



burnett's

Individual Property : Individual Service



A generously proportioned semi-detached four/five bedroom, two bathroom house with large garden, off-road parking and garage, close to Bedgebury Pinetum, Bewl Water Reservoir and Dale Hill Gold Course, and a sylvan outlook. EPC: C

Offers in Excess of £575,000 Freehold



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Individual Property : Individual Service

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BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2024



BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2025



BEST
ESTATE AGENT GUIDE
2025 : EXCEPTIONAL
SALES



1 Red Oast

High Street, Flimwell, TN5 7PF

Offers in Excess of £575,000 Freehold

1 Red Oast is an extended and remodelled semi-detached house that offers light and spacious accommodation over two floors including:

- Entrance porch with space for hanging coats and storing shoes. Roof lights and side windows. Glazed double doors into the sitting room.
- Double aspect sitting room with sliding door to the rear terrace and woodburning stove. Engineered wide Oak floorboards. Glazed double doors to the kitchen/dining room and glazed door to the study.
- The study could be utilized as a playroom, home office or guest bedroom depending on requirement.
- Spacious kitchen/dining room with windows looking down over the garden and sliding door leading out to the rear terrace. Engineered wide Oak floorboards. The kitchen is fitted with grey slab units with composite worktops and has an integrated double oven, 5 ring gas hob, dishwasher and undermount fridge.
- Utility room adjoining the kitchen with further units and space for a tall fridge freezer, undermount fridge and washing machine.
- Ground floor WC.
- Four bedrooms on the first floor including a double aspect main bedroom with en suite shower room and three further bedrooms with built-in wardrobes.
- Family bathroom (in addition to the en suite shower room) with paneled bath, separate shower cubicle, WC, washbasin and heated towel rail.

To the front of the property is a driveway that will currently accommodate two to three cars in addition to the detached single garage, which has power connected. The driveway could be extended onto the front lawn if additional parking is required.

To the rear of the house there is a raised paved patio accessed off the kitchen and sitting room via wide sliding glazed doors. A couple of steps lead down to the garden, which is largely laid to lawn with hedge boundaries and a couple of trees towards the end. There is side access around the house and outside taps. The rear garden measures approximately 100' x 43' (30m x 13m).

From the first floor there is a lovely outlook over the garden to woodland beyond.

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, and there is a local cricket club.

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 Etchingham (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, including a stop at Wadhurst station. 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.

Material Information:

Rother District Council. Tax Band E (rates are not expected to rise upon completion).

Mains gas fired central heating. Mains electricity, water and drainage.

The property is believed to be of brick/block construction with part-rendered, part-tiled hung elevations and a concrete tiled roof.

We are not aware of any safety issues or cladding issues.

We are not aware of any asbestos at the property.

The property is located within the High Weald National Landscape and Article 4 area.

The title has 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.

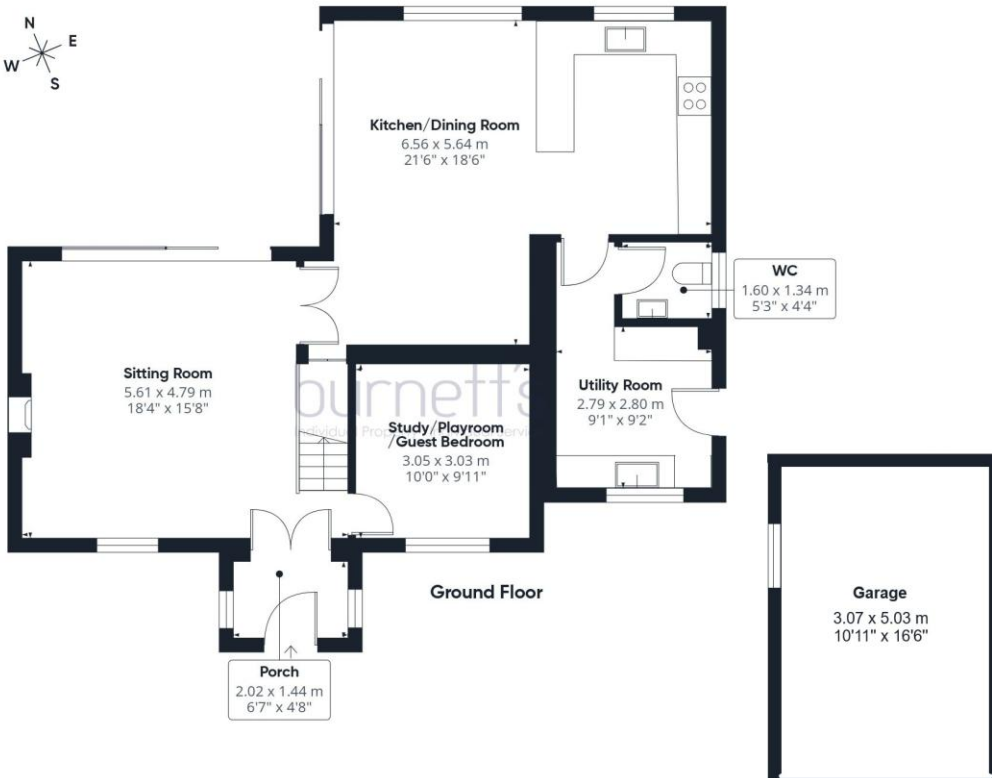
Broadband coverage: Ofcom suggests that Ultrafast broadband is available to the property.

Mobile Coverage: There is good mobile coverage from various networks best from O2 and Three.

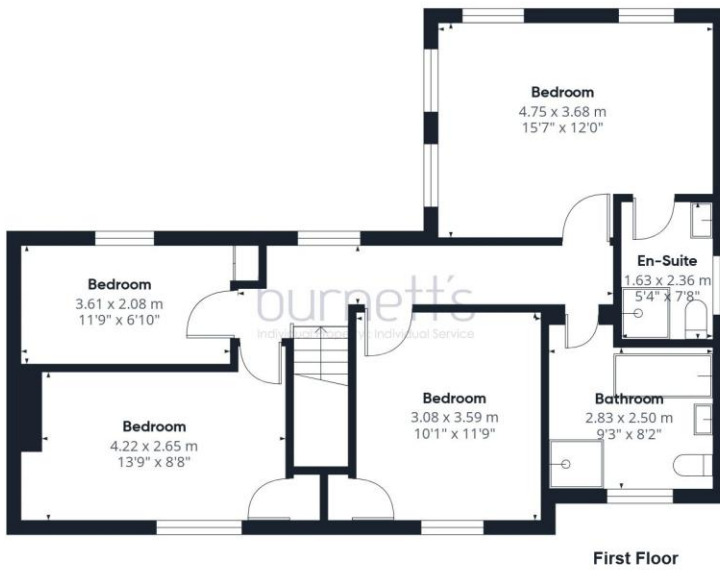
We are not aware of any mining operations in the vicinity

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.



Approximate total area
(excluding garage)
150.7 m²
1622 ft²



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

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

