

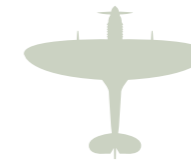


# HENSHAW PLACE

EGERTON, KENT

A collection of luxury, detached  
4 and 5-bedroom countryside homes.

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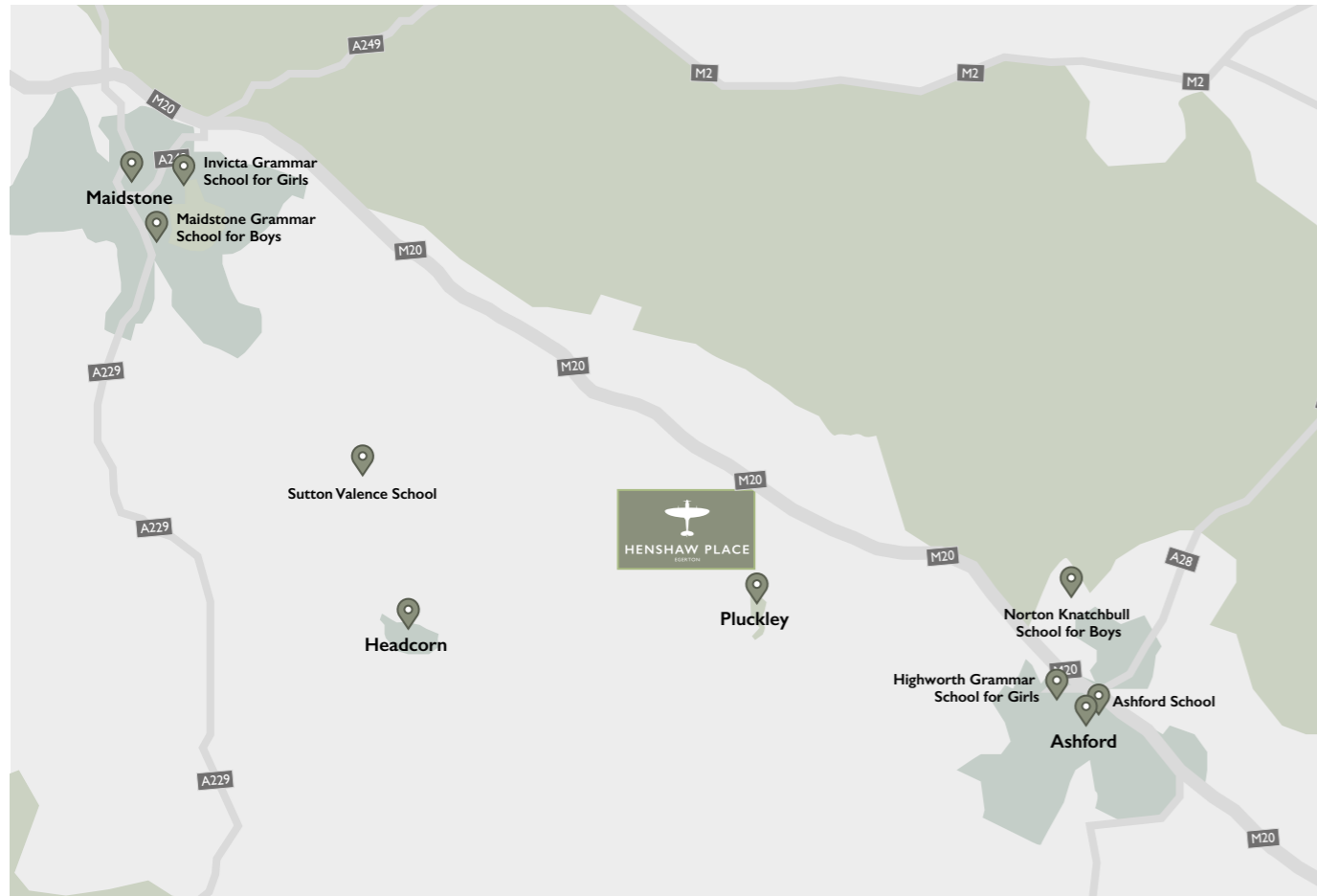


WELCOME TO  
**HENSHAW PLACE**

A collection of luxury, detached 4 and 5-bedroom countryside homes, overlooking the neighbouring apple orchard in the heart of the Kentish village of Egerton.



\*Computer generated image intended for guidance purposes only



## Location

**Egerton is a beautiful and historical rural village in the heart of the Kent countryside.**

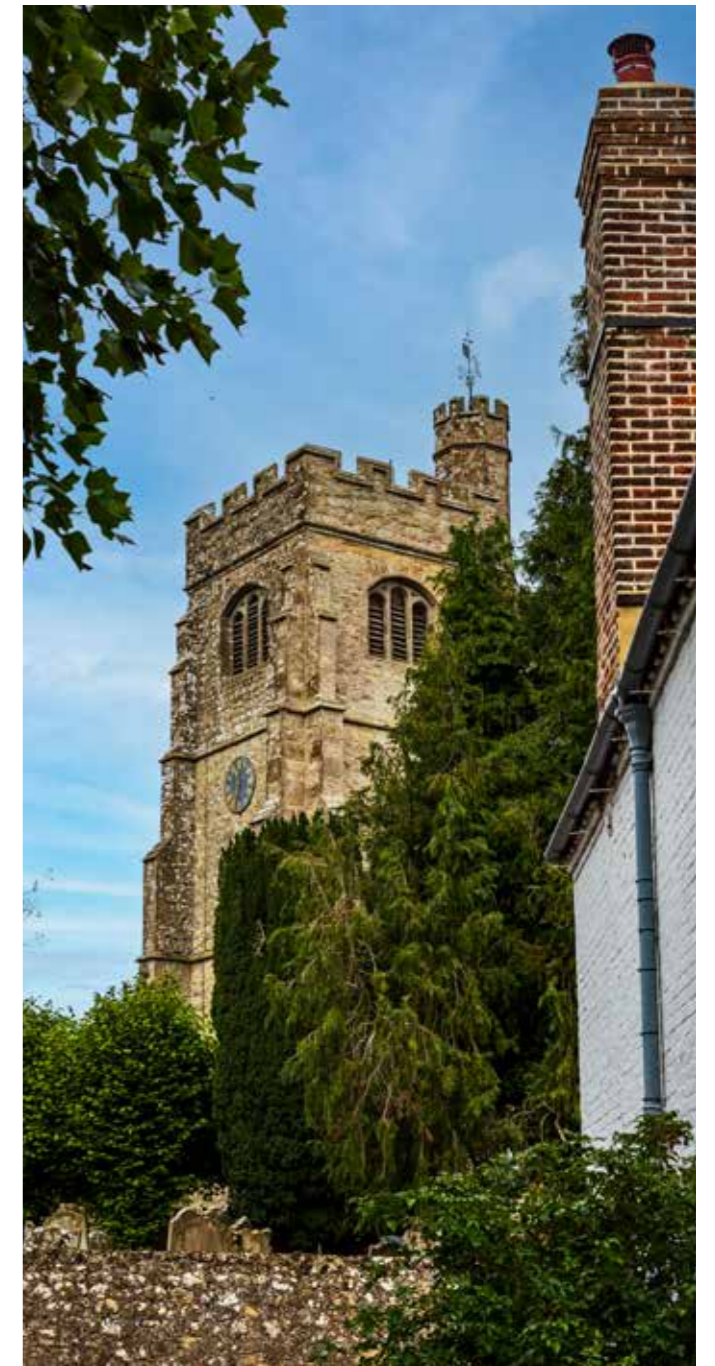
It is home to many listed properties and the local St James Church dates back to the 13th Century. Additionally, The George Public House was the local drinking establishment for the 127 Wing of the Royal Canadian Air Force Association during the second world war, which inspired the name Henshaw Place.

The village of Egerton comprises a Post Office, Millennium Village Hall and Egerton Church of England Primary School.

There are many interconnecting footpaths to enjoy hours of scenic walks through and around the village, which is surrounded by unspoilt countryside.

Whilst forming part of a quiet village community, Henshaw Place is within easy reach of Ashford, just over 8 miles away, where you'll find many shops and eateries in addition to Ashford International Railway Station, offering high-speed services into London's St Pancras. The M20 is also nearby providing easy road access to London and Kent's coastal towns.

Henshaw Place is well located for a number of well performing grammar schools for both girls and boys, including Highworth Grammar School and Norton Knatchbull School in Ashford and Maidstone Grammar School and Invicta Grammar School in Maidstone. Co-educational independent schools Sutton Valence School and Ashford School are also both within easy reach and offer education from nursery all the way through to sixth form.



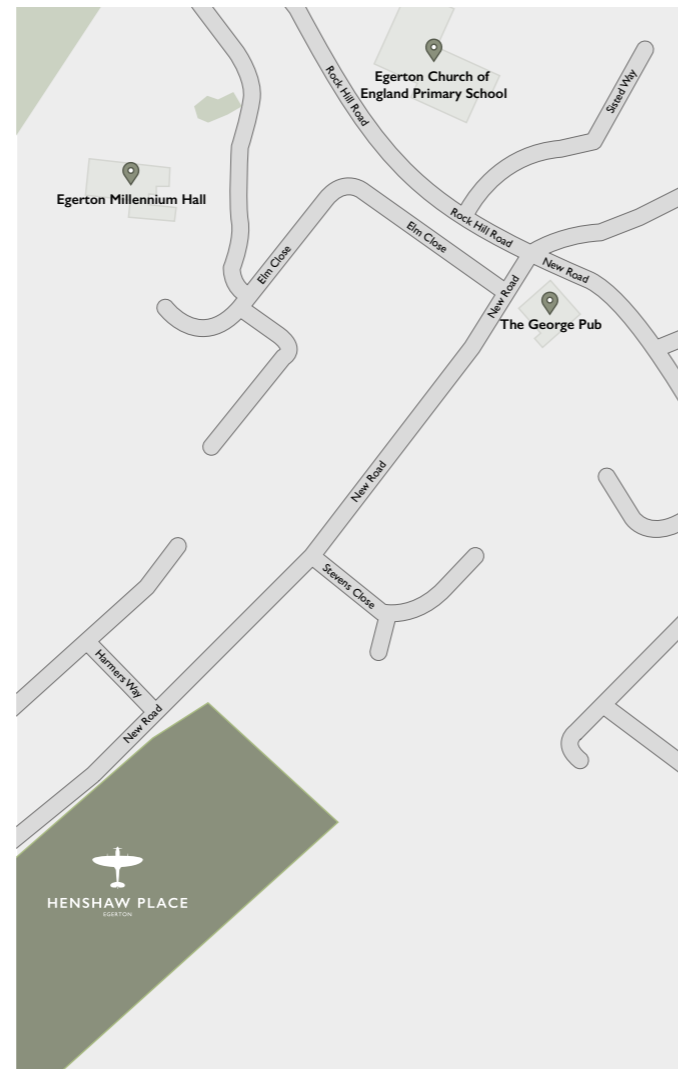
### Connectivity

- Pluckley Railway Station – 3.5 miles
- Headcorn Town Centre – 5.9 miles
- Ashford Town Centre – 8.1 miles
- Ashford International Railway Station – 8.4 miles
- Maidstone Town Centre – 14.6 miles
- Channel Tunnel – 20.5 miles

### Education

- Egerton Church of England Primary School - 0.2 Miles
- Norton Knatchbull School for Boys – 7.4 Miles
- Highworth Grammar School for Girls – 8 Miles
- Ashford School – 8.7 Miles
- Sutton Valence School – 9.5 Miles
- Invicta Grammar School for Girls – 13.6 Miles
- Maidstone Grammar School for Boys – 14.2 Miles

\*Distances taken from Google Maps and intended as a guide



Homes 1-6 – Affordable Housing

- Home 7 – 4 bedroom home
- Home 8 – 5 bedroom home
- Home 9 – 4 bedroom home
- Home 10 – 5 bedroom home
- Home 11 – 5 bedroom home
- Home 12 – 5 bedroom home
- Home 13 – 4 bedroom home
- Home 14 – 4 bedroom home
- Home 15 – 4 bedroom home

\* Computer generated image for indicative purposes only. For detailed plot plans please speak to the sales advisor.

\*\*The three ponds are part of a draining and pumping system and water levels may vary.





\*Computer generated image intended for guidance purposes only

## HOME 7

A striking, barn-style house with 4-double bedrooms and a private driveway with a double garage, overlooking the neighbouring apple orchard.



4 Bedrooms



3 Bath/Shower Rooms



Double Garage

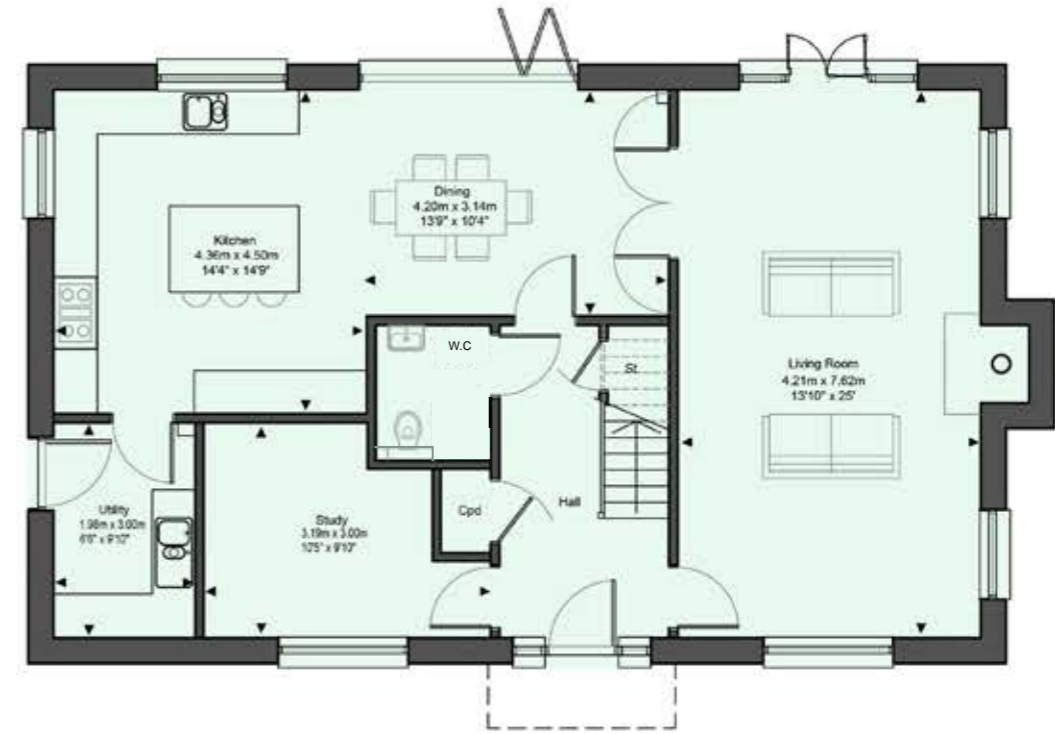


Orchard View

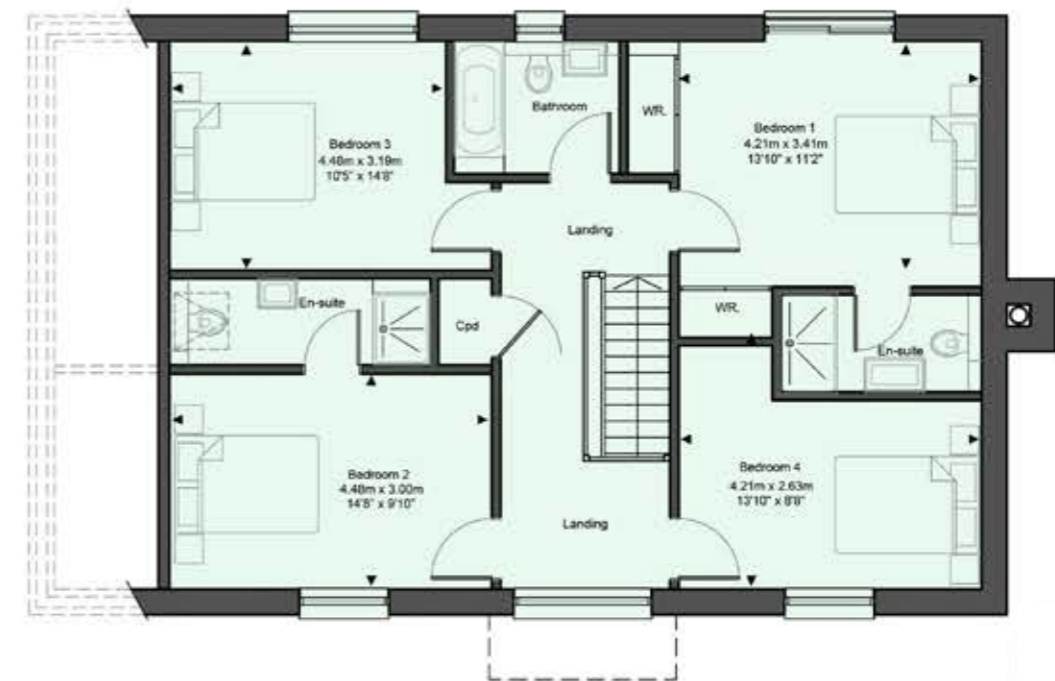


Home Office

### GROUND FLOOR



### FIRST FLOOR





## HOME 8

An idyllic, Kentish-style family home with 5-bedrooms and a private driveway with a double garage, overlooking the neighbouring apple orchard.



5 Bedrooms



3 Bath/Shower Rooms



Double Garage

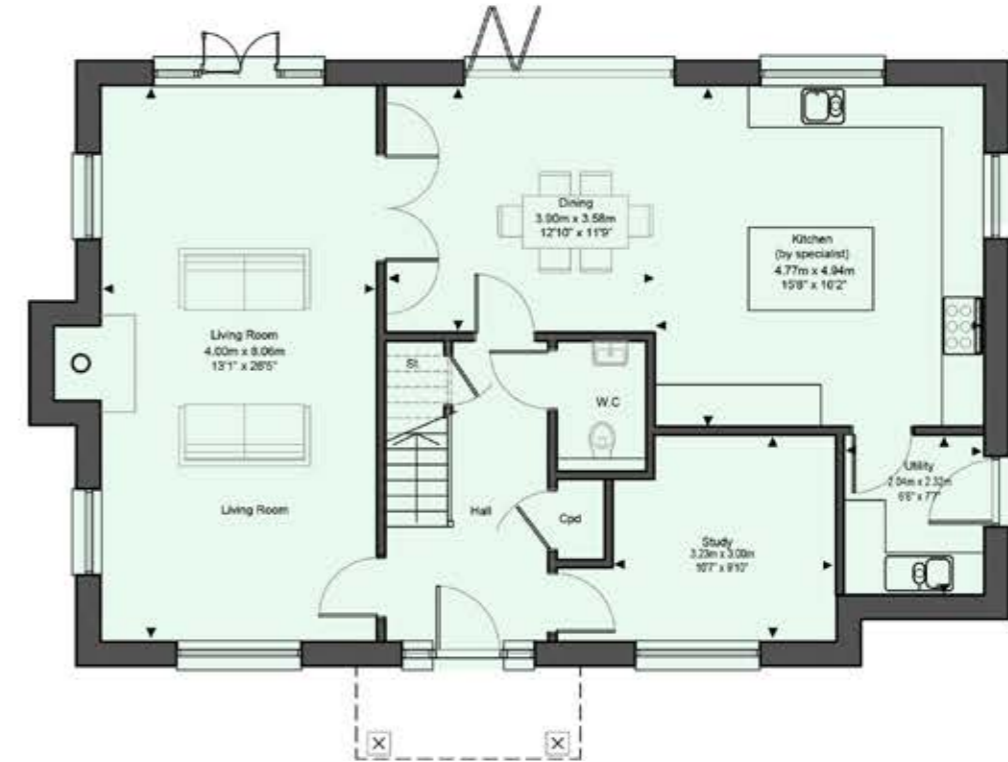


Orchard View



Home Office

### GROUND FLOOR



### FIRST FLOOR





## HOME 9

A charming family home with 4-double bedrooms, a spacious open plan kitchen /dining/family room, separate lounge and private driveway with double garage.



4 Bedrooms



3 Bath/Shower Rooms



Double Garage

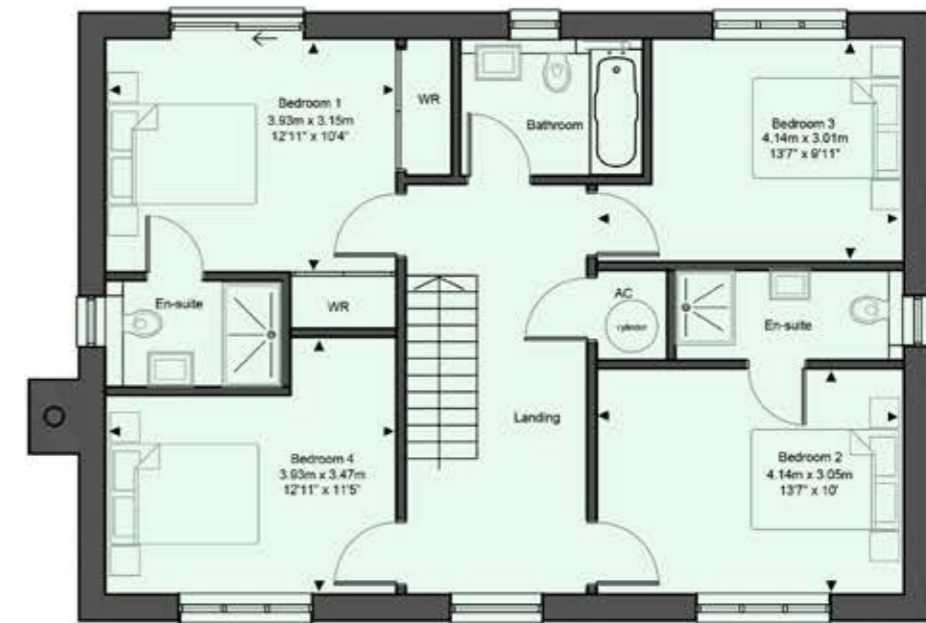


Home Office

### GROUND FLOOR



### FIRST FLOOR







\*Computer generated image intended for guidance purposes only

## HOME 10

A remarkable, country-style house with local Kentish ragstone, 5-bedrooms and a private driveway with a double garage.



5 Bedrooms



3 Bath/Shower Rooms

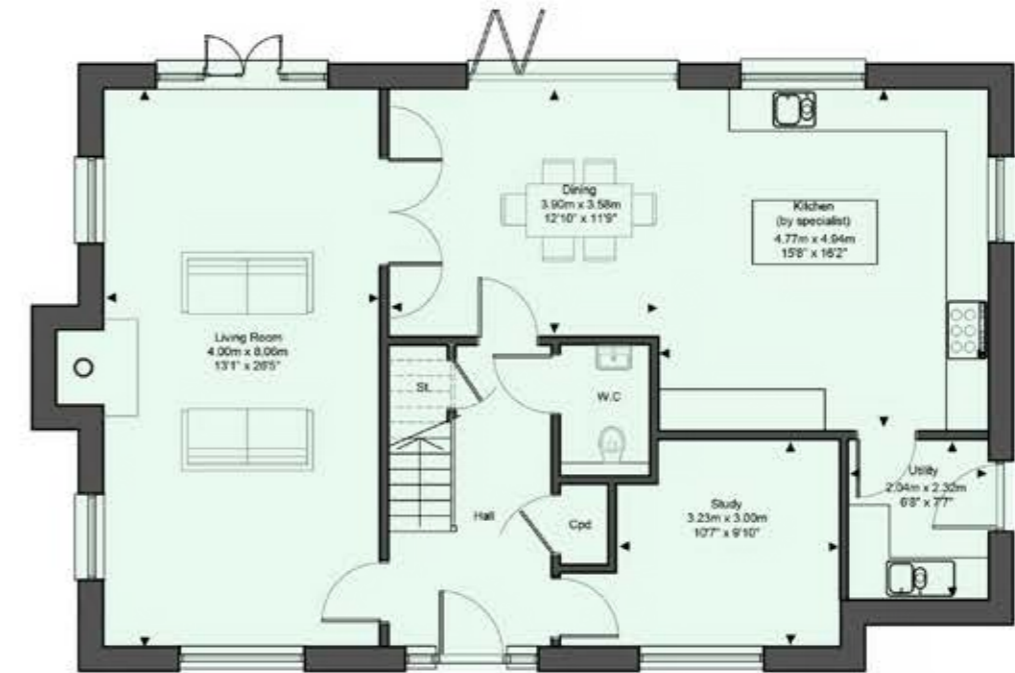


Double Garage

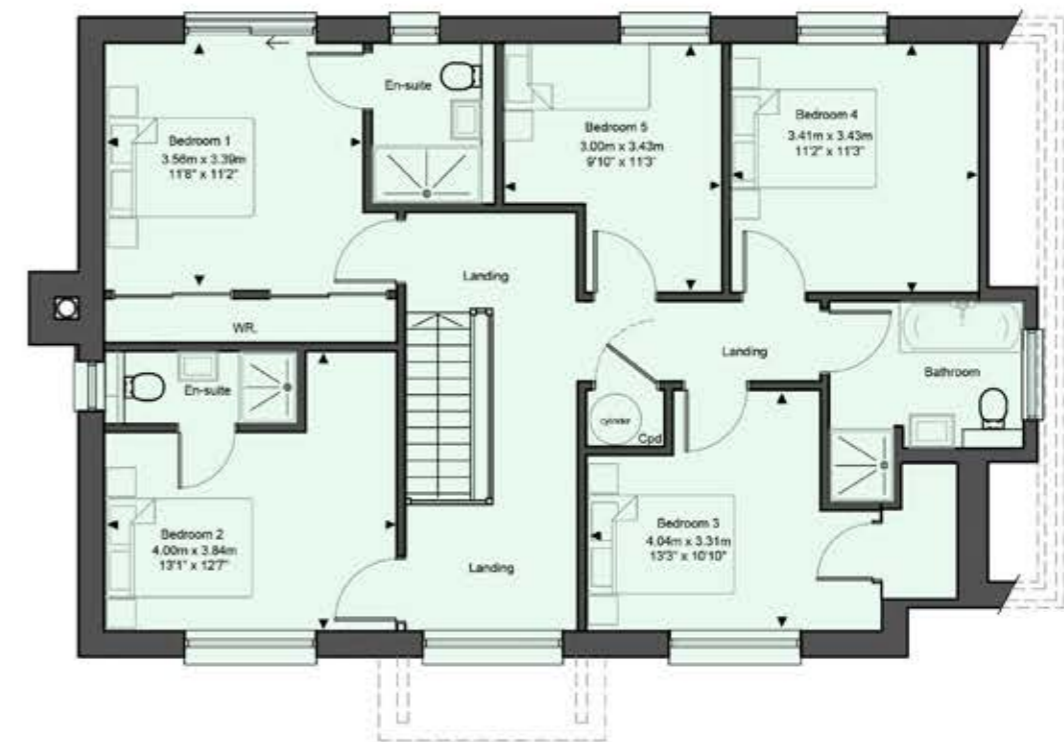


Home Office

### GROUND FLOOR



### FIRST FLOOR





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## HOME II

A substantial and attractive Kentish-style family home with 5-bedrooms and a private driveway with a double garage.



5 Bedrooms



3 Bath/Shower Rooms



Double Garage



Home Office

### GROUND FLOOR



### FIRST FLOOR





\*Computer generated image intended for guidance purposes only

## HOME 12

A charming, Kentish-style family home with 5-bedrooms and a private driveway with a double garage, overlooking the neighbouring apple orchard.



5 Bedrooms



3 Bath/Shower Rooms



Double Garage



Orchard view



Home Office

### GROUND FLOOR



### FIRST FLOOR





\*Computer generated image intended for guidance purposes only

## HOME 13

A striking, barn-style property overlooking the neighbouring apple orchard, with 4-double bedrooms and a private driveway with a double garage.



4 Bedrooms



3 Bath/Showers  
Rooms



Double Garage

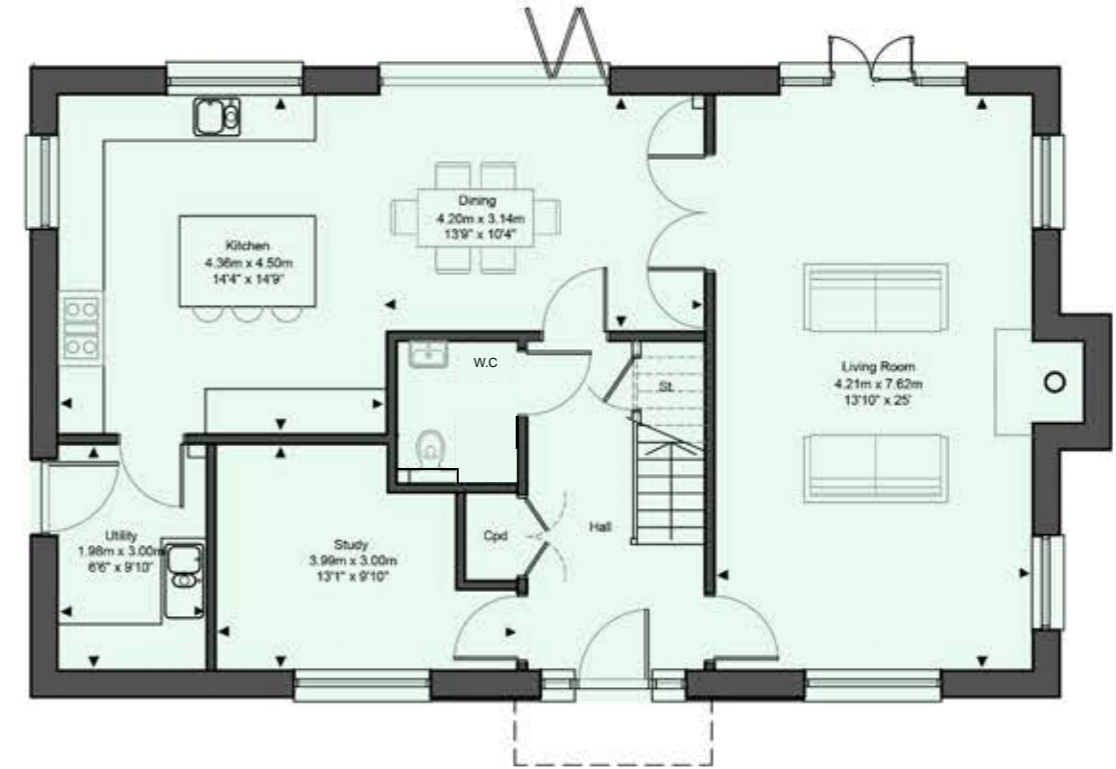


Orchard view

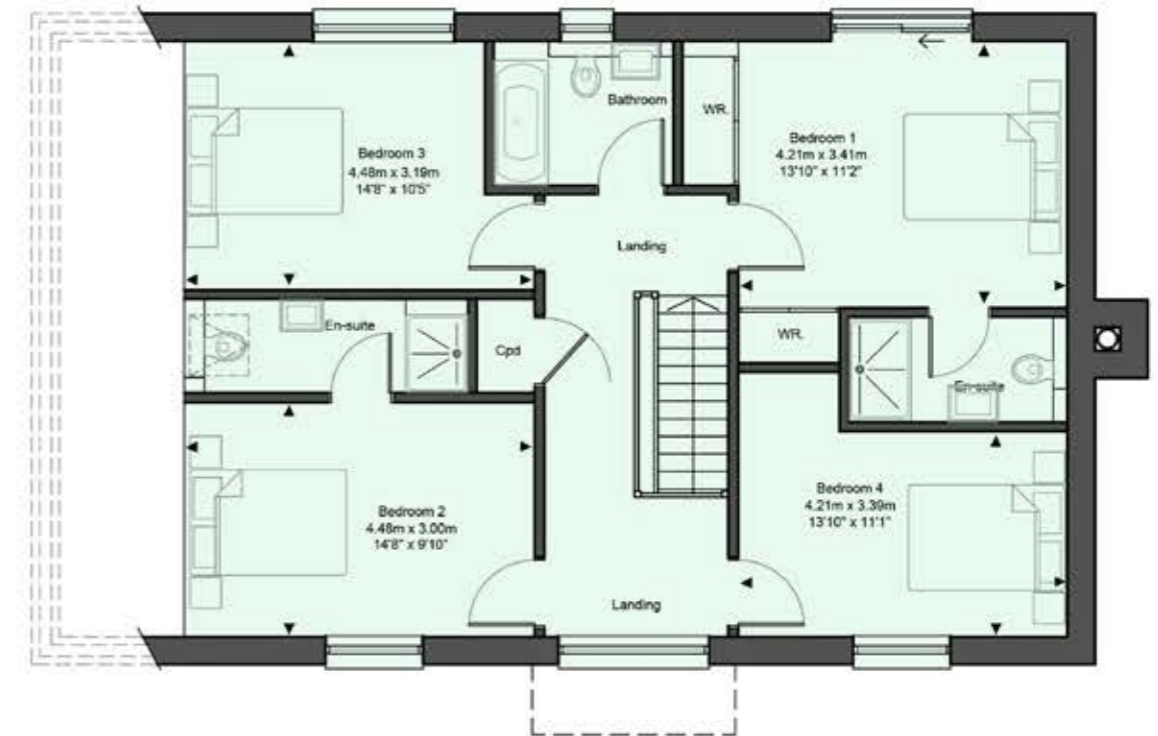


Home Office

### GROUND FLOOR



### FIRST FLOOR





\*Computer generated image intended for guidance purposes only

## HOME14

A picturesque family home with character bay windows, 4-double bedrooms and a private driveway with double garage.



4 Bedrooms



3 Bath/Shower Rooms

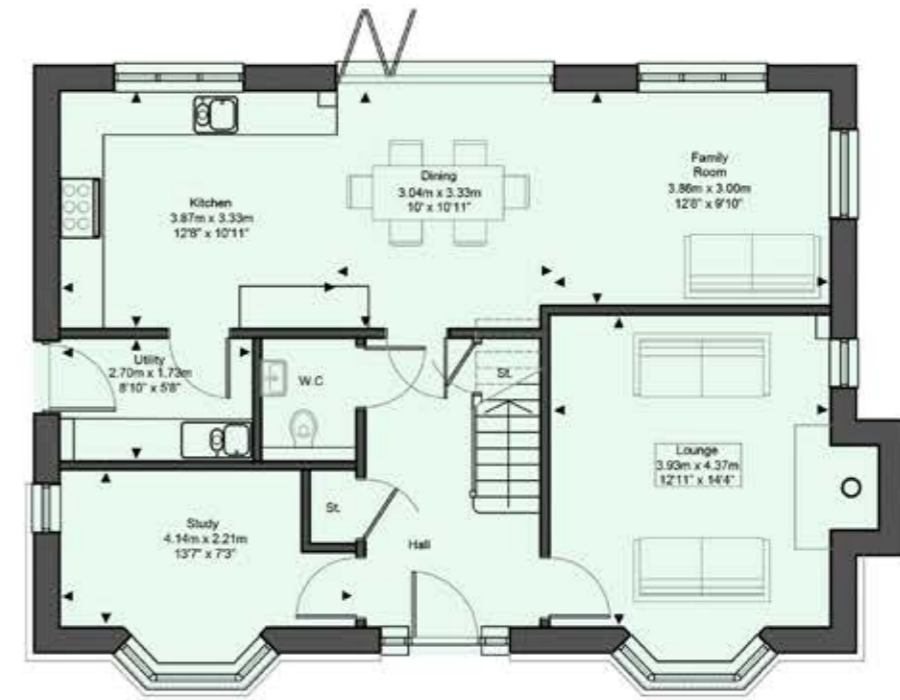


Double Garage

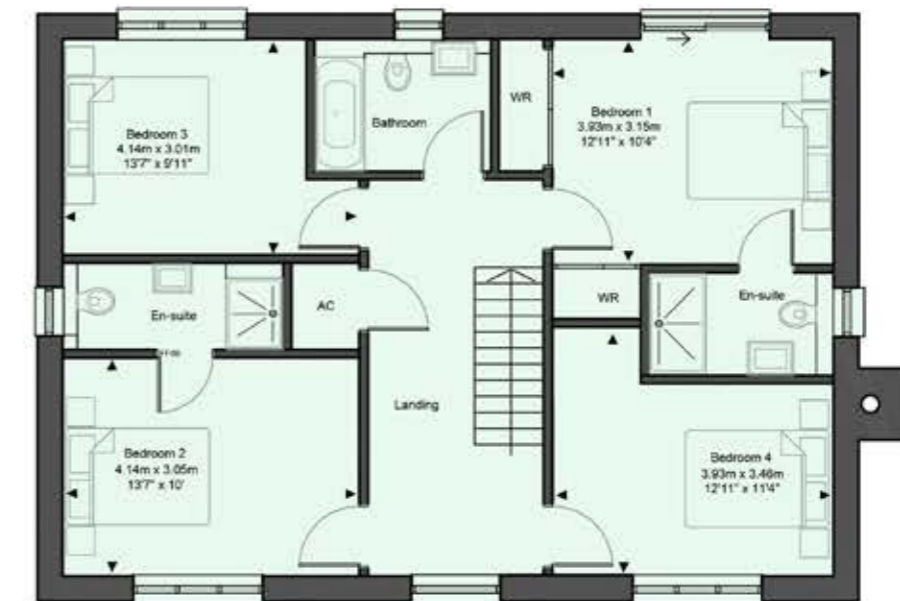


Home Office

### GROUND FLOOR



### FIRST FLOOR





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## HOME 15

A traditional and attractive Kentish-style family home with 4-double bedrooms and a private driveway with double garage.



4 Bedrooms



3 Bath/Shower Rooms

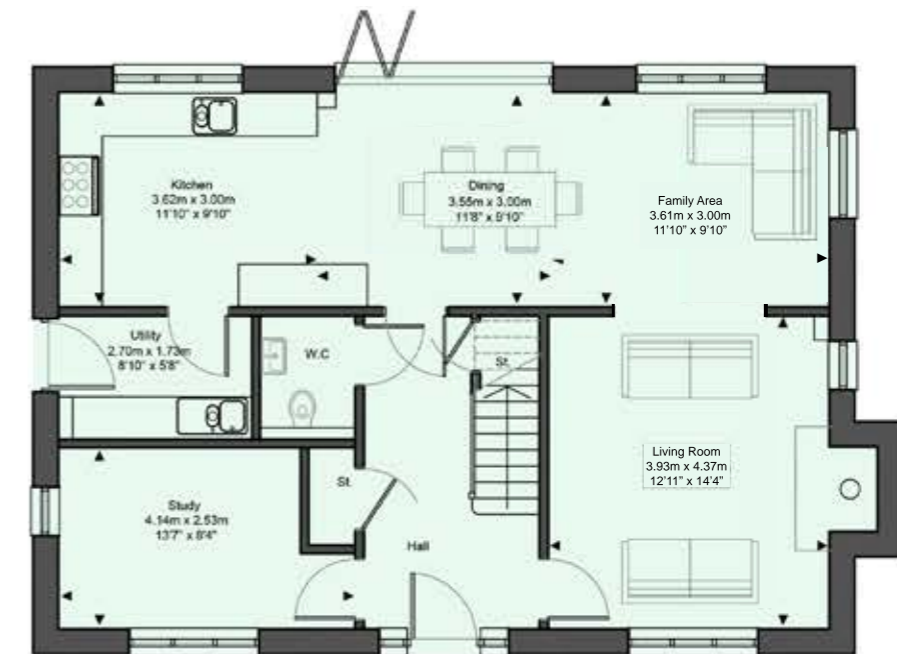


Double Garage

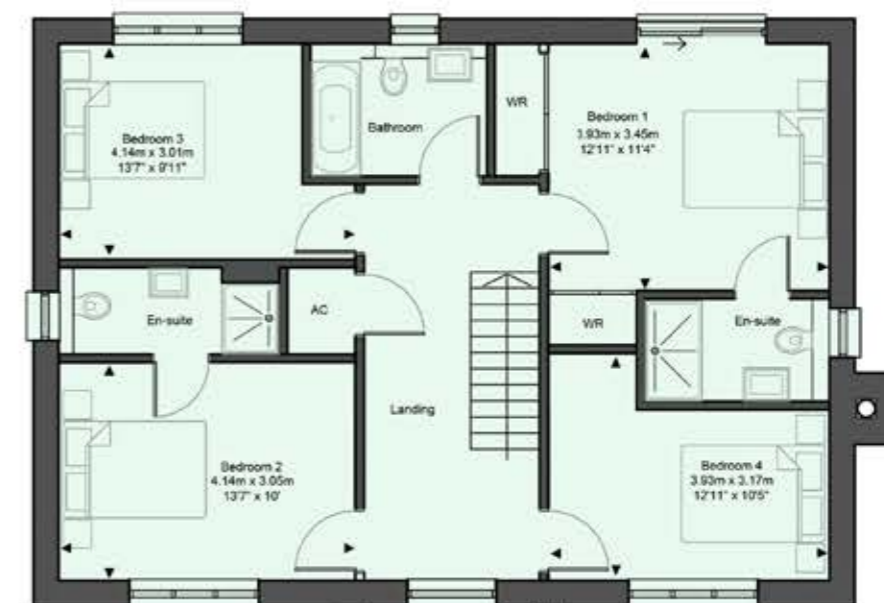


Home Office

### GROUND FLOOR



### FIRST FLOOR





# Specification

## Kitchen

- Shaker style kitchens by Gardiner of England
- Composite stone worktops with upstand & splashback
- Fully integrated Bosch appliances including:
  - 2 x single ovens
  - 5 ring induction hob
  - Dishwasher
  - Double fridge/freezer
- Single bowl sink with mixer tap
- Stainless steel extractor hood
- LED under unit lighting

## Utility Room

- Shaker style cabinets with shelf over and sink with mixer tap
- Stone work tops & upstand
- Space for washing machine and tumble dryer

## Bathroom, En-Suites and Cloakrooms

- Designer white sanitaryware from a range of leading brands with chrome fittings
- A range of tiles by Minoli. Please ask sales advisor for samples
- Vanity unit to bathroom & en-suite
- Camaro LVT flooring to bathroom, en-suite and cloakroom
- Heated chrome towel rail
- Shaver point to bathroom and en-suites
- LED downlights to bathrooms and en-suites

## Electrical & Heating

- Heating provided by air source heat pump
- Underfloor heating to ground floor; radiators to first floor
- BT fibre connection
- A generous mix of LED downlights and pendants throughout

## Internal Finishes

- Flush casement windows with locks
- Homes painted in classic neutral wall colour, Portland
- Internal doors painted farmhouse style with chrome ironmongery
- Fitted wardrobe to master bedroom
- Plot 11 dressing area to master bedroom
- Chrome sockets to kitchen
- Bespoke white painted staircase
- Attractive white painted skirting & architraves throughout
- Feature fireplaces capable of housing log burners

## External Finishes

- Double garage with block paved driveway
- Grey Indian sandstone patio
- Aesthetic planting and turf to front garden, turf to rear garden
- Cold mains outside tap
- Security/convenience lighting to front and rear
- Electric vehicle charging point (EVCP) to all garages.
- Mix of 1.8m close board and 1.2m ranch style post and rail fencing

## Safety & Security

- Mains fed smoke & heat detectors with battery backup

## After Care & Guarantee

- Dedicated Canham Homes Customer Service Contact for peace of mind for the first 2 years from purchase
- All homes come with a ten year Build-Zone guarantee



\*images shown are from Home 10 Show Home



# A development by Canham Homes

Canham Homes was developed in tandem with the multi-million-pound construction company A B Canham & Son, as a separate division to specialise in exquisite new homes around the Sevenoaks and wider Kent area. Canham Homes is respected for balancing luxury and style with the local architectural vernacular. The resulting developments enhance the built environment, with strong sustainable credentials and always an impeccable attention to detail.

Canham Homes pride themselves on being able to offer a flexible and adaptable service to their customers, and are pleased to be able to offer the following:

- Beautiful new homes that adhere to local architecture and surroundings
- High level specification throughout
- High standards of modern insulation, achieving energy efficiency at the best possible running costs
- Considerate and attractive planting and landscaping
- Superior customer support before, during and after purchase

## Contact



**RPC New Homes**  
01732 363 633



**Henshaw Place**  
Show Home & Sales Office  
01233 367137  
[sales@henshawplace.co.uk](mailto:sales@henshawplace.co.uk)

These particulars were prepared from preliminary plans and specifications before the completion of the properties. These particulars, together with any images that they contain are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must have their solicitor check the plans and specification attached to their contract.







**HENSHAW PLACE**  
EGERTON

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