



ORCHARD DOWNS

LAMBERHURST | KENT



Welcome to
ORCHARD DOWNS

Lamberhurst Kent TN3 8HB

The start of something special.

Set in the picturesque Garden of England but within easy reach of Tunbridge Wells, Orchard Downs encapsulates the very best of countryside living. This collection of 26 homes nestles within the High Weald National Landscape and sits on the edge of a Conservation Area – accolades that recognise Lamberhurst's natural beauty.

Neighbours include a 16th century farmhouse and an original oast complete with iconic white fantails, for added Kentish authenticity.

The homes at Orchard Downs will be built in homage, drawing external inspiration from these heritage buildings and the wider architectural landscape.

Your community in the countryside

Lamberhurst is a quintessential Kentish village brimming with character and community charm. At its heart lies the gently flowing River Teise and Orchard Downs is directly linked to Lamberhurst village centre and Scotney Castle by a network of historic footpaths.

The village retains all of the ingredients for a comfortable life, including a general store with Post Office counter, village hall, nursery and pre-school, primary school, central common, a café and St Mary's Church – the latter playing host to the annual Lamberhurst Music Festival.

Orchard Downs sits just minutes from some amazing eateries, such as the Brown Trout, The Vineyard, The Chequers and The Elephants Head. All these local pubs are steeped in history yet cater for modern tastes.



Nature's bounty awaits

Walk, cycle, run, ride, swim or even sail in Lamberhurst, thanks to two of Kent's most popular outdoor attractions. Bewl Water is the largest reservoir in South East England – a place where 800 acres of parkland meets the water's edge.

Bedgebury National Pinetum and Forest is another awe-inspiring location close to Orchard Downs, with mountain biking, walking and horse riding trails set among 12,000 specimen trees and lush woodlands.

Orchard Downs is set in a corner of Kent coveted for its mix of idyllic villages and lively town facilities. The scenic, seven mile route to Tunbridge Wells passes through glorious landscapes, with signs tempting you to explore vineyards, National Trust properties and golf courses in Frant, Wadhurst and Bells Yew Green.

Once in Tunbridge Wells, there is a veritable feast of retail, hospitality and cultural delights. Often described as the Covent Garden of Kent, The Pantiles brings together boutiques, bars, pavement cafés and live jazz, set against a splendid Georgian colonnade. The top end of town is where you'll find two theatres, The Amelia Scott cultural hub, Royal Victoria Place shopping centre and more award-winning restaurants.

With Tunbridge Wells also noted for its outstanding grammar and faith schools, historic architecture and open spaces, it's no wonder the town has been voted one of the UK's best places to live by The Sunday Times.





Orchard Downs

- Homes 11, 13, 15 & 18
The Scotney
3 bedroom | Total Area 1066 sqft
- Home 26
The Sandown
3 bedroom | Total Area 1129 sqft
- Homes 12, 14, 17
The Eastgate
3 bedroom | Total Area 1224 sqft
- Homes 16 & 25
The Darwin
4 bedroom | Total Area 1759 sqft
- Homes 19 & 24
The Friars
4 bedroom | Total Area 1908 sqft
- Homes 20 & 22
The Charlton
5 bedroom | Total Area 2106 sqft
- Home 21
The Penshurst
5 bedroom | Total Area 2106 sqft
- Home 23
The Fulham
5 bedroom | Total Area 2751 sqft
- Homes 1-10
Affordable homes



Computer generated images.

The Scotney

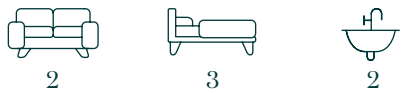
Homes 11, 13, 15 & 18

3 Bedroom Semi-detached Home



Computer generated image.

A beautifully designed spacious 3-bedroom semi-detached home combining traditional charm with contemporary comfort. Oak-framed car barn or minimum 2 parking spaces per home.



Total Area 1066 sqft

Ground Floor

Kitchen / Dining
5292mm x 3897mm (17'4" x 12'9")

Living Room
5348mm x 3064mm (17'6" x 10'0")

First Floor

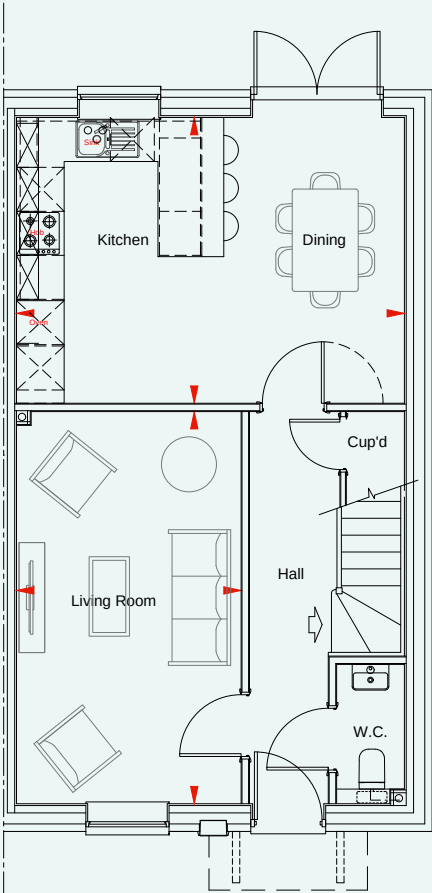
Bedroom 1
5187mm x 2962mm (17'0" x 9'8")

Bedroom 2
4085mm x 2962mm (13'3" x 9'8")

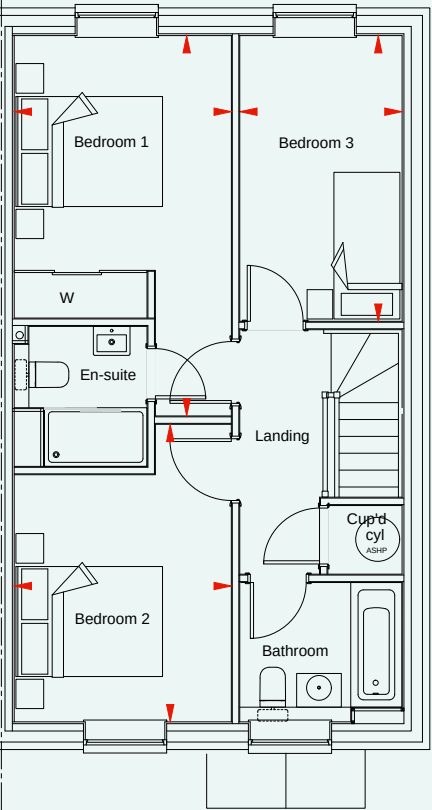
Bedroom 3
3897mm x 2214mm (12'9" x 7'3")

Key	
W	Wardrobe
Cup/d	Store Cupboard
Cyl ASHP	Cylinder Air Source Heat Pump

Ground Floor



First Floor



The Sandown

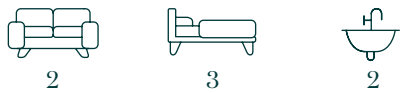
Home 26

3 Bedroom Detached Home



Computer generated image.

Substantial 3-bedroom detached home, offering spacious accommodation, an oak framed car barn and parking.



Total Area 1129 sqft

Ground Floor

Kitchen/Breakfast/Dining
5647mm x 4548mm (18'6" x 14'11")

Living Room
3298mm x 5261mm (17'3" x 10'10")

First Floor

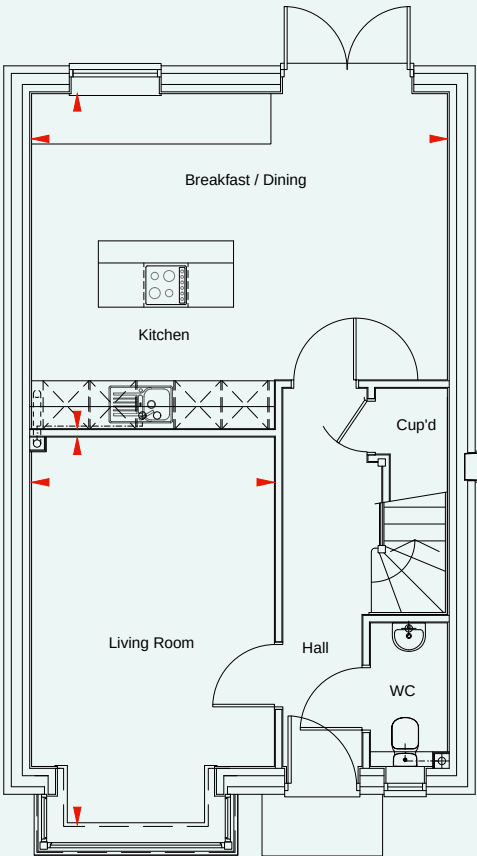
Bedroom 1
3621mm x 3383mm (17'9" x 10'3")

Bedroom 2
3886mm x 3384mm (12'9" x 11'1")

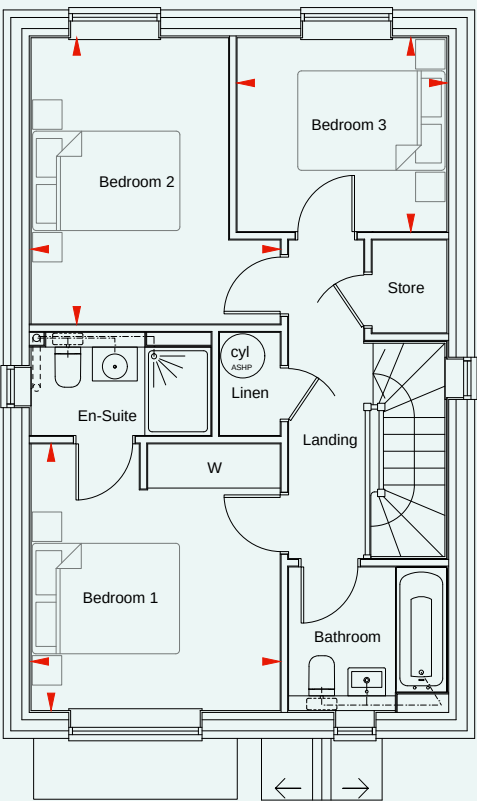
Bedroom 3
2850mm x 2632mm (9'4" x 8'7")

Key	
W	Wardrobe
Cup/d	Store Cupboard
Cyl ASHP	Cylinder Air Source Heat Pump

Ground Floor



First Floor



The Eastgate

Homes 12, 14 & 17

3 Bedroom Semi-detached Home



Computer generated image.

An attractive larger-than-average 3-bedroom semi-detached home, offering spacious living with traditional charm & contemporary comfort. Oak-framed car barn or a minimum 2 parking spaces per home.



Ground Floor

Kitchen / Dining
6080mm x 3800mm (19'11" x 12'5")

Living Room
6080mm x 3200mm (19'11" x 10'6")

First Floor

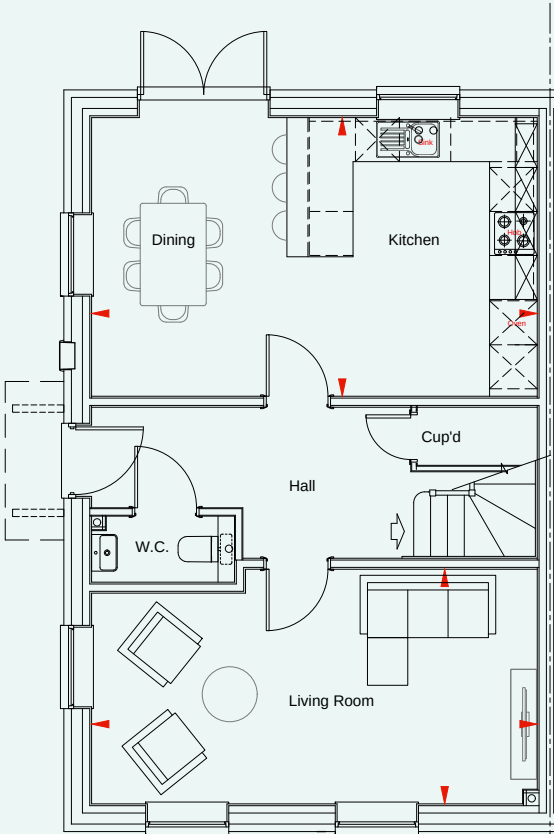
Bedroom 1
4622mm x 3236mm (15'2" x 10'7")

Bedroom 2
3670mm x 3002mm (12'0" x 9'10")

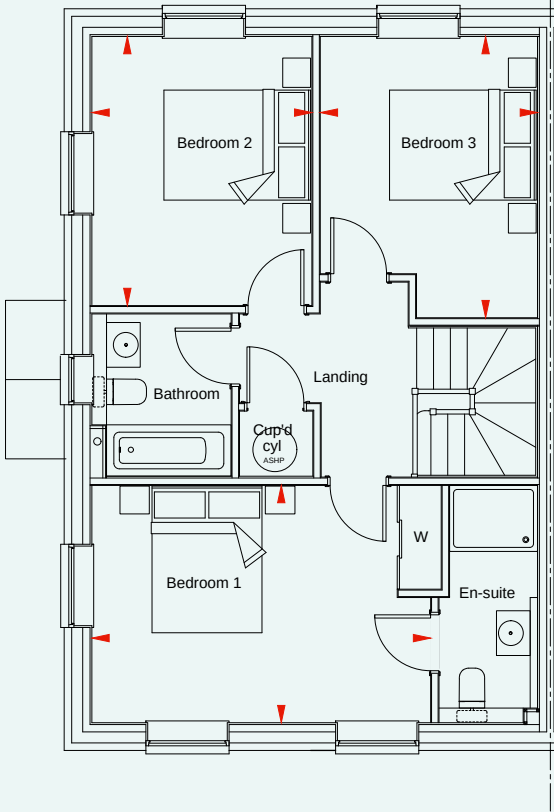
Bedroom 3
3836mm x 2964mm (12'7" x 9'8")

Key	
W	Wardrobe
Cup/d	Store Cupboard
Cyl ASHP	Cylinder Air Source Heat Pump

Ground Floor



First Floor



The Darwin

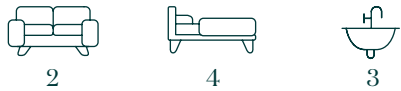
Homes 16 & 25

4 Bedroom Detached Home



Computer generated image.

This 4-bedroom detached home offers stylish, modern living with an open-plan kitchen/dining/family room, separate living room, and dedicated home office. The Darwin boasts four double bedrooms, including two en-suites, plus a family bathroom. Home 25 offers an oak framed car barn plus 2 parking spaces.



Total Area 1759 sqft

Ground Floor

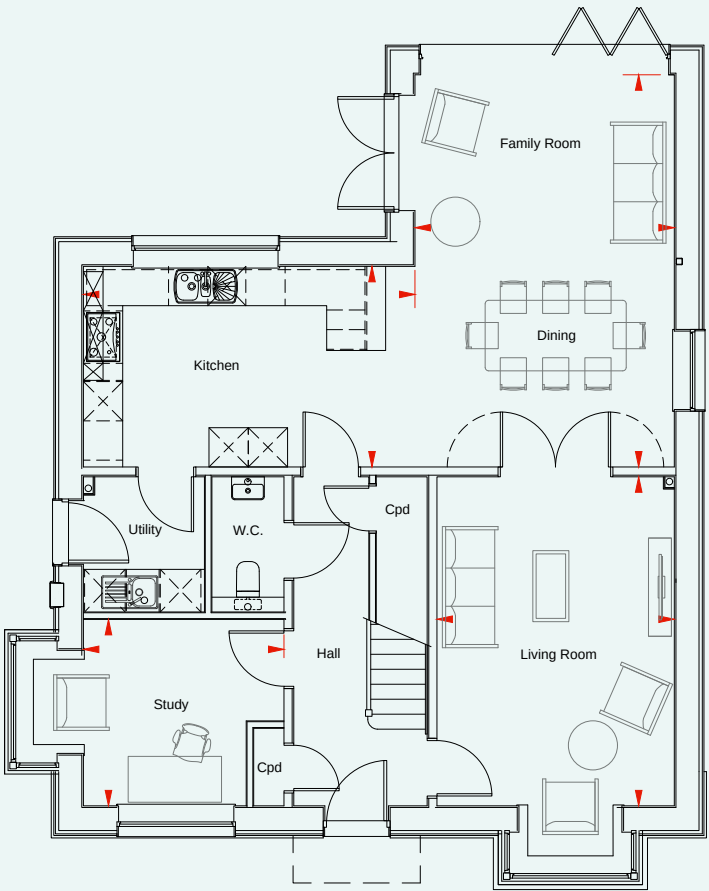
- Dining / Family Room**
5987mm x 3961mm (19'7" x 13'0")
- Kitchen**
5063mm x 3062mm (16'7" x 10'0")
- Living Room**
5023mm x 3625mm (16'5" x 11'10")
- Study**
3063mm x 2846mm (10'0" x 9'4")

First Floor

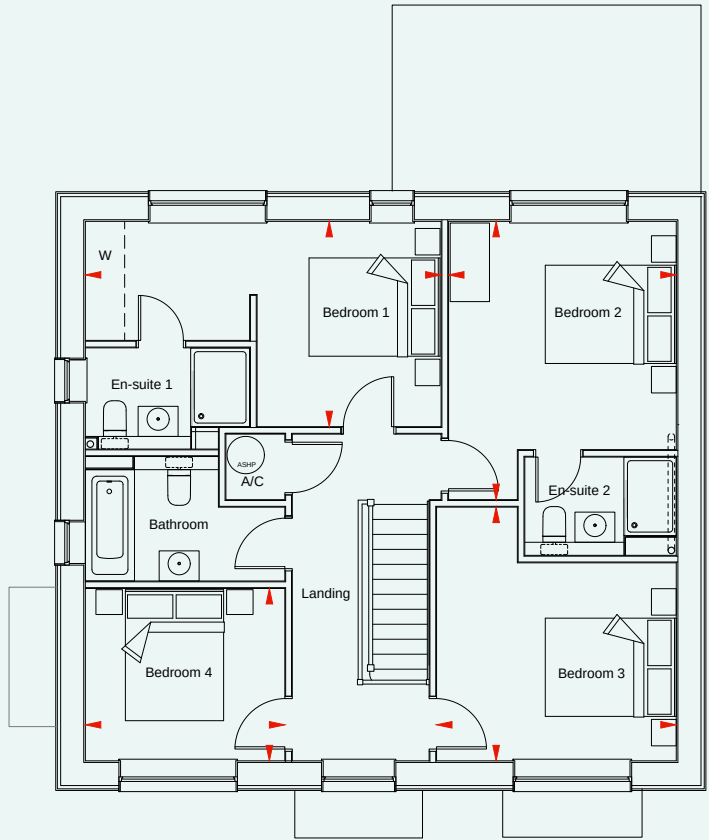
- Bedroom 1**
5432mm x 3134mm (17'9" x 10'3")
- Bedroom 2**
4248mm x 3477mm (13'1" x 11'5")
- Bedroom 3**
3873mm x 3661mm (12'0" x 12'8")
- Bedroom 4**
3046mm x 2631mm (10'0" x 8'7")

Key	
W	Wardrobe
Cup/d	Store Cupboard
Cyl ASHP	Cylinder Air Source Heat Pump

Ground Floor



First Floor



The Friars

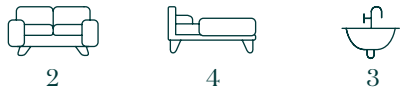
Homes 19 & 24

4 Bedroom Detached Home



Computer generated image.

A charming Kentish style detached 4-bedroom home with modern open plan kitchen/dining/family room, separate living room and dedicated home office. The Friars boasts four double bedrooms, including two en-suites and a family bathroom. A detached double oak-framed car barn and private parking completes this stunning family home.



Total Area 1908 sqft

Ground Floor

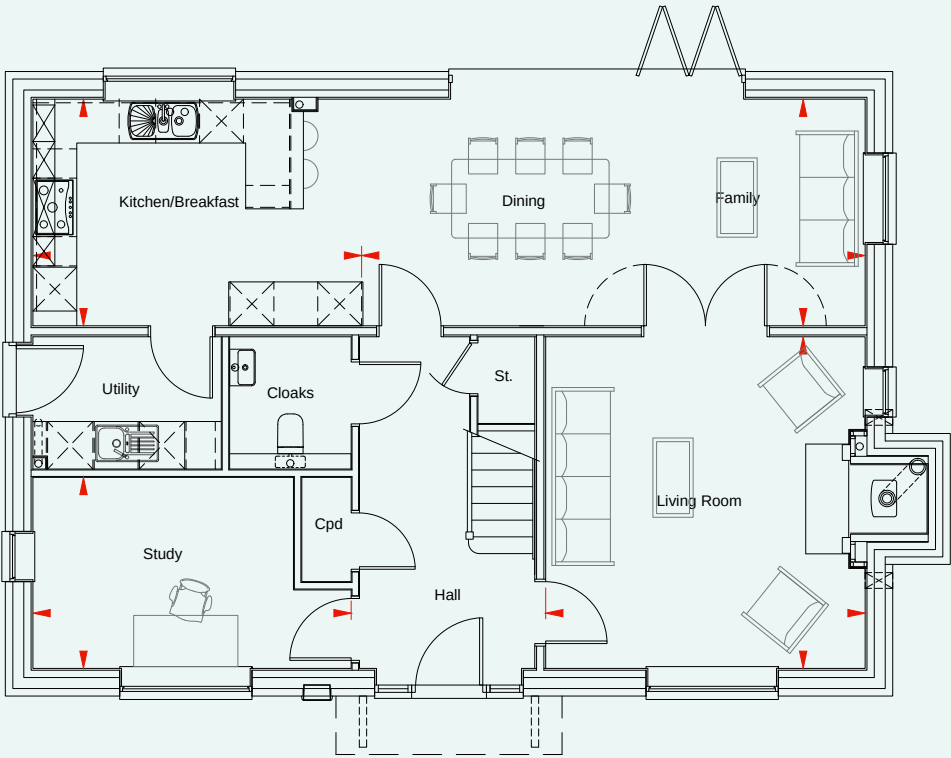
- Kitchen/Breakfast**
4496mm x 3099mm (14'9" x 10'2")
- Family/Dining**
6889mm x 3099mm (22'7" x 10'2")
- Living Room**
4536mm x 4370mm (14'10" x 14'4")
- Study**
4354mm x 2612mm (14'3" x 8'7")

First Floor

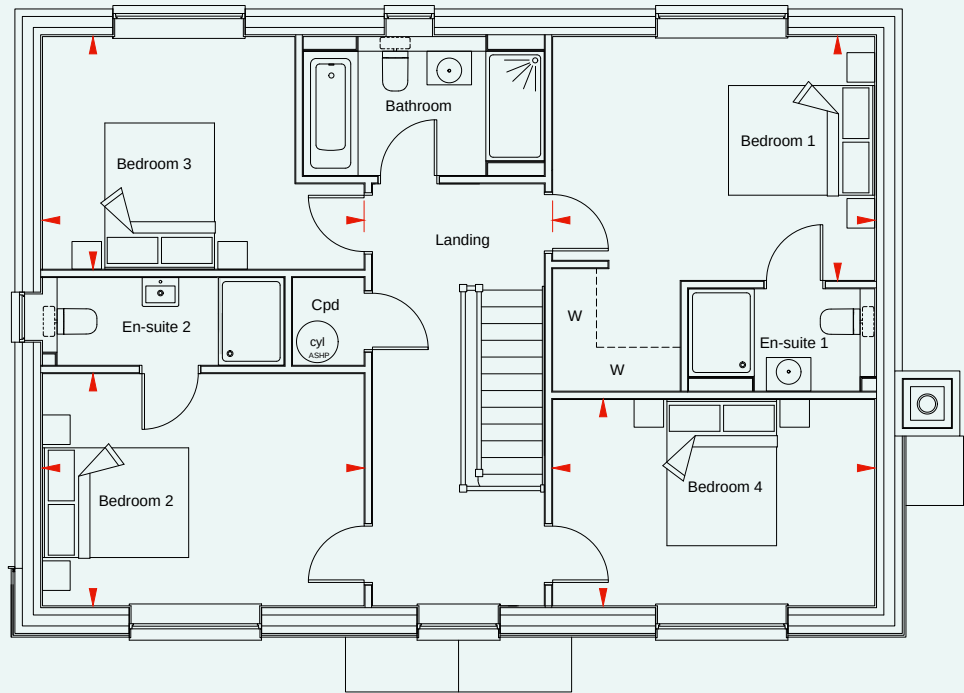
- Bedroom 1**
4406mm x 3335mm (14'5" x 10'11")
- Bedroom 2**
4400mm x 3175mm (14'5" x 10'5")
- Bedroom 3**
4400mm x 3182mm (14'5" x 10'5")
- Bedroom 4**
4406mm x 2822mm (14'5" x 9'3")

Key	
W	Wardrobe
Cup/d	Store Cupboard
Cyl ASHP	Cylinder Air Source Heat Pump

Ground Floor



First Floor



The Charlton

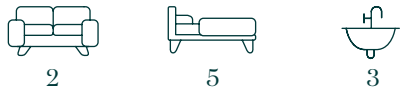
Homes 20 & 22

5 Bedroom Detached Home



Computer generated image.

A statement, 5-bedroom Kentish style detached home with an open plan kitchen/dining/family room, separate living room and dedicated home office. The Charlton boasts five bedrooms, including two en-suites and a family bathroom. A detached double garage completes this stunning family home.



Total Area 2106 sqft

Ground Floor

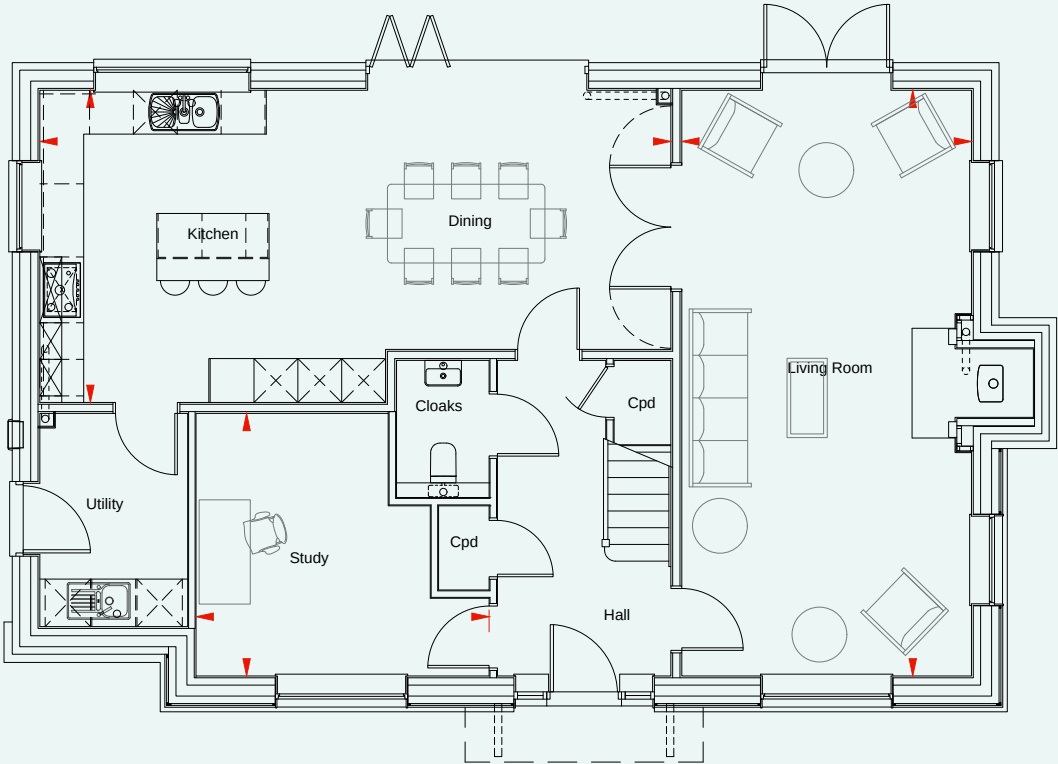
- Kitchen/Dining**
8632mm x 4269mm (28'3" x 14'0")
- Living Room**
8010mm x 3962mm (26'3" x 13'0")
- Study**
4009mm x 3591mm (13'2" x 11'9")

First Floor

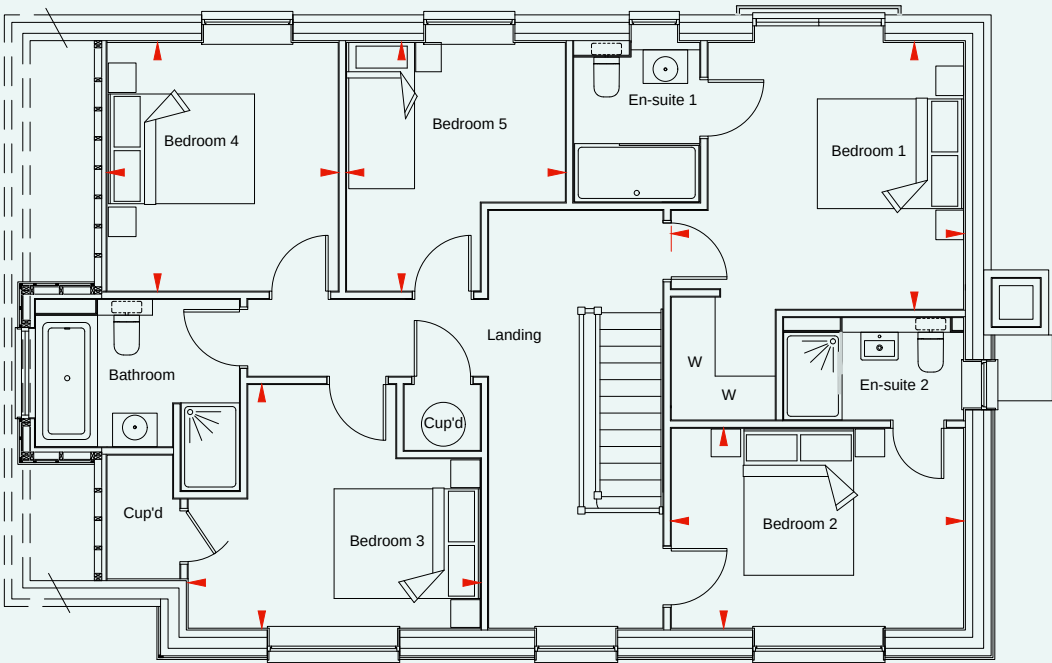
- Bedroom 1**
4000mm x 3648mm (13'1" x 11'11")
- Bedroom 2**
4000mm x 2733mm (13'1" x 8'11")
- Bedroom 3**
3996mm x 3332mm (13'1" x 10'11")
- Bedroom 4**
3400mm x 3163mm (11'2"x 10'4")
- Bedroom 5**
3400mm x 2993mm (11'2" x 9'10")

Key	
W	Wardrobe
Cup/d	Store Cupboard
Cyl ASHP	Cylinder Air Source Heat Pump

Ground Floor



First Floor



The Penshurst

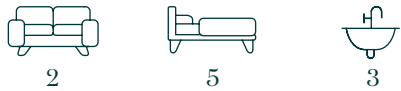
Home 21

5 Bedroom Detached Home



Computer generated image.

A stunning black weather boarded, 5-bedroom country-style detached home with an open plan kitchen/dining/family room, separate living room and dedicated home office. The Penshurst boasts five bedrooms, including two en-suites and a family bathroom. A detached triple garage completes this stunning family home.



Total Area 2106 sqft

Ground Floor

Kitchen/Dining
8632mm x 4269mm (28'3" x 14'0")

Living Room
8010mm x 3962mm (26'3" x 13'0")

Study
4009mm x 3591mm (13'2" x 11'9")

First Floor

Bedroom 1
4000mm x 3648mm (13'1" x 11'11")

Bedroom 2
4000mm x 2733mm (13'1" x 8'11")

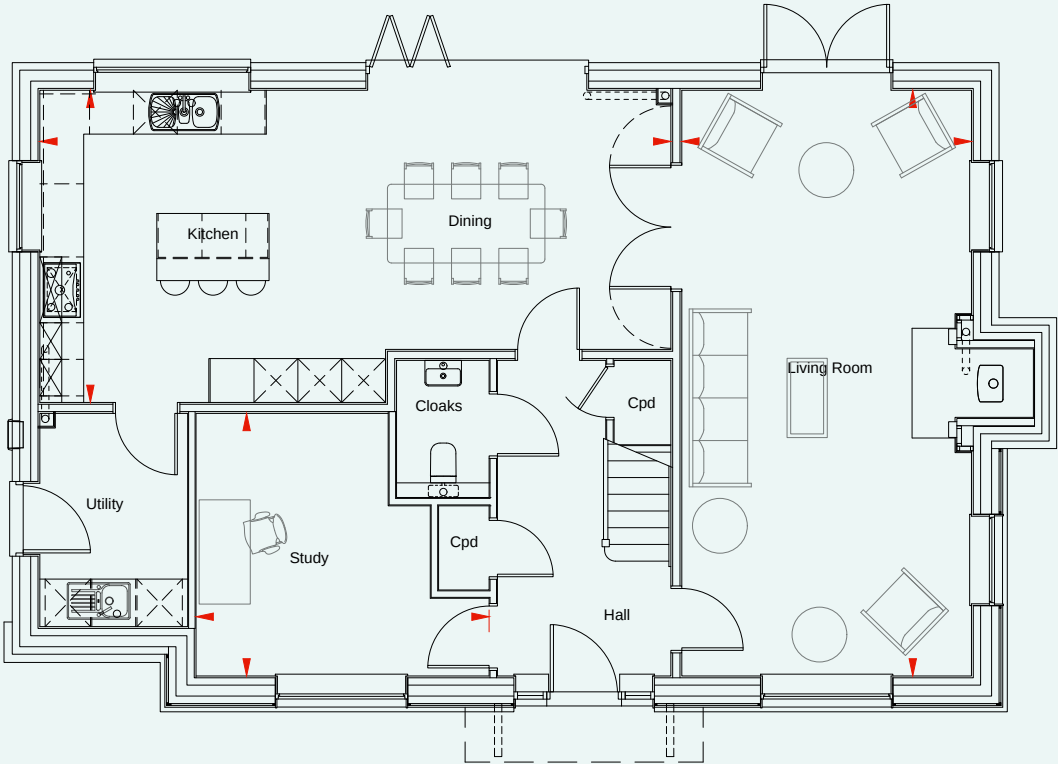
Bedroom 3
3996mm x 3332mm (13'1" x 10'11")

Bedroom 4
3400mm x 3163mm (11'2"x 10'4")

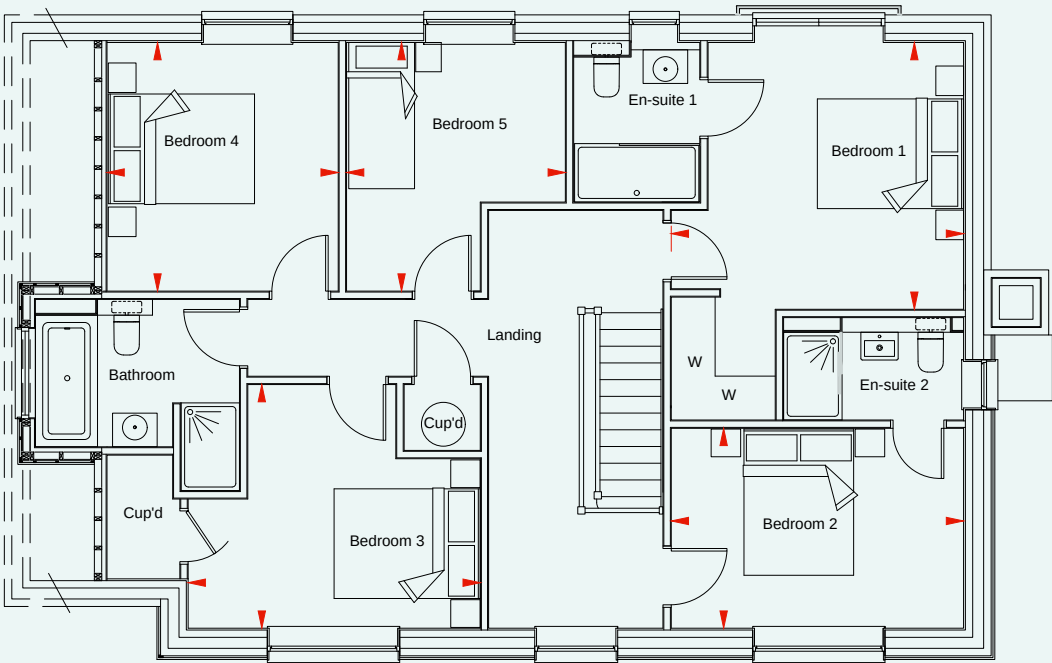
Bedroom 5
3400mm x 2993mm (11'2" x 9'10")

- Key**
- W Wardrobe
 - Cup/d Store Cupboard
 - Cyl ASHP Cylinder Air Source Heat Pump

Ground Floor



First Floor



The Fulham

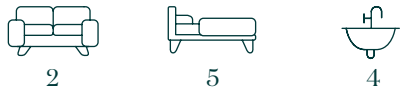
Home 23

5 Bedroom Detached Home



Computer generated image.

A substantial Kentish-style 5-bedroom detached home with an open plan kitchen/dining/family room, separate dual aspect lounge and dedicated home office. The Fulham boasts five bedrooms, including three en-suites and a family bathroom. A private gated drive with minimum parking for 4 vehicles and integral double garage completes this stunning family home.



Total Area 2751 sqft

Ground Floor

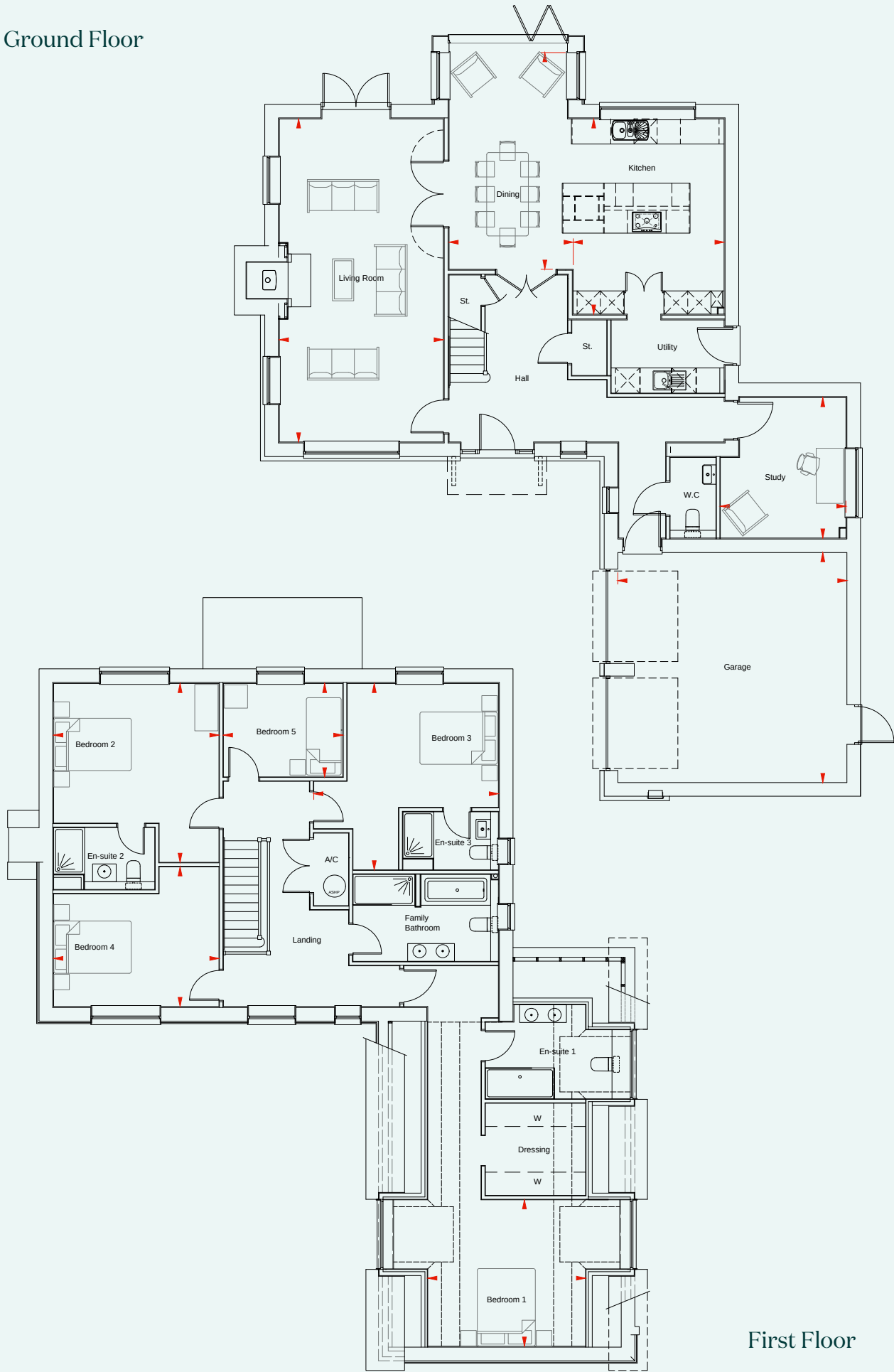
- Living Room**
8347mm x 4238mm (27'4" x 13'11")
- Dining**
5597mm x 3210mm (18'4" x 10'6")
- Kitchen**
5045mm x 3900mm (12'9" x 16'6")
- Study**
3630mm x 3247mm (11'11" x 10'8")

First Floor

- Bedroom 1**
4080mm x 3782mm (13'4" x 12'5")
- Bedroom 2**
4623mm x 4274mm (14'0" x 15'2")
- Bedroom 3**
4817mm x 4772mm (15'9" x 15'8")
- Bedroom 4**
4274mm x 3610mm (14'0" x 11'10")
- Bedroom 5**
3087mm x 2416mm (10'1" x 7'11")

Key	
W	Wardrobe
Cup/d	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 fridge-freezers, ovens, induction hobs & dishwashers
- Integrated Bosch washer/dryer: Where utility rooms not provided
- Quartz worktops with matching upstands and splashbacks
- Wine coolers to 4 & 5 bedroom homes
- Waterfall edge quartz worktop to island of home 23

Utility Room:

- Matching modern shaker style cabinets and 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 behind WC and basin
- 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 provided by energy efficient air source heat pump
- Underfloor heating to ground floor and radiators to first floor
- Fibre broadband connection
- Generous amount of sockets & switches throughout
- Energy efficient downlights to hallways, kitchens, utility, WC, bathrooms & en-suites
- Pendant lighting to lounge, study and all bedrooms

Internal Finishes

- Homes painted in classic neutral wall colour
- White panelled internal doors
- Fitted wardrobes to principal bedrooms in homes 11 - 18, 25 & 26
- Fitted dressing rooms to principal bedrooms in homes 19 - 24
- Bespoke white painted staircase with oak handrails
- Attractive white painted skirting & architraves throughout
- Feature fireplaces to homes 19 - 24

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 drives
- 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.

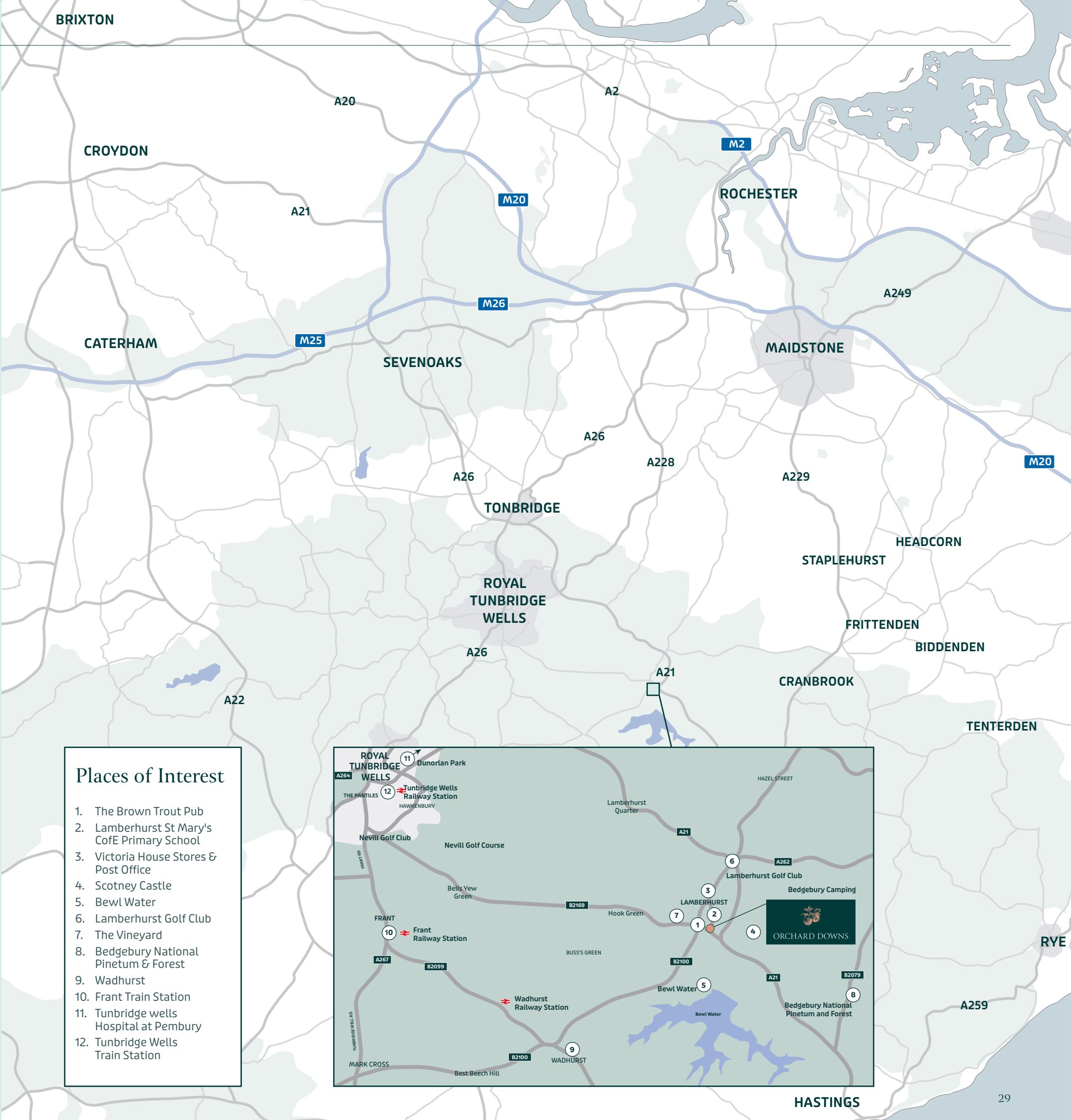


Connections

Live at Orchard Downs and enjoy all the benefits of a semi-rural life with the added bonus of Tunbridge Wells, Tonbridge and London being easily accessible by road and rail.



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



Places of Interest

- The Brown Trout Pub
- Lamberhurst St Mary's CofE Primary School
- Victoria House Stores & Post Office
- Scotney Castle
- Bewl Water
- Lamberhurst Golf Club
- The Vineyard
- Bedgebury National Pinetum & Forest
- Wadhurst
- Frant Train Station
- Tunbridge wells Hospital at Pembury
- Tunbridge Wells 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 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.





ORCHARD DOWNS

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CANHAM
HOMES

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.

