



4 Broom Hill Cottages
Broom Hill, Flimwell, East Sussex



An attractive and well-presented 4-bedroom semi-detached period house of approximately 1,666sq.ft, situated within easy reach of amenities on a good-sized plot with lovely south facing gardens backing onto the golf course. NO CHAIN.

Guide price £600,000 Freehold

Situation: The property is situated in a convenient position about a mile from Ticehurst village, which offers a good range of shops and amenities including a village store/post office, chemist, doctor's surgery, pubs, gallery, café, primary school, village hall and recreation ground.

Hawkhurst is just under 4 miles distant providing a range of shopping facilities including Tesco and Waitrose supermarkets. Wadhurst is 4½ miles distant and offers a selection of local amenities, including the well-regarded Uplands Community College, and the regional centre of Tunbridge Wells is 12 miles distant and provides a comprehensive range of amenities including the Pantiles, cinema complex and theatres. Stonegate station (4 miles distant) and Wadhurst station (5 miles distant) provide services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with a journey time of just over an hour. Regular bus services also operate from Flimwell to Tunbridge Wells and Hawkhurst and the A21 is only ½ mile to the east providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 45 miles to the west, the Eurotunnel terminal at Folkestone is about 40 miles to the east and central London is about 55 miles away.

There are excellent walks to be enjoyed on the numerous footpaths and bridleways, with the beautiful surrounding countryside including Bewl Water Reservoir, which is close by and reputedly the largest area of inland water in the South East where a wide range of water sports can be enjoyed, as well as Bedgebury Pinetum Forest and the adjoining Dale Hill golf course.

Description: 4 Broom Hill Cottage is a semi-detached period house with attractive tile-hung and brick external elevations beneath a slate tiled roof, which benefits from double-glazed windows and doors throughout and has been much improved and sympathetically extended to provide a spacious and flexible accommodation of 1,666sq.ft/ 154.8sq.m.

The accommodation is arranged over two floors and includes on the ground floor: a spacious and airy entrance hall with a spiral staircase to the first floor and doors leading to a large cloak cupboard, a double aspect study, a downstairs shower room and the fourth bedroom, (which could be equally used as a further reception room if preferred), a large kitchen/dining/family room with an extensive range of shaker style wall and base units with, integrated appliances, including gas hob, electric ovens and an attractive La Nordica wood-burning stove cooker. The kitchen is triple aspect with a glazed door leading out to the side and the garage, French doors leading out to the garden and a door leading to a good-sized utility room. On the first floor, there three double bedrooms – the main bedroom being vaulted and double aspect, a family bathroom, and there is a superb oak-framed, vaulted sitting room with a wonderful outlook to the rear over the garden and golf course, and has French doors leading out to a lovely deck with wisteria and clematis, leading to the garden.

Outside, the property has a block-paved driveway providing parking for three cars and a detached garage. A side gate leads to the south facing rear garden, which is real feature of the property and extends to just under ¼ acre. The garden is laid to lawn with mature shrubs and trees; there is a vegetable garden, fruit cages, large chicken run, and various seating areas, ideal for outdoor entertaining. There is also a garden shed and gate giving access to the golf course.

Services: Mains water and electricity. Gas central heating.

Local Authority: Rother District Council (01892) 653311

Current council tax: E (2024/25 - £2,975.52 per annum)

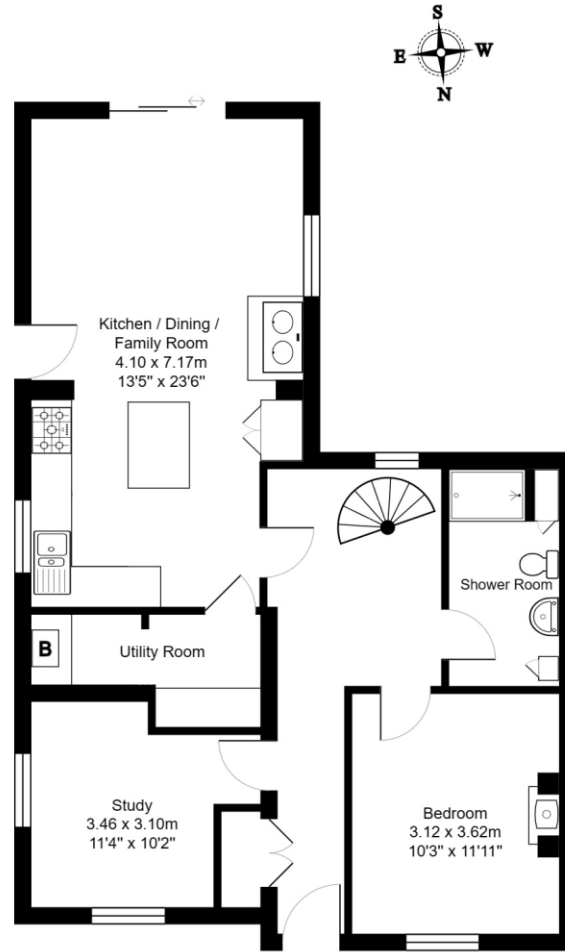
Current EPC rating: C

Property address: 4 Broom Hill Cottages, Broom Hill, Flimwell, Wadhurst, East Sussex TN5 7NJ

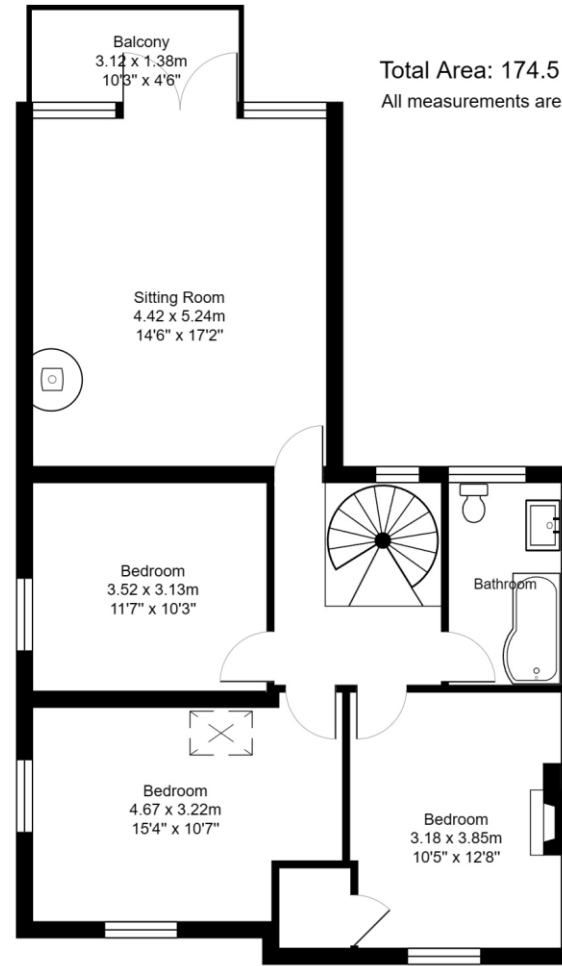


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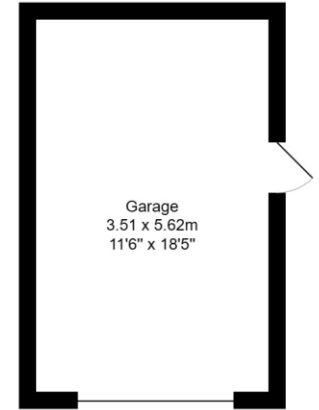
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 76.1 m² ... 819 ft²



First Floor
Area: 78.7 m² ... 847 ft²



(Not shown in actual location)
Area: 19.7 m² ... 212 ft²

Total Area: 174.5 m² ... 1878 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

Important notice:
These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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The Estate Office Durgates Wadhurst East Sussex TN5 6DE Telephone: 01892 786720 email: info@greenlizardhomes.co.uk