



EDDINGTON PARK

HERNE BAY



The Wickets

Quinn
Homes

Indicative image of The Wickets at Eddington Park



Welcome to Eddington Park

Herne Bay is Kent's renaissance town.

Two miles of beach fronts a Victorian seafront - the very image of Herne Bay. However, there is so much more to this cosmopolitan town, close to both Whitstable and Canterbury.

The Wickets at Eddington Park is a collection of just four 3-bed homes on an award-winning development which includes the Herne Bay Sports Hub, a £10m, 15-acre state of the art facility, home to Herne Bay Youth Football Club, Herne Bay Cricket Club, Herne Bay Tennis Club and Herne Bay Hockey Club.

Located for easy access to the A299, Eddington Park and Herne Bay allows easy access to East Kent and the wider road network. St Pancras is a mere 80 minutes away from Herne Bay's train station.



Indicative image of The Wickets at Eddington Park

“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





The Sea, Big Skies and Historic Landscapes

With two miles of coastline, a sand and shingle beach, colourful beach huts, seafront gardens, a pier and bandstand, Herne Bay is the epitome of the traditional British seaside resort. Traditional rides, a Helter Skelter, stalls, amusements, a retail village with food and drink huts now fills the pier.



Herne Bay has exciting areas of green space including the Memorial Park and along the seafront the sunken Waltrop Gardens and Reculver Country Park, with its clifftop paths and varied wildlife to be seen on the marshes and rare clifftop wildflower meadows.

Reculver Towers are a striking pair of 12th-century church towers set on the edge of a cliff. The only part of the church remaining, preserved as a landmark for sailors, they are visible for miles around. But there are even earlier ruins here; the church was built in the centre of an old Roman fort, dating from around 200AD.



The Oyster Bay Trail is a new walking and cycling route that takes in all of Herne Bay's coast. At 6.7 miles in length, it's a pleasant, mostly flat route. The first phase comprises around five miles of promenade, cycle paths and residential roads, with the remainder along Herne Bay's seafront.

Herne Bay has a heavily independent high street led by fine boutiques and eateries. Herne Bay's Seaside Museum has a fascinating collection and changing exhibitions.

Set in nearby Herne Common, Wildwood is a wild animal park with a difference. All the animals here are, or were, native to the British Isles, with more than 200 animals and birds at the 40-acre woodland site. There is everything from large European brown bears, bison, wolves, lynx and beavers.

Beach Creative is a community art gallery showcasing works from Kent artists and host to workshops ranging from painting, printing and life drawing to creative writing and clay sculpting. In addition, Herne Bay has the independent Kavanagh Cinema and the 72-seater Little Theatre.





HERNE BAY

SPORTS HUB

On Eddington Park itself, the newly opened £10m, 15-acre Herne Bay Sports Hub provides state-of-the-art facilities for the local community and local sports clubs.

With sailing, rowing and yachting facilities, the sea is an amazing asset for the town.

Herne Bay has a range of Ofsted 'Good' primary schools along with the High School and grammar schools close by in Faversham, Ramsgate and Canterbury.

Herne Bay has enviable commuting options with the A299 connecting to the M2 nearby in Faversham. HS1 provides trains to St Pancras with trains also connecting to London Victoria.





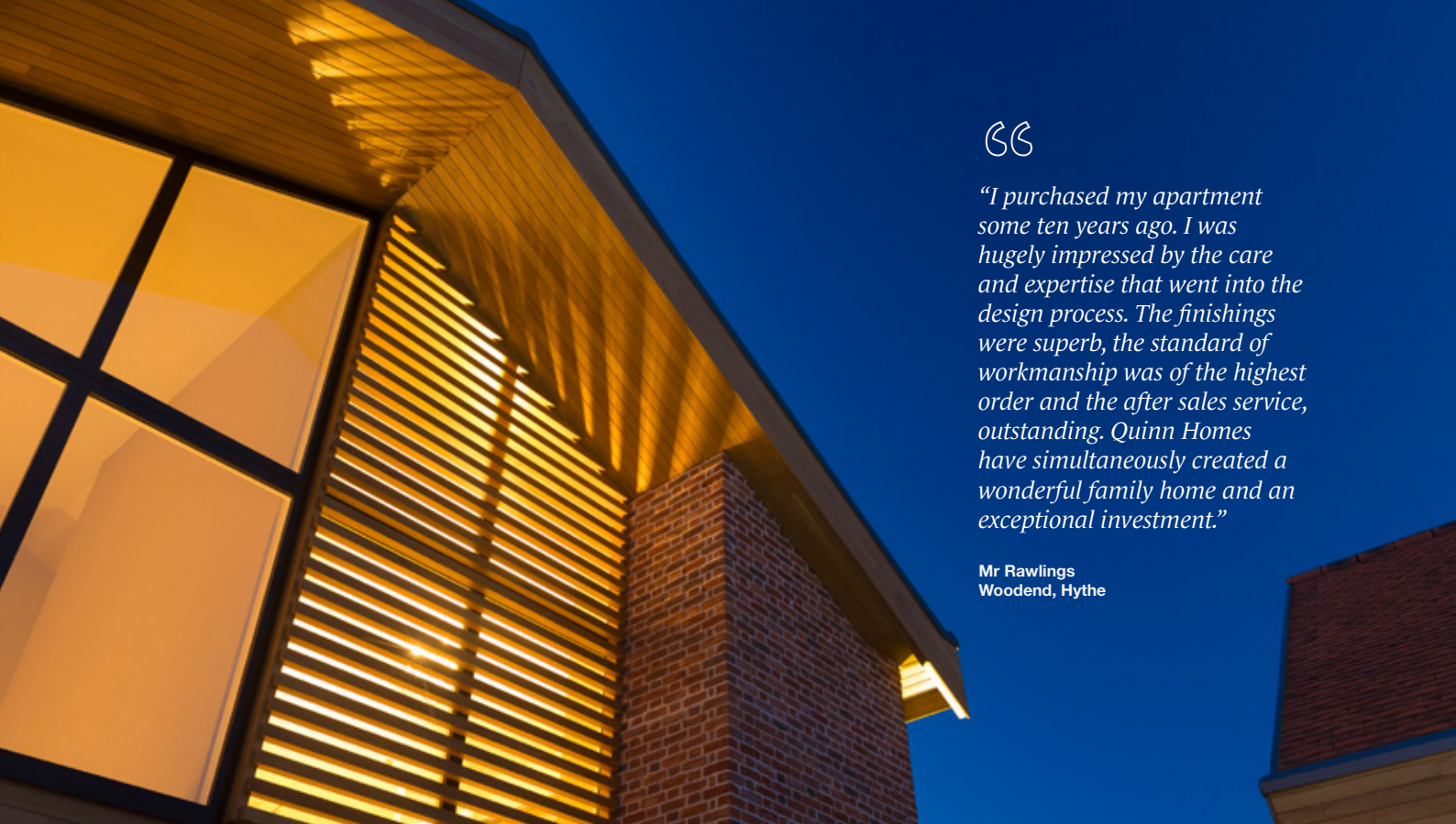
Quinn Homes

*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.





SS

"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.



WINNER
What House?
Awards 2020

Winner



Evening Standard New Homes
Awards 2021

Awarded for Best Family Home



RESI
Awards 2020

Small Developer of the Year Quinn Homes

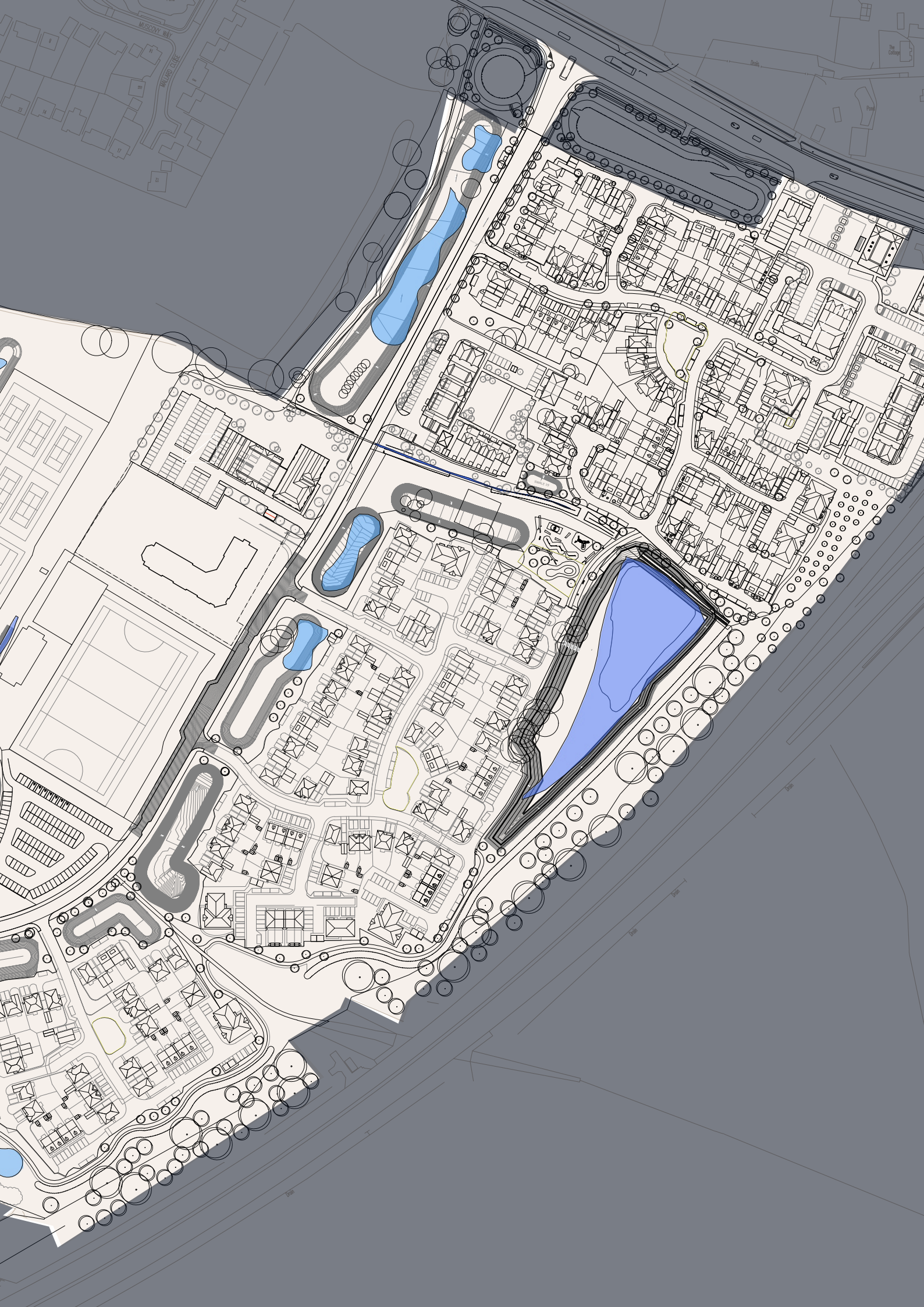
Overall Site Plan



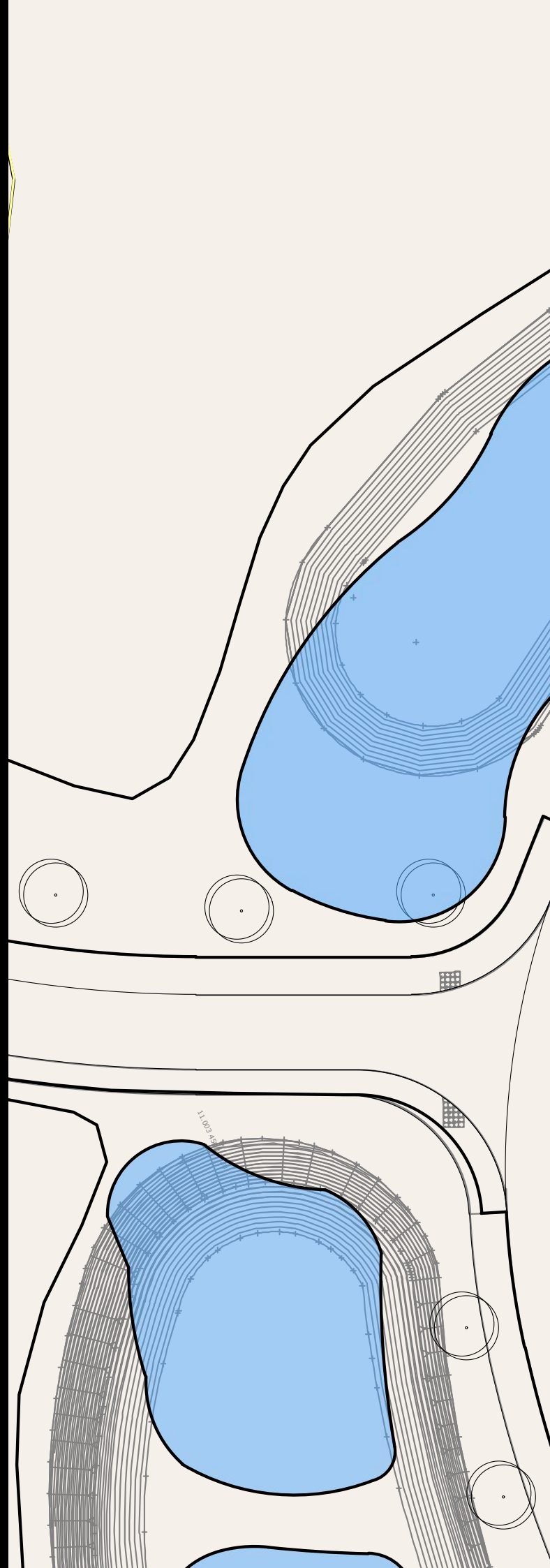
**The
Wickets**



HERNE BAY
SPORTS HUB



Site Plan



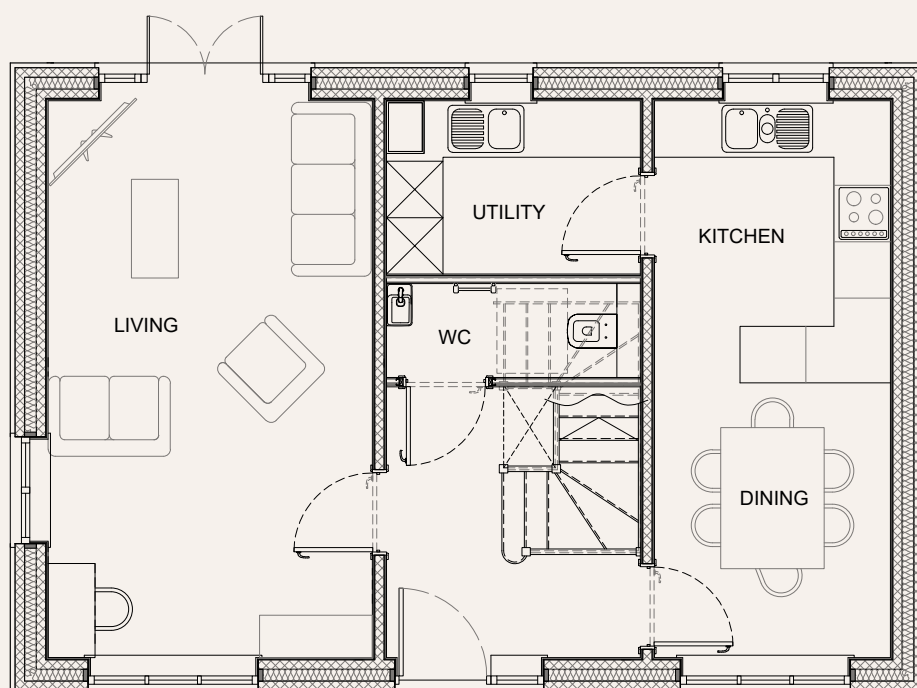


**The
Wickets**



Eddington Park

G





Indicative image of The Wickets at Eddington Park

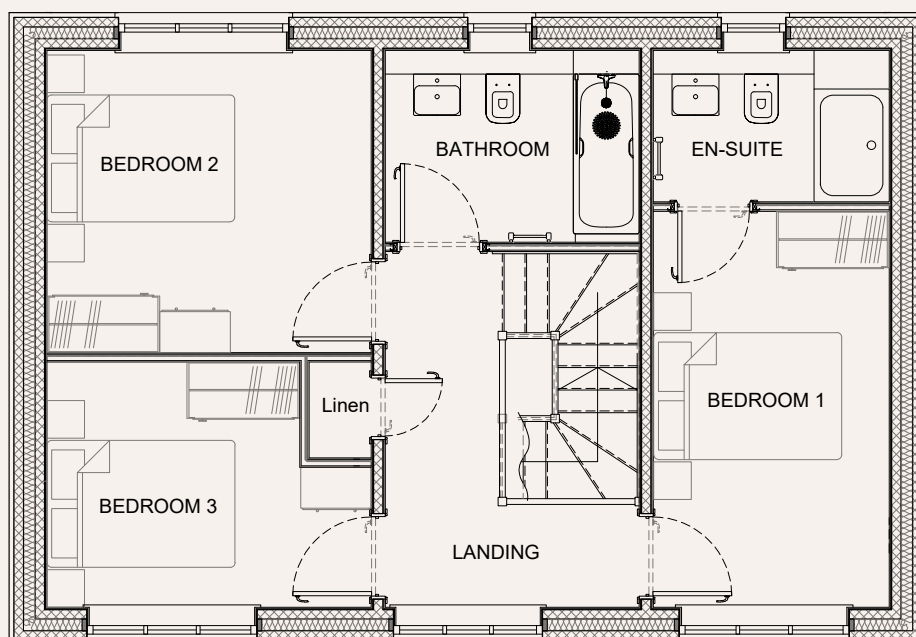
Plot 1

1,141sq.ft (106 sq.m)

3 Bed Detached House

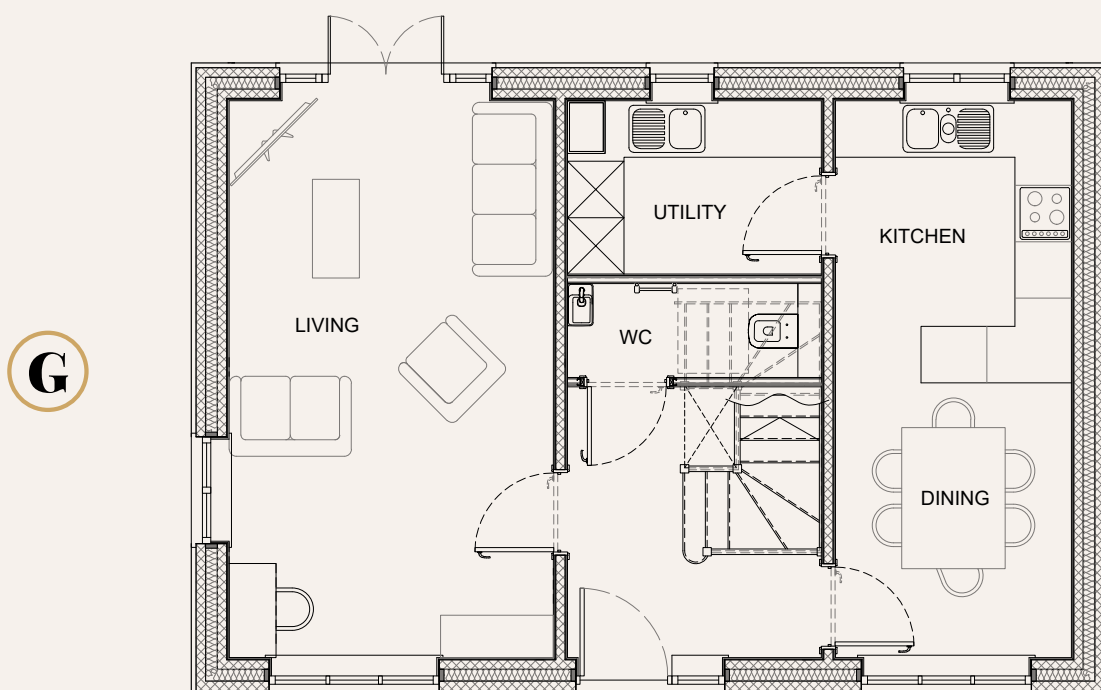
2 Parking Spaces

1





Eddington Park





Indicative image of The Wickets at Eddington Park

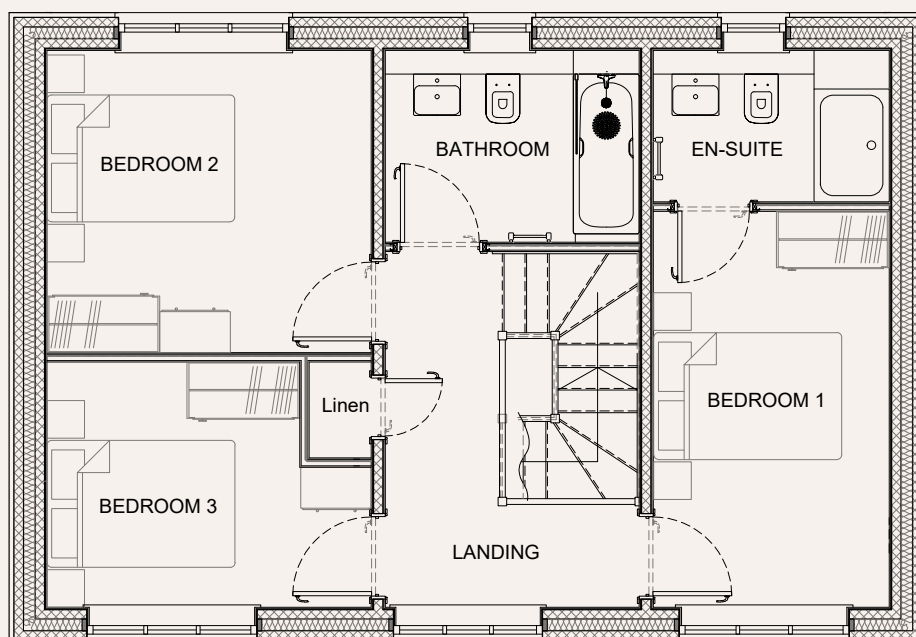
Plot 2

1,141sq.ft (106 sq.m)

3 Bed Detached House

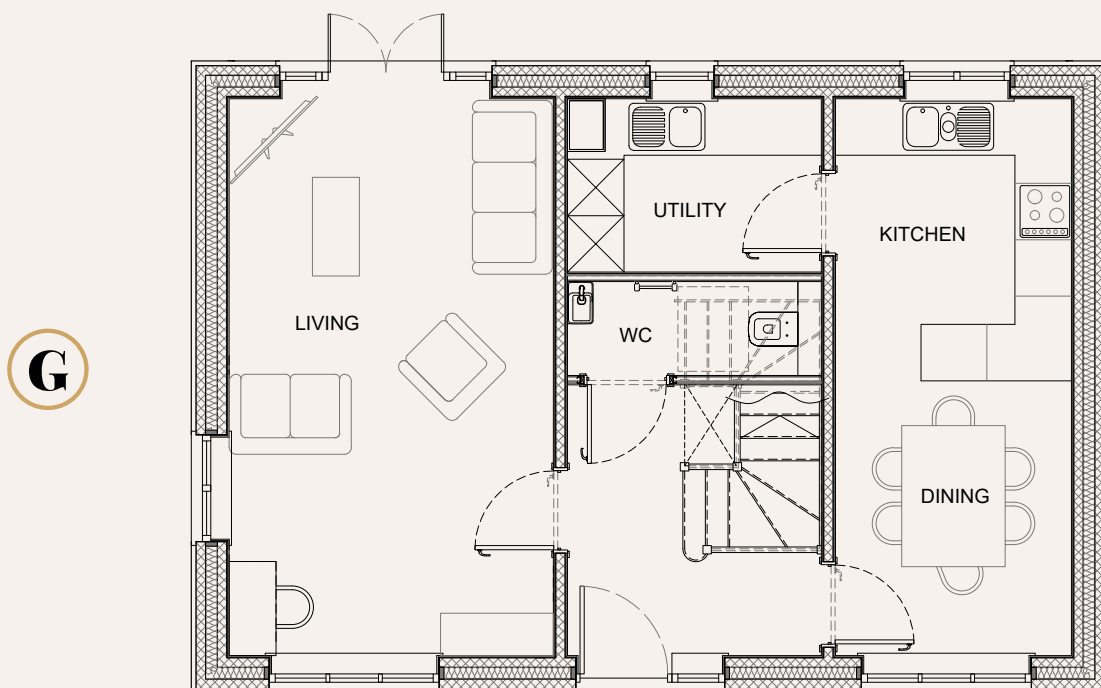
2 Parking Spaces

1





Eddington Park





Indicative image of The Wickets at Eddington Park

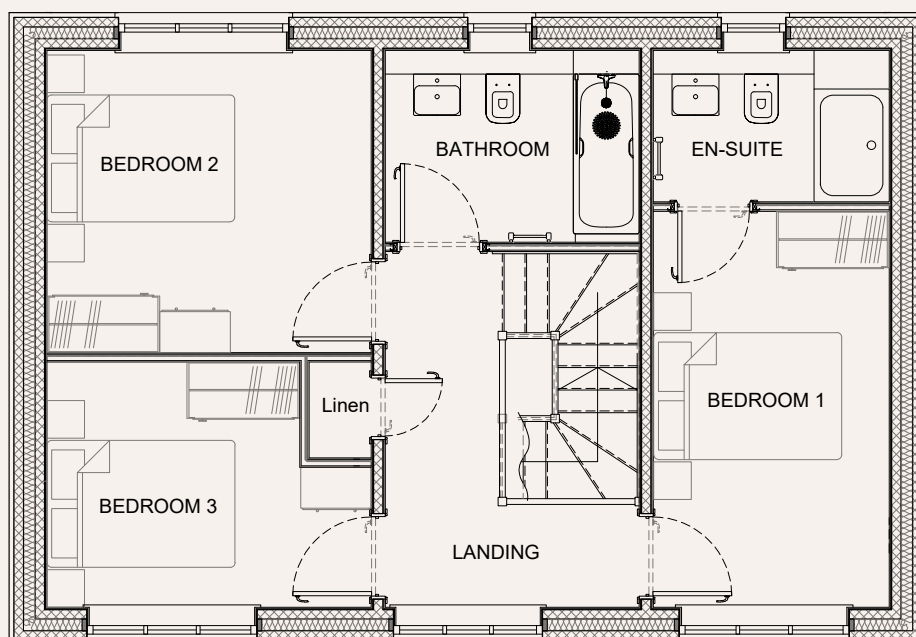
Plot 3

1,141sq.ft (106 sq.m)

3 Bed Detached House

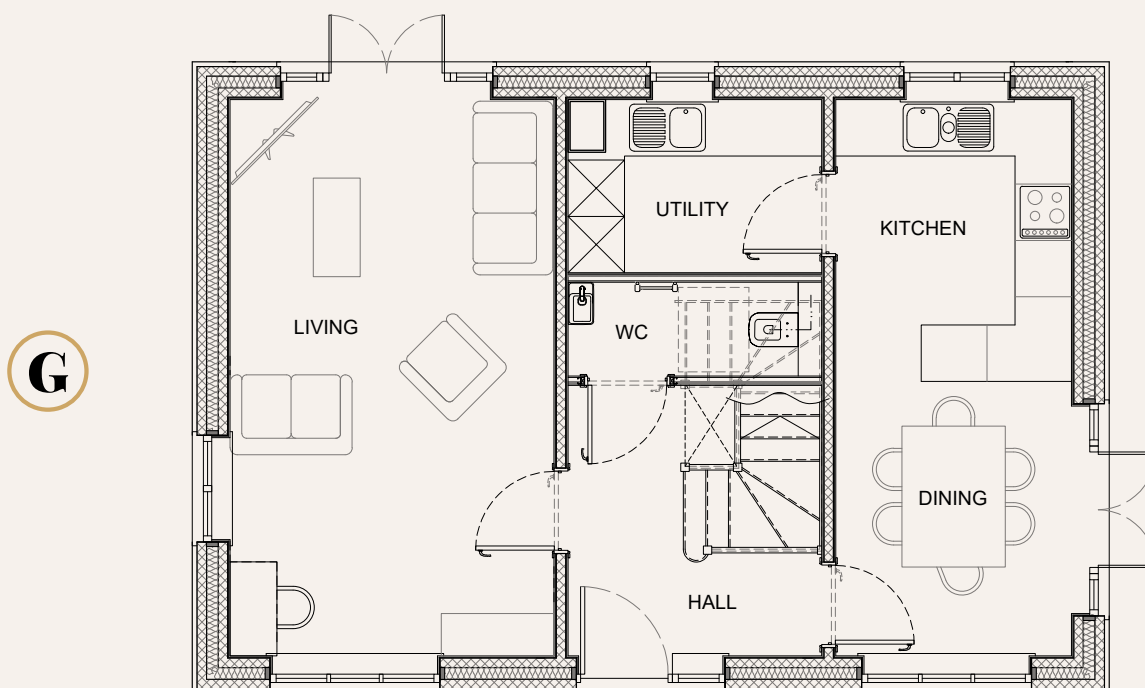
2 Parking Spaces

1





Eddington Park





Indicative image of The Wickets at Eddington Park

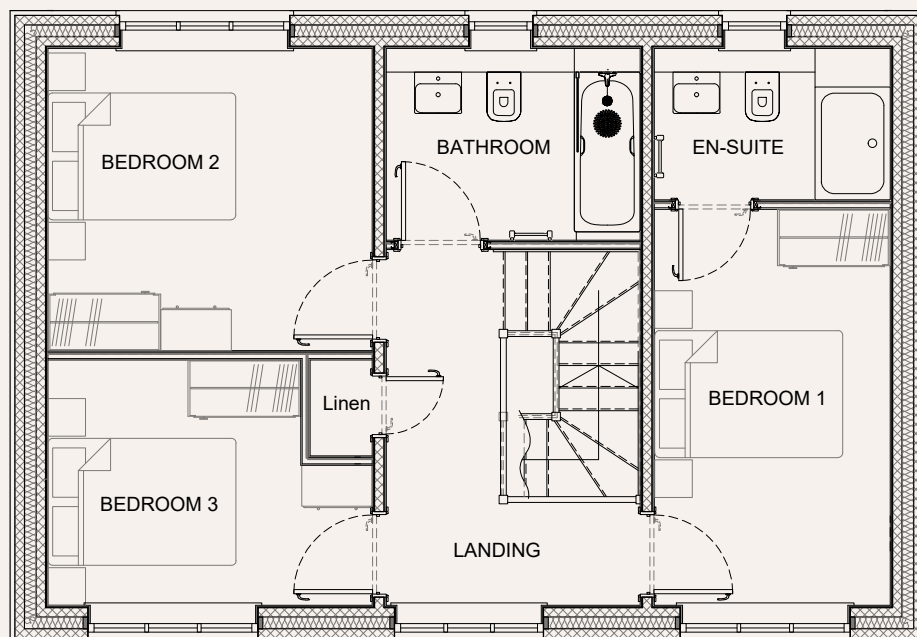
Plot 4

1,141sq.ft (106 sq.m)

3 Bed Detached House

2 Parking Spaces

1





Specification

KITCHENS

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 tiled floor

BATHROOMS / ENSUITES

Glass shower screen

Designer taps and thermostatic shower mixer unit

Full height large format Porcelanosa ceramic tiling to statement walls

Porcelanosa tiling to floor

Low voltage recessed downlights

Shaver socket

Extractor ventilation

Heated towel rail

BEDROOMS

Fitted wardrobe (to master bedroom only)

Fully fitted carpet TV/FM and telecom point (master bedroom only)

Pendant light provision

LIVING AREA

Quality timber effect flooring

Media plate providing TV/FM aerial, telecom, satellite and power points

Pendant light provision

EXTERNAL FINISHES

Rear garden - part turf and part patio

INTERIOR FINISHES

White finished internal doors

Polished chrome door furniture

White painted feature profile skirting and architraves

Matt emulsion paint finish to walls and ceilings

SECURITY

Entrance door with spyhole and 5 lever deadlock

Mains supply smoke and heat detection

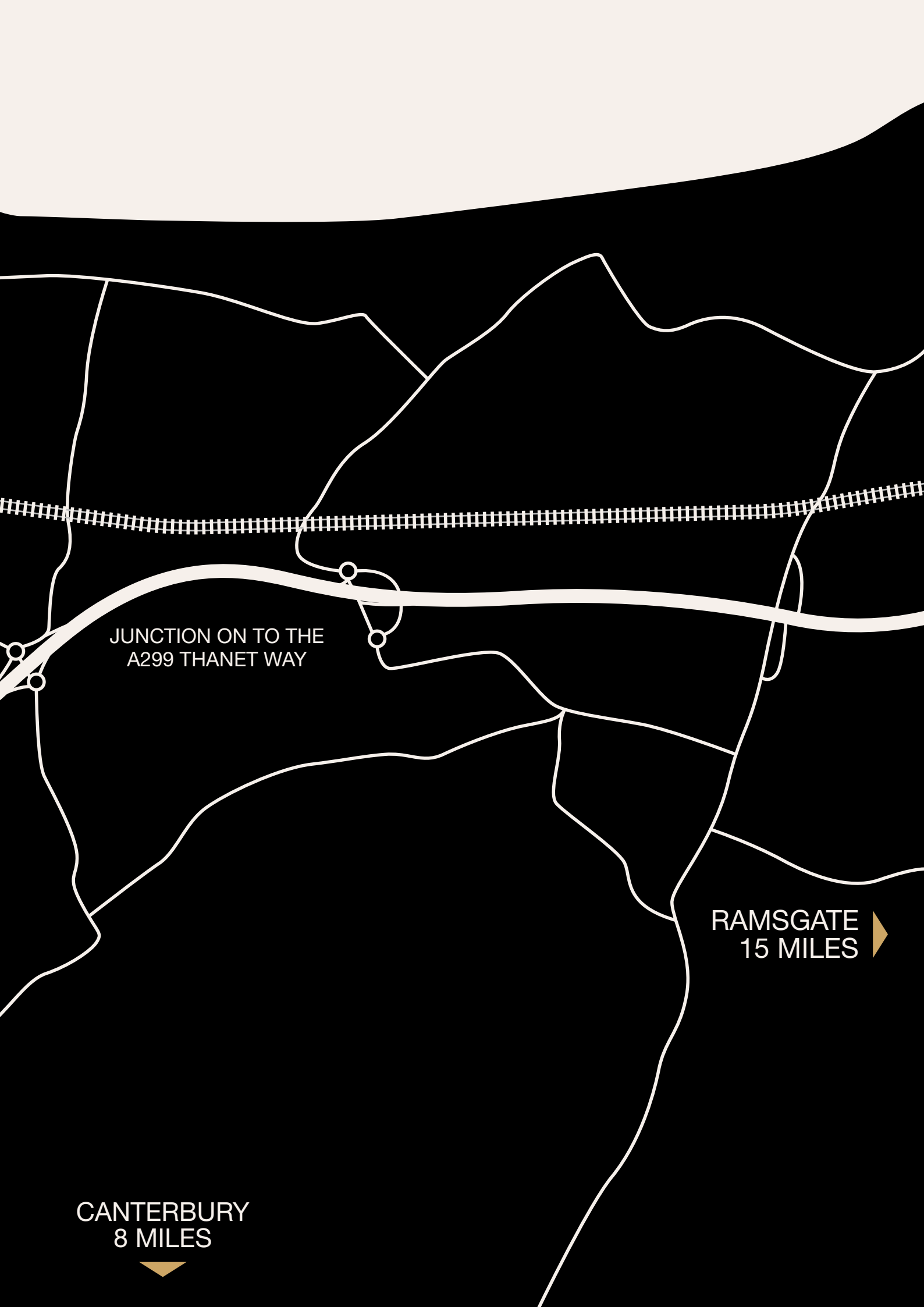
WARRANTIES

Each house is backed by a 10-year insurance backed building defects guarantee

EDDINGTON PARK

Postcode – CT6 7PG





JUNCTION ON TO THE
A299 THANET WAY

RAMSGATE
15 MILES

CANTERBURY
8 MILES



EDDINGTON PARK

HERNE BAY

Quinn
Homes

www.quinn-homes.com

DISCLAIMER: THE INFORMATION IN THIS DOCUMENT IS INDICATIVE AND IS INTENDED TO ACT AS A GUIDE ONLY AS TO THE FINISHED PRODUCT. ACCORDINGLY, DUE TO QUINN HOMES POLICY OF CONTINUOUS IMPROVEMENT, THE FINISHED PRODUCT MAY VARY FROM THE INFORMATION PROVIDED. THESE PARTICULARS SHOULD NOT BE RELIED UPON AS STATEMENTS OF FACT OR REPRESENTATIONS AND APPLICANTS MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THEIR CORRECTNESS. THIS INFORMATION DOES NOT CONSTITUTE A CONTRACT OR WARRANTY. EDDINGTON PARK IS A MARKETING NAME AND WILL NOT NECESSARILY FORM PART OF THE APPROVED POSTAL ADDRESS. APPLICANTS ARE ADVISED TO CONTACT QUINN HOMES TO ASCERTAIN THE AVAILABILITY OF ANY PARTICULAR PROPERTY. COMPUTER-GENERATED IMAGES AND PHOTOGRAPHY ARE INDICATIVE ONLY AND SUBJECT TO CHANGE. THE EDDINGTON PARK SITE PLAN IS INDICATIVE ONLY AND SUBJECT TO CHANGE. IN LINE WITH OUR POLICY OF CONTINUOUS IMPROVEMENT WE RESERVE THE RIGHT TO ALTER THE LAYOUT, BUILDING STYLE, LANDSCAPING AND SPECIFICATION AT ANYTIME WITHOUT NOTICE. FLOORPLANS SHOWN FOR EDDINGTON PARK ARE FOR APPROXIMATE MEASUREMENTS ONLY. EXACT LAYOUTS AND SIZES MAY VARY. ALL MEASUREMENTS MAY VARY WITHIN A TOLERANCE OF 5%. THE DIMENSIONS ARE NOT INTENDED TO BE USED FOR CARPET SIZES, APPLIANCE SIZES OR ITEMS OF FURNITURE. YOUR ATTENTION IS DRAWN TO THE FACT THAT IT MAY NOT BE POSSIBLE TO PROVIDE THE BRANDED PRODUCTS AS REFERRED TO IN THE SPECIFICATION. IN SUCH CASES, A SIMILAR ALTERNATIVE WILL BE PROVIDED. QUINN HOMES RESERVES THE RIGHT TO MAKE THESE CHANGES AS REQUIRED. A NUMBER OF CHOICES AND OPTIONS ARE AVAILABLE TO PERSONALISE YOUR HOME. CHOICES AND OPTIONS ARE SUBJECT TO TIMEFRAMES, AVAILABILITY AND CHANGE. MAPS ARE NOT TO SCALE AND SHOW APPROXIMATE LOCATIONS ONLY. THROUGH THE PURCHASE OF A PROPERTY AT EDDINGTON PARK, THE BUYER IS ACQUIRING A FREEHOLD HOUSE WITH ASSOCIATED RIGHTS TO USE THE COMMUNAL AREAS AS SET OUT IN THE LEASE.
