

SPECIFICATION

KING WILLIAM HOUSE, BENENDEN, TN17 4DJ

- Highly energy efficient house, achieving a rare EPC A rating.
- Thermally and acoustically high-performance aluminium triple glazed windows.
- Solar thermal glazing on the south elevation keeps the house cool in summer.
- Underfloor heating downstairs / radiators upstairs.
- Riello Air Source Heat Pump providing heating and hot water.
- 4.8KW in roof solar PV system
- 14.4KW battery storage
- MVHR (Mechanical ventilation with heat recovery) system continually extracts warm, wet air from the kitchen and bathrooms and transfers the heat to incoming fresh air that is ducted into bedrooms and living areas.
- Log burner
- Cat 6 wired WIFI to every room
- CCTV
- Intruder Alarm
- Fire Alarm
- EV car charger
- Technology controlled by a fully integrated system with the new owners getting a detailed handover from the installers.
- Bespoke oak front door by JP Joinery.
- Kitchen and Utility: Wren Signature range with BOSCH appliances; Quooker hot tap and quartz work tops.
- Wardrobes: Wren Signature range.
- Bathrooms: Lusso Stone Vanity; Crosswater taps and shower fittings; wall -hung toilets.
- LVT flooring by Harvey Maria & Montilla-Rosa.
- Carpet: Keats twist in Matchstick.
- Paint colours: Little Green Slaked Lime No's 105,149 and 150. Farrow and Ball Skylight 205.
- M Marcus Satin Nickel door furniture.
- Light-fittings by Tom Raffield.
- Resin Bound permeable driveway.
- Buff Indian sandstone paving and pathways.
- Mix of post and rail, close boarded and hit and miss fencing with laurel hedging.
- Rear garden predominately laid to lawn with mature birch tree; pleached Hornbeams; and planted flowerbeds.
- Dunster House garden shed.
- House design, external materials, layout, decoration and internal finishes designed and arranged by Nicola Hulbert Interior Design
- Architect - Jack Coleman, Studio-On Sea Ltd.