Warner Gray



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

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Offers excess of £1,000,000

Combining character, space and an exceptional village setting, Wheelwrights House represents a rare opportunity to acquire a most beautiful home in one of the most sought-after locations in the Weald.

Occupying an idyllic position next to the village green in the heart of the Wealden village of Benenden, this is a charming and deceptively spacious detached period home set within pretty gardens, with the added benefit of a double garage and plentiful parking.

With its attractive façade and delightful cottage-style garden, the property enjoys a picture-perfect setting in what is widely regarded as one of the most beautiful villages in the Weald of Kent.

Unlisted, this five-bedroom home has been thoughtfully and sympathetically enhanced over the years. The result is a house that perfectly balances period charm with modern comfort. The older part of the property retains a wonderful sense of warmth and character, with the charm and history one would hope for in a home of this era, while the more recent extension to the rear introduces a bright, light-filled contemporary living space that opens the house to the garden and creates a superb environment for modern family life.

In total, the property offers just over 2,800 square feet of versatile accommodation, including the garage, providing generous space for both everyday living and entertaining. The layout flows naturally between traditional and contemporary spaces, allowing the house to adapt effortlessly to the needs of family life, relaxed gatherings with friends, or quieter moments enjoying the peaceful surroundings. Complementing the house itself is its exceptional setting.

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SITUATION : Wheelwrights House enjoys a wonderful position in the heart of the highly regarded Wealden village of Benenden, a picturesque and welcoming community centred around its beautiful village green, offering an excellent range of everyday amenities, including a primary school, shop, café, village hall and a popular public house with restaurant, together with an historic church that adds to the village's timeless charm. For a wider choice of facilities, the nearby market towns of Cranbrook (5 miles) and Tenterden (3.5 miles) each offering an attractive mix of independent shops, cafés and restaurants. The area is also well known for its excellent choice of schools in both the state and private sectors, including the renowned Benenden School. The property also lies within the sought-after Cranbrook School catchment area. The surrounding countryside is particularly beautiful, with rolling Wealden landscapes providing endless opportunities for walking, cycling and exploring. Nearby Hemsted Forest is a favourite spot for outdoor recreation, offering peaceful woodland walks throughout the seasons. For those needing to travel further afield, Staplehurst station, approximately eight miles away, provides regular rail services to London Charing Cross and Cannon Street, making the location well suited to both country living and commuting.

GROUND FLOOR The front door opens into a welcoming entrance hall which immediately sets the tone for the house, offering a warm and characterful first impression. From here there is access to a useful ground floor shower room with space for coats and everyday cloaks, a practical feature particularly appreciated after country walks.

A small inner lobby from the hall leads through to the spacious living room, a wonderfully comfortable and atmospheric space centred around an attractive fireplace with a multi-fuel burner. Generous in proportion, this room offers excellent flexibility and could easily serve a dual purpose if required, whether as a sitting and family room or a relaxed entertaining space. With its inviting character and ample scale, it is also the perfect setting for a large family gatherings and Christmas tree during the festive season.

On the opposite side of the hall lies the dining room, another beautifully welcoming room featuring a wood burner and ample space for a dining table, ideal for family meals and entertaining. This room flows partially open plan into the attractive fitted kitchen, creating a sociable arrangement while retaining a sense of definition between the spaces. The kitchen itself offers plentiful storage and generous work surfaces, together with the added benefit of a walk-in pantry neatly tucked beneath the stairs, a particularly useful and sought-after feature.

Both the kitchen and the sitting room open into the impressive garden room extension to the rear. This contemporary addition creates a striking contrast with the period character of the house, providing a wonderfully bright and uplifting space that enjoys lovely views to the gardens. Exceptionally versatile, it could be used in a variety of ways, as a relaxed garden sitting room, creative studio, hobby space, gym area or an inviting setting for larger gatherings and celebrations.

At one end, a dedicated study area offers an ideal work-from-home space, quietly positioned yet still connected to the heart of the house. The ground floor is further enhanced by a useful utility area with additional storage beyond, ensuring the practical aspects of day-to-day living are thoughtfully catered for.

FIRST FLOOR Upstairs, the first floor offers four generous double bedrooms, all well-proportioned and served by a contemporary family bathroom and separate shower room.

SECOND FLOOR The accommodation continues to the second floor where a fifth bedroom occupies the loft space. This charming room enjoys wonderful views across the village green and provides a peaceful retreat, ideal as a guest suite, teenage space or a particularly special bedroom with a unique outlook.

OUTSIDE The property is approached over a driveway providing plentiful parking to the front of the house and double garage, creating an impressive and practical arrival. A particularly pretty area of front garden sits alongside, where a pathway leads around the house to a useful gated yard, a discreet and practical space for storing logs and materials for the house. The double garage itself offers an excellent and highly versatile space, complete with power, lighting and a boarded loft above providing valuable additional storage. One of the most distinctive and charming features of the property is the cloister-like covered walkway that links the house to the garage. This attractive architectural detail is not only visually appealing but also wonderfully practical, providing the perfect sheltered spot for muddy boots and bins. A gate leads through to the rear garden, which unfolds in three beautifully defined areas, each with its own character and purpose. The first is a lovely lawned garden framed by mature planting and ornamental trees, creating a tranquil and established setting. From here there are attractive views towards part of the World War I Memorial Hall, with its striking cupola and elegant oriel window providing a unique and picturesque backdrop. Beyond the lawn lies a slightly raised area of garden where a large and useful outbuilding sits alongside vegetable beds, an ideal space for those wishing to embrace a more self-sufficient lifestyle and enjoy growing their own produce.

The garden culminates in a wonderfully private courtyard-style area, cleverly arranged with a bar and seating space. This sheltered and intimate setting provides the perfect environment for summer barbecues, relaxed evenings with friends or simply enjoying the peaceful surroundings at the end of the day. Together, these thoughtfully arranged outdoor spaces provide a delightful extension of the house, offering both practical areas for day-to-day living and beautifully atmospheric settings for relaxing and entertaining throughout the seasons.

SERVICES: Mains: water, electricity, gas and drainage. EPC Rating: D. Local Authority: Tunbridge Wells Borough Council. Council Tax Band: G. Broadband: Super-fast 80Mbps * Location Finder what3words: ///leader.trickling.inflict











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