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AWAITING FLOORPLAN



3 Flimwell Close, Flimwell, Wadhurst, Kent TN5 7PP

£485,000 freehold

A generous four bedroom semi-detached family home tucked away in a small cul de sac, large level garden that offers direct access to Bedgebury Forest with a network of footpaths and bridleways. It is conveniently situated and also close to Bewl Water.

Semi Detached Family Home
Convenient Location

4 Bedrooms
Access to Bedgebury Forest

Loft Room with Potential
Solar Panels

Large Level Garden
6kWh battery storage

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Description

This generous four bedroom semi-detached family home has been extended and altered over the years to provide a versatile layout over three floors. Offering adaptable accommodation the large kitchen/breakfast room and utility look out over the level gardens that provide direct access to Bedgebury Forest. There are two reception rooms, one that could be used as a self-contained ground floor suite and to the first floor are three bedrooms, with an en-suite shower room and an additional bedroom with large attic store to the top floor. The accommodation is generous but could be further enlarged with an additional loft room. There is parking to the front and to the rear the level gardens incorporate a detached summerhouse with gated access to Bedgebury Forest. The whole is situated in a convenient location within a short distance of the A21 and close to Bewl Water.

Note: The drainage system is owned and managed by the residents at a cost of £36 per month. Each property has a share in the company Forestedge STP Limited. The roadway is the shared responsibility of the 12 houses on Flimwell Close.

Directions

From Flimwell traffic lights, head north where the entrance will be found on the right hand side.

What3Words: ///line.tolerates.best

THE ACCOMMODATION

With approximate room dimensions comprises a panelled and glazed door to the

RECEPTION HALL

8' 3" x 7' 9" (2.51m x 2.36m) Including a range of cupboards providing hanging and shelving, glazed door through to

INNER HALLWAY

8' 7" x 5' 9" (2.62m x 1.75m) Stairs rising to the first floor landing with under stairs storage cupboard.

LIVING ROOM

15' 0" x 10' 10" (4.57m x 3.30m) bay window to front with oak flooring, central wood burning stove and stone hearth, wide archway leads through to the

KITCHEN

21' 0" x 10' 4" (6.40m x 3.15m) widening to 12' 1" (3.68m) Also accessed from the inner hallway, with two windows looking out onto the garden, recessed lighting and fitted with a range of base and wall mounted cabinets incorporating cupboards and drawers with spaces and plumbing for appliances, fitted low level oven and space for a fridge/freezer, built in glazed cupboard and space for breakfast table.



UTILITY ROOM

8' 1" x 8' 1" (2.46m x 2.46m) Window and glazed door to patio and garden, fitted with a base unit and enamel sink with mixer tap and space and plumbing for washing machine.

WC

8' 1" x 3' 0" (2.46m x 0.91m) Obscured window to side and fitted with a low level wc, pedestal wash hand basin and wall mounted gas fired boiler, solar control unit and battery storage.

SITTING ROOM/STUDY

12' 3" x 11' 6" (3.73m x 3.51m) Having a dual aspect with connecting door to utility room, potential to be a self-contained suite.



FIRST FLOOR LANDING

Linen cupboard.

MAIN BEDROOM

20' 10" x 11' 6" (6.35m x 3.51m) A triple aspect room with opening to



SHOWER ROOM

Obscured window to rear, fitted with a large shower enclosure with sliding glazed screen, heated towel rail, pedestal wash hand basin, low level wc.

BATHROOM

7' 10" x 5' 6" (2.39m x 1.68m) With obscured window to rear, fitted with a panelled bath with tiled surround and shower over, vanity sink unit, low level wc.

BEDROOM

13' 0" x 9' 1" (3.96m x 2.77m) Window taking in views of the garden, cupboard with hanging and shelving, vanity sink unit.

BEDROOM

13' 0" x 11' 6" (3.96m x 3.51m) With window to front, cupboard with hanging rail.

INNER LANDING

8' 9" x 7' 0" (2.67m x 2.13m) With window to front, eye level cupboard, airing cupboard with hot water storage tank, stairs rising to second floor.

BEDROOM

13' 0" x 11' 0" (3.96m x 3.35m) With two velux windows, panelled ceiling, vanity sink unit, cupboard housing cold water storage tank and WALK-IN WARDROBE 10' 0" x 4' 4" (3.05m x 1.32m). Connecting door to

ATTIC ROOM

11' 6" x 10' 10" (3.51m x 3.30m) Velux window and offering further potential.

OUTSIDE

The driveway offers ample parking with access to the side and rear. There is also a small area of level lawn with planted borders. The rear garden incorporates an area of paved patio with a pathway leading to a DETACHED SUMMERHOUSE 11' 10" x 11' 8" (3.61m x 3.56m) with power and light. Additional section of patio to the front. The garden is large and laid to level lawn incorporating two sheds and a covered patio. There is gated access into Bedgebury Forest with access to a network of footpaths and bridleways.



COUNCIL TAX

Tunbridge Wells Borough Council
Band D - £2578.8

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.