



**CHERRY TREE COTTAGE**  
HIGH STREET, FLIMWELL, EAST SUSSEX, TN5 7PE



**Lambert  
& Foster**

ETCHINGHAM STATION 3 MILES | TUNBRIDGE WELLS 9 MILES | GATWICK AIRPORT 33 MILES

## CHERRY TREE COTTAGE, FLIMWELL, EAST SUSSEX, TN5 7PE

A charming detached and unlisted three-bedroom character cottage believed to date from the 1750s, offering versatile accommodation rich in period character and set behind a private entrance with an established garden, garage and off-road parking.

ASKING PRICE £499,950 FREEHOLD



### DESCRIPTION

Lambert & Foster are delighted to bring to market this charming detached and unlisted three-bedroom character cottage believed to date from the 1750s, offering versatile accommodation rich in period character and set behind a private entrance with an established garden, garage and off-road parking.

Cherry Tree Cottage is a delightful, detached period home dating from the mid-18th century, offering a wealth of character features including exposed timbers, leaded light windows and charming cottage proportions throughout. Situated in the heart of sought-after Flimwell and within the highly regarded Cranbrook School Catchment Area, this delightful three-bedroom home combines historic charm with practical modern living.

The ground floor provides versatile and well-balanced accommodation comprising a welcoming sitting room with a double sided wood burner, separate dining room, fitted country-style kitchen, useful utility room, family bathroom and a bedroom, ideal as a home office, playroom or guest accommodation.

To the first floor are two double bedrooms both with fitted wardrobes, including a generous principal bedroom with an ensuite WC and sink, all enjoying attractive outlooks over the garden.



Externally, the property is approached via a private entrance leading to off-road parking and a detached garage. The mature gardens have been thoughtfully landscaped to create a wonderfully private environment with established planting, paved seating areas and a level lawn, ideal for entertaining and family enjoyment.

Flimwell is a popular East Sussex village surrounded by attractive countryside yet well placed for access to Wadhurst, Hawkhurst, Tunbridge Wells and Cranbrook. The area offers an excellent range of local amenities, whilst nearby Wadhurst and Etchingam stations provide regular services to London. The property falls within the sought-after Cranbrook School Catchment Area and is also well served by several highly regarded state and independent schools in the surrounding area.

- Detached Character Cottage
- Three Bedrooms
- Private Gated Entrance
- Garage And Parking
- Established Cottage Gardens
- Cranbrook School Catchment





## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

# Cherry Tree Cottage, High Street, Flimwell, Wadhurst, TN5 7PE

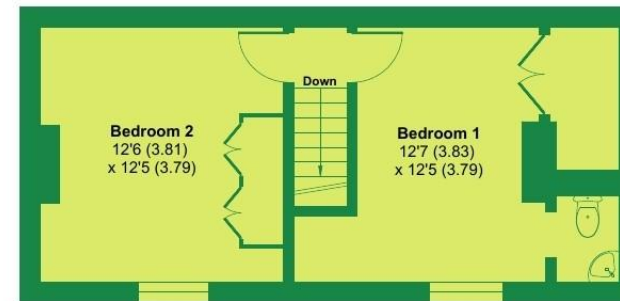
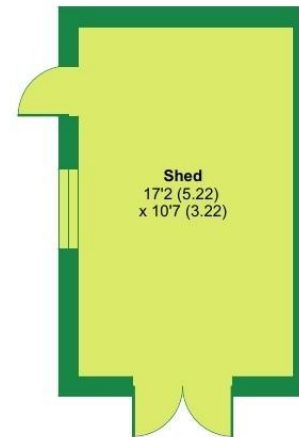


Approximate Area = 1011 sq ft / 93.9 sq m

Outbuilding = 180 sq ft / 16.7 sq m

Total = 1191 sq ft / 110.6 sq m

For identification only - Not to scale



FIRST FLOOR





**VIEWING:** By appointment only. **Sussex Office:** 01435 873999

**WHAT3WORDS:** ///over.form.glossed

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Gas mains

**BROADBAND & MOBILE COVERAGE:** Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

**LOCAL AUTHORITY:** [www.rother.gov.uk](http://www.rother.gov.uk)

**COUNCIL TAX:** Band F **EPC:** E (51)

**FLOOD & EROSION RISK:** Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information.

**PHYSICAL CHARACTERISTICS:** Brick elevations & tiled roof

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

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