



**CHORLEY COTTAGE**  
BERNERS HILL, FLIMWELL, EAST SUSSEX, TN5 7NA



**Lambert  
& Foster**

STONEGATE STATION 3 MILES | TUNBRIDGE WELLS 9 MILES | GATWICK AIRPORT 28 MILES

## CHORLEY COTTAGE, BERNERS HILL, FLIMWELL, EAST SUSSEX, TN5 7NA

An attractive Grade II listed stone-built semi-detached cottage, offering a charming blend of period character, rural outlook and convenient access to nearby villages and amenities.

ASKING PRICE £295,000 FREEHOLD



### DESCRIPTION

Lambert & Foster are excited to bring to the market this attractive Grade II listed stone-built semi-detached cottage, offering a charming blend of period character, rural outlook and convenient access to nearby villages and amenities.

The accommodation is arranged over two floors and includes a welcoming sitting room with character features including an inglenook fireplace, wooden floors and a wooden open staircase, all contributing to the cottage's traditional charm.

The ground floor also features a fitted galley-style kitchen with breakfast bar, offering a well-planned and efficient layout with space for informal dining and everyday use. There is also a bathroom with a small utility area.

Externally, the property enjoys a private courtyard-style garden, providing an enclosed seating area with attractive rural views. A gated access leads from the courtyard towards adjoining open fields, enhancing the sense of openness and countryside setting. In addition, there is a useful external utility room with plumbing and space for a washing machine and tumble dryer, providing practical and valuable additional household space.



The property is well positioned on the Flimwell to Ticehurst road, providing convenient access for commuting and travel, and is also within very close proximity to a nearby bus stop, offering regular services to Wadhurst and Tunbridge Wells. It is within walking distance of Dale Hill Golf Club and close to the popular Bull Inn at Three Legged Cross.

The surrounding area also benefits from excellent countryside walks and outdoor recreation, including access routes towards Bewl Water Reservoir. Nearby Ticehurst offers a well-regarded village environment with local convenience stores, a village hall and the renowned restaurant and pub The Bell Inn.

The property also benefits from excellent road connectivity via the A21 road, providing fast access towards Tunbridge Wells, the coast and London. Chorley Cottage is ideally suited to first-time buyers, downsizers or those seeking a weekend retreat in a well-connected rural location.

- Two bedrooms
- Grade II Listed
- Character features
- Courtyard Garden
- Countryside setting
- Gated access





## FLOORPLANS

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

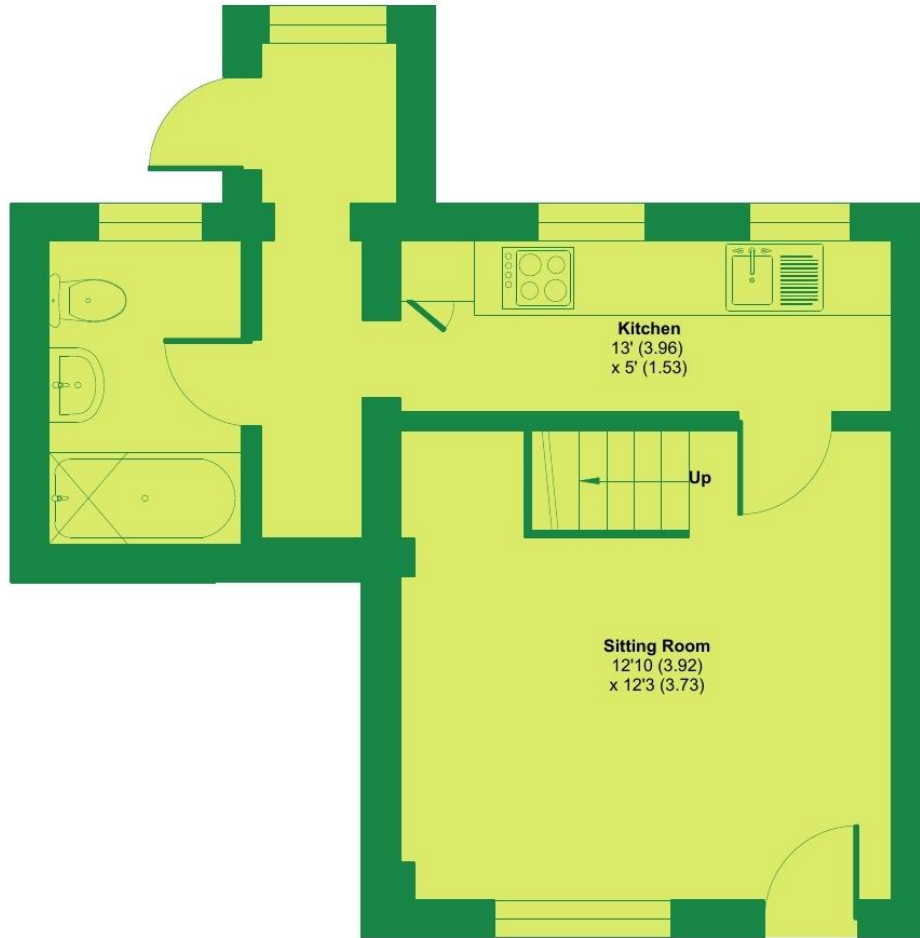
# Chorley Cottage, Berners Hill, Flimwell, Wadhurst, TN5 7NA

Approximate Area = 545 sq ft / 50.6 sq m

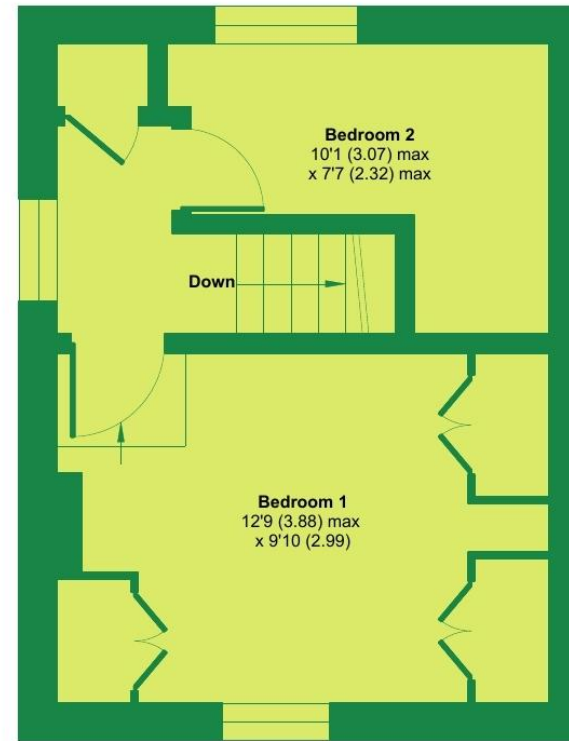
Outbuilding = 59 sq ft / 5.4 sq m

Total = 604 sq ft / 56 sq m

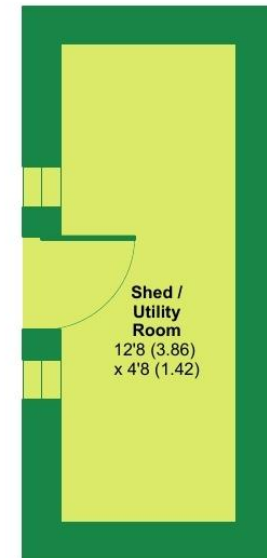
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





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

**WHAT3WORDS:** ///COMPETING.BAKE.SAVING

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Gas

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

**LOCAL AUTHORITY:** [www.rother.gov.uk](http://www.rother.gov.uk)

**COUNCIL TAX:** Band C **EPC:** NA

**FLOOD & EROSION RISK:** Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information.

**PHYSICAL CHARACTERISTICS:** Stone elevation under a slate tile 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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