



Downash Lodge

Rosemary Lane, Flimwell, East Sussex, TN5 7PS

Batcheller
Monkhouse

Our Corner of England

Downash Lodge

An elegant Edwardian house located close to Bewl Water, set in mature gardens of 0.45 of an acre with excellent outbuildings including a home office/gym. No onward chain.

Ground Floor

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom
- Shower Room

First Floor

- Principal Bedroom
- 3 further Double Bedrooms
- Family Bathroom

Outside

- Attractive Mature Gardens and Grounds in all 0.45 of an Acre
- Driveway with Parking
- Second Access to further Parking Area in front of Home Office/Gym, Timber Workshop and Former Stable



DESCRIPTION

Downash Lodge is a handsome Edwardian house which has excellent room proportions, high ceilings and dual aspect principal rooms with an attractive aspect over the garden and farmland. The property retains character features including timbered ceilings, bay windows with leaded lights and fireplaces. The current owners have added secondary double glazing, together with thermostats to the radiators and solar panels.

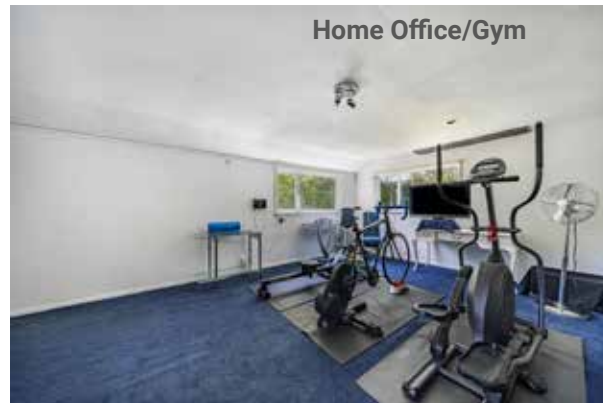
The main features of the property include:

- **Entrance hall** formed into an attractive bay to the front of the property with wooden flooring, stairs rising and **shower room**.
- **Sitting room** is a charming space with timbered ceiling, fireplace with log burner, window to the rear, double doors opening to the terrace, further bay window to side and window also to the front.
- **Dining room** is dual aspect with timbered ceiling, Amtico parquet style flooring and drinks cupboard.
- **Kitchen/breakfast room** has a good range of painted cupboards, with granite working surfaces extending to form a peninsula. Neff appliances with double oven, hob and extractor hood over, integrated dishwasher and fridge/freezer, and walk-in larder. **Utility room** with provision for washing machine and tumble dryer and a **cloakroom** to one side.
- First floor landing with an arched feature. **Principal bedroom** with built-in wardrobe cupboard, under eaves cupboard and bay window to the front with attractive views across to farmland.
- There are **three further double bedrooms**, one with a bay window to the front and two overlooking the garden.
- **Family bathroom** with panel bath with shower over, wash basin, WC and window to the rear which affords a view towards Bewl Water.

OUTSIDE

Impressive brick pillars through which the driveway provides a parking and turning area with mature shrubs and screening trees. There is a broad paved terrace to two sides of the property with sweeping lawns, array of established shrubs including camelia, clematis, azaleas, an acer tree and large partly raised koi pond with pump. A gravel pathway leads to a second parking area with double gates and separate access in front of the **home office/gym**. This is a good size space with windows to three sides, power and light. Beyond this is a large greenhouse, garden tool shed, timber workshop, vegetable garden with four raised beds and arbor walkway. To one side is a former stable.





Home Office/Gym

AMENITIES

Local: Downash Lodge is located in semi-rural position close to Bewl Water yet within a mile of Ticehurst village with a general store/post office, primary school and several pubs.

Towns: Hawkhurst (3.6 miles) offers a wider choice of amenities including 2 supermarkets, butcher, baker and independent stores. Tunbridge Wells (11.5 miles) with Trinity and Assembly Halls theatres, cafes, pubs, restaurants and independent and national retailers in the High Street and the Royal Victoria Place shopping centre.

Transport: Stonegate Station (4.5 miles), Wadhurst Station (6.5 miles). A21 is 1.2 miles distant with connection to motorway networks.

Schools: Ticehurst and Flimwell Primary School. Uplands Community College in Wadhurst. Independent schools; Marlborough House, Vinehall, Sacred Heart.

Leisure: Bewl Water for walking, watersports including sailing, canoeing, kayaking, paddle boarding and mountain biking is 0.5 miles distant, about 8 minutes on foot via a nearby footpath. Bedgebury Pinetum (2.5 miles) or about 25 minutes walk through the woods. Dale Hill Golf Club (0.5 of a mile). Hastings (18 miles) about a 30 minute drive. Surrounded by National Trust locations including Scotney Castle, Bateman's, Bodiam Castle, Sissinghurst Castle Garden.

DIRECTIONS

From Ticehurst village head on the B2087 towards Flimwell for 3/4 of a mile turning left into Rosemary Lane where the property will be found after 0.2 of a mile on the left hand side. From Tunbridge Wells follow the A21 towards Hastings and after a right turn for Bewl Water and then a right turn for Cedar Gables Campsite, take the next right into Rosemary Lane where the property will be found at the far end of the single lane after 1.5 miles. **What3Words:** clouds.clash.decorator

Additional Information

Local Authority: Rother District Council. 01424787000 www.rother.gov.uk

Services (not checked or tested): Mains electricity and water. Oil fired central heating. Solar panels with storage batteries. Private Titan Filtration drainage. No mains gas or connection to mains drainage.

Tenure: Freehold. Land Registry Title Number ESX74068

EPC: EPC rating C **Council Tax Band:** G

GUIDE PRICE £975,000

Viewings

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com



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5. All measurements and distances are approximate;

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7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

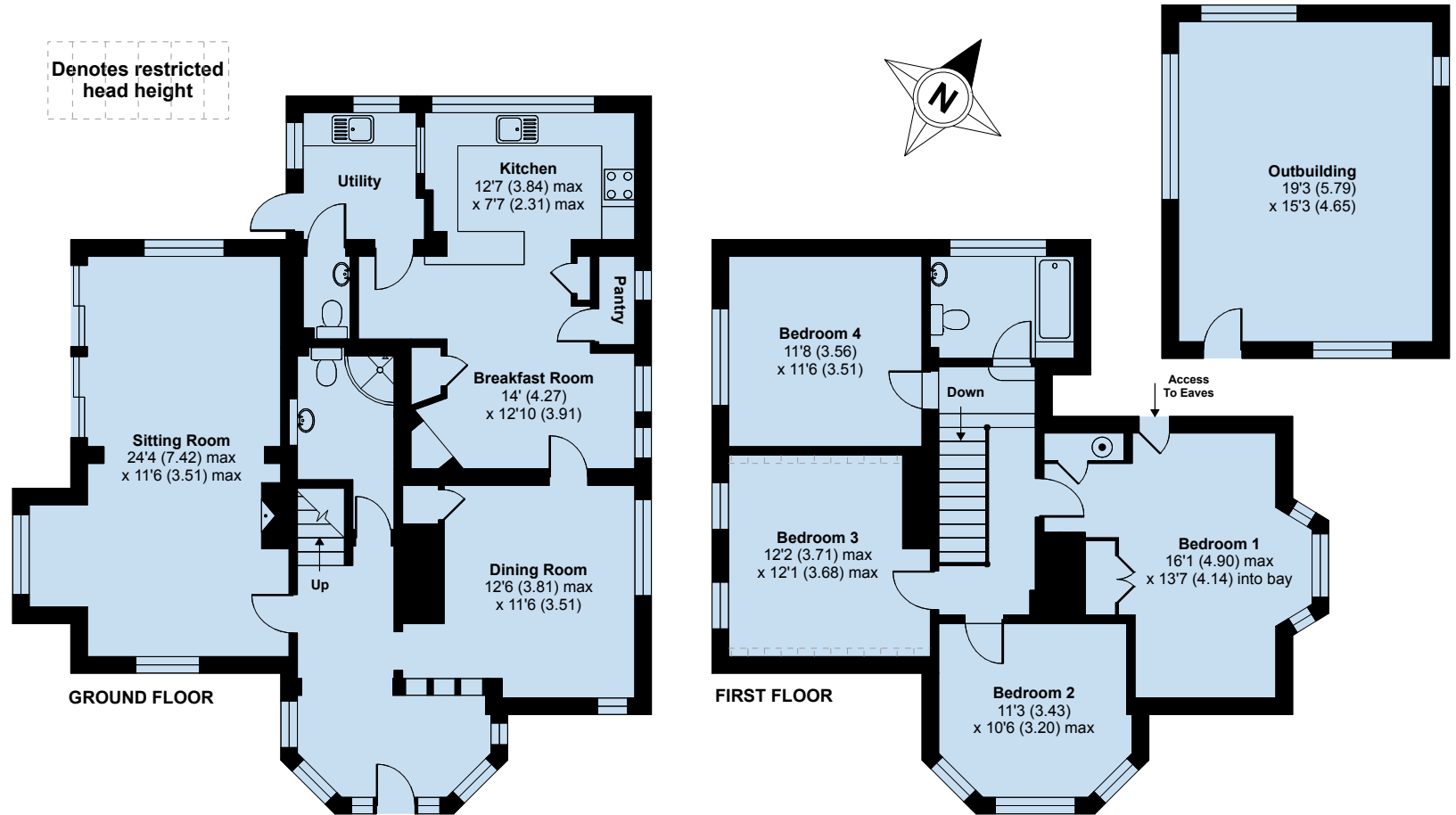
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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APPROX. GROSS INTERNAL FLOOR AREA 1878 SQ FT 174.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDING)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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