



burnett's

Individual Property : Individual Service



If you are looking for around 2,000 sq ft of flexible accommodation and want peace and quiet and a child-friendly, rural environment, with acres of private grounds and Bewl Water on your doorstep, yet still accessible to good schools, road and rail links, look no further. This property has to be experienced to fully appreciate what is on offer. Please call us to discuss further. EPC: C

Guide Price £600,000 Freehold



burnett's

Individual Property : Individual Service

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



BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2024



BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2025



BEST
ESTATE AGENT GUIDE
2025 : EXCEPTIONAL
SALES



The Forge

Downash Farm, Rosemary Lane, Flimwell, TN5 7PS

Guide Price £600,000

When it comes to "Location, Location, Location", this place trumps the rest. Do not miss out on the opportunity to experience this unique prospect!

Downash Farm is a small, rural development on the edge of Bewl Water, comprising just seven houses, set in 28 acres of peaceful communal grounds. A rural idyll. With direct access out to the Bewl circular bridlepath, it is ideal for cyclists, dog (or any keen) walkers.

When you approach the development along a private driveway, you appear on the brow of a rolling hill, with a lovely panorama of the surrounding countryside and glimpses of Bewl Water reservoir. Straight away you feel the calm of this special place. You then dip down into the development, which is nestled inconspicuously in a natural dip of the land. There is ample parking for friends and guests in addition to the two parking spaces designated to this property close to the house. Several residents have camper vans that they park here, as it is the perfect "lock-up-and-leave" type of property. When you step out of the car you will be surprised how quiet it is.

Immediately in front of the houses, across the driveway, is a good stretch of lawn, which kids can play out safely on. There are trees and a play frame and benches to sit out on – like a private campsite, where you rarely see other people.

The house itself is unusual in that it offers a great amount of square footage, which is very adaptable to suit anyone's needs, as most of the walls are stud walls, that can be moved. Originally four fairly similarly sized double bedrooms, it was adapted by the previous owners to incorporate one of the bedrooms as a dressing room to the main suite and to split another into two (which works well for younger children, or could be another bedroom with walk-through dressing room). The two bedrooms that haven't been adapted are very generous indeed and it is considered that you could easily reconfigure to make more rooms or subdivide to make teenage dens or study spaces and dressing rooms, or even expand the family bathroom if desired. There are so many options that you could adapt as requirements change.

Downstairs, you have a superb living room with bi-fold doors leading out to the rear, South-facing, walled courtyard garden, which is private to this house and an ideal spot for barbeques or sunbathing or lounging with friends. There is also a home office building providing yet more space.

The kitchen is located in the middle of the house and is partially open to the dining room, which has French doors to the front. In all honesty, the kitchen would now benefit from some updating and there is the

possibility to open it up more fully to the dining room if you like to be more open plan. It is perfectly serviceable as is but the vendors have had a quote to update it, which we can share with interested parties. There is a separate, adjoining utility room for laundry appliances and a downstairs WC in addition to the two bath/shower rooms upstairs.

The communal grounds include the immediate garden areas and parking, and fields/meadows, ideal if you just want somewhere for kids or pets to run about. The residents have set up a kitchen garden and there is also an area of woodland. Together, the residents are responsible for the upkeep of the grounds and welcome suggestions on things that can be done to/with it. Please enquire for further information.

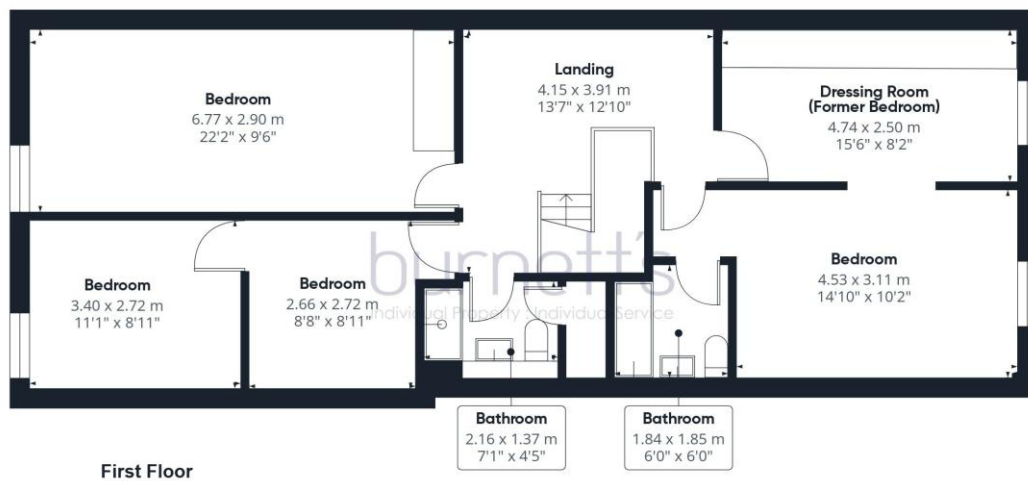
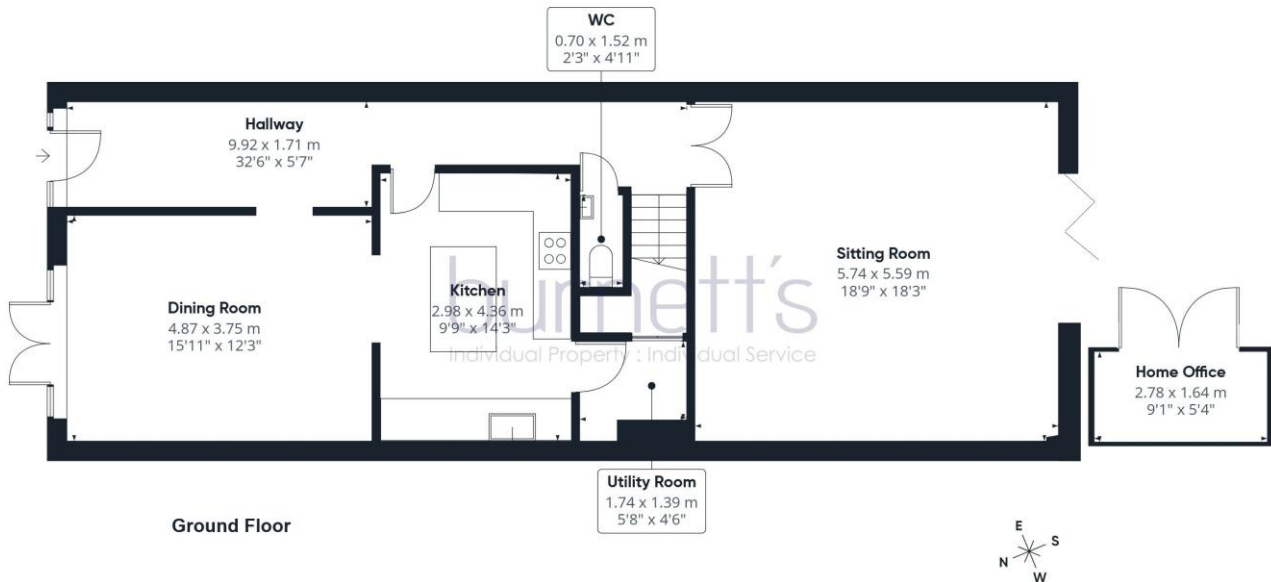
Location

Flimwell lies about 12.2 miles South of Tunbridge Wells and about 17.5 miles North of Hastings, in the High Weald National Landscape, close to Bewl Water Reservoir and Bedgebury Pinetum, which are both popular for their bike trails and riding opportunities. Bewl also has water sports and fishing opportunities. Dale Hill Golf Course is also nearby, which has leisure facilities as well.

The nearest shops are in Ticehurst (1.6 miles) and Hawkhurst (4.2 miles), with more comprehensive shopping offered by Royal Tunbridge Wells. Flimwell has a lovely Smokery and the Royal Oak pub, which is also a good fish and chip venue. The village hall offers classes and events. Hawkhurst has an independent cinema in the Kino and supermarkets.

The nearest rail stations are at Stonegate (5 miles) and Etchingam (5.8 miles). They serve London Charring Cross (Stonegate to London Bridge in approx. 1 hour and 5 minutes). There is also a bus service that runs to Hawkhurst, and out through Wadhurst to Tunbridge Wells. The A21 runs through Flimwell, giving direct road access to the Coast and M25.

Flimwell and Ticehurst Church of England primary school (rated "Good" by Ofsted in 2024) is just over a mile away. Wadhurst has a secondary school in Uplands Academy and Hawkhurst has the independent schools of St Ronan's and Marlborough House. There are various other options in the vicinity, including grammar schools in Tunbridge Wells.



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

Approximate total area

(excluding Home Office)
 1934 sq ft
 179.6 sq m

Home Office:
 32 sq ft
 3 sq m

Total:
 1966 sq ft
 182.6 sq m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Material Information:

Rother District Council. Tax Band G (rates are not expected to rise upon completion).
 Oil fired central heating. Mains electricity, water and drainage.
 Tenure: Freehold with a Share in the Freehold of the communal grounds.
 Service charge: £100 pcm for the maintenance of the communal grounds.
 The property is believed to be of brick/block construction with a clay tiled roof.
 We are not aware of any safety issues or cladding issues or of any asbestos at the property.
 The property is located within the High Weald National Landscape (former AONB).
 The title does have restrictions and easements. We suggest you seek legal advice on the title.
 According to the Government Flood Risk website, there is a very low risk of flooding.
 Broadband coverage: According to Ofcom, Ultrafast broadband is available to the property.
 Mobile Coverage: According to Ofcom, there is variable mobile coverage, best from EE and Three.
 We are not aware of any mining operations in the vicinity or of any planning permissions for new houses / extensions at any neighbouring properties.
 The property does not have step free access.

Mayfield: 01 435 874450

Wadhurst: 01 892 782287

www.burnetts-ea.com

