



# The Old Rectory

EYTHORNE  
CT15 4AE

AN EXCLUSIVE COLLECTION OF NINE LUXURY DETACHED RESIDENCES

# The Old Rectory

The Old Rectory, Eythorne presents an exclusive collection of nine exceptional luxury detached homes, thoughtfully crafted within the grounds of one of East Kent's most historic village settings. Blending architectural elegance with contemporary design, each residence offers a refined standard of living, generous internal space, and a specification tailored for modern family life.

Set behind a private approach and surrounded by mature landscaping, the development enjoys a rare sense of tranquillity and seclusion. The homes have been individually designed to complement the character of the former rectory estate, with timeless elevations, beautifully proportioned rooms, and high-quality finishes throughout.

Inside, light-filled living spaces flow effortlessly, with bespoke kitchens, premium appliances, and considered layouts ideal for both everyday living and entertaining. Spacious bedrooms, luxurious bathrooms, and thoughtfully curated detailing create an atmosphere of comfort and understated sophistication.

Positioned in the heart of Eythorne, a charming and well-connected village, The Old Rectory offers the perfect balance of rural calm and convenient access to Canterbury, Dover, and the wider Kent countryside. With its heritage setting, boutique scale, and exceptional craftsmanship, this is a rare opportunity to secure a home of distinction in one of the area's most desirable locations.



# Site Plan



7

6

8

9

5

4

3

2

1

# Plots 1 & 7

2,471 sq. ft / 229.6 sqm  
Five Bed | Three Bath



# Plot 2 & 4

1,797 sq. ft / 167sqm  
Five Bed | Three Bath

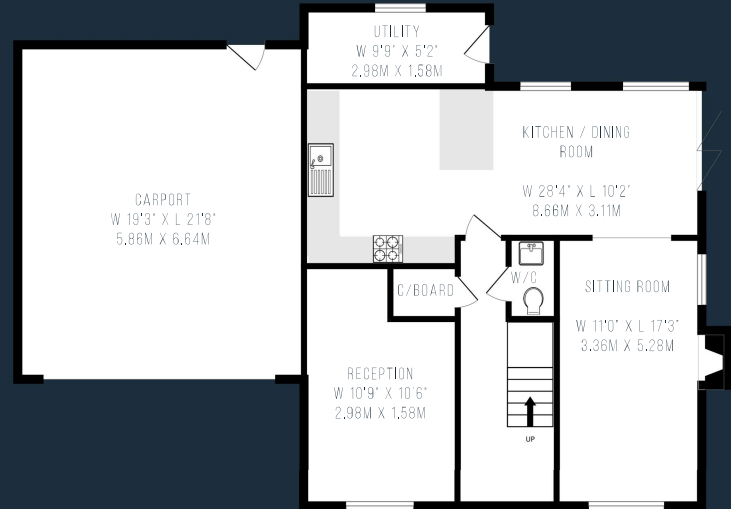


# Plot 3

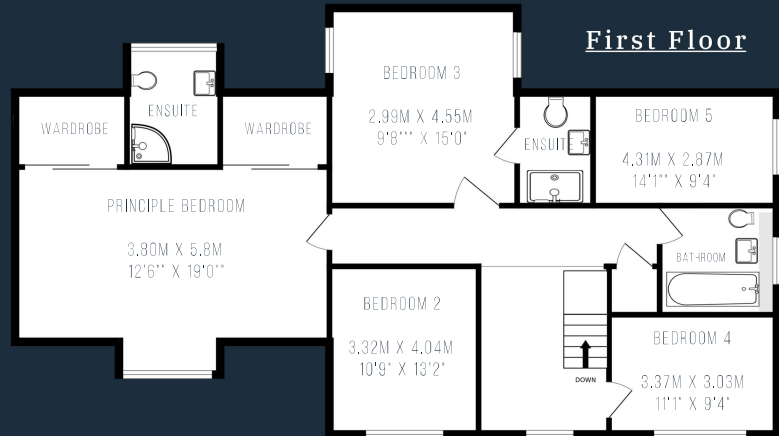
2,064 sq. ft / 191.7 sqm  
Five Bed | Three Bath



## Ground Floor

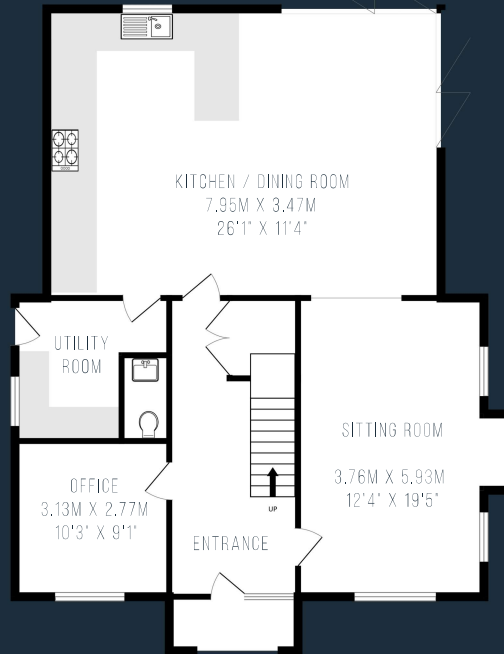


## First Floor



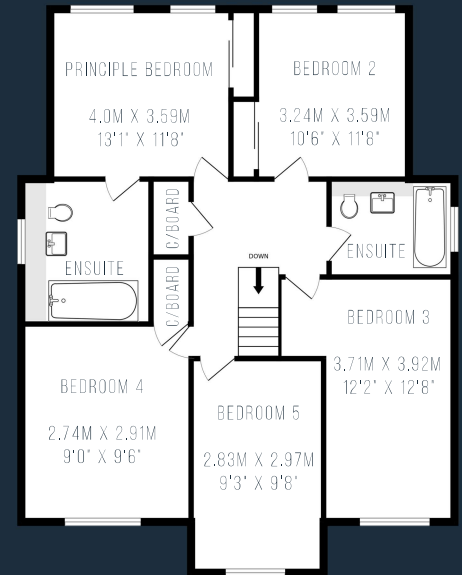
# Plot 5 & 6

1,913 sq. ft / 177sqm  
Five Bed | Three Bath



## Ground Floor

## First Floor

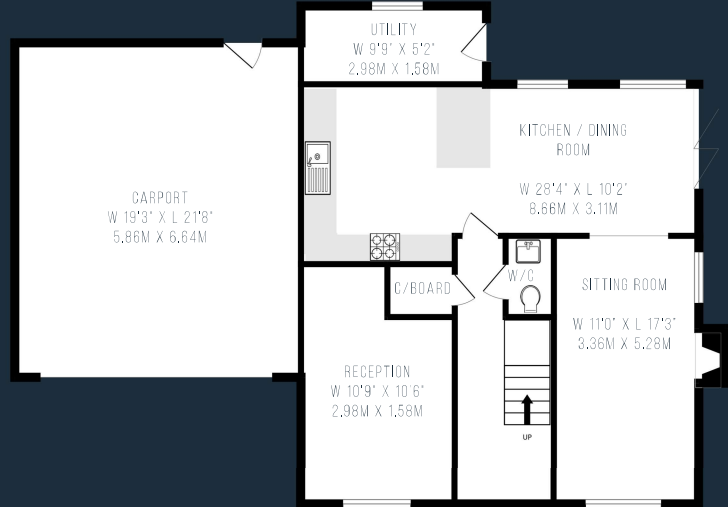


# Plots 8 & 9 (handed)

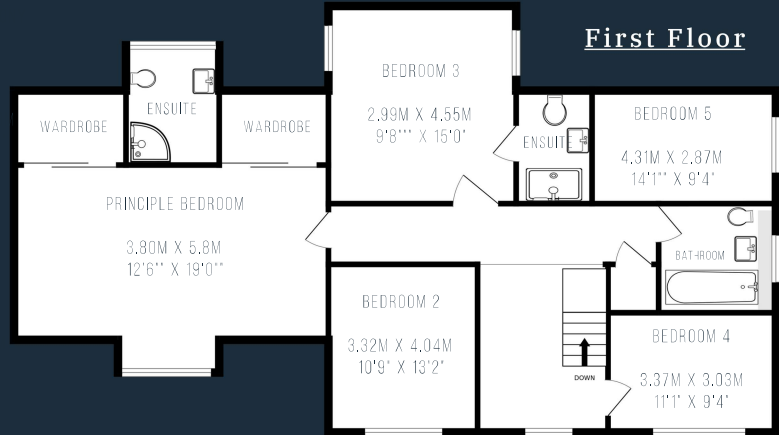
2,064 sq. ft / 191.7 sqm  
Five Bed | Three Bath



## Ground Floor



## First Floor



# Specification

## Kitchen

- Roma shaker style kitchen cabinetry
- Fitted Appliances
- Quartz Surfaces

## Flooring

- Luxury Vinyl to hallway and Kitchen Areas
- Carpets to reception rooms, hall stairs landing and bedrooms
- Tiles to bathrooms

## Warranty

- 10 year New Home warranty

Disclaimer All measurements, floor areas and layouts shown in this brochure are approximate and subject to change. They are provided for guidance only and should not be relied upon as a statement of fact. Final dimensions may vary during construction.

The developer reserves the right to alter the specification, materials, landscaping and internal or external finishes without prior notice. Any CGI, photography or illustrations are for indicative purposes only and may include optional upgrades or items not included as standard.

Kitchen, bathroom and joinery finishes, as well as flooring, tiling and external materials, may differ from those shown depending on plot position and build stage. Purchasers are advised to check the final specification and layout for their chosen plot with the sales team prior to exchange of contracts.

# The Old Rectory , Church Hill, Eythorne, Dover, Kent, CT15 4AE



For further details, or to arrange a viewing

Contact

Sole Agents  
Hilden Management

01795 481005  
[info@hilden.management](mailto:info@hilden.management)

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