



'Our Focus Determines Your Reality'



High Street  
Flimwell  
East Sussex  
TN5 7PE



Entrance Porch \* Sitting Room \* Dining Room  
Kitchen \* Utility Room \* Cloakroom  
Study/Bedroom \* Family Bathroom

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Principal Bedroom with Ensuite W.C.  
Further Double Bedroom

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Established Garden \* Garage \* Off-Road Parking





## CHARMING DETACHED UNLISTED COTTAGE

Believed to date from the 1750s with later additions, this unlisted cottage offers flexible accommodation with an abundance of beams, fireplaces and character throughout. Sit within an established enclosed garden in the village of Flimwell, the cottage is conveniently placed for access to the main road and rail networks and is in the much sought after Cranbrook School Catchment Area.

The accommodation consists of an entrance porch leading into the sitting room with exposed beams and a double-sided fireplace and log burning stove shared with the double aspect fitted kitchen, there is also a dining room again with exposed beams and a fireplace, a utility room with cloakroom and door to outside. The ground floor is completed with a study/bedroom with a vaulted ceiling and a family bathroom.

On the first floor there is a principal bedroom with built-in storage and ensuite w.c. and a further bedroom with built-in storage, both have exposed beams and Victorian fireplaces.

Outside the cottage sits behind a brick wall with close slat wooden fencing above, a pedestrian gate leads to the front door whilst double gates open onto a driveway providing ample off-road parking and leads to the garage. The well-established enclosed garden provides well-stocked flower and shrub beds, a brick terrace and lawn.



## 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.

Bewl Water Nature Reserve, Bedgebury Pinetum and a variety of farm shops are within walking distance whilst the renowned Ian Woosnam designed golf course at Dale Hill Golf and Country Club is on the doorstep.

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, St. Ronans and Dulwich School as well as the Boys and Girls Grammar Schools in Tonbridge and Tunbridge Wells.

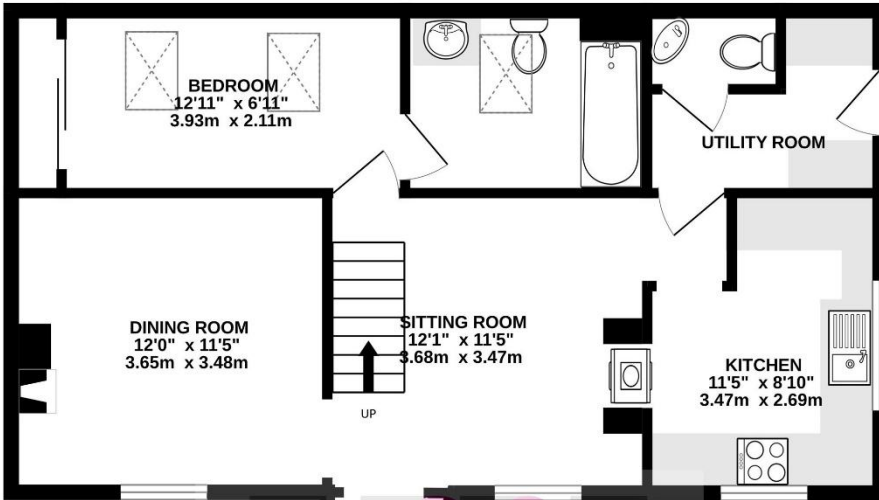
The nearby stations at Wadhurst and Stonegate provide mainline services to London Charing Cross and Cannon Street.





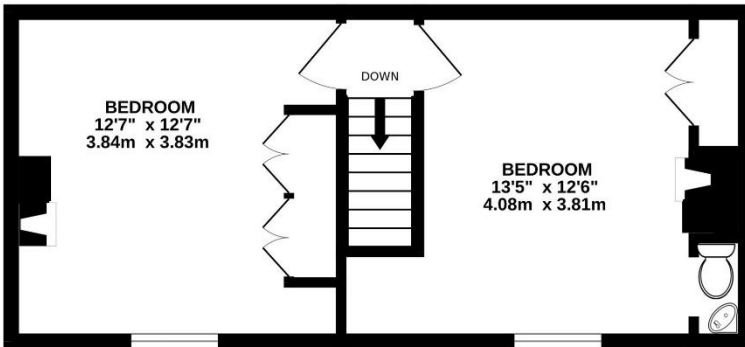


## GROUND FLOOR



HARPER & HURLINGHAM

## 1ST FLOOR



TOTAL APPROXIMATE INTERNAL FLOOR AREA 994.6SQ.FT. (92.4SQ.M.)  
(no guarantee is given to the square footage of the property; the figure shown is for initial guidance)  
(not to scale - for layout purposes only)  
(please note that the fixtures and fittings are not necessarily included in the sale)  
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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## SERVICES

All mains utilities connected. Gas fired central heating. Fibre broadband is connected to the property.

Rother District Council - Council Tax Band F

EPC Rating: E

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



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