



‘Our Focus Determines Your Reality’



Flimwell
East Sussex
TN5 7QG



Entrance Hall * Sitting Room * Dining Room
Kitchen/Breakfast Room * Utility Room * Boot Room * Cloakroom
Cellar Workshop

Principal Bedroom with Ensuite * Three Further Double Bedrooms
Family Bath/Shower Room

Attractive Enclosed Garden and Grounds Approx. 0.5 Acres
Double Garage * Ample Driveway Parking



DETACHED VICTORIAN FARMHOUSE WITH VIEWS

Exhibiting character features such as high ceilings, sash windows and fireplaces this striking Victorian farmhouse is believed to date from 1890. Appointed to a high specification and presented in immaculate order throughout, the farmhouse sits in just over 0.5 acres and enjoys stunning far-reaching views across Bewl Water.

The accommodation consists of an entrance hall, double aspect sitting room with doors to the garden and two period fireplaces, one with log burning stove, a dining room with fireplace and steps leading down into the double aspect kitchen/breakfast room with bi-fold doors to the terrace, a double aspect utility room, cloakroom and boot room with door to outside. Stairs from the entrance hall lead down into the cellar which is currently utilised as a workshop.

On the first floor there is a principal bedroom with ensuite shower room, three further double bedrooms and a double aspect family bath/shower room.

A gate opens onto the drive which provides ample off-road parking and the detached double garage. The garden wraps around the farmhouse and is laid predominantly to lawn with mature flower and shrub beds, a pond and a paved terrace affording far-reaching views across to Bewl Water.



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 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.

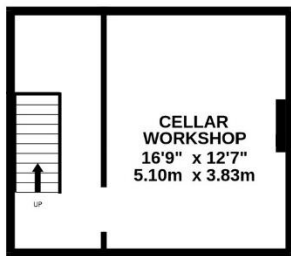
SCHOOLS AND CONNECTIONS

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. There is easy access to the A21.

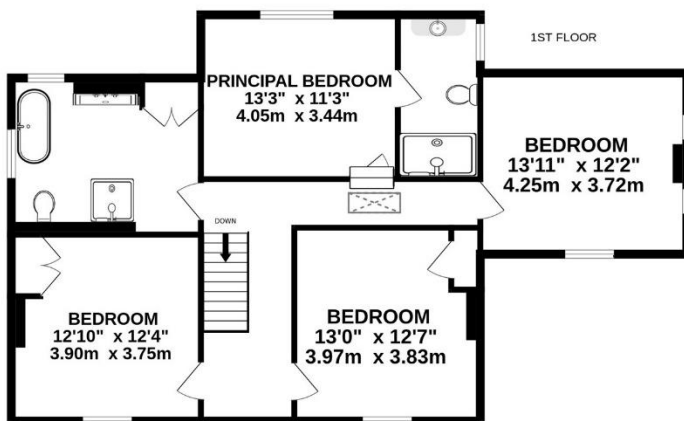
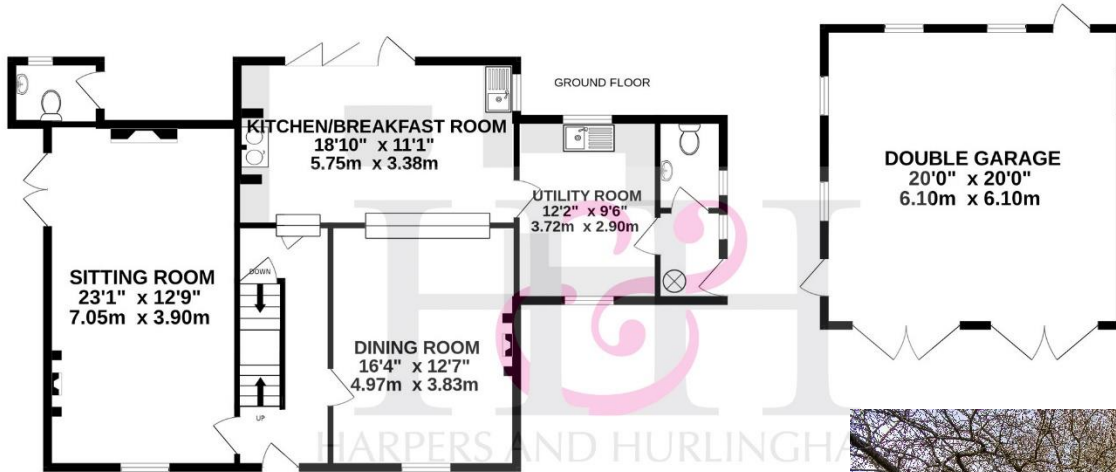


BASEMENT



TOTAL APPROXIMATE INTERNAL FLOOR AREA - HOUSE 2,3658.4SQ.FT. (219.1SQ.M.)
- GARAGE 400.4SQ.FT. (37.2SQ.M.)
(no guarantee is given to the square footage of the property; 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

Mains electricity and water. Oil fired central heating. Sewage Treatment Plant.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: F

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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