



BAY TREE HOUSE

HYTHE, KENT

A COLLECTION OF SIX ARCHITECTURALLY DESIGNED
LUXURY APARTMENTS IN THE HEART OF THE IDYLIC
COASTAL TOWN OF HYTHE, KENT.



TOLMAN HOMES

BUILDING YOUR FUTURE



IDYLIC COASTAL LIVING

ENJOY THE PLEASURE OF COASTAL LIVING WITHIN THE LEAFY SECLUSION OF ONE OF HYTHE'S MOST DESIRABLE LOCATIONS.

Bay Tree House is an exclusive development of 6 spacious two bedroom apartments located on Tanners Hill, perfectly positioned, only a few minutes walk from the town centre, the Hythe canal and beach.

Designed with award winning architects Clague, who have maximised their elevated position above Hythe, incorporating high ceilings, large glazing and balconies that provide far reaching sea views across the channel towards France.

The spacious apartments comprise of a large open plan living space with doors accessing onto either their own private garden or a large south facing balcony from which to enjoy the spectacular views. The bespoke Roma kitchens include Neff integrated appliances and quartz worktops. The large master bedroom includes a luxury en-suite shower room and the first and second floor apartments boast Juliet balconies. All the apartments have a second generous double bedroom and separate bathroom.

Under floor heating throughout gives complete design freedom without having to plan around radiators whilst providing efficient and consistent warmth. The generous glazing throughout the apartments maximises the views, as well as flooding the space with light and letting the outside in.

Each apartment has an allocated car parking space and there is an additional visitor parking space as well as a cycle store. The video entry system and 'Secured by Design' windows & doors gives security and peace of mind and the communal lift enables ease of access.

A footpath adjacent to the development allows an easy, quick walk into town or to enjoy a day at the beach.

HYTHE MEANING HAVEN



The jewel of South East Kent, Hythe is where natural beauty meet the sea, nestled between unspoilt rural countryside and a large stretch of shingle beach with views of the English channel and beyond. Situated on the south coast of Kent in the district of Folkestone, Hythe enjoys a laid-back pace but with all the conveniences on hand.

Within walking distance is the charming high street which is full of boutique shops reflecting the town's unique atmosphere. There is plenty on offer from fresh local produce to eye catching art, as well as the usual services such as doctors surgeries, dentists, hairdressers and beauticians. The public library and St Leonards Church are all located centrally.

Supermarkets in the town include a large Waitrose and Sainsburys. Scattered amongst the variety of shops and salons are a variety of restaurants, cafes and bars, with something for everyone. Dining out is a pleasure with excellent seafood on offer as well as a host of other cuisines. The Michelin starred Rocksalt is a 12 minute drive away and is renowned for its seasonal Kentish produce and great views

Hythe is a perfect location to enjoy outdoor pursuits and embrace a healthy lifestyle. From seafront strolls and bike rides along the wide, unspoilt Victorian promenade to a leisurely round of golf at the nearby Hythe Imperial Hotel. As well as two local golf courses, there are also tennis, squash cricket clubs,

a bowling green and swimming pool. The nearby Hythe Imperial Hotel offers excellent spa facilities for a more relaxing day or just enjoy the view from a beach front café.

The Royal Military Canal stretches for 28 miles and runs through the centre of town for picturesque walks and recreational facilities or explore nearby Brockhill Country Park.

Sailing and watersports are on offer at the Hythe and Saltwood Sailing Club including kitesurfing and kayaking. This stretch of coastline is clean and safe for bathing and there is an active sea swimming club.



WELL CONNECTED

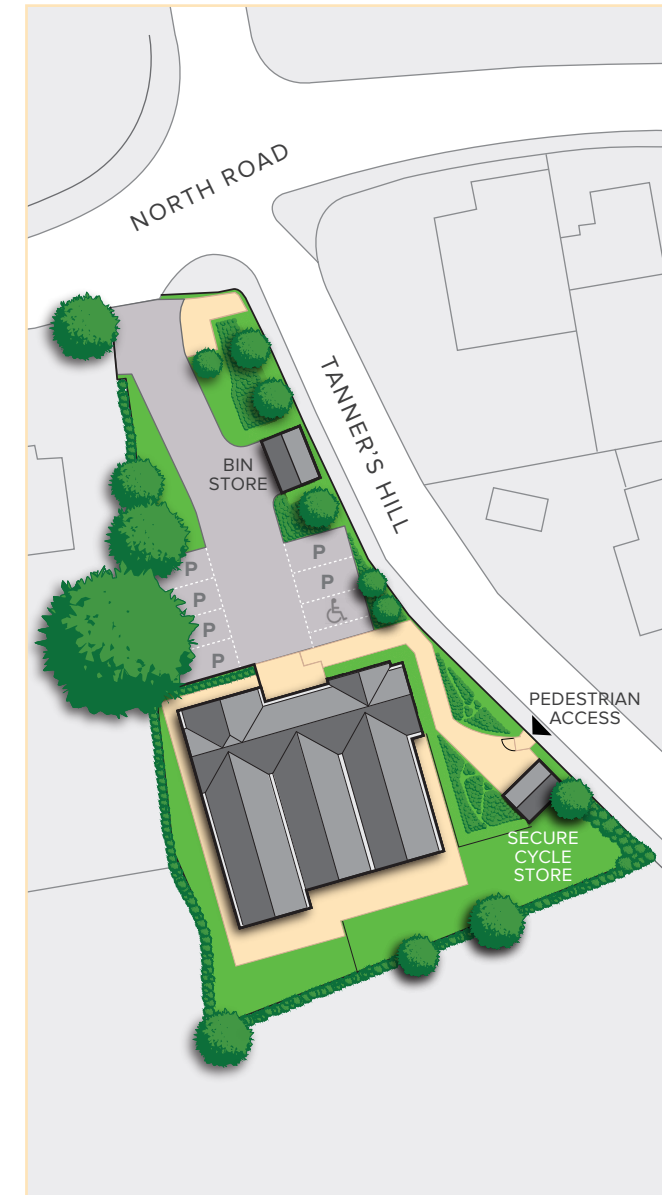
Hythe has excellent links to London as well as easy access to the M20 motorway. There are trains from Sandling (just outside Hythe) to Charing Cross, as well as the fast route via the High Speed Rail Link from Folkestone which gets into St Pancras in just under an

hour. Gatwick is the nearest airport. Dover is 20 minutes away and the Channel Tunnel terminal is only four miles. The nearby cathedral city of Canterbury provides a wealth of culture with its impressive Marlowe Theatre as well as excellent shopping facilities and restaurants.



JOURNEY TIME BY CAR		JOURNEY TIME BY RAIL	
To Sandling Rail Station	7 minutes	Sandling to London Bridge	1 hour 23 mins
To Folkestone	10 minutes	Ashford International to St Pancras, London	38 mins
To Dover	20 minutes	Folkestone West to Ashford International	13 mins
To Ashford	20 minutes	Folkestone West to St Pancras, London	52 mins
To Canterbury	35 minutes	Ashford International to Paris	2 hours
To Maidstone	45 minutes	Ashford International to Lille	2 hours 38 mins

SITE PLAN





GROUND FLOOR

APARTMENT 1

Kitchen/living area	7.5m x 7.4m	24' 7" x 24' 3"
Bedroom 1	6.2m x 3.0m	20' 4" x 9' 10"
En-Suite	1.6m x 2.2m	5' 3" x 7' 3"
Bedroom 2	4.7m x 3.2m	15' 5" x 10' 6"
Bathroom	2.0m x 3.3m	6' 7" x 10' 10"
TOTAL FLOOR AREA	116.2sq.m	1250.7sq.ft

APARTMENT 2

Kitchen/living area	8.7m x 6.8m	28' 7" x 22' 4"
Bedroom 1	5.8m x 3.3m	19' 0" x 10' 10"
En-Suite	1.5m x 2.1m	4' 11" x 6' 11"
Bedroom 2	3.3m x 3.0m	10' 10" x 9' 10"
Bathroom	2.0m x 2.1m	6' 7" x 6' 11"
TOTAL FLOOR AREA	104.3sq.m	1122.6sq.ft

ES: En-Suite **C:** Cupboard **B:** Bathroom

Please note: floor plans are not to scale. Dimensions given are +/- 50mm.
Please read in conjunction with site plan.

*Floorplans are indicative only. Tolman Homes reserves the right to change the specification.
Please discuss the individual plot with the sales advisor for more information.





FIRST FLOOR

APARTMENT 3

Kitchen/living area	7.5m x 6.1m	24' 7" x 20' 0"
Bedroom 1	6.2m x 3.0m	20' 4" x 9' 10"
En-Suite	1.6m x 2.2m	5' 3" x 7' 3"
Bedroom 2	4.7m x 3.2m	15' 5" x 10' 6"
Bathroom	2.0m x 3.3m	6' 7" x 10' 10"
TOTAL FLOOR AREA	110sq.m	1184sq.ft

APARTMENT 4

Kitchen/living area	8.7m x 5.1m	28' 7" x 16' 9"
Bedroom 1	5.8m x 3.3m	19' 0" x 10' 10"
En-Suite	1.5m x 2.1m	4' 11" x 6' 11"
Bedroom 2	3.3m x 3.0m	10' 10" x 9' 10"
Bathroom	2.0m x 2.1m	6' 7" x 6' 11"
TOTAL FLOOR AREA	98sq.m	1054sq.ft

ES: En-Suite **C:** Cupboard **B:** Bathroom

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SECOND FLOOR

APARTMENT 5

Kitchen/living area	7.5m x 5.1m	24' 7" x 16' 9"
Bedroom 1	6.2m x 3.0m	20' 4" x 9' 10"
En-Suite	1.6m x 2.2m	5' 3" x 7' 3"
Bedroom 2	4.7m x 3.2m	15' 5" x 10' 6"
Bathroom	2.0m x 3.3m	6' 7" x 10' 10"
TOTAL FLOOR AREA	101.5sq.m	1092.5sq.ft

APARTMENT 6

Kitchen/living area	8.7m x 4.5m	28' 7" x 14' 9"
Bedroom 1	5.8m x 3.3m	19' 0" x 10' 10"
En-Suite	1.5m x 2.1m	4' 11" x 6' 11"
Bedroom 2	3.3m x 3.0m	10' 10" x 9' 10"
Bathroom	2.0m x 2.1m	6' 7" x 6' 11"
TOTAL FLOOR AREA	83.8sq.m	902sq.ft

ES: En-Suite **C:** Cupboard **B:** Bathroom

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INTERIOR



Artists' impressions are for illustrative purposes only. Furnishings are not included.

SPECIFICATION

All Tolman Homes are built to the very highest standard using modern construction methods to give a long lasting, energy efficient family home.

Each home is individually quality checked throughout the construction process and carries a full 10-year construction and building warranty guarantee.



- Bespoke Roma kitchen with Neff integrated appliances and Quartz worktops
- Mains gas central heating system with underfloor heating throughout
- Choices of ceramic tile and oak wooden finish flooring available throughout
- RAK sanitaryware & Grohe taps
- Tiled flooring and walls in bathrooms and WC
- Brushed chrome ironmongery
- Downlights to kitchen and all bathrooms
- 'Secured by Design' external windows and doors
- Video entry system
- Mirror and vanity lighting to en-suites / bathrooms with shaver points
- Wall mounted basin and vanity units with integrated storage
- Thermostatically controlled showers from Grohe
- Heated chrome towel rail to en-suites / bathrooms

OUTSIDE

- Bike storage
- Block paved drive
- Electric car charging point
- Fully landscaped communal and private gardens, including turf, shrubs and fencing
- Patio and balcony lighting

Tolman Homes reserves the right to change the specification. Please contact us for more information on specifications and interior options available.



TOLMAN HOMES

BUILDING YOUR FUTURE

Tolman Homes are an award winning developer having been commended for single residence architecture in the United Kingdom Property Awards 2021-2022.

We aim to create homes that aren't just long-lasting and energy efficient, but beautiful as well.

We partner with architects that pride themselves on designing tasteful, picturesque homes that fit seamlessly into their surroundings, with minimal environmental impact. Timeless designs ensure your home does not age or date, and will remain a solid investment for decades to come.

Using traditional methods like technical drawings and advanced techniques like CAD modelling, we refine and adapt our designs to create a home you can be truly happy with.

From initial design to final construction, our experienced team ensure the utmost quality throughout every stage of the process. We use top-quality materials to create well-built, long-lasting homes for you and your family. All of our homes meet the highest energy efficiency standards, allowing you to enjoy significant energy savings whilst being kinder to the environment.

Throughout the construction process, our teams will endeavour to keep local disruption and environmental impact to the absolute minimum. At regular stages throughout the project we individually quality check each home to ensure everything meets and exceeds our exacting demands.

Our homes are exceptionally well-built and well-appointed, and every single one of our projects comes with a 10 year construction and building warranty guarantee as standard. We also provide a 6 month after sales support service on all Tolman Homes developments to help you settle in to your new home. You can enjoy peace of mind knowing that any possible issues that may occur in this initial period will all be managed by Tolman Homes.





BAY TREE HOUSE
HYTHE, KENT



4 minutes walk to the High Street. 12 minutes walk to the sea front.



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Email: info@tolmanhomes.co.uk Visit: www.tolmanhomes.co.uk