



Peter
Buswell
Independent Family Estate Agents

The Mount, Flimwell

3 2 2



A charming three-bedroom semi-detached cottage, originally a mid-19th century Forestry Cottage, perfectly situated just a two-minute walk from the enchanting Bedgebury Forest.

Step inside to discover generous living spaces, including a well-proportioned living room and dining area, ideal for relaxed evenings or entertaining. The traditional kitchen and breakfast room offers a cosy spot for morning coffee and presents an excellent opportunity to update and personalise to your taste.

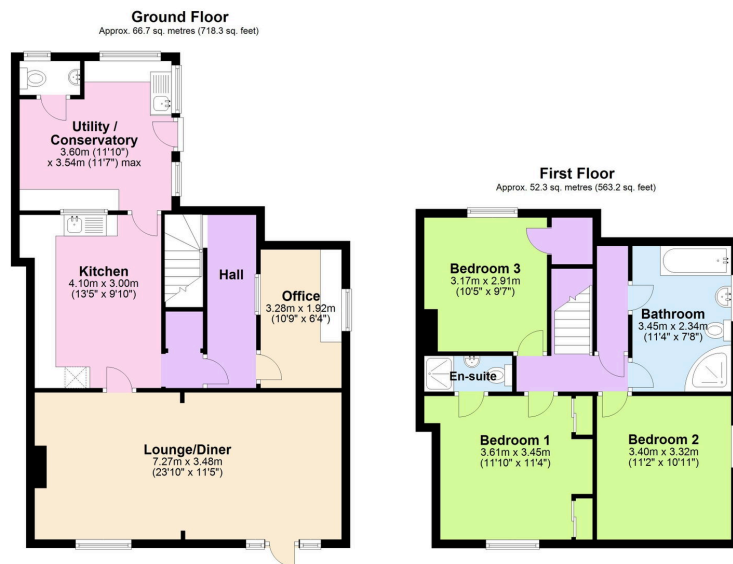
Upstairs, you will find three inviting bedrooms. The principal bedroom benefits from a convenient en-suite shower room, while a family bathroom, complete with a bath and shower, serves the remaining bedrooms.

Outside, the property features a sunny rear courtyard garden, perfect for alfresco dining and enjoying the outdoors, complete with a pergola draped with an eye-catching established wisteria. The picturesque south-facing front garden, thoughtfully planted with a variety of trees and plants, provides a welcoming approach.

Living here means embracing a lifestyle with immediate access to Bedgebury Forest, offering endless opportunities for invigorating walks, cycling adventures, and even treetop escapades at 'GoApe'.

Conveniently located, the property offers easy access to the A21 for coastal trips and town visits, and is just five miles from Etchingham Main Line Train station, providing excellent links to London. This delightful cottage is also situated within the highly regarded Cranbrook School catchment area, combining countryside living with access to respected educational facilities.





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

- THREE BEDROOM SEMI DETACHED COTTAGE
- FRONT AND REAR GARDENS
- A TWO MINUTE WALK IN TO BEDGEBURY FOREST
- OFF ROAD PARKING
- GENEROUS LIVING SPACE THROUGHOUT
- OFFERS POTENTIAL TO UPDATE TO OWN STYLE
- CRANBROOK SCHOOL CATCHMENT AREA
- EPC RATING D
- COUNCIL TAX BAND E

