



Peter
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With Beautiful Countryside Views in Flimwell

£950,000

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Step into this picturesque countryside retreat and discover the timeless elegance of this charming detached Victorian farmhouse. As you enter, the heart of the home beckons with its stunning 'Harvey Jones' kitchen, a masterpiece of craftsmanship seamlessly blending style and functionality. The bespoke kitchen features bifold doors that connect indoor and outdoor living, a stylish electric Aga, and a central island offering ample worktop space, perfect for entertaining and casual dining alike. Additionally, a large separate utility room provides convenience and functionality. Adjacent to the kitchen is a separate dining room, boasting beautiful sash windows that bathe the space in natural light. A large living room, adorned with two classic fireplaces one of which houses a wood burning stove, invites you to unwind in its comforting ambiance.

Upstairs, discover four spacious double bedrooms, each offering contemporary comfort and style. Modern high quality bathrooms and ensembles provide luxurious retreats for relaxation. The main bathroom boasts a 'Lusso' Stone freestanding bath and matching twin basins. A walk-in shower with contrasting tile splashback adds a touch of modern luxury. With views to the south and west, you can enjoy stunning views as you unwind in this serene space.

Outside, the property is enveloped by a stunning established wrap-around garden spanning approximately 0.5 of an acre, with the added advantage of being south-west facing, ensuring abundant sunlight throughout the day. Enjoy panoramic views of the surrounding countryside, extending as far as Bewl Water. Off-road parking for multiple vehicles and a double garage ensure convenience and security for your vehicles and storage needs.

If you lived here: Imagine waking up to the serene beauty of the countryside every day, while still enjoying easy access to modern amenities. Located within close proximity to the A21, commuting is a breeze, connecting you to nearby towns and cities. Just a short 10-minute drive away, Etchingham train station offers effortless travel for work or leisure. Families will appreciate the convenience of good local schools, providing quality education within reach. Whether you're seeking tranquillity or convenience, this property offers the perfect balance of rural charm and modern living.





- DETACHED FOUR BEDROOM HOUSE
- FAR REACHING COUNTRYSIDE VIEWS TOWARD BEWL WATER
- NEARBY BEDGEBURY FOREST FOR WALKS AND CYCLING
- BEAUTIFULLY PRESENTED TO A HIGH SPECIFICATION THROUGHOUT
- DOUBLE GARAGE AND AMPLE OFF ROAD PARKING
- PRETTY SURROUNDING GARDENS
- 2756 SQ FT ACCOMMODATION
- EPC RATING F
- COUNCIL TAX BAND G



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		