



125

— YEARS OF —

**Lambert
& Foster**



THE FARM HOUSE, NURSERY FARM
LONDON ROAD, FLIMWELL, EAST SUSSEX, TN5 7QA



**Lambert
& Foster**

WADHURST STATION 6.3 MILES | TUNBRIDGE WELLS 10 MILES | GATWICK AIRPORT 34 MILES

THE FARMHOUSE, NURSERY FARM, FLIMWELL, EAST SUSSEX, TN5 7QA

A beautifully renovated four-bedroom Grade II Listed farmhouse set in approximately 1.5 acres, blending period charm with modern luxury. This wonderful family home offers spacious living, a triple car port, and sweeping gardens in a rural setting.

ASKING PRICE £1,100,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to the market this beautifully renovated four-bedroom Grade II Listed farmhouse set in approximately 1.5 acres of gardens and wood, blending period charm with modern luxury. This wonderful family home offers spacious living, a triple car port, and sweeping gardens in a rural setting.

The Farm House, which benefits from more than 2,640 sq. ft. of internal living space over two floors, is an attractively presented four-bedroom detached family home approached via a generous driveway with a large gravel parking area offering ample parking for several cars.

On the ground floor you find a kitchen/dining room, a sitting room, playroom, bathroom and office (with fibre optic broadband available) while on the first floor there are four double bedrooms, two of which have ensuite shower rooms, and a family bathroom.

The house has been thoughtfully renovated to an excellent standard throughout. The heart of the home is a striking modern kitchen with sleek bespoke wall and floor cabinetry, integrated appliances including wall mounted ovens, and a fantastic layout that flows seamlessly into the dining and living spaces. Period features, including exposed beams and brickwork, have been carefully retained to complement the contemporary updates, creating an inviting blend of character and comfort.

The accommodation offers flexibility for family living, with bright and spacious reception rooms, four well-proportioned bedrooms, and stylish bathrooms. Attention to detail is evident throughout, with neutral décor and high-quality finishes making this an immediately welcoming home.



DESCRIPTION CONTINUED

Externally, the property truly excels. The gardens extend to around 1.5 acres, mainly laid to lawn, interspersed with mature trees and bordered by a wooded area. A large stone patio to the rear of the property is ideal for entertaining, while an additional outhouse with water and WC offers useful ancillary space.

The property benefits from a compliant sewage treatment plant which is approximately five years old.

The property is ideally positioned for access to nearby commuter routes. Wadhurst mainline station is just over five miles away, providing regular services to London Charing Cross in around an hour. The A21 is close by, giving swift road connections north to Tunbridge Wells and the M25, and south to Hastings and the coast.

There is a choice of excellent schools in the area. Goudhurst Primary School is within the catchment area and has received an Outstanding Ofsted rating. There are well-regarded independent options such as, Saint Ronans, Marlborough House & Vinehall and Tonbridge School. The property also sits in the Cranbrook School Catchment Area.











FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Nursery Farm, Flimwell, Wadhurst, TN5 7QA

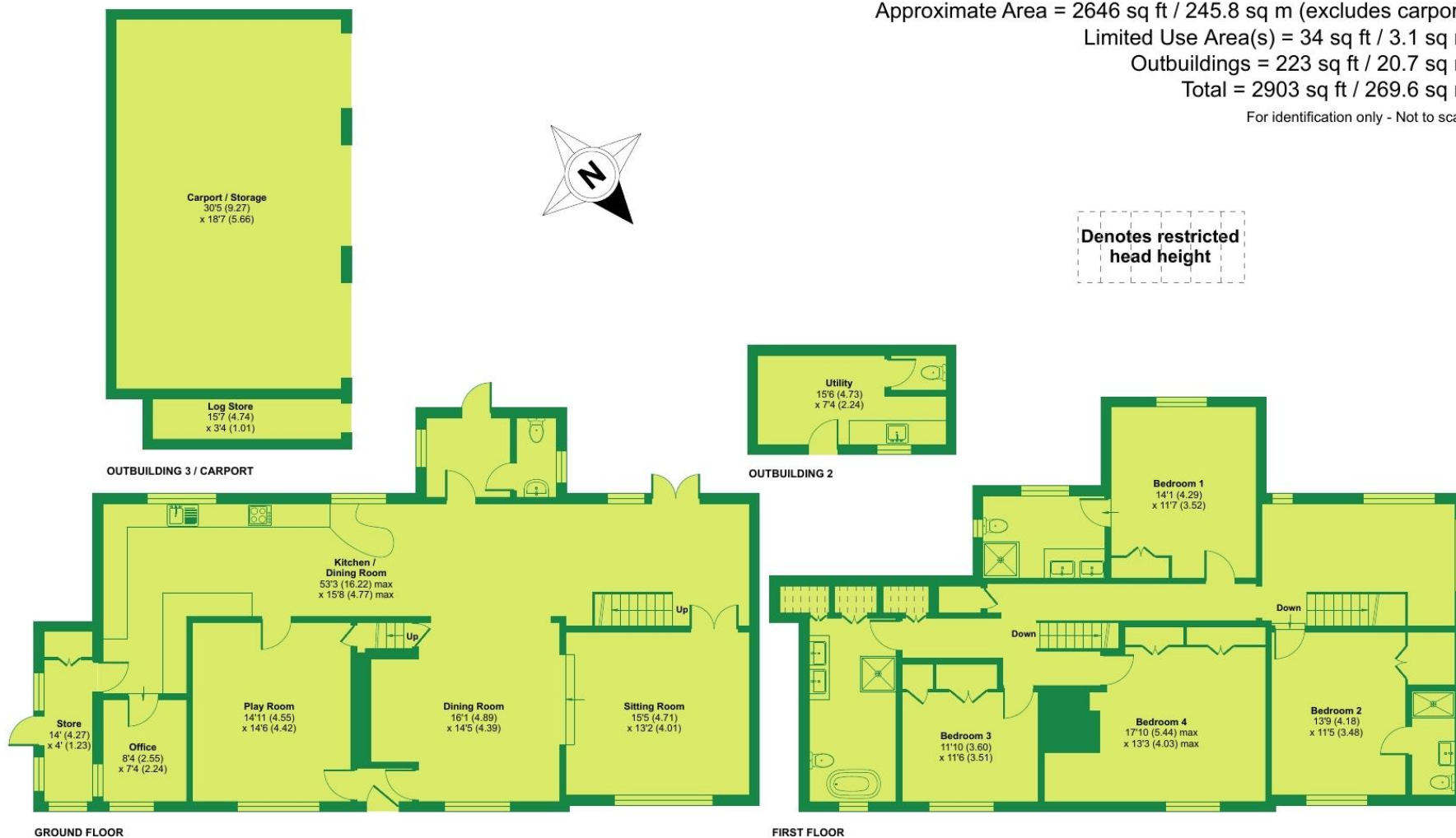
Approximate Area = 2646 sq ft / 245.8 sq m (excludes carport)

Limited Use Area(s) = 34 sq ft / 3.1 sq m

Outbuildings = 223 sq ft / 20.7 sq m

Total = 2903 sq ft / 269.6 sq m

For identification only - Not to scale







VIEWING: By appointment only. **Sussex Office:** 01435 873999

WHAT3WORDS: ///OVERHEARD.SALMON.SHUTS

TENURE: Freehold

SERVICES & UTILITIES:

Electricity: Mains

Water: Mains

Sewerage: Private

Heating: Oil

BROADBAND & MOBILE COVERAGE: Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: G **EPC:** NA

FLOOD & EROSION RISK: Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick elevation with tiled roof.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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