



'Our Focus Determines Your Reality'



The Mount  
Flimwell  
East Sussex  
TN5 7QN



Entrance Hall \* 'L' Shaped Sitting Room \* Dining Room \* Study  
Kitchen/Breakfast/Family Room \* Guest Bedroom with Ensuite  
Cloakroom

---

Vaulted Master Bedroom with Ensuite  
Two Further Double Bedrooms \* Family Bathroom

---

Garden with Terrace \* Summer House \* Garage  
Off Road Parking



## SPACIOUS DETACHED FAMILY HOME

This attractive, spacious, family home offers well-proportioned rooms and is presented in immaculate condition throughout. Occupying a position set back from the road and slightly elevated on the edge of the village of Flimwell, the property is a short walk to Bedgebury Forest which is ideal for walking and cycling and has the award winning Weald Smokery on its doorstep.

The accommodation consists of an entrance hall, a double aspect sitting room, with log burner, French doors to the terrace, and which is divided by an arch and could if required be configured to provide two rooms, a dining room, a study, a kitchen/breakfast/family room with doors to the garden, a cloakroom and a guest bedroom with ensuite shower room on the ground floor.

On the first floor there is a vaulted master bedroom with ensuite shower room, two further double bedrooms and a family bathroom.

Outside the gravel drive is bordered by a hedge to one side and lawn to the other and leads to the garage. The enclosed garden to the rear is laid predominantly to lawn with an area of terrace, a path leads to a summer house and further terrace and there is a stunning Magnolia tree.



## FLIMWELL

The property is located on the edge of the village of Flimwell. Nearby Hawkhurst and the Wealden town of Cranbrook provide a large range of sports/recreational amenities, including leisure facilities/swimming pool, cinema, supermarkets, and restaurants.

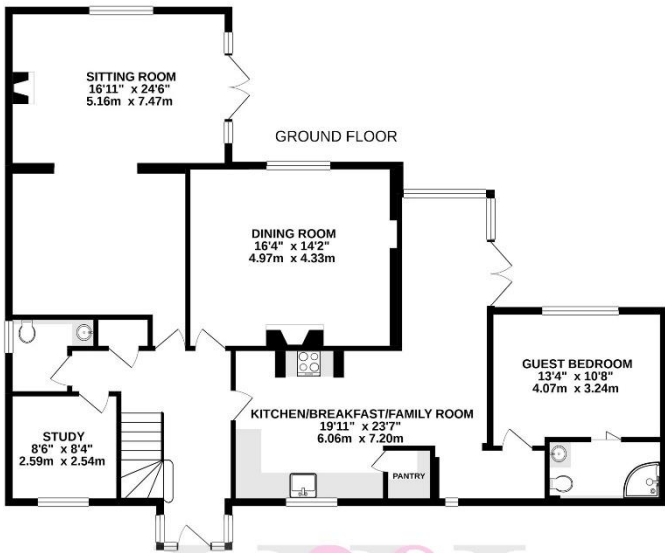
A short drive away, Royal Tunbridge Wells offers more comprehensive entertainment and shopping, including theatres, The Royal Victoria shopping arcade and the historic Georgian Pantiles.

## SCHOOLS AND CONNECTIONS

In addition to Cranbrook School, there are many excellent private, grammar and state schools for children of all ages in the area.

The nearby stations at Wadhurst and Stonegate provide mainline services to London Charing Cross and Cannon Street.





TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 2,001SQ.FT. (185.6SQ.M.)  
(not to scale - for layout purposes only)

(no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)  
(please note that the fixtures and fittings are not necessarily included in the sale)  
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.  
Made with Metropix ©2020

**Energy Performance Certificate**

Wood Way, New Road, CRANBROOK, TN11 3LE

Dwelling type: Detached house Reference number: 5678 8064 7256 5203 3964  
 Date of assessment: 13 June 2017 Type of assessment: RCSA1 existing dwelling  
 Date of certificate: 14 June 2017 Total floor area: 118 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years** £ 3,893

**Over 3 years you could save** £ 684

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 216 over 3 years	You could save £ 684 over 3 years
Heating	£ 2,304 over 3 years	£ 1,612 over 3 years	
Hot Water	£ 417 over 3 years	£ 261 over 3 years	
<b>Totals</b>	<b>£ 3,893</b>	<b>£ 2,489</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and coolers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed or individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £200	£ 126
2 Floor insulation (suspended floor)	£800 - £1,200	£ 297
3 Low energy lighting for all fixed outlets	185	£ 132

See page 3 for a full list of recommendations for this property.

For more information on recommended potential savings on your energy bills, visit [www.nrgenergyadvice.org.uk](http://www.nrgenergyadvice.org.uk) or call freephone 0800 444292. This Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4



## SERVICES

Mains electricity, water and drainage. Electric central heating.

Rother District Council - Council Tax Band E

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

**Harpers and Hurlingham Property Consultants**  
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)