



The Forge

Rosemary Lane, Flimwell, East Sussex

A well presented and spacious 4-bedroom house of approximately 2,012 sq.ft, set within a small development of seven properties in a quiet, rural location near Bewl Water, enjoying wonderful communal grounds of 28 acres, situated within easy reach of amenities.

Guide price £600,000 Freehold

Situation: The property is situated in a quiet, rural position about 1½ miles from Ticehurst village, which offers a good range of shops and amenities including a village store/post office, chemist, doctor's surgery, pubs, gallery, café, primary school, village hall and recreation ground.

Hawkhurst is just over 4 miles distant providing a range of shopping facilities including Tesco and Waitrose supermarkets. Wadhurst is within 5 miles 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. Stonegate station (4½ miles distant) and Wadhurst station (5½ 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 only ½ mile to the east 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 beautiful surrounding countryside including Bewl Water Reservoir, reputedly the largest area of inland water in the South East, which is within walking distance and has direct access from the grounds, where a wide range of water sports can be enjoyed, as well as Bedgebury Pinetum and Forest being close by.

Description: The Forge is a much improved and well-presented terraced house forming one of seven properties converted about 25 years ago. The house presents external elevations of brick beneath a tiled roof, recently replaced double-glazed windows and doors throughout, and offers spacious and flexible accommodation of approximately 2,012sqft/187sq.m with scope to update the kitchen and remodel the upstairs layout, if required.

The accommodation is arranged over two floors and includes on the ground floor: a spacious entrance hall with oak flooring, a good-sized dining room with oak flooring, French doors leading out to the front and opening into the kitchen/breakfast room, which has an extensive range of wall and base units with island/breakfast bar and a door leading to a utility room. There is a cloakroom, stairs to the first floor and a large, well-proportioned sitting room with oak flooring, exposed beams and bi-folding doors leading out to the rear garden. On the first floor, there are four double bedrooms – the main bedroom having an ensuite and large dressing room with wall-to-wall wardrobes and shelves (this could easily be converted to provide a further bedroom, if required) and a family bathroom.

Outside, the property is approached over a long driveway through the attractive grounds and enjoys lovely views over surrounding countryside and sweeps down to a large parking area for visitors and beyond to the property's own parking. There is an area of front garden with vegetable beds and storage sheds, and the south rear courtyard garden is block paved and has an excellent outside office. The communal gardens and grounds are a real feature of the property with areas of meadow, three fields and woodland. There is access to a public footpath that leads to Bewl Water Reservoir.

Communal charges: £150 per month

Services: Mains water and electricity. Oil central heating. Shared private drainage.

Current EPC rating: C

Local Authority: Rother District Council (01892) 653311

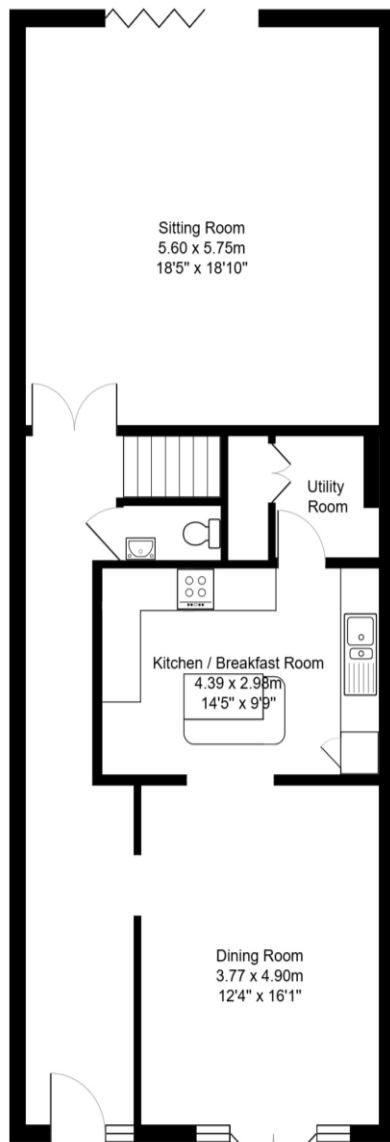
Current council tax: G (2025/26 - £4,247.13)

Property address: The Forge, Downash Farm, Rosemary Lane, Flimwell, Wadhurst, East Sussex TN5 7PS

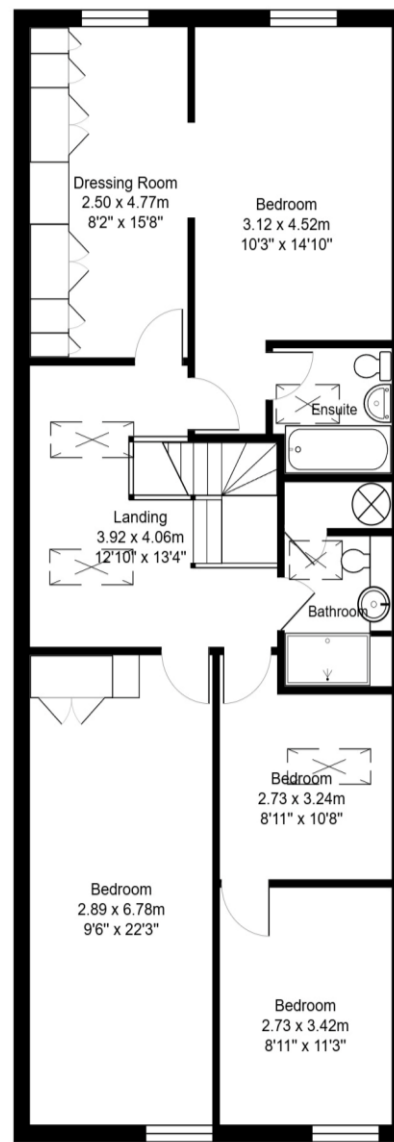


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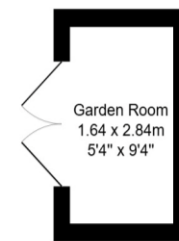
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 88.8 m² ... 956 ft²



First Floor
Area: 91.0 m² ... 980 ft²



(Not shown in actual location)
Area: 4.7 m² ... 50 ft²

Total approximate floor area: 2,012sq.ft /187sq.m
For layout guidance only

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