

7 Legat Close, Wadhurst, East Sussex



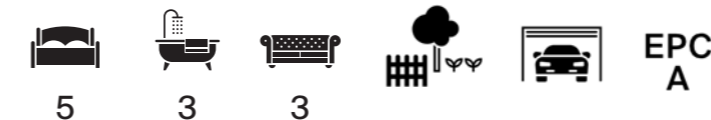


A stunning detached modern family house set within a prestigious residential development in a wonderful position, close to amenities of the popular villages of Wadhurst and Mayfield. The property offers extremely energy efficient and beautifully presented accommodation as well as beautiful rural views and the use of almost 50 acres of adjoining private woodland.

Situation

The property occupies a delightful setting in a prestigious gated development, within the High Weald Area of Outstanding Natural Beauty and close to the popular villages of Wadhurst and Mayfield. Wadhurst was named by the Sunday Times as the 'Best Place to Live in the UK 2023' and is well served with shops and amenities for everyday needs as well as a mainline station (within a 5 minute drive) providing an excellent commuter service to London. The pretty 16th century village of Mayfield also provides a good range of local shops, post office, bank and pubs. A more comprehensive range of shopping, recreational and cultural amenities are available at Tunbridge Wells.

There is an excellent choice of schooling in the area, in both the state and private sectors, including Mayfield School (girls), Holmewood House Preparatory at Langton Green, Vinehall in Robertsbridge, Marlborough House and St Ronan's in Hawkhurst, Uplands Community College in Wadhurst and grammar schools (boys and girls) in Tunbridge Wells and Tonbridge.



Leisure amenities in the vicinity include golf at a number of courses such as Dale Hill at Ticehurst, The Nevill at Tunbridge Wells and the Royal Ashdown Forest in Forest Row; walking and riding in the surrounding countryside; sailing and water sports at Bewl Water and on the south coast.

Distances

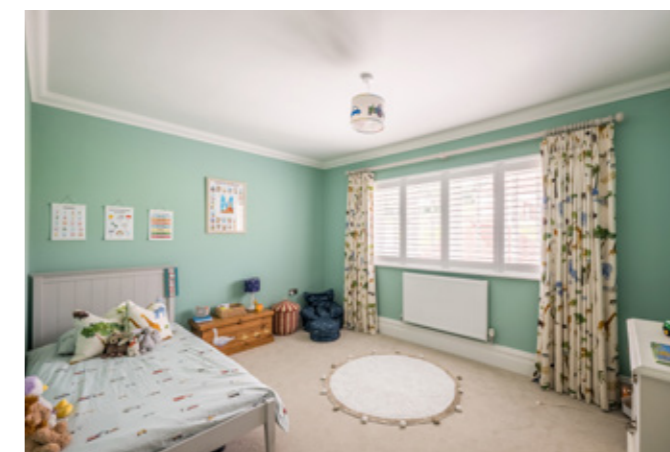
Wadhurst village 1.3 miles, Wadhurst station 1.7 miles (London Bridge from 54 minutes), A21 - 6 miles, Mayfield 6.3 miles, Tunbridge Wells 7.2 miles (London Bridge from 44 minutes) Gatwick airport 29 miles, M25(J5) 30 miles, London 50 miles (All times and distances are approximate)

The Property

7 Legat Close is a stunning detached family house set within a prestigious gated development of properties constructed in 2021. The property offers beautifully presented modern accommodation and wonderful countryside views as well as energy efficient features including solar panels, underfloor heating to the ground floor and a Bio-Bubble Waste Water Management System. It also has the benefit of a 10 year build warranty (from 2021).

The front door opens into a spacious entrance hall with storage cupboard, w.c. and providing access to the three reception rooms on the ground floor. To the front there is a double aspect family room/study with an attractive square bay window overlooking the front. To the right, the spacious triple aspect sitting room has a fireplace with wood burner as well as windows to the front, side and French doors to the rear leading onto the terrace and gardens. Double doors open into the fantastic open plan kitchen/ dining/family room which is a particular feature of the property and also has numerous doors opening onto the rear terrace and garden creating the perfect entertaining space. The beautifully appointed kitchen includes an extensive range of fitted cupboards with integrated appliances, a large central island with breakfast bar and a dining area with ceiling light lantern and bi-fold doors to the terrace and garden. There is also a utility room off the kitchen with a door to the side.

On the first floor there are five double bedrooms and a family bathroom. The principal bedroom is located at the rear of the house and benefits from an en suite dressing room and bathroom. The second bedroom also has an en suite shower room.





Gardens and Grounds

The house is approached over a brick paved driveway leading to the house, detached double garage and off-road parking area. To the rear, there is a large Indian sandstone paved terrace spanning the width of the house and leading on to a raised decked seating area. The south-facing rear garden is laid to lawn with steps leading down to a lower level of lawn interspersed with mature trees. To one side of the house there is a detached home office/studio with power, wiring for internet and bi-fold doors opening to the garden. The gardens enjoy wonderful views over the surrounding countryside and residents of Legat Close have use of adjoining, privately owned woodland of circa 47 acres.

Directions (TN5 6FE)

From Tunbridge Wells, proceed south on Frant Road (A267) for 2.7 miles. After passing through the village of Frant, turn left onto Wadhurst Road (B2099) signposted Wadhurst/Ticehurst. Continue for 3.3 miles and, at the staggered crossroads in Durgates, turn right onto Mayfield Lane (B2100) signposted Mark Cross. Continue for 0.6 of a mile then turn left, through the electric gates, onto the driveway of the private development of Legat Close. Follow the road for 0.1 of a mile, then turn left and almost immediately right. Follow the road round the bend and No. 7 will be found on the right-hand side.

Property Information

Services: Mains water. Mains and solar electricity. Gas heating. Private drainage.

Local Authority: Wealden District Council, Tel. 01892 653311.

Council Tax Band: G

Tenure: Freehold

Viewings Strictly by prior appointment with Knight Frank, LLP


Approximate Gross Internal Floor Area

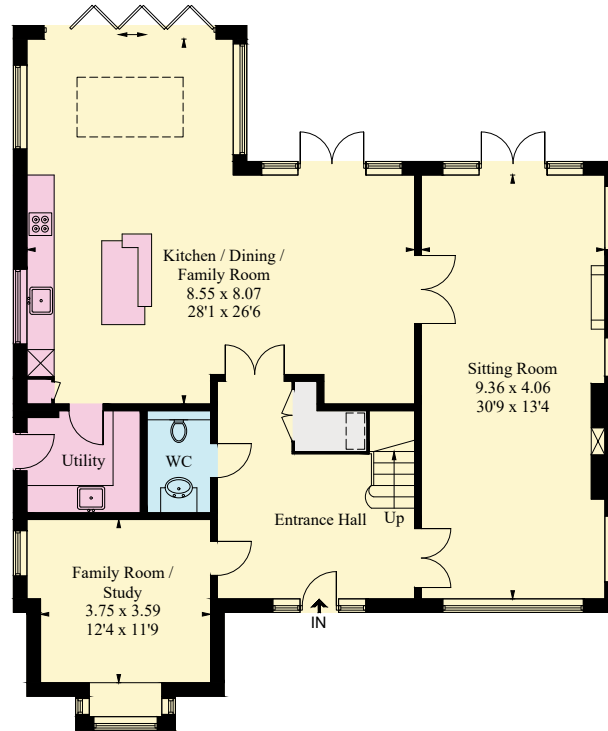
Main House = 267.2 sq m / 2,876 sq ft

Outbuildings = 50.9 sq m / 548 sq ft (Including Garage)

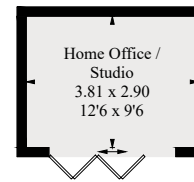
Total = 318.1 sq m / 3,424 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

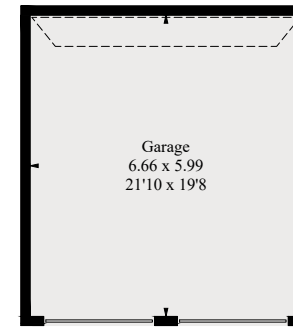
 = Reduced headroom below 1.5m / 5'0"



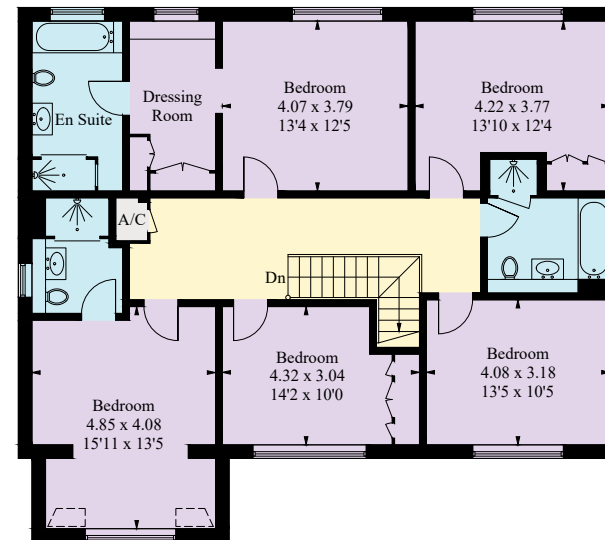
Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



First Floor

Knight Frank
Tunbridge Wells
47 High Street
Tunbridge Wells
Kent TN1 1XL
knightfrank.co.uk

I would be delighted to tell you more
Lucy Martin
01892 515035
lucy.martin@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [August 2024]. Photographs and videos dated [August 2024].

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