



CAUTLEY HOUSE

HYTHE KENT





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DIP YOUR TOES  
INTO COASTAL  
LIVING

Cautley House is just minutes from the peaceful royal military canal and from the wide expanse of Hythe beachfront. This collection of 14 one and two-bedroom apartments, and 2, three-bedroom penthouses forms an address of distinction in one of Kent's coveted Cinque ports.

The everyday is effortlessly elegant at Cautley House, thanks to a premium specification and an eye for contemporary detail. Sleek kitchens with quartz worktops and Neff appliances, Italian porcelain tiling to bathrooms, fitted wardrobes and underfloor heating are complemented by allocated parking for every apartment, lift access to all floors and landscaped gardens.







## HYTHE: A HOME FOR ALL SEASONS

Hythe is a refined year-round destination, set on a sweeping bay for a stunning, ever-present seascape. The shoreline buzzes with activity: nets are emptied at Fisherman's Beach, dogs are walked along the promenade, drinks are purchased from beachside cafés and sailing clubs take to the sea.

Moving inland and the Royal Military Canal awaits - 28 peaceful miles that can be enjoyed from a designated towpath or from the water itself by canoe, kayak or paddleboard. Inland further still and watery blues turn to verdant greens. There are acres of open space to explore at Brockhill Country Park and throughout the Kent Downs AONB.

Hythe's social opportunities are profuse, from places to dine out to sporting venues to frequent. The Hythe Imperial Hotel is a coastal icon - take afternoon tea or sip champagne at the Moët & Chandon bar, relax at the spa or tee off on the hotel's golf course. Hythe's High Street is an alternative focal point, with a Waitrose, a regular farmers' market, vintage emporiums and independent stores.





## NEW NEIGHBOURS, NEW HORIZONS

Follow the coastal path between Hythe and Folkestone, weaving your way through beautiful Sandgate, before reaching the rejuvenated Harbour Arm. Now an exciting gastronomic hub, you'll find independent food and drinks vendors operating alongside Rocksalt restaurant and Marco Pierre White's Steakhouse Bar & Grill.

Creative Folkestone is another hive of activity. Browse open studios and the glassworks, or visit the performing arts venue before stopping at one of the artistic quarter's bars, restaurants, cafés or boutiques. Nearby Saltwood village is where the pace changes. Here you'll find the Michelin-starred Hide and Fox restaurant nestled among the historic castle, cricket club and sleepy country lanes.

Balancing out the excess of fine dining and flavoursome street food are ample opportunities to walk or cycle. The coastal path can be taken in the opposite direction from Folkestone towards Dymchurch, with the landscape characterised by the distinctive Martello towers. The vista changes again at Romney Marshes, where 100 square miles of flat wetlands are dotted with churches, pubs and native Romney sheep.



“A coastline that brings together naval history, fine food, local artists and the natural landscape.”



# CONNECTIONS



## ON FOOT

ROYAL MILITARY CANAL	130 YARDS
HYTHE SEAFRONT	220 YARDS
CHAMELEON CAFÉ	0.4 MILES
SEAPPOINT CANOE CENTRE	0.4 MILES
HYTHE TOWN CENTRE	1 MILE
HYTHE GOLF CLUB	1 MILES



## BY CAR

M20	2 MILES
HIDE AND FOX RESTAURANT	2.2 MILES
BROCKHILL COUNTRY PARK	2.7 MILES
SANDLING TRAIN STATION	3 MILES
FOLKESTONE HARBOUR ARM	3.5 MILES
PORT LYMPNE SAFARI PARK	5.6 MILES



## BY RAIL

(departing from Sandling station)

FOLKESTONE CENTRAL	8 MINUTES
ASHFORD INTERNATIONAL	12 MINUTES
TONBRIDGE	50 MINUTES
SEVENOAKS	57 MINUTES
LONDON ST. PANCRAS	54 MINUTES
LONDON BRIDGE	1 HOUR 23 MINUTES





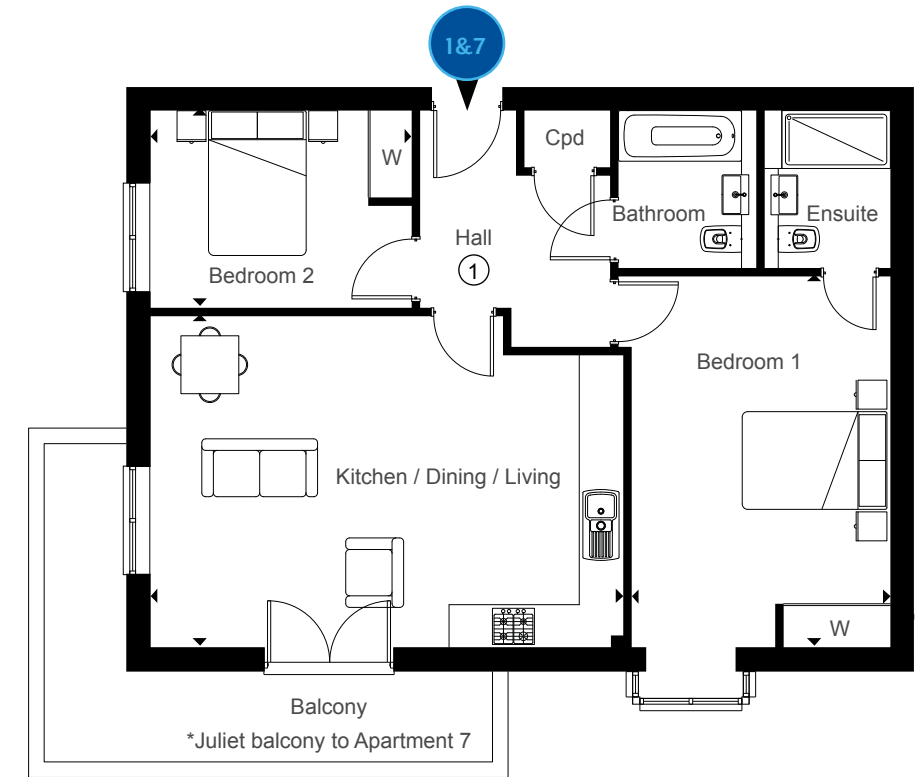
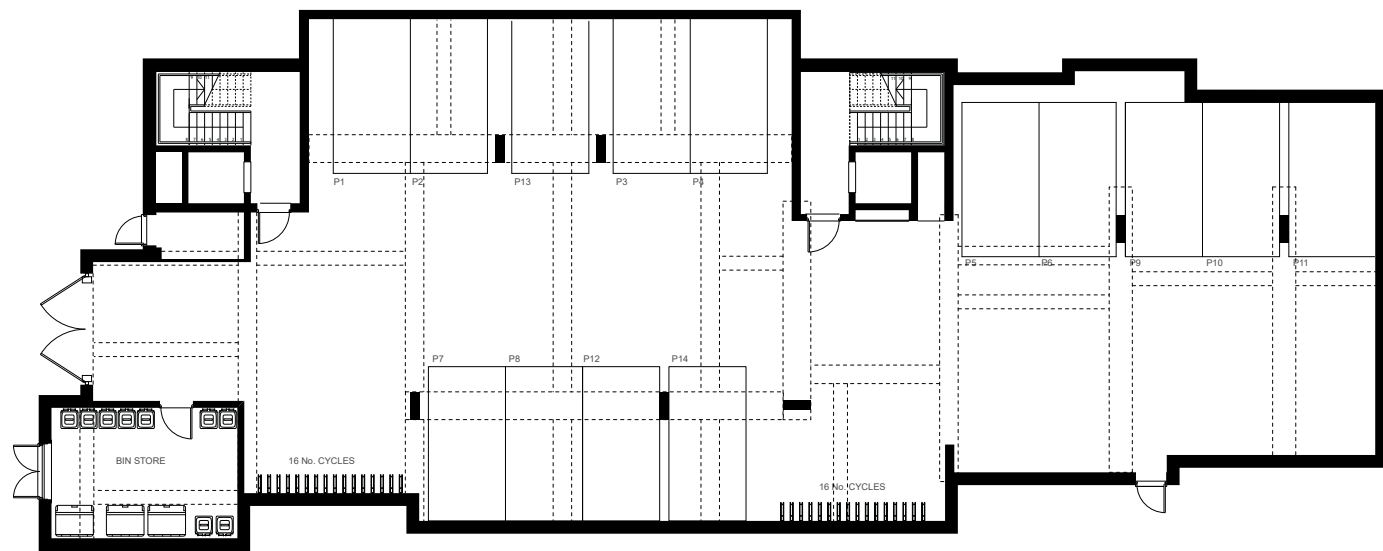


## SITE PLAN

Cautley House takes the form of a smart, brick-built apartment building, surrounded by soft landscaping and existing trees. The orientation ensures that living areas are seaward looking, with panoramic views from the upper floors. Gated, undercroft car parking keeps the street scene tidy, with an allocated bay for every apartment. There is also provision for electric car charging points and secure bicycle storage.







## Parking plan

SECURE GROUND FLOOR GARAGING

PARKING FOR ALL APARTMENTS

32 BICYCLE SPACES

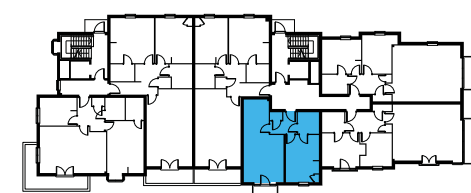
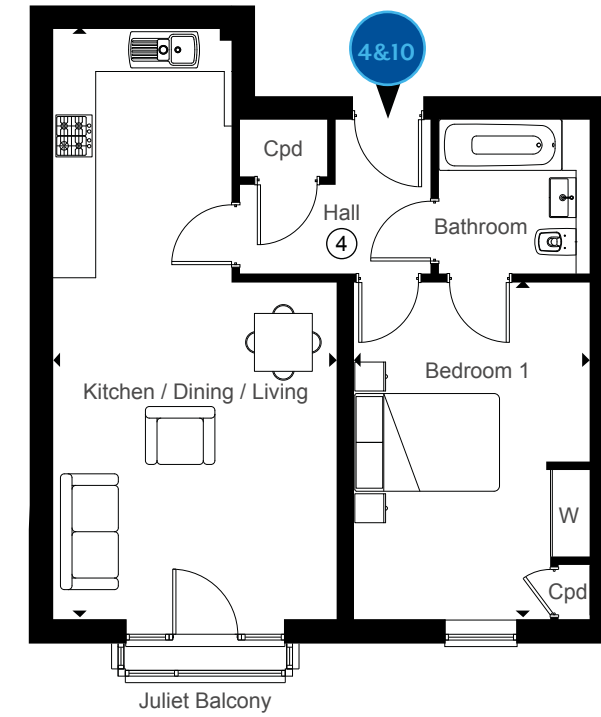
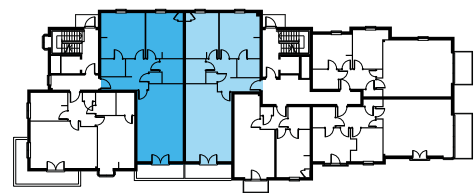
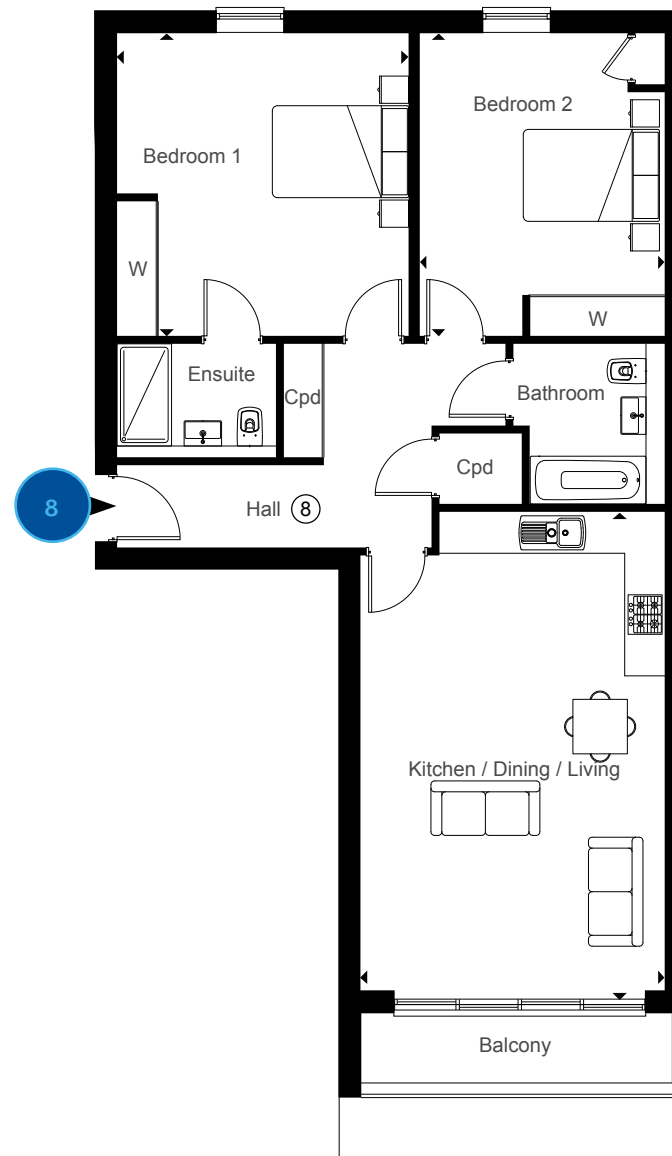
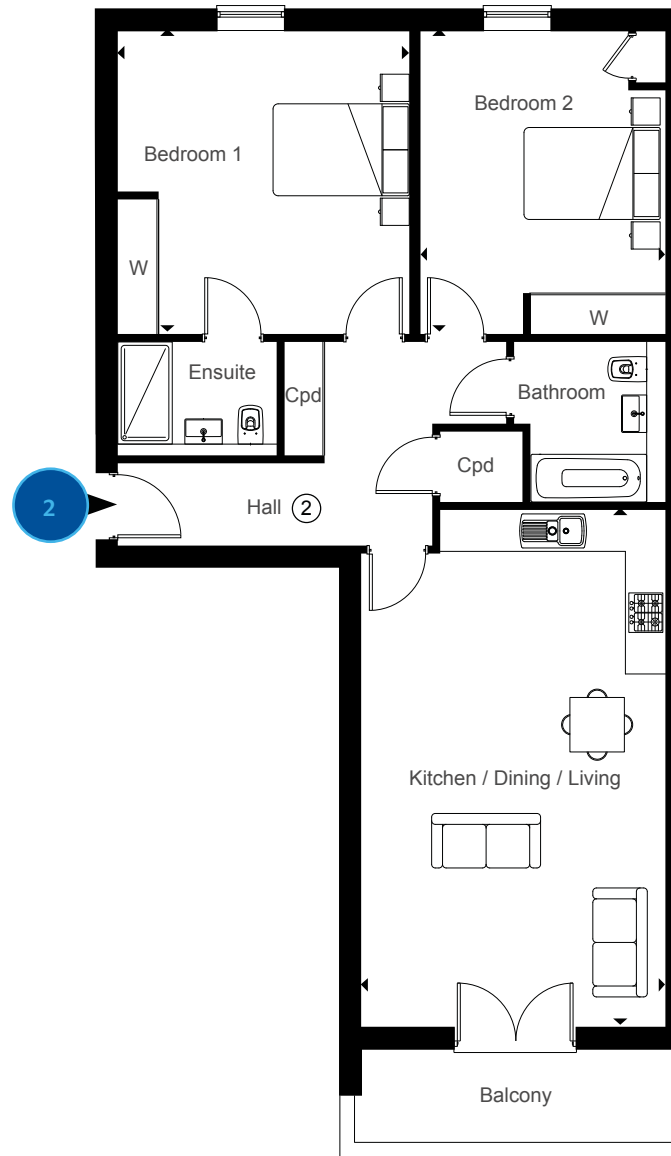
ELECTRIC VEHICLE CHARGING POINTS

## First (1) & Second Floor (7)

### APARTMENTS 1 & 7

Kitchen - Living - Dining	6.53 x 4.57m	21'-5" x 15'-0"
Bedroom 1	3.56 x 5.12m	11'-9" x 16'-10"
Bedroom 2	3.61 x 2.73m	11'-10" x 8'-11"





### First (2 & 3) & Second Floor (8 & 9)

#### APARTMENT 2 & 8 (3 & 9 are handed)\*

Kitchen - Living - Dining	4.47 x 7.59m	14'-8" x 24'-11"
Bedroom 1	4.28 x 4.44m	14'-1" x 14'-7"
Bedroom 2	3.60 x 4.44m	11'-10" x 14'-7"

#### \*Apartment 3 & 9

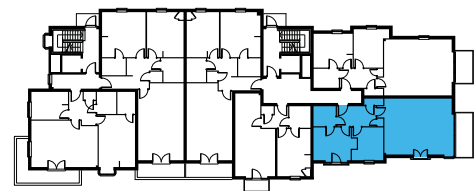
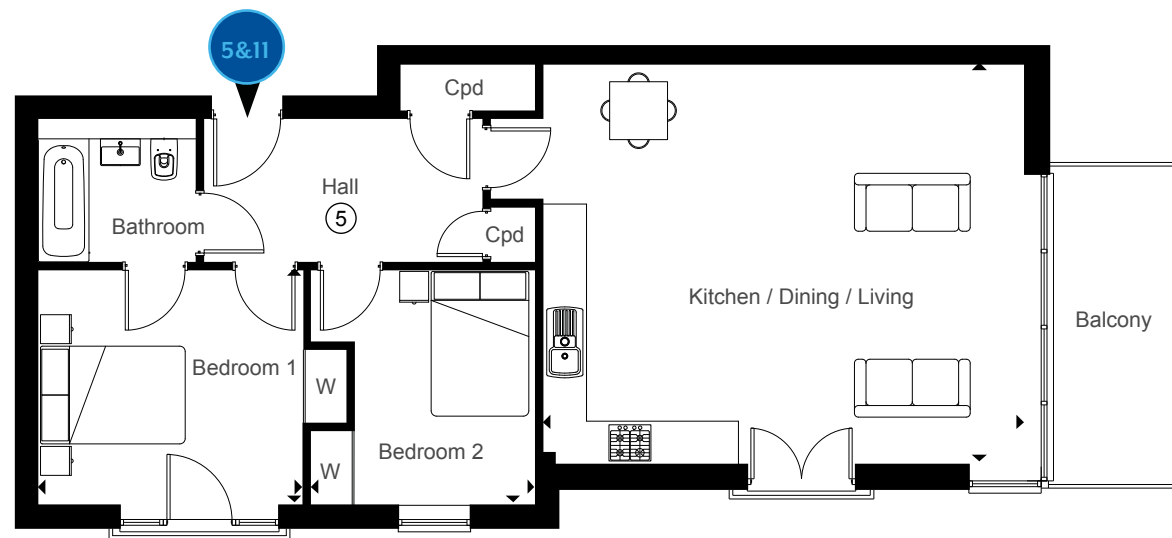
Kitchen - Living - Dining	4.47 x 7.15m	14'-8" x 23'-6"
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### First (4) & Second Floor (10)

#### APARTMENTS 4 & 10

Kitchen - Living - Dining	3.92 x 8.16m	12'-10" x 26'-9"
Bedroom 1	3.26 x 4.65m	10'-8" x 15'-3"

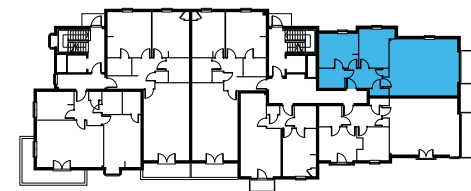
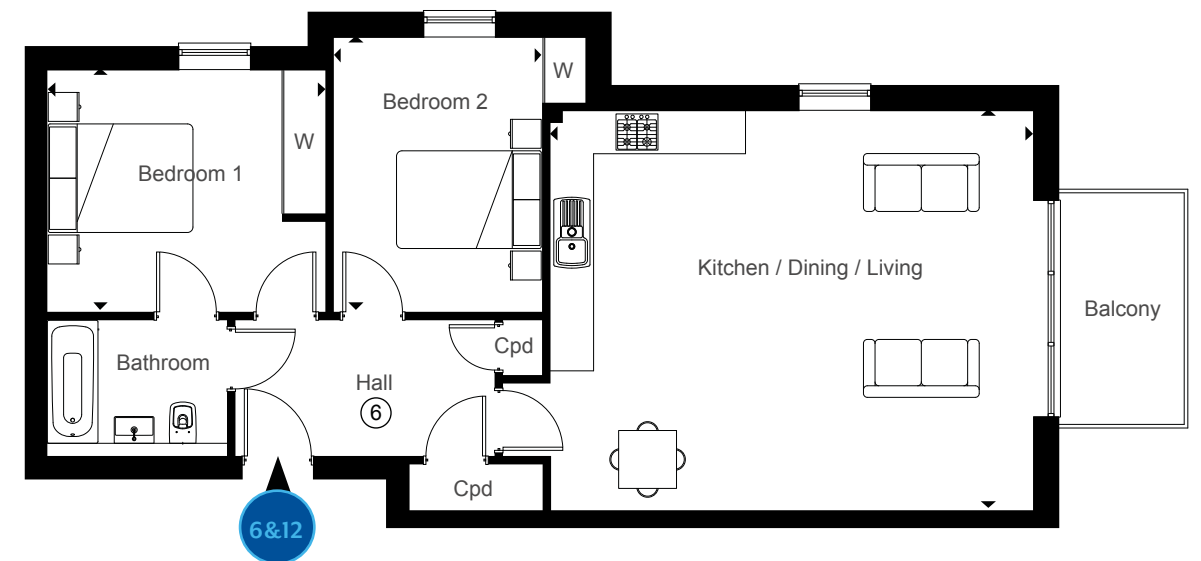




### First (5) & Second Floor (11)

#### APARTMENTS 5 & 11

Kitchen - Living - Dining	6.64 x 5.51m	21'-10" x 18'-1"
Bedroom 1	3.65 x 3.23m	12'-0" x 10'-7"
Bedroom 2	3.10 x 3.23m	10'-2" x 10'-7"

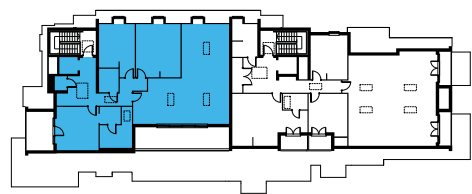
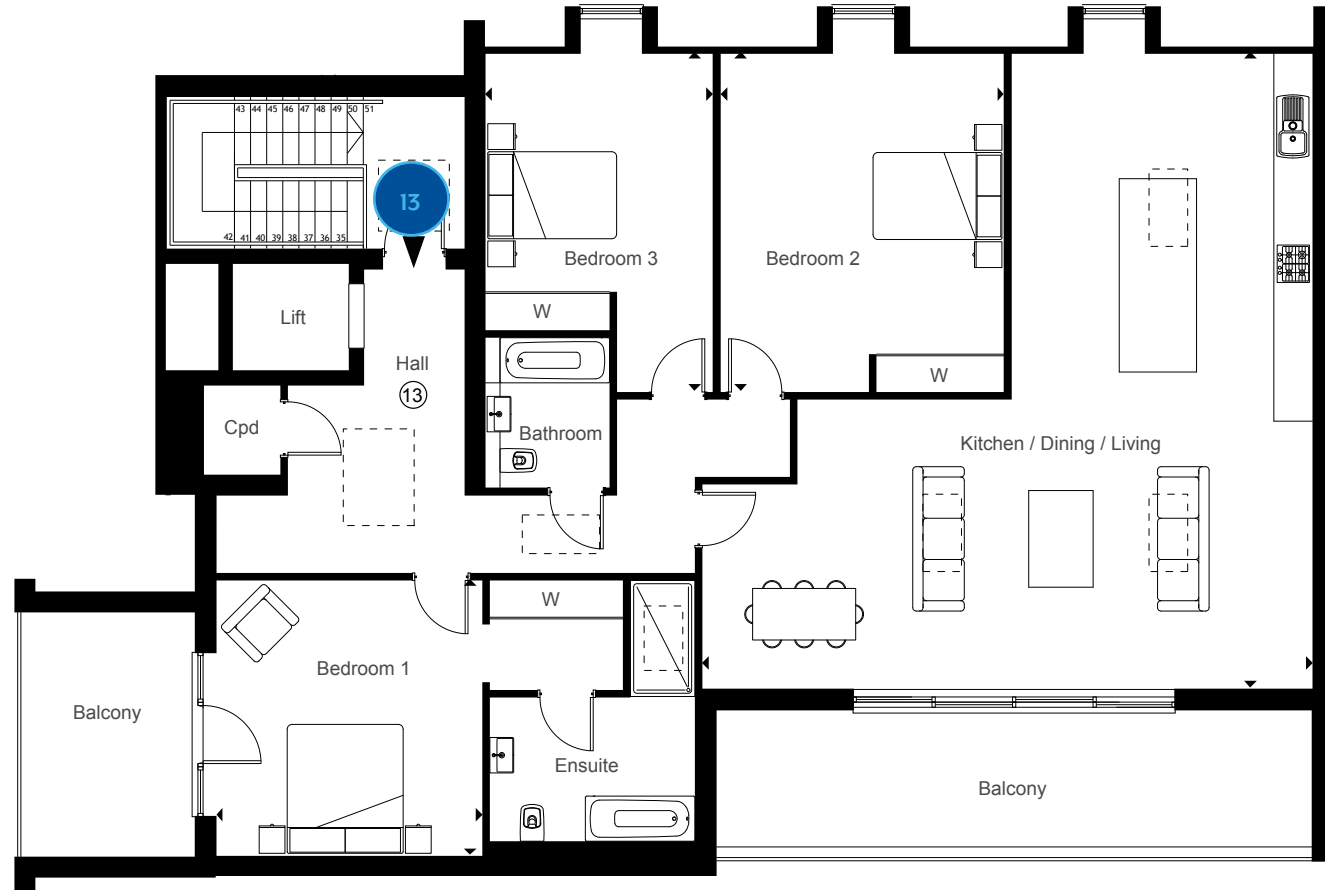


### First (6) & Second Floor (12)

#### APARTMENTS 6 & 12

Kitchen - Living - Dining	6.67 x 5.51m	21'-11" x 18'-1"
Bedroom 1	3.83 x 3.33m	12'-7" x 10'-11"
Bedroom 2	2.89 x 3.79m	9'-5" x 12'-5"

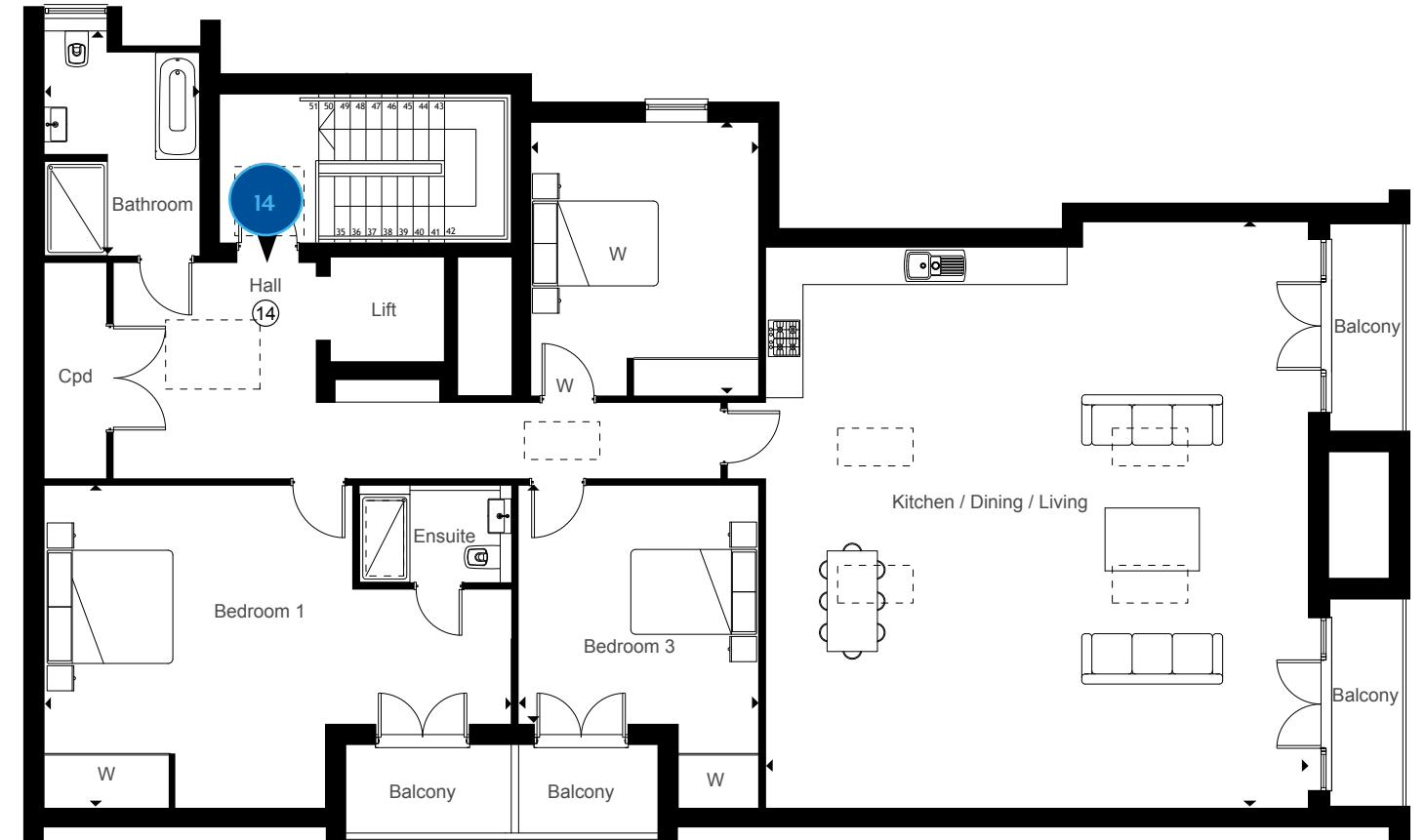




### Third Floor

#### APARTMENT 13

Kitchen - Living - Dining	9.47 x 9.85m	31'-1" x 32'-4"
Bedroom 1	4.13 x 4.27m	13'-6" x 14'-0"
Bedroom 2	4.34 x 5.25m	14'-5" x 17'-3"
Bedroom 3	3.53 x 5.25m	11'-7" x 17'-3"



### Third Floor

#### APARTMENT 14

Kitchen - Living - Dining	8.62 x 9.31m	14'-8" x 23'-6"
Bedroom 1	7.42 x 5.12m	24'-4" x 16'-10"
Bedroom 2	3.61 x 4.34m	11'-10" x 14'-3"
Bedroom 3	3.81 x 3.79m	12'-6" x 12'-5"



# SPECIFICATION



## CONTEMPORARY KITCHEN

- Contemporary handleless Kitchen design with a subtle blend of grey and soft coloured units with aluminium channels, soft close doors, LED under lighting and composite 'Carrara marble' quartz stone work surfaces and up stand.
- Modern stainless steel sink under mounted sink.
- Contemporary Abode Pronteau 3 in 1 instant 98 deg steaming water tap.
- 'A' rated energy efficient Neff Integrated appliances to include: -
  - Integrated Tall 70/30 Fridge/Freezer.
  - Built in 'Slide and hide' CircoTherm system Oven with EasyClean technology.
  - Matching Built in Microwave oven with LED Display.
  - Black Glass 4 zone Induction hob with touch control.
  - Zanussi Programmable fully-integrated Dishwasher.
  - Elica Integrated canopy extractor.

For the Penthouses: -

- Neff built in oven with full steam technology and wireless connectivity.
- Combination built in oven with microwave technology and wireless connectivity.
- 80cm 4 zone Induction Hob with integrated ventilation system.

## STYLISH DESIGNER BATHROOMS

- Vado concealed thermostatic shower valve with square shower head.
- Wafer minimalist shower trays with clear glass doors and chrome hinges.
- Salica Rimless WC's with soft close seats and dual flush concealed cisterns.
- Contempo vanity units and wall mounted basins with stylish Vado Edit Italian contemporary taps.
- Large mirror over with Shaver point.
- Feature Italian ceramic/porcelain tiling.
- Silea black ladder style heated towel rails.
- White inset ceiling LED spot lights.

## LUXURY FLOORING AND TILING

- Laminated wood flooring planks to the Entrance Hall, Kitchen/Living Room and some bathrooms. Other Bathrooms/Shower Rooms in Porcelain/ceramic floor tiling.
- 'Stainfree Ultra' Carpet fitted to all bedrooms.

## ATTENTION TO DETAIL

- Direct access to the Balcony / Terrace Patio from the Living Room.
- Contemporary shadow gap detail around internal doors and above the floor.
- White internal flush horizontally panelled doors with Rosso Technica Como designer ironmongery in satin bronze finish.
- Wardrobes - fitted to all Bedrooms with full height sliding frosted or mirrored glass doors with hanging rail and shelving or bespoke fitted cupboards with sloping ceilings.
- White painted Ceilings in white and walls in a soft grey matt emulsion.
- Joinery: white painted door frames with Eggshell soft sheen.
- Secure keyed direct lift access into each penthouse entrance hall.

## POWER AND TECHNOLOGY

- Heritage Brass Verona matt bronze screw less flat plates throughout. Dimmable switches to Living Room, Kitchen area and Bedroom 1.
- White low energy LED Spot lights.
- Matching Verona matt bronze screw less power sockets, shaver points, TV points, and satellite outlets throughout.
- Satellite cable distribution to Living Room, and all bedrooms.
- Cat 5/6 cabling to allow for HDMI /data distribution by all TV points.

## HEATING PLUMBING AND INSULATION:

- Fully automated and programmable heating and hot water system with 90% efficient gas fired combination boiler.
- Underfloor heating throughout with individual thermostatic room controls.
- Black Ladder style towel rails to all Bathrooms and Shower rooms.
- High levels of insulation throughout achieving the latest building regulation standards.

## SECURITY AND PEACE OF MIND

- Mains fed smoke/heat detectors.
- Video entry system allowing access to Main entrance Door.
- 10 year Build Zone New Homes Warranty.

## COMMUNAL AREAS

- 2 x Entrance Hall 8 person Passenger lifts with access from the car park to all floors.
- Feature Staircase with Glass Balustrading.

## OUTSIDE

- Low maintenance Composite decking to Balconies and terraces.
- The property features landscaped gardens both front and rear with Indian sandstone paved path.
- Electric Vehicle charging points.
- Secure ground floor garaging for each apartment.
- Access drive finished in black tar macadam.







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CAUTION HOUSE

Seabrook Road, Hythe,  
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