



RADSTONE GATE

Quinn
Homes

The Natural Beauty of the Kent Countryside

Radstone Gate is a brand-new development located on the outskirts of the highly desirable village of Stelling Minnis.

Located in the Kent Downs Area of Outstanding Natural Beauty, Radstone Gate is exceptionally well connected with Canterbury, Folkestone, Dover and Ashford all within a short drive.

With a selection of three, 3-bed terraced homes and six, 1 & 2 bed apartments, Quinn Homes at Radstone Gate provides the perfect opportunity to make the countryside your home.



"My experience of Quinn Homes has been first class, I had superb service from start to finish from everybody involved. Everyone is impressed by the quality of finish... I love my new home!"

Ms Kerrison

The Beer Cart Building, Canterbury





Indicative Image of Radstone Gate by Quinn Homes



Stelling Minnis

A Kent Downs Gem

Stelling Minnis is one of the most desirable villages in Kent. Centred around the 'Minnis', one of the last remaining manorial commons in Kent and at 124 acres the feeling of space is unrivalled.



The Kent Countryside



Boasting the Rose & Crown gastro pub that looks over the 'Minnis', a local shop and one of the oldest primary schools in Kent, the 'Outstanding' co-educational Stelling Minnis CEP School, the village is extremely well served.

Stelling Minnis is situated in the North Downs Area of Outstanding Natural Beauty, that extends north from the escarpment near Farthing Common to the gently folding hills lying to the south of Canterbury.

The 'Minnis' is well managed by the local community with an aim to enhance nature a major focal point. With fetes, flower shows and cricket, Stelling Minnis provides the archetypal British summer.

Stelling Minnis is home to a Grade I listed wooden smock mill, built in 1866, and operated until 1970. Restored by the local community, it is now a beacon of how the residents of Stelling Minnis take immense pride in their history.



Davison's Mill, Stelling Minnis

The Space and Beauty of Rural Kent

Well connected to some of Kent's major towns, Stelling Minnis has a degree of rural isolation and a timeless charm of a bygone era that make it a perfect place to put down roots and to either raise a family or to retire to.

Outdoor space for walking, horse riding and cycling is exceptional. The Lyminge Forest provides a woodland getaway.

Close to Home The historic city of Canterbury is a short drive away and has a wide range of schools, a comprehensive shopping centre, theatres, cinemas and is also the home to the University of Kent and Canterbury Christ Church University.



The Kent Countryside in Winter



A Kentish Vineyard



Kent Downs View over to Ashford

Countryside, Coast and City



Folkestone Harbour



Mermaid Beach, Folkestone



Canterbury Cathedral

Stone Street, one of Kent's most famous Roman Roads, links the city of Canterbury with the coast at Folkestone, with Stelling Minnis perfectly located between them.

The historic city of Canterbury is a short drive away and has a wide range of schools, a comprehensive shopping centre, theatres, cinemas and is also the home to the University of Kent and Canterbury Christ Church University.

Folkestone, with HS1 links to London, is one of the most innovative coastal towns in the UK. Its cultural scene has blossomed in recent years with major arts festivals and a cultural quarter that leads down to the Harbour Arm which is the go-to foodie destination in the area. A bus service links Stelling Minnis to both Canterbury, Folkestone and Hythe and a highspeed train service to London St Pancras is available from both Canterbury West Station and from Ashford International Station.



Royal Military Canal at Hythe



Quinn Homes

Quinn Homes are one of Kent's leading developers of outstanding new homes.

With 25 years experience, Quinn Homes have consistently delivered exemplary projects across the county.

As part of our ethos, we support the communities in which we develop, funding local projects and providing new facilities.





“I purchased my apartment some ten years ago. I was hugely impressed by the care and expertise that went into the design process. The finishings were superb, the standard of workmanship was of the highest order and the after sales service, outstanding. Quinn Homes have simultaneously created a wonderful family home and an exceptional investment.”

Mr Rawlings
Woodend, Hythe

Each new home is built to exacting standards and signed off by a director of Quinn Homes to ensure that the pride our experienced and professional team have is reflected in all we do.

Quinn Homes are committed to industry leading levels of aftercare backed by a 12 month snagging warranty demonstrating our commitment to you and your new home.



Kent **Design & Development**
Awards 2018

Winner
2018

 **WhatHouse?**
AWARDS 2018

Won Gold for Best Luxury
House 2018

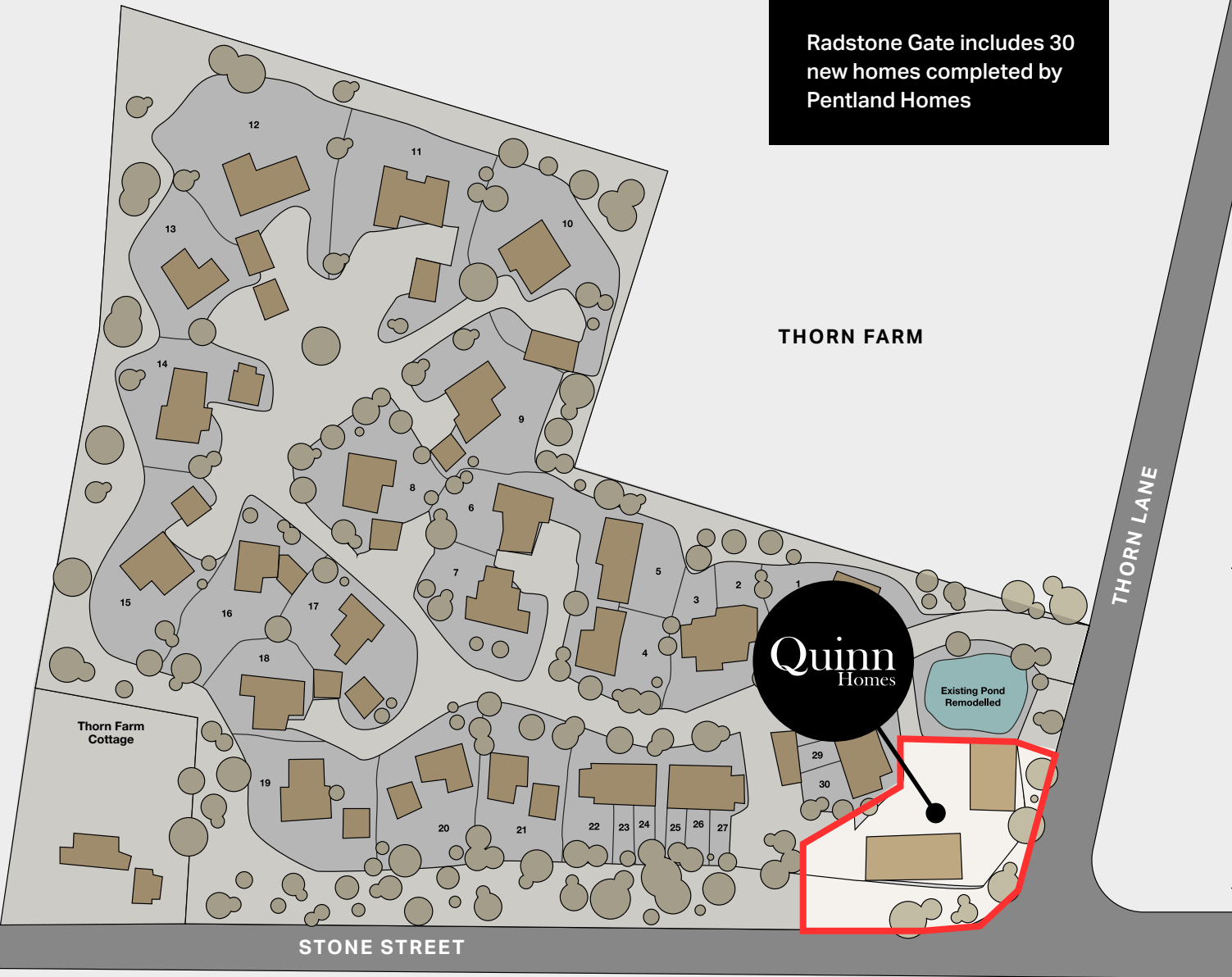
**Property
Awards
2020**

Shortlisted in Property
Week Awards 2020 for
Developer of the Year


Awards

Shortlisted in the RESI
awards 2020 for Small
Developer of the Year

Site Plan



THORN LANE

TERRACED
HOUSES 1-3

APARTMENTS
4-9

1 2 3 1-3 1-3

8

9

VISITOR 1

VISITOR 2

4

5

6

7

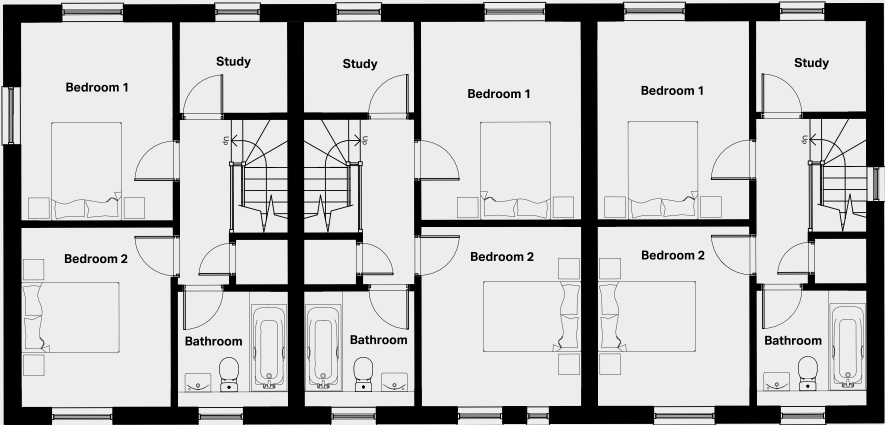
STONE STREET

- The 2-bed terraced houses each get a one parking space and the use of two unallocated spaces assigned to the three terraced houses.
- Each apartment benefits from a single parking space.
- There are two visitor spaces.
- There are nine electric vehicle charging point representing one point per dwelling.
- Each property also has a secure bike store

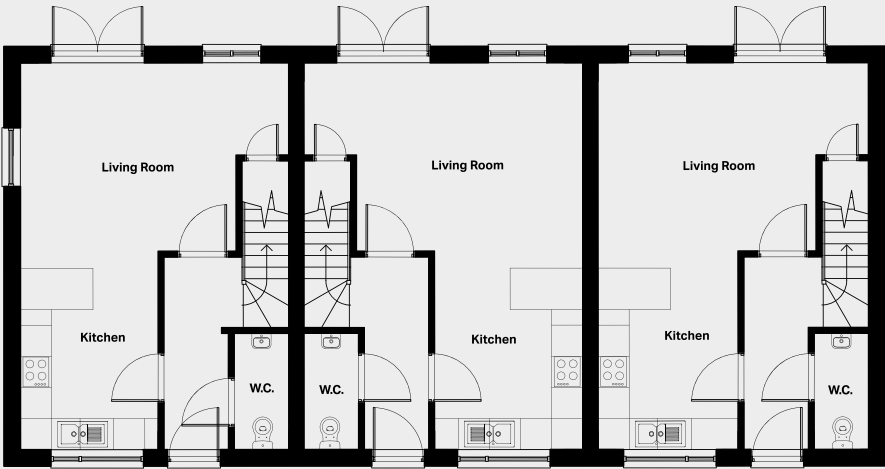
The Terrace

PLOTS: 1, 2, 3

2 Bedroom Homes with Study and Private Gardens



GROUND FLOOR



FIRST FLOOR



Indicative Image of The Terraced Houses at Radstone Gate

House 1

Kitchen	3.83m (12'-7") x 2.68m (8'-9")
Living Room	3.63m (11'-11") x 5.17m (17') includes cupboard
WC	1.05m (3'-5") x 2.24m (7'-4")
Bedroom 1	1 3.86m (12'-8") x 2.95m (9'-8")
Bedroom 2	2.91m (9'-7") x 3.49m (11'-5")

House 2

Kitchen	3.83m (12'-7") x 2.86m (9'-4")
Living Room	3.63m (11'-11") x 5.37m (17'-8")
WC	1.05m (3'-5") x 2.24m (7'-4")
Bedroom 1	3.86m (12'-8") x 3.11m (10'-2")
Bedroom 2	3.49m (11'-5") x 3.11m (10'-2")

House 3

Kitchen	3.83m (12'-7") x 2.7m (8'-10")
Living Room	3.63m (11'-11") x 5.22m (17'-1")
WC	1.05m (3'-5") x 2.24m (7'-4")
Bedroom 1	1 3.86m (12'-8") x 2.95m (9'-8")
Bedroom 2	2 3.49m (11'-5") x 2.95m (9'-8")

Study	1.78m (5'-10") x 2.11m (6'-11")
Bathroom	2.15m (7'-1") x 2.25m (7'-5")
Total Area	77.8sq.m / 837sq.ft
Parking Space	One parking space and the use of two unallocated spaces assigned to the three terraced houses.

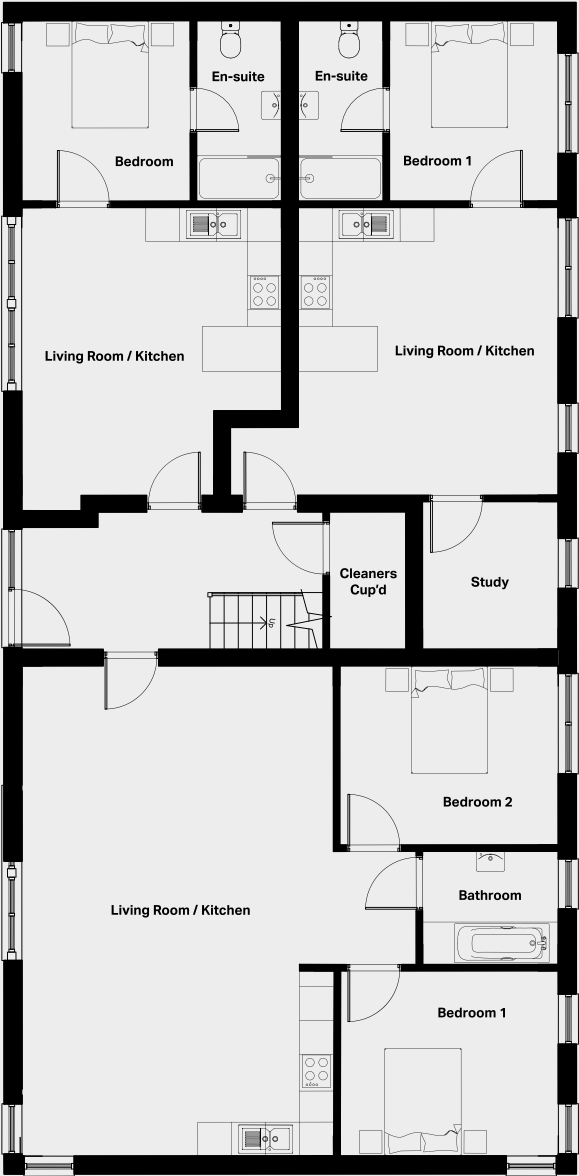
Study	1.76m (5'-10") x 2.15m (7'-1")
Bathroom	2.15m (7'-1") x 2.25m (7'-5")
Total Area	80.2sq.m / 863sq.ft
Parking Space	One parking space and the use of two unallocated spaces assigned to the three terraced houses.

Study	1.78m (5'-10") x 2.15 (7'-1")
Total Area	77.8sq.m / 837sq.ft
Parking Space	One parking space and the use of two unallocated spaces assigned to the three terraced houses.

The Apartments

PLOTS: 4, 5, 6

1 & 2 Bedroom Homes



GROUND FLOOR



Indicative Image of The Terraced Houses at Radstone Gate

Apartment 4

Kitchen / Living	5.09m (16'-8") x 4.59m (15'-1")
Bedroom	3.19m (10'x 6") x 2.98m (9'-9")
Ensuite	1.5m (4'-11") x 3.19m (10'-6")

Total Area	46.6sq.m / 502sq.ft
Parking Space	1 Space

Apartment 5

Kitchen / Living	5.09m (16'-8") x 4.59m (15'-1")
Bedroom	3.19m (10'x 6") x 2.98m (9'-9")
Ensuite	1.5m (4'-11") x 3.19m (10'-6")

Total Area	46.6sq.m / 502sq.ft
Parking Space	1 Space

Apartment 6

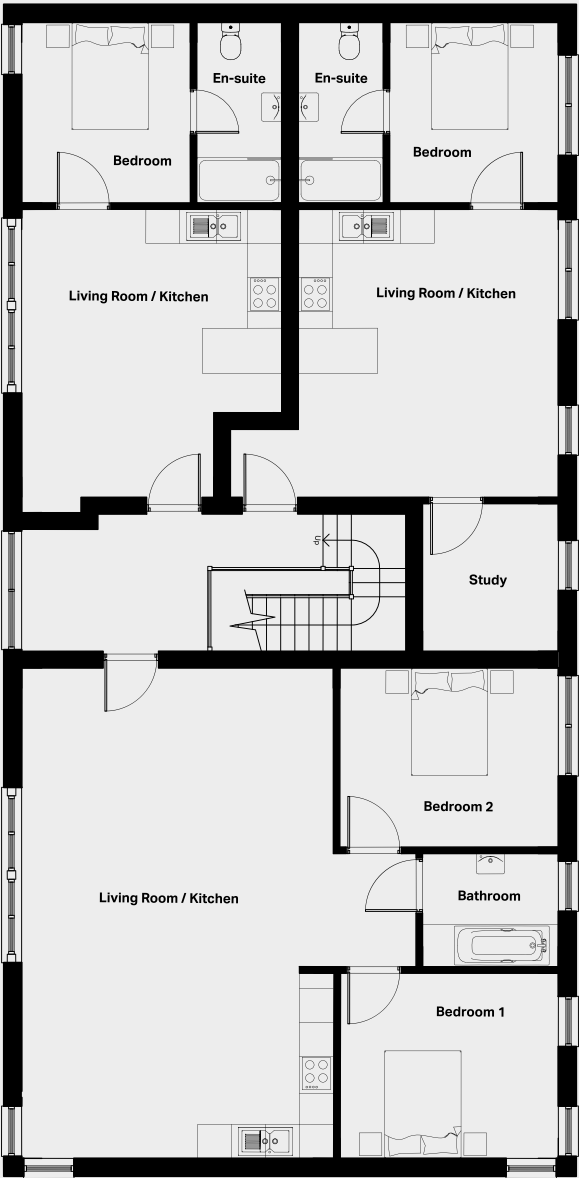
Kitchen / Living	5.54m (18'-2") x 8.67m (28'-5") Max
Bedroom 1	3.27m (10'-9") x 3.86m (12'-8")
Bedroom 2	3.17m (10'-5") x 3.86m (12'-8")
Bathroom	2.4m (7'-10") x 2m (6'-7")

Total Area	81.8sq.m / 880sq.ft
Parking Space	1 Space

The Apartments

PLOTS: 7, 8, 9

1 & 2 Bedroom Homes



FIRST FLOOR



Indicative Image of The Terraced Houses at Radstone Gate

Apartment 7

Kitchen / Living	5.36m (17'-7") x 4.6m (15'-1") Max
Bedroom	3.19m (10'x 6") x 2.98m (9'-9")
Ensuite	(4'-11") x 3.19m (10'-6")

Total Area	37.1sq.m / 399sq.ft
Parking Space	1 Space

Apartment 8

Kitchen / Living	5.09m (16'-8") x 4.59m (15'-1")
Bedroom	3.19m (10'x 6") x 2.98m (9'-9")
Ensuite	1.5m (4'-11") x 3.19m (10'-6")
Study	2.4m (7'-10") x 2.61m (8'-7")

Total Area	46.6sq.m / 502sq.ft
Parking Space	1 Space

Apartment 9

Kitchen / Living	5.54m (18'-2") x 8.67m (28'-5") Max
Bedroom 1	3.27m (10'-9") x 3.86m (12'-8")
Bedroom 2	3.17m (10'-5") x 3.86m (12'-8")
Bathroom	2.4m (7'-10") x 2m (6'-7")

Total Area	81.8sq.m / 880sq.ft
Parking Space	1 Space

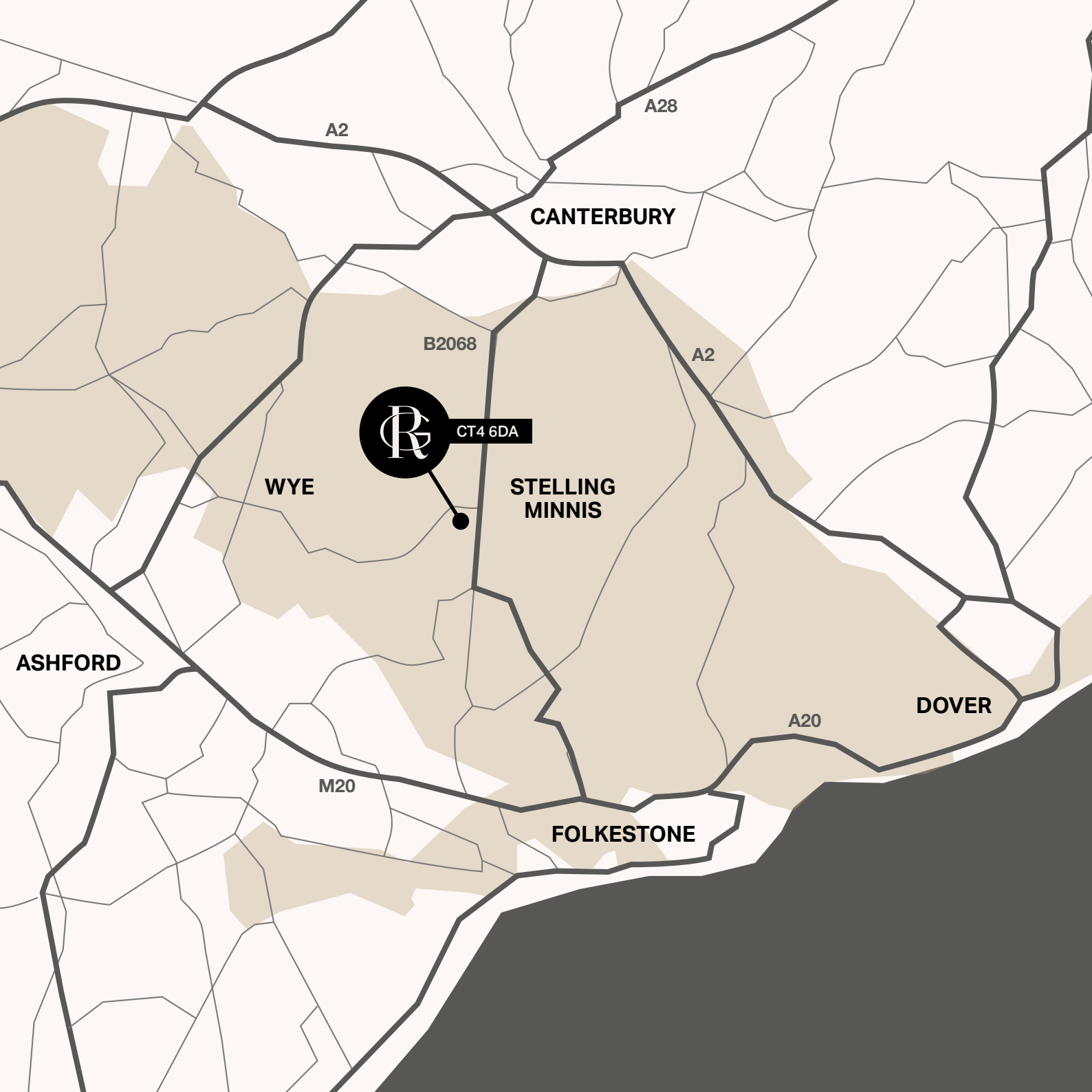
Specification



- A contemporary style, English-made kitchen with a one and a half bowl sink, all appliances by Bosch to include integrated fridge freezer, dishwasher, electric oven, ceramic hob, stainless steel chimney extractor with tiled splashback, stone worktop and porcelain floor tiles
- High-performance double-glazed windows
- Contemporary style bathrooms with white Roca sanitaryware, vanity units, clear glass shower enclosure, designer taps, towel rails and large wall mirrors illuminated by down lighting and contemporary wall and floor tiling
- High quality porcelain tiles fitted in the kitchen and hallway areas
- White painted doors with chrome levers and chrome hinges



- Recessed down lighters and pendants as appropriate
- Chrome light switches, sockets and telephone points in appropriate positions
- Television points in appropriate rooms and pre-wired for terrestrial/satellite TV
- Wall finished in a contemporary matte white paint with skirting, architraves and windows boards finished in a toning eggshell paint
- Mains wired smoke and heat detectors
- Fitted carpets to lounge areas, stairs, landings and bedrooms
- Home warranty insurance



A2

A28

CANTERBURY

B2068

A2



CT4 6DA

WYE

STELLING
MINNIS

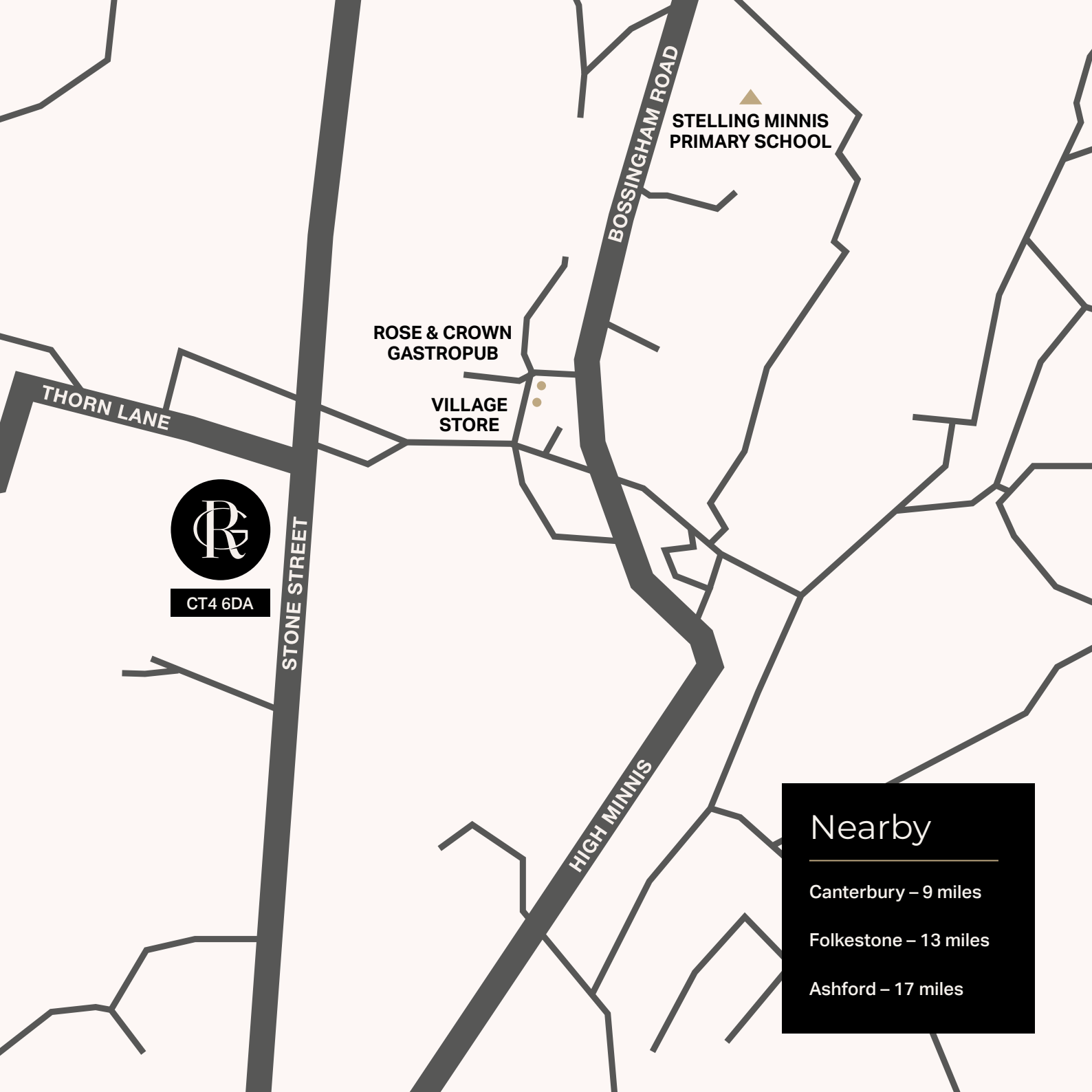
ASHFORD

A20

DOVER

M20

FOLKESTONE



STELLING MINNIS
PRIMARY SCHOOL

ROSE & CROWN
GASTROPUB

VILLAGE
STORE

THORN LANE

BOSSINGHAM ROAD

STONE STREET



CT4 6DA

HIGH MINNIS

Nearby

Canterbury – 9 miles

Folkestone – 13 miles

Ashford – 17 miles



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Quinn
Homes

www.quinn-homes.com

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