



**7 Legat Close**  
Wadhurst, East Sussex





## 7 Legat Close

Wadhurst, East Sussex TN5 6FE

**Guide price: £1,475,000 Freehold**

- Spacious reception hall
- Elegant 30'9 sitting room
- Lovely kitchen/dining/family room extending to 28ft x 26ft
- Study/playroom
- Utility room
- Cloakroom
- Principal bedroom with dressing room and ensuite bathroom
- Guest bedroom with ensuite
- Three further double bedrooms
- Family bathroom
- Oak framed double garage
- South facing landscaped gardens
- Outside office/studio

**Current EPC Rating:** A

**Services:** Mains water and electricity. Gas central heating. Solar panels. Shared private drainage.

**Local Authority:** Wealden District Council  
(01892) 653311

**Council tax band:** G (2024/25 - £4,040.51)

**Estate charges:** 2025 - £2,702

A beautifully presented 5-bedroom family house of approximately 2,876sq.ft, built just over 3 years ago, and set within a gated development in a quiet position with south facing gardens, communal grounds and woodland, situated within easy reach of village amenities and the station. NO CHAIN.

**Situation:** The property offers the perfect combination of village and country living, being situated in a quiet location within a superb, gated development and enjoying 18 acres of parkland communal grounds and 47 acres of shared private woodland, as well as being within easy reach of village amenities and a mainline station.

The house is located on the outskirts of the sought after village of Wadhurst, voted the best place to live in the UK in 2023, and is within 1½ miles of the High Street. The village offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, café, delicatessen, butcher, pharmacy, bookshop, art gallery, florist, off licence, public houses, as well as a doctor's surgery, dentist, state and independent primary schools and the well-regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is approximately 1½ miles distant and provides a regular service to London Bridge in under an hour. There is a regular bus service and the A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 29 miles to the west, the Eurotunnel terminal at Folkestone is about 42 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is just 6½ miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

**Description:** 7 Legat Close is a beautifully proportioned five-bedroom/three-bathroom family home built in the latter half of 2021 with attractive traditional external elevations of weatherboard and double-glazed windows and doors beneath a tiled roof, designed to harmonise seamlessly with its natural surroundings.

The property has been much improved by the current owners including built in cabinetry throughout, the installation of solar panels (6.6kW system), which has contributed to providing to a highly efficient, 'A' rated home, an excellent outside office/studio and a large terrace and deck area with glass balustrading, which creates a wonderful outdoor entertaining space.

The house provides light, spacious and flexible accommodation over two floors of approximately 2,876sq.ft/267.2sq.m (plus a double garage) and includes a reception hall with oak flooring, staircase leading to the first floor and doors leading to the ground floor rooms: a triple aspect sitting room which extends to nearly 31ft and has an attractive fireplace fitted with a gas stove with stone mantle and surround, French doors leading out to the garden and double doors opening into the kitchen; a superb, open plan kitchen/dining/family room - this wonderful double aspect living space extends to 28ft and allows plenty of room for entertaining and family living, with both French doors and bi-folding doors opening to the garden. The well-appointed kitchen has an extensive range of shaker wall and base units, an island with breakfast bar, Corian work surfaces and integrated appliances, including induction hob, combination oven and microwave, fridge freezer, dishwasher and wine fridge. The dining area has a large roof lantern and there is a separate utility room fitted with matching units and a door to the garden. There is also study/playroom with a bay window to the front and a cloakroom. The staircase leads to a spacious landing giving access to the bedroom accommodation, which includes the principal bedroom suite, which has an ensuite bathroom with bath and large separate shower and a dressing room with fitted wardrobes and drawers. Bedroom 2 also benefits from an ensuite shower room and there are three further double bedrooms and a good-sized family bathroom.

Outside to the front there is a block-paved driveway providing plenty of parking and a double garage with twin electric doors. There are gates on both sides of the house leading to the side and rear garden, which is laid to lawn and bordered with post and rail and close board fencing. There is an Indian sandstone paved terrace running the width of the house and a large raised deck, ideal for outdoor entertaining. The side garden is laid to lawn and currently provides a children's play area. Steps lead down from the terrace to the main area of garden, which has some lovely mature oaks and the outside office/studio. A gate from the garden leads out to the development and gives access to the grounds and private woodland.

01892 786720 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

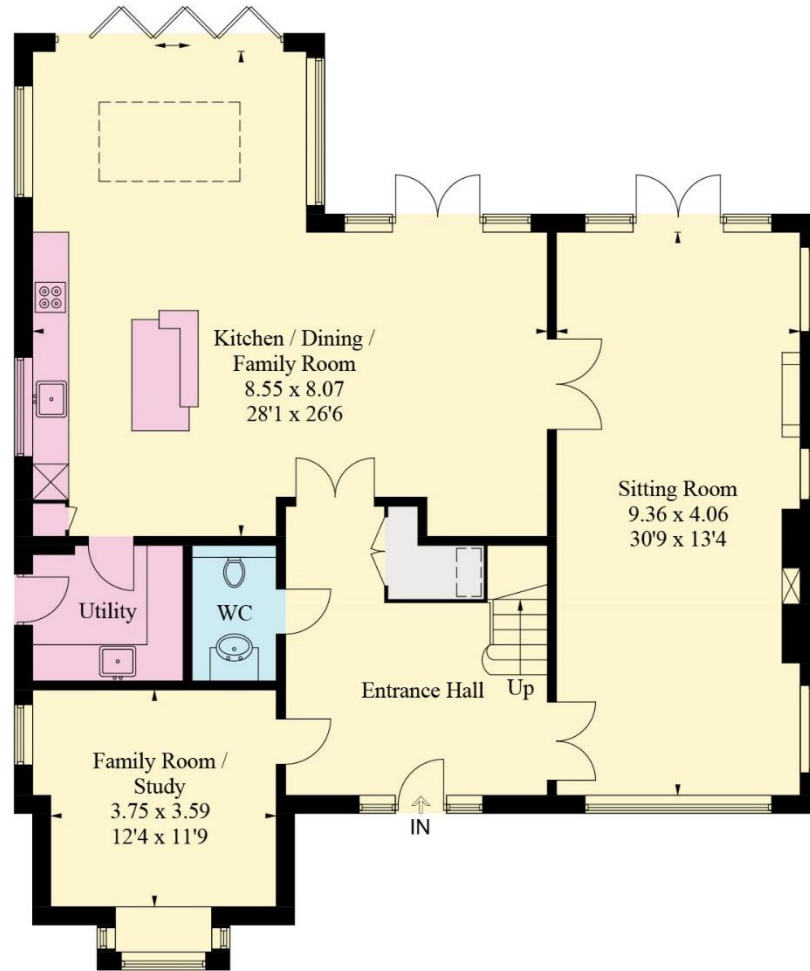






Approximate Gross Internal Area = 267.2 sq m / 2876 sq ft  
 Outbuildings = 50.9 sq m / 548 sq ft (Including Garage)  
 Total = 318.1 sq m / 3424 sq ft

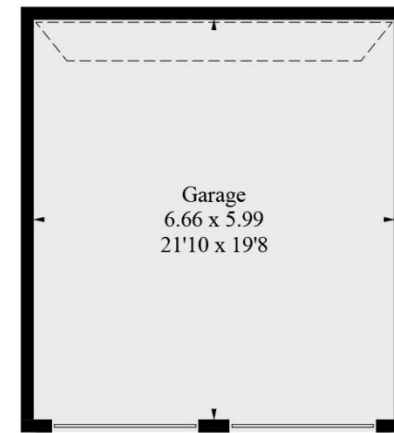
= Reduced headroom below 1.5m / 5'0



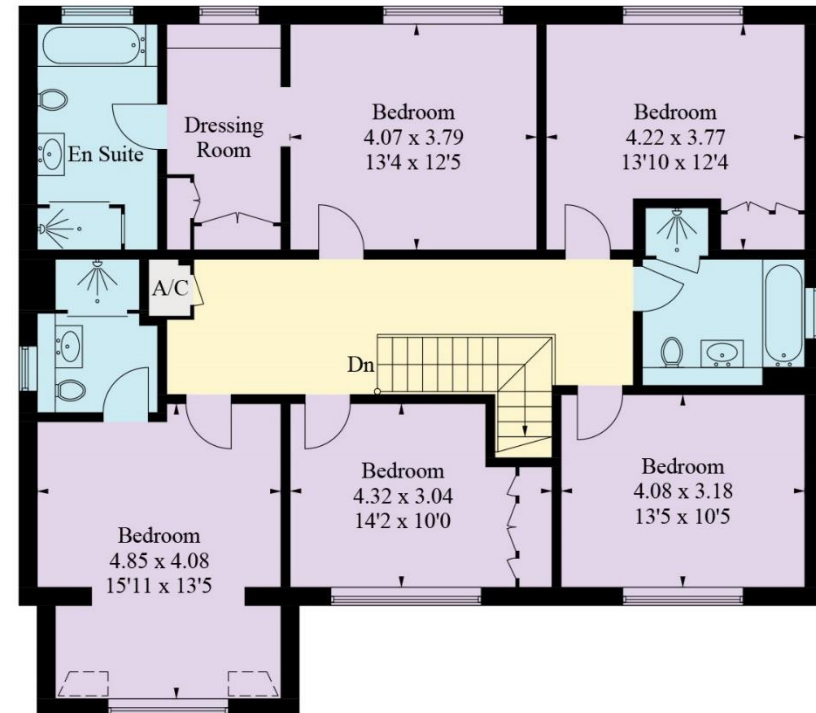
**Ground Floor**



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



**First Floor**

**Important notice:** These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only a relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.









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