



Flimwell

Guide Price £700,000 to £750,000

A substantial five-bedroom detached house within proximity to Bedgebury Forest. The accommodation offers a spacious kitchen/diner ideal for entertaining. French doors in the living room opening out to the beautiful rear garden & patio with country views towards Bedgebury forest. A generous driveway double garage provides ample parking.



ENTRANCE PORCH

Decorative oval double-glazed front door. Double glazed windows to either side. Stone tiled floor. Upper double-glazed door into entrance hall with full height double glazed window to side.

ENTRANCE HALL

Solid wood doors to kitchen/diner and bedroom four. Door to bathroom. Multi paned double doors into living room. Door to study/bedroom five. Stairs to first floor. 'Amtico' flooring. Radiator. Inset ceiling spotlights. Coved ceiling.

KITCHEN/DINER

Dual aspect. Double glazed windows to front and rear. Tiled floor. Wall and base kitchen units. Central island. Granite worktop with sparkle. Range cooker with electric oven and six ring gas hob built into chimney breast. Extractor canopy over. Tiled splash back. 'Candy' automatic washing machine and 'White Knight' dryer. 'Bosch' freestanding American style fridge/freezer with water dispenser. Integrated 'Bosch' dishwasher. Inset 'Villeroy' and 'Bosch' 1 1/2 bowl sink unit and swan neck mixer tap and hand shower. Opaque upper glazed double-glazed door to side leading to rear garden. Radiator. Coved ceiling. Inset ceiling spotlights.

LIVING ROOM

Dual aspect. Three sets of French doors to rear and side leading to rear garden. Radiator. Carpeted. Feature fireplace with electric wood burning stove with wooden beam above and granite hearth. Four wall lights. Coved ceiling.

BEDROOM FOUR

Double glazed windows to front. Built in wardrobe. Carpeted. Coved ceiling.

BEDROOM FIVE/STUDY

Double glazed window to side. Radiator. Carpeted. Inset ceiling spotlights.

BATHROOM

Opaque double-glazed windows to rear. Built in oval bath with waterfall mixer tap and handheld shower attachment. Splash back. Low level WC. Ceramic bowl wash hand basin with mixer tap upon vanity unit with cupboards. Splash back. Inset ceiling spotlights. Extractor fan. Tiled floor with underfloor heating.

STAIRS/FIRST FLOOR LANDING

Carpeted. Velux window. Radiator. Doors to bedrooms one, two and three.

BEDROOM ONE

Dual aspect. Double glazed windows to front and rear. Carpeted. Two radiators. Inset ceiling spotlights. Access to eaves storage. Built in wardrobes. Wooden door to ensuite shower room.

ENSUITE SHOWER

Walk in shower with overhead shower and built in controls. Low level WC. Vanity enclosed wash hand basin with mixer tap. Chrome heated towel rail. Opaque double-glazed windows to rear. Extractor fan. Inset ceiling spotlights. Wall and floor tiled. Underfloor heating.

BEDROOM TWO

Dual aspect. Double glazed windows to side and front. Two radiators. Carpeted. Built in wardrobe. Door to ensuite shower.

ENSUITE SHOWER

Built in shower with sliding door and overhead shower with built in controls. Tiled splash back. Back to wall WC with built in flush. Wall mounted wash hand basin with mixer tap. White heated towel rail. Inset ceiling spotlights. Extractor fan. Wall and floor tiled.

BEDROOM THREE

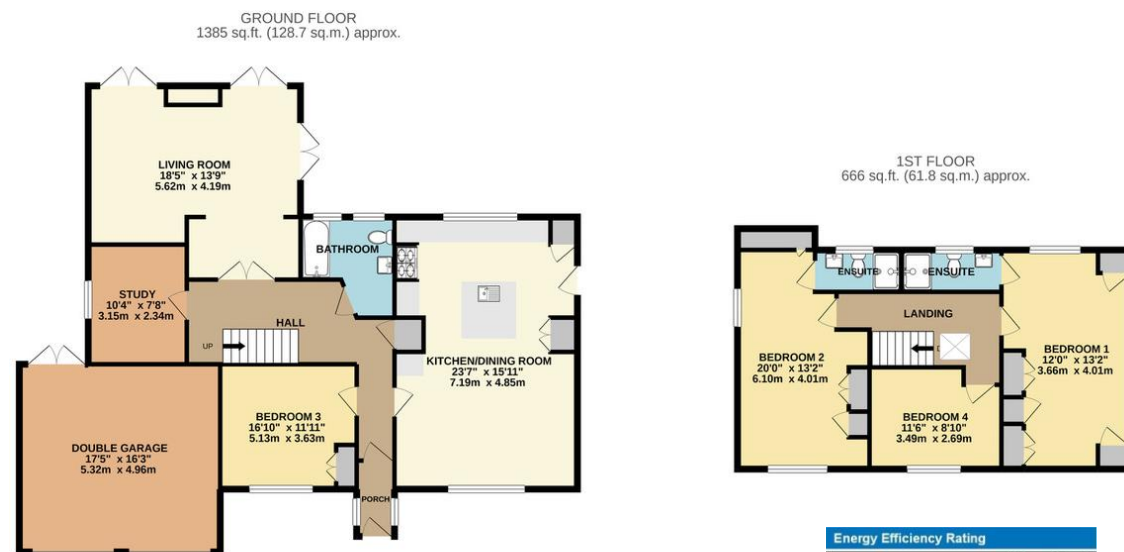
Double glazed windows to front. Radiator. Carpeted. Inset ceiling spotlights. Loft access.

REAR GARDEN

Large paved patio area. Fence enclosed. Outside water tap. Gated access to front. Double doors. Steps from patio leading to lawn. Pathway leading to timber building with 'Colt' style roof housing hot tub with light and power. Decked area. Log cabin with stable door housing bar, timber floorboards, fridge, light and power. Fence and gate overlooking fields and views across to Bedgebury forest.

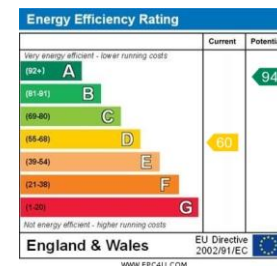
FRONT GARDEN

Wall and fence enclosed. Double gates onto tarmac drive offering parking for several vehicles. Double garage with up and over door and power and light. Outside lighting. Outside water tap.



TOTAL FLOOR AREA: 2051 sq.ft. (190.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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