

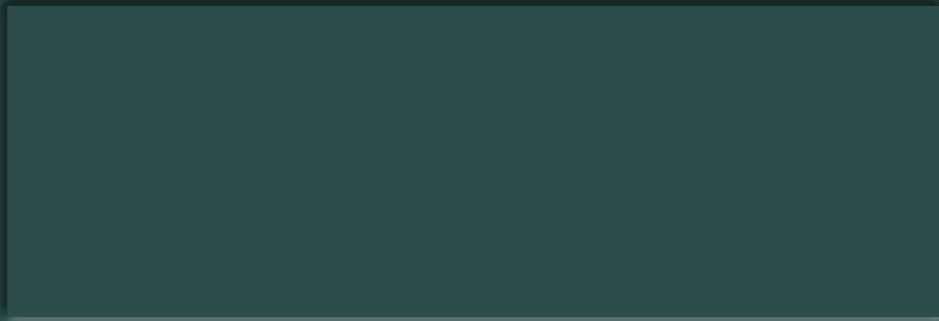
LYDDEN HILLS

DOVER • KENT

TOP

OF THE WORLD

WAKE UP TO GREEN FIELDS, ROLLING HILLS AND EXHILARATING COUNTRY AIR. AT LYDDEN HILLS FEEL ON TOP OF THE WORLD EVERY DAY AND EXPERIENCE THE BEST OF CONTEMPORARY LIVING.



Modern design and unspoiled surroundings are a rare combination. Lydden Hills, set in the North Downs offers the opportunity to enjoy living in the heart of the stunning rolling countryside of South-East Kent in a home that offers exciting modern style.

Just a few miles north of Dover in the North Downs Area of Outstanding Natural Beauty, this exclusive development provides just thirty one, three and four bedroom houses. Striking countryside, a traditional community and homes built for today.

VIEW FROM PLOT 5 AT LYDDEN HILLS



SPECTACULAR VIEWS.
BEAUTIFUL COUNTRYSIDE.
CALM SURROUNDINGS
AND GREAT CONNECTIONS.



“A HOME IS MADE OF HOPES AND DREAMS”



TOP END

PENTLAND HOMES

Pentland Homes has a deserved reputation for constructing contemporary, high-quality homes in some of Kent's most desirable locations. With roots stretching back to the 1960s, the company has seen exceptional growth in the last few years as more and more of the county's residents discover the Pentland difference.



Pentland Homes is a private limited company and, unlike some of the national PLC housebuilders, we answer to our customers, not to shareholders. We are proud to be a Kent based business, passionate about building quality homes for the county and exceeding the standards of the Consumer Code for home builders.

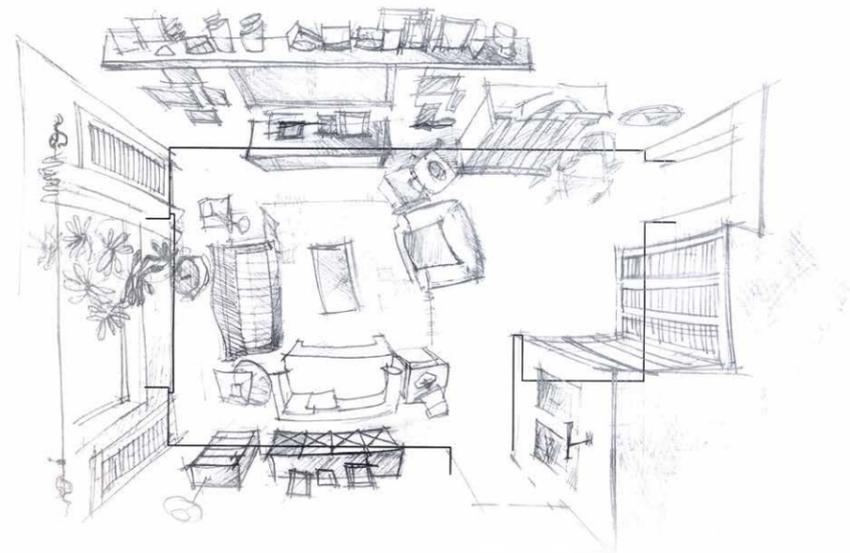
Accredited with a 'Gold Award' and 'Outstanding Achievement' award for Customer Satisfaction, we are committed to the happiness of our customers, providing support at every step. It means that we can ensure choosing and buying your new Pentland home is a pleasurable experience, and that your new home will give you everything you need to enjoy the very best of luxurious, contemporary living.

TOP CLASS

ARCHITECTURE

Architecture does more than shape the homes we live in. It allows us to reflect our taste and our own personal style. Of course, your home must first offer practical solutions for living. At Lydden Hills, these considerations are combined into a distinctive modern design statement.

The bold lines of Lydden Hills are the work of Proctor & Matthews, London, an architectural practice which has established a reputation for distinctive contemporary homes in London and across Southern England. Their design brief was to create a fresh, modern style informed by the agricultural structures of the Kent countryside. This exciting project also involved PHL Carlton Design Partnership, who did a meticulous job of finalising the working drawings. The result is a striking new aesthetic based around a palette of cool muted greys, where detail and proportion combine to deliver a sense of place.





LYDDEN HILLS

DOVER • KENT



1 DOVER CASTLE



2 MARLOWE THEATRE AND CONCERT HALL, CANTERBURY

TOP UP

ON LOCAL CULTURE

Countryside living is perfect for families and for anyone who enjoys the natural world. The woods and fields around Lydden Hills provide so many opportunities to explore, walk, run and cycle. But the local area offers much more, with a wealth of historic and cultural sites to discover and enjoy within easy reach of Lydden Hills.



To the south of Lydden lies Dover, with its brooding castle, iconic White Cliffs, and a wealth of entertainment including two cinemas, a theatre and the St James' retail and leisure complex. Less than 20 minutes to the north lies Canterbury with its Cathedral, the Marlowe Theatre and Concert Hall and a wealth of galleries. Canterbury hosts an annual festival with a wide range of musical events from opera and symphony concerts to world music, jazz and folk – there is always more to discover.

TOP NOTCH

EXPERIENCES

Discovering a new place to enjoy fantastic food is always a pleasure. Living at Lydden Hills you will always find somewhere new to discover, from top end restaurants to gastropubs and specialist eateries.

Enjoy traditional dining at The Lydden Bell – just a short walk from Lydden Hills, or sample the local ale at the Carpenters Arms in nearby Coldred. You will find a hearty breakfast at the Colonel's Café on the Heritage Railway at Shepherdswell. Stop for lunch at the National Trust Visitor Centre Café or The Vineyard in the Valley Café.



LYDDEN HILLS
DOVER • KENT

FOR TOP

CONNECTIONS

The village of Lydden is an idyllic country location and living at Lydden Hills offers superb road and rail connections. The A2 provides swift road links to Dover, Canterbury and on to the M2, while Shepherdswell Railway station is just a short drive away.

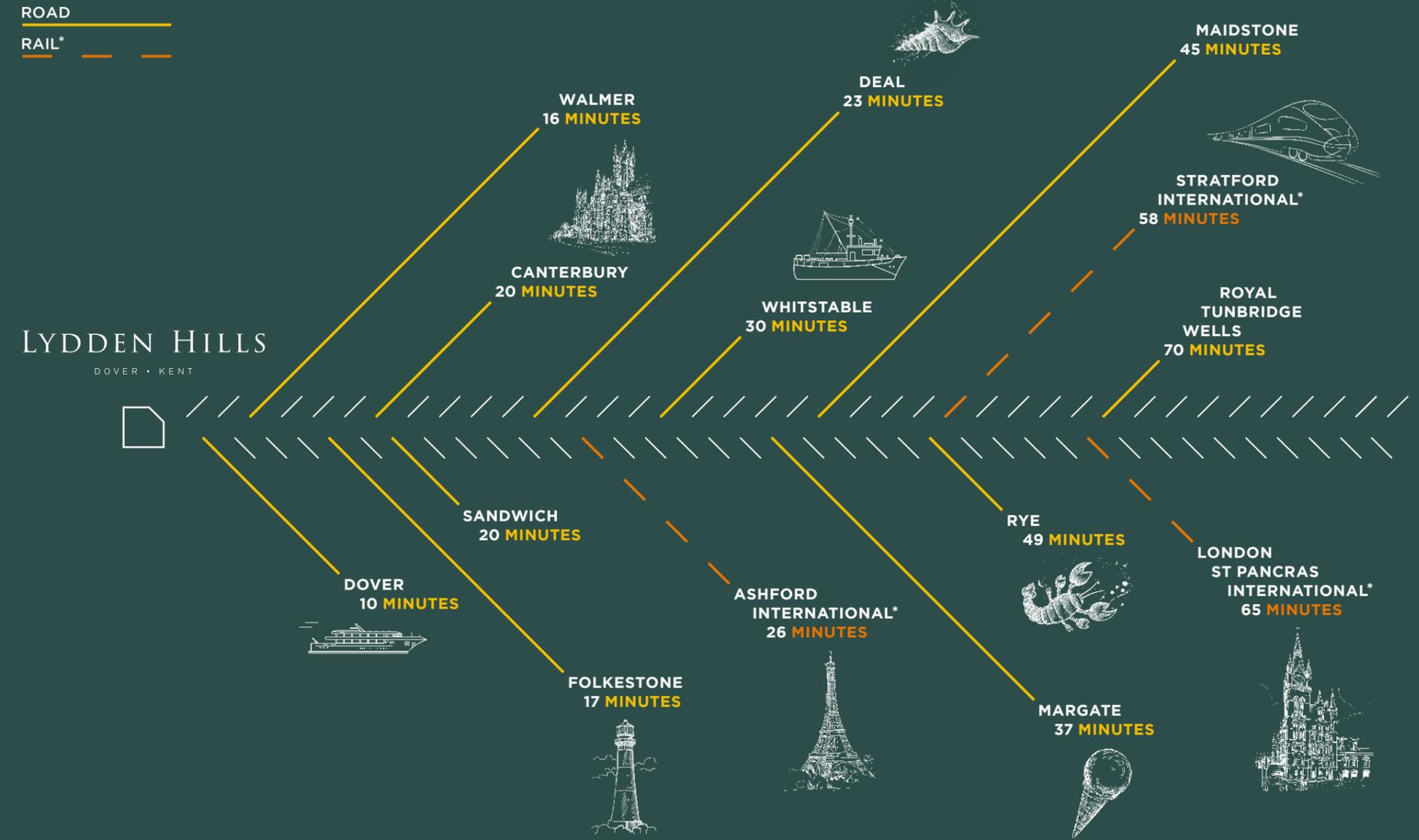
London St Pancras International can be reached in 65 minutes*. Heading further afield to Europe couldn't be easier, with Dover and its ferries just 10 minutes away* and Ashford International and the EuroTunnel trains – just a little further.



- 1 HIGH SPEED RAIL SERVICES
- 2 EASY ACCESS TO LONDON



- ROAD
- RAIL*



*All rail journey times are from Dover Priory.
All journey times (rail/road) are approximate.
Sources: Nationalrail and Google Maps.

TOP SECRETS

TO BE SHARED

Within minutes of Lydden Hills, the village of Lydden provides essentials, including a doctors' surgery, pub and village hall. Further afield discover a wealth of destinations, from pubs and restaurants to shopping, the arts and family entertainment.



HOTELS, RESTAURANTS, CAFÉS & PUBS

- 1 ABode Canterbury
- 2 Best Western Plus Dover Marina Hotel & Spa
- 3 The Cliffe Lounge Bar & Kitchen, Folkestone
- 4 The Dog at Wingham
- 5 Il Posticino, Canterbury
- 6 The Jackdaw, Denton
- 7 The Lydden Bell

- 1 CANTERBURY CATHEDRAL
- 2 THE LYDDEN BELL
- 3 HOWLETTS WILD ANIMAL PARK

- 8 The Marquis of Granby, Alkham
- 9 Alkham Court, Farmhouse B&B, South Alkham
- 10 National Trust Visitor Centre Café, Guston, Dover
- 11 Rocksalt, Folkestone
- 12 Tadpole Tearoom, Canterbury
- 13 Victuals & Co, Deal
- 14 The Vineyard in the Valley Café, Barham
- 15 The Zetland Arms, Deal
- 16 The Archer Pub, Whitfield
- 17 Boost Kitchen, Whitfield
- 18 The Carpenters Arms, Coldred

SPORTS & WELL-BEING

- 19 Broome Park Golf Club
- 20 Cornilo Riding, Sutton
- 21 Dover District Leisure Centre
- 22 Lydden Hill Race Circuit
- 23 Lydden Surgery
- 24 Milan Barber, Dover
- 25 Minnismoor Riding Stables, Dover
- 26 Silk Hairdressers, Whitfield
- 27 Stylers Hair Salon, Dover
- 28 Walmer & Kingsdown Golf Club, Deal
- 29 Cave Hotel & Golf, Faversham
- 30 Canterbury Golf Club
- 31 Etchinghill Golf Club

LOCAL POINTS OF INTEREST

- 32 Lydden Village Hall
- 33 Lydden Temple Ewell Nature Reserve

SHOPPING

- 34 Ashford Designer Outlet
- 35 Bouverie Place Shopping Centre, Folkestone
- 36 Fenwick, Canterbury
- 37 Neptune, Canterbury
- 38 St James Retail & Leisure Park, Dover
- 39 Tesco Extra, Whitfield
- 40 Westwood Cross Shopping Centre, Broadstairs
- 41 Whitefriars Shopping Centre, Canterbury

FAMILY ENTERTAINMENT

- 42 Curzon Cinema Canterbury
- 43 Dover Transport Museum
- 44 Little Farthingloe Farm - Restaurant and Café, Dover
- 45 Wingham Wildlife Park
- 46 Howletts Wild Animal Park, Littlebourne
- 47 Port Lympne Safari Park, Hythe

ARTS & CULTURE

- 48 Canterbury Cathedral
- 49 Dover Castle
- 50 Folkestone Harbour and Creative Quarter
- 51 The Marlowe Theatre, Canterbury

COUNTRY WALKS

- 52 Reinden Wood, Densole
- 53 Walmer Castle and Gardens





TOP MARKS

FOR CHOICE

A home at Lydden Hills provides everything for family living, including educational facilities for every age, aptitude and interest. From friendly nearby nurseries and pre-schools to prestigious colleges and world-class universities at Canterbury, the education your children need is within easy reach.

\ NURSERIES AND PRE-SCHOOLS

- Tots 2 Teens Nursery
🚶 (8 mins \ 0.4 miles)
- Shepherdswell Preschool
🚗 (5 mins \ 2.6 miles)
- Sunny Corner Pre-School, Dover
🚗 (8 mins \ 3.1 miles)
- Freshfields Pre-School, Whitfield
🚗 (8 mins \ 3.2 miles)
- Little Oaks Nursery, Selsted
🚗 (7 mins \ 3.2 miles)
- Shatterlocks Infant & Nursery School, Dover
🚗 (12 mins \ 3.4 miles)
- Northbourne Park Nursery & Pre-Prep School, Deal
🚗 (16 mins \ 8.3 miles)

\ PRIMARY SCHOOLS

- Lydden Primary School
🚶 (8 mins \ 0.4 miles)
- Temple Ewell C of E Primary School
🚗 (4 mins \ 1.7 miles)
- Sibertswold C of E Primary School, Shepherdswell
🚗 (6 mins \ 2.3 miles)
- River Primary School
🚗 (7 mins \ 2.5 miles)
- Guston C of E Primary School
🚗 (14 mins \ 4.7 miles)
- Langdon Primary School, East Langdon
🚗 (17 mins \ 6.1 miles)
- St Joseph's Catholic Primary School, Aylesham
🚗 (11 mins \ 6.6 miles)
- St Margaret's-at-Cliffe Primary School
🚗 (15 mins \ 7.3 miles)
- Eastry C of E Primary School, Sandwich
🚗 (18 mins \ 8.5 miles)
- Kingsdown & Ringwold C of E Primary School, Deal
🚗 (18 mins \ 9.3 miles)
- St Mary's Catholic Primary School, Deal
🚗 (20 mins \ 9.3 miles)
- Sholden C of E Primary School, Deal
🚗 (22 mins \ 9.4 miles)



\ SECONDARY SCHOOLS

- Dover Christ Church Academy
🚗 (11 mins \ 3.6 miles)
- Dover Grammar School for Girls
🚗 (12 mins \ 3.7 miles)
- St Edmund's Catholic School, Dover
🚗 (12 mins \ 3.7 miles)
- Dover College (Nursery through to Sixth Form)
🚗 (14 mins \ 4.7 miles)
- Dover Grammar School for Boys
🚗 (16 mins \ 4.8 miles)
- The Duke of York's Royal Military School, Dover
🚗 (12 mins \ 5.4 miles)
- Northbourne Park School, Deal
🚗 (16 mins \ 8.3 miles)
- St Anselm's Catholic School
🚗 (14 mins \ 10.4 miles)
- Simon Langton Girls' Grammar School
🚗 (16 mins \ 10.6 miles)
- The Langton Grammar School for Boys
🚗 (18 mins \ 11.5 miles)



\ COLLEGES & UNIVERSITIES

- Canterbury College
🚗 (18 mins \ 11.4 miles)
- University for the Creative Arts, Canterbury Campus
🚗 (18 mins \ 11.5 miles)
- Canterbury Christ Church University
🚗 (18 mins \ 11.7 miles)
- University of Kent, Canterbury Campus
🚗 (24 mins \ 14 miles)

All road times and distances are approximate. Departure time 8am. Source: Google.co.uk.

“CREATIVITY IS INTELLIGENCE
HAVING FUN”

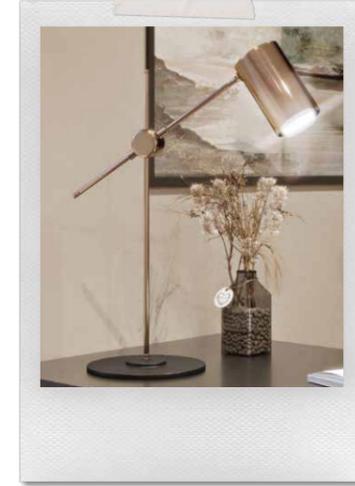
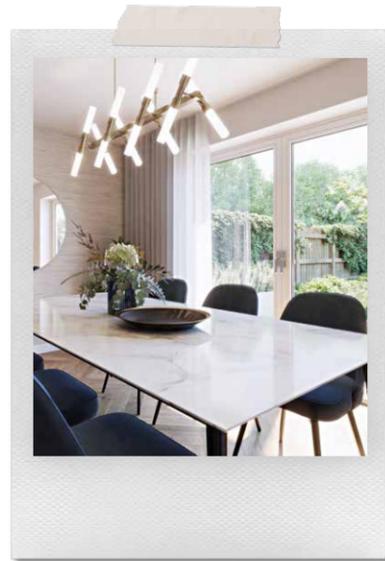
ALBERT EINSTEIN

TIP TOP

CREATIVITY

A Lydden Hills home offers more than simply a distinctive and elegant exterior. Fresh, original creative thinking continues inside.

There are clever touches, superior finishes, craftsmanship and skilled use of space. Together, this wealth of good ideas provides a canvas just waiting for you to express your own creativity and style.



TOP CREDENTIALS

FOR US TO SHARE WITH YOU

We are committed to creating neighbourhoods that are real communities and developments that are sustainable. We ensure that they are eco-friendly, with features like dual flush, water efficient appliances and recycling bins, together with high standards of energy efficiency and insulation.

We ensure that our developments support and enhance biodiversity and local wildlife. We also ensure quality, with a 10 year NHBC guarantee, and our own 2 year warranty. A Pentland home is a home that lasts – a home that future generations can grow in. Once you've experienced the Pentland difference, you won't want to live anywhere else.



LYDDEN HILLS
DOVER • KENT



“IN EVERY CONCEIVABLE MANNER,
THE FAMILY IS A LINK TO OUR PAST,
BRIDGE TO OUR FUTURE.”

ALEX HALEY

TOP ADDRESS

MAKE IT YOURS

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LYDDEN HILLS
DOVER • KENT



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www.consumercode.co.uk

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W pentlandhomes.co.uk

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THE COBALT



MAKE LYDDEN HILLS TOP OF YOUR LIST



AN EXCLUSIVE DEVELOPMENT BY

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