

BASS

ORCHARDS



Welcome to Bass Orchards, a boutique collection of five 3, 4, and 5-bedroom homes in the English countryside, located in the sought-after village of Matfield. Nestled down a leafy private drive, these exclusive bespoke homes offer a perfect blend of contemporary comfort and timeless charm. Each residence boasts ample parking and secluded gardens. Enhancing the privacy of Bass Orchards, access to these idyllic homes is granted through a gated entrance, ensuring a secure and tranquil environment for future homeowners.

BRENCHLEY ROAD, MATFIELD, TN12 7JH

Computer Generated Image of External - House 1, 2 and 3



Bass Orchards offers meticulously crafted homes by Corker Brothers and Canham Homes, renowned for their quality design and inviting warmth. These residences feature light-filled, chic interiors with shaker-style kitchens boasting integrated appliances. Additionally, bathrooms are adorned with designer white sanitary ware and chrome brassware, adding a touch of elegance.

Externally, the homes are complemented by natural sandstone patios and beautifully landscaped gardens. Furthermore, each residence is equipped with electric vehicle charging points, seamlessly blending modern amenities with the tranquility of outdoor living spaces.





WHERE YOU BELONG

Bass Orchards is where traditional meets contemporary comfort. Tucked away in Matfield village and conveniently located near Royal Tunbridge Wells and Paddock Wood, each home blends classic Home Counties architecture with modern living. Whether you're a growing family or seeking peaceful solitude, Bass Orchards is the perfect place to call home.



MATFIELD, TUNBRIDGE WELLS

Located in the heart of the Kent countryside, Matfield epitomises the essence of a quintessentially British village. Here, residents relish the convenience of a local butcher and green grocery, as well as the quaint charm of the village post office. All of this is complemented by the serene backdrop of a picturesque village green and cricket pitch, which also features a private fishing pond exclusively reserved for the enjoyment of Matfield's residents.

Indulge in the culinary delights of locally acclaimed restaurants and pubs, including The Hopbine Inn, The Little Bull Café & Bar, and The Poet at Matfield. Just a short drive leads to the thriving towns of Paddock Wood and Royal Tunbridge Wells, home to supermarkets like Waitrose, railway stations, and more.

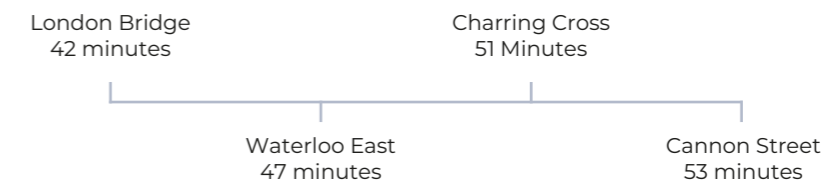




SEAMLESS TRAVEL

An ideal location for commuters, Bass Orchards offers proximity to mainline railway stations such as Paddock Wood, Tonbridge, Tunbridge Wells Stations and more.

Paddock Wood Station is a 6-minute drive away with links to:



Travelling further is equally convenient, with easy access to the A21 and M25 motorways:



Travel directions are courtesy of Google Maps and TFL and represent the fastest journey times.



THE LOCAL AREA

LEISURE

- 1 The Hopbine Inn (Pub)
- 2 The Halfway House (Pub)
- 3 John Brunt (Pub)
- 4 The Star (Pub)
- 5 The Poet at Matfield (restaurant)
- 6 The Little Bull Café & Bar
- 7 Windmill Hill Viewpoint
- 8 Cinderhill Wood and Nature Reserve
- 9 Matfield Village Green Park
- 10 Bentinck Farm
- 11 The Spa Hotel

SHOPPING

- 12 Royal Victoria Place shopping center
- 13 Waitrose & Partners Paddock Wood
- 14 Tesco, Woodgate Corner
- 15 Downingbury Farm (Shop)
- 16 Widmore Farm (Shop)

SCHOOLS

- 17 Mascalls Academy
- 18 Paddock Wood Primary Academy
- 19 Brenchley and Matfield Church of England Primary School and Pre-School
- 20 Capel Primary School
- 21 Somerhill Independent School
- 22 North Kent College
- 23 The New Beacon School

SPORTS AND ACTIVITIES

- 24 Lamberhurst Golf Course
- 25 Nevill Golf Club
- 26 Tunbridge Wells Sports Centre
- 27 The Ceramic Studio- Pottery classes
- 28 Pembury Athletic Youth Football Club

KEY LOCATIONS

- 29 Paddock Wood Railway Station
- 30 Tunbridge Wells Railway Station
- 31 The Poet- Bus stop
- 32 Howell Surgery Brenchley
- 33 Tunbridge Wells Hospital
- 34 Sevenoaks Hospital Seal





EXPLORE THE VIBRANT SURROUNDINGS

Settled in the folds of the High Weald Area of Outstanding Natural Beauty in Kent, Matfield epitomises the ideal location for nature aficionados. The village centre, designated as a Conservation Area, presents Matfield as the perfect home for those who adore nature, offering local opportunities for cycling, horse riding, and a plethora of stunning gardens. Outdoor enthusiasts will relish the extensive network of walking paths that weave through farmland, orchards, and woodlands, in addition to the proximity of Widmore Woodlands, a tranquil 20-acre woodland merely a 15-minute amble from one's doorstep.



TIMELESS ELEGANCE

These charming homes offer a contemporary twist on classic English design with carefully crafted open-floor layouts that bathe the ground floor in natural light. At the heart of each residence is a shaker-style kitchen, equipped with the latest appliances, sleek worktops, and stylish chrome fixtures. Bathrooms serve as serene retreats, showcasing elegant porcelain wall tiles, LVT flooring, and vanity units. Adding to Bass Orchard's character, farmhouse-style internal doors complement chrome ironmongery throughout. For added convenience, selected homes include utility rooms, ensuring these residences not only meet but exceed the expectations of modern living.





Computer Generated Image of Primary Bedroom - House 1

ELEVATING HOMES INTO
TRANQUIL SANCTUARIES
INFUSED WITH STYLE AND
BESPOKE CHARM.





Computer Generated Image of Bathroom - House 1, 2, 3, 4 and 5

WHERE HOMES EMBRACE
TRANQUILLITY, STYLE, AND THE
ART OF BESPOKE LIVING





FLOORPLANS

HOUSE	BEDS	DETACHED/ SEMI	TOTAL AREA SQM /SQFT	PAGE
1	5	DETACHED	188.1 SQM (2025 SQFT)	28
2	3	SEMI-DETACHED	107.7 SQM (1159 SQFT)	30
3	3	SEMI-DETACHED	107.7 SQM (1159 SQFT)	32
4	4	DETACHED	143.6 SQM (1546 SQFT)	34
5	4	DETACHED	143.6 SQM (1546 SQFT)	36

All images and the dimensions given are illustrations for this unit type and individual plots may differ. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please check with your sales adviser in respect of individual properties.



1 BASS ORCHARDS

5 Bedroom, 3.5 Bathroom

KITCHEN
5087.5mm x 2920mm

DINING / LIVING
4462.5mm x 5760mm

LIVING ROOM
5275mm x 4155mm

UTILITY
2278.5mm x 4155mm

OFFICE
3961mm x 3025mm

PRIMARY BEDROOM
3719.5mm x 6076.5mm

PRIMARY ENSUITE
2787.5mm x 1500mm

BEDROOM 2
3659.5mm x 3419mm

ENSUITE 2
1400mm x 2547mm

BEDROOM 3
3604.5mm x 3507mm

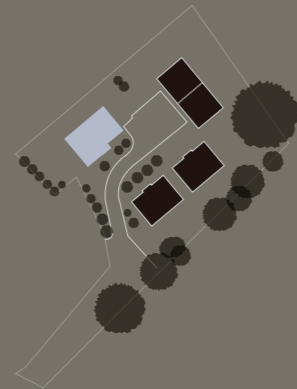
BEDROOM 4
2932mm x 4187mm

BEDROOM 5
3390mm x 3215mm

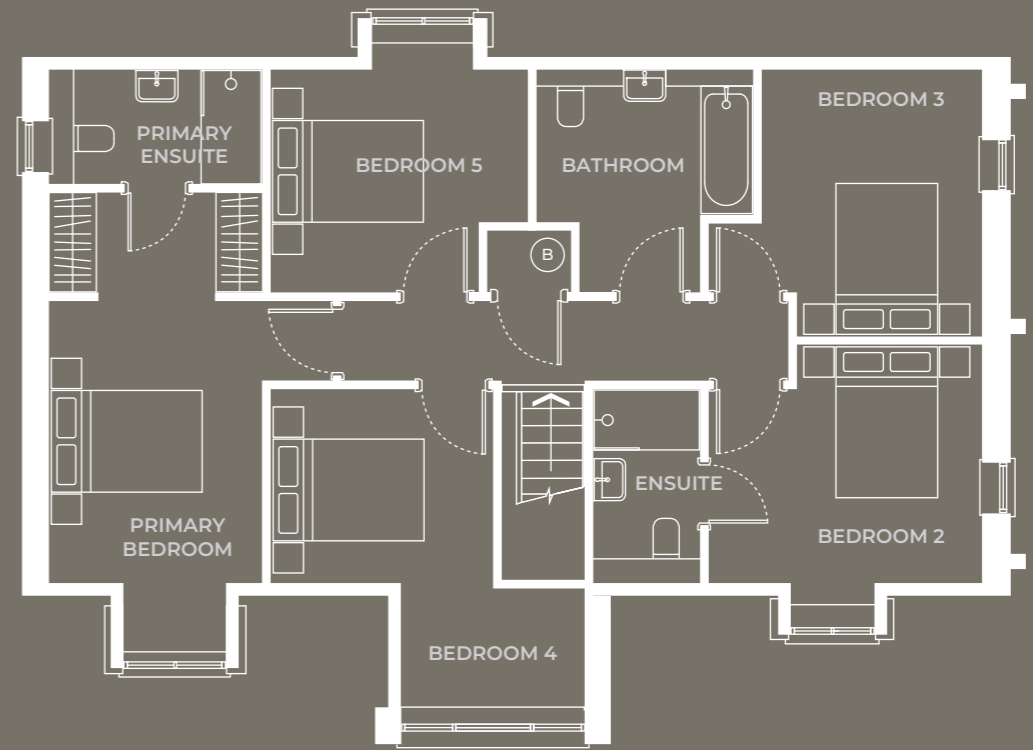
BATHROOM
2856mm x 2925mm

APPROXIMATE INTERNAL FLOOR AREA

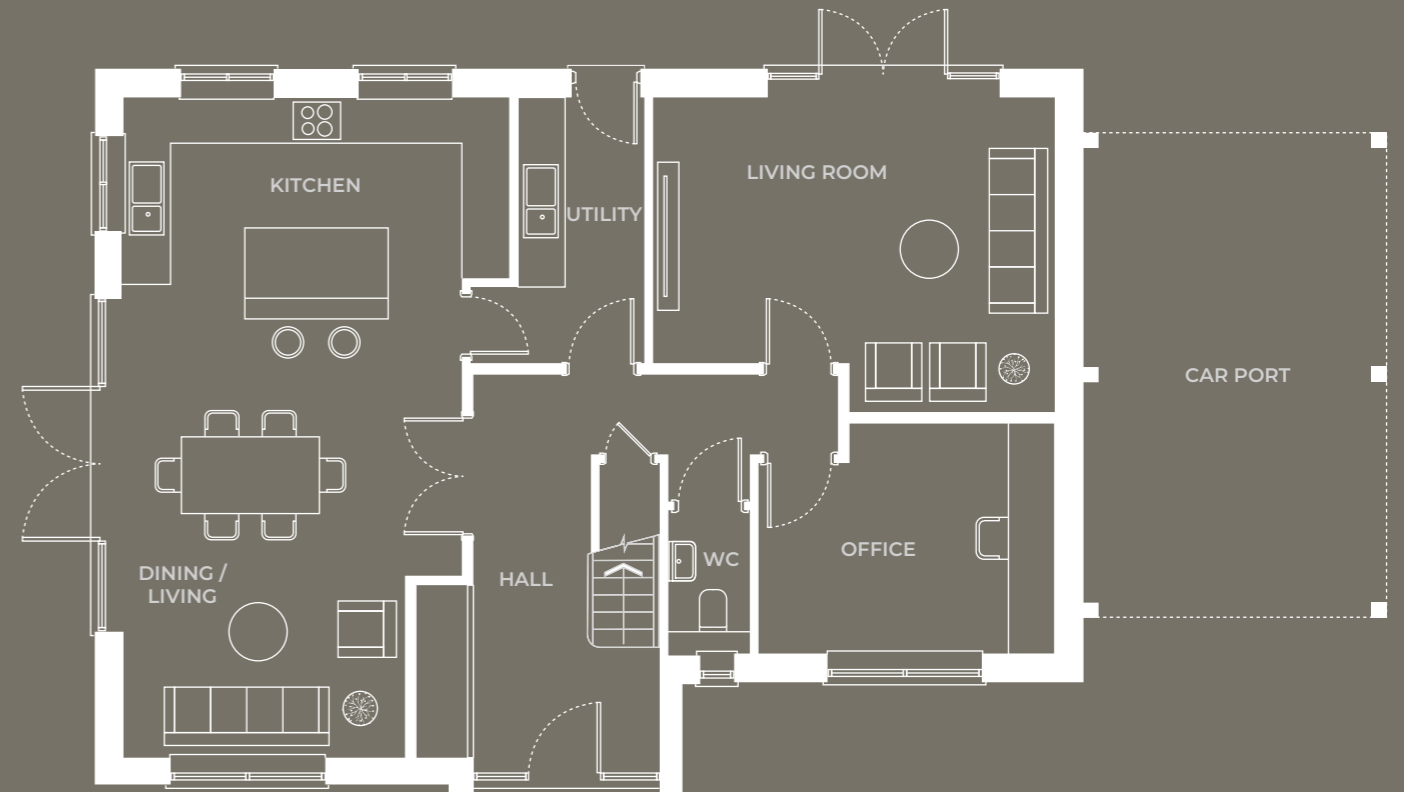
188.1 SQM (2025 SQFT)



BASS ORCHARDS



FIRST FLOOR



GROUND FLOOR



2 BASS ORCHARDS

3 Bedroom, 2.5 Bathroom

KITCHEN
2745mm x 4060mm

DINING
3245mm x 3495mm

LIVING ROOM
4370mm x 4065mm

OFFICE
2720mm x 3340mm

PRIMARY BEDROOM
2781mm x 5011mm

PRIMARY ENSUITE
2262.5mm x 1700mm

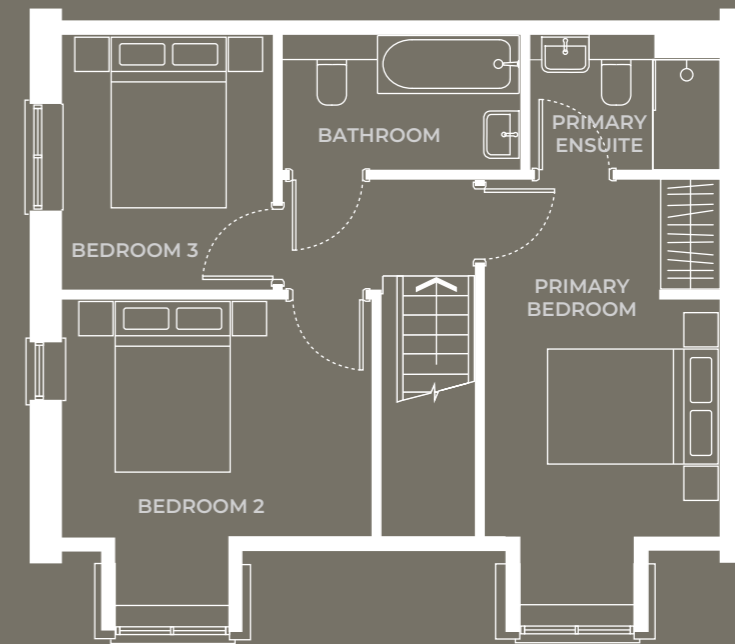
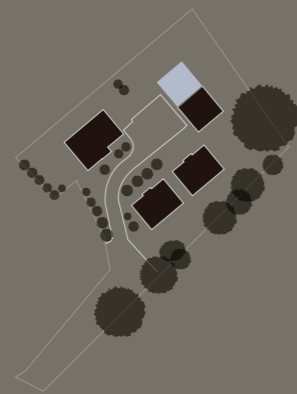
BEDROOM 2
3656mm x 3613.5mm

BEDROOM 3
2492mm x 3097.5mm

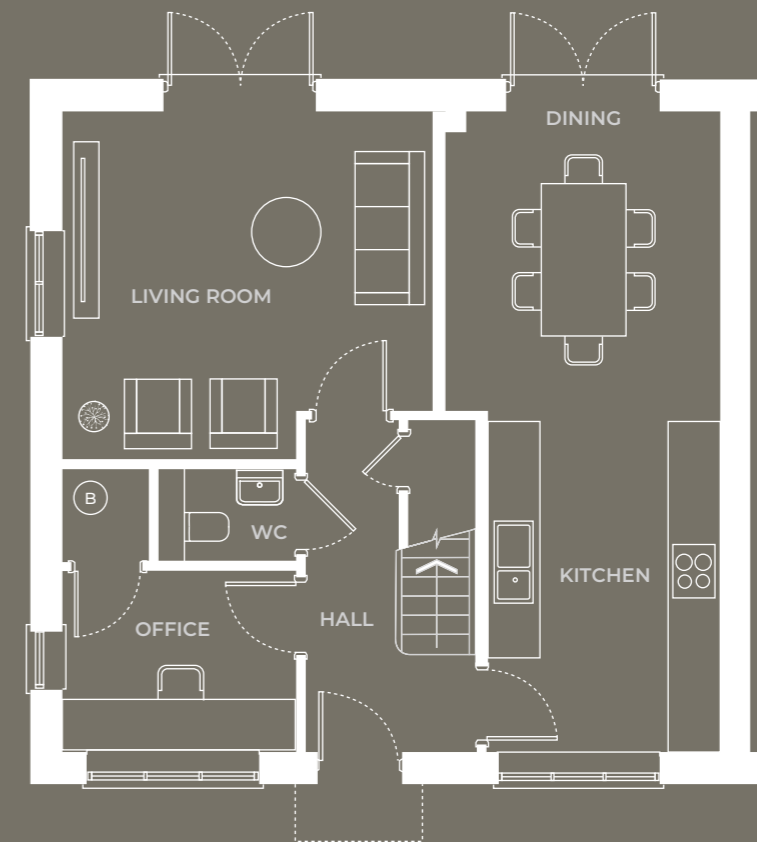
BATHROOM
2795mm x 1700mm

APPROXIMATE INTERNAL FLOOR AREA

107.7 SQM (1159 SQFT)



FIRST FLOOR



GROUND FLOOR



3 BASS ORCHARDS

3 Bedroom, 2.5 Bathroom

KITCHEN
2745mm x 4060mm

DINING
3245mm x 3495mm

LIVING ROOM
4370mm x 4065mm

OFFICE
2720mm x 3340mm

PRIMARY BEDROOM
2781mm x 5011mm

PRIMARY ENSUITE
2262.5mm x 1700mm

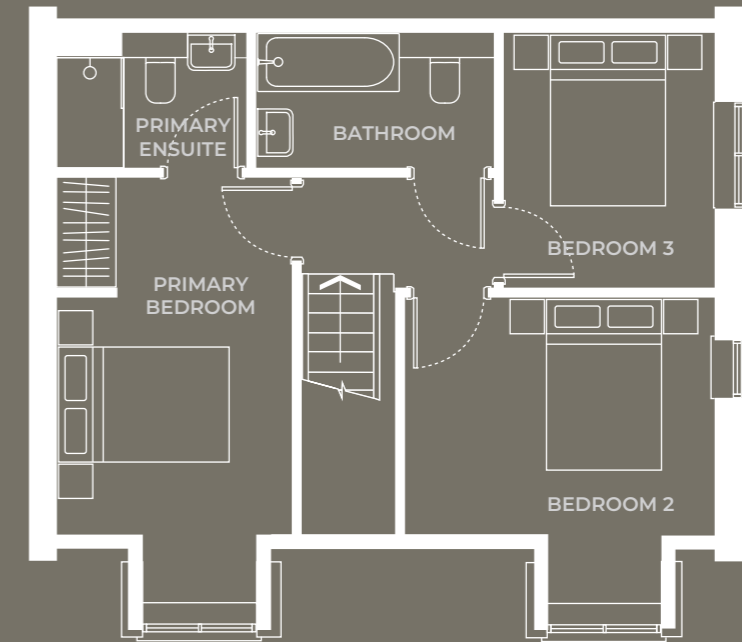
BEDROOM 2
3656mm x 3613.5mm

BEDROOM 3
2492mm x 3097.5mm

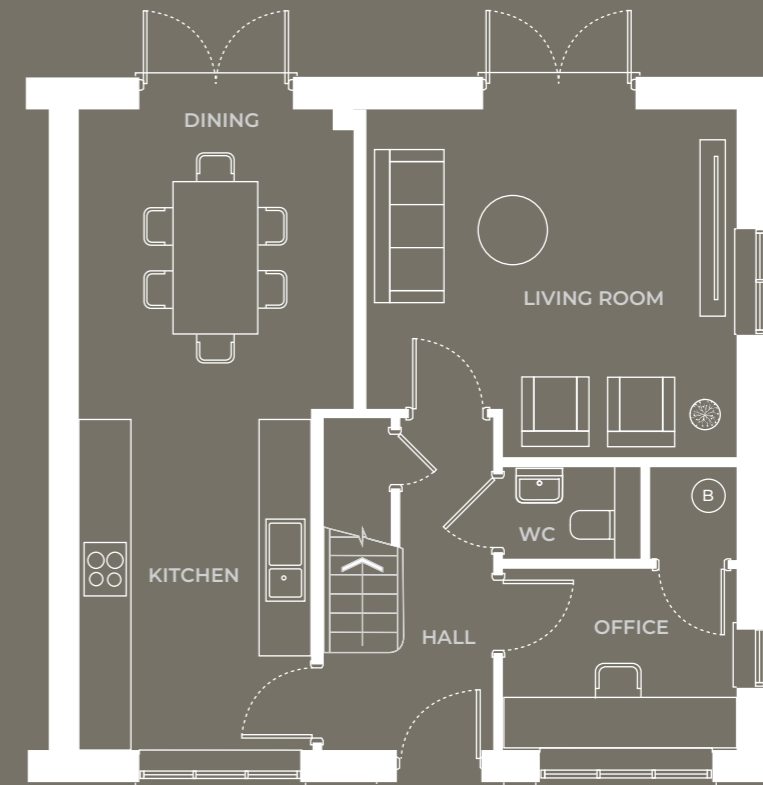
BATHROOM
2795mm x 1700mm

APPROXIMATE INTERNAL FLOOR AREA

107.7 SQM (1159 SQFT)



FIRST FLOOR

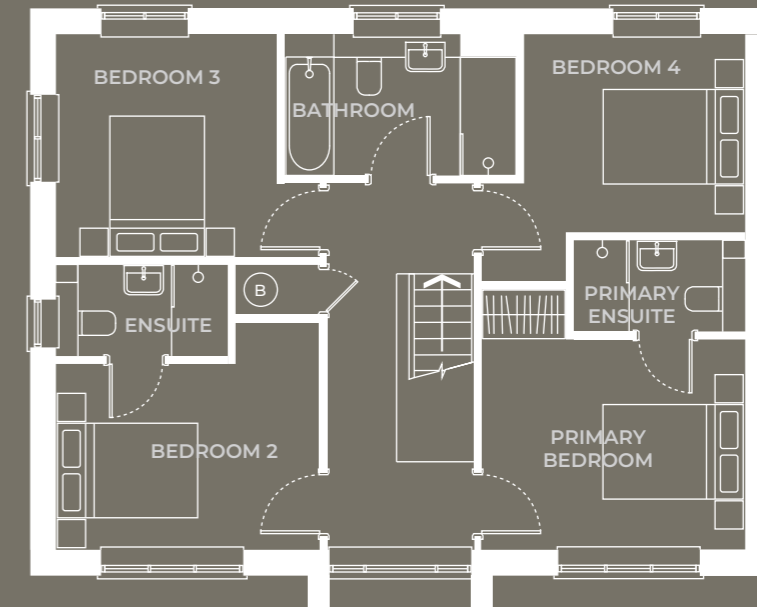


GROUND FLOOR

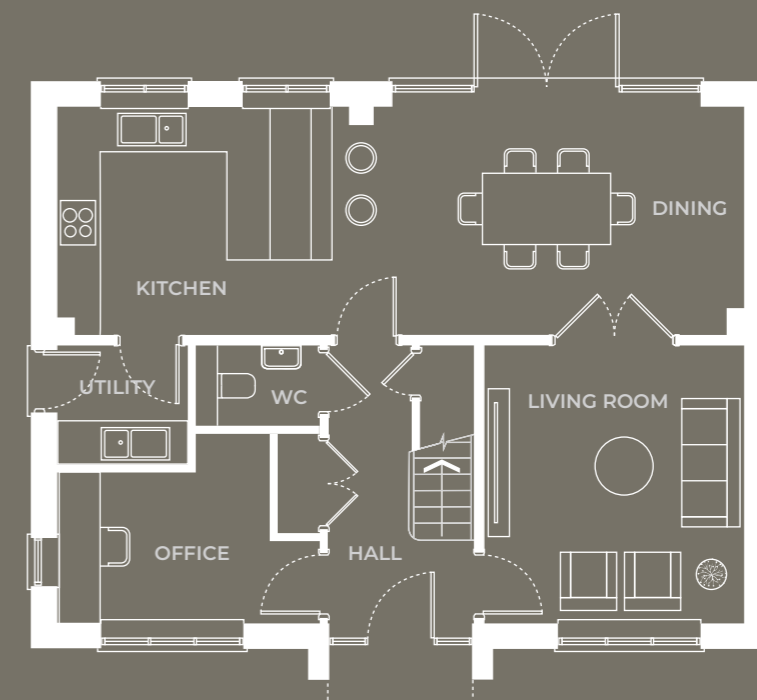


4 BASS ORCHARDS

4 Bedroom, 3.5 Bathroom



FIRST FLOOR



GROUND FLOOR

KITCHEN
4165mm x 3235mm

DINING
5640mm x 3235mm

LIVING ROOM
3710mm x 3945mm

UTILITY
1868mm x 1697.5mm

OFFICE
3710mm x 2681mm

PRIMARY BEDROOM
3746mm x 3688.5mm

PRIMARY ENSUITE
2432mm x 1300mm

BEDROOM 2
3746mm x 3029.5mm

ENSUITE
2432mm x 1300mm

BEDROOM 3
3746mm x 3177.5mm

BEDROOM 4
3746mm x 3527.5mm

BATHROOM
3300mm x 2000mm

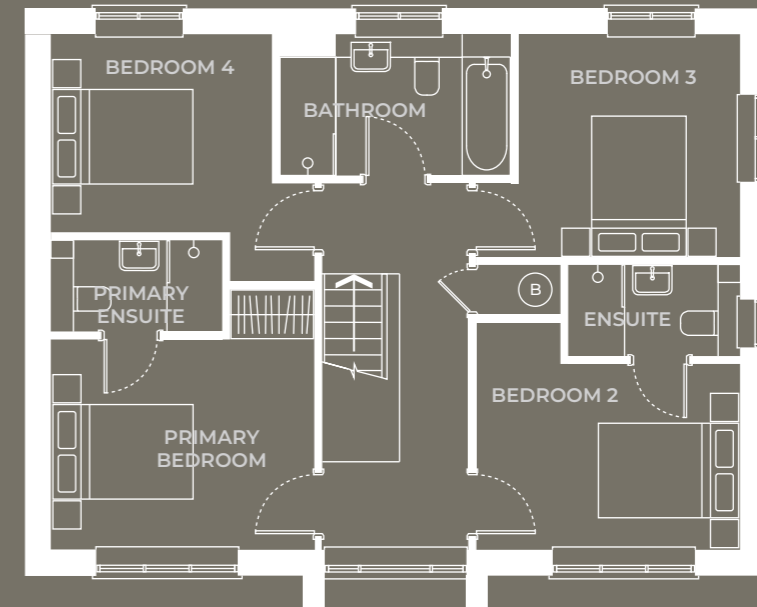
APPROXIMATE INTERNAL FLOOR AREA

143.6 SQM (1546 SQFT)

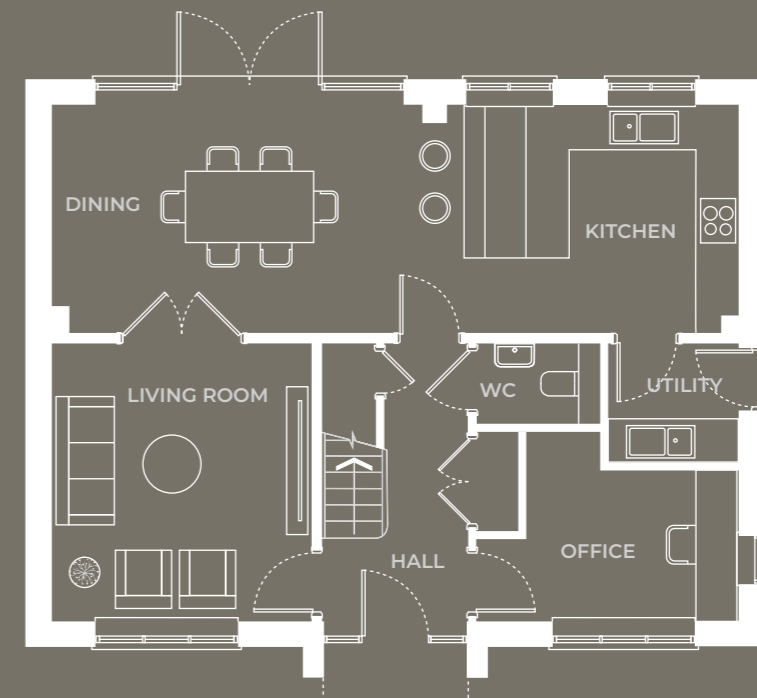


5 BASS ORCHARDS

4 Bedroom, 3.5 Bathroom



FIRST FLOOR



GROUND FLOOR

KITCHEN
4165mm x 3235mm

DINING
5640mm x 3235mm

LIVING ROOM
3710mm x 3945mm

UTILITY
1868mm x 1697.5mm

OFFICE
3710mm x 2681mm

PRIMARY BEDROOM
3746mm x 3688.5mm

PRIMARY ENSUITE
2432mm x 1300mm

BEDROOM 2
3746mm x 3029.5mm

ENSUITE
2432mm x 1300mm

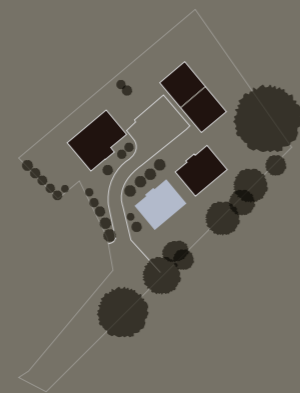
BEDROOM 3
3746mm x 3177.5mm

BEDROOM 4
3746mm x 3527.5mm

BATHROOM
3300mm x 2000mm

APPROXIMATE INTERNAL FLOOR AREA

143.6 SQM (1546 SQFT)





INTERNAL FINISHES

- Farmhouse-style internal doors with chrome ironmongery
- Built-in wardrobes in the primary bedroom feature sliding mirrored doors
- Flush casement double glazed UPVC windows

KITCHEN

- Shaker-style kitchens
- Quartz worktops to plots 1, 4 and 5
- Fully integrated appliances, including
 - Double oven to plots 1, 4 and 5
 - Induction hob
 - Dishwasher
 - 70/30 fridge-freezer
- Stainless steel extractor hood
- Integrated LED cabinet lighting

UTILITY

- Shaker-style cabinets to plots 1, 4 and 5
- Dedicated spaces and connections for washing machine and tumble dryer to plots 1, 4 and 5
- Integrated washing machine to plots 2 and 3 in the kitchen

BATHROOMS, EN-SUITES & CLOAKROOMS

- Designer white sanitary ware
- Chrome brassware
- Porcelain wall tiles
- Vanity units in bathrooms and en-suites
- Premium LVT flooring
- Heated chrome towel rail
- Shaver point in bathrooms and en-suites

ELECTRICAL & HEATING

- Heating provided by air source heat pump
- Underfloor heating to ground floor, radiators to first floor
- Openreach fibre connection
- LED downlights and pendant lighting throughout
- White sockets (chrome sockets in kitchen only)

EXTERNAL FINISHES

- Natural sandstone patio
- Landscaped front garden and turfed rear garden
- Security/convenience lighting
- Electric vehicle charging point for each home

SAFETY & SECURITY

- Mains-fed smoke and heat detectors
- Secure access via electronic gate entrance

AFTERCARE & GUARANTEE

- Dedicated customer service from Canham Homes for the first 2 years post-purchase
- A ten-year Build-Zone guarantee for all homes

The specification of the units is the anticipated specification as at the date this sheet was prepared, but may be subject to change in accordance with permitted variances under the house sale contracts. The information contained in it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Unit designs and layouts are indicative only and may change.



SPECIFICATION.

Henshaw Place -Egerton



A COLLABORATION BETWEEN



Canham Homes and Corker Brothers, known for their commitment to crafting exceptional spaces, introduce Bass Orchards, a testament to their dedication to excellence.

Canham Homes excels in surpassing expectations with their homes, while Corker Brothers, acclaimed for their outdoor landscapes, venture into residential property development. Their shared commitment to detail ensures each residence embodies excellence, prioritizing an experience that exceeds standards and fulfills aspirations.

Their collaborative vision extends beyond constructing houses; it's about creating living spaces where families thrive across generations. Meticulously designed, these homes evoke awe, transcending the ordinary to establish an unmistakably homely environment. The partnership doesn't just build properties; it curates enduring spaces where families create lasting memories and truly belong.

BASS

ORCHARDS

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