

Martello Lakes

Hythe, Kent



Linden
HOMES



A taste of local life

Martello Lakes

Hythe, Kent CT21 4AA | 01303 610 599

lindenhomes.co.uk

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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

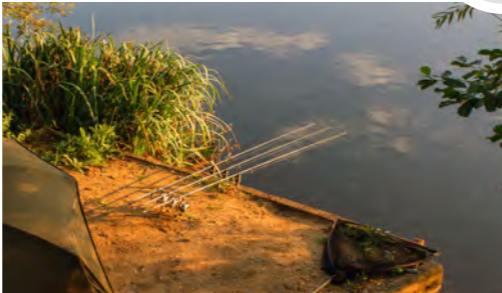
You'll find a range of nurseries and primary schools in the area, the nearest being Palmmarsh Primary for 4 to 10-year-olds that shares its site with Little Cubs Palmmarsh & Playgroup for pre-school children between 2 and 4 years.

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.


Palmmarsh 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.



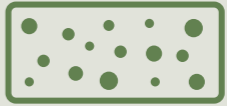

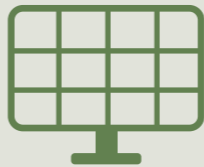



Our homes are **Greener by Design!** From solar panels, high class installation and EV charging points, our homes have everything you need to save on your energy bills.



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

<p>BUS SERVICE</p> 	<p>HEALTHCARE</p> 	<p>RAILWAY CONTRIBUTION</p> 
<p>SECONDARY EDUCATION</p> 	<p>SPORTS AND LEISURE</p> 	<p>WASTE MANAGEMENT</p> 

Green initiatives found at Martello Lakes:

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

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

Smooth Move 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 **Home Exchange** 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 **key workers** 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



Helping members of the **Armed Forces** to own a home with assistance from Linden Homes, the government and the Ministry of Defence.

Deposit Unlock



With **Deposit Unlock**, 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.

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.

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

Scan me
for directions



Martello Lakes

Hythe, Kent CT21 4AA

01303 610 599

martellolakes.sales@lindenhomes.co.uk

Find our development using what3words:

[///giraffes.origins.meanings](https://www.what3words.com/#!/en/@@@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

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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

cp carport

LEAP Local equipped area of play

The site plan shown on this page 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. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly.

Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

Vistry Kent region

11 Tower View, Kings Hill, West Malling, Kent ME19 4UY. T: 01732 280400

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The Twiss

2 bedroom home

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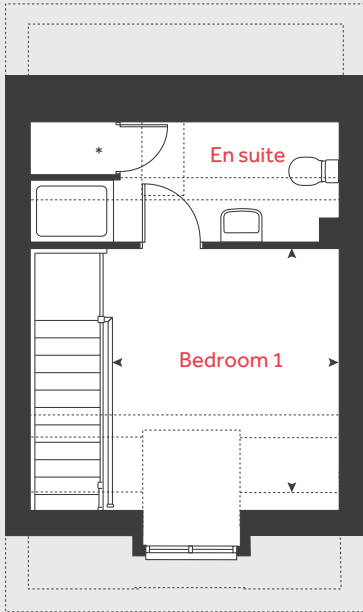
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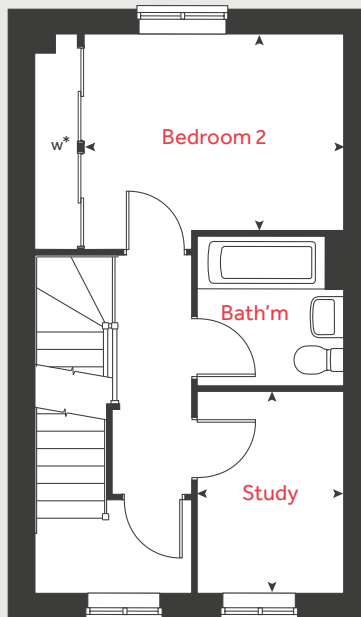
The Twiss

2 bedroom home

Second floor



First floor



Ground floor

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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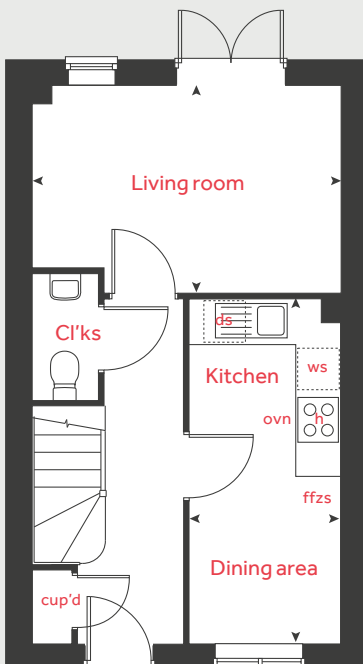
*Wardrobes apply to selected plots only.

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Ground floor



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The Lukin

2 bedroom home

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The Lukin

2 bedroom home

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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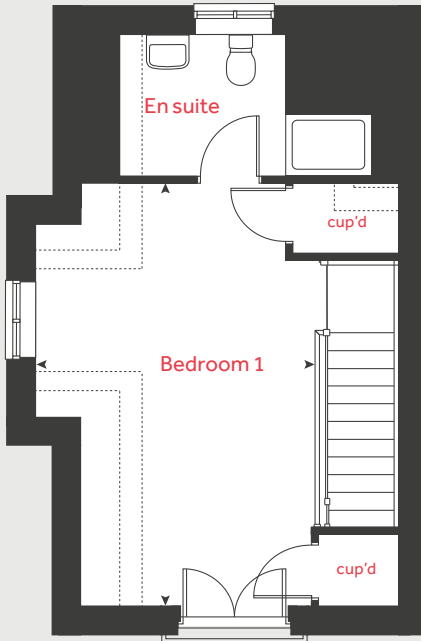
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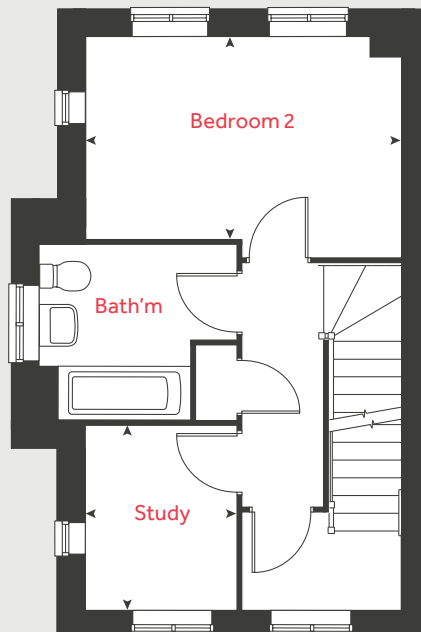
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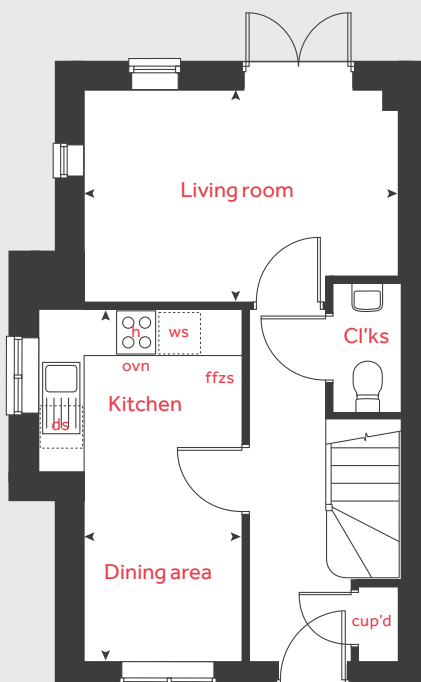
Second floor



First floor



Ground floor



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The Aslin

4 bedroom home

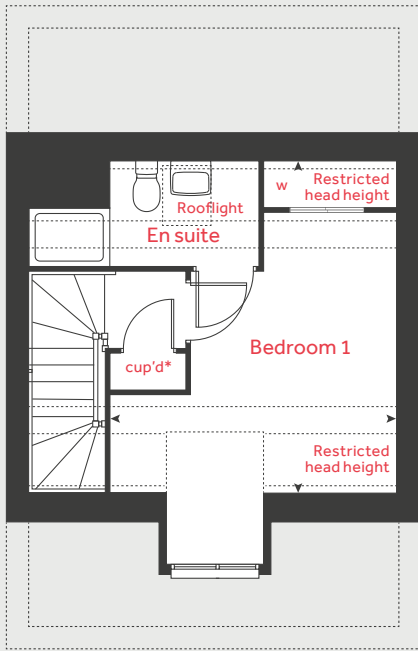
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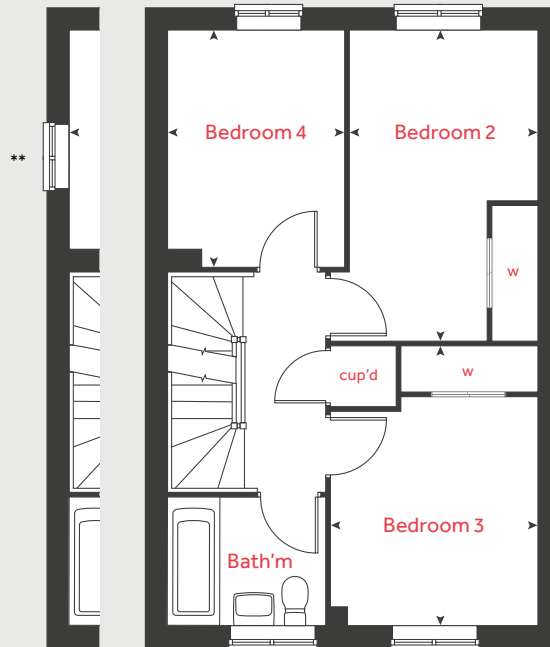
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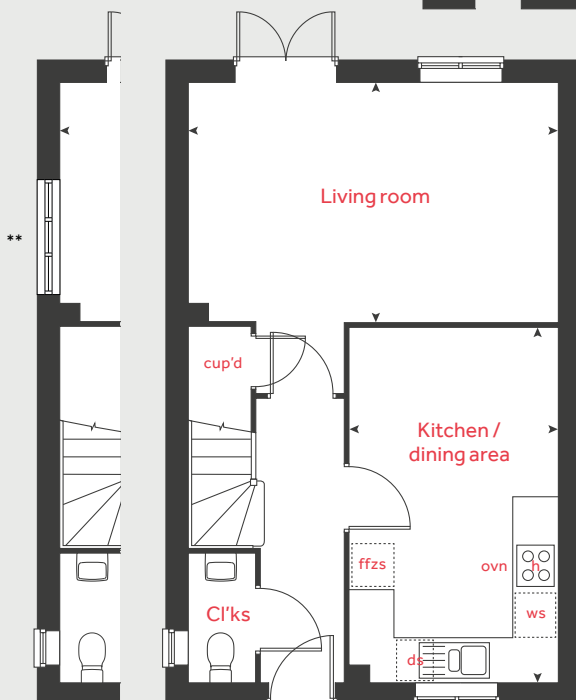
Second floor



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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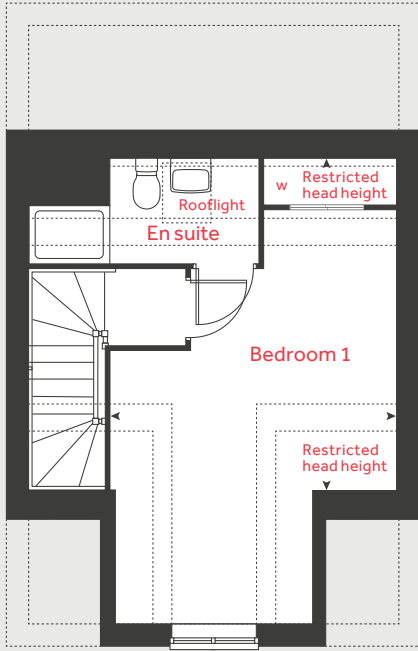
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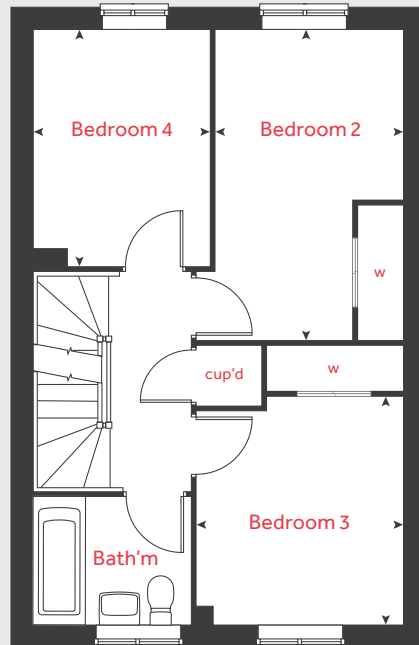
The Aslin v1

4 bedroom home

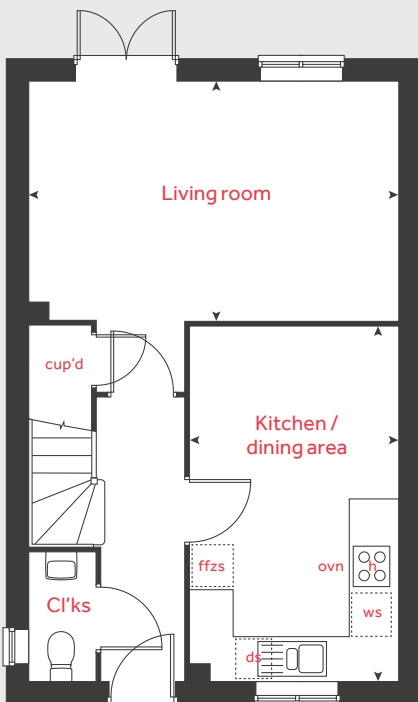
Second floor



First floor



Ground floor



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"

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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

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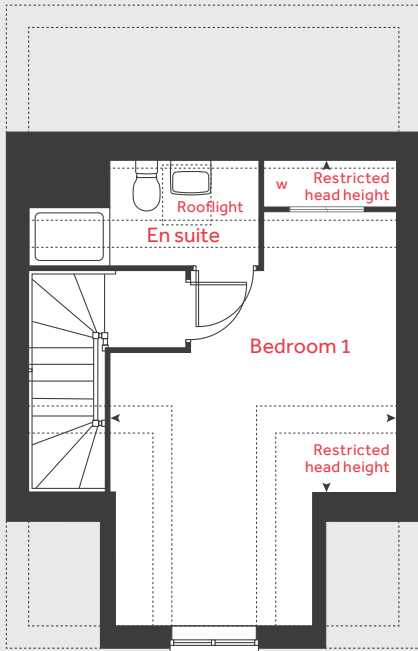
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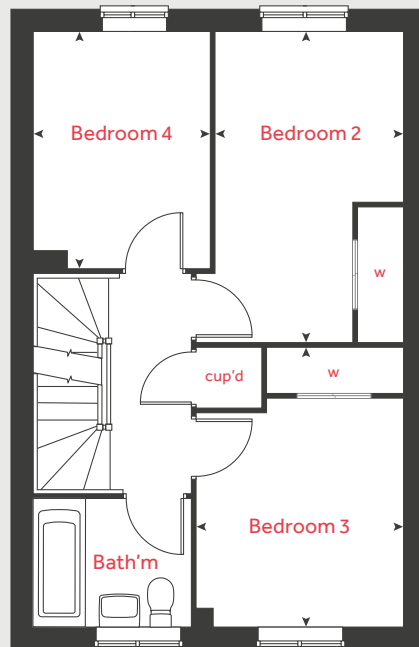
The Aslin v2

4 bedroom home

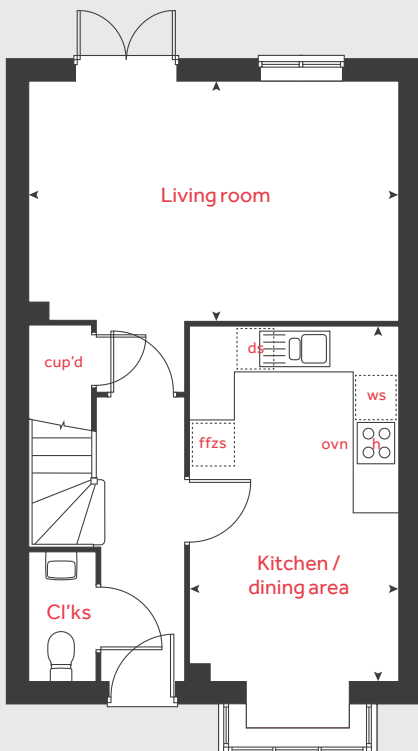
Second floor



First floor



Ground floor



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
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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

Martello Lakes

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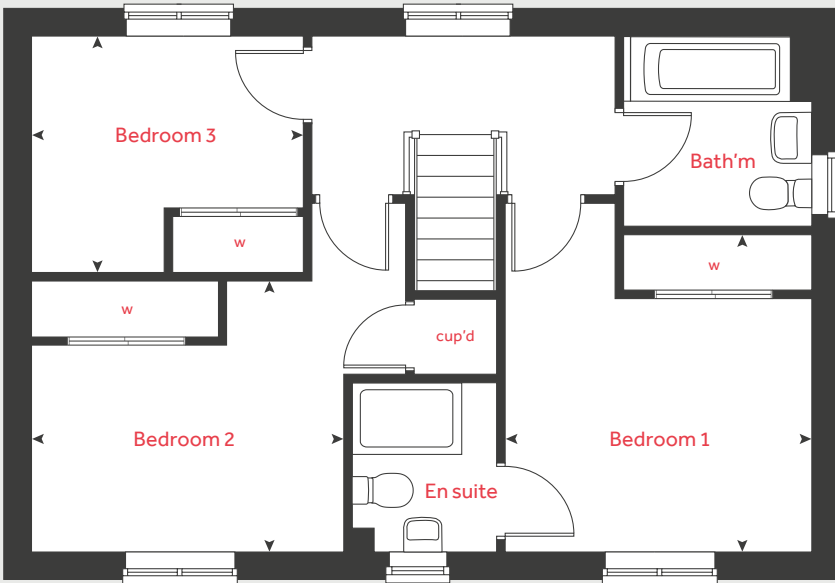
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The Beckett v1

3 bedroom home

First floor



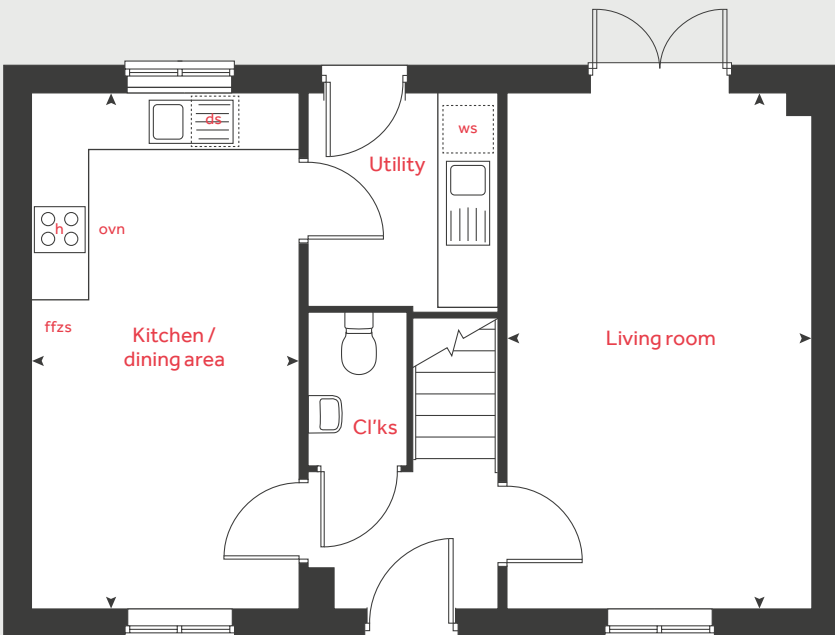
Ground floor	metres	feet / inches
Kitchen / dining area	2.94 x 5.61	9' 8" x 18' 5"
Living room	3.30 x 5.61	10' 10" x 18' 5"

First floor

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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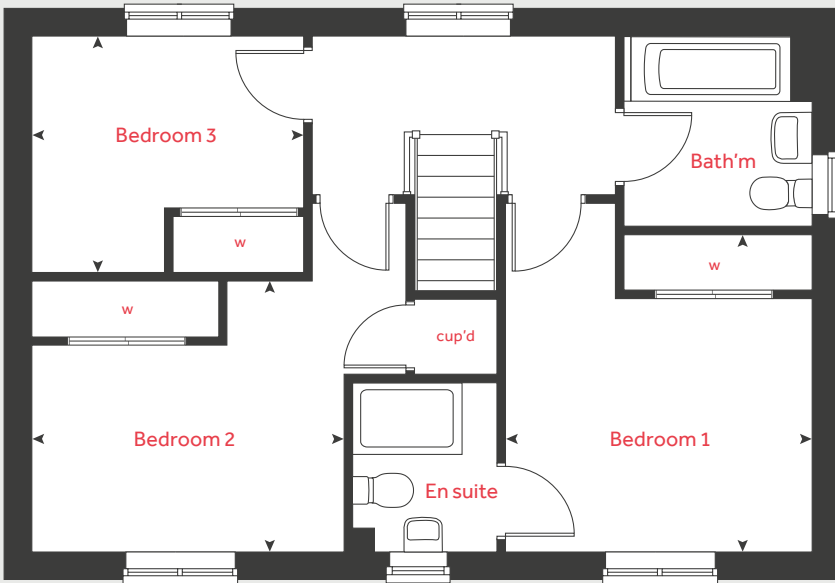
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The Beckett

3 bedroom home

First floor



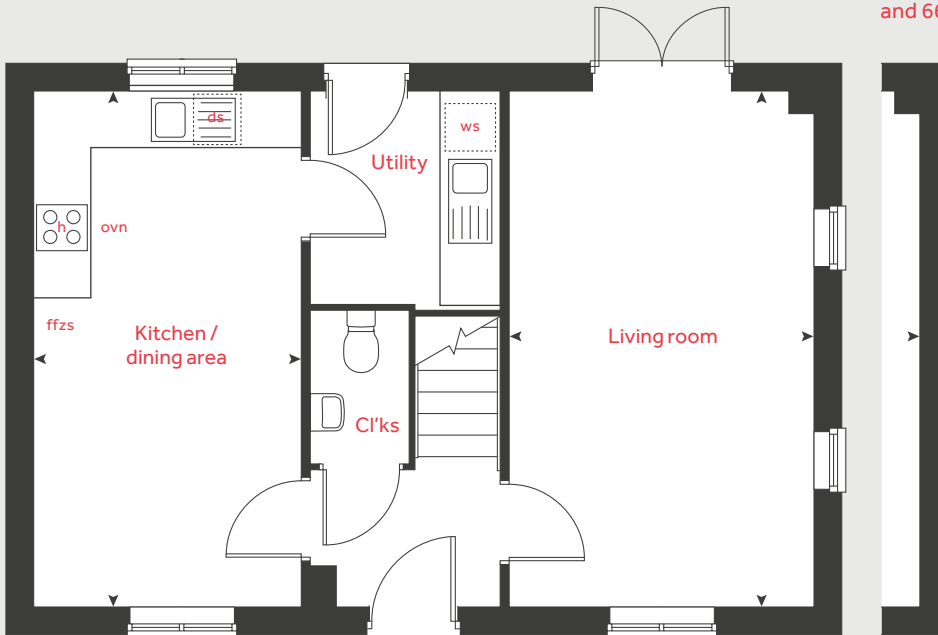
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h	hob	w	wardrobe
ovn	oven	ws	washing machine space
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	< >	measuring points

Ground floor

plot 61 and 66



The Beckett | VT | Martello Lakes

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The Elmslie

3 bedroom home

Martello Lakes

Hythe, Kent CT21 4AA | 01303 610 599

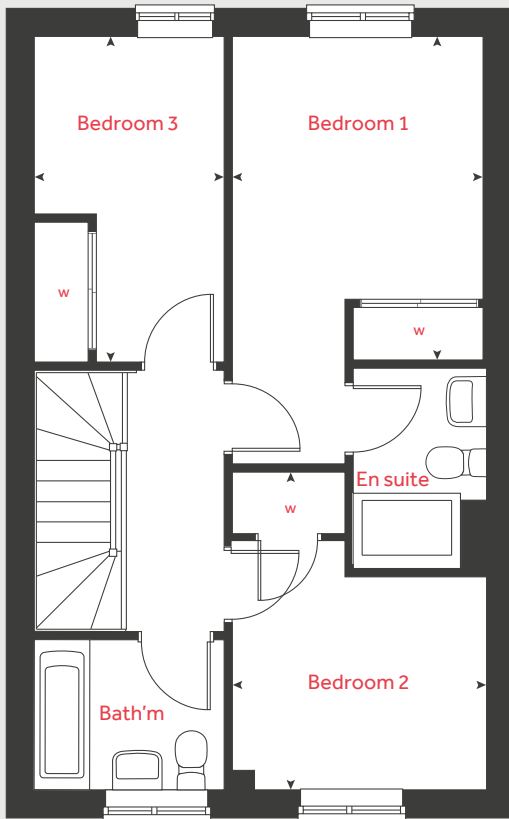
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The Elmslie

3 bedroom home

First floor



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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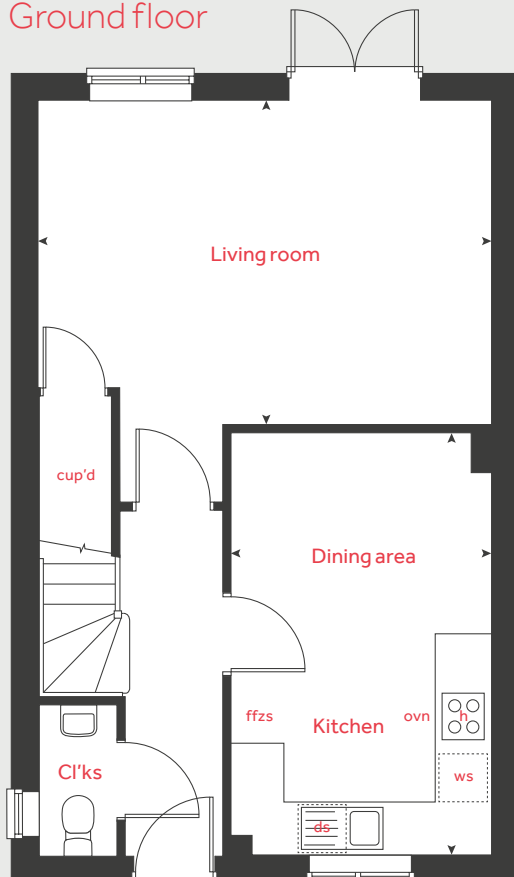
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Ground floor



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The Knightley (Special)

4 bedroom home

Plot 193

Martello Lakes

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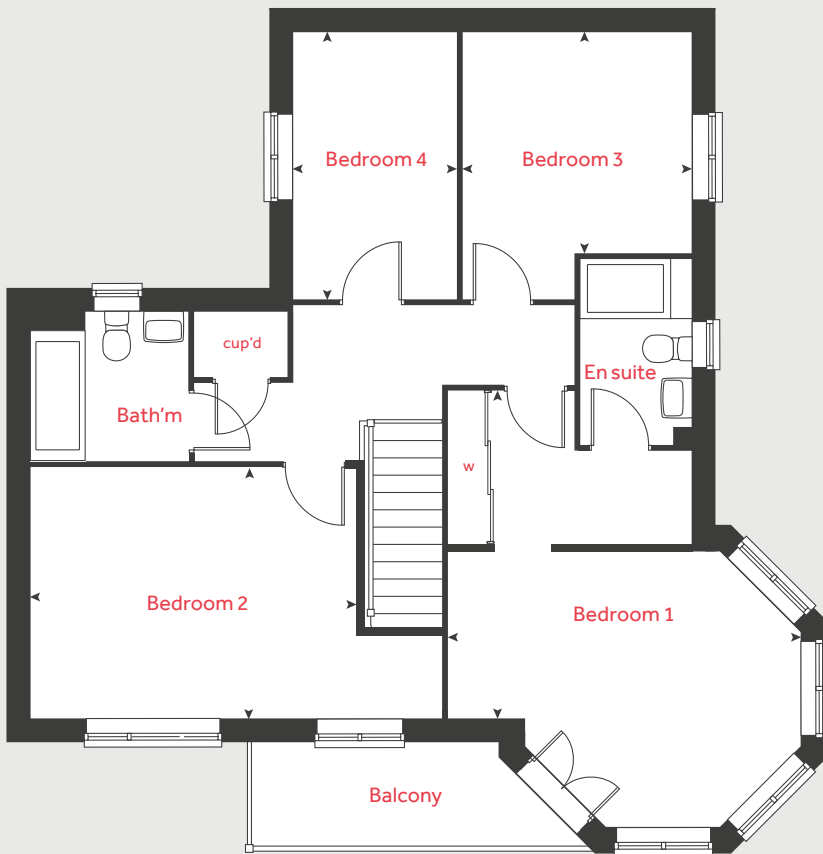
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The Knightley (Special)

4 bedroom home

First floor



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

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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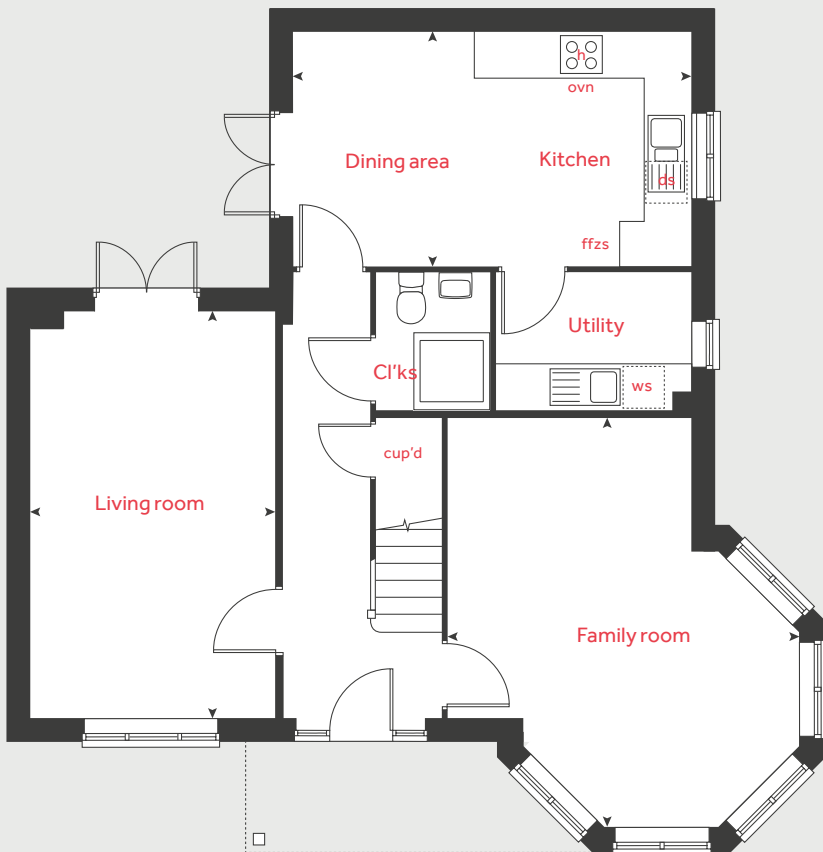
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Ground floor



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The Knightley

4 bedroom home

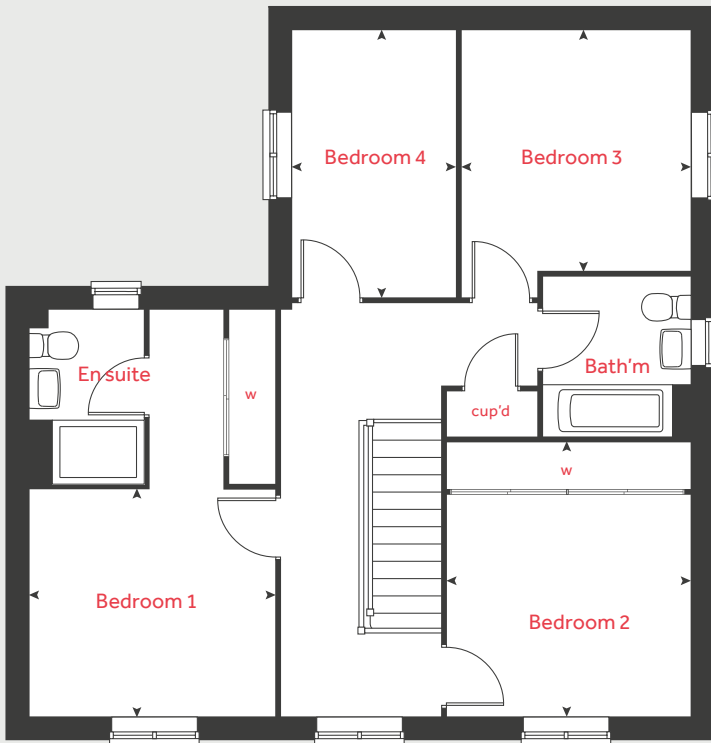
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First floor



The Knightley

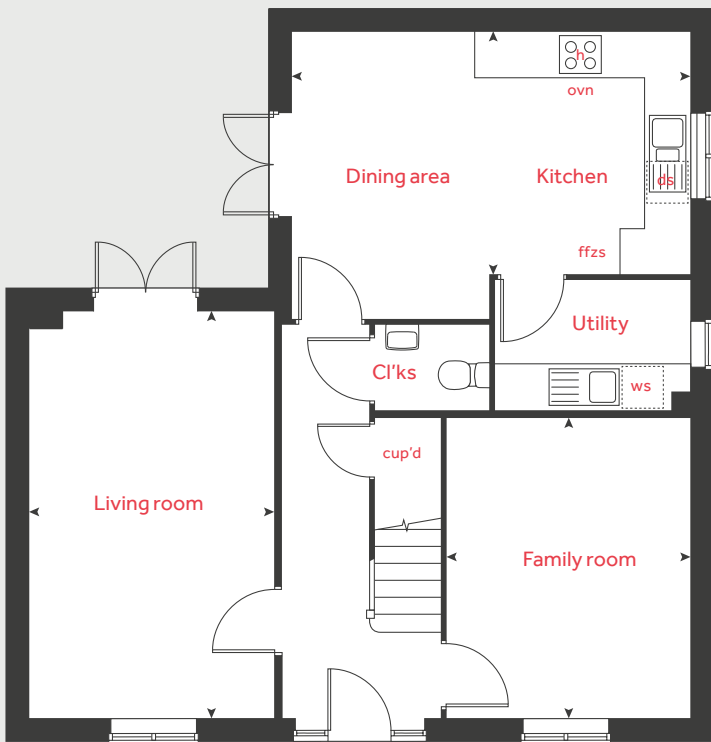
4 bedroom home

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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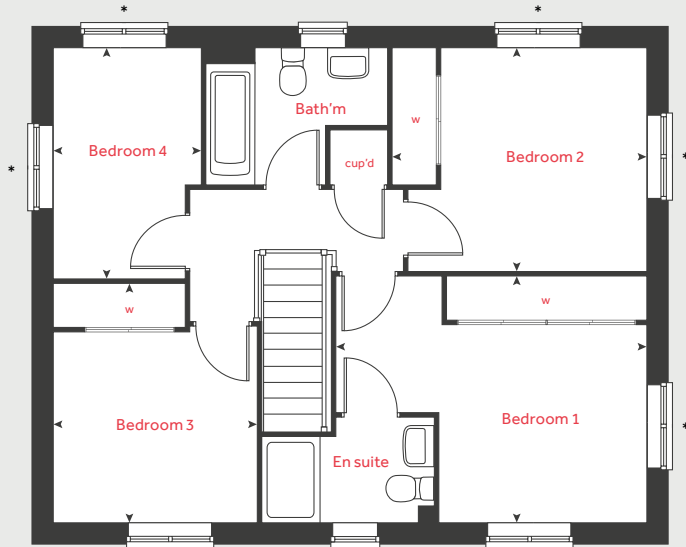
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The Leverton

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"

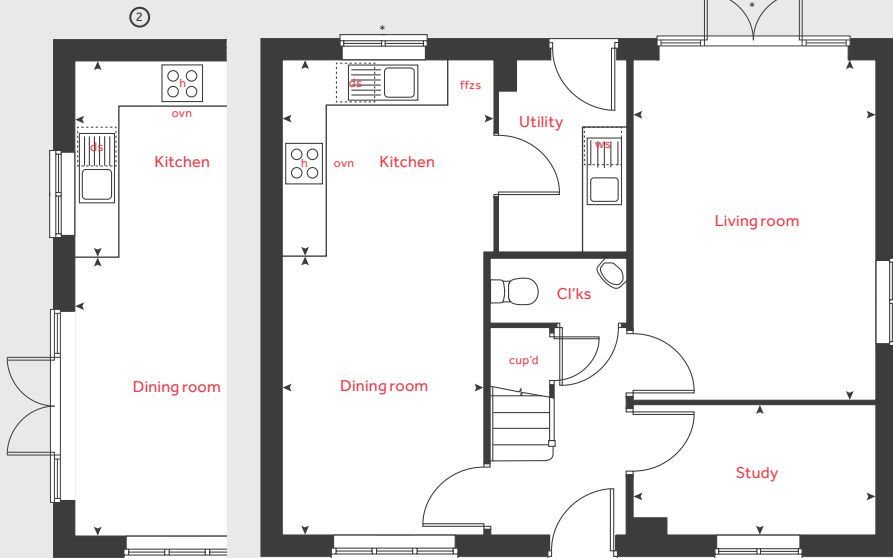
First floor

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"

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

Ground floor

v2



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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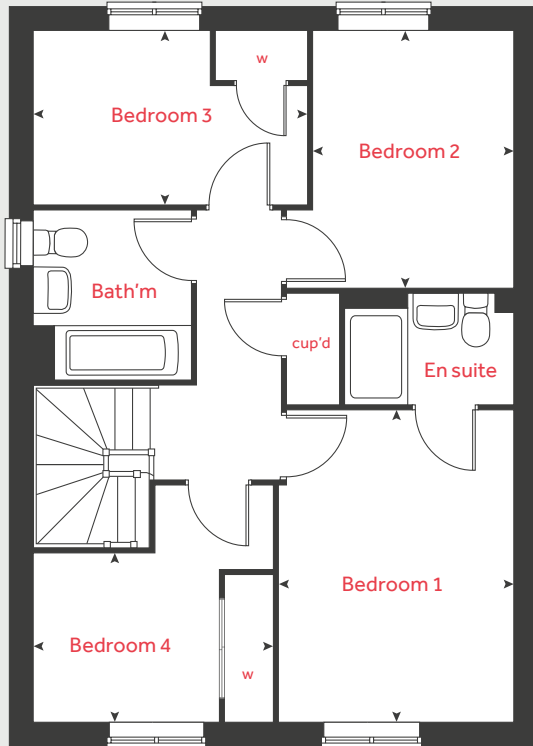
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The Mylne

4 bedroom home

First floor



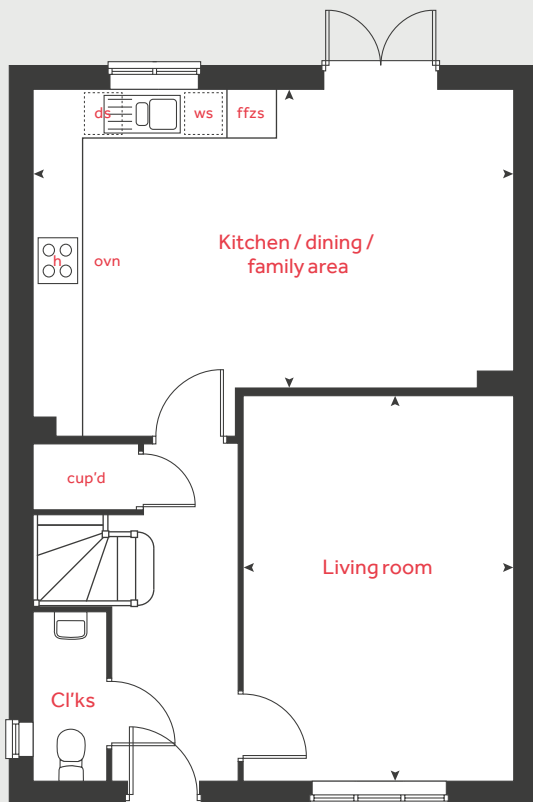
Ground floor	metres	feet / inches
Kitchen/dining/family area	6.07 x 3.76	19' 11" x 12' 4"
Living room	3.40 x 4.87	11' 2" x 16' 0"

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

Ground floor



The Mylne | VT | Martello Lakes

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Specification

Martello Lakes

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Martello Lakes

Hythe

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.

2 bedroom

The Twiss

The Lukin

3 bedroom

The Elmslie

The Becket

The Becket v1

4 bedroom

The Aslin

The Aslin v1

The Aslin v2

The Mlyne

The Leverton

The Pembroke

The Pembroke v1

The Knightley

The Knightley Special

Kitchen

Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility				■	■														
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood										■	■	■	■	■	■	■	■	■	■
White pendant light holder	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in utility				■	■														

Bathrooms and en suite(s)

Ideal Standard contemporary white sanitary ware	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Handheld hair wash attachment in bathroom	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Choice of standard Saloni wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

Bedrooms

Built-in wardrobes with sliding doors to bedroom 1				■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Built-in wardrobes with sliding or hinged doors to bedroom 2	■			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Built-in wardrobes with sliding or hinged doors to bedroom 3				■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Built-in wardrobes with sliding doors to bedroom 4																			
Dressing area to bedroom 1																			■

■ Fitted as standard - included in the property
* Subject to stage of construction

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Enhance upgrade options available depending on build stage, please speak with a sales consultant.

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

Vistry Kent region

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