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.

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DEVELOPER

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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.

CHARDS







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:

Gatwick Airport Heathrow Airport 42 minutes one hour

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







THE LOCAL AREA

LEISURE

- 1 The Hopbine Inn (Pub)
- The Halfway House (Pub)
- 3 John Brunt (Pub)
- 4 The Star (Pub)
- 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 Hote

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
- North Kent College
- 23 The New Beacon School

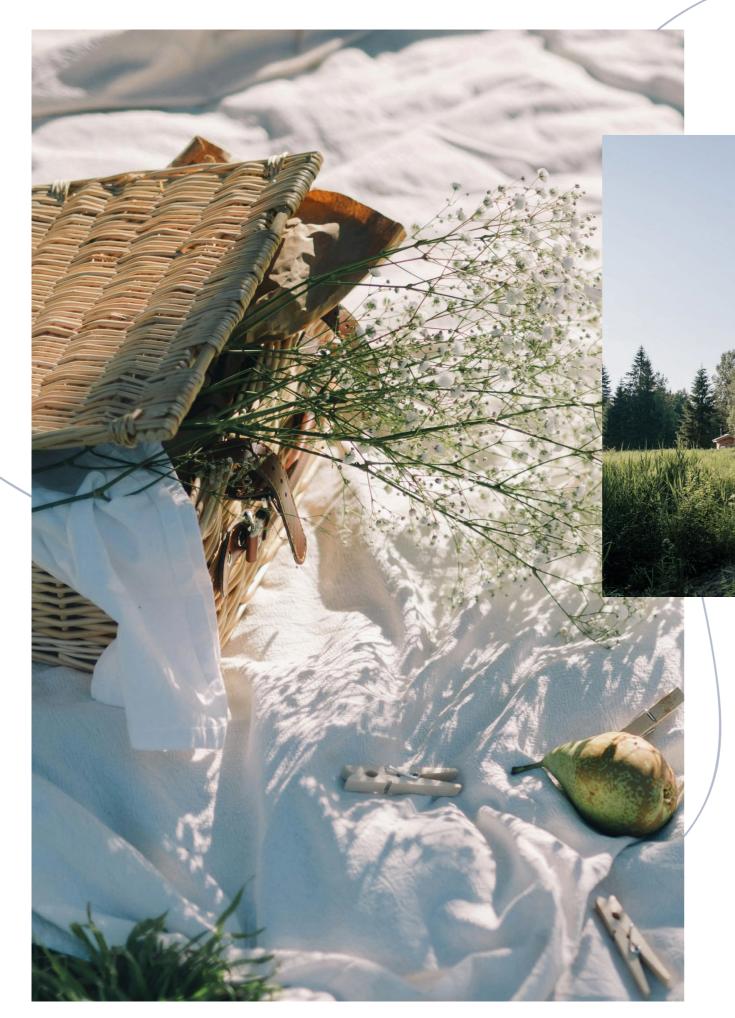
SPORTS AND ACTIVITIES

- 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

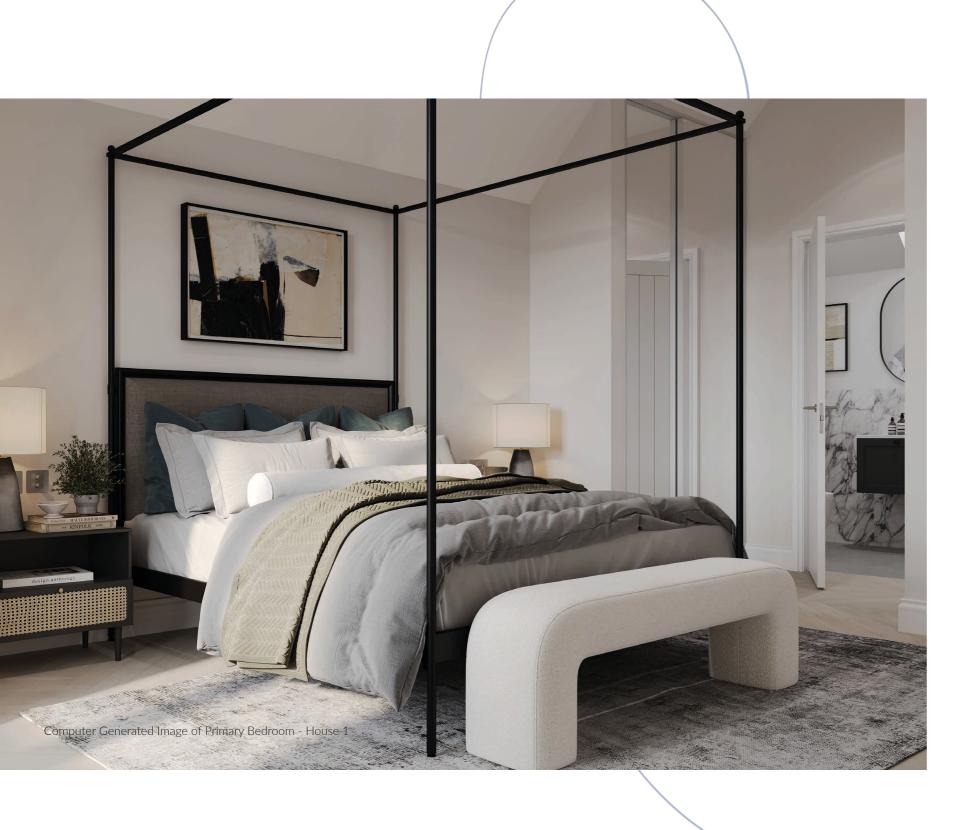
Settled in the folds of the High Weald Area of Outstanding Natural Beauty in Kent, Matfield epitomises the ideal location for nature aficionados. The village centre, designated as a Conservation Area, presents Matfield as the perfect home for those who adore nature, offering local opportunities for cycling, 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.

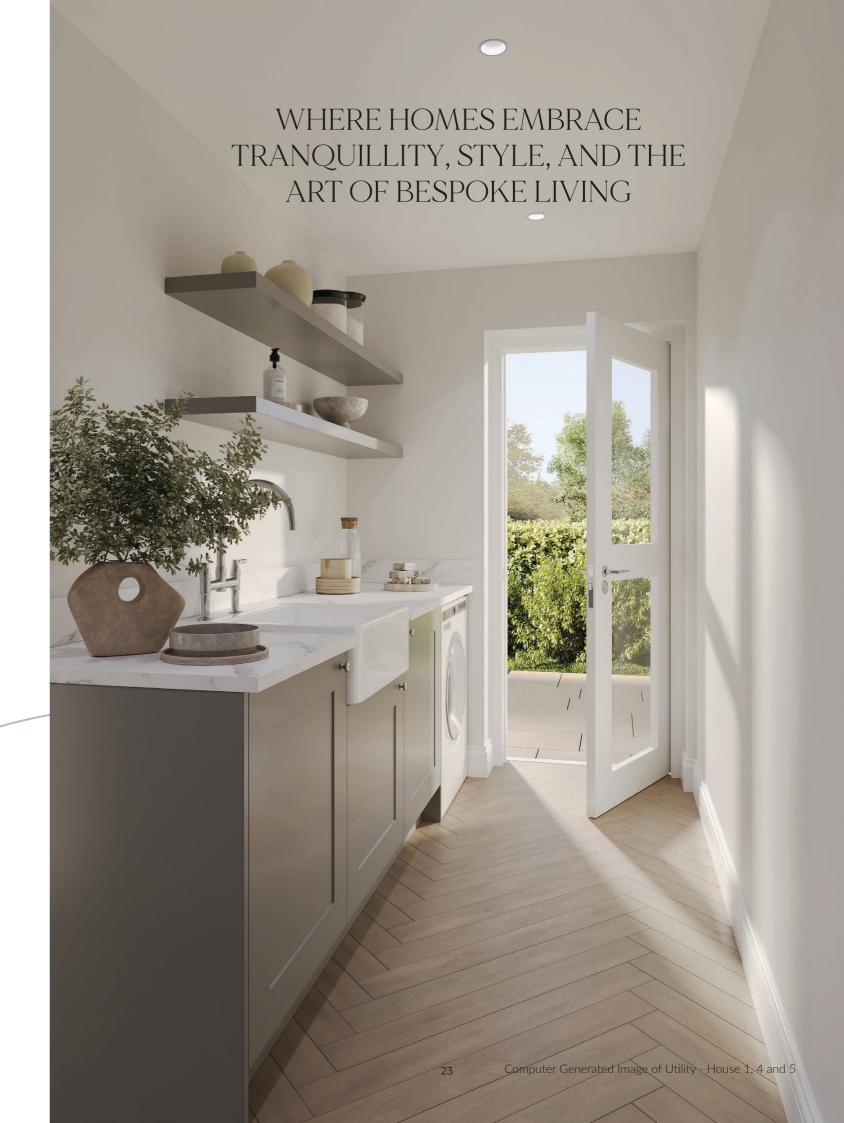




ELEVATING HOMES INTO TRANQUIL SANCTUARIES INFUSED WITH STYLE AND BESPOKE CHARM.









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.



S ORCHARDS 27

5 Bedroom, 3.5 Bathroom

KITCHEN

DINING / LIVING 4462.5mm x 5760mm LIVING ROOM

UTILITY

OFFICE

PRIMARY BEDROOM

2278.5mm x 4155mn

25mm 3719.5mm

PRIMARY ENSUITE

BEDROOM 2

ENSUITE 2

2787.5mm x 1500mm

3659.5mm x 3419mm

1400mm x 2547m

BEDROOM 3

3604.5mm x 3507mm

 ${\tt BEDROOM}\,4$

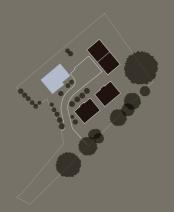
BEDROOM 5

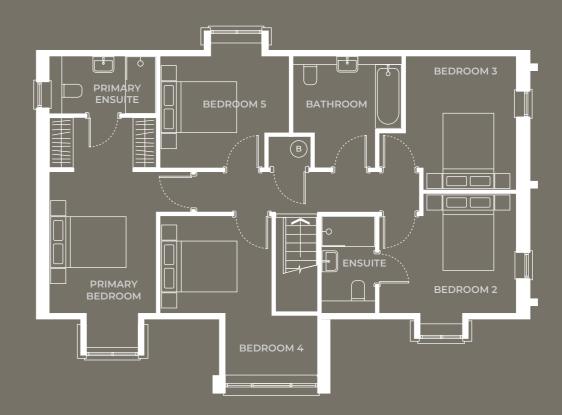
BATHROOM

2856mm v 2925mm

APPROXIMATE INTERNAL FLOOR AREA

188.1 SQM (2025 SQFT)





FIRST FLOOR



GROUND FLOOR



3 Bedroom, 2.5 Bathroom

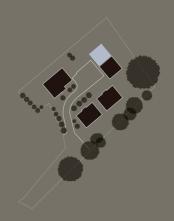
KITCHEN	DINING	LIVING ROOM
2745mm x 4060mm	3245mm x 3495mm	4370mm x 4065mm

OFFICE	PRIMARY BEDROOM	PRIMARY ENSUITE
2720mm x 3340mm	2781mm x 5011mm	2262.5mm x 1700mm

BEDROOM 2	BEDROOM 3	BATHROOM	
3656mm x 3613.5mm	2492mm x 3097.5mm	2795mm x 1700mm	

APPROXIMATE INTERNAL FLOOR AREA

107.7 SQM (1159 SQFT)





FIRST FLOOR



GROUND FLOOR



3 Bedroom, 2.5 Bathroom

KITCHEN 2745mm x 4060mm DINING 245mm x 3495mm LIVING ROOM

OFFICE 2720mm x 3340mm PRIMARY BEDROOM

PRIMARY ENSUITE

2262.5mm x 1700mr

BEDROOM 2

BEDROOM 3

BATHROOM

2795mm x 1700mm

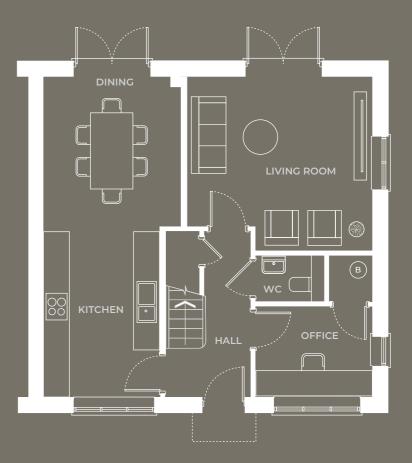
APPROXIMATE INTERNAL FLOOR AREA

107.7 SQM (1159 SQFT)





FIRST FLOOR



GROUND FLOOR

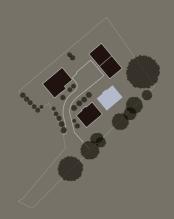


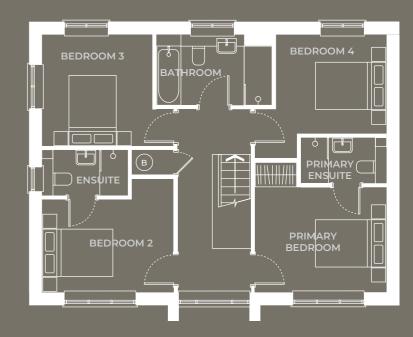
4 Bedroom, 3.5 Bathroom

KITCHEN	DINING	LIVING ROOM
4165mm x 3235mm	5640mm x 3235mm	3710mm x 3945mm
UTILITY	OFFICE	PRIMARY BEDROOM
1868mm x 1697.5mm	3710mm x 2681mm	3746mm x 3688.5mm
PRIMARY ENSUITE	BEDROOM 2	ENSUITE
2432mm x 1300mm	3746mm x 3029.5mm	2432mm x 1300mm
BEDROOM 3	BEDROOM 4	BATHROOM
3746mm x 3177.5mm	3746mm x 3527.5mm	3300mm x 2000mm

APPROXIMATE INTERNAL FLOOR AREA

143.6 SQM (1546 SQFT)





FIRST FLOOR



GROUND FLOOR

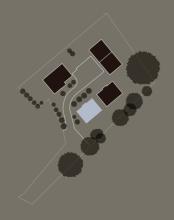


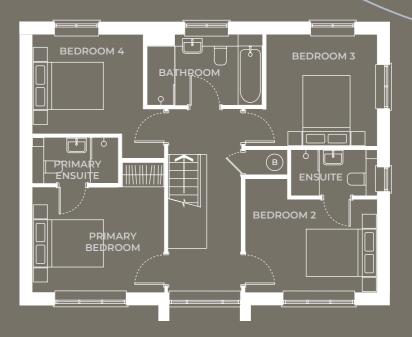
4 Bedroom, 3.5 Bathroom

KITCHEN	DINING	LIVING ROOM
4165mm x 3235mm	5640mm x 3235mm	3710mm x 3945mm
UTILITY	OFFICE	PRIMARY BEDROOM
1868mm x 1697.5mm	3710mm x 2681mm	3746mm x 3688.5mm
DDIA A DV ENGLUZE	PEDDOOM 8	ENION HADE
PRIMARY ENSUITE	BEDROOM 2	ENSUITE
2432mm x 1300mm	3746mm x 3029.5mm	2432mm x 1300mm
BEDROOM 3	BEDROOM 4	BATHROOM
3746mm x 3177.5mm	3746mm x 3527.5mm	3300mm x 2000mm

APPROXIMATE INTERNAL FLOOR AREA

143.6 SQM (1546 SQFT)





FIRST FLOOR



GROUND FLOOR





INTERNAL FINISHES

- · Farmhouse-style internal doors with
- chrome ironmongery

 Built-in wardrobes in the primary
 bedroom feature sliding mirrored
- · Flush casement double glazed UPVC

KITCHEN

- Shaker-style kitchens
 Quartz worktops to plots 1, 4 and 5
 Fully integrated appliances, including
 Double oven to plots 1, 4 and 5

 - Dishwasher
 - 70/30 fridge-freezer
- Stainless steel extractor hoodIntegrated LED cabinet lighting

UTILITY

- · Shaker-style cabinets to plots 1, 4
- 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

- · Shaver point in bathrooms and

ELECTRICAL & HEATING

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

EXTERNAL FINISHES

- Landscaped front garden and turfed rear garden
- Security/convenience lighting
- Electric vehicle charging point for

SAFETY & SECURITY

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

AFTERCARE & GUARANTEE

- Dedicated customer service from
- post-purchaseA ten-year Build-Zone guarantee for





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.



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