



KING WILLIAM HOUSE

The Street, Benenden, Cranbrook, Kent, TN17 4DJ



WONDERFUL FAMILY HOME WITH FANTASTIC ENERGY CREDENTIALS

Situated in the heart of a sought-after village, and within the Cranbrook School Catchment Area, this newly constructed detached property offers well proportioned family accommodation with an excellent 'A' rating for its energy efficiency credentials.

			EPC
4	3	3	A

Local Authority: Tunbridge Wells Borough Council
Council Tax band: t.b.a.
Tenure: Freehold

Services: Mains water and electricity. Air-source heat pump. Mains drainage.
www.what3words.com/complies.synthetic.tapers

Cranbrook 3.4 miles. Tenterden 5.5 miles. Staplehurst station 8 miles (London Bridge from 52 minutes). Etchingham station 9 miles (London Bridge from 64 minutes).



CONVENIENT AND SOUGHT-AFTER VILLAGE LOCATION

The property is located within the High Weald Area of Outstanding Natural Beauty, in the centre of the sought-after village of Benenden which is well equipped for everyday needs with a butcher, Post Office, general store and a well regarded pub. Nearby Cranbrook, with its picturesque High Street, offers a wider range of quality shops, restaurants, banks and supermarket. A comprehensive range of facilities can be found at the larger centres of Tenterden, Tunbridge Wells and Maidstone. There is an outstanding choice of state and private schools in the area including the primary school in Benenden and Benenden Girls School; preparatory schools in Cranbrook and Hawkhurst; Tonbridge and Sevenoaks public schools which are slightly further afield. We understand the property is within the catchment area for the famous Cranbrook Grammar School which dates back to 1518.





WELL-PROPORTIONED FAMILY ACCOMMODATION

King William House is a wonderful detached family house which boasts extremely energy efficient credentials, achieving a fantastic 'A' rating. The attractive property was constructed in 2024 by Hemsted Homes Limited and benefits from the balance of a Buildzone warranty until February 2035. The house has been fitted to a very high standard with quality fixtures and fittings and features include Cat6 wired wifi to all rooms, underfloor heating to the ground floor, CCTV, intruder alarm, triple glazed windows, air source heat pump, mechanical ventilation with heat recovery system, and solar thermal glazing on the south elevation to keep the house cool in summer (full specification available upon request). The well-proportioned reception space includes a cosy sitting room with wood burner and a double aspect family room overlooking the front. To the rear, the fabulous open plan kitchen/dining room is a particular feature and has sliding doors opening out to the terrace and gardens creating the perfect entertaining space. The superbly appointed Wren Signature kitchen includes extensive fitted units with integrated Bosch appliances, a Quooker tap, quartz worktops and a large central island. There is also a useful utility room and a ground floor cloakroom.



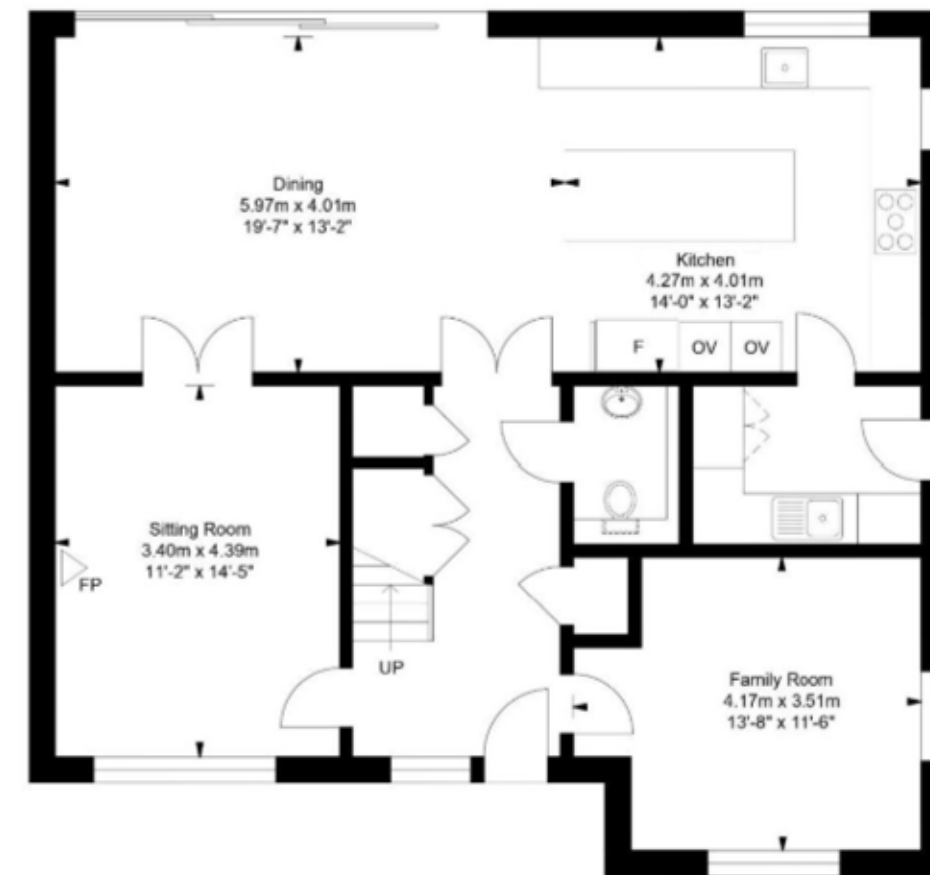


BEAUTIFULLY APPOINTED ACCOMMODATION

On the first floor, the principal bedroom has fitted wardrobes as well as a walk-in dressing area with further fitted wardrobes and en suite shower room. There are three further double bedrooms, one of which has an en suite shower room, and a family bathroom.

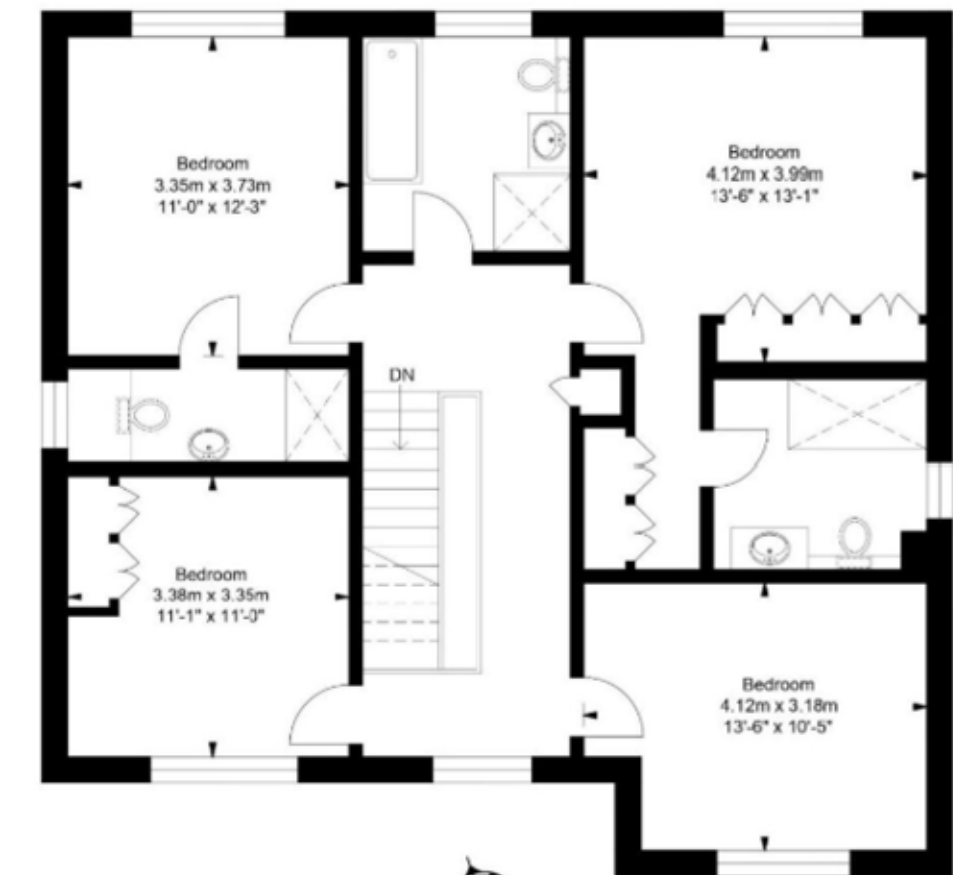
Outside, the house is approached via a five bar gated entrance over a private resin-bond permeable driveway providing off-street parking with an EV charging point. To the rear, a buff Indian sandstone paved terrace spans the width of the house, ideal for al fresco dining and entertaining. The landscaped garden is laid to lawn, fenced on all sides and edged with trees and shrubs including a mature birch tree, pleached hornbeams and planted flower beds. There is also a Dunster House garden shed.





Ground Floor

Approximate Gross Internal Area = 210.19 sq m / 2262.23 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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