



Port Pelegri

7 Gillow Lane, Wadhurst, East Sussex



Port Pelegri, 7 Gillow Lane

Wadhurst, East Sussex TN5 6FA

- Spacious reception hall
- Elegant sitting room
- Superb kitchen/dining/family room extending to 29ft x23ft
- Study/playroom
- Further reception room
- Utility room
- Cloakroom
- Principal bedroom with ensuite bathroom and balcony
- Guest bedroom with ensuite
- Three further double bedrooms
- Family bathroom
- South facing landscaped gardens

Current EPC Rating: B

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

Local Authority: Wealden District Council
(01892) 653311

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

Estate charges: 2025 – Approximately £3,500

A substantial, beautifully proportioned and immaculately presented five-bedroom family house of approximately 3,009sq.ft, set within a gated development in a quiet position with a lovely south facing outlook over its gardens and adjoining private woodland and countryside.

Guide price £1,650,000 Freehold

Situation: The property is set in an elevated, quiet position within a superb, gated development with 18 acres of parkland grounds and 47 acres of woodland, situated in a secluded, semi-rural location on the outskirts of the much sought after village of Wadhurst, offering the perfect combination of village and country living, adjoining woodland and 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, offering an excellent range of shops and services for everyday needs including a Jempton's Local store and post office, café, butcher, baker, pharmacy, florist, hairdresser, wine bar, public houses, as well as a doctor's surgery, dentist, primary school and the well-regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is located within 1½ miles and provides a regular service to London Charing Cross/Cannon Street in under an hour. There is also a regular bus service and the A21 is within easy reach and links with the M25(junction 5) and the coast. Gatwick Airport is about 40 miles to the west, the Eurotunnel terminal at Folkestone is about 46 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is about 7 miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside includes Bewl Water Reservoir, reputedly the largest area of inland water in the Southeast, where a wide range of water sports can be enjoyed.

Description: 7 Gillow Lane is a substantial and beautifully proportioned five bedroom/three bathroom family home built in 2017, which is finished to a very high standard, with underfloor heating throughout, superb joinery, quality fittings including Neptune bathrooms, and attractive traditional external elevations of brick and render with oak facings and timber double-glazed windows beneath a tiled roof, which harmonise seamlessly with its natural surroundings.

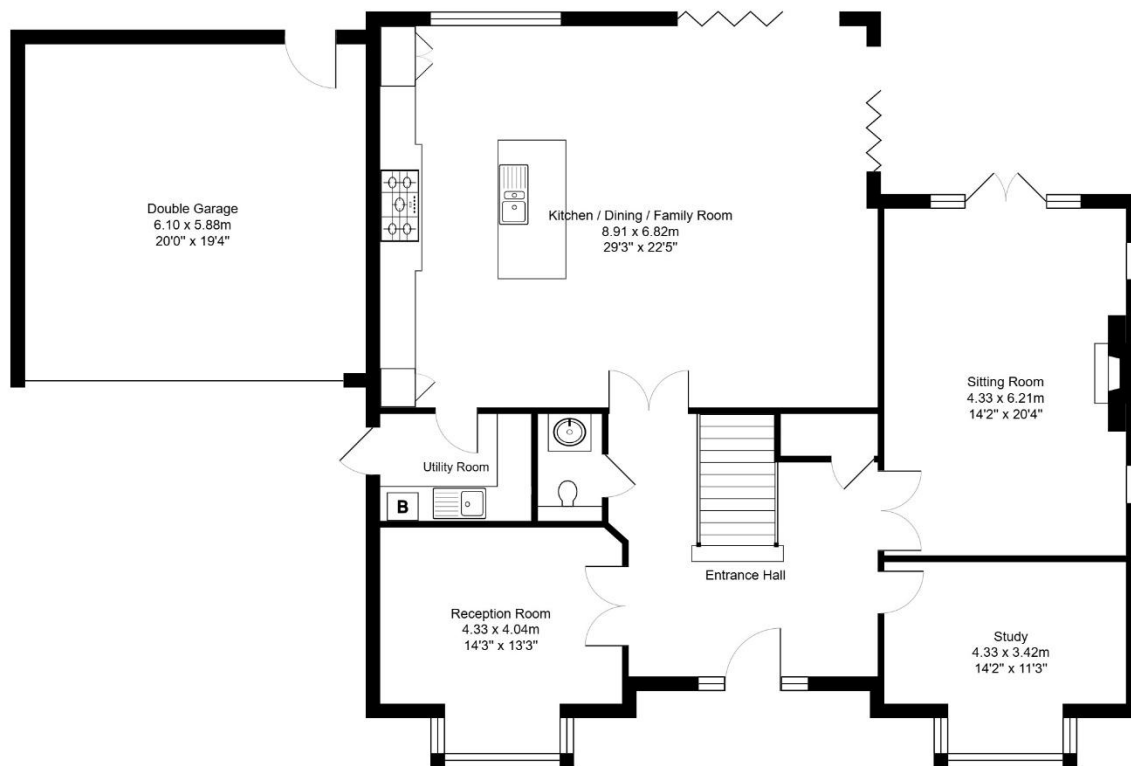
The house provides spacious and flexible accommodation over two floors of approximately 3,009sq.ft/279.6sq.m (plus a double garage – currently used as a gym) and includes an impressive, part galleried reception hall with lovely solid oak herringbone flooring and doors leading to the ground floor rooms: a double aspect sitting room with an open gas fireplace with stone mantle and surround and French doors leading out to the garden; a superb, open plan kitchen/breakfast/dining/family room - this wonderful double aspect living space extends to nearly 30ft and allows plenty of room for entertaining and family living, with two sets of bi-folding doors opening to the garden. The beautifully appointed kitchen has an extensive range of shaker wall and base units, a large island with breakfast bar, Corian work surfaces and integrated appliances, including induction hob, combination oven and microwave, fridge freezer, dishwasher and wine fridge. There is a separate utility room fitted with matching units, and door out to driveway. There is also a study with bay window, a further reception (currently used as an office) and a WC. The staircase leads to a light and spacious galleried landing giving access to the bedroom accommodation. The principal bedroom has an ensuite bathroom with bath and large separate shower, a dressing area with fitted wardrobes, and there are French doors leading out to a private terrace, which enjoys a lovely outlook of the garden and adjoining countryside. Bedroom 2 also benefits from an ensuite shower room and there are three further double bedrooms, all with built in wardrobes and a further beautifully appointed family bathroom.

Outside to the front there is a block-paved driveway providing plenty of parking and a double garage (currently used as a gym) with storage over. The front garden is laid to lawn and bordered with mature hedging and post and rail fencing, with a side gate giving access to the rear garden. The landscaped rear garden has a large terrace running along the rear of the property, ideal for outdoor entertaining, well established flower borders and a good-sized lawn. The south facing garden backs on to private woodland and benefits from being very quiet and private.

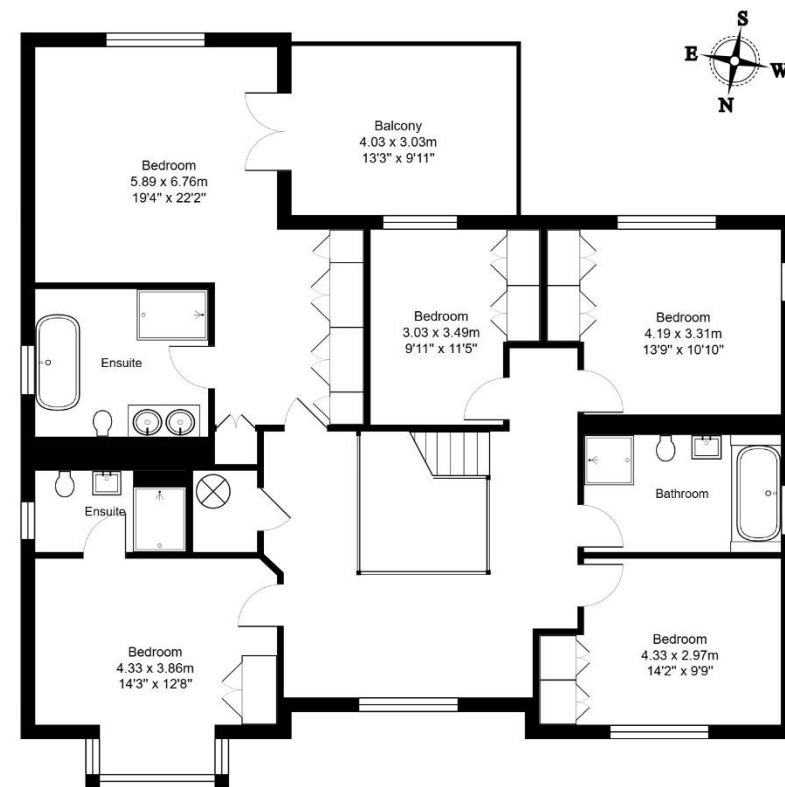
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week





Ground Floor
Area: 185.6 m² ... 1998 ft²

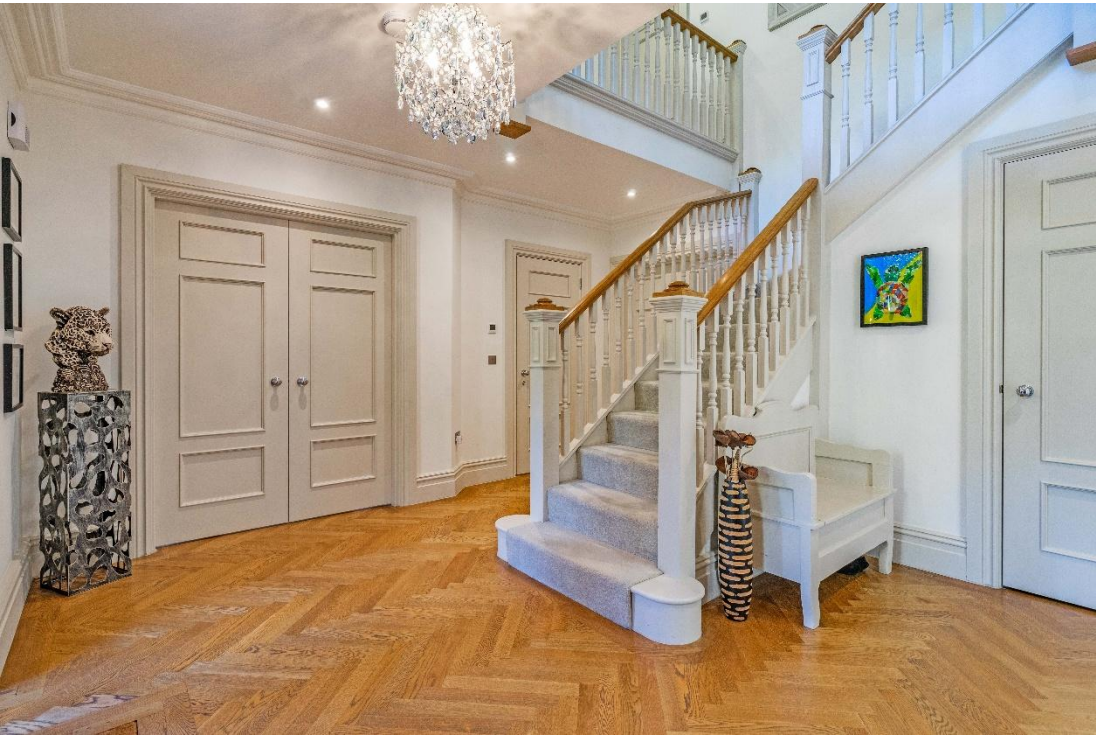


First Floor
Area: 132.0 m² ... 1421 ft²

Total Area: 317.6 m² ... 3419 ft² (excluding balcony)
All measurements are approximate and for display purposes only.



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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