



CLAREHURST, BROOM HILL COTTAGES

FLIMWELL - £485,000



Clarehurst
7 Broom Hill Cottages, Flimwell, TN5 7NJ

Entrance Porch - Entrance Hall - Cloakroom - Open Plan Lounge/Diner - Kitchen/Breakfast Room With Further Snug Area - First Floor Landing - Bathroom - Three Bedrooms - Front Garden With Generous Off Road Parking - Attractive Rear Garden

A most attractive three bedroom period property in Flimwell. The house has been the beneficiary of a number of impressive improvements under the current owners. Of particular note are the large & 'open plan' styled lounge and dining rooms - the former with areas of exposed woodwork and a cast iron wood burner - a recently installed and remodelled kitchen and a further recently installed bathroom with a contemporary roll top bath and further shower. A glance at the attached photographs will give an indication as to the quality of work undertaken. There are three good sized bedrooms to the first floor - two with views toward Bewl Water and one across a golf course - and a utility room adjacent to the kitchen. Externally, there is generous parking to the front with pretty and well stocked side and rear gardens. This property is a most charming proposition with a lovely 'feel' & can only really be appreciated by arranging an appointment to view.

Access is via a part glazed door with inset leaded windows to:

ENTRANCE PORCH: Tiled floor, leaded windows to front and side. Part glazed wooden door to:

ENTRANCE HALLWAY: Wood effect flooring, radiator, door to:

CLOAKROOM: Vinyl floor, low level WC, area of wooden panelling. Opaque window to front.

OPEN PLAN LOUNGE/DINER: Lounge: Of a good size, carpeted, areas of exposed period woodwork. Inset cast iron solid fuel burner, wooden beam over, fitted cupboard, fitted shelving and wood storage area. Small double glazed bay window to front with three sets of leaded double glazed windows and further leaded double glazed window to side. Stairs returning to first floor.

Dining Room: Carpeted, areas of exposed period beams and brickwork, radiator. Double glazed windows and double glazed French doors to rear.



KITCHEN/BREAKFAST ROOM/FURTHER SNUG AREA: Of a good size and offered to a high standard. Tiled floor, two radiators, double glazed windows to rear. Areas of fitted cupboards, shelving, space for sofa, areas of exposed timber. Part glazed double glazed stable door to side and double glazed window to side and front. Inset spotlights, space for drinks fridge. Range of contemporary wall and base units with complementary woodblock work surface, Space for large gas Range cooker with tiled splashback and extractor over. Inset single bowl sink with mixer tap over. Integrated dishwasher, space for fridge. Large floor to ceiling cupboard. Door to:

UTILITY ROOM: Tiled floor, space for free standing fridge/freezer, washing machine and tumble drier. Double glazed window to rear.

FIRST FLOOR LANDING: Carpeted, loft hatch, door to airing cupboard with hot water cylinder and shelving, cupboard with shelving.

BATHROOM: An impressive, contemporary styled bathroom. Feature wash hand basin with mixer tap over and storage below, roll top bath with mixer tap over, shower cubicle with concertina shower screen, wall mounted single head electric shower, low level WC. Wood effect flooring, contemporary tiling, inset spotlights, large mirror, feature radiator, extractor fan, electric shaver point. Fitted cupboards with louvred doors and polished stone top. Double glazed window to rear with fitted blind,

BEDROOM: Carpeted, two radiators, good areas of fitted wardrobes, areas of wooden panelling to one wall. Double glazed door to rear terrace (Agents note - no balustrading in place). Two sets of double glazed windows to rear affording pretty views over adjacent golf course.

BEDROOM: Carpeted, radiator. Double glazed leaded windows to front offering views over adjacent countryside, towards and over Bewl Water.

BEDROOM: Carpeted, radiator, cornicing, two fitted cupboards. Leaded windows to front, offering views over adjacent countryside, towards and over Bewl Water.

OUTSIDE FRONT: Generous areas of off road parking set to herringbone brickwork, external tap, raised bedding areas with hedging, further retaining fencing, bin storage space, side door leading to rear garden.



OUTSIDE REAR: Attractive and well maintained gardens to rear. Low maintenance paving from side gate to the back door, two steps up to a side lawn area, deep shrub beds with mature shrub and bulb plantings. Lower maintenance paving to rear of the house. Two raised beds - one to stone chippings with further mature plantings, another to a feature pond. Four steps to rear garden area - further low maintenance space with large detached shed, gate leading to golf course, further steps to a raised 'wild garden' area. The garden then opens directly onto the neighbouring golf course.

TENURE: Freehold

COUNCIL TAX BAND: D

VIEWING: By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION: Broadband Coverage search Ofcom checker
 Mobile Phone Coverage search Ofcom checker
 Flood Risk - Check flooding history of a property England - www.gov.uk
 Services - Mains Water, Gas, Electricity & Drainage
 Heating - Gas Fired Central Heating

AGENTS NOTE: The rear boundary of the property is broadly in line with the golf course gate. It has been historically the case that the house owners have the use of the area running toward the large tree at the rear but this does not constitute ownership. Furthermore, interested parties should have their lawyers confirm that the agreement will continue in the future.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



23 High Street, Tunbridge Wells,
 Kent, TN1 1UT

Tel: 01892 511211

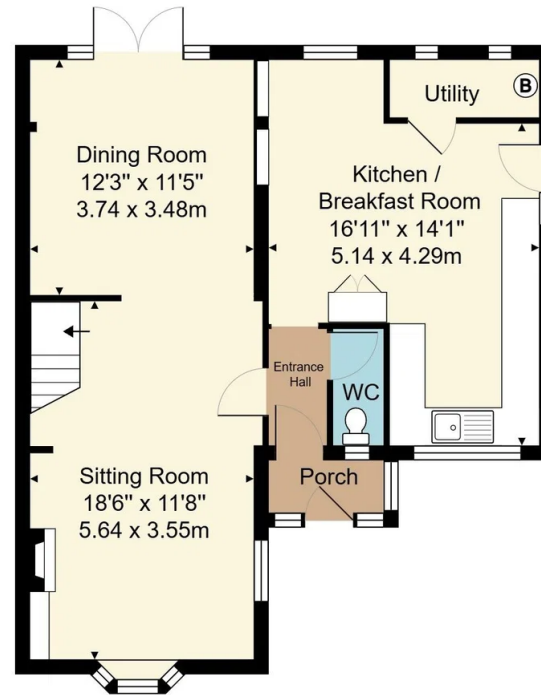
Email:

tunbridgewells@woodandpilcher.co.uk
 BRANCHES AT CROWBOROUGH, HEATHFIELD,
 TUNBRIDGE WELLS, SOUTHBOROUGH &
 ASSOCIATED LONDON OFFICE

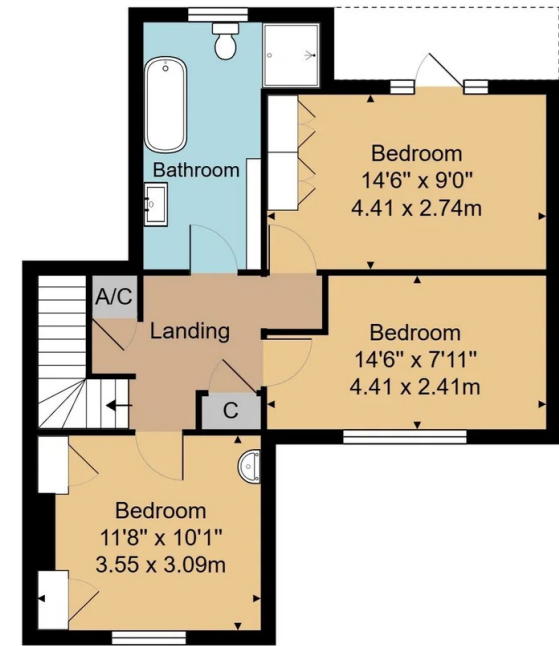
www.woodandpilcher.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 1254 ft² ... 116.5 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.