



Benenden

MEADOWS



CANHAM
HOMES



Welcome to

Benenden Meadows

Walkhurst Road, Benenden Kent TN17 4DR

A collection of luxury 2-5 bedroom homes in the quintessential village of Benenden, perfectly positioned in the Weald of Kent – an Area of Outstanding Natural Beauty.

Life in Benenden

If you're looking to settle somewhere peaceful, Benenden in semi-rural Kent, offers it all. Set between Tenterden and Cranbrook, this pretty village sits in the heart of the area known as the Garden of England.

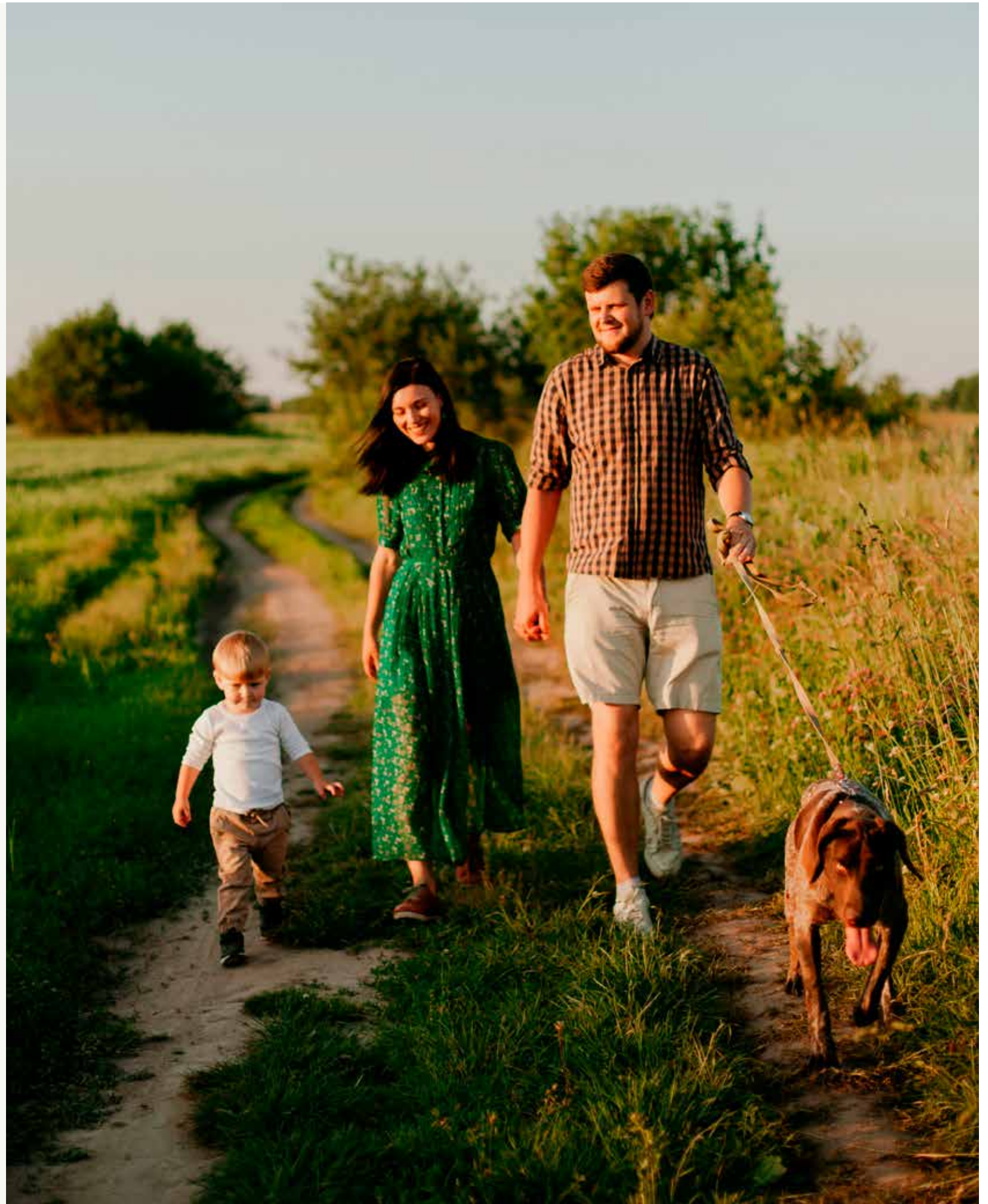
Next to the village green, you'll find The Bull at Benenden, a traditional pub serving real ales, local ciders and seasonal food. Nearby, the community-run shop doubles up as a café, post office, general store and wine cellar – making it a real hub for residents.

At the centre of Benenden is St. George's Church, a Grade II listed building that dates back to the 12th century. Its church tower houses an impressive set of 12 bells – one of the

largest in the region, second only to Canterbury Cathedral.

Benenden has a strong sense of community, with events throughout the year ranging from casual games on the green to the annual village fete.

For those who enjoy the outdoors, the area offers plenty of walking routes, and Hemsted Forest – just a short drive away – provides 398 hectares of woodland to explore.



The best of the surrounding area

With its blend of rural charm, historical significance, and modern convenience, Benenden and the surrounding areas present a well-rounded and attractive place to live.

Just a short drive away (6 miles) is Bodiam Castle, an impressive 14th century moated fortress managed by the National Trust. Sissinghurst Castle Garden, also nearby, is internationally renowned for its carefully designed gardens and historical significance.

If you relish an active lifestyle the area provides ample opportunities. Tenterden, just 5.3 miles away, features a well-equipped leisure centre and the highly-regarded London Beach

Golf Club set against scenic Wealden countryside. To the West, Bedgebury National Pinetum and Forest offers extensive trails for cycling, mountain biking, walking and running, as well as family friendly activities like Go Ape treetop adventures.

Day-to-day needs are well catered for, in the Benenden Community shop, neighbouring village farm shops and independent stores. Local dining options include several highly rated establishments, including Michelin Guide restaurants such as The Swan at Chapel Down, West House in Biddenden and The Small Holding in Kilndown.

Benenden is well-positioned for access to larger towns, regional centres and the coast. Royal Tunbridge Wells, Maidstone, and Hastings are all within 30-40 minutes' drive, providing a wider selection of retail, dining, seasonal events and cultural experiences.



Everyday essentials, close at hand

Benenden village enjoys a wide range of conveniences within easy reach. Just a short drive or bus ride away, nearby towns like Cranbrook, Hawkhurst and Tenterden offer supermarkets, healthcare facilities, banks, and a variety of shops and restaurants. For more extensive services, the larger town of Royal Tunbridge Wells is also easily accessible. Excellent transport links make commuting and travel straightforward.

Benenden Hospital	2.2 miles
Cranbrook Pharmacy, Cranbrook	3.8 miles
Crane Dental, Cranbrook	3.9 miles
The Old School Surgery, Cranbrook	4 miles
Tesco Superstore, Tenterden	5.4 miles
Waitrose, Tenterden	5.4 miles

From first steps to bright futures

Benenden and its surrounding area offers an excellent selection of schools catering to all age groups.

Benenden Church of England Primary School	0.4 miles
Benenden Pre-School	0.4 miles
Benenden School, Benenden	1.2 miles
Rolvenden Primary School	2.7 miles
Cranbrook School	3.8 miles
Highworth Grammar School, Ashford	16 miles
Norton Knatchbull Grammar School, Ashford	17 miles





Benenden Meadows



Home 1
The Cobham
2 Bedroom | Total Area 892 sq ft

Homes 2, 3(h) & 4
The Chilham
3 Bedroom | Total Area 993 sq ft

Homes 10 & 12(h)
The Sandown
3 Bedroom | Total Area 1,129 sq ft

Home 11
The Godinton
4 Bedroom | Total Area 1,281 sq ft

Homes 5, 6 & 9(h)
The Chartwell
4 Bedroom | Total Area 1,615 sq ft

Home 13
The Hemsted
5 Bedroom | Total Area 1,803 sq ft

Home 7
The Penshurst
5 Bedroom | Total Area 2,106 sq ft

Home 8
The Priory
5 Bedroom | Total Area 2,136 sq ft

Homes 14-25
Benenden Almshouse Charities

(h) - Handed

Private land retained by
Benenden Almshouse Charities

The Cobham

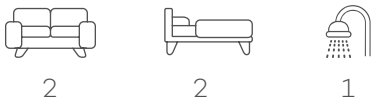
Home 1

2 Bedroom Semi-detached Home



Computer generated image

A charming, traditionally built and generously proportioned 2-bedroom semi-detached home, offering spacious living and a private driveway with parking for two cars.



Total Area 892 sq ft

GROUND FLOOR

Kitchen/Dining Room
4.41m x 3.35m – 14'6" x 11'0"
Living Room
4.41m x 4.28m – 14'6" x 14'0"

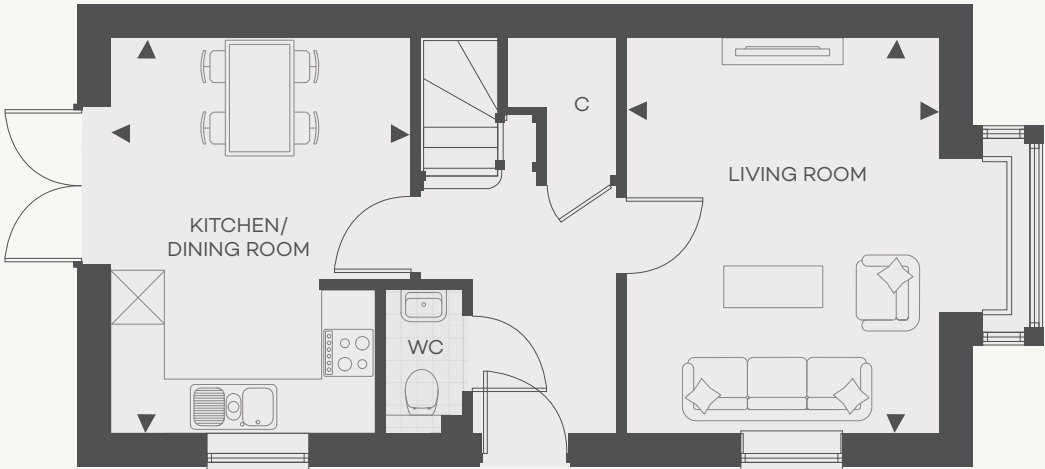
FIRST FLOOR

Principal Bedroom
4.41m x 3.35m – 14'6" x 11'0"
Bedroom 2
4.41m x 3.49m – 14'6" x 11'5"

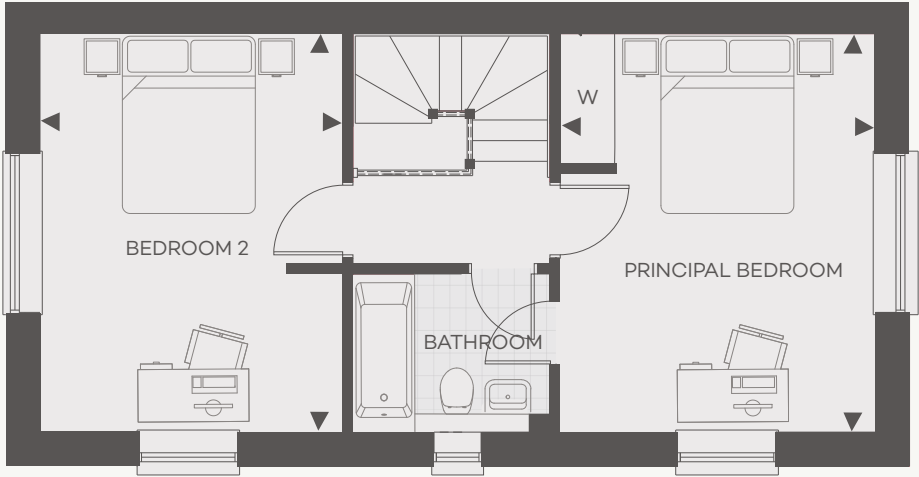
- Key**
- W Wardrobe
 - C Cupboard

All images and floor plans are for illustrative purposes only and dimensions are indicative and should not be relied upon for furniture, appliances or floor coverings.

GROUND FLOOR



FIRST FLOOR



The Chilham

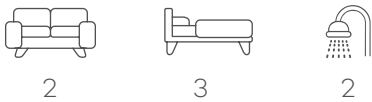
Homes 2, 3(h) & 4

3 Bedroom Semi-detached Home



Computer generated image

A beautifully crafted, traditionally built 3-bedroom semi-detached home, thoughtfully designed to offer generous living space and complete with a private driveway for two cars.



Total Area 993 sq ft

GROUND FLOOR

Kitchen/Dining Room
2.69m x 5.72m – 8’10” x 18’9”
Living Room
5.05m x 3.31m – 16’7” x 10’10”

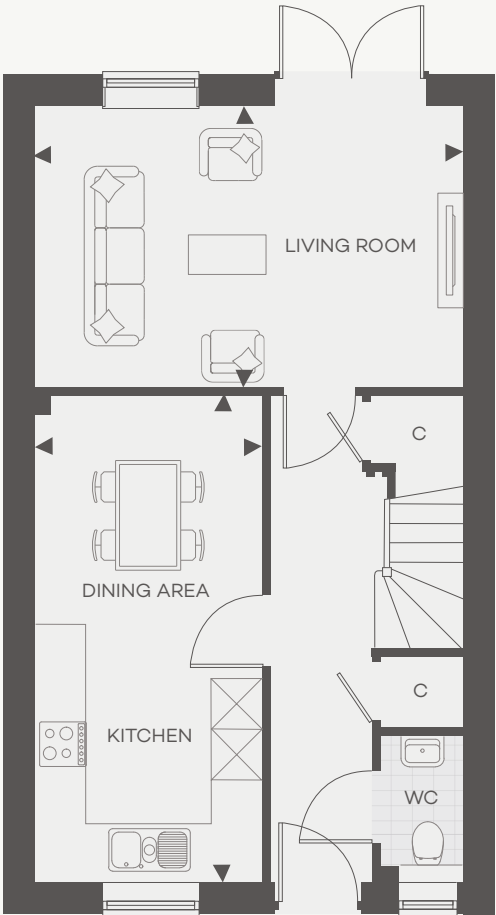
FIRST FLOOR

Principal Bedroom
3.49m x 3.73m – 11’5” x 12’3”
Bedroom 2
2.79m x 3.31m – 9’2” x 10’10”
Bedroom 3
2.15m x 3.31m – 7’1” x 10’10”

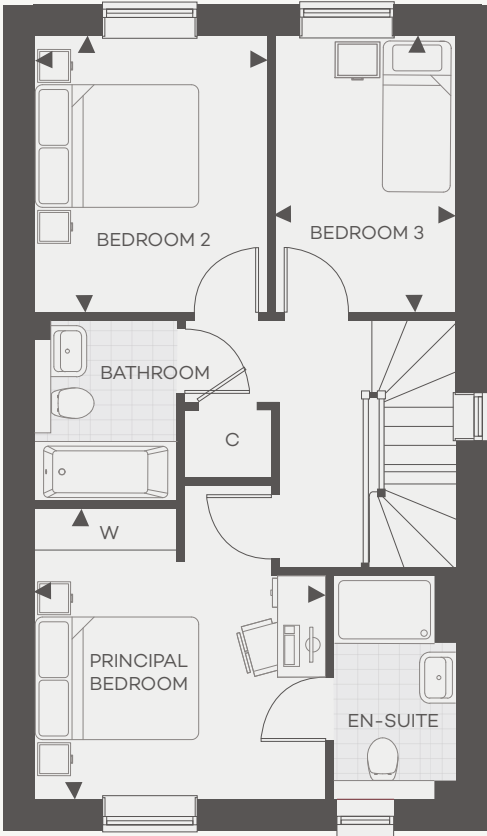
Key	
W	Wardrobe
C	Cupboard
h	Handed

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GROUND FLOOR



FIRST FLOOR



The Sandown

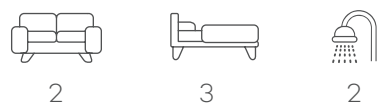
Homes 10 & 12(h)

3 Bedroom Detached Home



Computer generated image

Substantial 3-bedroom detached home, offering spacious accommodation and a private driveway with parking for two cars.



Total Area 1,129 sq ft

GROUND FLOOR

- Kitchen**
3.30m x 4.55m – 10'10" x 14'11"
- Dining Room**
2.35m x 3.89m – 7'8" x 12'9"
- Living Room**
3.30m x 5.37m – 10'10" x 17'7"

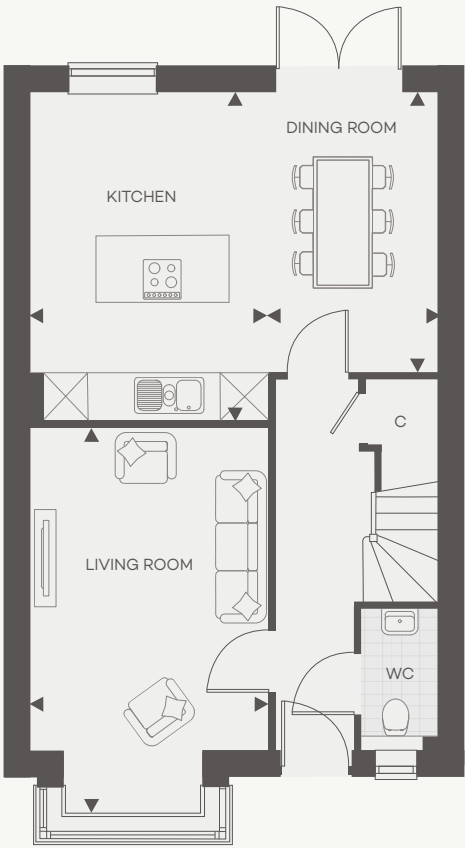
FIRST FLOOR

- Principal Bedroom**
3.38m x 3.62m – 11'1" x 11'11"
- Bedroom 2**
3.38m x 3.89m – 11'1" x 12'9"
- Bedroom 3**
2.84m x 2.63m – 9'4" x 8'8"

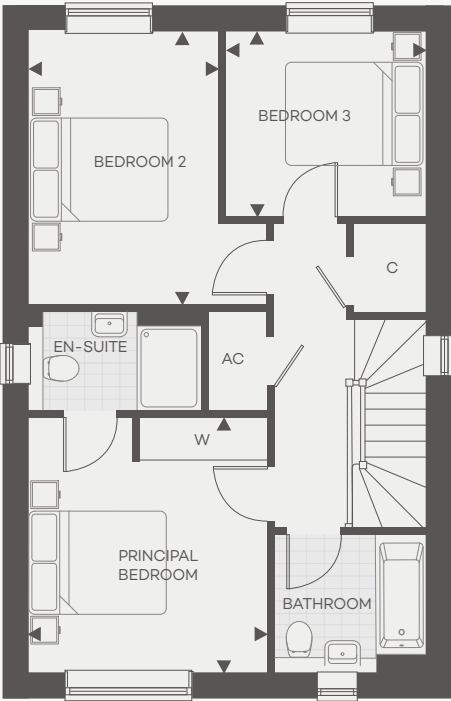
- Key**
- W Wardrobe
 - C Cupboard
 - AC Airing Cupboard
 - h Handed

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GROUND FLOOR



FIRST FLOOR



The Godinton

Home 11

4 Bedroom Detached Home



Computer generated image

An individually crafted Kentish-style 4-bedroom detached home, complete with a dedicated home office and a private driveway providing parking for at least two cars.



Total Area 1,281 sq ft

GROUND FLOOR

- Kitchen**
3.99m x 2.90m – 13'1" x 9'6"
- Dining Room**
4.25m x 2.90m – 13'11" x 9'6"
- Living Room**
3.06m x 4.96m – 10'1" x 16'3"
- Study/Snug**
2.93m x 1.99m – 9'7" x 6'7"

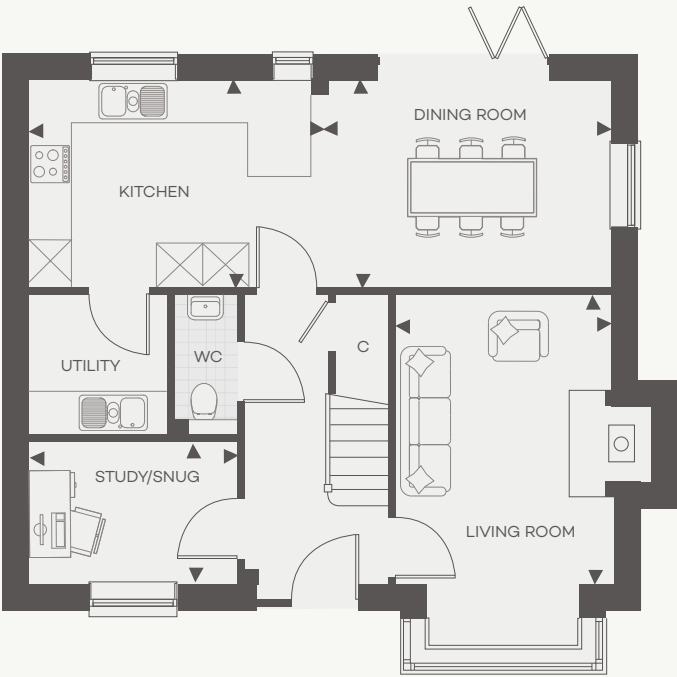
FIRST FLOOR

- Principal Bedroom**
4.04m x 3.82m – 13'3" x 12'7"
- Bedroom 2**
3.06m x 3.82m – 10'1" x 12'7"
- Bedroom 3**
2.96m x 3.17m – 9'8" x 10'5"
- Bedroom 4**
3.06m x 2.16m – 10'1" x 7'1"

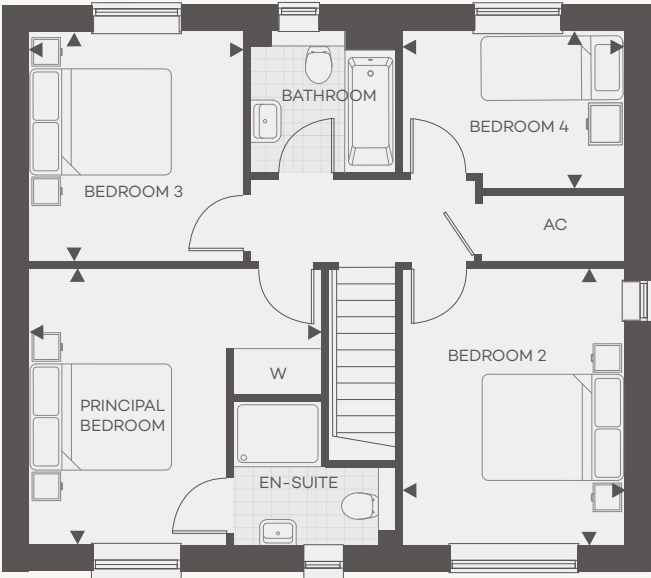
- Key**
- W Wardrobe
 - C Cupboard
 - AC Airing Cupboard

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GROUND FLOOR



FIRST FLOOR



The Chartwell

Homes 5, 6 & 9(h)

4 Bedroom Detached Home



Computer generated image

A spacious, traditionally built 4-bedroom detached home featuring a dedicated home office, elegant oak-framed carport and a private driveway offering parking for at least three cars. Home 5 also comes with an additional brick built outdoor room.



Total Area 1,615 sq ft

GROUND FLOOR

- Kitchen**
3.62m x 3.97m – 11'11" x 13'
- Dining/Breakfast Area**
3.62m x 4.05m – 11'11" x 13'3"
- Living Room**
3.74m x 5.97m – 12'3" x 19'7"
- Study/Snug**
2.61m x 2.71m – 8'7" x 8'11"

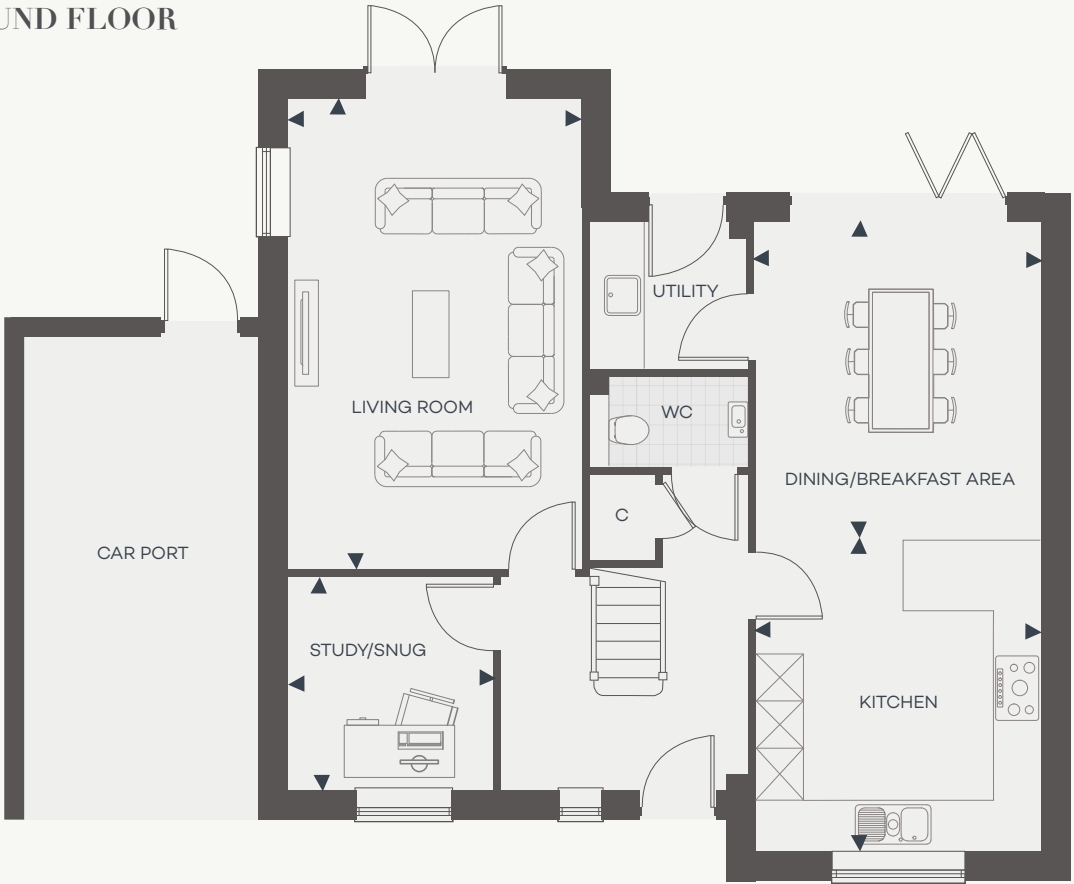
FIRST FLOOR

- Principal Bedroom**
3.62m x 4.59m – 11'11" x 15'1"
- Bedroom 2**
3.76m x 3.36m – 12'4" x 11'
- Bedroom 3**
3.14m x 3.30m – 10'4" x 10'10"
- Bedroom 4**
3.05m x 3.75m – 10' x 12'4"

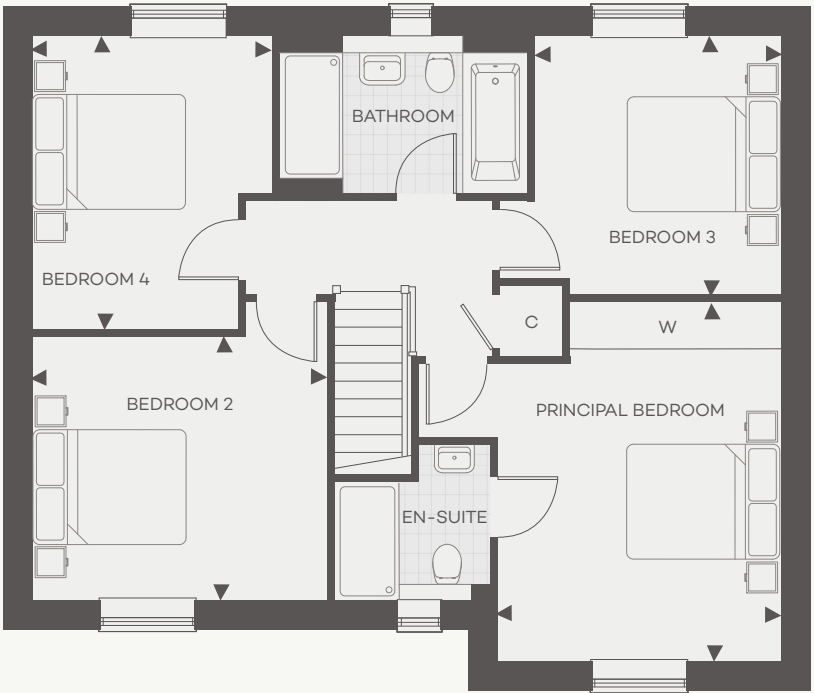
Key	
W	Wardrobe
C	Cupboard
h	Handed

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GROUND FLOOR



FIRST FLOOR



The Hemsted

Home 13

5 Bedroom Detached Home



Computer generated image

A stunning generously proportioned Kentish-style 5-bedroom detached home, complete with a dedicated home office, garage, and a private driveway providing parking for up to four cars.



Total Area 1,803 sq ft

GROUND FLOOR

Kitchen
3.60m x 3.38m – 11'10" x 11'1"
Dining Room
2.95m x 4.50m – 9'8" x 14'9"
Family Room
3.60m x 3.38m – 11'10" x 11'1"
Living Room
4.29m x 6.20m – 14'1" x 20'4"
Study/Snug
3.32m x 2.02m – 10'11" x 6'8"

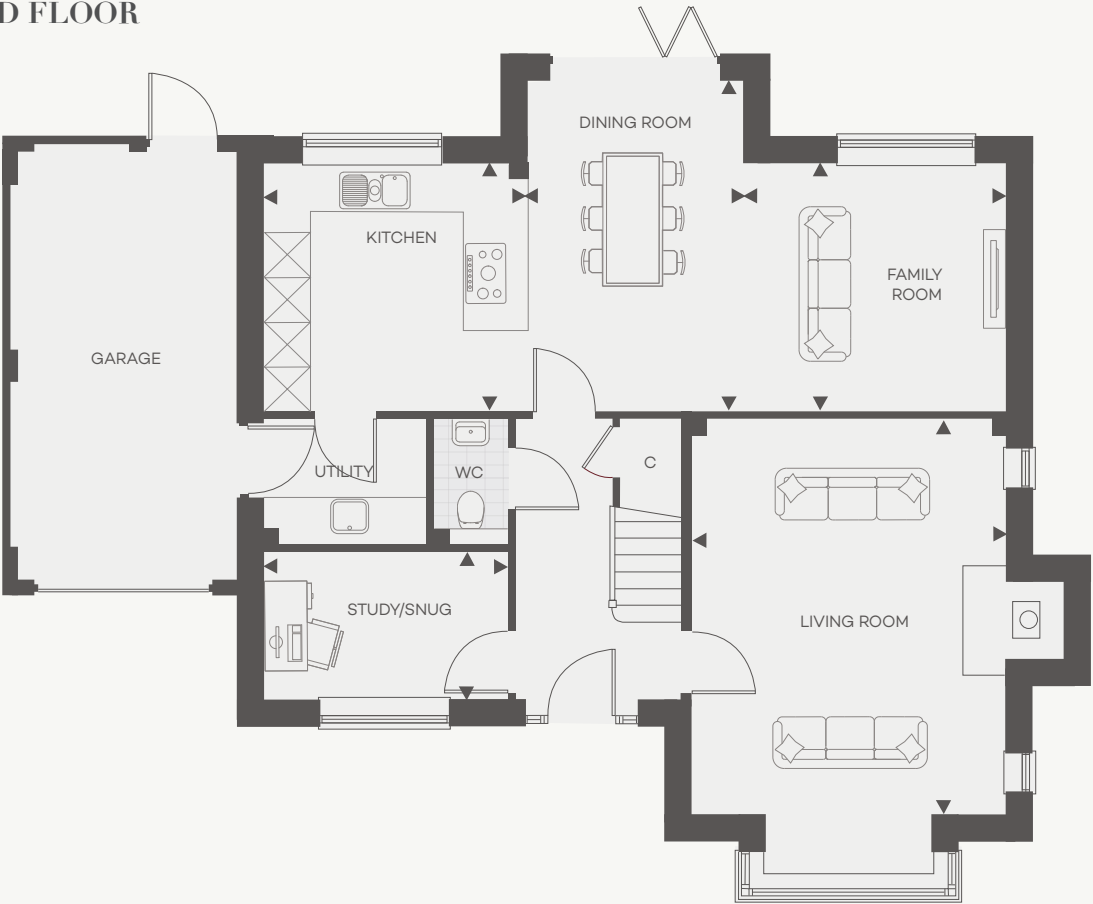
FIRST FLOOR

Principal Bedroom
4.30m x 3.20m – 14'1" x 10'6"
Bedroom 2
3.00m x 3.91m – 9'10" x 12'10"
Bedroom 3
3.10m x 3.38m – 10'2" x 11'1"
Bedroom 4
3.32m x 3.31m – 10'11" x 10'10"
Bedroom 5
2.55m x 2.20m – 8'4" x 7'3"

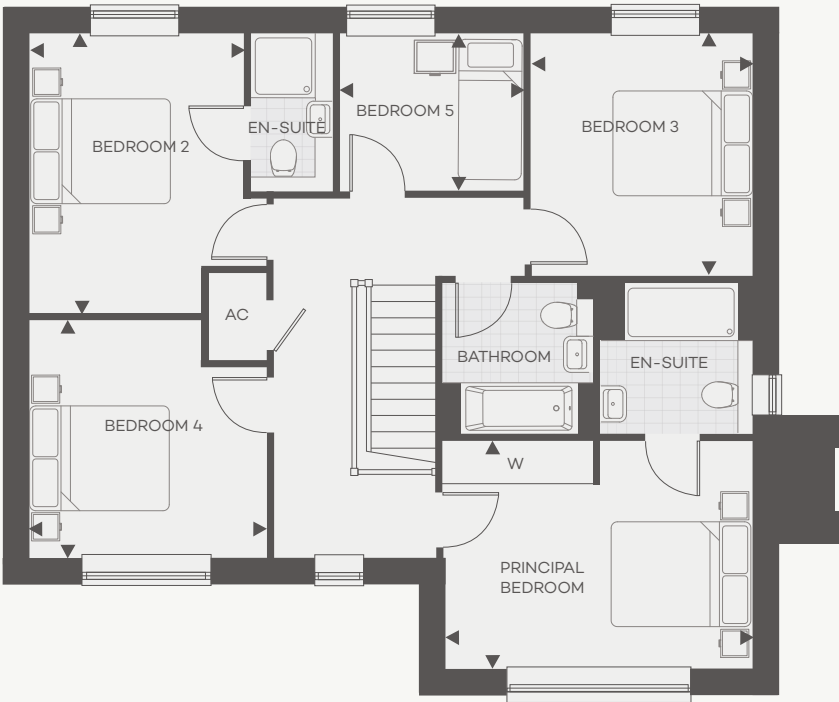
Key	
W	Wardrobe
C	Cupboard
AC	Airing Cupboard

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GROUND FLOOR



FIRST FLOOR



The Penshurst

Home 7

5 Bedroom Detached Home



Computer generated image

A striking barn-style 5-bedroom detached home, situated on a secluded corner plot, enjoying peaceful pasture views. This exceptional residence features a dedicated home office, a detached oak-framed double garage, and a private driveway with parking for at least four cars.



Total Area 2,106 sq ft

GROUND FLOOR

- Kitchen**
4.49m x 4.90 – 14'9" x 16'1"
- Dining Room**
4.15m x 3.54m – 13'8" x 11'8"
- Living Room**
3.96m x 8.01m – 13' x 26'3"
- Study/Snug**
4.00m x 2.96m – 13'2" x 9'8"

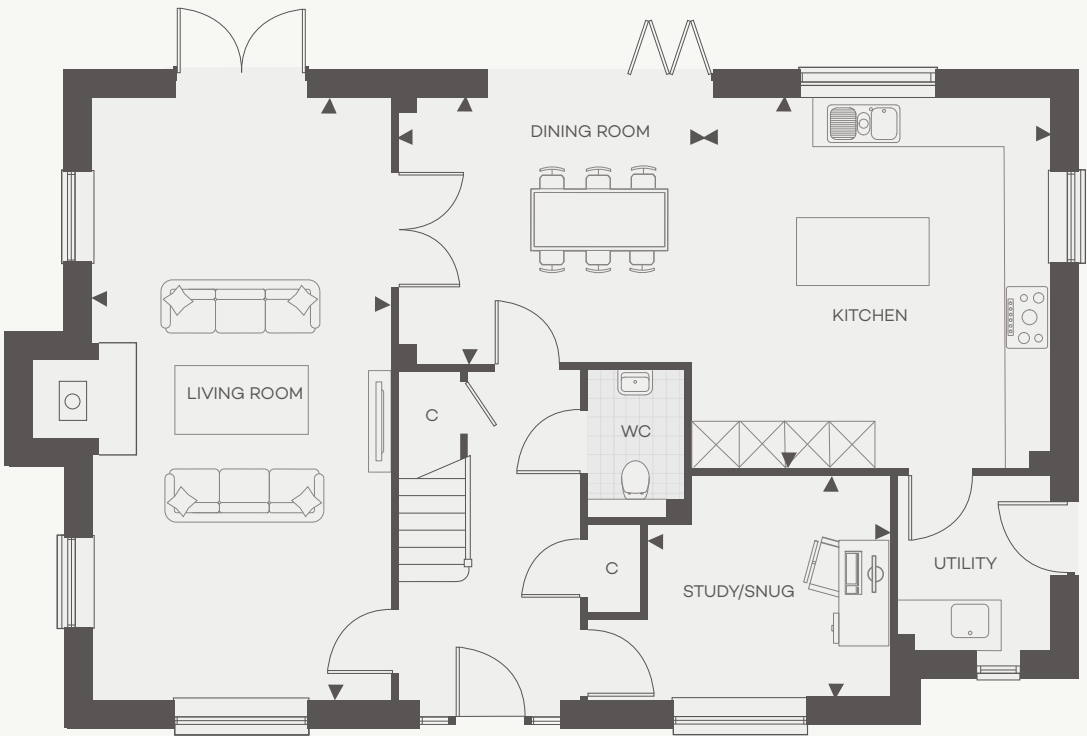
FIRST FLOOR

- Principal Bedroom**
4.00m x 3.18m – 13'1" x 10'5"
- Bedroom 2**
4.00m x 2.93m – 13'1" x 9'7"
- Bedroom 3**
3.98m x 3.28m – 13'1" x 10'9"
- Bedroom 4**
3.20m x 3.40m – 10'6" x 11'2"
- Bedroom 5**
2.55m x 3.40m – 8'4" x 11'2"

- Key**
- W Wardrobe
 - C Cupboard
 - AC Airing Cupboard

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GROUND FLOOR



FIRST FLOOR



The Priory

Home 8

5 Bedroom Detached Home



Computer generated image

Beautifully positioned on a corner plot enjoying tranquil pasture views. This exceptional 5-bedroom detached home features a dedicated home office, integral double garage and a private driveway for at least four cars.



Total Area 2,136 sq ft

GROUND FLOOR

- Kitchen**
3.60m x 4.50m – 11'10" x 14'9"
- Dining Room**
2.95m x 4.50m – 9'8" x 14'9"
- Family Room**
3.60m x 3.38m – 11'10" x 11'1"
- Living Room**
4.30m x 6.17m – 14'1" x 20'3"
- Study/Snug**
3.32m x 2.02m – 10'11" x 6'8"

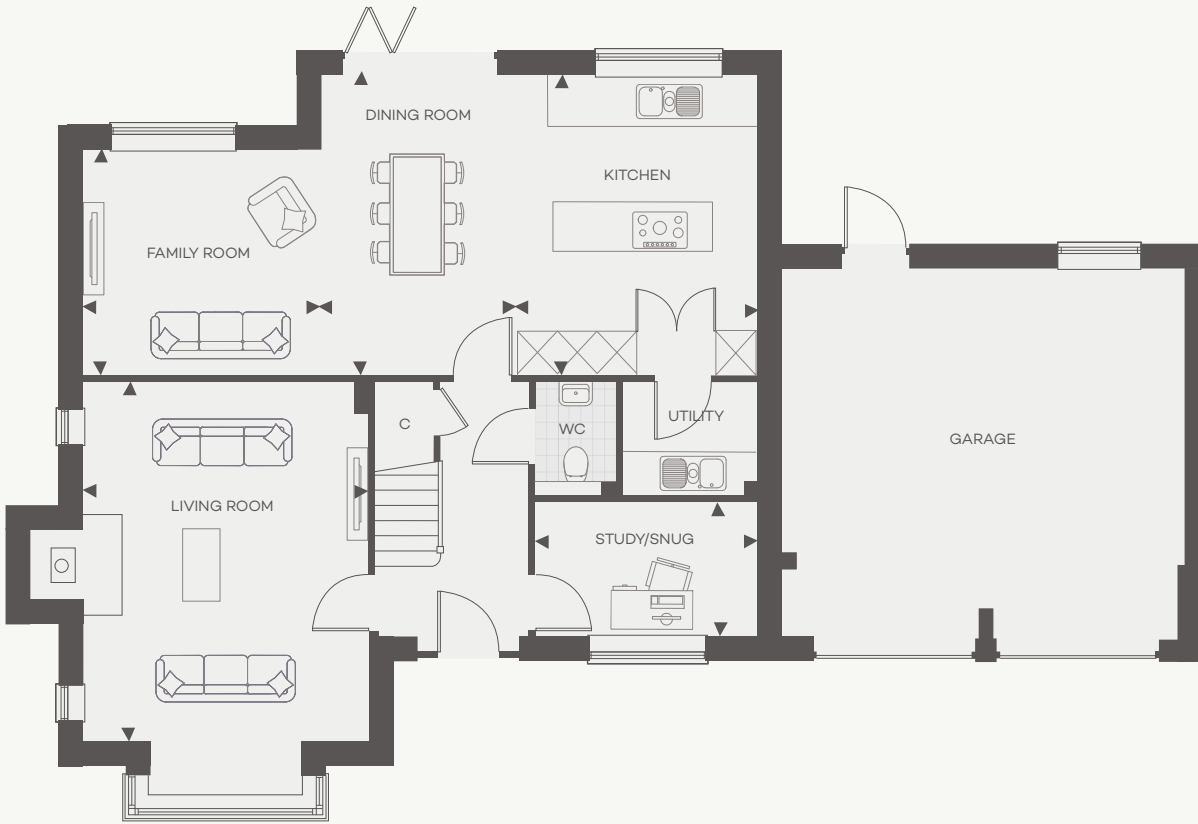
FIRST FLOOR

- Principal Bedroom**
3.31 x 4.38m – 10'10" x 14'5"
- Bedroom 2**
4.33m x 2.95m – 14'3" x 9'8"
- Bedroom 3**
3.31m x 2.65m – 10'10" x 8'8"
- Bedroom 4**
3.10m x 3.63m – 10'2" x 11'11"
- Bedroom 5**
3.47m x 3.33m – 11'4" x 10'11"

- Key**
- W Wardrobe
 - C Cupboard
 - AC Airing Cupboard

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GROUND FLOOR



FIRST FLOOR



Specification



Kitchen

- Modern shaker style kitchens by Gardiner of England (colour choices available subject to build stage)
- Fully integrated Bosch appliances including fridge, freezer, oven, induction hob and dishwasher
- Integrated washer/dryer where utility rooms are not provided
- Quartz worktops with matching upstands and splashbacks
- Wine coolers to 4 & 5 bedroom homes

Utility Room

- Matching modern shaker style cabinets and worktops
- Space and plumbing for washing machine and tumble dryers

Bathrooms, En-suites and Cloakrooms

- Designer white sanitaryware with chrome fittings
- Minoli Italian Porcelain wall tiles with feature walls.
- Stylish vanity units to bathrooms and en-suites
- LVT flooring to bathroom and en-suite (choices available subject to build stage)
- Heated chrome towel rail to bathrooms and en-suites

Electrical & Heating

- Heating provided by energy efficient air source heat pump
- Underfloor heating to ground floor, radiators to first floor
- Fibre optic connection
- Generous amount of sockets and switches throughout
- Energy efficient downlights to hallways, kitchens, utility, WC, bathrooms and en-suites
- Pendant lighting to living room, study and all bedrooms

Internal Finishes

- Homes painted in neutral wall colour
- White panelled internal doors
- Fitted wardrobes to principal bedrooms in homes 1-6 and 9-13
- Fitted dressing areas to homes 7 and 8
- Bespoke white painted staircase with oak handrails
- Attractive white painted skirting and architraves throughout
- Feature fireplaces to homes 7, 8, 11 and 13

External Finishes

- Generous Indian sandstone patios
- Aesthetic planting and turf to front gardens
- Turf to rear gardens
- Cold mains outside tap
- PIR light to front & rear
- Electric vehicle charging point (EVCP) to all homes
- Block paved drives
- For garages and parking please refer to individual house types

Safety & Security

- Mains fed smoke and heat detectors with battery backup
- PVCu double glazed windows and external doors with multi lock points

After Care & Guarantee

- Dedicated Canham Homes Customer Service Contact for peace of mind for the first 24 months from purchase
- All homes come with a 10-year Build-Zone Structural Warranty

Communal Areas

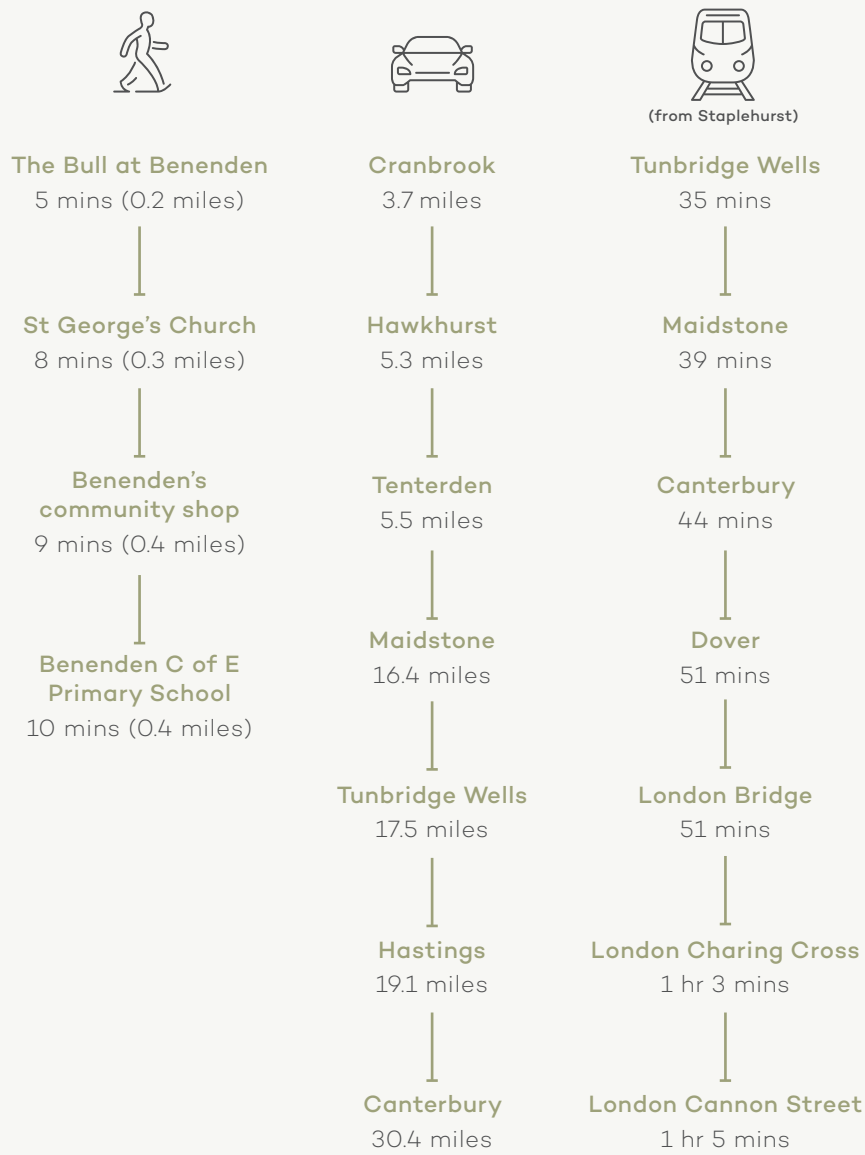
- The communal areas of the development will be maintained via a management company. Please speak to a sales advisor who will provide full details and annual service charge fees



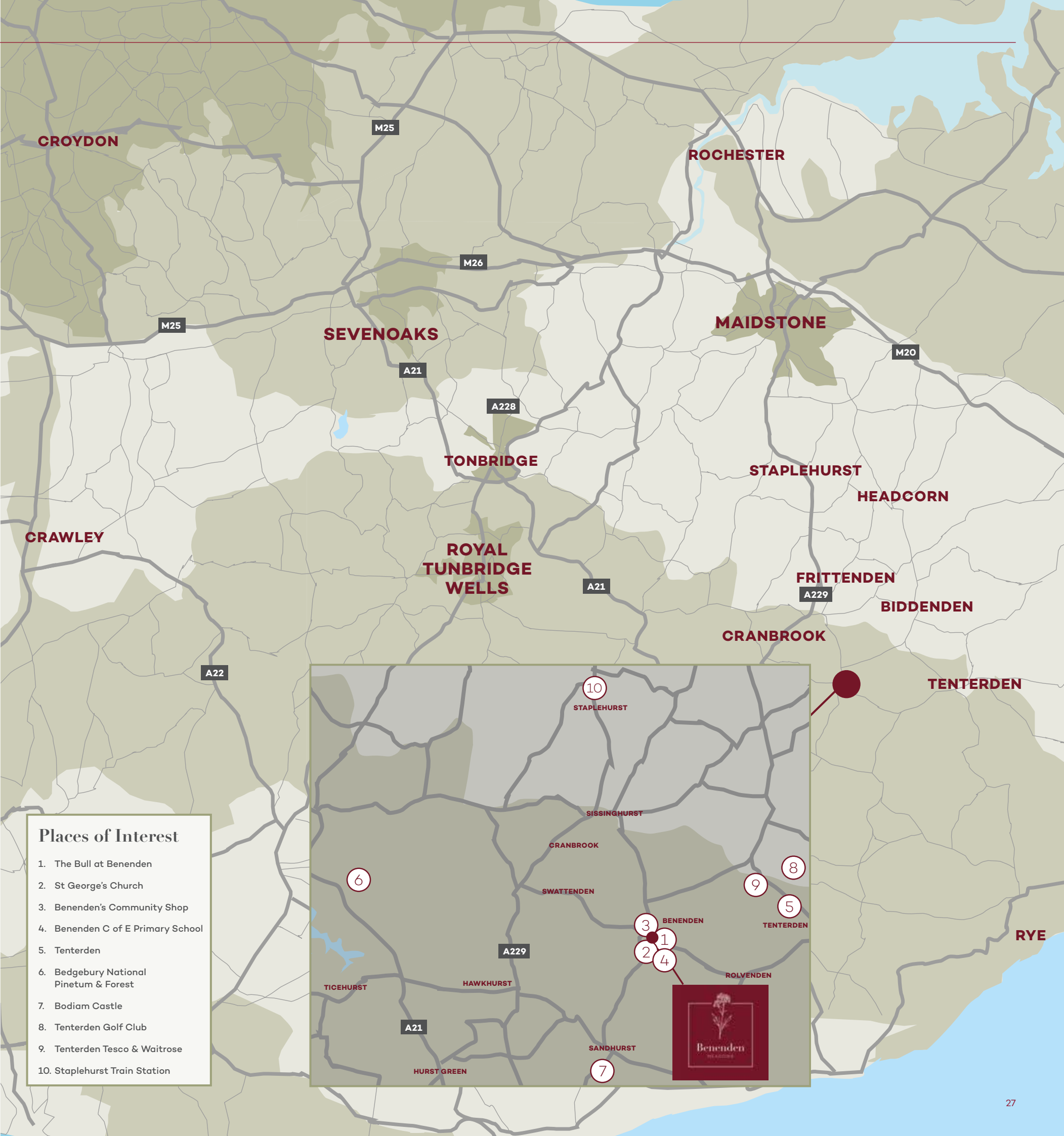
Connections

As well as enjoying a position in one of the most beautiful areas of Kent, Benenden Meadows is perfectly located to enjoy the wider area.

The nearby A229 provides excellent links to the A21 and M20, making travel to London and the rest of Kent simple. The mainline train station at Staplehurst (just 8.3 miles away) also offers fast and frequent direct trains to London Charing Cross and London Cannon Street.



Travel times are based on minimum journey times available. Sources: Nationalrail.com and Google maps. June 2025.



- Places of Interest**
1. The Bull at Benenden
 2. St George's Church
 3. Benenden's Community Shop
 4. Benenden C of E Primary School
 5. Tenterden
 6. Bedgebury National Pinetum & Forest
 7. Bodiam Castle
 8. Tenterden Golf Club
 9. Tenterden Tesco & Waitrose
 10. Staplehurst Train Station



A Continued Legacy of Craftsmanship

A B Canham & Son and Canham Homes

At the heart of Canham Homes lies a proud heritage built on over five decades of experience, traditional craftsmanship, and unwavering family values. That story begins with A B Canham & Son, a name synonymous with building quality homes across Kent for more than 50 years.

Celebrating 50 Years of Building Excellence

Established in 1974, A B Canham & Son marked its 50th anniversary in 2024 – a remarkable milestone that reflects a long-standing commitment to building quality homes for half a century. Over the years, the company has earned a trusted reputation for delivering everything from bespoke homes and renovations to commercial builds, always with attention to detail and pride in workmanship.

A Natural Evolution

While A B Canham & Son continues to operate as a respected construction company, Canham Homes was established to bring that same ethos into new home development – building carefully designed homes and developments where quality, character, and care come first.

This next chapter in our story allows us to create thoughtfully planned developments while maintaining the hands-on, personal approach that has defined the Canham name for generations.

The Same People, The Same Principles

Though the branding may differ, the heart of the business remains unchanged. The same people, the same team, and the same high standards underpin both A B Canham & Son and Canham Homes. Every home we build is treated as if it were our own – with responsibility, pride, and a commitment to lasting quality.

From 1974 to today – trusted for generations, building for the future.

We build houses...
...You make it a home



Computer generated image

Customer Care at Canham Homes



Your Journey, Our Commitment

At Canham Homes, we believe that buying a new home is just the beginning of your journey – and we're here to support you every step of the way. Our professional Customer Care team is committed to providing a personal, responsive, and reliable service from the moment you reserve your home, through to the day you move in and beyond.

Before You Move In

From the outset, we keep you fully informed with clear timelines, regular updates, and answers to any questions you may have. You'll be invited to a personalised home demonstration before completion, where we walk you through all the features of your new property and ensure you feel confident and comfortable with everything from heating systems to appliances.

Aftercare You Can Trust

Once you've moved in, our Customer Care team remains on hand to support you during your initial settling-in period. All our homes come with a comprehensive warranty and we're here to promptly address any concerns you may have, no matter how small.

A Lasting Relationship

We're proud of the homes we build, and we want you to be proud of them too. That's why we strive to build lasting relationships with our homeowners – based on trust, transparency, and a genuine desire to exceed expectations. With Canham Homes, you're not just buying a house – you're joining a community backed by a team who truly care.

We build houses...

...You make it a home

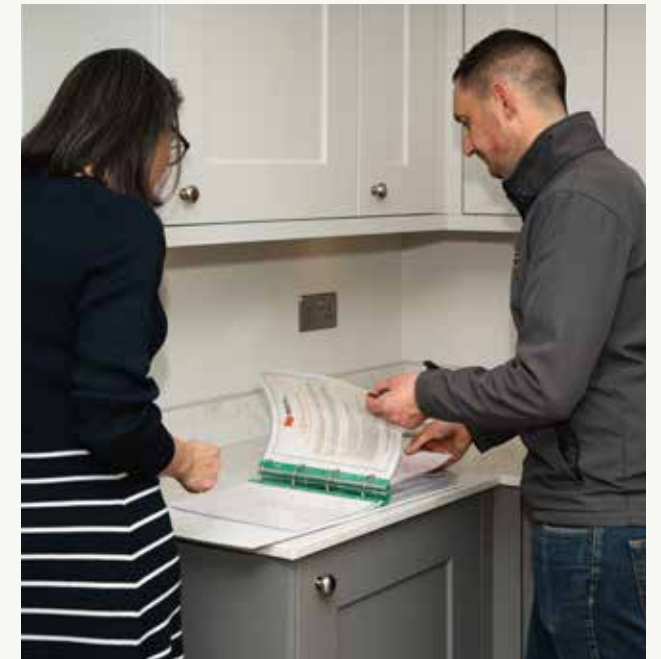
New Home Warranty

The Canham Group has been building new homes for over 50 years, peace of mind comes as standard.

At Canham Homes, we understand that buying a new home is one of life's biggest investments. That's why every Canham Home is backed by a comprehensive warranty, giving you the confidence and reassurance you deserve from the moment you move in.

10-Year Structural Warranty

Each home comes with a 10-year structural warranty provided by one of our leading warranty providers. The warranty covers the structural integrity of your home, including key load-bearing elements such as foundations, walls, roofs, and floors – protecting you against any major structural defects for a full decade.



2-Year Canham Homes Builder Warranty

For the first two years, your home is covered by our own Canham Homes warranty. This includes:

- Heating and hot water systems
- Plumbing and electrical installations
- Windows, doors, and internal joinery
- Kitchen units and sanitaryware
- Fixtures and fittings
- General snagging
- Any settlement issues that may arise

We're committed to resolving any warranty issues quickly and efficiently, with a dedicated customer care team on hand to support you.

For full warranty details, terms, and conditions, please speak with a member of our sales team or visit canhamhomes.co.uk.





Walkhurst Road, Benenden Kent TN17 4DR

T. 01580 472103

E. benendenmeadows@canhamhomes.co.uk

www.canhamhomes.co.uk



Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Canham Homes reserves the right to make these changes as required. Canham Homes and their sales agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. E&OE 2025.

