



the
SHORELANDS



WHERE THE SEA MEETS THE LAND



Ideally located at the edge of Hythe, on the cusp of the Kent Downs, The Shorelands is a collection of eight contemporary four-bedroom detached homes. Timber-clad, with elegant bronze details, they combine their spacious layouts with the best in modern design and conveniences. Come and experience a better way of living.

The Shorelands, Blackhouse Rise, Hythe CT21 5UX







FROM SAFEGUARDING OUR COAST TO UPHOLDING TRADITIONAL KENTISH LIFE

One of the original Cinque Ports, Hythe was part of a group of five ports that were allowed to self-govern in exchange for defending the coast. The Barons of the Cinque Ports held great power and Hythe's fortunes flourished in its role. Today, it's less critical to the nation's defence, instead taking up the mantle of preserving all that's special about Kentish life.

Its beach and the military canal keep the new generation of sailors and paddlers entertained. Its proximity to the Kent Downs affords swathes of greenery to explore. While its town centre has maintained its self-governance of days gone by, lined as it is with a wealth of independent retailers, restaurants and pubs rather than chain stores. This has fostered a really strong community feel, one that makes Hythe a superb choice for family life.

Hythe Beach





Local Area



Map is illustrative only for informational purposes and not to scale.

ALL YOU NEED TO LIVE WELL

Pubs & Bars

1. Potting Shed
2. The Three Mariners
3. Henry's Wine Bar & Chocolate Cafe
4. Martello Bar
5. The White Hart
6. The Red Lion
7. Sunshine BBQ & Wine Bar

Restaurants & Cafes

8. Hide and Fox
9. Remedies
10. The Waterfront Hythe
11. Swagat
12. Truly Scrumptious
13. The Truffle Pig Deli & Restaurant
14. AZZUR
15. Ginger's Kitchen
16. Noi's Noodles at The Hope
17. Everest Inn Hythe
18. Twenty Four
19. Taste of Kathmandu
20. Vinodhon Tandoori
21. Mit Milch Coffee

Shopping

22. Wow
23. Artisan

24. Pixie Of Hythe
25. The Malthouse Arcade
26. The Boathouse Fisheries
27. Obidosh
28. Greensleeves Country Clothing
29. I Like That
30. Teeny Weeny World
31. Brandon's Music Shop
32. Elizabeth-Jane Boutique
33. Fido and Fetch
34. Shepherd Hut Studios
35. Church Mouse Studio

Health & Fitness

36. Hythe Golf Club
37. Sene Valley Golf Club
38. Hythe Cricket & Squash Club
39. Hythe Lawn Tennis Club
40. Hythe Imperial Health Club & Spa
41. Hythe Beach Bootcamp
42. Hythe & Saltwood Sailing Club

Essentials

43. Hythe Post Office
44. Waitrose
45. Sainsbury's
46. Aldi
47. Boots

LIFE BY THE SEA HAS NEVER BEEN BETTER

Food & Drink

Renowned for its seasonal tasting menus and exceptional service, the jewel in Hythe's culinary crown is without question the Michelin-starred, Hide and Fox. The Coast Restaurant at Hythe Imperial Hotel is another superb fine dining experience, especially when you enjoy a drink at Kent's only Moët & Chandon Champagne bar.

There are plenty of less formal options to explore too, from pubs and cafes to restaurants and bars. Particular highlights include The Waterfront Restaurant and Bar, which is right on the beach and serves a great roast, and The Truffle Pig, a cosy cafe in the town centre serving local produce. Add to this, an array of picturesque country pubs in the surrounding area, and you're spoilt for choice.

Images (Clockwise from top):
Malthouse Arcade, Hythe High Street,
Ginger's Kitchen, Hythe Imperial Hotel



Shopping

With its commitment to supporting independent retailers, Hythe has fostered a unique shopping experience. Its historic high street offers a characterful mix of shops, from linen stores, toy shops and fishmongers to art galleries, butchers and even a dolls house specialist.

For one-off pieces to complete your home, The Malthouse Arcade's eclectic range of antiques traders and Shepherd Hut Studios and Church Mouse Studio's art collections are well worth a look. Alternatively, if you want designer or high street brands, it's easy to reach Ashford Designer Outlet, Folkestone and even Bluewater Shopping Centre.





Images (left to right): Royal Military Canal,
Hythe Golf Club

Health & Leisure

Continuing its nautical heritage, Hythe has an array of watersports clubs, catering to everything from sailing and paddle boarding to kite surfing and wild swimming. Although, If you prefer to exercise on dry land, you're equally well catered to.

Hythe Imperial Health Club and Spa offers all you could ask for and more besides. Hythe Beach Bootcamp will get you in great shape. Or you could try the Hythe Lawn Tennis Club or Hythe Cricket and Squash Club. The Sene Valley Golf Club and Hythe Golf Club are also just moments away. Add to this the cycling and equestrian opportunities that come with living in Kent and your leisure options are endless.



AN EDUCATION IN ITSELF

Located on the Kent coast and just moments from the Kent Downs, you'd struggle to find a better location to raise a family.

There are plenty of great nurseries and primary schools nearby, while in terms of secondary education, Brockhill Park Performing Arts College is the local comprehensive. Well-regarded, with a focus on the arts, it even has a farm. There are also several of Kent's grammar schools nearby, with two in Folkestone and two in Ashford, whose catchment areas take in The Shorelands. Add to this an array of independent schools, and the future generations are in good hands.



Nurseries

Saltwood Play & Learning Centre | 1.4 miles*
Co-educational nursery for 2-4 year olds

Little Explorers | 1.9 miles*
Co-educational nursery for 3 month
- 4 year olds

Primary

Hythe Bay CoE Primary School | 1.4 miles*
Co-educational state primary for 4-11 year olds

Seabrook CoE Primary School | 1.5 miles*
Co-educational state primary for 5-11 year olds

Saltwood CoE Primary School | 1.5 miles*
Co-educational state primary for 5-11 year olds

St Augustine's Catholic
Primary School | 1.7 miles*
Co-educational state primary for 5-11 year olds

Secondary

Brockhill Park Performing
Arts College | 1.8 miles*
Co-educational state comprehensive
college for 11-18 year olds

The Folkestone School for Girls | 3.3 miles*
Girls' state grammar for 11-18 year olds

The Harvey Grammar School | 4.3 miles*
Boys' state grammar for 11-18 year olds

Norton Knatchbull School | 12.8 miles*
Boys' state grammar for 11-18 year olds

Highworth Grammar School | 14.4 miles*
Girls' state grammar for 11-18 year olds

Independents

Earlscliffe | 3.9 miles*
Independent co-educational boarding
school for 14-19 year olds

Dover College | 11.9 miles*
Independent co-educational day and
boarding school for 3-18 year olds

Ashford School | 13.4 miles*
Independent co-educational day and boarding
school for 0-18 year olds

Beech Grove School | 17.2 miles*
Independent Christian co-educational
boarding school for 4-19 year olds

Northbourne Park School | 18.8 miles*
Independent co-educational day and boarding
preparatory school for 2-13 year olds



While Hythe does have its own station, it's a heritage line that just runs from Hythe to Dungeness. So while picturesque, it's less useful for commuting. Conveniently Sandling Station is just a short drive away, connecting you to St Pancras via Ashford International and directly to Charing Cross.

Some commuters choose to drive to Ashford International, avoiding having to change and benefiting from the more regular services it enjoys. Other local towns and attractions are also easy to reach by road, including the Eurotunnel services. A short drive from The Shorelands, you can be in Calais in as little as 35 minutes.



Images (top to bottom):
London St Pancras
Folkestone, Ashford
Designer Outlet

WELL PLACED

Train[^]

Folkestone Central | from 7 mins
Ashford International | from 12 mins
Dover Priory | from 18 mins
London St Pancras | from 47 mins
Sevenoaks | from 59 mins
London Bridge | from 1 hr 25 mins
London Charing Cross | from 1 hr 35 mins

By Road^{}*

A20 | 1.5 miles
Sandling Station | 2.3 miles
Eurotunnel Le Shuttle Station | 2.5 miles
M20 | 3.0 miles
Folkestone | 4.1 miles
Ashford International Station | 13.8 miles
Canterbury | 18.2 miles
M2 | 23.9 miles
Maidstone | 32.8 miles
M25 | 49.8 miles
Gatwick Airport | 69.6 miles

FOR LIFE

[^]Travel times from Sandling Station to station mentioned, source: trainline.com

^{*}Shortest distance from the development to location mentioned, source: google.com/maps

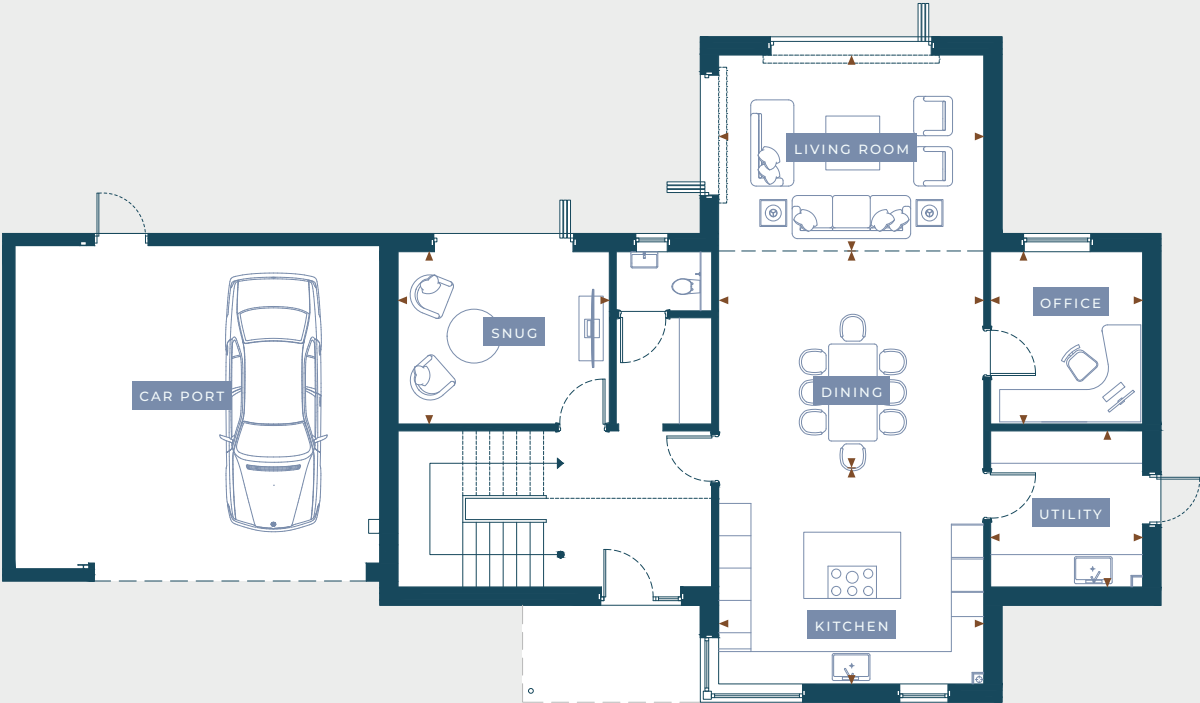


Plot	Home
1	Samphire
2	Corallina
3	Orache
4	Aster
5	Centaury
6	Tamarisk
7	Campion
8	Turnstone

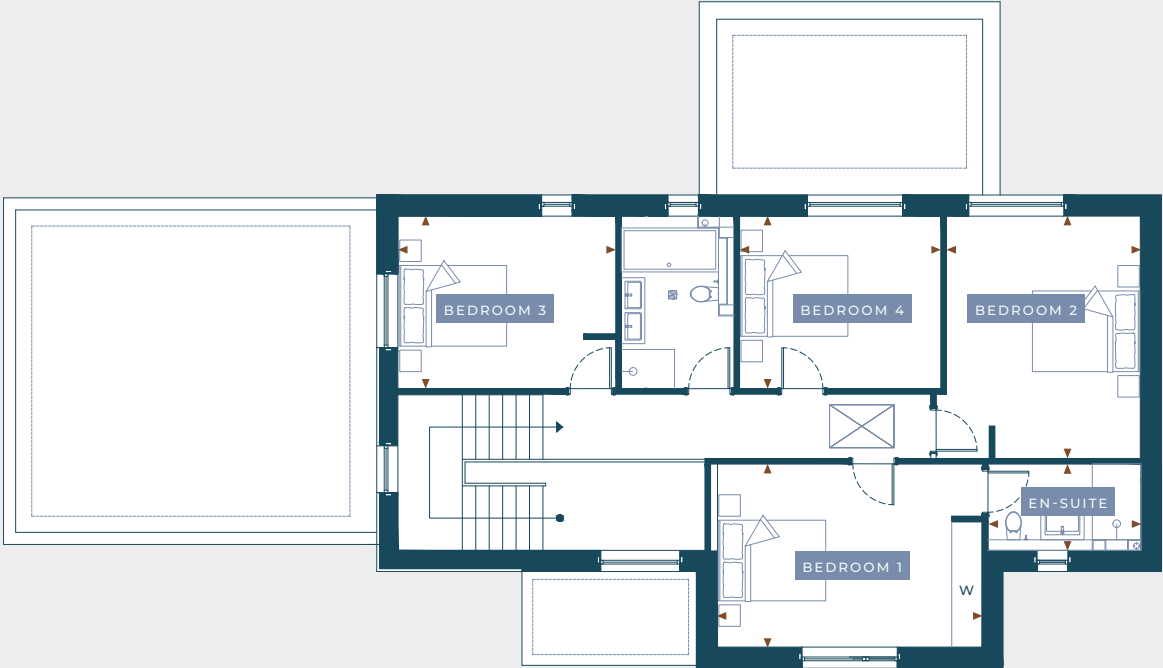




SAMPHIRE



GROUND FLOOR



FIRST FLOOR

SAMPHIRE
PLOT 1



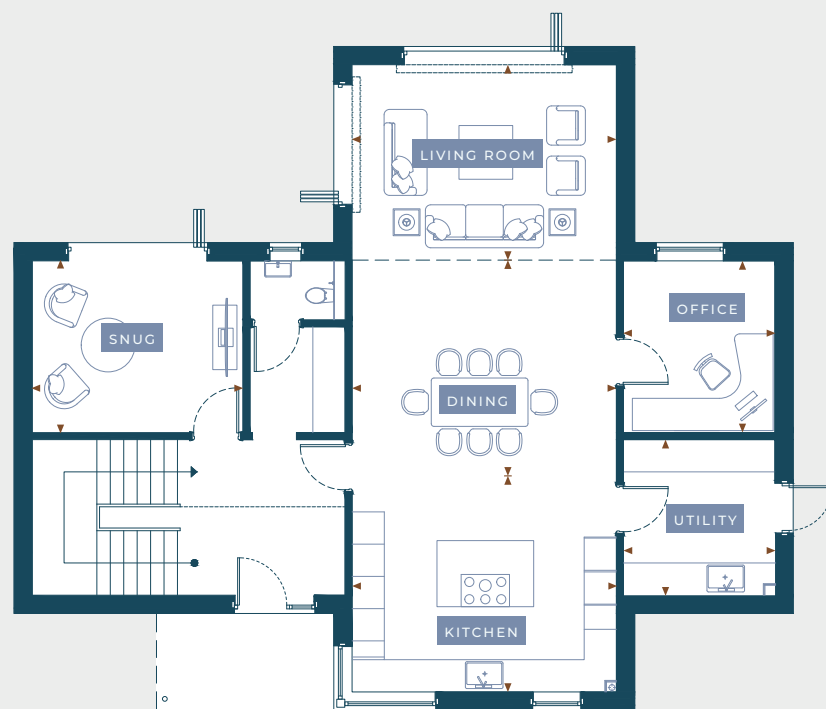
KITCHEN	4.92m x 4.27m	16' 2" x 14' 0"
DINING	4.92m x 3.74m	16' 2" x 12' 3"
LIVING	4.92m x 3.65m	16' 2" x 12' 0"
UTILITY	2.83m x 2.90m	9' 3" x 9' 6"
OFFICE	2.82m x 3.20m	9' 3" x 10' 6"
SNUG	3.92m x 3.20m	12' 10" x 10' 6"

BEDROOM 1	4.91m x 3.41m	16' 1" x 11' 2"
EN-SUITE	2.85m x 1.61m	9' 4" x 5' 3"
BEDROOM 2	3.61m x 4.41m	11' 10" x 14' 6"
BEDROOM 3	4.06m x 3.21m	13' 4" x 10' 6"
BEDROOM 4	3.75m x 3.21m	12' 4" x 10' 6"

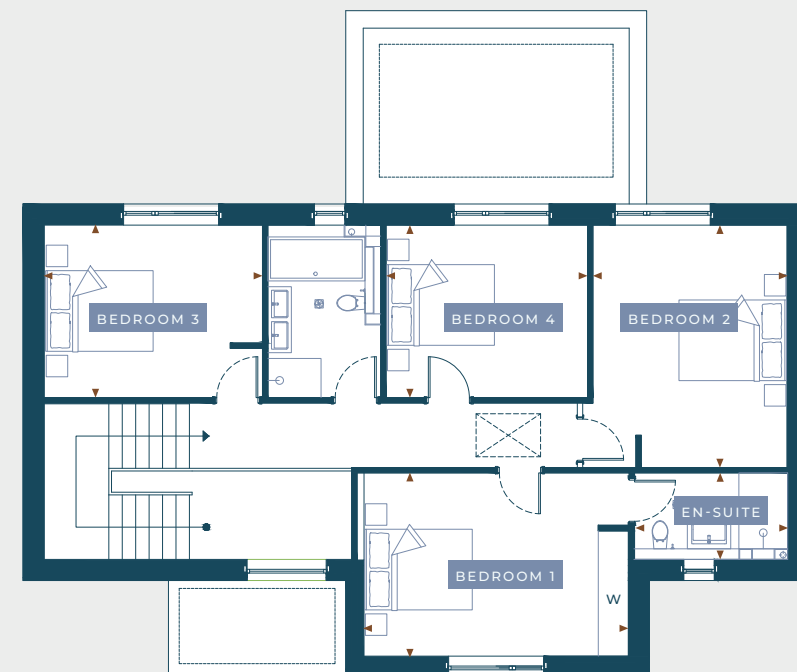
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CORALLINA

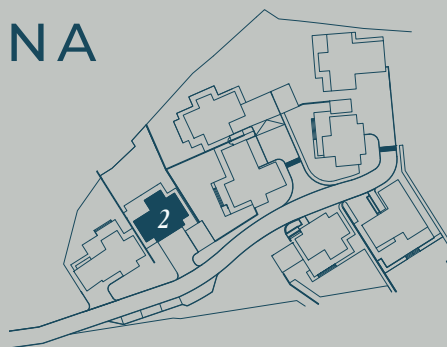


GROUND FLOOR



FIRST FLOOR

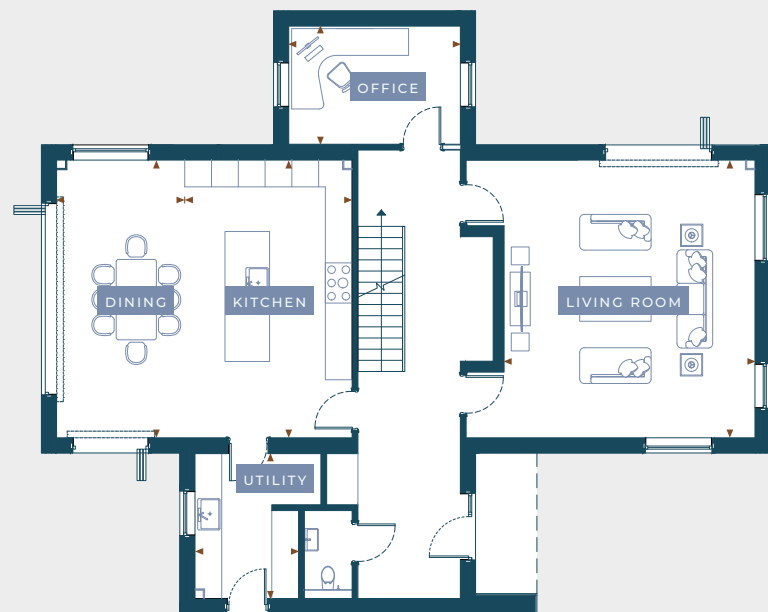
CORALLINA PLOT 2



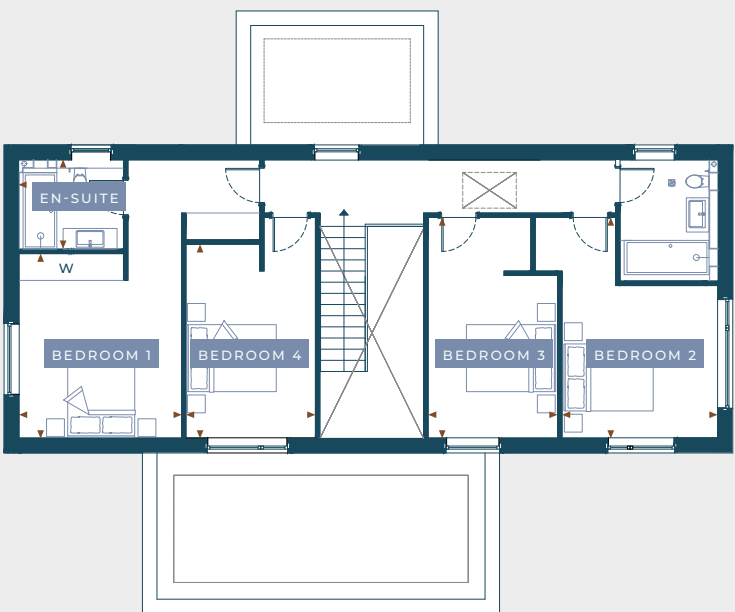
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DINING	4.92m x 3.74m	16' 2" x 12' 3"	EN-SUITE	2.85m x 1.61m	9' 4" x 5' 3"
LIVING	4.92m x 3.65m	16' 2" x 12' 0"	BEDROOM 2	3.61m x 4.41m	11' 10" x 14' 6"
UTILITY	2.83m x 2.90m	9' 3" x 9' 6"	BEDROOM 3	4.06m x 3.21m	13' 4" x 10' 6"
OFFICE	2.82m x 3.20m	9' 3" x 10' 6"	BEDROOM 4	3.75m x 3.21m	12' 4" x 10' 6"
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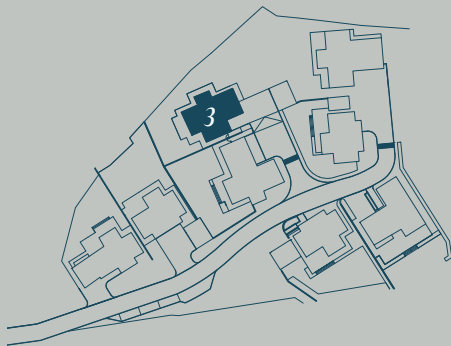


GROUND FLOOR



FIRST FLOOR

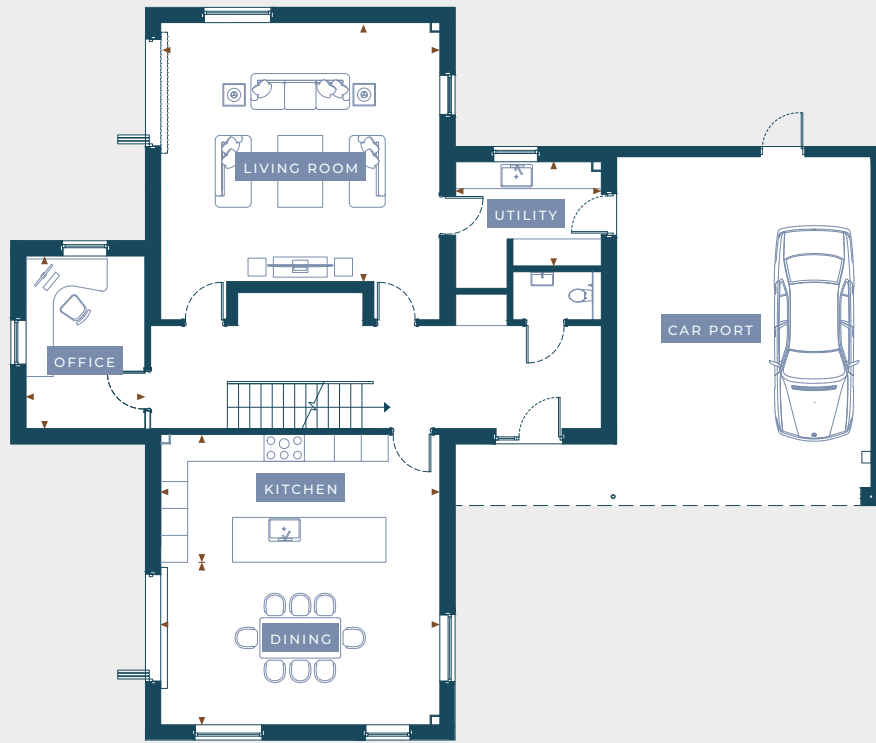
ORACHE PLOT 3



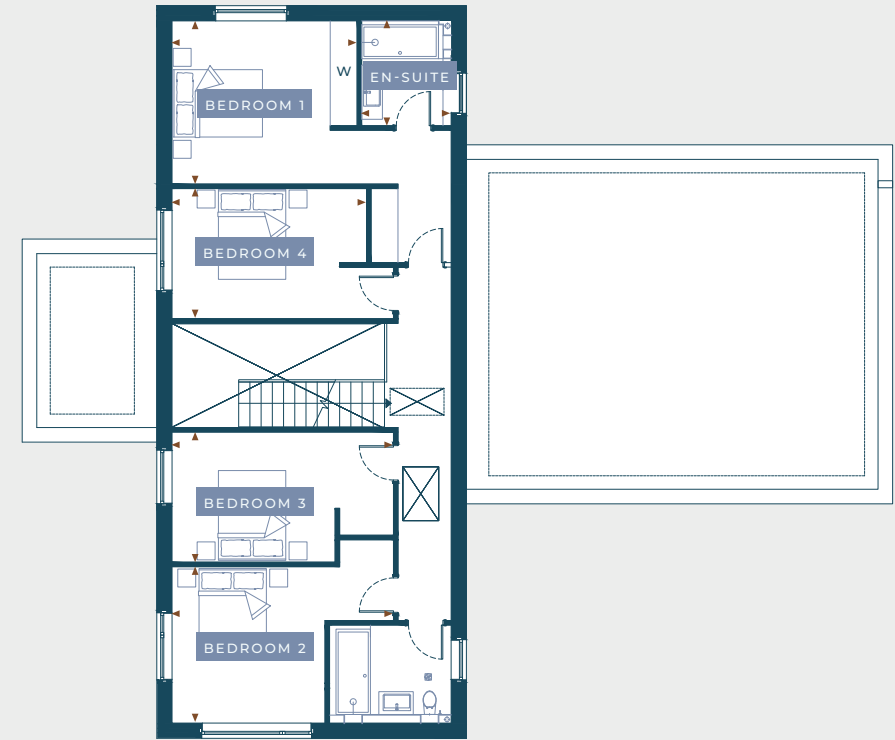
KITCHEN	6.22m x 4.43m	20' 5" x 14' 6"	BEDROOM 1	4.11m x 3.64m	13' 6" x 11' 11"
DINING	6.22m x 2.19m	20' 5" x 7' 2"	EN-SUITE	2.00m x 2.34m	6' 7" x 7' 8"
LIVING	6.22m x 5.62m	20' 5" x 18' 5"	BEDROOM 2	4.94m x 3.45m	16' 2" x 11' 4"
UTILITY	3.25m x 2.32m	10' 8" x 7' 7"	BEDROOM 3	4.94m x 2.90m	16' 2" x 9' 6"
OFFICE	2.68m x 3.84m	8' 10" x 12' 8"	BEDROOM 4	4.34m x 2.90m	14' 3" x 9' 6"

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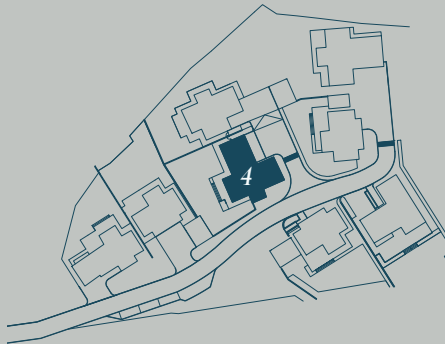


GROUND FLOOR



FIRST FLOOR

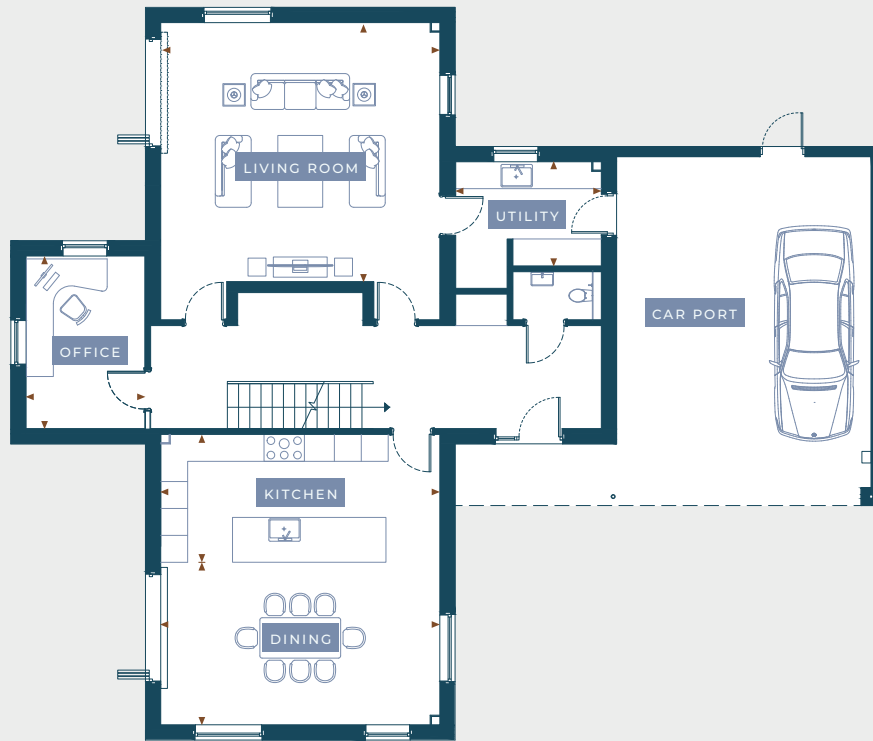
ASTER PLOT 4



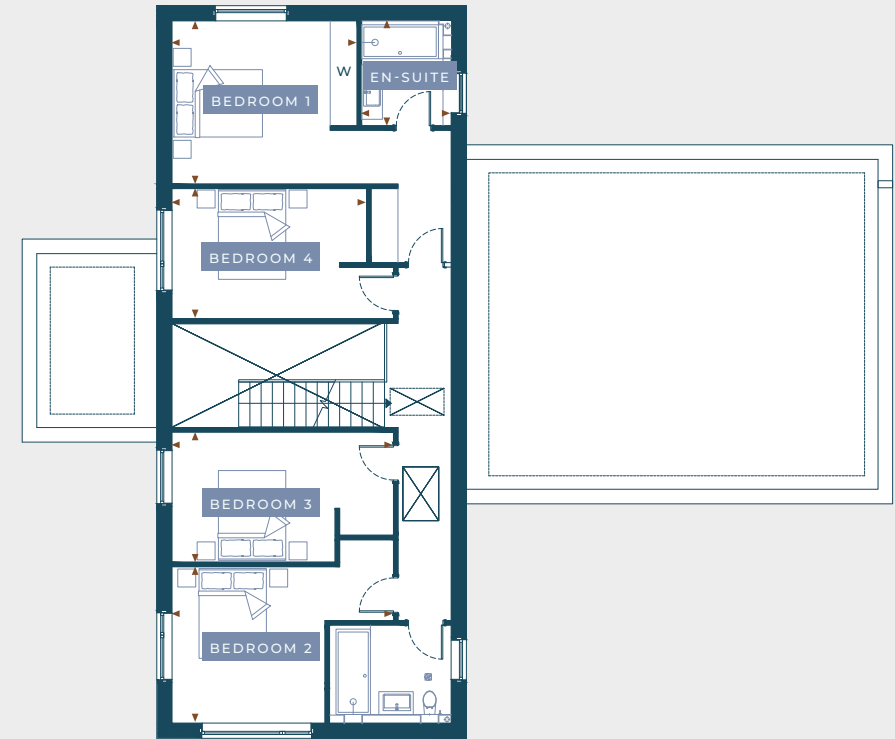
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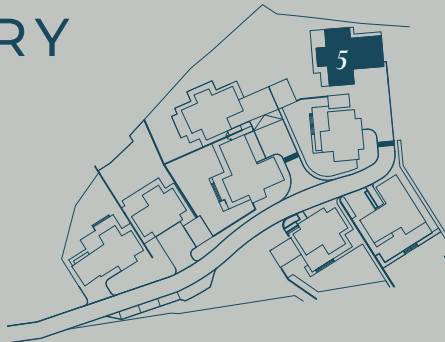


GROUND FLOOR



FIRST FLOOR

CENTAURY PLOT 5

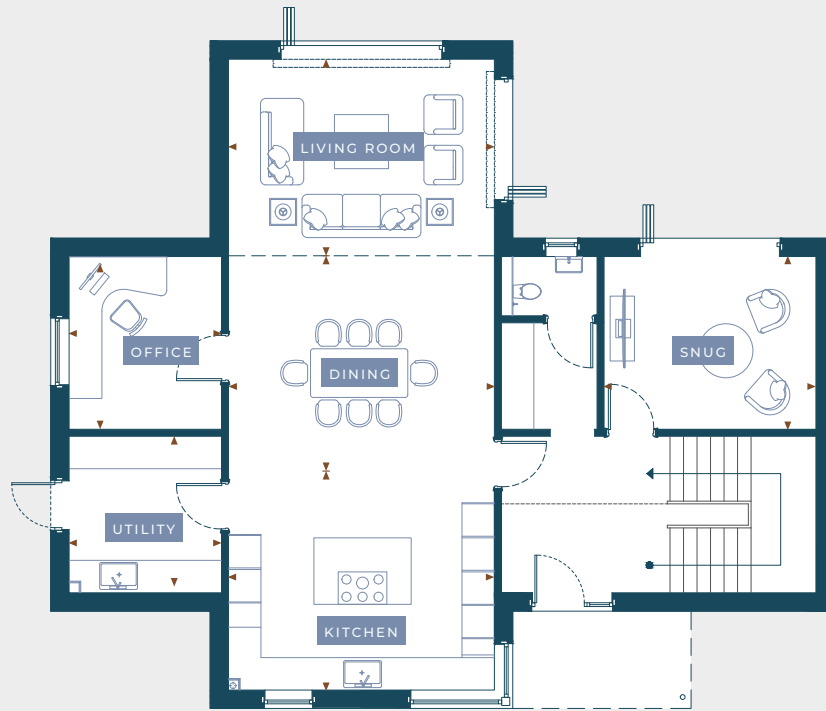


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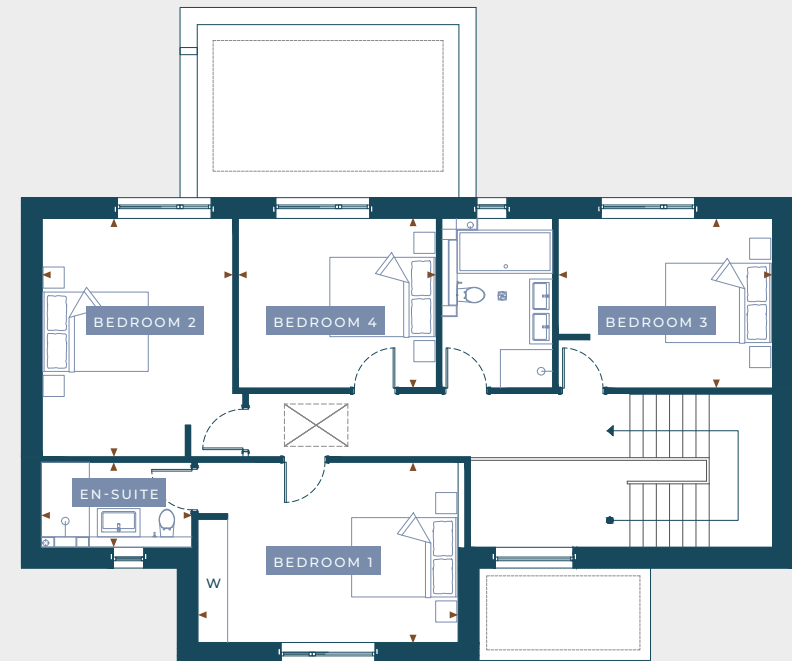
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TAMARISK

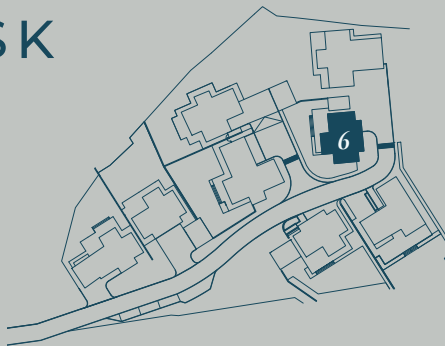


GROUND FLOOR



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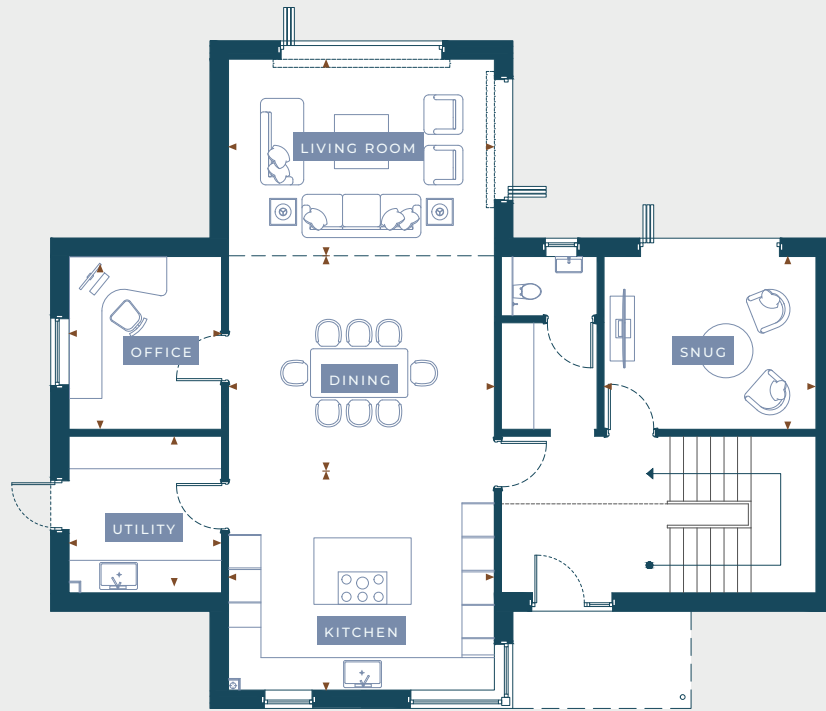
TAMARISK PLOT 6



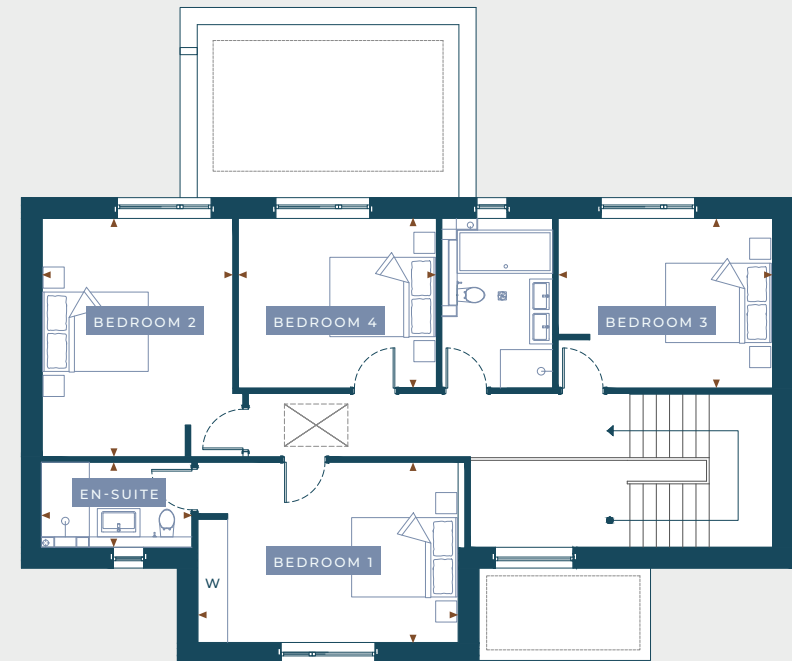
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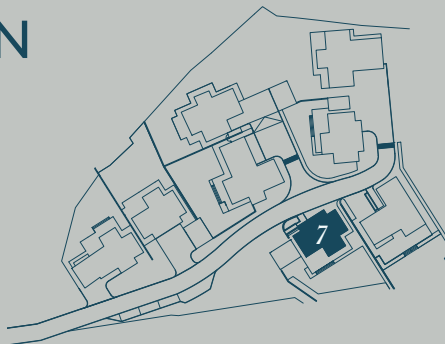


GROUND FLOOR



FIRST FLOOR

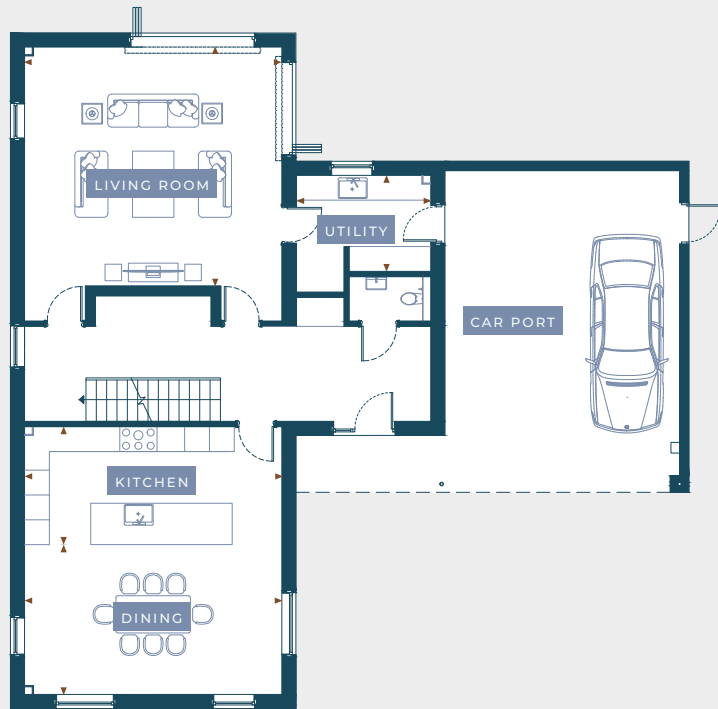
CAMPION PLOT 7



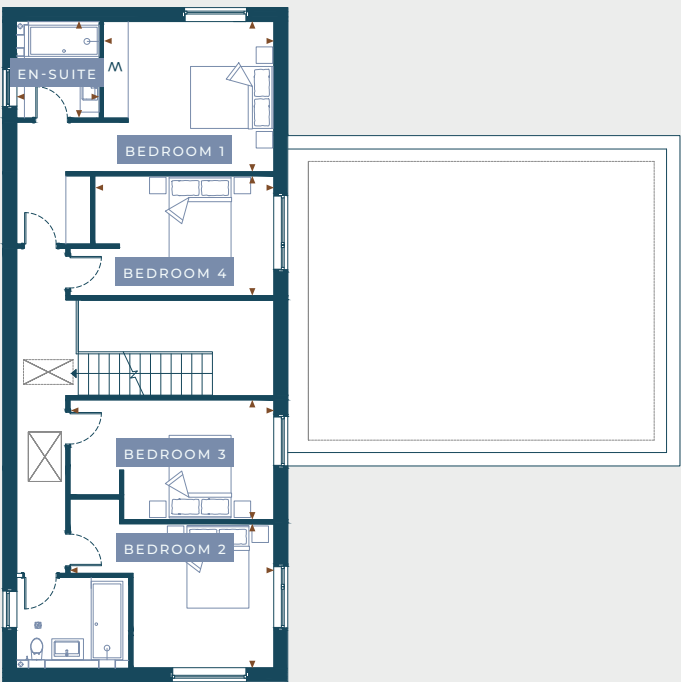
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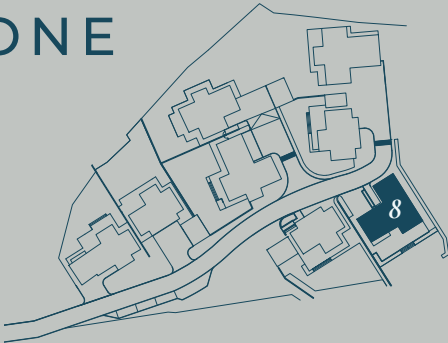


GROUND FLOOR



FIRST FLOOR

TURNSTONE PLOT 8



KITCHEN	6.22m x 4.43m	20' 5" x 14' 6"	BEDROOM 1	4.11m x 3.64m	13' 6" x 11' 11"
DINING	6.22m x 2.19m	20' 5" x 7' 2"	EN-SUITE	2.00m x 2.34m	6' 7" x 7' 8"
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UTILITY	3.25m x 2.32m	10' 8" x 7' 7"	BEDROOM 3	4.94m x 2.90m	16' 2" x 9' 6"
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THE PERFECT HOME STARTS WITH THE PERFECT DESIGN

FLOORING

- Luxury vinyl tiles
- Textured loop pile carpet made from 100% Pure New Wool

JOINERY

- Off-white walls finished in matt emulsion paint
- Primed solid core internal doors with a raised shaped panel
- Brushed brass door handles
- Alchemy Bronze aluminium windows and external doors
- Fitted joinery to all living rooms

KITCHENS

- Quartz finish countertop
- Modern Italian kitchen design
- A range of integrated appliances by Samsung:
 - Dishwasher
 - Washing machine
 - 4 Ovens
 - Induction hob
 - Fridge freezer
 - Wine cooler
- Quooker tap

HEATING

- Air source heat pumps by Samsung
- Underfloor heating on the ground floor
- Electric heated towel rails

ELECTRICAL

- Double sockets with USB-C charger
- 2G two-way toggle switches
- CAT 6 data cabling/TV points to all reception rooms and bedrooms
- Low voltage LED downlighters throughout

BATHROOMS

- KOKO brushed brass mini basin mixer
- Brushed brass concealed showers with overhead drencher
- Brushed brassware to all bathrooms
- Fitted towel rails
- Double vanity unit to family bathroom (Plots 1, 2, 6 and 7 only)
- Wall hung WCs
- Fitted backlit mirror to WC & all en-suites
- Full tiling to all bathrooms

EXTERNAL

- Block paved finish driveways
- Grey porcelain slab to rear patios and paths
- Landscaped and turfed gardens
- EV smart vehicle car charger
- External socket

PEACE OF MIND

- 10-year structural warranty by Build-Zone
- 1-year aftersales period post completion

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better.



ENHANCING YOUR NEW HOME FURTHER, WITH Avande SELECT

Avande SELECT

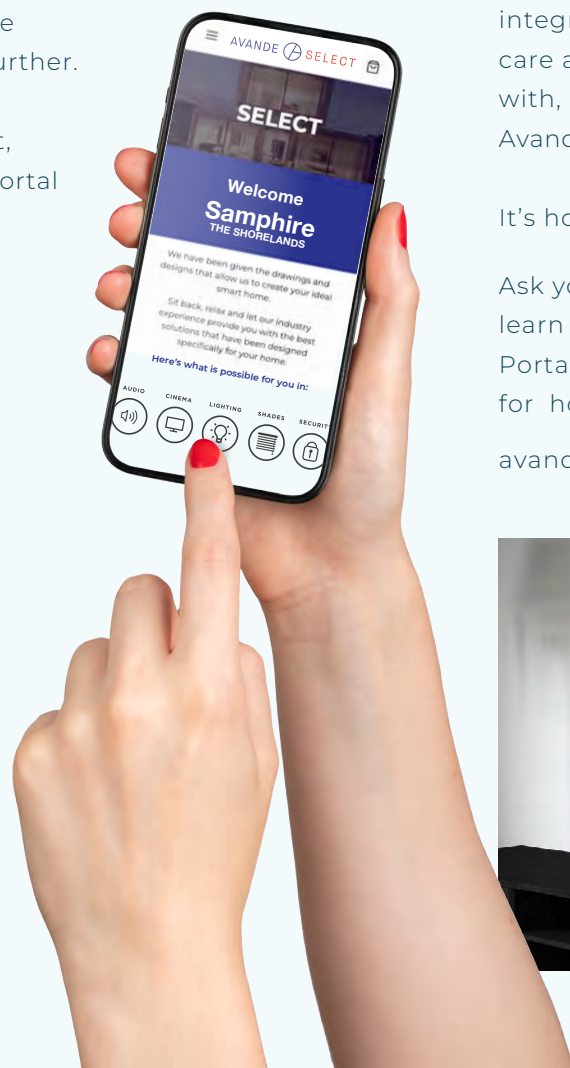
While The Shorelands offers an impeccable specification as standard, buyers now have the opportunity to personalise their home even further.

Through our collaboration with Avande Select, homeowners can access a dedicated online portal to explore exclusive upgrade options — from cutting-edge technology to elegant design enhancements.

Including:

- Home Cinema and Entertainment Systems
- Smart Lighting and Audio Integration
- Curtains, Blinds, and Shading Control
- Expanding Network Capabilities
- Security and Intruder Alarm Upgrades

AVANDE SELECT
THE FUTURE OF SMART LIVING



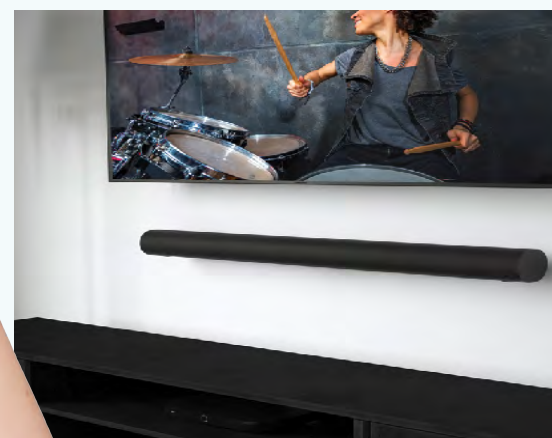
PREMIUM UPGRADES

These upgrades are expertly curated and integrated with the same meticulous care as The Shorelands have been built with, and all installations are handled by Avande Select's experts and professionals.

It's homeownership, elevated.

Ask your sales advisor or get in touch to learn more about the Avande Select Portal and the bespoke upgrade options for homes within The Shorelands.

avandeselect.com





BUILDING YOUR FUTURE, WITH BEAUTIFULLY CRAFTED HOMES

Hillstone Homes is renowned for crafting beautiful homes across Kent and the South East. While always respectful of their local surroundings, the properties we create are designed to offer the very best in comfort, style and stress-free contemporary living.

We are driven by a belief in creating exceptional residences. We have built strong relationships with an outstanding array of artisan makers who share our belief in delivering the very best quality.

hillstonehomes.co.uk



TO FIND OUT MORE ABOUT
THE SHORELANDS, PLEASE
GET IN TOUCH.

T: 01622 423406

E: sales@hillstonehomes.co.uk

W: hillstonehomes.co.uk

The Shorelands, Blackhouse Rise, Hythe CT21 5UX



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