



burnett's

Individual Property : Individual Service



Tucked away at the end of a long driveway, in a very private, rural setting, backing on to Dale Hill golf course and within easy reach of Bedgebury Pinetum, Bewl Water and the A21, this beautifully presented detached house offers space, light and flexible living accommodation in a plot of about a third of an acre with ample off-road parking and a delightful South-facing garden, ideal for entertaining. EPC: D

Guide Price £765,000 Freehold



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Mayfield Office:

3 Church View House,
High Street, Mayfield,
East Sussex. TN20 6AB

mayfield@burnetts-ea.com
01435 874450

Wadhurst Office:

The Clock House,
High Street, Wadhurst,
East Sussex. TN5 6AA

wadhurst@burnetts-ea.com
01892 782287



Hatch End

Union Street, Flimwell, TN5 7NT

Guide Price £765,000 Freehold

Hatch End is a beautifully presented, detached single storey home, believed to date back to the 1960s, which has been remodelled and updated in recent years. The house enjoys a Southerly aspect, allowing for an abundance of natural light.

To the front of the property there is a generous amount of parking, with the benefit of external lighting to see you and guests to the front door, plus power and hose points for washing cars etc.

A glazed porch, with space for hanging coats and storing shoes/wellies, leads through to an inner hallway, with an airing cupboard providing additional storage.

The spacious living room has sliding glazed doors and French doors to the rear terrace and features a coal effect gas stove at one end.

The kitchen was knocked through to a newly created breakfast room by the current owners, opening up the space and providing direct access to the rear patio via a glazed door. The kitchen features a range of wall and base units with integrated appliances including an induction hob with extractor over, double oven, dishwasher, washing machine and undermount fridge. There is also space for an American style fridge freezer.

Adjoining the kitchen and breakfast room is a generous dining room with further glazed doors inviting you out to the rear terrace.

There are four further rooms, three currently used as bedrooms and the fourth as an office. The three bedrooms have built in wardrobes and one has fitted drawers and dressing table, as well as an en suite shower room. The other two/three are served by a family bathroom with bath and separate shower.

There are two good sized lofts, plus garden sheds for extra storage.

The South-facing rear garden features a broad paved patio, with steps down to a lawn dotted with specimen shrubs and trees, providing an array of colour throughout the seasons. A fish pond on the upper terrace has been covered with decking, which could easily be removed again if purchasers desired.

Location:

The property is tucked away down a shared private driveway with just one other neighbour, well away from the road. It backs on to Dale Hill golf course and has a distant view down towards the Coast.

Flimwell is a small village located about 3.3 miles West of Hawkhurst and 1.6 miles North-East of Ticehurst, with the A21 running through it from Hastings in the South

to the M25 and London to the North, making this a highly convenient location for road access to the coast and motorway network.

The village offers an award-winning smokery and delicatessen with café, a fish and chip bar at The Royal Oak, a Church, and a village hall that was opened in 2020, and hosts a number of classes and private bookings.

Flimwell is most widely known for the popular Dale Hill Golf Course, as well as its proximity to Bewl Water Reservoir and Bedgebury Pinetum, two star attractions of the High Weald Area of Outstanding Natural Beauty, offering wonderful walking, cycling and riding opportunities, both of which are only about a mile away from this property.

Hawkhurst, Ticehurst and Wadhurst all provide further amenities, including but not limited to local post office facilities, pharmacy and general store in Ticehurst and Waitrose and Tesco supermarkets in Hawkhurst. The larger shopping centre of Royal Tunbridge Wells is located about 12 miles away, straight up the A21.

Stonegate and Etchingam stations are about 5 miles equidistant away, providing services to London Charing Cross and Cannon Street (Stonegate to London Bridge in under 1 hr).

The village shares a "good" primary school (Ofsted 2019) with the neighbouring village of Ticehurst. There are secondary and preparatory schools in Hawkhurst and Wadhurst.

Material Information:

Rother District Council. Tax Band G (rates are not expected to rise upon completion).

Mains Gas, electricity, water and drainage.

The property is believed to be of brick/block construction under a concrete tile roof.

We are not aware of any safety issues or cladding issues, or of any asbestos at the property.

The property is located within an AONB an Article 4 Area (affecting permitted development rights).

The title has easements and we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

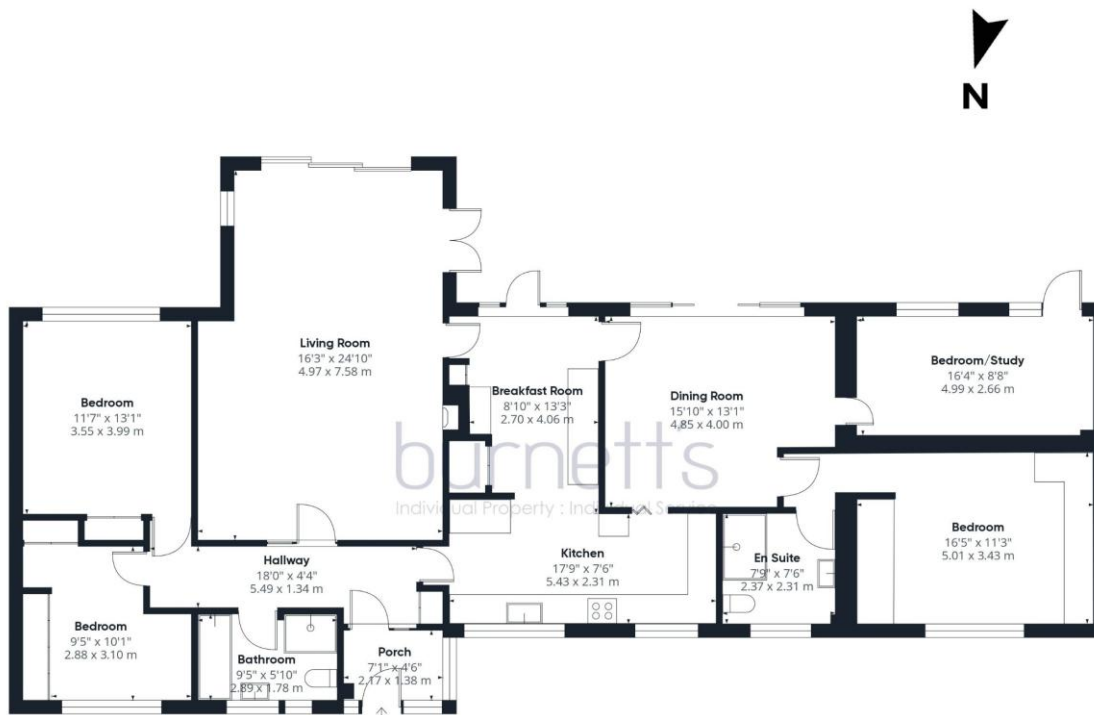
According to Ofcom, Ultrafast broadband is available to the property.

According to Ofcom, the area provides limited mobile coverage, best from 02.

We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step-free access.



Approximate total area¹⁹
1727.51 ft²
160.49 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

