

# Martello Lakes

Hythe, Kent



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## A taste of local life

**Martello Lakes**

Hythe, Kent CT21 4AA | 01303 610 599

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# Welcome to Martello Lakes

This exciting new development at Martello Lakes is on the stunning south coast in Kent, nestled between green countryside, fishing lakes and the English Channel. Just a 5 minute drive from the historic town of Hythe and its beautiful stretch of beach.

Martello Lakes has something for everyone with children's playgrounds, nature walks, trim trail and on the edge of the fishing lakes.

The Lakes are home to fishing and sailing clubs for all ages and there are playgrounds and play parks too. It's only 2 miles to the charming coastal town of Hythe that's bursting with boutique shops, restaurants, cafes and pubs. Stroll along its Victorian promenade, stride out along the expansive beachfront or indulge in a bracing water sports session. Its Royal Military Canal offers 28-miles of cycle and walking routes.

This bustling community also has its own schools, businesses, sports clubs and health services and you'll find shopping centres and designer outlets at Folkestone and Ashford.

Martello Lakes is just off the A259 and less than 5-miles from Junction 11 of the M20. Trains run from Folkestone West and Central stations, less than 7 miles away, that link to Ashford International Terminal, 14-miles away. From Ashford there are services to London St Pancras taking 40-minutes and to London Victoria and Charing Cross. Folkestone Eurotunnel is 6-miles away.

Our range of 2, 3 and 4-bedroom homes embrace contemporary design, while retaining classic architecture and traditional build quality. They include popular features such as open-plan living areas, stylish fitted kitchens, French doors and spacious main bedrooms with en suites and plenty of storage space.

So, if you're looking for a seaside home on the Kent coast with great facilities and transport links to London, your search ends here!





# The perfect position

## Education for everyone

You'll find a range of nurseries and primary schools in the area, the nearest being Palmarsh Primary for 4 to 10-year-olds that shares its site with Little Cubs Palmarsh & Playgroup for pre-school children between 2 and 4 years.

For senior pupils there are a number of secondary schools in Folkestone including Folkestone Academy a mixed school with a sixth form. The Harvey Grammar School takes boys only aged 11 to 18 and The Folkestone School for Girls also caters for 11 to 18s.

**Palmarsh Primary School**  
0.7 miles | 2 mins drive



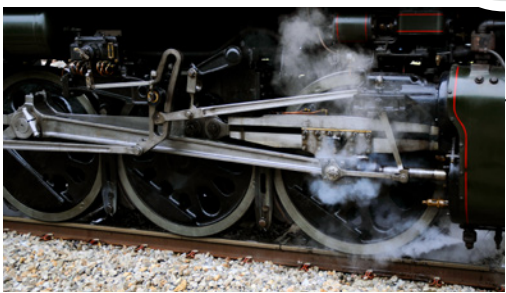
**RKB Leisure Martello Lakes**  
0.6 miles | 4 mins drive



**Brockhill Country Park**  
3 miles | 9 mins drive



**Romney, Hythe and Dymchurch Railway**  
1.7 miles | 4 mins drive



**Hythe Beach**  
2.8 miles | 9 mins drive



**Dymchurch Amusement Park**  
3.2 miles | 6 mins drive



**Designer Outlet Ashford**  
13 miles | 25 mins drive



**Folkestone Academy**  
7.7 miles | 18 mins drive



Distances and timings are approximate and for reference only.  
Calculated using maps.google.co.uk



# A community to be proud of



We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. The wider development will be investing in local schemes to support the community surrounding your new home in Martello Lakes.

Our homes are **Greener by Design**! From solar panels, high class installation and EV charging points, our homes have everything you need to save on your energy bills.

Some of the wider development **community contributions** include:

BUS SERVICE	HEALTHCARE	RAILWAY CONTRIBUTION
SECONDARY EDUCATION	SPORTS AND LEISURE	WASTE MANAGEMENT



**Green initiatives** found at Martello Lakes:

HEDGEHOG HIGHWAYS	SWIFT AND BAT BOXES ACROSS THE DEVELOPMENT	BEE BRICKS	AIR SOURCE HEAT PUMPS TO PHASE 4
PV PANELS TO PHASE 3	EV CHARGING POINTS TO ALL PLOTS	TIMBER FRAME MMC	A+ RATED DOUBLE GLAZED WINDOWS



# Personalise your new home with upgrades and extras from our **Enhance** range, where the choice is yours

There's nothing more exciting than reserving your dream new Linden home, with **Enhance** there is even more reason to look forward to moving day.

**Enhance** offers you the chance to personalise your new home with a wide range of options and upgrades available. It suits your needs and wants perfectly and moving day can't come quick enough!

From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances.

Choose your tiles in the bathroom and en suite. Whatever your style, it's your canvas to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.


The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.



# Purchase assistance schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

Smooth Move	<b>Smooth Move</b> is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!
Home Exchange	With <b>Home Exchange</b> you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.
Key Worker	Helping essential <b>key workers</b> get on the housing ladder with assistance from Linden Homes and access to purchase assistance schemes requiring as little as a 5% deposit.
Armed Forces <b>TRINITY</b>	Helping members of the <b>Armed Forces</b> to own a home with assistance from Linden Homes, the government and the Ministry of Defence.
Deposit Unlock 	With <b>Deposit Unlock</b> , whether you are a first time or next time buyer, you could purchase a new Linden home with just a 5% deposit up to the value of £750,000!



# A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions

An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living.

With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on bedroom 1 and en suites has given the homes added desirability.

Many of the properties include popular French doors helping to bring the outside in and enhance the gardens as an extended living area.



# Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Linden home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Linden home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

Scan me  
for directions



## Martello Lakes

Hythe, Kent CT21 4AA

01303 610 599

[martellolakes.sales@lindenhomes.co.uk](mailto:martellolakes.sales@lindenhomes.co.uk)

**Find our development using what3words:**

[///giraffes.origins.meanings](https://www.what3words.com/giraffes.origins.meanings)

Cover photograph of the Royal Military Canal at Hythe in Kent. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

**Vistry Kent region**

11 Tower View, Kings Hill, West Malling, Kent ME19 4UY. Telephone: 01732 280 400

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# Development plan

**Martello Lakes**

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# Martello Lakes Hythe



### 4 bedroom homes

- The Aslin
- The Aslin v1
- The Aslin v2
- The Mylne
- The Leverton
- The Pembroke
- The Pembroke+
- The Knightley
- The Knightley (Special)

### 3 bedroom homes

- The Elmslie
- The Becket
- The Becket v1

### 2 bedroom homes

- The Twiss
- The Lukin

### Pre-sold homes

- 1 and 2 bedroom apartments
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

**v** visitor space      **bcp** bin collection point  
**LEAP** Local equipped area of play

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and housetype with the sales consultant. Development layout plan correct at time of production.



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# The Twiss

2 bedroom home

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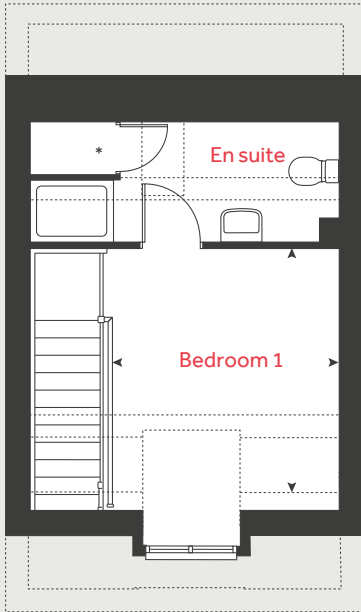
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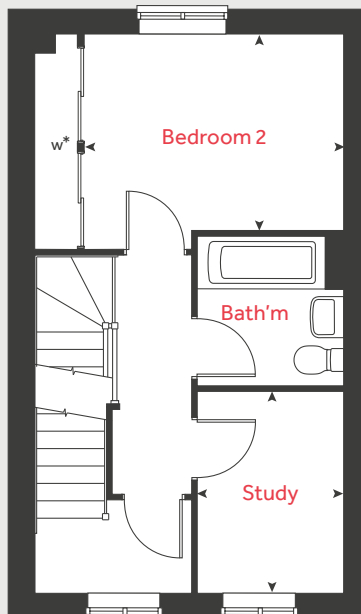
# The Twiss

## 2 bedroom home

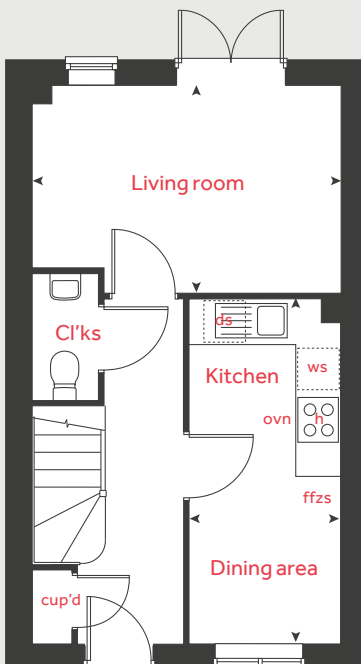
### Second floor



### First floor



### Ground floor



#### Ground floor

##### Kitchen / dining area

4.56m x 2.00m 15' 0" x 6' 7"

##### Living room

4.08m x 2.74m 13' 5" x 9' 0"

#### First floor

##### Bedroom 2

4.07m x 2.84m 13' 4" x 9' 4"

##### Study

2.66m x 1.93m 8' 9" x 6' 4"

#### Second floor

##### Bedroom 1

3.21m x 2.94m 10' 7" x 9' 8"

h	hob	ffzs	fridge freezer space
ovn	oven	cup'd	cupboard
ws	washing machine space	w	wardrobe
ds	dishwasher space	◀ ▶	measuring points

#### The Twiss | Martello Lakes

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\*Wardrobes apply to selected plots only.

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# The Lukin

2 bedroom home

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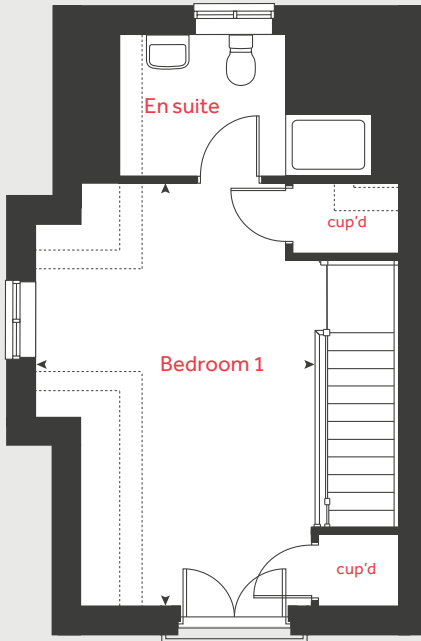
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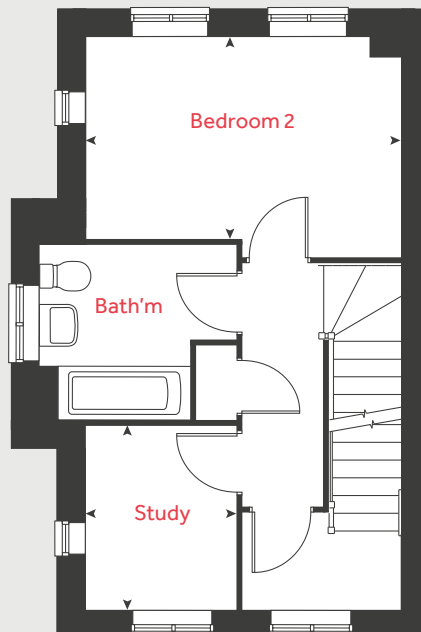
# The Lukin

## 2 bedroom home

### Second floor



### First floor



### Ground floor

#### Kitchen / dining area

4.56m x 2.05m 14' 11" x 6' 9"

#### Living room

4.08m x 2.74m 13' 5" x 9' 0"

### First floor

#### Bedroom 2

4.07m x 2.84m 13' 4" x 9' 4"

#### Study

2.37m x 1.93m 7' 9" x 6' 4"

### Second floor

#### Bedroom 1

5.48m x 3.63m 18' 0" x 11' 11"

h	hob	ffzs	fridge freezer space
ovn	oven	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ds	dishwasher space		

### The Lukin | Martello Lakes |

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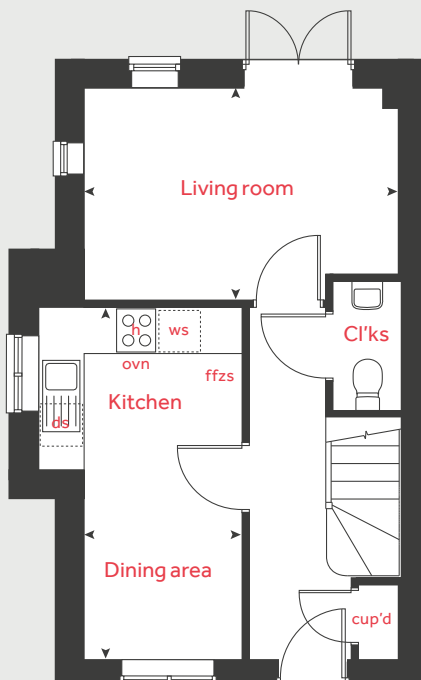
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### Ground floor



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# The Aslin

4 bedroom home

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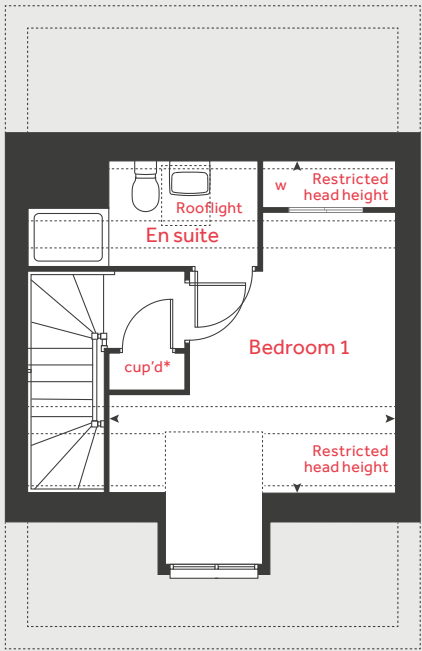
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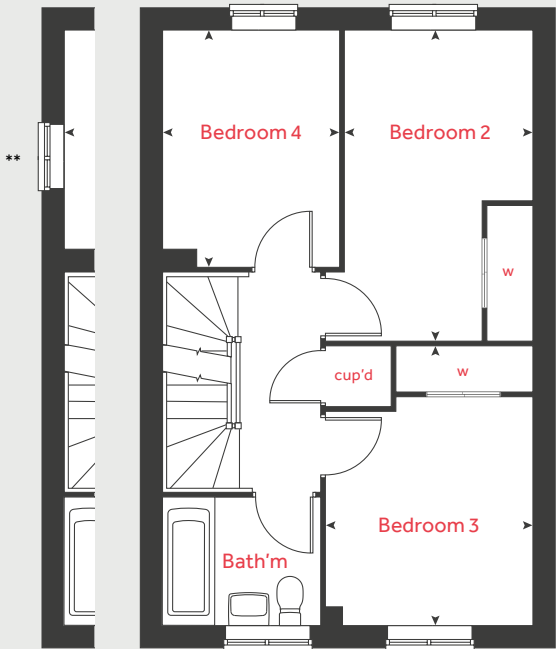
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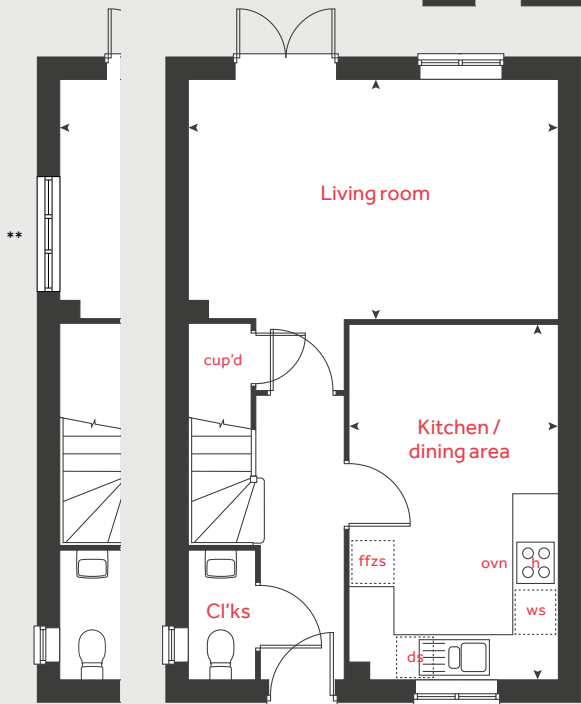
Second floor



First floor



Ground floor



The Aslin

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	2.80 x 4.78	9' 2" x 15' 8"
Living room	4.97 x 3.22	16' 4" x 10' 7"

First floor	metres	feet / inches
Bedroom 2	2.54 x 4.21	8' 4" x 13' 10"
Bedroom 3	2.80 x 3.78	9' 2" x 12' 5"
Bedroom 4	2.38 x 3.20	7' 10" x 10' 6"

Second floor	metres	feet / inches
Bedroom 1	3.87 x 4.30	12' 8" x 14' 1"

h	hob	w	wardrobe
ovn	oven	ws	washing machine space
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points

**The Aslin | VT | Martello Lakes**

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\*Cupboard to specific plots only.  
\*\* Window applies to plots 39, 79 and 84 only.

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# The Aslin v1

4 bedroom home

**Martello Lakes**

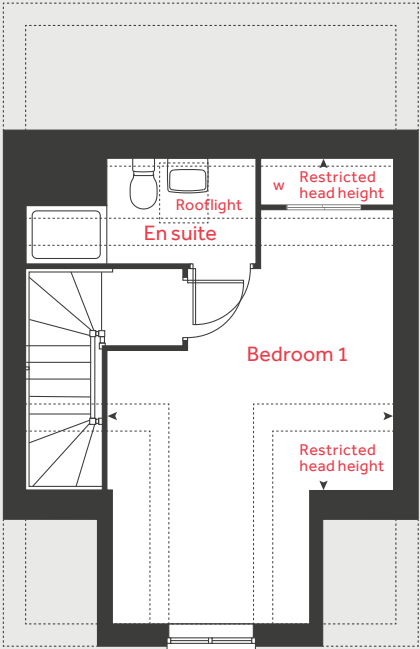
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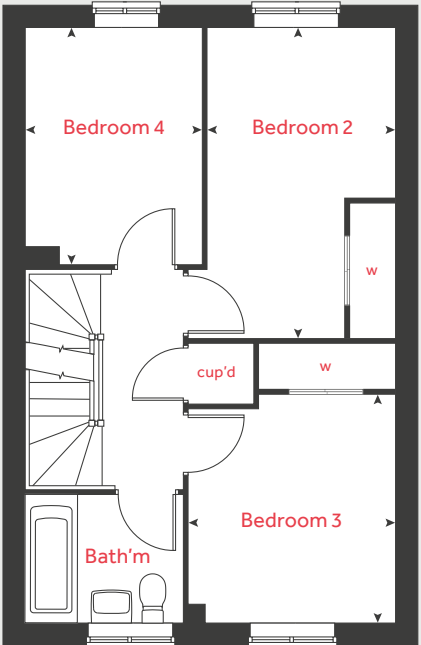
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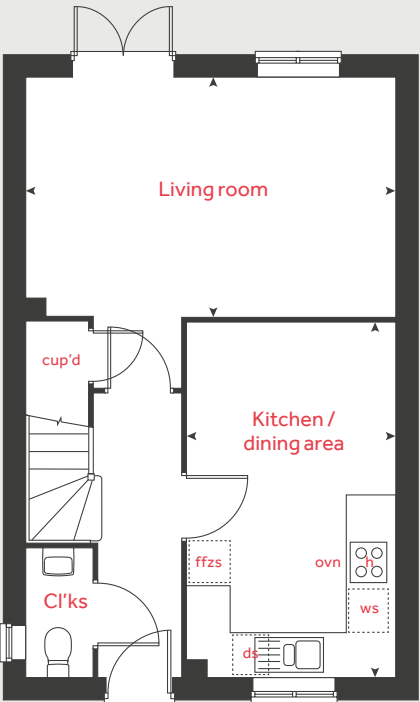
Second floor



First floor



Ground floor



# The Aslin v1

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	2.80 x 4.78	9' 2" x 15' 8"
Living room	4.97 x 3.22	16' 4" x 10' 7"

First floor	metres	feet / inches
Bedroom 2	2.54 x 4.21	8' 4" x 13' 10"
Bedroom 3	2.80 x 3.78	9' 2" x 12' 5"
Bedroom 4	2.38 x 3.20	7' 10" x 10' 6"

Second floor	metres	feet / inches
Bedroom 1	3.87 x 6.20	12' 8" x 20' 4"

h	hob	w	wardrobe
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

**The Aslin v1 | The Aslin + | VT | Martello Lakes**

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# The Aslin v2

4 bedroom home

**Martello Lakes**

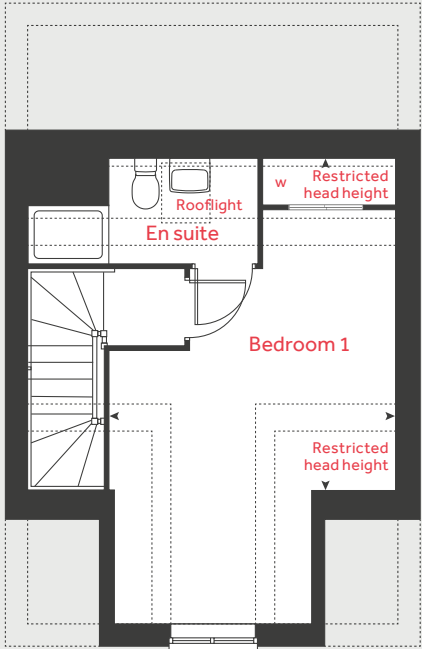
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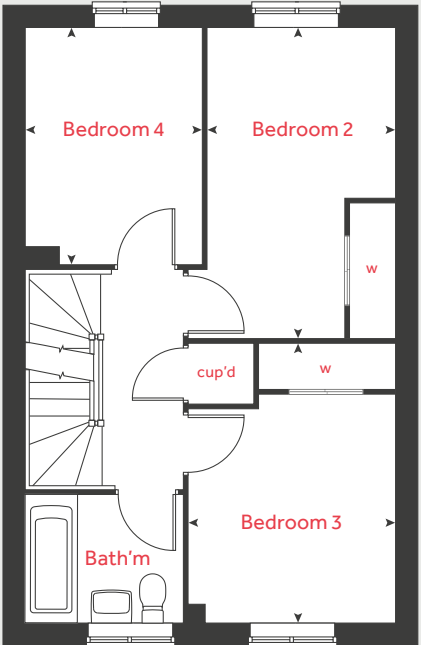
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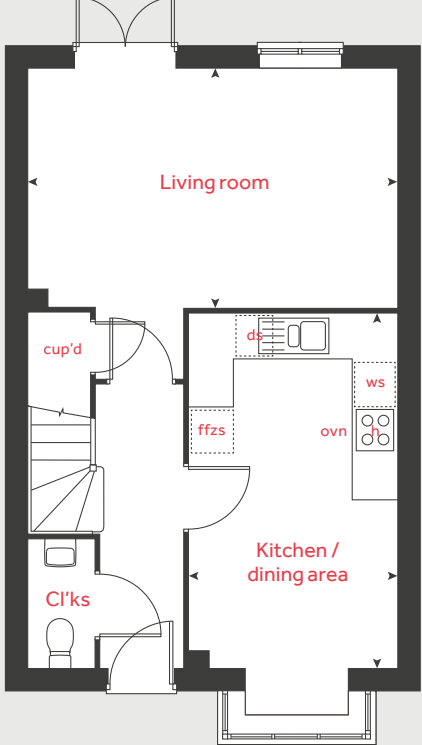
Second floor



First floor



Ground floor



# The Aslin v2

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	2.80 x 4.78	9' 2" x 15' 8"
Living room	4.97 x 3.22	16' 4" x 10' 7"

First floor	metres	feet / inches
Bedroom 2	2.54 x 4.21	8' 4" x 13' 10"
Bedroom 3	2.80 x 3.78	9' 2" x 12' 5"
Bedroom 4	2.38 x 3.20	7' 10" x 10' 6"

Second floor	metres	feet / inches
Bedroom 1	3.87 x 6.20	12' 8" x 20' 4"

h	hob	w	wardrobe
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

**The Aslin v2 | The Aslin +V | VT | Martello Lakes**

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# The Beckett v1

3 bedroom home

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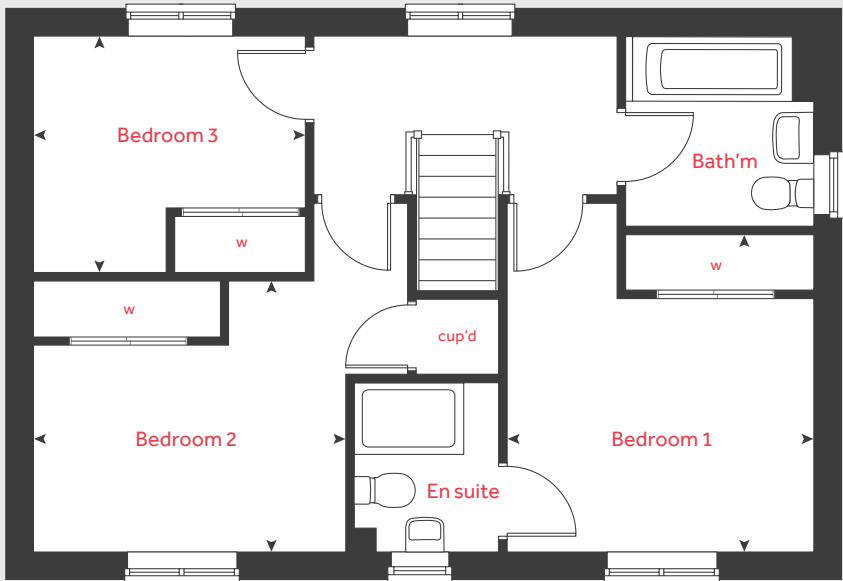
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# The Beckett v1

3 bedroom home

First floor

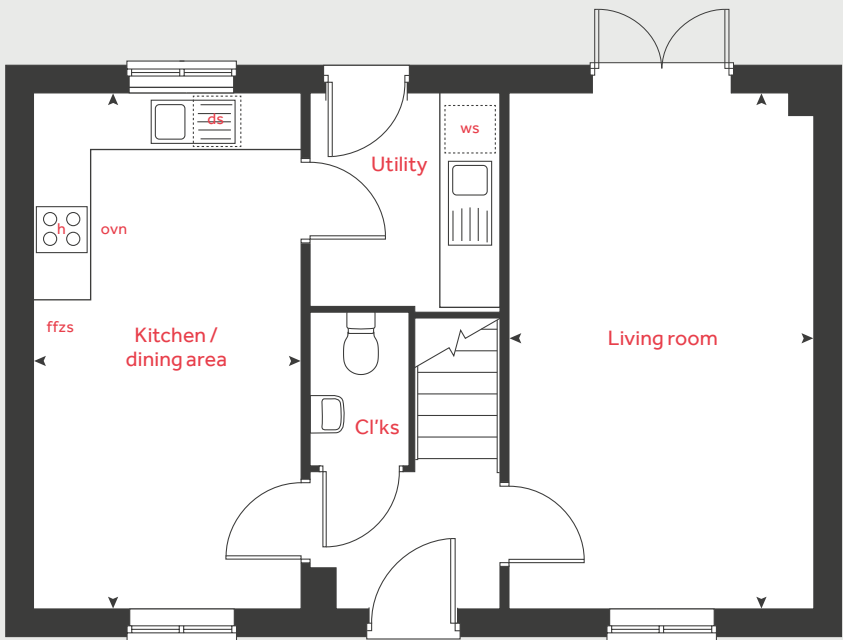


Ground floor	metres	feet / inches
Kitchen / dining area	2.94 x 5.61	9' 8" x 18' 5"
Living room	3.30 x 5.61	10' 10" x 18' 5"

First floor	metres	feet / inches
Bedroom 1	3.33 x 3.45	10' 11" x 11' 4"
Bedroom 2	3.44 x 2.95	11' 3" x 9' 8"
Bedroom 3	3.00 x 2.57	9' 10" x 8' 5"

h	hob	w	wardrobe
ovn	oven	ws	washing machine space
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points

Ground floor



**The Beckett v1 | VT | Martello Lakes**

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# The Beckett

3 bedroom home

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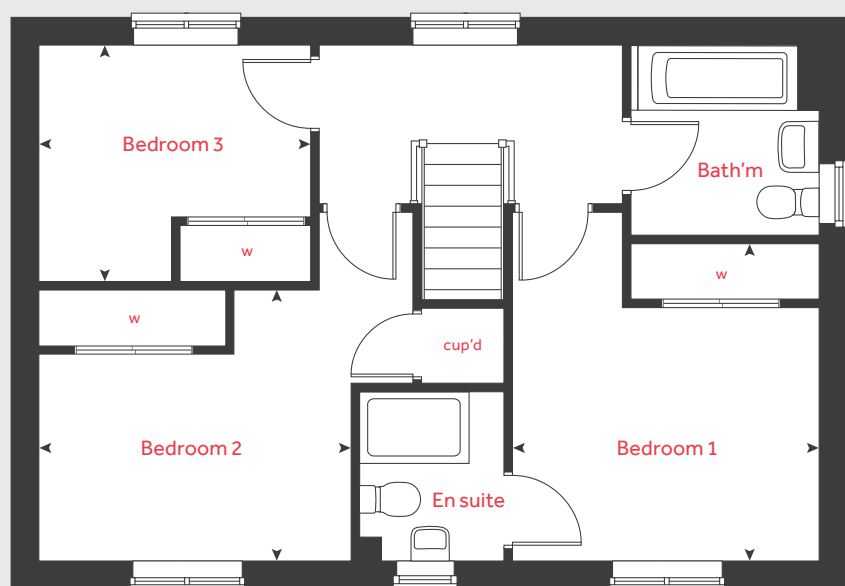
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# The Beckett

## 3 bedroom home

### First floor



Ground floor	metres	feet / inches
Kitchen / dining area	2.94 x 5.61	9' 8" x 18' 5"
Living room	3.30 x 5.61	10' 10" x 18' 5"

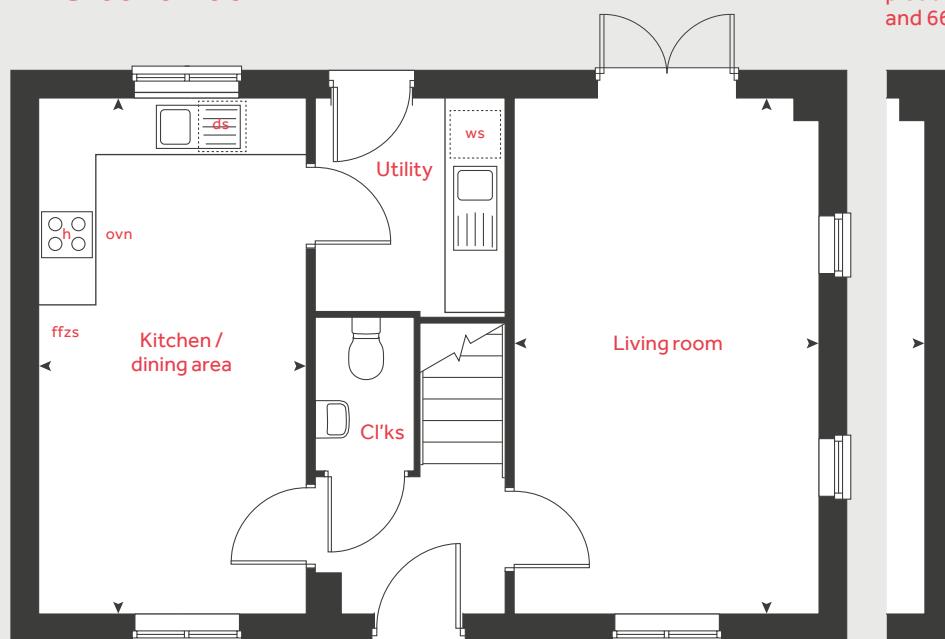
### First floor

Bedroom 1	3.33 x 3.45	10' 11" x 11' 4"
Bedroom 2	3.44 x 2.95	11' 3" x 9' 8"
Bedroom 3	3.00 x 2.57	9' 10" x 8' 5"

h	hob	w	wardrobe
ovn	oven	ws	washing machine space
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points

### Ground floor

plot 61  
and 66



### The Beckett | VT | Martello Lakes

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# The Elmslie

3 bedroom home

**Martello Lakes**

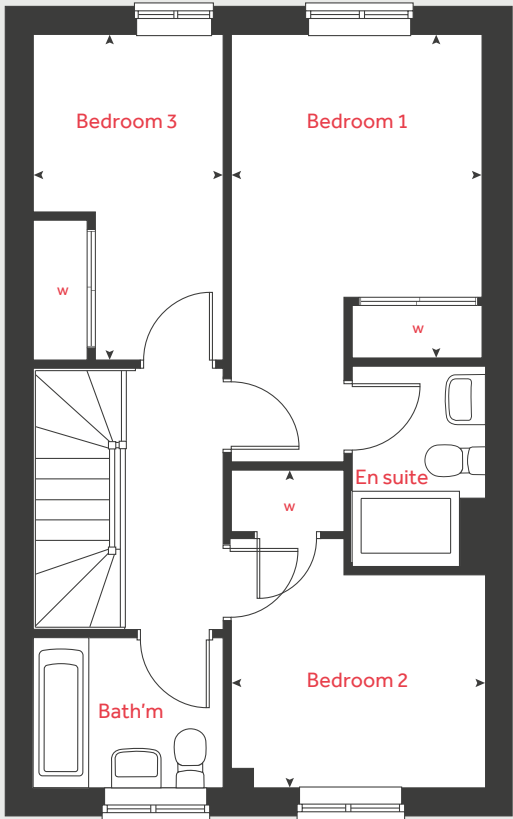
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**Linden**  
HOMES



First floor



# The Elmslie

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.78 x 2.91	15' 9" x 9' 7"
Living room	5.12 x 3.66	16' 10" x 12' 0"

First floor	metres	feet / inches
Bedroom 1	3.66 x 2.84	12' 0" x 9' 4"
Bedroom 2	3.60 x 2.84	11' 10" x 9' 4"
Bedroom 3	3.68 x 2.15	12' 1" x 7' 1"

h	hob	w	wardrobe
ovn	oven	ws	washing machine space
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points

### The Elmslie | VT | Martello Lakes

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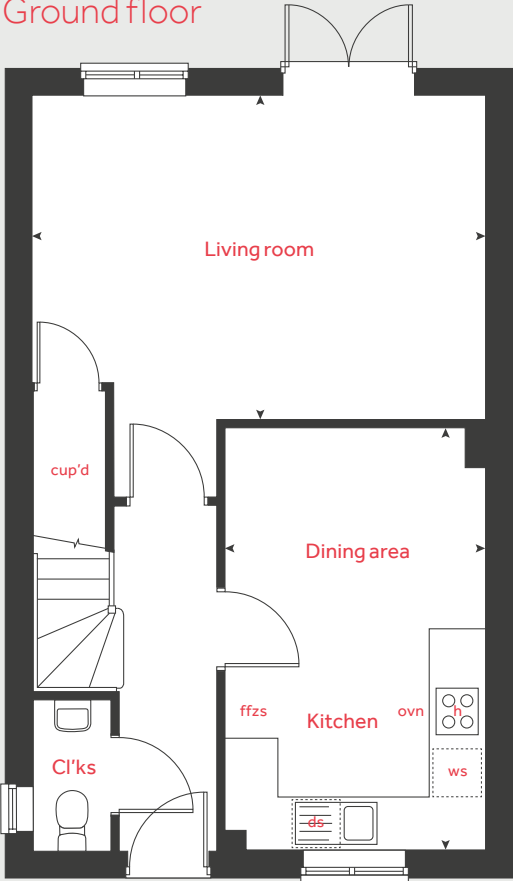
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Ground floor





# The Knightley (Special)

4 bedroom home

Plot 193

**Martello Lakes**

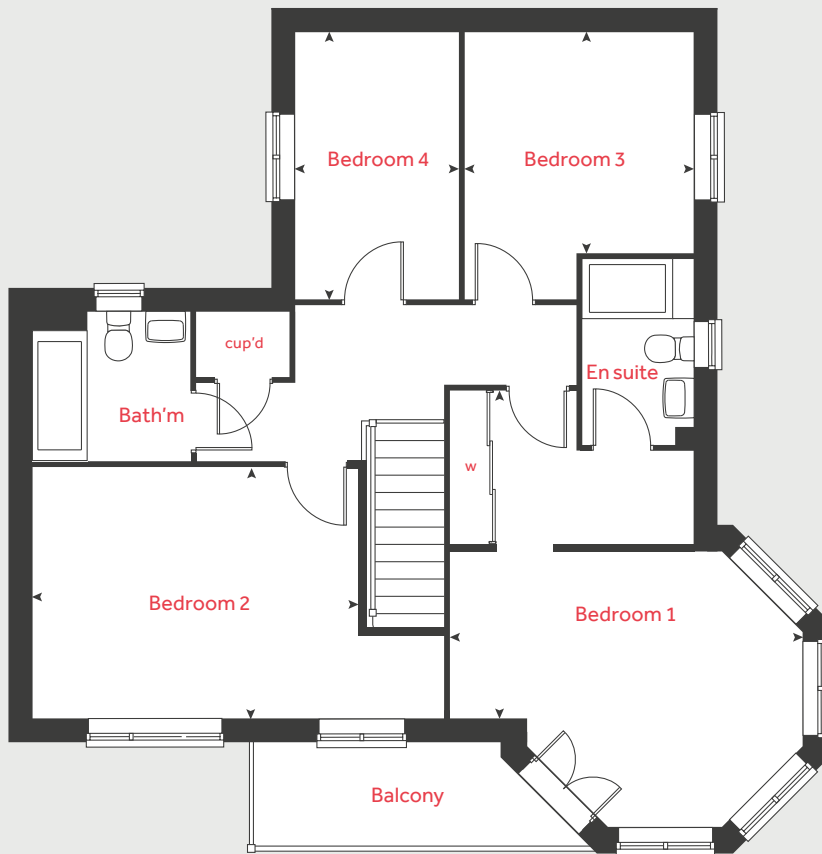
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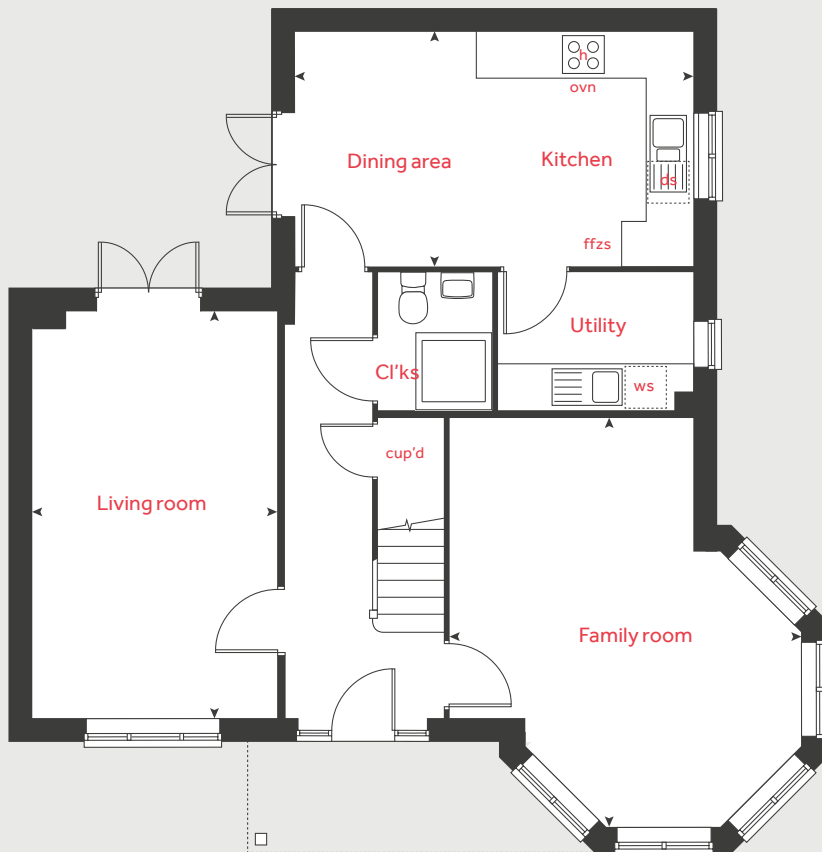
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## First floor



## Ground floor



# The Knightley (Special)

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.27 x 3.20	17' 3" x 10' 6"
Living room	5.37 x 3.22	17' 7" x 10' 7"
Family room	5.44 x 4.66	17' 10" x 15' 3"

First floor	metres	feet / inches
Bedroom 1	5.01 x 4.69	16' 5" x 15' 5"
Bedroom 2	4.33 x 3.31	14' 2" x 10' 10"
Bedroom 3	3.01 x 2.92	9' 11" x 9' 7"
Bedroom 4	3.52 x 2.15	11' 7" x 7' 1"

h	hob	w	wardrobe
ovn	oven	ws	washing machine space
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points

### The Knightley (Special) | VT | Martello Lakes

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# The Knightley

4 bedroom home

**Martello Lakes**

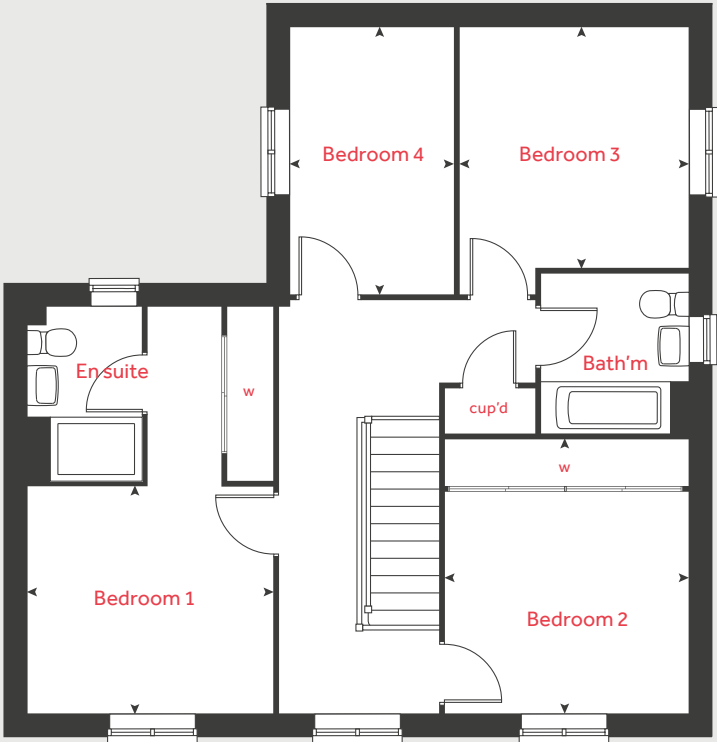
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First floor



# The Knightley

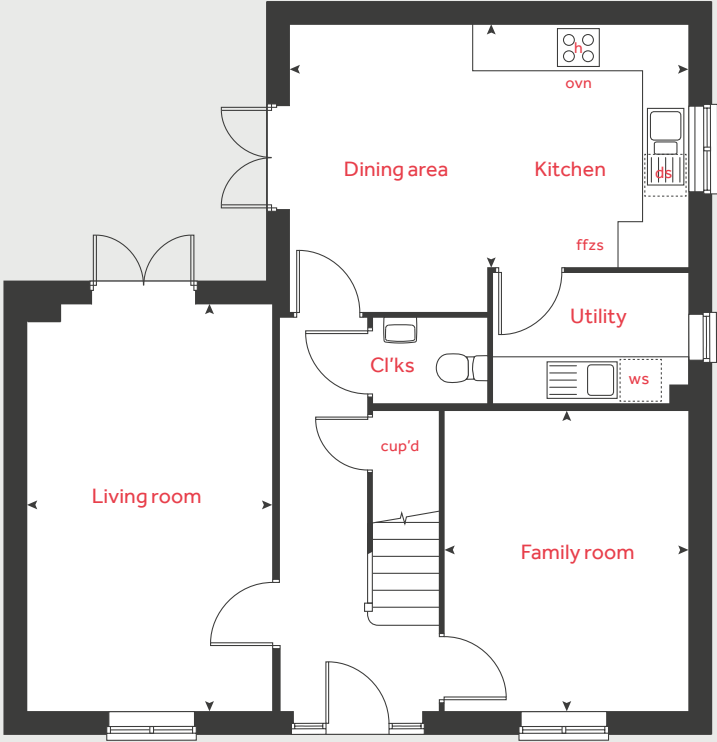
4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.27 x 3.20	17' 3" x 10' 6"
Living room	3.24 x 5.39	10' 7" x 17' 8"
Family room	3.22 x 3.97	10' 7" x 13' 0"

First floor	metres	feet / inches
Bedroom 1	3.25 x 3.00	10' 8" x 9' 10"
Bedroom 2	3.22 x 3.62	10' 7" x 11' 11"
Bedroom 3	3.02 x 3.18	9' 11" x 10' 5"
Bedroom 4	2.16 x 3.53	7' 1" x 11' 7"

h	hob	w	wardrobe
ovn	oven	ws	washing machine space
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points

Ground floor



The Knightley | VT | Martello Lakes

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# The Leverton

4 bedroom home

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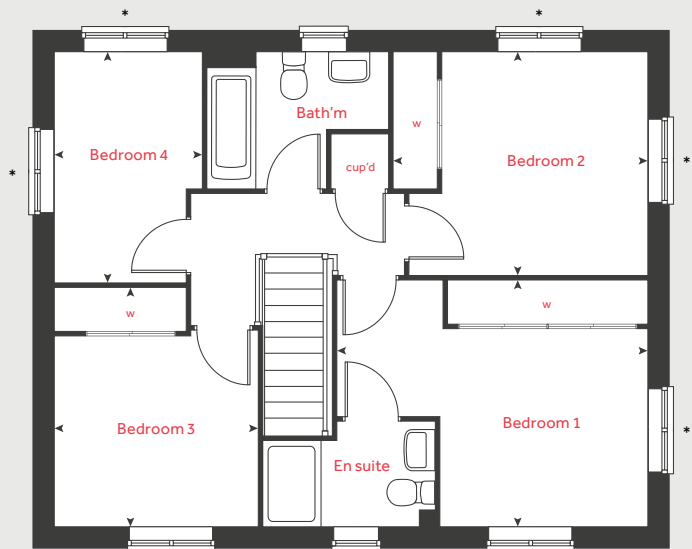
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# The Leverton

4 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen	2.99 x 2.78	9' 10" x 9' 2"
Dining area	2.84 x 3.95	9' 4" x 13' 0"
Living room	3.42 x 4.81	11' 3" x 15' 10"
Study	3.42 x 1.82	11' 3" x 6' 0"

First floor	metres	feet / inches
Bedroom 1	4.40 x 3.50	14' 5" x 11' 5"
Bedroom 2	3.60 x 3.16	11' 10" x 10' 4"
Bedroom 3	2.88 x 3.38	9' 5" x 11' 1"
Bedroom 4	2.08 x 3.26	6' 10" x 10' 8"

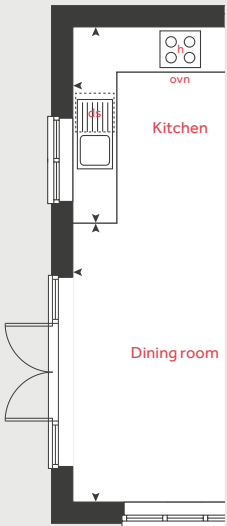
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ovn	oven		wardrobe
ffzs	fridge freezer space	ws	
ds	dishwasher space	◀ ▶	washing machine space

Ground floor

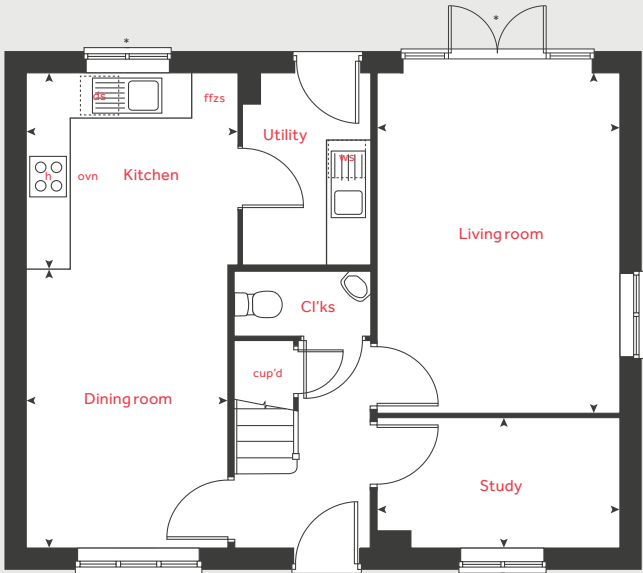
v2



2



v2



v1

## The Leverton | VT | Martello Lakes

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\*Windows to specific plots only.

- ① Alternative layout applies to plots 99 and 132 only.
- ② Alternative layout applies to plots 74, 99, 107, 129, 132, 137 and 165 only.

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# The Mylne

4 bedroom home

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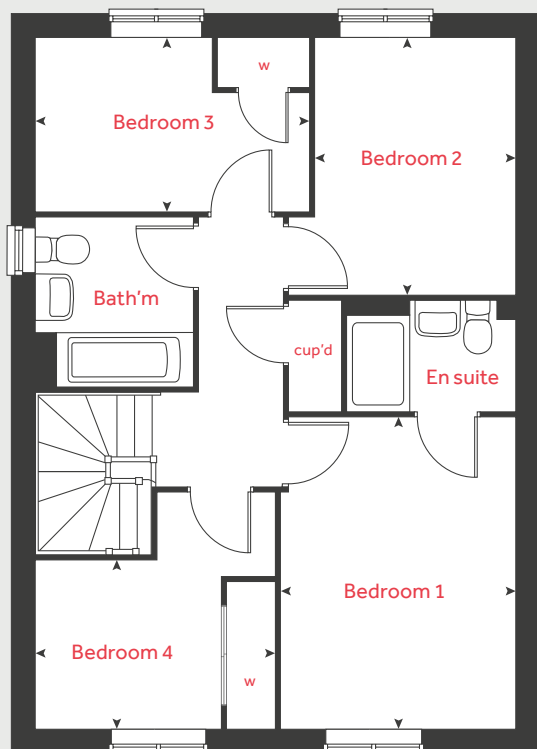
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# The Mylne

## 4 bedroom home

### First floor



Ground floor	metres	feet / inches
Kitchen/dining/family area	6.07 x 3.76	19' 11" x 12' 4"
Living room	3.40 x 4.87	11' 2" x 16' 0"

### First floor

Bedroom 1	2.96 x 3.94	9' 9" x 12' 11"
Bedroom 2	2.53 x 3.27	8' 3" x 10' 8"
Bedroom 3	3.45 x 2.19	11' 4" x 7' 2"
Bedroom 4	3.02 x 2.12	9' 11" x 7' 0"

h	hob	w	wardrobe
ovn	oven	ws	washing machine space
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points

### The Mylne | VT | Martello Lakes

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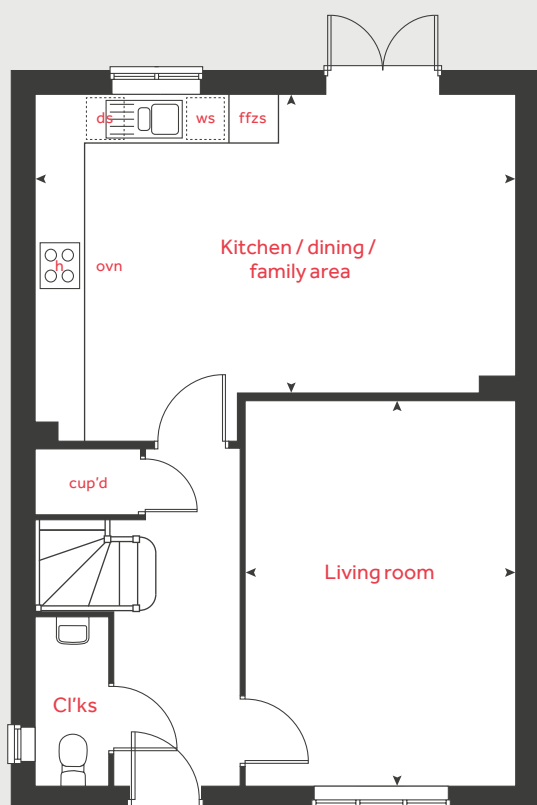
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### Ground floor



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