VALE & MARSH

King William House The Street, Cranbrook TN17 4DJ

An exceptional, 4-bedroom, newly built detached house with outstanding energy credentials, finished to an uncompromising standard throughout sitting in the heart of one of the most sought-after Kentish villages, being within the prized Cranbrook School Catchment Area.

£4,000 Per Month

Description
This immaculate property is a beautifully designed and meticulously constructed detached family home, achieving a rare EPC A rating with a perfect 100/100 score. Highly commended in the 2025 South East Energy Efficiency Awards (New Build category), this is a property that combines architectural quality, contemporary technology and long-term efficiency in equal measure.

The house offers four generous double bedrooms, two with en-suite shower rooms, together with a stylish family bath and shower room. The layout is both practical and flexible, with accommodation arranged around light-filled, well-proportioned spaces that suit modern family life.

At the heart of the house is an impressive open-plan kitchen, dining and snug area extending across the rear elevation, with triple sliding doors opening directly onto the south-facing garden. The kitchen is superbly appointed with quartz worktops, a central island, high-quality integrated appliances and bespoke cabinetry, complemented by a generous utility room with additional storage and garden access.

There is also a separate sitting room with wood-burning stove, ideal for more intimate evenings, and a further family room offering excellent versatility as a home office, playroom or occasional guest bedroom. A well-finished cloakroom completes the ground floor.

Upstairs, the principal bedroom suite enjoys a rear aspect, fitted wardrobes, dressing area and a contemporary en-suite shower room. Bedroom two also benefits from its own en-suite, while bedrooms three and four are both large doubles overlooking the High Street. A boarded loft with ladder offers future potential, subject to the necessary consents.

Externally, the house sits centrally within its plot, set back from Benenden's attractive High Street. A resin-bound permeable driveway provides ample parking and turning, with gated access, while the south-facing rear garden has been thoughtfully landscaped with a sandstone terrace, lawn, mature planting and established trees, offering both privacy and year-round enjoyment.

Built with longevity and sustainability in mind, King William House benefits from an extensive range of energy-saving and technological features including air source heat pump, solar PV with battery storage, MVHR system, EV charging, triple-glazed aluminium windows, underfloor heating and integrated smart controls, ensuring low running costs and excellent comfort levels.

Located in the heart of Benenden village, the property is within easy reach of local shops, schooling and amenities, with Cranbrook and Tenterden close by. Mainline rail services to London are available from Staplehurst, and the property lies within the Cranbrook School Catchment Area.

A rare opportunity to rent a thoughtfully designed, future-proofed village home of genuine quality.

Important specification points of note are:

· 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 provides 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
· 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.

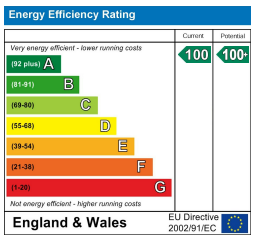
Services: Mains Electricity, Mains Water, Mains Drainage, Air Source Heat Pump Heating,

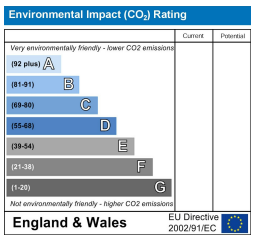
Council Tax: Tunbridge Wells Borough Council – Band: TBC as newly built and not yet assigned.

EPC: A

VALID EICR: YES

Internal viewing is highly recommended – by appointment only





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only.
A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale.
If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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