



High Street

Flimwell, East Sussex, TN5 7PB

Guide price £475,000 - £600,000 Freehold

Wyatt  
Hughes



## HIGH STREET, FLIMWELL, EAST SUSSEX, TN5 7PB

A wonderful family home offering generous living space, a great layout for modern life, and a lovely setting with countryside views toward Bedgebury Forest.

Originally a chapel and later part of the village pub, Welcome Stranger dates back to the early 1800s and has been thoughtfully renovated by the current owners, blending character with everyday practicality. Recent improvements include a reworked wood and slate roof (2021), new electrics (2021), new plumbing and gas central heating (2023), and double glazing throughout most the home (2024).

The house is particularly strong on its living space. To the front, the sitting room is a bright and welcoming space with a south-facing aspect, exposed beams, a wood burning stove and refurbished floorboards — ideal for day-to-day family life.

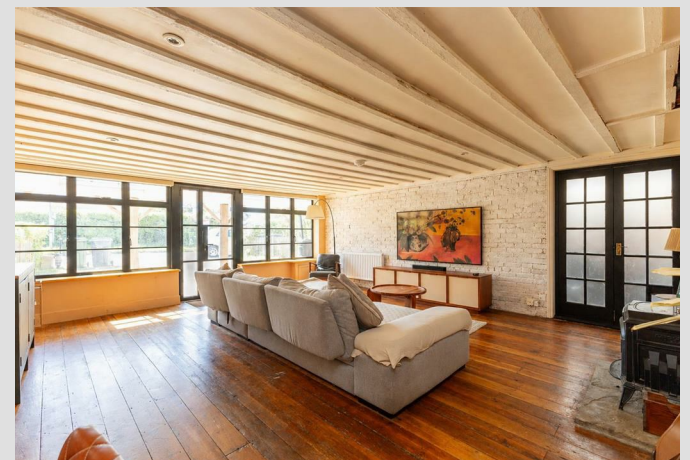
To the rear, the property opens into a superb kitchen and dining area, designed as the hub of the home. With bespoke cabinetry, integrated appliances and bi-fold doors onto the garden, it's a space that works equally well for everyday living and entertaining. A cosy seating area with feature brick fireplace sits alongside a more formal dining space, with a glass-roofed extension bringing in excellent natural light. A separate utility room and ground floor WC add to the practicality.

Upstairs, the principal bedroom enjoys views across the garden toward Bedgebury, with an en suite. There are three further bedrooms, two doubles, alongside a family shower room, with the fourth bedroom ideal as a nursery or home office.

Outside, the rear garden backs onto open countryside, with a stone terrace for outdoor dining and lawn beyond. A gate gives direct access to walks toward Bedgebury Forest, with the Flimwell entrance just across the road. Off-road parking is provided to the front.

Set within the High Weald Area of Outstanding Natural Beauty, with easy access to Ticehurst, Hawkhurst and Wadhurst, as well as mainline stations to London Bridge

- Four Bedroom Semi-Detached • Private Driveway • Open-plan Kitchen With Bi-Fold Doors • Sitting Room With Wood Burner • En-suite to Principal Bedroom • Garden Backing onto Countryside • Close to Both Bedgebury Pinetum & Bewl Water • Mains Drains, Electrics & Gas • Council Tax: Band





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| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          | <b>74</b> | <b>82</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> 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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