



Flimwell House, Farm Flimwell, Wadhurst, East Sussex, TN5 7QG
Jack Charles
Estate Agents

Guide Price £1,100,000

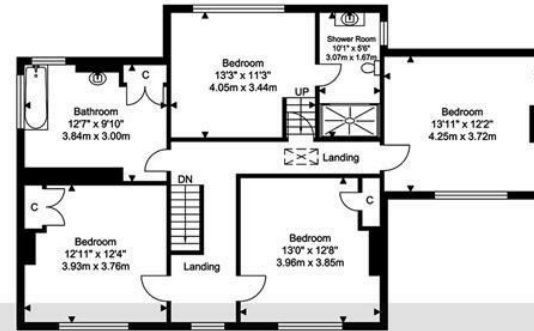
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7QG

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

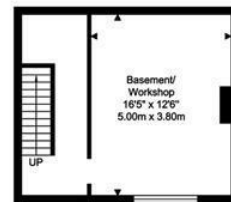
- Detached Victorian Farm House
- The Most Sensational Views
- Completely Renovated
- Elegant Rooms & High Ceilings
- Character Features & Modern Refinement
- Beautiful 1/2 Acre Gardens
- Large Driveway & Double Garage
- Four Double Bedrooms
- Stunning Bathroom & En-Suite
- Internal Viewings Are Essential



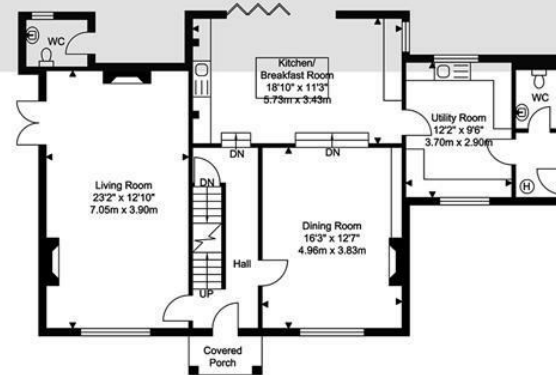
First Floor
Approximate Floor Area
1001.36 SQ.FT.
(93.03 SQ.M.)

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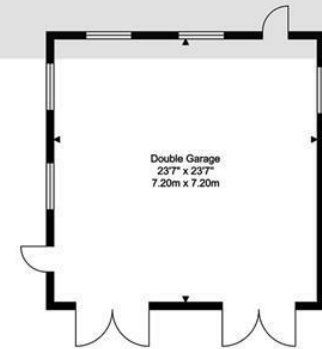
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Basement
Approximate Floor Area
305.26 SQ.FT.
(28.36 SQ.M.)



Ground Floor
Approximate Floor Area
1026.23 SQ.FT.
(95.34 SQ.M.)



Outbuilding
Approximate Floor Area
558.00 SQ.FT.
(51.84 SQ.M.)

TOTAL APPROX FLOOR AREA 2890.86 SQ.FT. (268.57 SQ. M.)

For Identification Purposes Only.



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To Be Sold

Jack Charles are proud to welcome to the market this stunning Victorian Farm House that has been completely renovated and enjoys the most sensational views over an area of outstanding natural beauty. The property offers an elegance and charm that is often very difficult to execute and now offers a redesigned internal layout to create the most magnificent period home. The attention to detail and high standard refinement have been beautifully blended into a period property that elegantly offers a central entrance and hallway with two adjoining reception rooms, a dual aspect living room and a formal dining room. The dining room socially leads into a large bespoke designed Harvey Jones kitchen/breakfast room with feature Aga and central island with inviting views via the feature bi-fold doors onto the garden that have been ideally placed taking in panoramic views beyond which are stunning. In addition a large utility room is found to the side that serves as an excellent overspill to the main kitchen and the ground further benefits from a cloakroom w.c, boot room and internal stairs leading down into a large cellar with two independent areas ideal for storage. To the first floor the theme of period charm and modern refinement continues with four well appointed double bedrooms and more elevated views taking in full advantage of its semi rural aspect with this floor now enjoying high standard ablutions that include a striking en-suite and an absolutely stunning 'Lusso Stone' bath/shower room. Externally the property offers approx 1/2 acre with generous parking, large double garage and gardens that wrap around the property with generous patio, lawn and mature borders and of course the most amazing views. The location is often sought and has been recently celebrated with Wadhurst being voted as the most desirable place to live in the UK by the Sunday Times and with property like this available to buy...its easy to see why! and early viewings are essential to fully appreciate

Flimwell, Wadhurst

Flimwell is an area of outstanding natural beauty nestled between the village of Ticehurst and the small towns of Wadhurst & Hawkhurst. Wadhurst has just been voted the most desirable place to live in the UK by the Sunday Times and each towns offers an array of shops and amenities which include a private cinema, supermarkets, gastro-pubs, cafes, schools for all ages, including Primary schools in Ticehurst, Stonegate and Etchingham and St Ronan's School in Hawkhurst, and Uplands Community College in Wadhurst, and Churches for most denominations. The Area of Filmwell is surrounded by beautiful countryside with many footpaths nearby including ones that head to Bewl Water, which offer inland water sports, cycling as well as fishing , walking and horse riding. Bedgebury Forest is very equally popular and found nearby, great for walking, cycling and horse riding and there is also an adventure playground and the renowned 'Go Ape' tree top challenge. Local golf courses can be found at Dale Hill and Lamberhurst. The A21 gives ease of access to the M25/M20 motorways and the stunning East Sussex coast. The nearest train stations are at Etchingham, Stonegate and Wadhurst, all with services to London and all within five miles. The historic towns of Battle, Rye and Camber Sands are all within a 45 minute drive. For more extensive facilities the spa town of Tunbridge Wells is approximately 12 miles North.

