



Bewl Bridge Close
Flimwell, East Sussex, TN5 7NL

Asking price £875,000 Freehold

Wyatt
Hughes

A beautifully presented 4/5 bedroom detached family home in Flimwell, occupying a generous corner plot of approximately **0.3 acres** and enjoying wonderful far-reaching countryside views towards Bewl Water.

Designed for modern family living, the house offers spacious and flexible accommodation with several reception spaces. A generous sitting room features a stone fireplace and sliding doors opening directly onto the garden, while the well-appointed kitchen with central island flows into a bright dining room overlooking the grounds. There is also a utility room, useful storage/larder, family room/snug which could provide a fifth bedroom, and a further study/playroom.

Upstairs are four well-proportioned bedrooms. The impressive principal suite is a particular highlight, with a double-aspect outlook towards Bewl Water, fitted wardrobes, dressing area and a beautifully renovated en-suite with underfloor heating, freestanding bath, separate rainfall shower and double vanity. A family bathroom serves the remaining bedrooms.

Outside, the wraparound gardens are a major feature, combining lawn, mature hedging and planting with extensive paved terraces for outdoor dining and entertaining. Positioned to enjoy the views is a charming timber log cabin with power and lighting, together with a decked terrace – ideal as a home office, studio, entertaining space or garden room.

A substantial driveway provides parking for numerous vehicles and leads to a double garage with electric roller door, power and lighting.

Situated close to Ticehurst, Wadhurst and Hawkhurst, the property is well placed for local shops, cafés, pubs and schools, while Etchingham, Stonegate and Wadhurst stations provide rail services towards London. Bewl Water, Bedgebury Pinetum and Dale Hill Golf Club are also within easy reach, making this an exceptional home for buyers seeking space, privacy and countryside living with excellent connections.

- Four/Five Bedroom Detached House • Driveway & Double Garage • Three Reception Rooms & Study • Ensuite Bathroom to Master Bedroom • Rear Garden With Views to Bewl Water • Mains Electric, Gas, Water & Drainage • Council Tax Band: G (Rother)



Bewlbridge Close
Approximate Gross Internal Area = 2590 sq ft / 240.70sqm



Ground Floor



First Floor

Measured in accordance with RICS guidelines.
Floor plan is for illustrative purposes only and should not be relied on as a statement of fact.
Limited use areas under 1.5m included in area unless indicated otherwise.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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