



# 125

— YEARS OF —

**Lambert  
& Foster**



**2 THE RETREAT**  
BERNERS HILL, FLIMWELL, EAST SUSSEX, TN5 7NH



**Lambert  
& Foster**



WADHURST STATION 6 MILES | TUNBRIDGE WELLS 13 MILES | GATWICK AIRPORT 40 MILES

## 2 THE RETREAT, BERNERS HILL, FLIMWELL, EAST SUSSEX, TN5 7NH

A well-appointed detached four-bedroom family home set in approximately 0.7 acres, enjoying southerly views across Dale Hill Golf Course extending several miles, adjoining paddock and a convenient position close to Bewl Water, Bedgebury Forest and the villages of Hawkhurst and Ticehurst.

OFFERS IN EXCESS OF £795,000 FREEHOLD



### DESCRIPTION

Lambert & Foster are delighted to bring to market this well-appointed detached four-bedroom family home set in approximately 0.7 acres, enjoying far-reaching countryside views, adjoining paddock land and a convenient position close to Bewl Water, Bedgebury Forest and the villages of Hawkhurst and Ticehurst.

Built in 1995 for the present owners, this versatile house features traditional brick elevations with tile hanging and occupies an elevated position with open views across Dale Hill Golf Course to the rear extending for several miles and towards Bewl Water to the front. The property sits well within its grounds, offering generous gardens, an adjoining paddock and well-balanced family accommodation. The property is double glazed throughout.

The accommodation is thoughtfully arranged around a large entrance hall. The main sitting/dining room is a bright, spacious room with a Farmington Oxford stone fireplace with log burner and south-facing French doors opening onto the rear terrace. Windows enjoy views over the gardens and paddock, while a side porch provides access outside to an additional terrace. A large walk-in closet offers practical coat and appliance space. A separate family room overlooks the front driveway and provides an ideal everyday living space. The kitchen/breakfast room opens directly onto the rear terrace via a stable door, while a study overlooks the front of the property. A useful utility room is fitted with sink, cupboards and plumbing for white goods.

On the first floor, the principal bedroom enjoys dual south and east aspects, fitted wardrobes and an ensuite bathroom. There is a generous guest double bedroom with fitted cupboards, two further double bedrooms and a family bathroom with bath and Aqualisa shower over.







## DESCRIPTION CONTINUED

Outside, the grounds extend to approximately 0.7 acres and are bordered by mature hedging and oak trees, with dog-proof boundaries already in place. To the front of the house there is ample off-street parking for several vehicles. The rear and side gardens are predominantly laid to lawn with established shrubs, planting, a raised vegetable area and a large storage cupboard. A range of useful outbuildings includes two potting sheds, a greenhouse, chicken run and a machinery shed. The is also external water and power.

A palisade fence separates the formal garden from the adjoining paddock, which benefits from its own independent road access, along with a purpose-built chicken run and external water supply — ideal for those seeking small-scale equestrian, horticultural or lifestyle use. N.B. the paddock is subject to an overage with 9 years remaining (please contact the office for more information).

The property is well located for access to Wadhurst Station (approximately 6 miles) while Etchingham and Stonegate stations are also nearby. Bewl Water (0.7 miles) and Bedgebury Forest (2 miles), with the surrounding villages offering a good range of local amenities, schools and countryside walks.







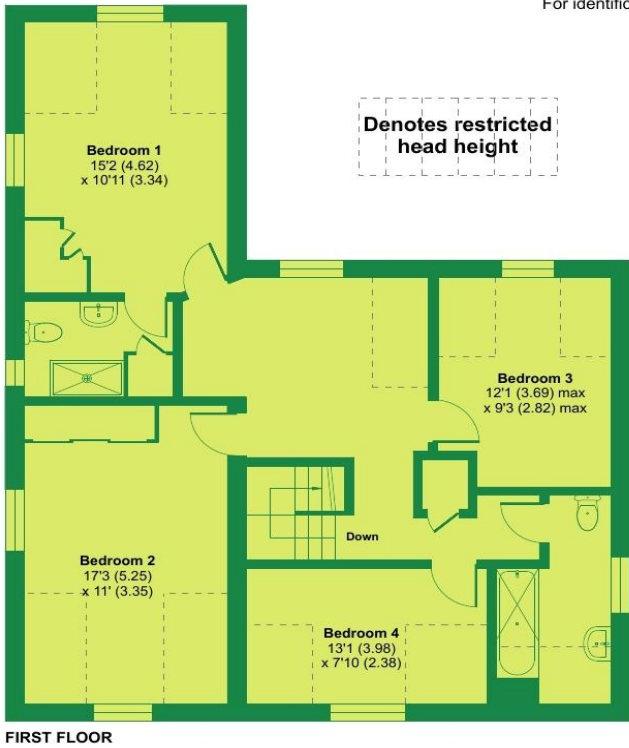
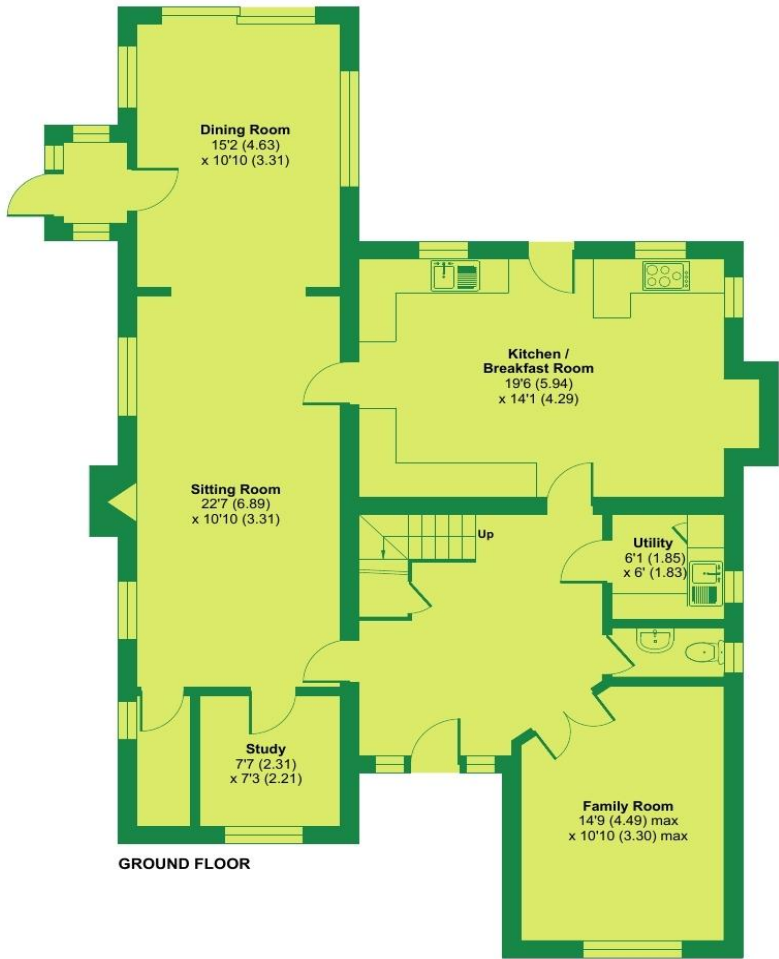


FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

2 The Retreat, Berners Hill, Flimwell, Wadhurst, TN5 7NH

Approximate Area = 1972 sq ft / 183.2 sq m  
Limited Use Area(s) = 192 sq ft / 17.8 sq m  
Total = 2164 sq ft / 201 sq m  
For identification only - Not to scale







**VIEWING:** By appointment only. **Sussex Office:** 01435 873999

**WHAT3WORDS:** ///FOREST.PANNING.BREACHES

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity:** Mains

**Water:** Mains

**Sewerage:** Mains

**Heating:** Gas

**BROADBAND & MOBILE COVERAGE:** Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

**LOCAL AUTHORITY:** [www.rother.gov.uk](http://www.rother.gov.uk)

**COUNCIL TAX:** G EPC: 67 (D)

N.B. the paddock is subject to an overage with 9 years remaining.

**FLOOD & EROSION RISK:** Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information.

**PHYSICAL CHARACTERISTICS:** Brick elevations and tiled roof

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.





**OFFICES LOCATED AT:**

**PADDOCK WOOD, KENT**  
**Tel. 01892 832 325**  
77 Commercial Road,  
Paddock Wood, Kent TN12 6DS

**WADHURST, EAST SUSSEX**  
**Tel. 01435 873 999**  
Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**  
**Tel. 01303 814 444**  
Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**  
**Tel. 01580 712 888**  
Weald Office, 39 High Street  
Cranbrook, Kent TN17 3DN



**Lambert  
& Foster**



**RICS**

**arla | propertymark**

**naea | propertymark**

**PROPERTY PROFESSIONALS FOR 125 YEARS**