



BROOKLAND  
GROVE

Quinn  
Homes



# The Natural Beauty of the Kent Countryside


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**Brookland Grove is exceptionally well connected with Ashford, Rye, New Romney and Hythe all within an easy drive.**

With just nine detached four-bedroom homes, Brookland Grove provides the perfect opportunity to live where Kent's rolling fields meet its golden beaches giving you truly the best of countryside and coast.







*“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*







# Brookland: South Kent's Treasure

Between the Walland and Romney Marshes lies Brookland, famed for its history of smugglers, the village is well served with a primary school, pub and village hall.

A visit to St Augustine's Church showcases the unique wooden spire that is separate from the church itself.

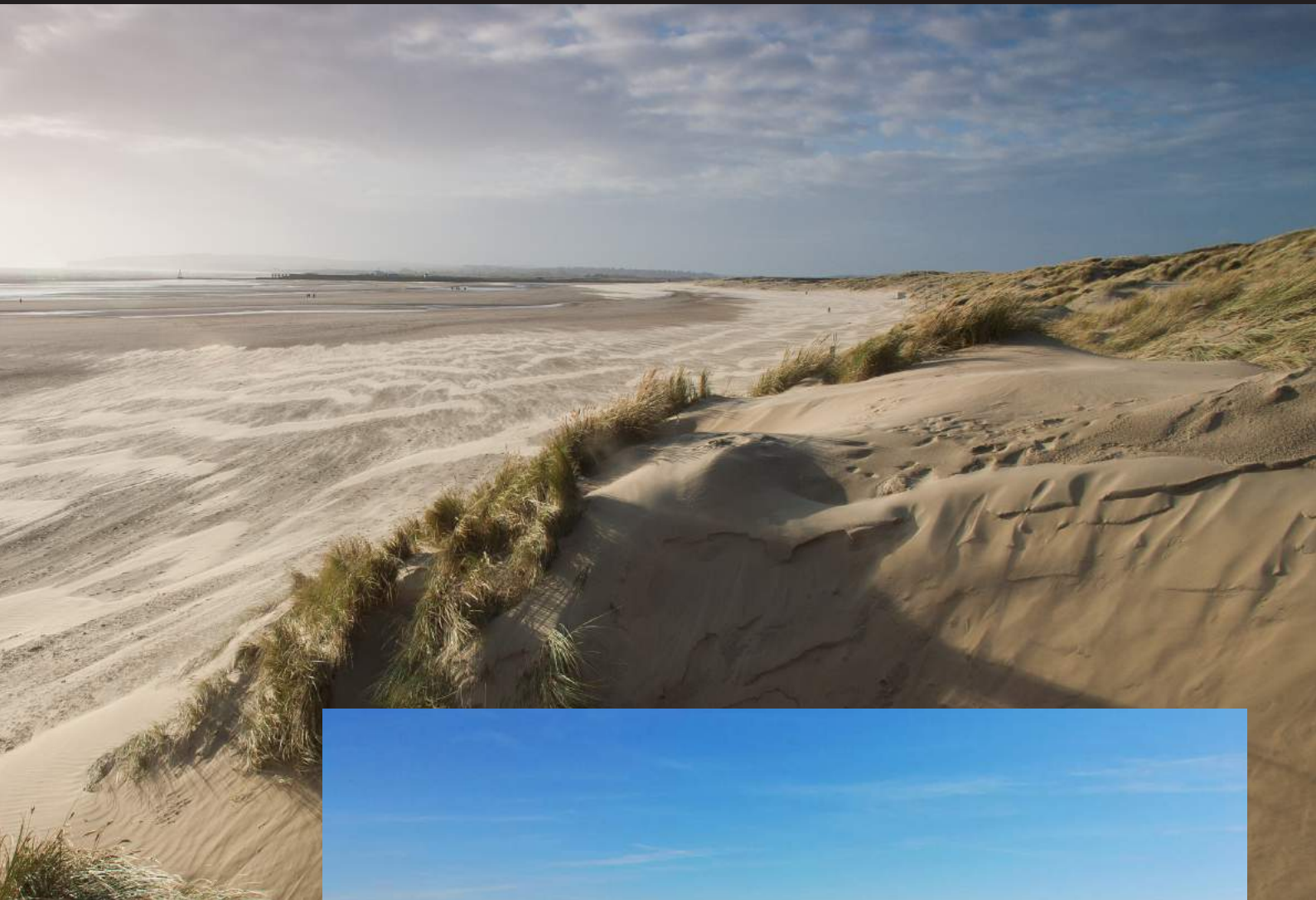
As a gateway to the stunning coast of South Kent, life here promises adventure.



Camber Sands



Rye - The Historic Cinque Port



Winchelsea Beach





Dungeness at Night

# The Space and Beauty of Rural Kent

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Well connected to Ashford, Folkestone, New Romney and Rye, Brookland has a degree of rural isolation and the timeless charm of a bygone era that makes it a perfect place to put down roots and to either raise a family or to retire to.

Getting outside is a must when in this part of South Kent with exquisite countryside, world famous beaches at Camber and Winchelsea and the UK's only desert at Dungeness.

With urban areas also close by, Brookland Grove offers the very best of Kent.



# Countryside, Coast and City

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## Whatever takes your fancy, Brookland is superbly placed.

Ashford, as Kent's most connected town benefits from HS1 links to London and Eurostar access to the continent. With major employers and excellent shopping at the Ashford Designer Outlet, Ashford goes from strength to strength.

The short hop to East Sussex showcases Rye, a Cinque Port, with picturesque streets and long views over the marshes and harbour.

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.





# Quinn Homes

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**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 building warranties demonstrating our commitment to you and your new home.



Best Small Housebuilder



Irvine Sellar Award

Awarded to Quinn Estates for the Herne Bay Sports Hub in recognition of a truly transformative and game-changing project and their continued regeneration work across Kent



Social Impact Award

Shortlisted for  
Herne Bay Sports Hub  
  
Irvine Sellar - Quinn Estates  
Social Impact Award - Herne Bay Sports Hub



RESI Awards 2020

Small Developer of the Year  
Quinn Homes



RYE ROAD

**PLOT 9**  
**The Appledore**

**PLOT 8**  
**The Romney**

**PLOT 7**  
**The Tenterden**

**PLOT 6**  
**The Lydd**

**PLOT 5**  
**The Folke**





RYE ROAD

PLOT 1  
The Rye

PLOT 2  
The Camber

PLOT 3  
The Winchelsea

PLOT 4  
The Hythe

5  
stone

A259

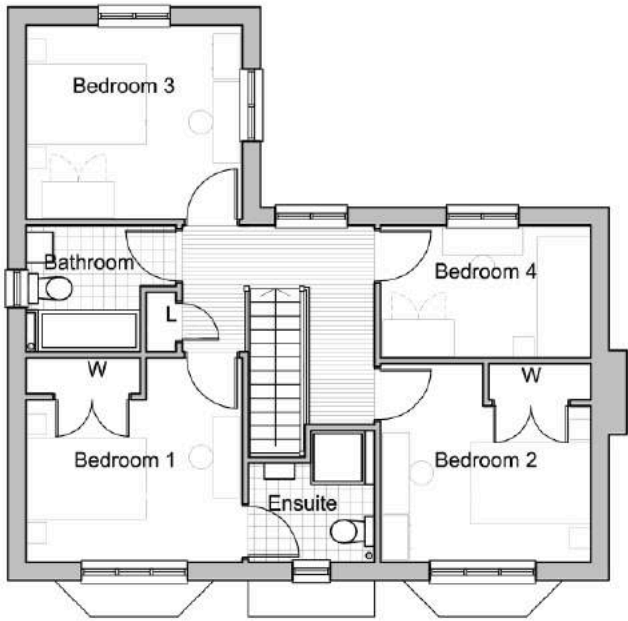
Site Plan

# The Rye

PLOT 1  
4 Bedroom Home



GROUND FLOOR



FIRST FLOOR





|                              |                               |
|------------------------------|-------------------------------|
| <b>Kitchen/Dining/Family</b> | 3.5m (11' 5") x 8.6m (28' 2") |
| <b>Utility</b>               | 2m (6' 6") x 1.4m (4' 7")     |
| <b>WC</b>                    | 1m (3' 3") x 1.7m (5' 6")     |
| <b>Living</b>                | 3.3m (10' 9") x 5.4m (17' 8") |
| <b>Master Bedroom</b>        | 3.5m (11' 5") x 3.3m (10' 9") |
| <b>Ensuite</b>               | 2m (6' 6") x 1.6m (5' 2")     |
| <b>Bathroom</b>              | 2m (6' 6") x 2.5m (8' 2")     |

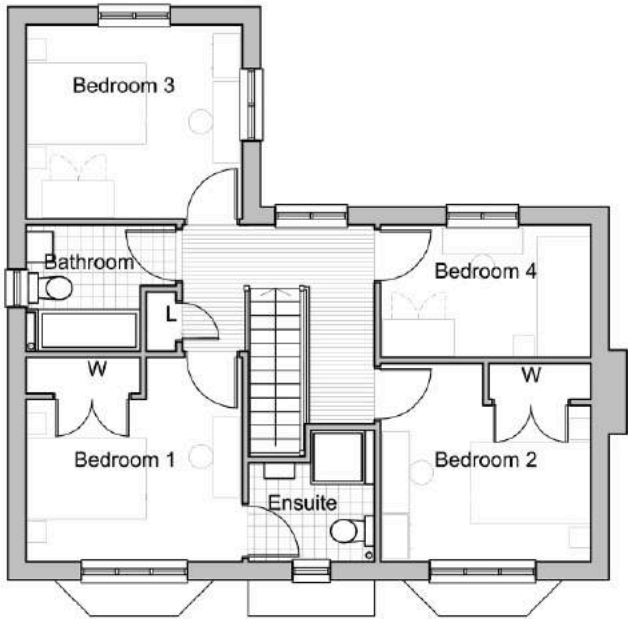
|                       |                               |
|-----------------------|-------------------------------|
| <b>Bedroom 2</b>      | 3.3m (10' 9") x 3.2m (10' 5") |
| <b>Bedroom 3</b>      | 3.5m (11' 5") x 3.1m (10' 2") |
| <b>Bedroom 4</b>      | 3.3m (10' 9") x 2.1m (6' 10") |
| <b>Single Garage</b>  | 2.9m (9' 6") x 6.8m (22' 3")  |
| <b>Total Area</b>     | 130sq.m (1,399 sq.ft)         |
| <b>Parking Spaces</b> | 2                             |

# The Camber

PLOT 2  
4 Bedroom Home



GROUND FLOOR



FIRST FLOOR





|                              |                               |
|------------------------------|-------------------------------|
| <b>Kitchen/Dining/Family</b> | 3.5m (11' 5") x 8.6m (28' 2") |
| <b>Utility</b>               | 2m (6' 6") x 1.4m (4' 7")     |
| <b>WC</b>                    | 1m (3' 3") x 1.7m (5' 6")     |
| <b>Living</b>                | 3.3m (10' 9") x 5.4m (17' 8") |
| <b>Master Bedroom</b>        | 3.5m (11' 5") x 3.3m (10' 9") |
| <b>Ensuite</b>               | 2m (6' 6") x 1.6m (5' 2")     |
| <b>Bathroom</b>              | 2m (6' 6") x 2.5m (8' 2")     |

|                       |                               |
|-----------------------|-------------------------------|
| <b>Bedroom 2</b>      | 3.3m (10' 9") x 3.2m (10' 5") |
| <b>Bedroom 3</b>      | 3.5m (11' 5") x 3.1m (10' 2") |
| <b>Bedroom 4</b>      | 3.3m (10' 9") x 2.1m (6' 10") |
| <b>Single Garage</b>  | 2.9m (9' 6") x 6.8m (22' 3")  |
| <b>Total Area</b>     | 130sq.m (1,399 sq.ft)         |
| <b>Parking Spaces</b> | 2                             |

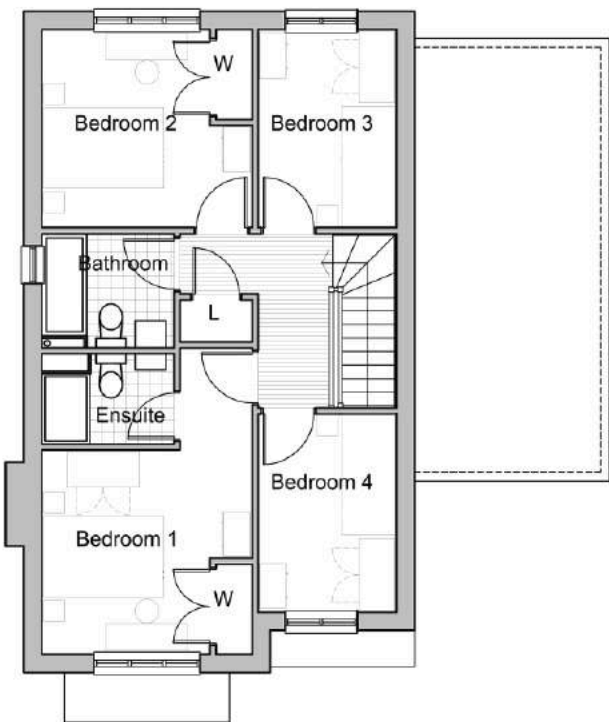


# The Winchelsea

PLOT 3  
4 Bedroom Home



**GROUND FLOOR**



**FIRST FLOOR**



|                              |                                     |
|------------------------------|-------------------------------------|
| <b>Kitchen/Dining/Family</b> | 5.7m (18' 8") x 5.1m (16' 8") (max) |
| <b>WC</b>                    | 0.9m (2' 11") x 2m (6' 6")          |
| <b>Living</b>                | 3.3m (10' 9") x 4.8m (15' 8")       |
| <b>Master Bedroom</b>        | 3.4m (11' 1") x 3.3m (10' 9")       |
| <b>Ensuite</b>               | 1.4m (4' 7") x 2.1m (6' 10")        |
| <b>Bathroom</b>              | 2.1 (6' 10") x 1.8m (5' 10")        |

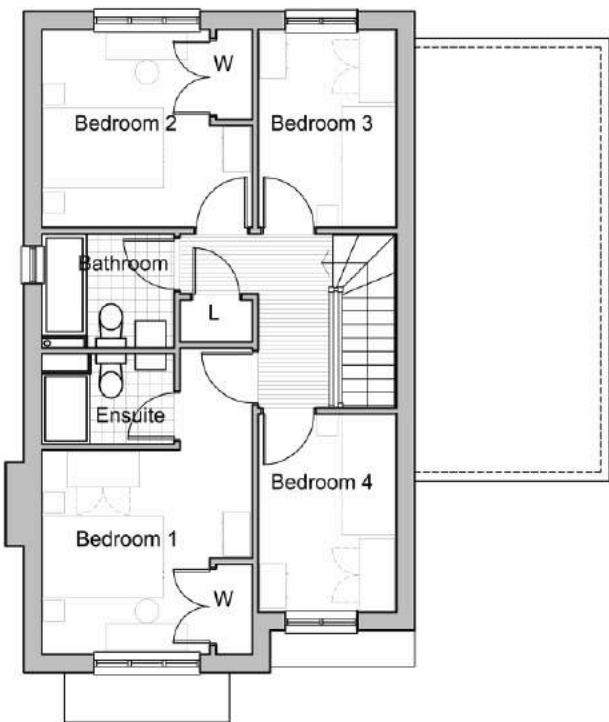
|                       |                              |
|-----------------------|------------------------------|
| <b>Bedroom 2</b>      | 3.4 (11' 1") x 3.2m (10' 5") |
| <b>Bedroom 3</b>      | 2.2m (7' 2") x 3.2m (10' 5") |
| <b>Bedroom 4</b>      | 2.2m (7' 2") x 3.2m (10' 5") |
| <b>Single Garage</b>  | 2.9m (9' 6") x 6.8m (22' 3") |
| <b>Total Area</b>     | 120 sq.m (1,291 sq.ft)       |
| <b>Parking Spaces</b> | 2                            |

# The Hythe

PLOT 4  
4 Bedroom Home



GROUND FLOOR



FIRST FLOOR





|                              |                                     |
|------------------------------|-------------------------------------|
| <b>Kitchen/Dining/Family</b> | 5.7m (18' 8") x 5.1m (16' 8") (max) |
| <b>WC</b>                    | 0.9m (2' 11") x 2m (6' 6")          |
| <b>Living</b>                | 3.3m (10' 9") x 4.8m (15' 8")       |
| <b>Master Bedroom</b>        | 3.4m (11' 1") x 3.3m (10' 9")       |
| <b>Ensuite</b>               | 1.4m (4' 7") x 2.1m (6' 10")        |
| <b>Bathroom</b>              | 2.1 (6' 10") x 1.8m (5' 10")        |

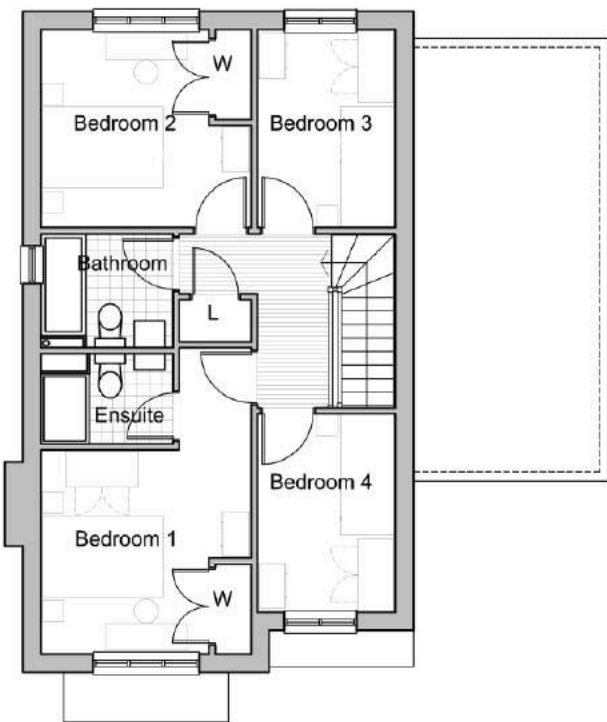
|                       |                              |
|-----------------------|------------------------------|
| <b>Bedroom 2</b>      | 3.4 (11' 1") x 3.2m (10' 5") |
| <b>Bedroom 3</b>      | 2.2m (7' 2") x 3.2m (10' 5") |
| <b>Bedroom 4</b>      | 2.2m (7' 2") x 3.2m (10' 5") |
| <b>Single Garage</b>  | 2.9m (9' 6") x 6.8m (22' 3") |
| <b>Total Area</b>     | 120 sq.m (1,291 sq.ft)       |
| <b>Parking Spaces</b> | 2                            |

# The Folkestone

PLOT 5  
4 Bedroom Home



**GROUND FLOOR**



**FIRST FLOOR**





|                              |                                     |
|------------------------------|-------------------------------------|
| <b>Kitchen/Dining/Family</b> | 5.7m (18' 8") x 5.1m (16' 8") (max) |
| <b>WC</b>                    | 0.9m (2' 11") x 2m (6' 6")          |
| <b>Living</b>                | 3.3m (10' 9") x 4.8m (15' 8")       |
| <b>Master Bedroom</b>        | 3.4m (11' 1") x 3.3m (10' 9")       |
| <b>Ensuite</b>               | 1.4m (4' 7") x 2.1m (6' 10")        |
| <b>Bathroom</b>              | 2.1 (6' 10") x 1.8m (5' 10")        |

|                       |                              |
|-----------------------|------------------------------|
| <b>Bedroom 2</b>      | 3.4 (11' 1") x 3.2m (10' 5") |
| <b>Bedroom 3</b>      | 2.2m (7' 2") x 3.2m (10' 5") |
| <b>Bedroom 4</b>      | 2.2m (7' 2") x 3.2m (10' 5") |
| <b>Single Garage</b>  | 2.9m (9' 6") x 6.8m (22' 3") |
| <b>Total Area</b>     | 120 sq.m (1,291 sq.ft)       |
| <b>Parking Spaces</b> | 2                            |

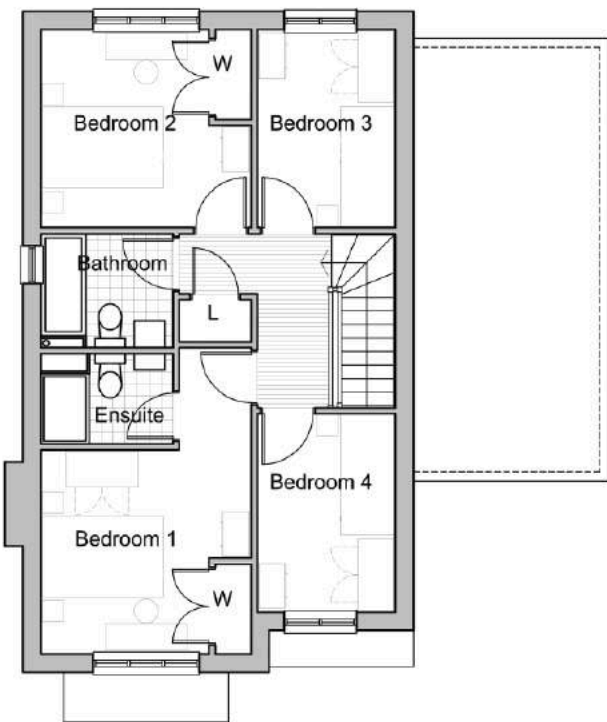


# The Lydd

PLOT 6  
4 Bedroom Home



**GROUND FLOOR**



**FIRST FLOOR**



|                              |                                     |
|------------------------------|-------------------------------------|
| <b>Kitchen/Dining/Family</b> | 5.7m (18' 8") x 5.1m (16' 8") (max) |
| <b>WC</b>                    | 0.9m (2' 11") x 2m (6' 6")          |
| <b>Living</b>                | 3.3m (10' 9") x 4.8m (15' 8")       |
| <b>Master Bedroom</b>        | 3.4m (11' 1") x 3.3m (10' 9")       |
| <b>Ensuite</b>               | 1.4m (4' 7") x 2.1m (6' 10")        |
| <b>Bathroom</b>              | 2.1 (6' 10") x 1.8m (5' 10")        |

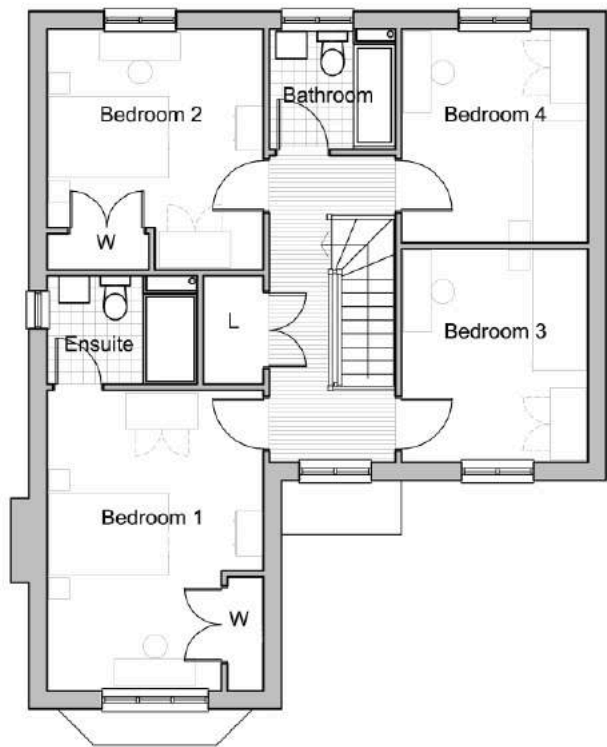
|                       |                              |
|-----------------------|------------------------------|
| <b>Bedroom 2</b>      | 3.4 (11' 1") x 3.2m (10' 5") |
| <b>Bedroom 3</b>      | 2.2m (7' 2") x 3.2m (10' 5") |
| <b>Bedroom 4</b>      | 2.2m (7' 2") x 3.2m (10' 5") |
| <b>Single Garage</b>  | 2.9m (9' 6") x 6.8m (22' 3") |
| <b>Total Area</b>     | 120 sq.m (1,291 sq.ft)       |
| <b>Parking Spaces</b> | 2                            |

# The Tenterden

PLOT 7  
4 Bedroom Home



GROUND FLOOR



FIRST FLOOR





|                       |                                     |
|-----------------------|-------------------------------------|
| <b>Kitchen/Dining</b> | 5.5m (18' 0") x 3.9m (12' 9") (max) |
| <b>Utility</b>        | 2.4m (7' 10") x 1.7m (5' 6")        |
| <b>WC</b>             | 0.9m (2' 11") x 1.7m (5' 6")        |
| <b>Living</b>         | 3.5m (11' 5") x 4.8m (15' 8")       |
| <b>Master Bedroom</b> | 3.5m (11' 5") x 4.8m (15' 8")       |
| <b>Ensuite</b>        | 2.4m (7' 10") x 1.7m (5' 6")        |
| <b>Bathroom</b>       | 2m (6' 6") x 1.9m (6' 2")           |

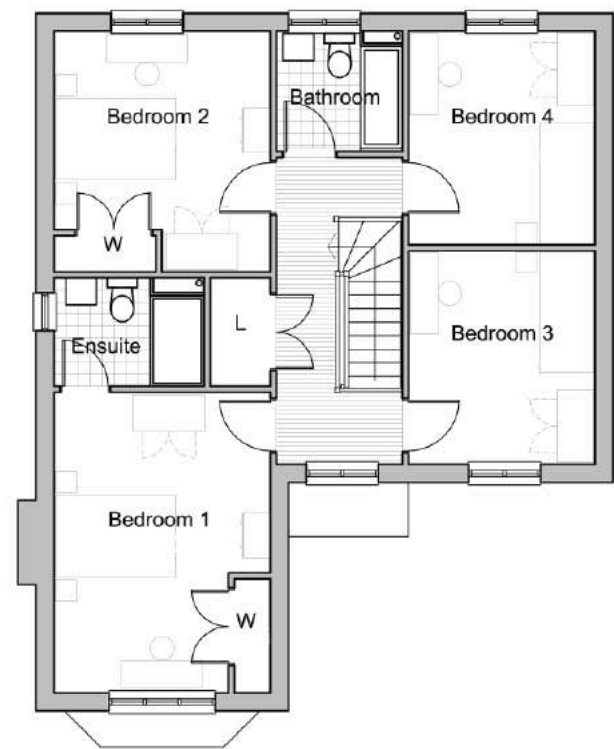
|                       |                               |
|-----------------------|-------------------------------|
| <b>Bedroom 2</b>      | 3.5m (11' 5") x 3.8m (12' 5") |
| <b>Bedroom 3</b>      | 3m (9' 10") x 3.4m (11' 1")   |
| <b>Bedroom 4</b>      | 3m (9' 10") x 3.4m (11' 1")   |
| <b>Single Garage</b>  | 2.9m (9' 6") x 7m (22' 11")   |
| <b>Total Area</b>     | 134 sq.m (1,442 sq.ft)        |
| <b>Parking Spaces</b> | 2                             |

# The Romney

PLOT 8  
4 Bedroom Home



GROUND FLOOR



FIRST FLOOR





|                       |                                     |
|-----------------------|-------------------------------------|
| <b>Kitchen/Dining</b> | 5.5m (18' 0") x 3.9m (12' 9") (max) |
| <b>Utility</b>        | 2.4m (7' 10") x 1.7m (5' 6")        |
| <b>WC</b>             | 0.9m (2' 11") x 1.7m (5' 6")        |
| <b>Living</b>         | 3.5m (11' 5") x 4.8m (15' 8")       |
| <b>Master Bedroom</b> | 3.5m (11' 5") x 4.8m (15' 8")       |
| <b>Ensuite</b>        | 2.4m (7' 10") x 1.7m (5' 6")        |
| <b>Bathroom</b>       | 2m (6' 6") x 1.9m (6' 2")           |

|                       |                               |
|-----------------------|-------------------------------|
| <b>Bedroom 2</b>      | 3.5m (11' 5") x 3.8m (12' 5") |
| <b>Bedroom 3</b>      | 3m (9' 10") x 3.4m (11' 1")   |
| <b>Bedroom 4</b>      | 3m (9' 10") x 3.4m (11' 1")   |
| <b>Single Garage</b>  | 2.9m (9' 6") x 7m (22' 11")   |
| <b>Total Area</b>     | 134 sq.m (1,442 sq.ft)        |
| <b>Parking Spaces</b> | 2                             |

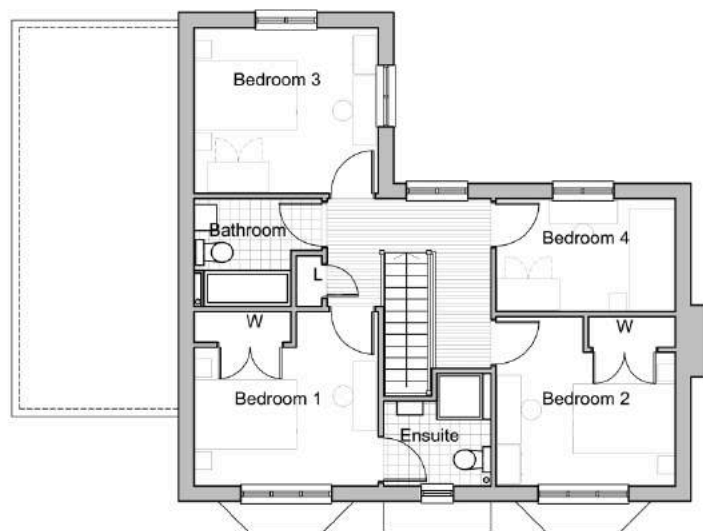


# The Appledore

PLOT 9  
4 Bedroom Home



**GROUND FLOOR**



**FIRST FLOOR**



|                              |                               |
|------------------------------|-------------------------------|
| <b>Kitchen/Dining/Family</b> | 3.5m (11' 5") x 8.6m (28' 2") |
|------------------------------|-------------------------------|

|                |                           |
|----------------|---------------------------|
| <b>Utility</b> | 2m (6' 6") x 1.4m (4' 7") |
|----------------|---------------------------|

|           |                           |
|-----------|---------------------------|
| <b>WC</b> | 1m (3' 3") x 1.7m (5' 6") |
|-----------|---------------------------|

|               |                               |
|---------------|-------------------------------|
| <b>Living</b> | 3.3m (10' 9") x 5.4m (17' 8") |
|---------------|-------------------------------|

|                       |                               |
|-----------------------|-------------------------------|
| <b>Master Bedroom</b> | 3.5m (11' 5") x 3.3m (10' 9") |
|-----------------------|-------------------------------|

|                |                           |
|----------------|---------------------------|
| <b>Ensuite</b> | 2m (6' 6") x 1.6m (5' 2") |
|----------------|---------------------------|

|                 |                           |
|-----------------|---------------------------|
| <b>Bathroom</b> | 2m (6' 6") x 2.5m (8' 2") |
|-----------------|---------------------------|

|                  |                               |
|------------------|-------------------------------|
| <b>Bedroom 2</b> | 3.3m (10' 9") x 3.2m (10' 5") |
|------------------|-------------------------------|

|                  |                               |
|------------------|-------------------------------|
| <b>Bedroom 3</b> | 3.5m (11' 5") x 3.1m (10' 2") |
|------------------|-------------------------------|

|                  |                               |
|------------------|-------------------------------|
| <b>Bedroom 4</b> | 3.3m (10' 9") x 2.1m (6' 10") |
|------------------|-------------------------------|

|                      |                              |
|----------------------|------------------------------|
| <b>Single Garage</b> | 2.9m (9' 6") x 6.8m (22' 3") |
|----------------------|------------------------------|

|                   |                       |
|-------------------|-----------------------|
| <b>Total Area</b> | 130sq.m (1,399 sq.ft) |
|-------------------|-----------------------|

|                       |   |
|-----------------------|---|
| <b>Parking Spaces</b> | 2 |
|-----------------------|---|





Indicative Street View of Brookland Grove









# Specification

Indicative Images of Brookland Grove



## KITCHENS

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- Contemporary designed kitchen with fitted wall and base units
- Soft close hinges to cabinet doors
- Stainless steel sink
- Integrated electric oven, induction hob and extractor
- Integrated combination microwave oven
- Natural stone quartz worktops and full height splashbacks
- Integrated A+ rated fridge/ freezer
- Integrated dishwasher
- Low voltage recessed downlights to kitchen area
- Under pelmet feature lighting
- Porcelanosa ceramic tiling to floor

## BATHROOMS

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- Glass shower screen
- Designer taps and thermostatic shower mixer unit
- Full height large format ceramic tiling to statement walls
- Porcelanosa ceramic tiling to floor
- Low voltage recessed downlights
- Shaver socket
- Extractor ventilation
- Heated towel rail

## BEDROOMS

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- Fitted wardrobe (to master bedroom only)
- Fully fitted carpet
- TV/FM and telecom point (master bedroom only)
- Low voltage pendant lighting

## LIVING AREA

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- Quality timber effect flooring
- Media plate providing TV/FM aerial, telecom, satellite and power points
- Low voltage recessed downlights

## EXTERNAL FINISHES

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- Private gardens with patio and grassed areas
- Close board fencing to rear garden

## INTERIOR FINISHES

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- White finished internal doors
- Polished chrome door furniture
- White painted feature profile skirting and architraves
- Matt emulsion paint finish to walls and ceilings

## SECURITY

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- Entrance door with spyhole and 5 lever deadlock
- Mains supply smoke and heat detection

## WARRANTIES

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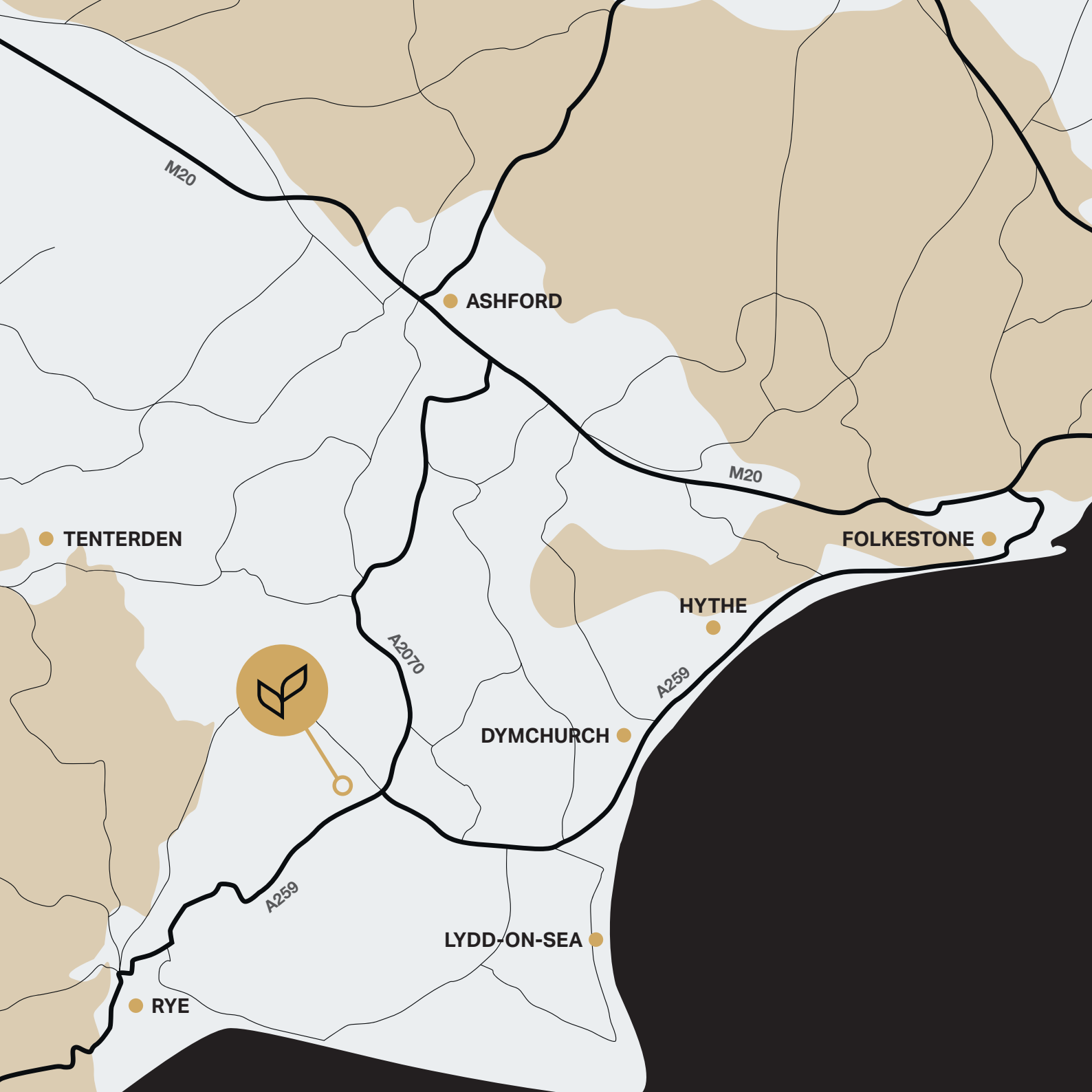
- Each home is backed by a 10-year insurance backed building defects guarantee
- Quinn Homes provide a 12-month snagging warranty

## BROADBAND

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- Fibre broadband





M20

● ASHFORD

M20

● TENTERDEN

● FOLKESTONE

● HYTHE

A2070

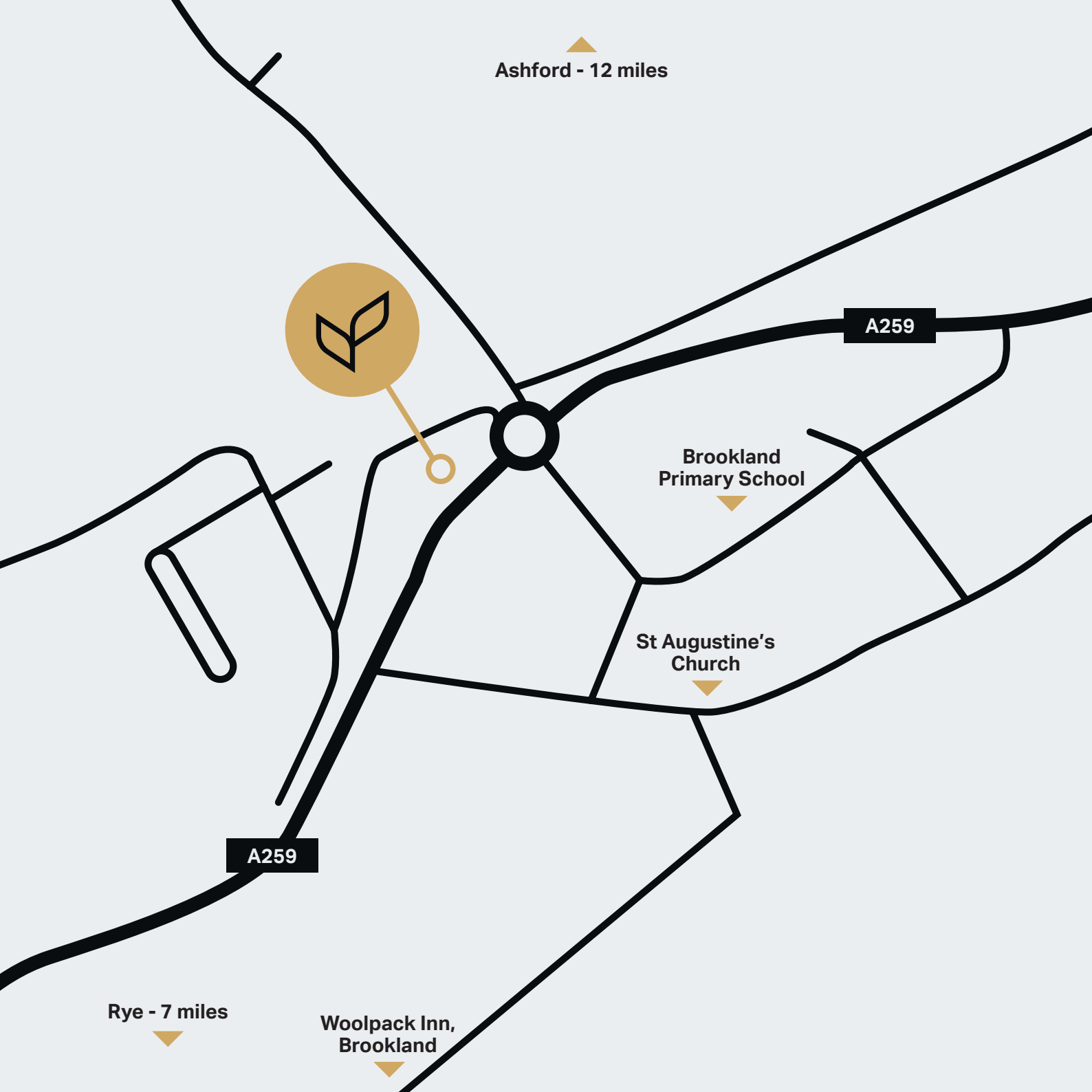
● DYMCHURCH

A259

A259

● LYDD-ON-SEA

● RYE



Ashford - 12 miles

A259

Brookland  
Primary School

St Augustine's  
Church

A259

Rye - 7 miles

Woolpack Inn,  
Brookland



BROOKLAND  
GROVE







# BROOKLAND GROVE

Quinn  
Homes

[www.quinn-homes.com](http://www.quinn-homes.com)

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