This charming detached home dates from the 1930s and enjoys far reaching countryside views.

The comfortable accommodation consists of an entrance hall, sitting room with fireplace, play room with doors to the garden, a study, a kitchen/dining room with log burning stove and doors to the garden, a utility room and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite shower room, three further bedrooms, a family bath/shower room and a family shower room.

The property sits in attractive gardens of just under an acre which are laid to lawn with mature well-stocked flower beds, a paved terrace, summer house and vegetable garden. Parking is provided by a double garage, a further single garage and the driveway.

There is currently planning permission for a fifth bedroom and plans have been drawn up to develop the double garage into an annexe and the single garage into a double garage.



FLIMWELL

The property is located on the edge of the village of Flimwell with the larger villages of Ticehurst and Hawkhurst both a short drive away.

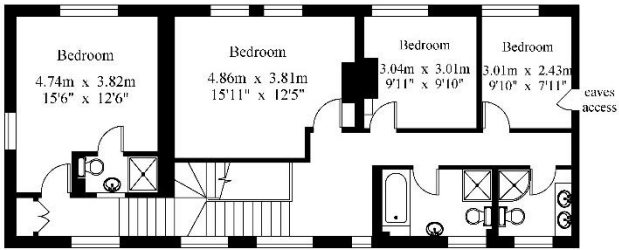
More comprehensive shopping facilities including the Royal Victoria Place Shopping Arcade are available at nearby Royal Tunbridge Wells. Recreational amenities including sports and leisure facilities, theatre, cinema and numerous restaurants are also to be found in Tunbridge Wells.

SCHOOLS AND CONNECTIONS

As well as the Cranbrook School, there are many excellent private, grammar and state schools for children of all ages in the area, including Bethany, Benenden School, Marlborough House, St. Ronans and Dulwich Prep School as well as the Boys and Girls Grammar Schools in Tonbridge and Tunbridge Wells.

The nearby stations at Wadhurst and Stonegate provide mainline services to London Charing Cross and Cannon Street.





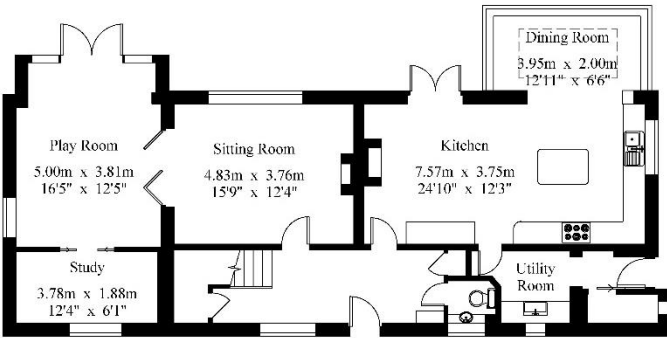
First Floor

Teagues

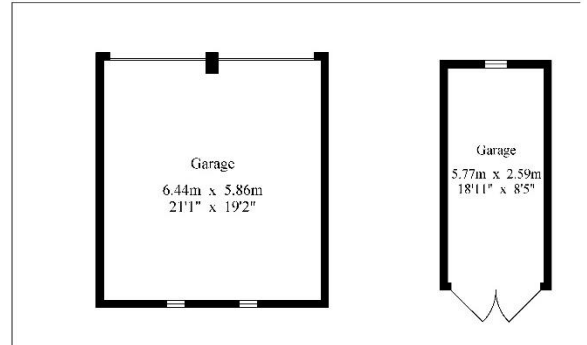
House - Gross Internal Area : 201.7 sq.m (2,171 sq.ft.)
 Garages - Gross Internal Area : 52.5 sq.m (565 sq.ft.)



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Ground Floor



SERVICES

All mains utilities connected. Gas fired central heating.

EPC Rating: C – full details available on request.

Rother District Council - Council Tax Band G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com