



EGERTON
PLACE

EGERTON - KENT



CANHAM
HOMES

Welcome to



Tranquil Charm of Village Life.

Space to Grow, Room to Breathe and a Village to Call Home...

Nestled in the heart of the Weald of Kent, Egerton village balances the perfect blend of countryside tranquillity and modern convenience with a genuine sense of community. This desirable location provides a peaceful retreat while remaining within easy reach of local amenities, schools, and transport links.

The village is home to a well-regarded primary school, a village store with post office services, and the vibrant Millennium Hall, which hosts everything from fitness classes and film nights to local groups and events. For families and active lifestyles, there are cricket and football clubs, scenic walking and cycling routes, and a popular farmers' market nearby at Grafty Green.

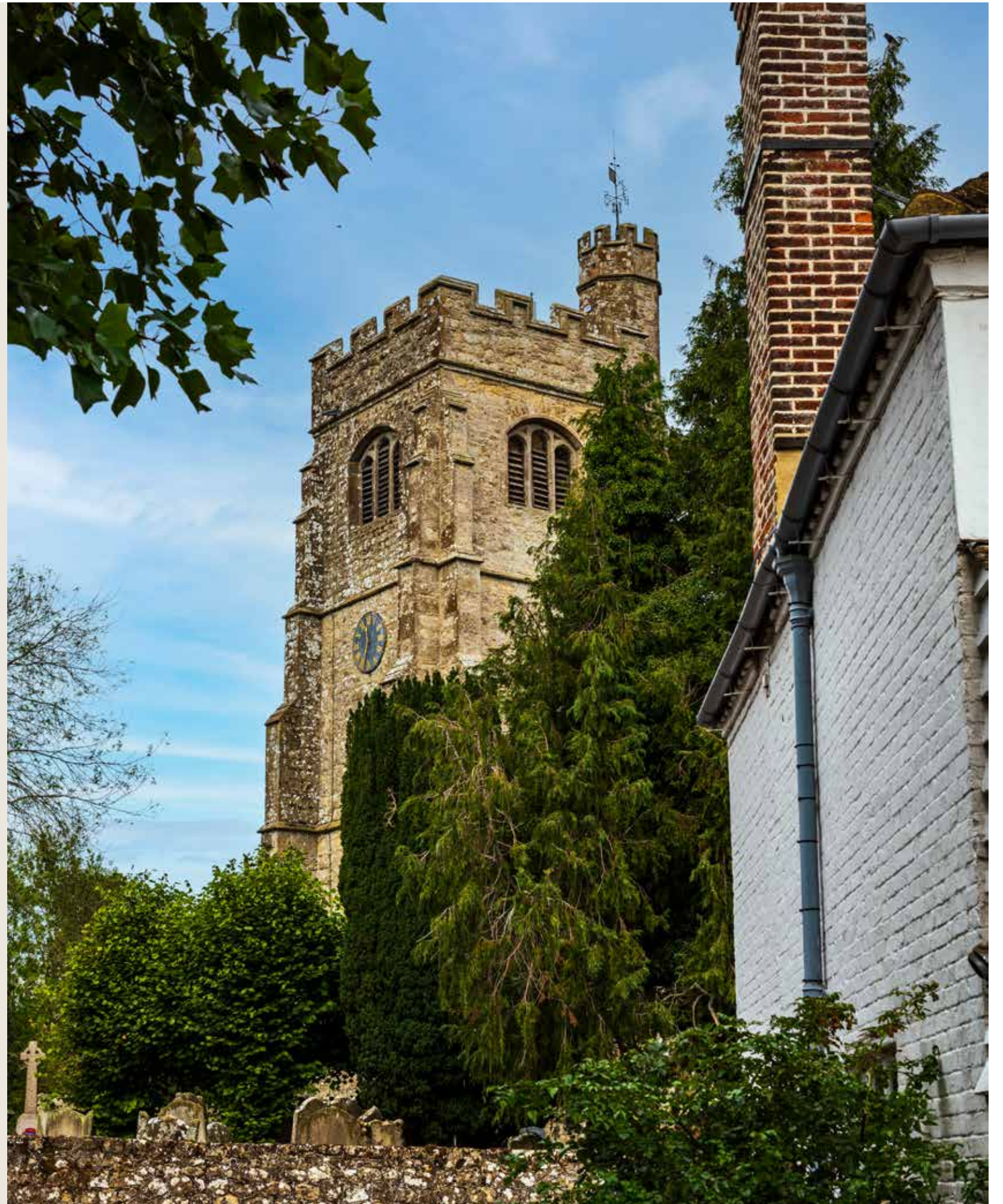
Whether you're looking for your forever home or a place to settle and grow, Egerton village promises a lifestyle of comfort, beauty, and connection.

A Landscape worth exploring

Nestled atop the Greensand Ridge, Egerton enjoys a commanding vantage point with sweeping views of the picturesque Wealden countryside below. Whether there's an autumnal mist, spring sunshine or a sprinkling of snow. The village's vistas are truly breathtaking throughout the seasons.

Surrounded by a network of footpaths, bridleways and walking routes, the village connects easily to the Greensand Way and the Stour Valley Walk. These well-trodden paths lead you through some of Kent's most picturesque scenery – from hop fields and orchards to heritage homes and winding riverbanks.

Local woodlands such as Alfred Wood, Acorn Wood and Frith Wood offer quiet spots to walk, run or explore with the family. For a longer escape, nearby Dering Wood spans over 300 acres, with waymarked trails, wildlife-rich habitats and routes for both walkers and riders.



Grow & explore in the Garden of England

This corner of Kent is rich for many reasons and Egerton Place is also perfectly positioned to explore Kent's castle heritage, with Leeds, Sissinghurst, Scotney and Bodium all 35 minutes or less by car.

But village life here doesn't mean being cut off. Ashford and Maidstone are both close by, offering a full range of shops, restaurants, leisure facilities and cultural attractions. Ashford is home to the high-speed rail link to London St Pancras (in under 40 minutes) and the Designer Outlet, while Maidstone, Kent's county town, offers everything from theatres and gyms to riverside bars.

For families with school-age children, Egerton has its own primary school

which forms a strong part of the local community. For further education the nearby towns of Ashford and Maidstone are home to no fewer than four grammar and two independent schools.

Primary schools

- Egerton CofE Primary School
- Pluckley CofE Primary School

Secondary schools

- Highworth Grammar School for Girls
- The Norton Knatchbull School for Boys
- The Lenham School

Independent schools

- Ashford School
- Sutton Valance School







Egerton Place

- Home 1
The Foxglove
4 Bedroom Detached | Total Area 2,171 sqft
- Home 2
The Primrose
5 Bedroom Detached | Total Area 2,664 sqft
- Homes 3 and 7
The Honeysuckle
5 Bedroom Detached | Total Area 2,101 sqft
- Home 4
The Lavender
5 Bedroom Detached | Total Area 2,103 sqft
- Home 5
The Heather
4 Bedroom Detached | Total Area 1,970 sqft
- Home 6
The Poppy
5 Bedroom Detached | Total Area 2,114 sqft
- Home 8
The Bluebell
4 Bedroom Detached | Total Area 1,755 sqft
- Homes 9-13
Affordable homes

The Foxglove

Home 1

4 Bedroom Detached Home



Computer generated image.

Detached barn-style four-bedroom, three-bathroom, family home with detached double garage and large private drive for multiple vehicles.



Total Area 2,171 sqft

Ground Floor

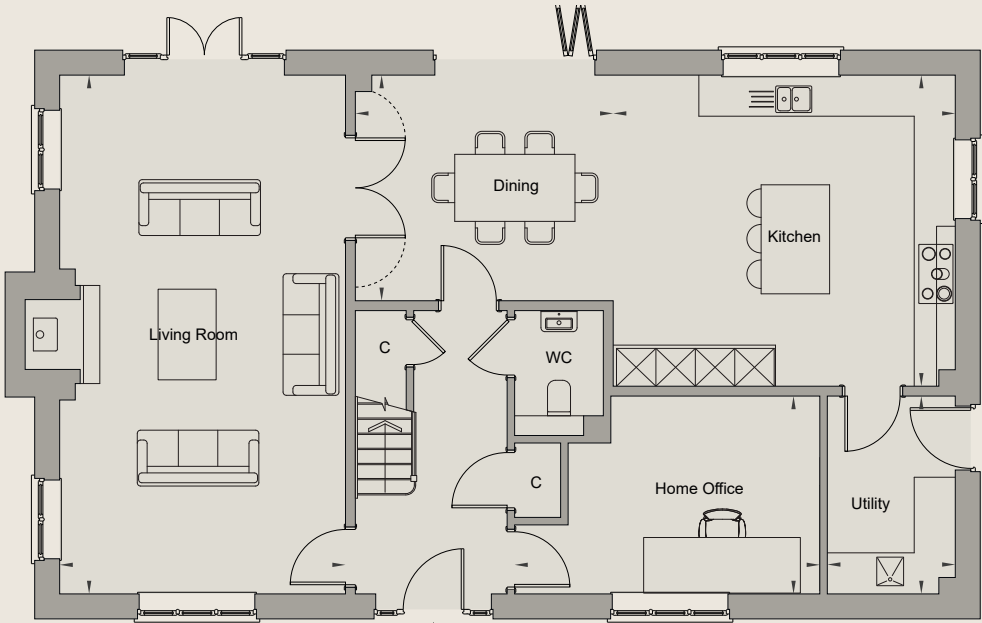
- Kitchen**
5.2m x 4.73m (17'1" x 15'6")
- Dining Area**
3.92m x 3.43m (12'10" x 11'3")
- Living Room**
4.35m x 7.89m (14'3" x 25'11")
- Utility Room**
1.94m x 3.01m (6'5" x 9'11")
- Home Office**
4.64m x 3.01m (15'3" x 9'11")

First Floor

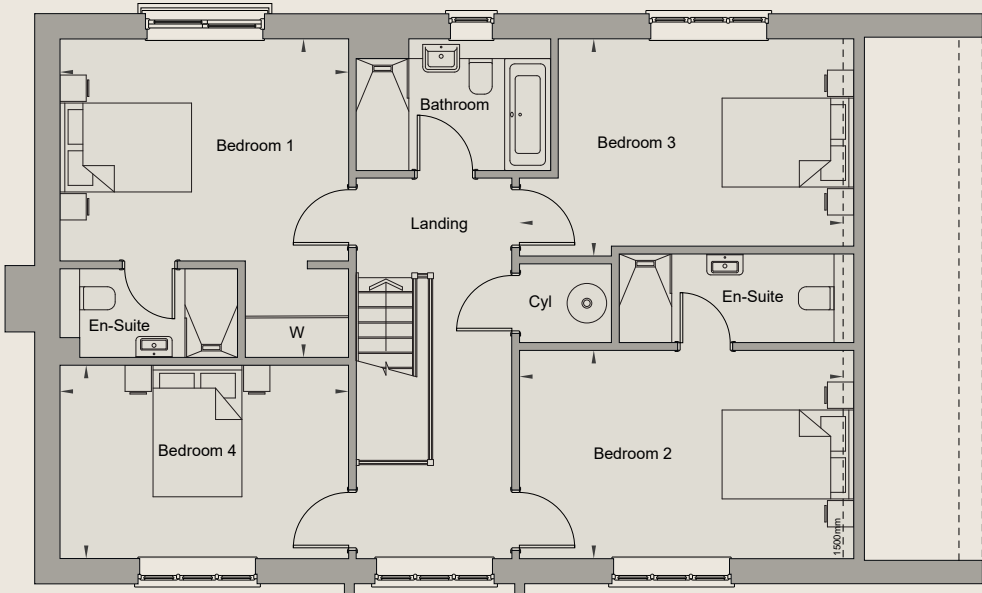
- Bedroom 1**
4.39m x 4.84m (14'5" x 15'11")
- Bedroom 2**
4.95m x 3.16m (16'3" x 10'5")
- Bedroom 3**
4.95m x 3.30m (16'3" x 10'10")
- Bedroom 4**
4.39m x 2.94m (14'5" x 9'8")

- Key**
- W Wardrobe
 - C Store Cupboard
 - Cyl ASHP Cylinder Air Source Heat Pump

Ground Floor



First Floor



The Primrose

Home 2

5 Bedroom Detached Home



Computer generated image.

Detached Kentish-style five bedroom, four-bathroom, family home with double garage and large private drive for multiple vehicles.



2



1



5



4

Total Area 2,664 sqft

Ground Floor

Kitchen/Dining
6.66m x 6.78m (21'10" x 22'3")

Living Room
4.23m x 8.34m (13'11" x 27'4")

Utility Room
3.51m x 1.88m (11'6" x 6'2")

Home Office
4.55m x 3.63m (14'11" x 11'11")

First Floor

Bedroom 1
5.87m x 9.83m (19'3" x 32'3")

Bedroom 2
4.27m x 4.62m (14'0" x 15'2")

Bedroom 3
4.19m x 3.82m (13'9" x 12'6")

Bedroom 4
4.27m x 3.61m (14'0" x 11'10")

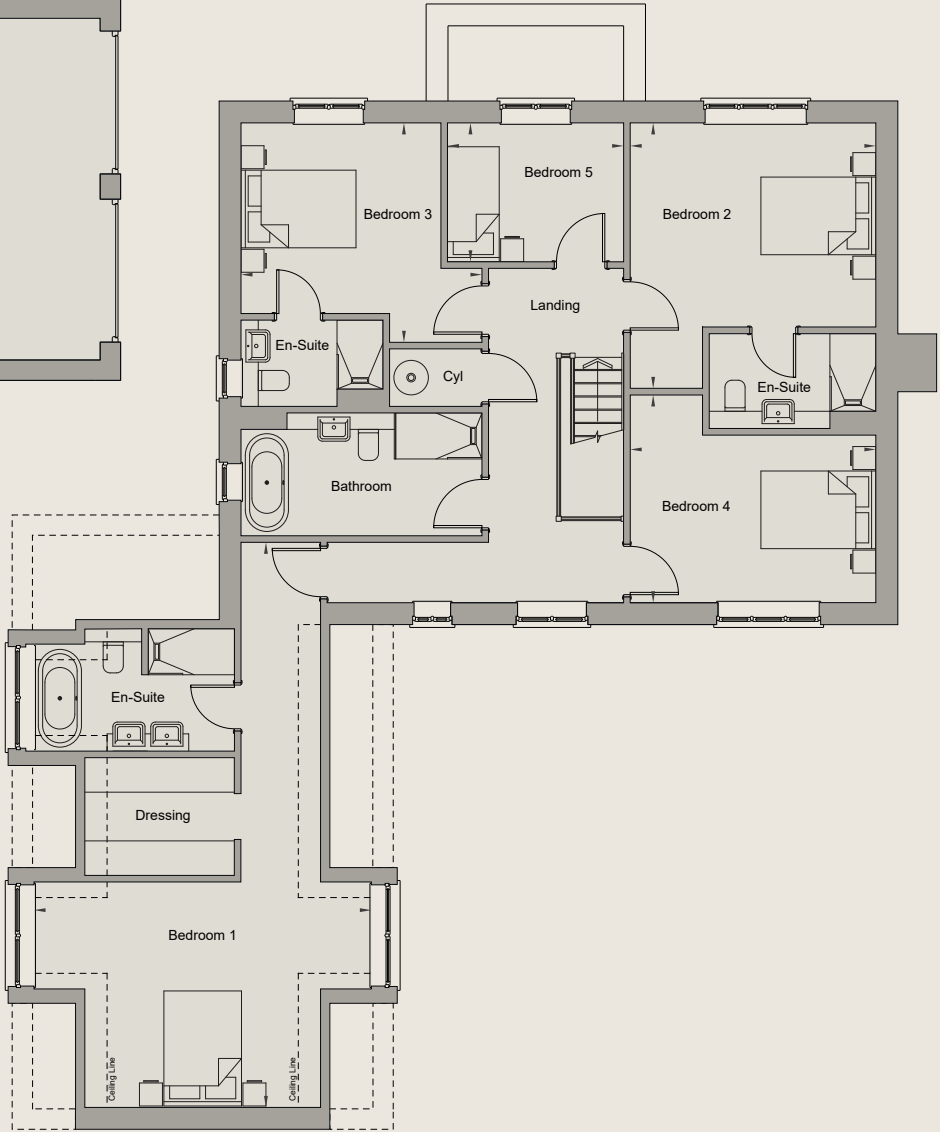
Bedroom 5
3.06m x 2.41m (10'1" x 7'11")

Key	
W	Wardrobe
C	Store Cupboard
Cyl ASHP	Cylinder Air Source Heat Pump

Ground Floor



First Floor



The Honeysuckle

Home 3

5 Bedroom Detached Home



Computer generated image.

Detached Kentish-style five-bedroom, three-bathroom, family home with detached triple garage and parking.



2



1



5



3

Total Area 2,101 sqft

Ground Floor

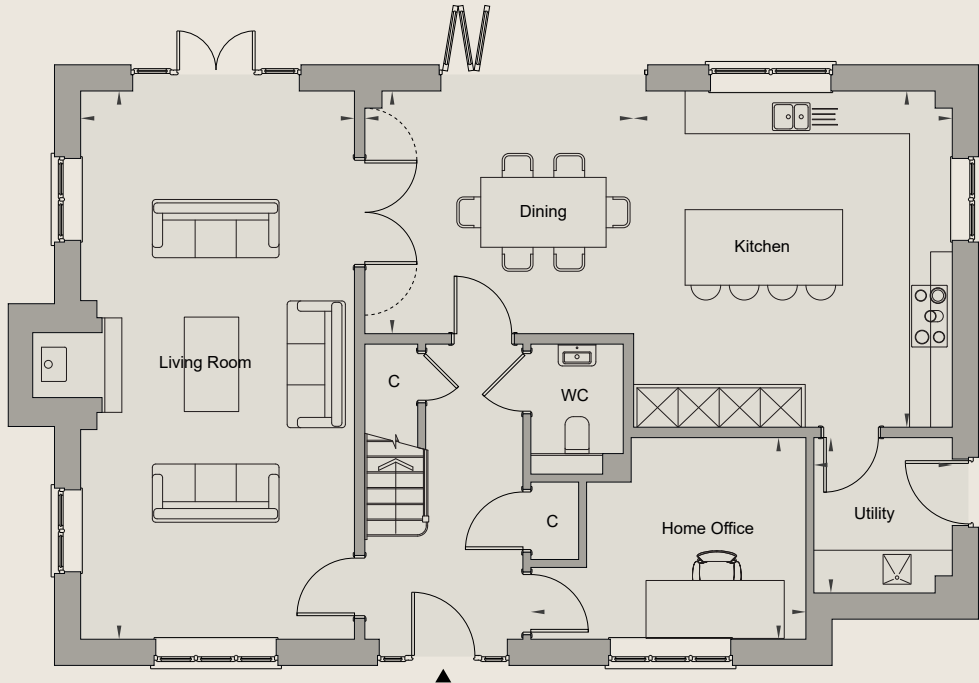
- Kitchen**
4.66m x 4.91m (15'3" x 16'1")
- Dining Area**
3.93m x 3.55m (12'11" x 11'8")
- Living Room**
4.00m x 8.01m (13'1" x 26'3")
- Utility Room**
2.02m x 2.27m (6'8" x 7'5")
- Home Office**
4.02m x 2.95m (13'2" x 9'8")

First Floor

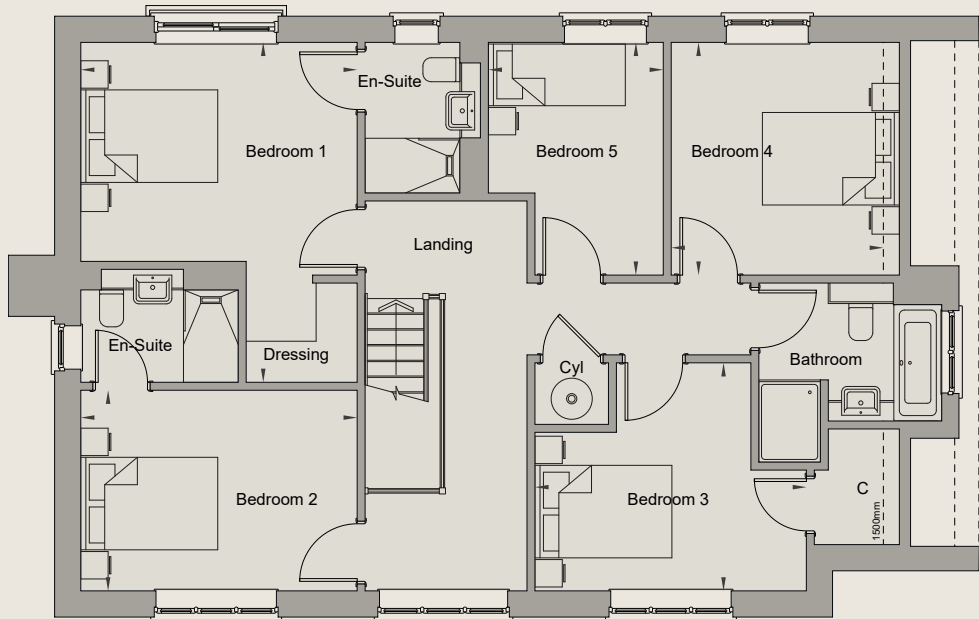
- Bedroom 1**
4.04m x 4.96m (13'3" x 16'3")
- Bedroom 2**
4.04m x 2.93m (13'3" x 9'7")
- Bedroom 3**
3.96m x 3.33m (13'0" x 10'11")
- Bedroom 4**
3.10m x 3.40m (10'2" x 11'2")
- Bedroom 5**
2.56m x 3.40m (8'5" x 11'2")

- Key**
- W Wardrobe
 - C Store Cupboard
 - Cyl ASHP Cylinder Air Source Heat Pump

Ground Floor



First Floor



The Lavender

Home 4

5 Bedroom Detached Home



Computer generated image.

Detached Kentish-style five-bedroom, three-bathroom, family home with detached triple garage and parking.



Total Area 2,103 sqft

Ground Floor

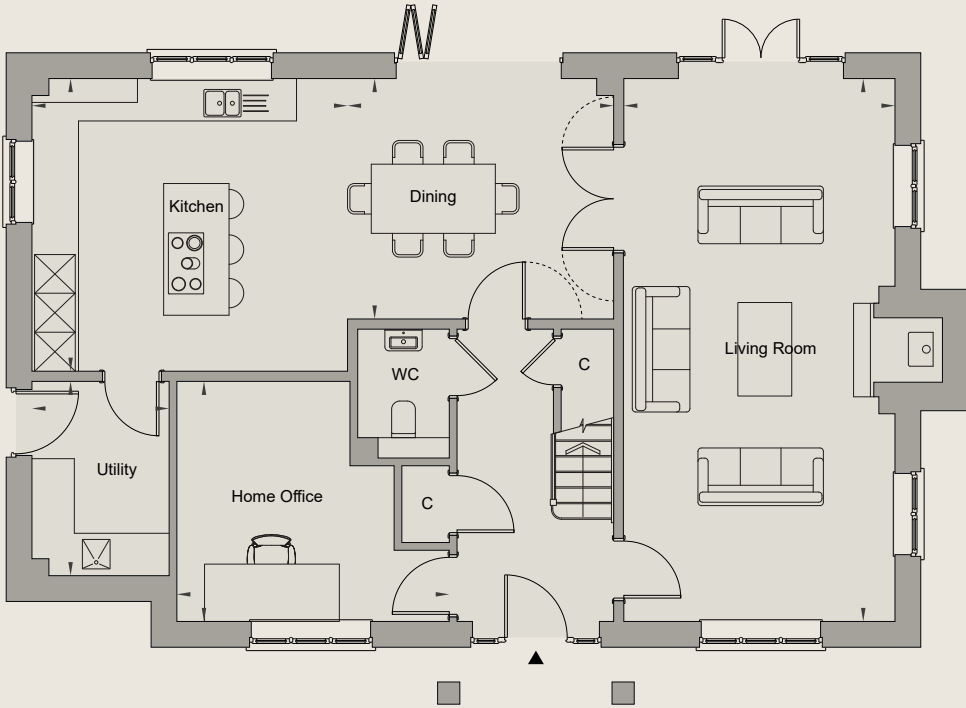
- Kitchen**
4.66m x 4.32m (15'3" x 14'2")
- Dining Area**
3.93m x 3.55m (12'11" x 11'8")
- Living Room**
4.00m x 8.01m (13'1" x 26'3")
- Utility Room**
2.02m x 2.87m (6'8" x 9'5")
- Home Office**
4.02m x 3.54m (13'2" x 11'7")

First Floor

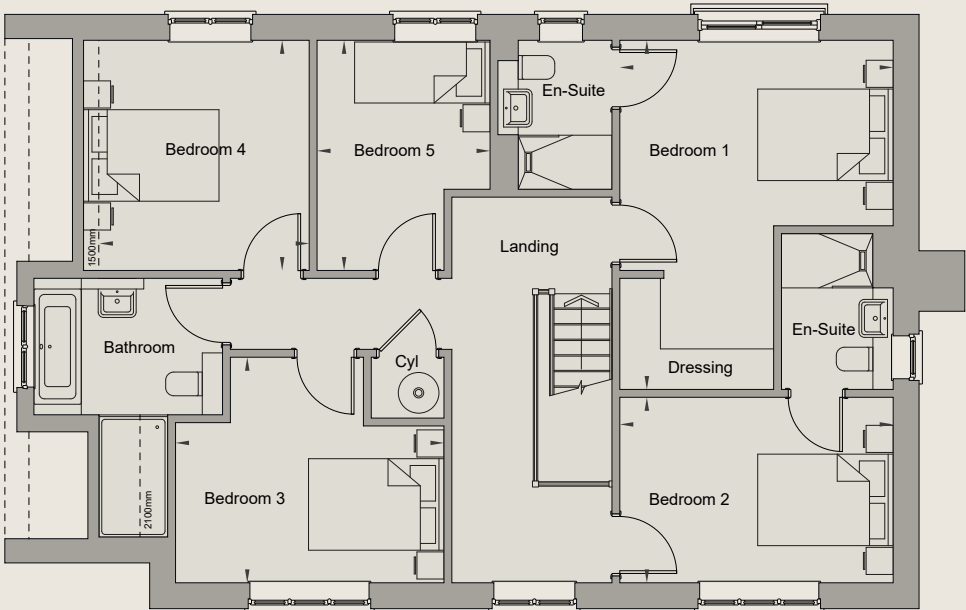
- Bedroom 1**
4.04m x 5.15m (13'3" x 16'11")
- Bedroom 2**
4.04m x 2.74m (13'3" x 9'0")
- Bedroom 3**
3.96m x 3.33m (13'0" x 10'11")
- Bedroom 4**
3.10m x 3.40m (10'2" x 11'2")
- Bedroom 5**
2.56m x 3.40m (8'5" x 11'2")

- Key**
- W Wardrobe
 - C Store Cupboard
 - Cyl ASHP Cylinder Air Source Heat Pump

Ground Floor



First Floor



The Heather

Home 5

4 Bedroom Detached Home



Computer generated image.

Detached barn-style four-bedroom, three-bathroom, family home with detached double garage and large private drive for multiple vehicles.



Total Area 1,970 sqft

Ground Floor

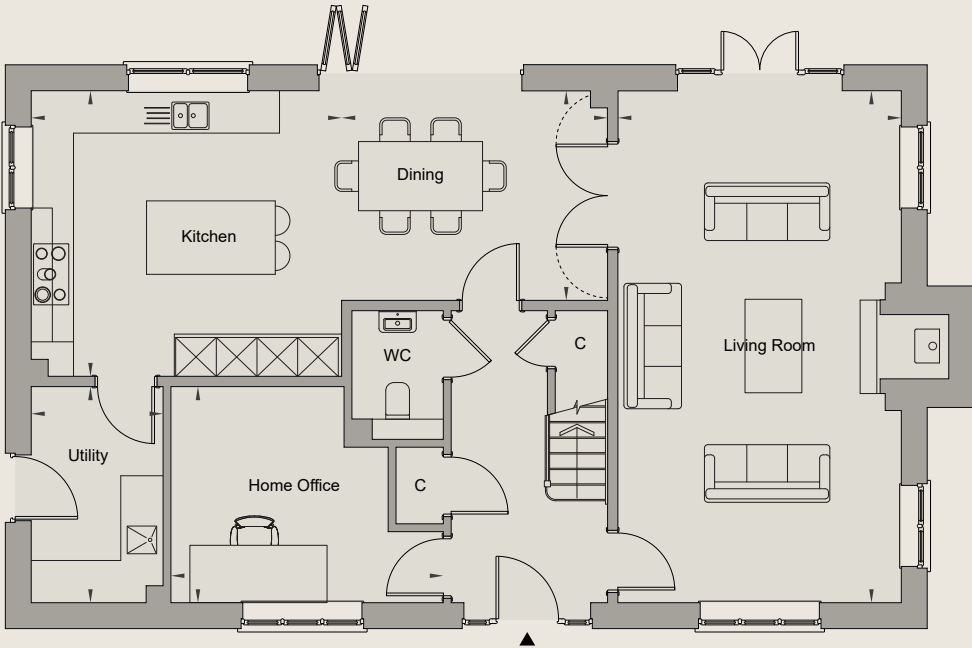
- Kitchen**
4.58m x 4.22m (15'0" x 13'10")
- Dining Area**
3.93m x 3.10m (12'11" x 10'2")
- Living Room**
4.19m x 7.56m (13'9" x 24'9")
- Utility Room**
1.95m x 3.19m (6'5" x 10'6")
- Home Office**
4.02m x 3.19m (13'2" x 10'6")

First Floor

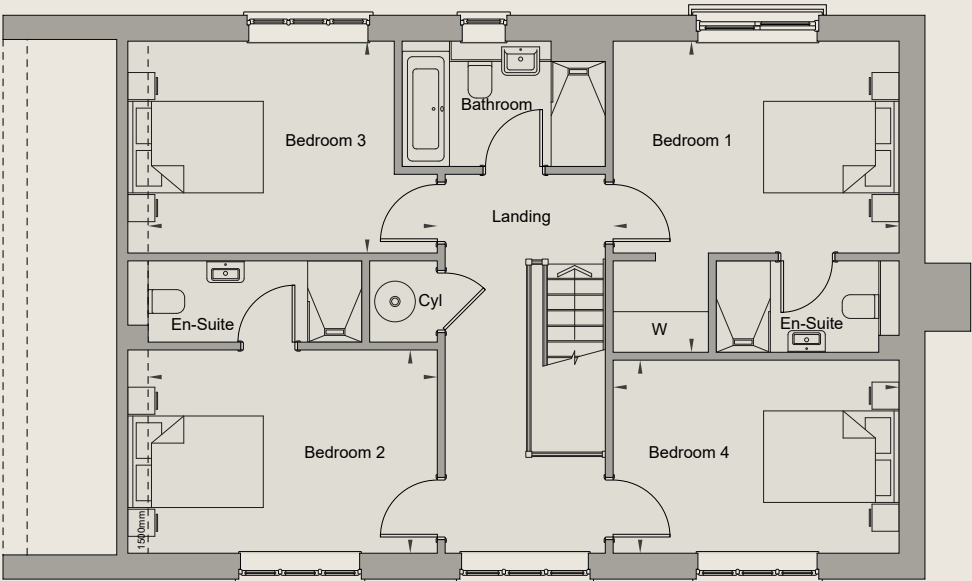
- Bedroom 1**
4.22m x 4.59m (13'10" x 15'1")
- Bedroom 2**
4.28m x 3.00m (14'0" x 9'10")
- Bedroom 3**
4.28m x 3.13m (14'0" x 10'3")
- Bedroom 4**
4.22m x 2.85m (13'10" x 9'4")

- Key**
- W Wardrobe
 - C Store Cupboard
 - Cyl ASHP Cylinder Air Source Heat Pump

Ground Floor



First Floor



The Poppy

Home 6

5 Bedroom Detached Home



Computer generated image.

Detached Kentish-style five-bedroom, three-bathroom, family home with detached triple garage and parking.



Total Area 2,114 sqft

Ground Floor

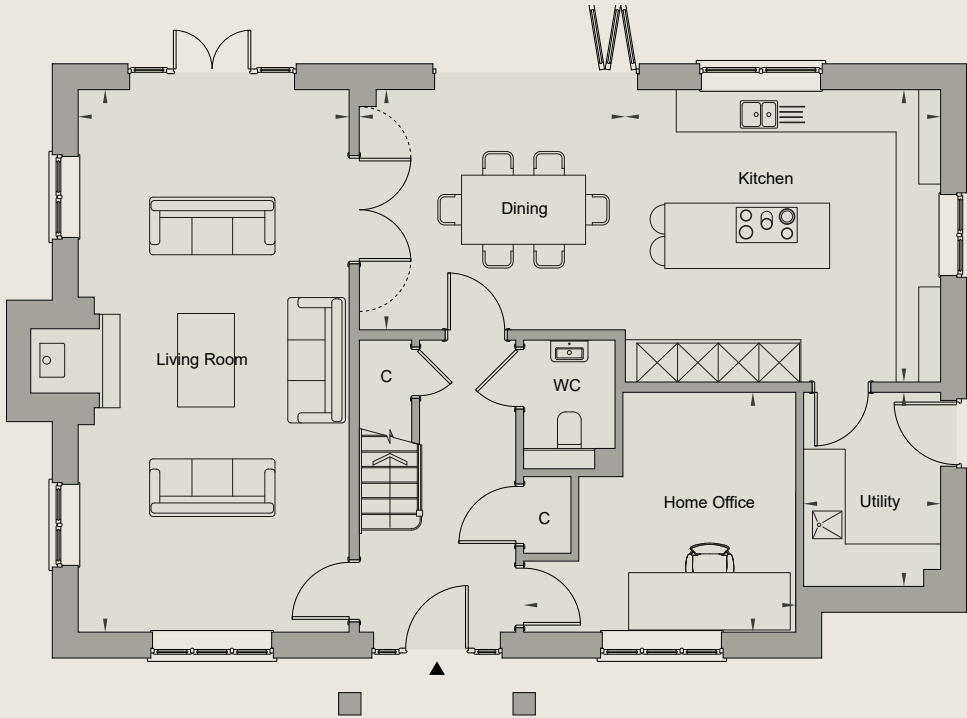
- Kitchen**
4.66m x 4.32m (15'3" x 14'2")
- Dining Area**
3.93m x 3.55m (12'11" x 11'8")
- Living Room**
4.00m x 8.01m (13'1" x 26'3")
- Utility Room**
2.02m x 2.87m (6'8" x 9'5")
- Home Office**
4.02m x 3.54m (13'2" x 11'7")

First Floor

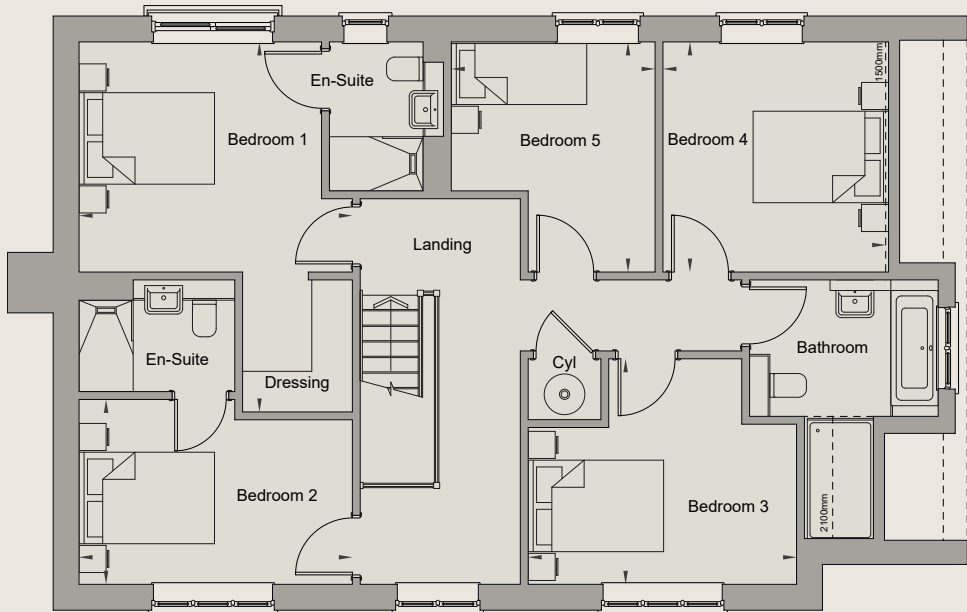
- Bedroom 1**
4.04m x 5.46m (13'3" x 17'11")
- Bedroom 2**
4.04m x 2.73m (13'3" x 8'11")
- Bedroom 3**
3.96m x 3.33m (13'0" x 10'11")
- Bedroom 4**
3.29m x 3.40m (10'9" x 11'2")
- Bedroom 5**
3.01m x 3.40m (9'11" x 11'2")

- Key**
- W Wardrobe
 - C Store Cupboard
 - Cyl ASHP Cylinder Air Source Heat Pump

Ground Floor



First Floor



The Honeysuckle

Home 7

5 Bedroom Detached Home



Computer generated image.

Detached Kentish-style five-bedroom, three-bathroom, family home with detached triple garage and parking.



Total Area 2,101 sqft

Ground Floor

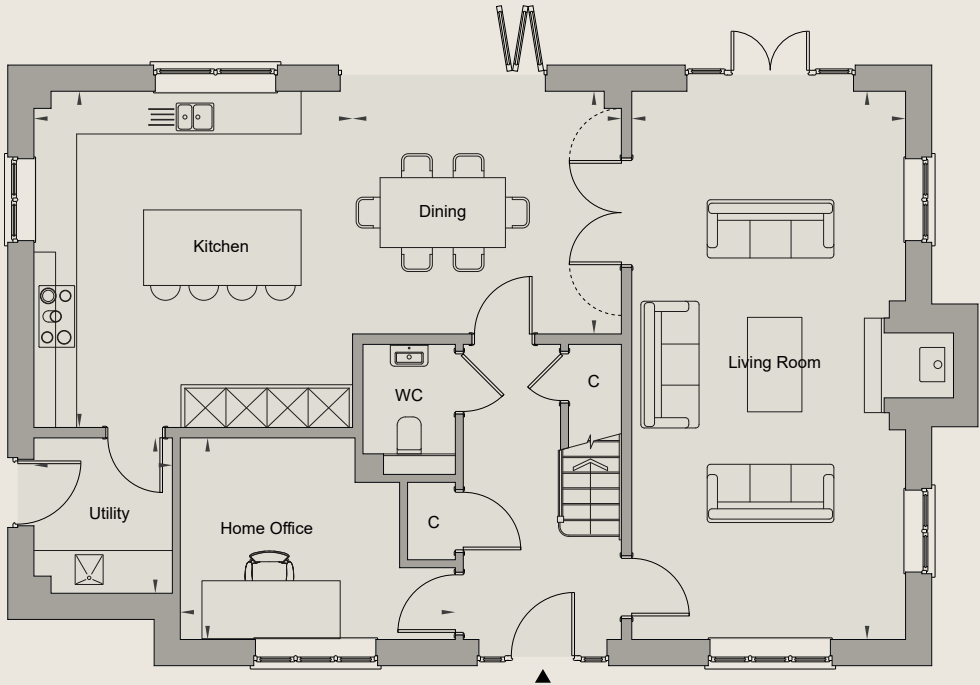
- Kitchen**
4.66m x 4.91m (15'3" x 16'1")
- Dining/Family Room**
3.93m x 3.55m (12'11" x 11'8")
- Living Room**
4.00m x 8.01m (13'1" x 26'3")
- Utility Room**
2.02m x 2.27m (6'8" x 7'5")
- Home Office**
4.02m x 2.95mm (13'2" x 9'8")

First Floor

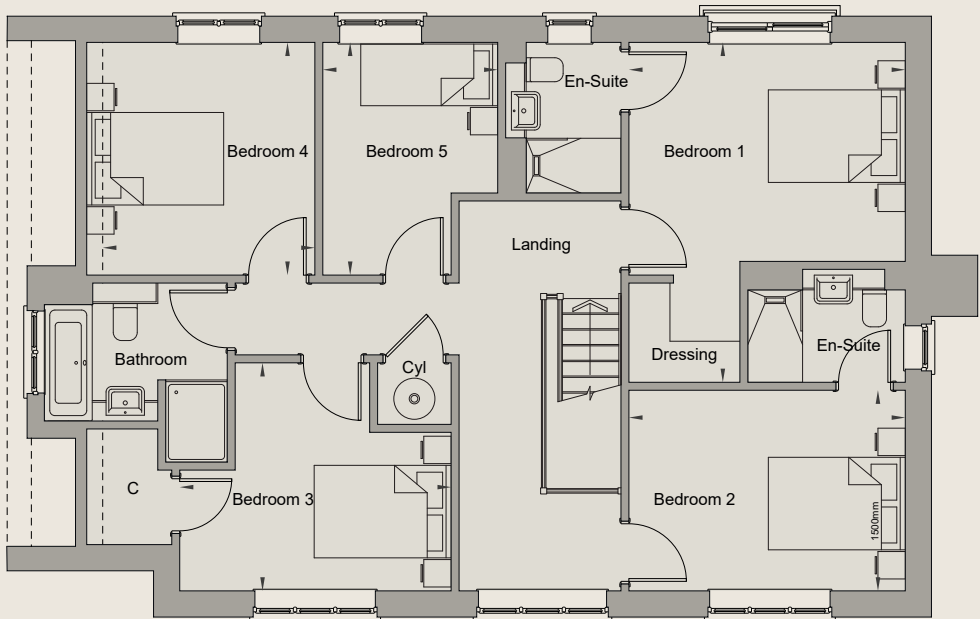
- Bedroom 1**
4.04m x 4.96m (13'3" x 16'3")
- Bedroom 2**
4.04m x 2.93m (13'3" x 9'7")
- Bedroom 3**
3.96m x 3.33m (13'0" x 10'11")
- Bedroom 4**
3.10m x 3.40m (10'2" x 11'2")
- Bedroom 5**
2.56m x 3.40m (8'5" x 11'2")

- Key**
- W Wardrobe
 - C Store Cupboard
 - Cyl ASHP Cylinder Air Source Heat Pump

Ground Floor



First Floor



The Bluebell

Home 8

4 Bedroom Detached Home



Computer generated image.

Detached Kentish-style four-bedroom, three-bathroom, family home with detached double garage and large private drive for multiple vehicles.



Total Area 1,755 sqft

Ground Floor

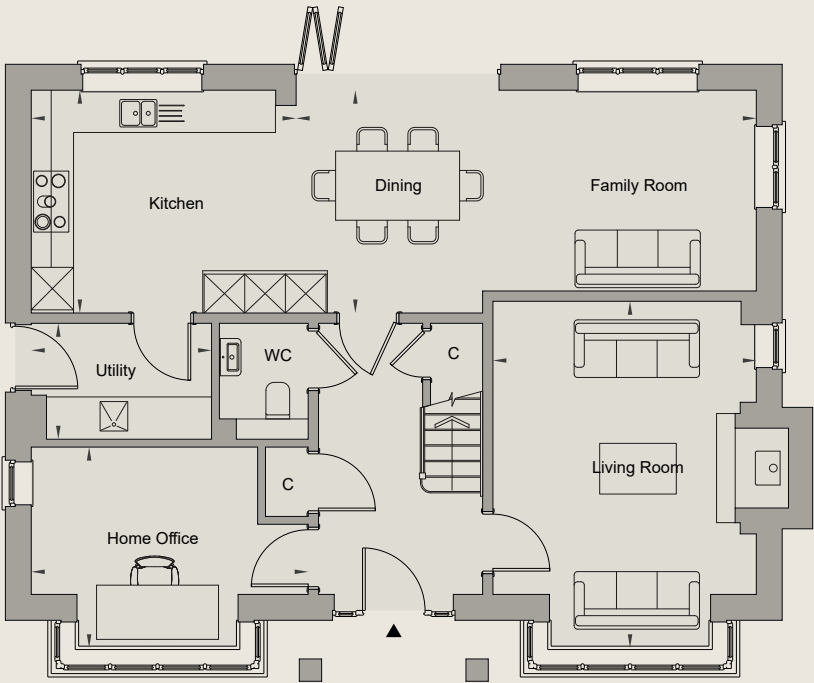
- Kitchen**
3.91m x 3.29m (12'10" x 10'10")
- Dining Area**
6.80m x 3.29m (22'4" x 10'10")
- Living Room**
3.93m x 5.12m (12'11" x 16'9")
- Utility Room**
2.66m x 1.71m (8'9" x 5'7")
- Home Office**
4.13m x 2.96m (13'6" x 9'9")

First Floor

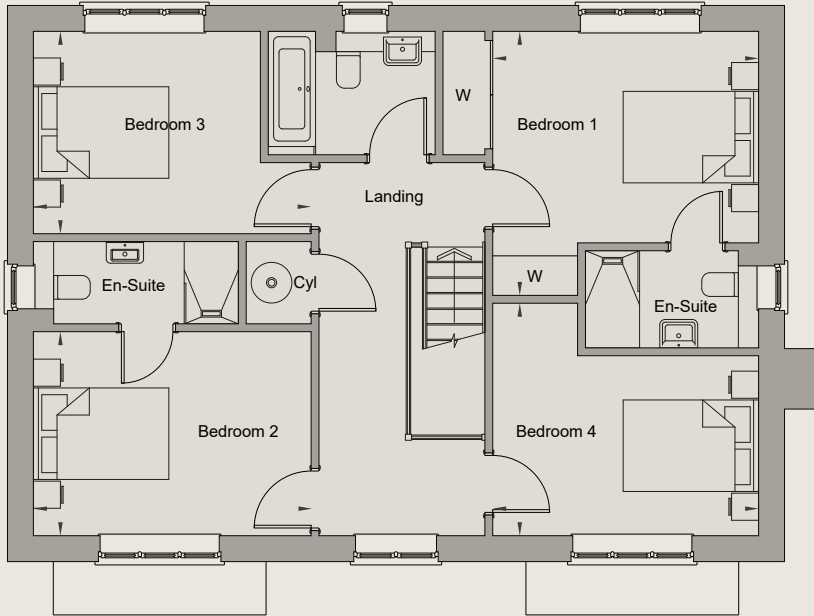
- Bedroom 1**
3.93m x 3.90m (12'11" x 12'9")
- Bedroom 2**
4.10m x 3.01m (13'5" x 9'11")
- Bedroom 3**
4.10m x 2.30m (13'5" x 9'10")
- Bedroom 4**
3.93m x 3.43m (12'11" x 11'3")

- Key**
- W Wardrobe
 - C Store Cupboard
 - Cyl ASHP Cylinder Air Source Heat Pump

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 2 No. fridge-freezers, 2 No. ovens, induction hob & dishwashers
- Quartz worktops with matching upstands and splashbacks
- Wine coolers to all homes
- Pull out bins to all homes

Utility Room:

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

Bathrooms, En-suites and Cloakrooms:

- Designer white sanitaryware with chrome fittings
- Minoli full height ceramic wall tiling to bath and shower, half height to walls with sanitaryware.
- Stylish vanity units to bathrooms & en-suites
- LVT flooring to bathroom, en-suite and cloakroom (choices available subject to build stage)
- Heated chrome towel rail to bathrooms and en-suites

Electrical & Heating:

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

Internal Finishes

- Homes painted in classic neutral wall colour
- White cottage-style internal doors
- Fitted or walk-in wardrobes to principal bedrooms
- Bespoke white painted staircase with oak handrails
- Attractive white painted skirting & architraves throughout
- Feature fireplaces with limestone surrounds

External Finishes:

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

Safety & Security:

- Mains fed smoke & heat detectors with battery backup
- PVCu double glazed windows & 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

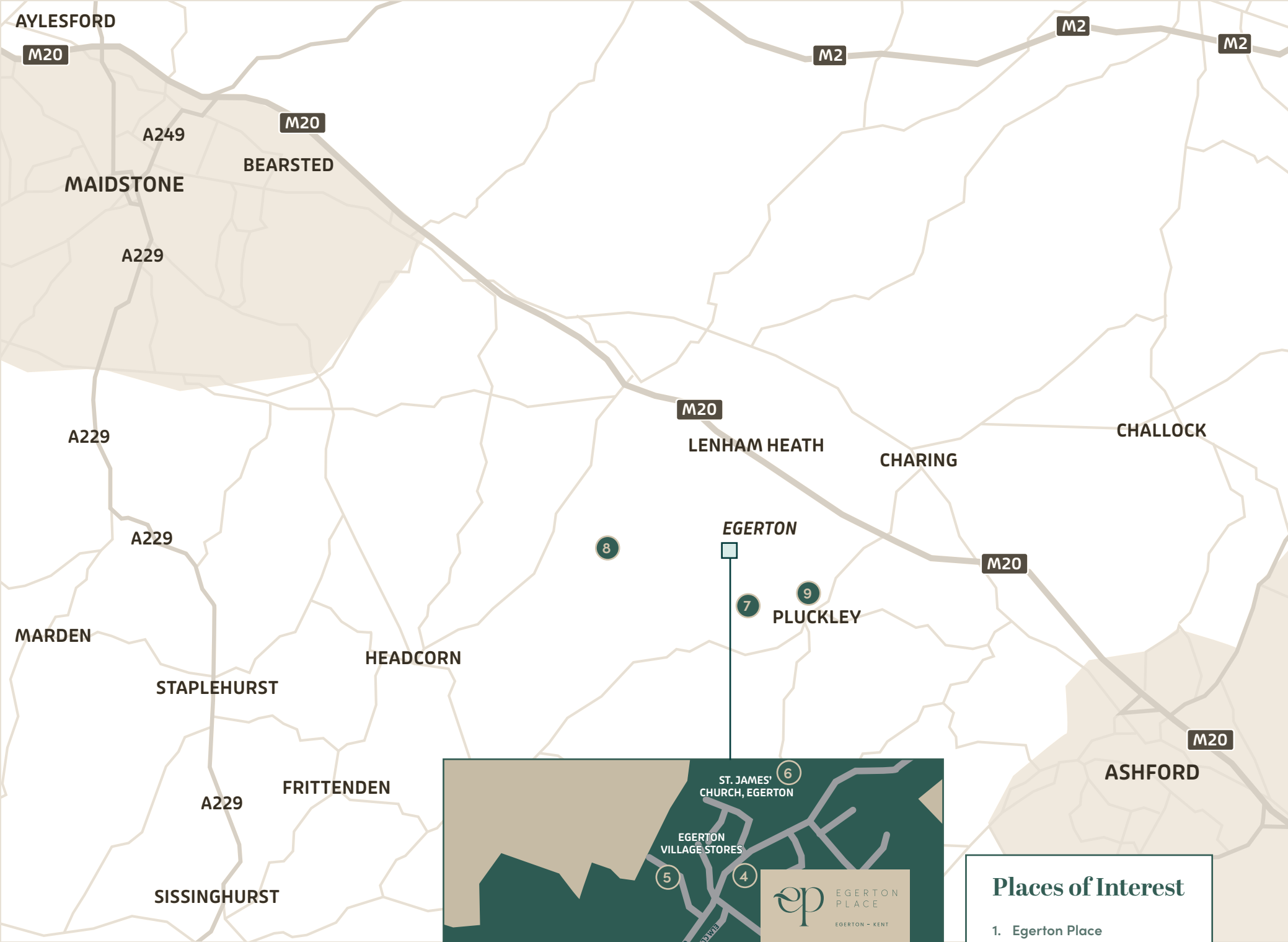
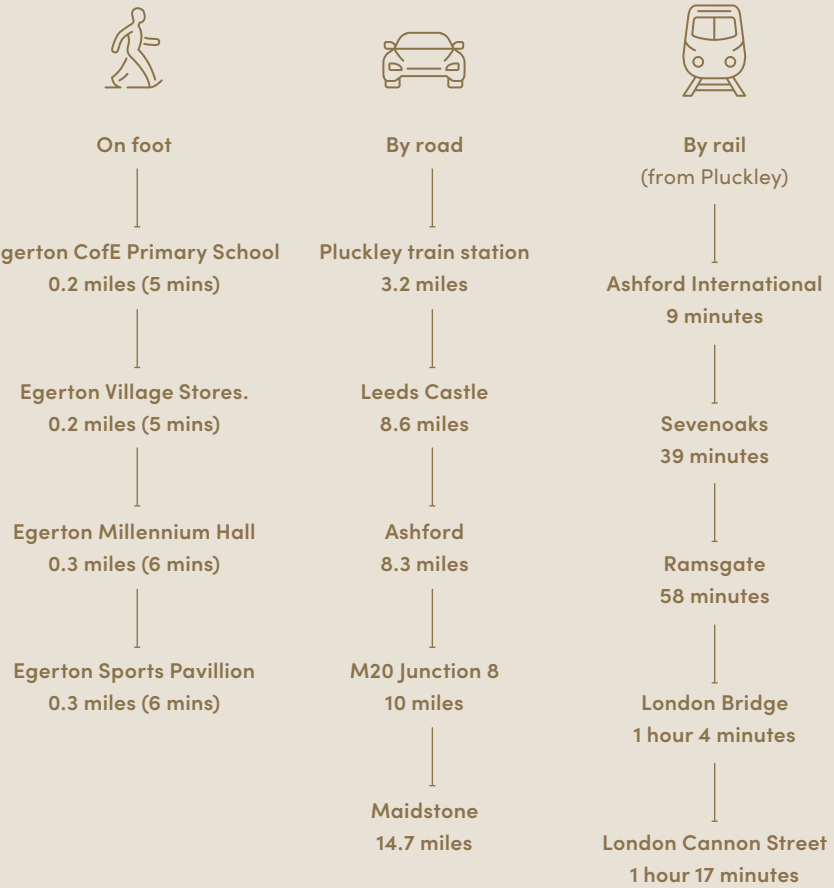
The communal areas of the development will be maintained via a residents' management company. Please speak to a sales advisor who will provide full details and annual service charge fees.





Connections

Enjoy the charm of village life with everything you need close at hand. With local amenities, nearby towns and excellent transport links within easy reach, Egerton offers the perfect balance of countryside living and everyday convenience.



- ### Places of Interest
1. Egerton Place
 2. Egerton Cricket Club
 3. Egerton Millennium Hall
 4. Egerton Village Store and Post Office
 5. Egerton Church of England Primary School
 6. St James' Church
 7. The Rose & Crown
 8. Frasers
 9. Pluckley

Travel times are based on minimum journey times available.
Sources: Trainline.com and Google maps. February 2026.



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 sanitary ware
- 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.



Egerton, Kent TN27 9DN

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E. egertonplace@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 2013.

