



Peter
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Independent Family Estate Agents

A 2 minute walk into Bedgebury Forest - Flimwell

Guide Price £500,000

3 2 2



A charming three-bedroom semi-detached cottage, originally a Forestry Cottage built in the mid 19th century, offering a tranquil retreat just a stone's throw away from the enchanting Bedgebury Forest.

Upon entering, you'll be greeted by the warmth of a cherished home. The property boasts a prime location, just a leisurely 2-minute stroll from Bedgebury Forest, providing endless opportunities for invigorating walks, exhilarating cycling adventures, and even thrilling treetop escapades at 'GoApe'.

As you step inside, you'll find a generously proportioned living room and dining area, perfect for hosting gatherings with loved ones or simply unwinding by the fireplace after a day of outdoor exploration.

The traditional kitchen and breakfast room offers a cosy space to enjoy your morning coffee or prepare delicious meals.

With ample potential to modernise, this space presents an exciting opportunity to create to your own style.

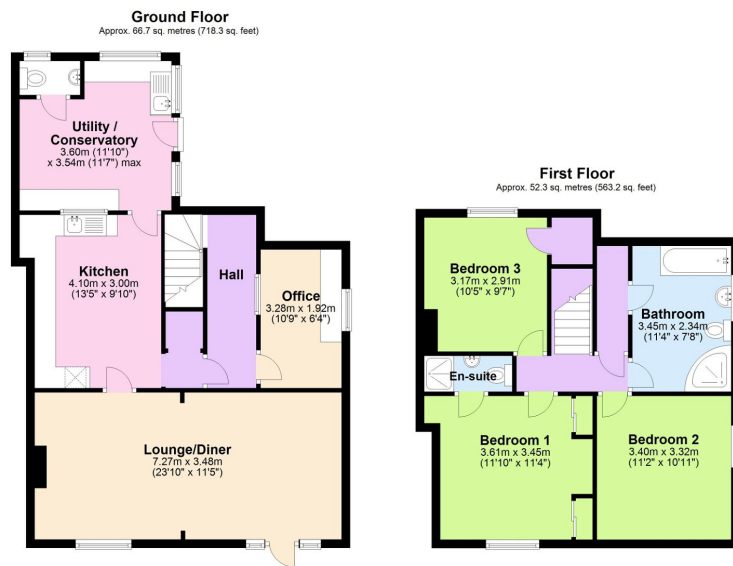
Venturing upstairs, you'll discover three inviting bedrooms and the family bathroom with a bath and shower and an ensuite shower room to the principle bedroom.

Outside, the property features a sunny rear courtyard garden, ideal for enjoying the sunshine and indulging in al fresco dining. The picturesque front garden, is planted with a variety of trees and plants perfect for the keen gardener.

Conveniently situated within the coveted Cranbrook School catchment area, this cottage presents an exceptional opportunity to embrace countryside living while enjoying access to renowned educational facilities.

Discover convenience and accessibility with this property: easy A21 access for coastal trips and town visits, just 5 miles from Etchingham Main Line Train station for links to London. Enjoy the best of rural tranquillity and urban connections in one ideal location.





Total area: approx. 119.0 sq. metres (1281.4 sq. feet)

- GUIDE PRICE £500,000 TO £525,000
- FRONT AND REAR GARDENS
- OFF ROAD PARKING
- OFFERS POTENTIAL TO UPDATE TO OWN STYLE
- EPC RATING D
- THREE BEDROOM SEMI DETACHED MID-NINETEENTH CENTURY
- ~~STATION~~ MINUTE WALK IN TO BEDGEBURY FOREST
- GENEROUS LIVING SPACE
- CRANBROOK SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		