



## Lodgefield Cottage

High Street, Flimwell, East Sussex





An attractive 4-bedroom detached Victorian house of approximately 2,130sq.ft with lovely south facing gardens of about ¼ acre, situated in the centre of the village with direct access onto the village green. NO CHAIN.

## Guide price £695,000 Freehold



**Situation:** The property is situated in a convenient position in Flimwell village and backs onto the village green. Flimwell has a village hall, an award-winning smokery and wine store, pub, cricket ground with pavilion, playground, and café and restaurant at Flimwell Park.

Ticehurst village is 1.8 miles distant and offers a good range of shops and amenities including a village store/post office, chemist, doctor's surgery, pubs, gallery, café, and primary school. Hawkhurst is just 3 miles distant and provides a wider range of shopping facilities including Tesco and Waitrose supermarkets. Wadhurst is 6 miles distant and offers a selection of local amenities, including the well-regarded Uplands Community College, and the regional centre of Tunbridge Wells is about 12 miles distant and provides a comprehensive range of amenities including the Pantiles, cinema complex and theatres. Etchingam station (4.7 miles distant) and Stonegate station (5 miles distant) provide services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with a journey time of just over an hour. Regular bus services also operate from Flimwell to Tunbridge Wells and Hawkhurst and the A21 is in close proximity providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 45 miles to the west, the Eurotunnel terminal at Folkestone is about 40 miles to the east and central London is about 55 miles away.

There are excellent walks to be enjoyed on the numerous footpaths and bridleways, with the beautiful surrounding countryside including Bewl Water Reservoir, which is close by and reputedly the largest area of inland water in the South East where a wide range of water sports can be enjoyed, as well as leisure facilities at Bedgebury Pinetum and Forest and Dale Hill golf course.

**Description:** Lodgefield Cottage is a well presented detached Victorian house with attractive tile-hung and brick external elevations beneath a slate tiled roof, which benefits from large, double-glazed sash windows giving lots of natural light, period features throughout and provides spacious and flexible accommodation of approximately 2,130sq.ft/ 198sq.m.

The accommodation is arranged over two floors and includes on the ground floor: a good-sized, double aspect kitchen/breakfast room which extends to 19'1 and has an Aga. A pantry/utility room leads off the kitchen and has door out to the courtyard and garage, and on the other side of the kitchen is the dining room, which overlooks the driveway. Stairs lead to the first floor and beyond is a double aspect sitting room with a study area, a conservatory and door to a reception hall with a cloakroom and access to the ground floor bedroom, which has French doors leading out to the garden, a wet room and utility cupboard. On the first floor there is a spacious landing leading to three generous double bedrooms. One of the bedrooms has a dressing room, which could be used an extra child's bedroom or study, and the bedroom has a shower cubicle. There is also a family bathroom with a separate WC.

Outside, the property has a single garage on the west side of the house with a courtyard leading to the front door and utility room, and a large gravel driveway on the east side, accessed through close-board gates, which provides parking for several cars. The gardens are a real feature of the property, being south facing and extending to approximately ¼ acre, with a well-kept lawn and mature flower borders planted with a variety of mature shrubs and trees. There is a private terrace outside the conservatory and downstairs bedroom, ideal for outdoor entertaining, as well as a garden shed and gate giving access to the village green.

**Services:** Mains water and electricity. Gas central heating

**Local Authority:** Rother District Council (01424) 787000

**Current council tax:** F (2024/25 - £3,516.52per annum)

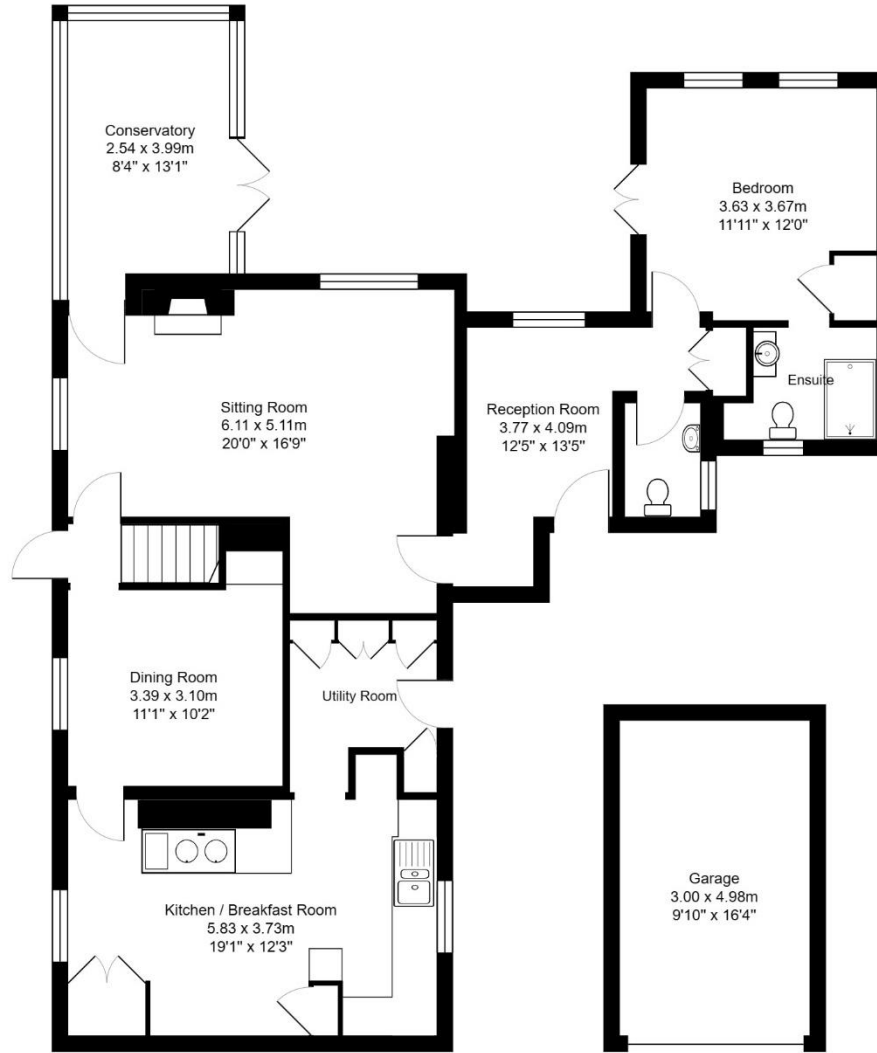
**Current EPC rating:** C

**Property address:** Lodgefield Cottage, High Street Flimwell, East Sussex TN5 7PA



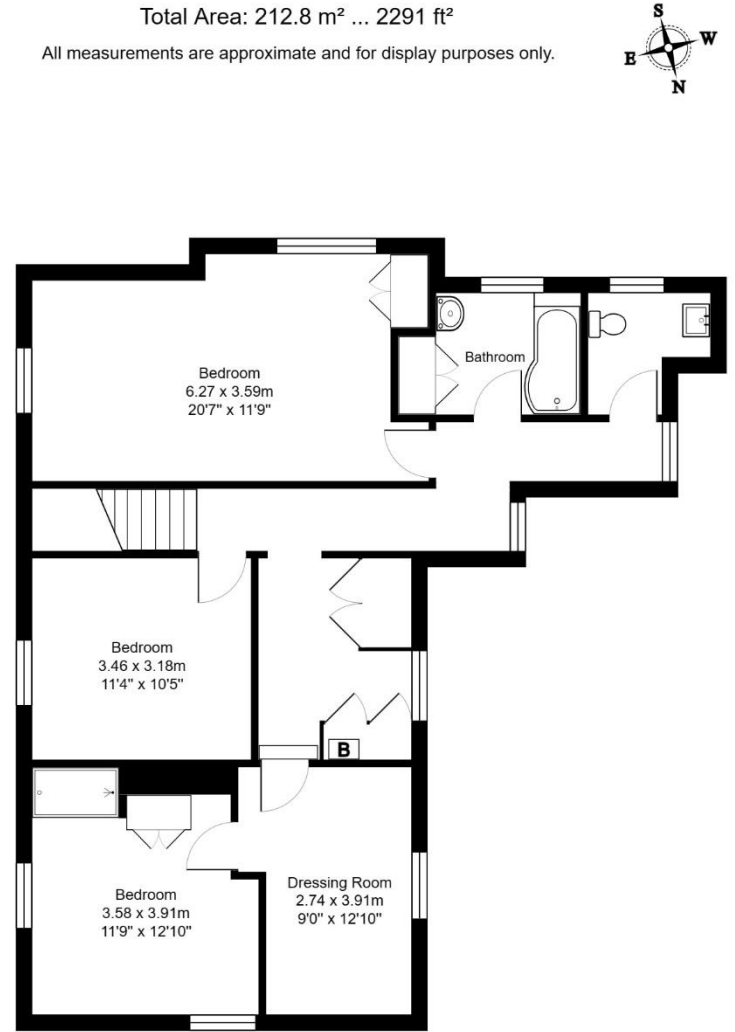
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor  
Area: 112.5 m<sup>2</sup> ... 1211 ft<sup>2</sup>

Outbuilding  
Area: 14.9 m<sup>2</sup> ... 161 ft<sup>2</sup>



First Floor  
Area: 85.4 m<sup>2</sup> ... 919 ft<sup>2</sup>



**Important notice:**  
These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.





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The Estate Office Durgates Wadhurst East Sussex TN5 6DE Telephone: 01892 786720 email: [info@greenlizardhomes.co.uk](mailto:info@greenlizardhomes.co.uk)