



Clarks Yard
Flimwell, East Sussex, TN5 7NG

Price guide £650,000 - £675,000 Freehold

Wyatt
Hughes

CLARKS YARD, FLIMWELL, EAST SUSSEX, TN5 7NG

Guide Price - £650,000 - £675,000

Tucked away in a quiet cul-de-sac in the sought-after village of Flimwell, this attractive four bedroom detached home enjoys a wonderful setting backing directly onto Dale Hill Golf Course, with open views across the fairways and private gated access straight onto the course.

A generous gravel driveway provides ample off-road parking and leads to a detached garage, while the property itself sits comfortably within its plot, offering both privacy and kerb appeal.

Inside, the accommodation is well balanced for modern family living with a welcoming hallway that leads through to a bright dual-aspect living room with French doors opening onto the rear garden. There is a separate dining room ideal for entertaining, along with a spacious kitchen/breakfast room overlooking the garden. A useful utility room, ground floor cloakroom and separate study complete the downstairs, offering excellent flexibility including work-from-home space.

Upstairs, the principal bedroom benefits from its own en-suite shower room. Three further well-proportioned bedrooms are served by a family bathroom, making the layout ideal for growing families or visiting guests.

The rear garden is mainly laid to lawn with a paved terrace perfect for outdoor dining. Backing directly onto Dale Hill Golf Course, the property enjoys an open outlook and a rare lifestyle opportunity, with a private gate providing direct access onto the course itself.

Flimwell is a popular East Sussex village on the Kent/Sussex border, surrounded by countryside yet within easy reach of Ticehurst and Hawkhurst for local amenities. Mainline rail services to London are available from nearby Wadhurst and Etchingham.

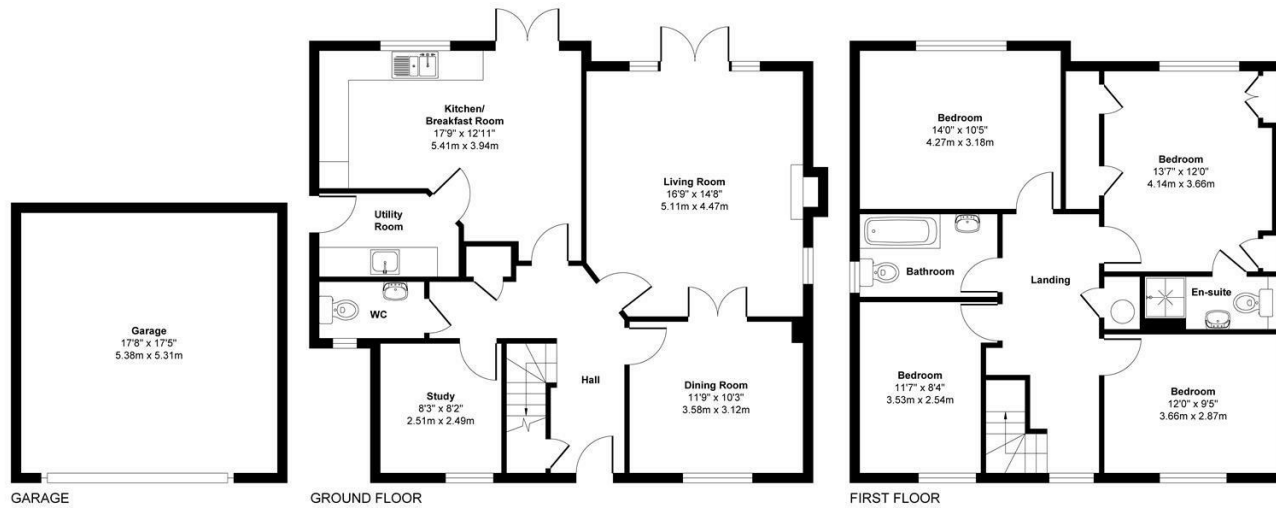
A superbly positioned family home offering space, privacy and an exceptional golf course setting.

- Four Bedrooms • Detached Garage • Driveway • Two Reception Rooms • Utility Room • Study • En-Suite Bathroom • Views Over Dale Hill Golf Course • Mains Water, Gas & Electric • Council Tax Band F



Clark's Yard

Approximate Gross Internal Floor Area
1996 sq. ft / 185.43 sq. m



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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