



# POTTERY GROVE

• DEAL •

---

**PHASE 3**

---

Quinn  
Homes



# A Gem of Coast and Country

Deal is where you want to be with a stunning coastline on one side and Kent's rolling fields on the other. Excellent transport links from HS1, where trains take just 1 hour and 21 minutes to reach London St Pancras.

At Pottery Grove, an exquisite collection of stylish homes, you are well catered for by a town with an award-winning high street and excellent transport links.

With a selection of 2, 3 & 4 bedroom homes, each with a contemporary finish, it is time to make Deal your new home for an exceptional lifestyle.





*“We recently purchased a new house from Quinn Homes, we had one point of contact throughout the whole process which made things very easy. The home itself is of exceptional quality and of a high spec, very much what we were looking for. This is certainly going to be our home for a long time to come.”*

**Mr & Mrs Jeffery**



*“Deal is one of the best  
places to live in 2021”*

**The Times**



Indicative Street Scene at Pottery Grove

# Deal

## Full of Life

---

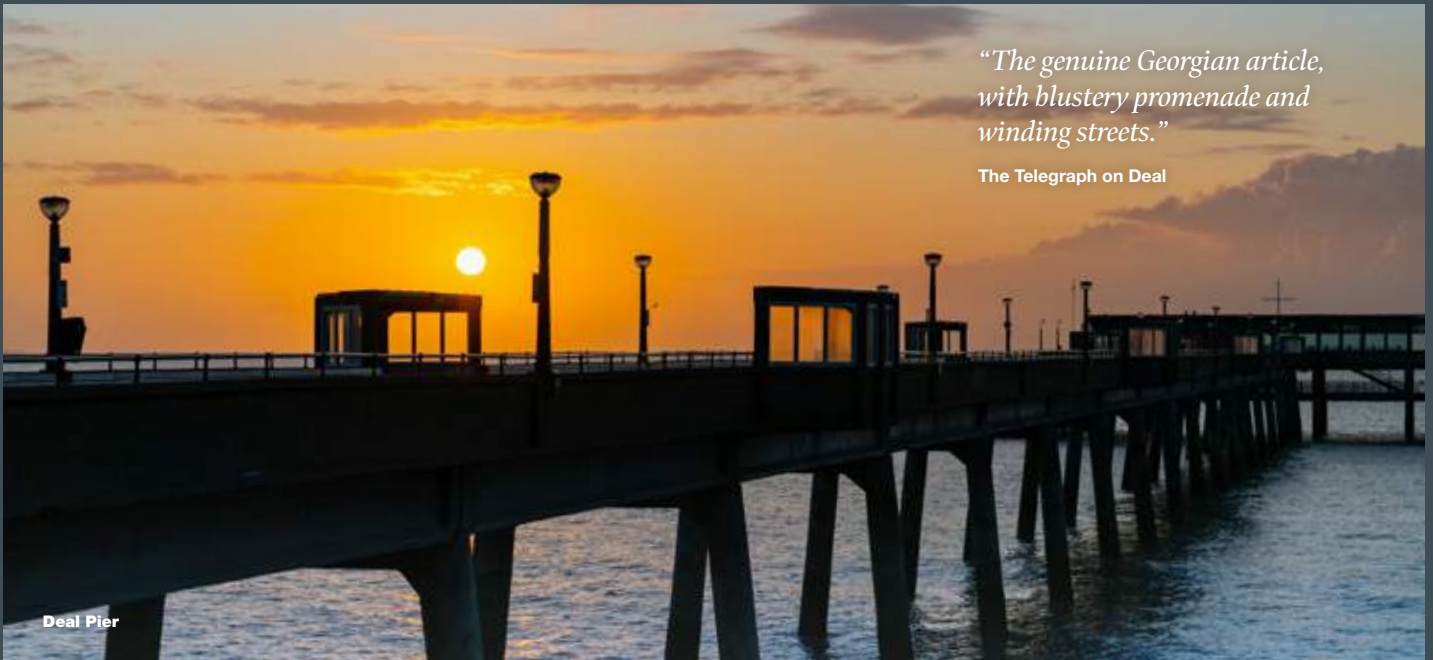
**Deal is regarded as one of Kent's most vibrant seaside towns with many choosing to embrace the lifestyle it has to offer.**

With the high street voted as Britain's best by The Telegraph, the varied mix of restaurants and quirky retail outlets, Deal has a rarely found character.

Deal is home to two of the country's finest castles and major tourist attractions with Deal Castle, built by Henry VIII and Walmer Castle. The latter also boasts a sensational gardens complex looking out onto the English Channel.

*"The genuine Georgian article, with blustery promenade and winding streets."*

The Telegraph on Deal



Deal Pier

---

Off the coast lies the Goodwin Sands, notorious for the sinking of hundreds of vessels over the centuries and now home to a colony of seals. The waters off Deal separate the English Channel from the North Sea and history has provided exceptional tales of smuggling, shipwrecks and invasion.



## Deal Awards

*'One of the best places to live'*  
- The Times 2021

The Telegraph voted Deal  
first in the *'10 top spots to lay  
your beach towel'*

*'Best Places to Live'*  
- The Sunday Times

*'Top 30 places to live by the  
sea'* - The Sunday Times

*'Top Hipster Holiday'*  
- Evening Standard

*'High Street of the Year'*  
- The Daily Telegraph





# Out & About

---

**Whatever your age or interests,  
Deal has everything to offer.**

Betteshanger Park is an exciting addition to the town providing outdoor activities, year-round events and a range of cultural opportunities. With excellent connectivity to the town and surrounding area, the park is an exceptional place for all the family and is located just 3 miles from Pottery Grove.





Betteshanger Park



Royal Cinque Ports Golf Club

---

The Dover district has an abundance of outstanding schools including Dover Grammar School For Boys and the Ofsted Outstanding schools of Dover Grammar School For Girls and Sir Roger Manwood's in Sandwich. In addition, Deal has a range of primary schools and prep schools including Northbourne Park.

Deal has a leisure centre, tennis clubs, internationally renowned golf courses and with Deal & Betteshanger Rugby Club and Deal Football Club, opportunities exist for sporting excellence for all age groups.



# 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.







CC

*"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.



Evening Standard New Homes  
Awards 2021

Awarded for Best Family Home



Best Small  
Housebuilder

Winner








Best Small  
Housebuilder

Winner



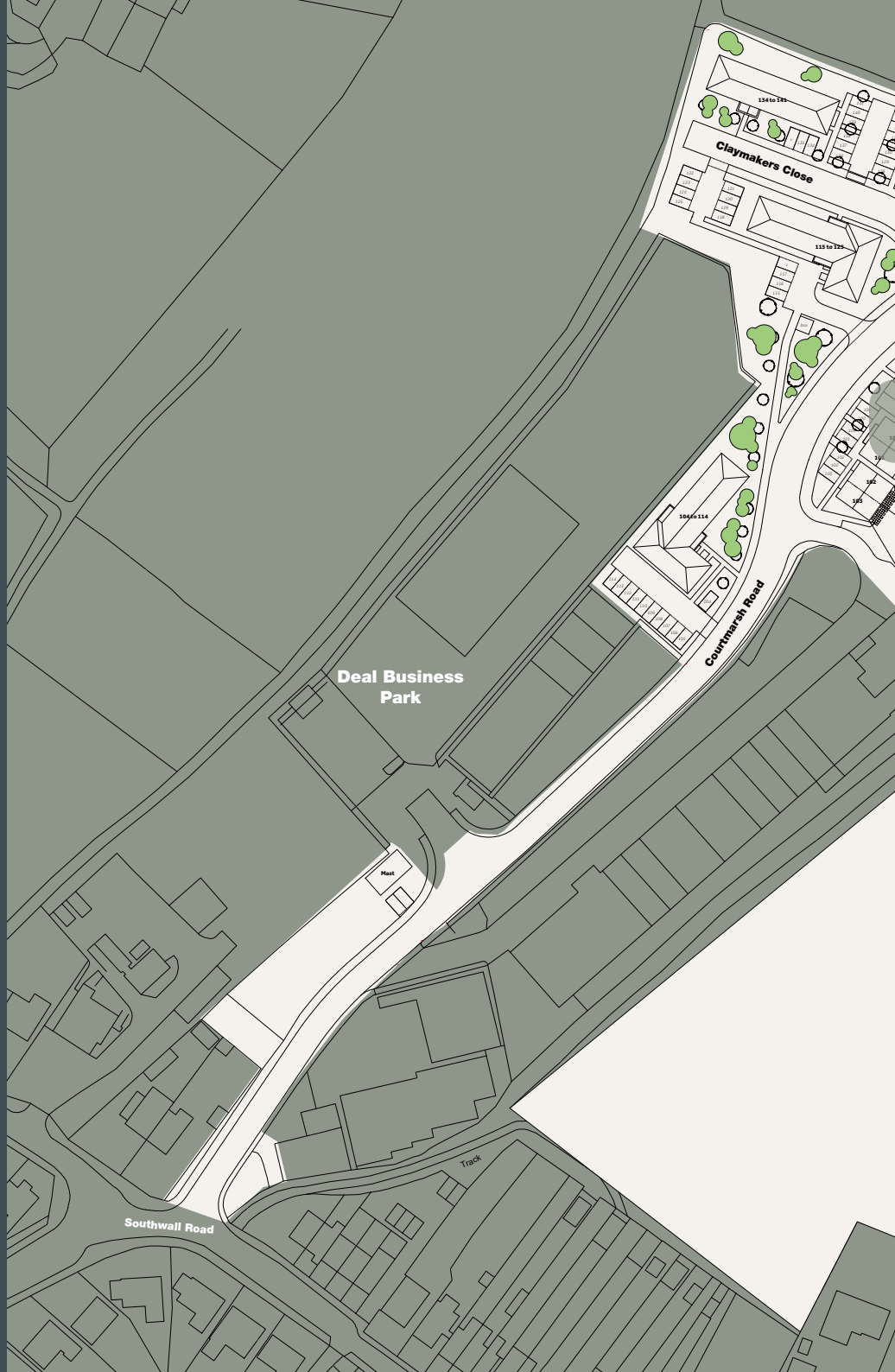
# Site Plan

-  The Tenterden I
-  The Tenterden II
-  The Tenterden III
-  The Sandwich
-  The Dover II
-  The Dover III
-  The Chillenden
-  The Canterbury
-  The Langdon I
-  The Langdon II
-  The Finglesham I
-  The Finglesham II



Deal Train Station  
5 minute walk

Deal > London St Pancras  
1 hour and 21 minutes





Phase 3

Phase 3

Phase 2  
SOLD OUT

Phase 1  
SOLD OUT

Phase 2  
SOLD OUT

Future Phase at  
Pottery Grove  
(Apartments)

Future Phase at  
Pottery Grove

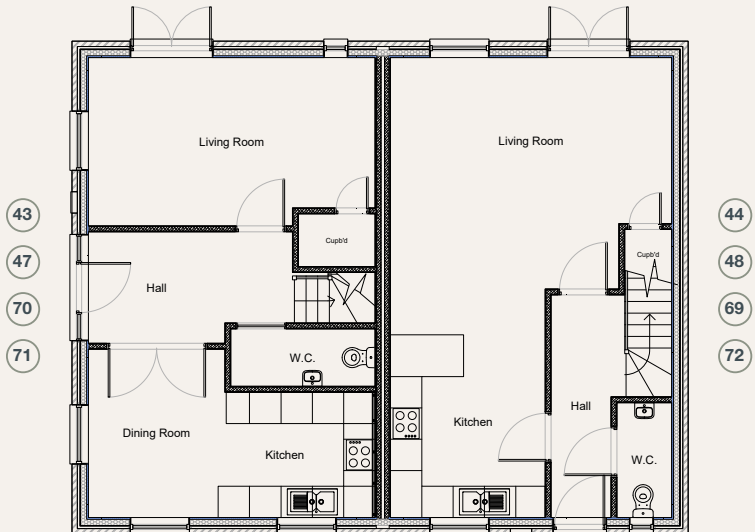
Albert Road  
leading to Deal  
Train Station and  
Town Centre

# The Langdon I & II

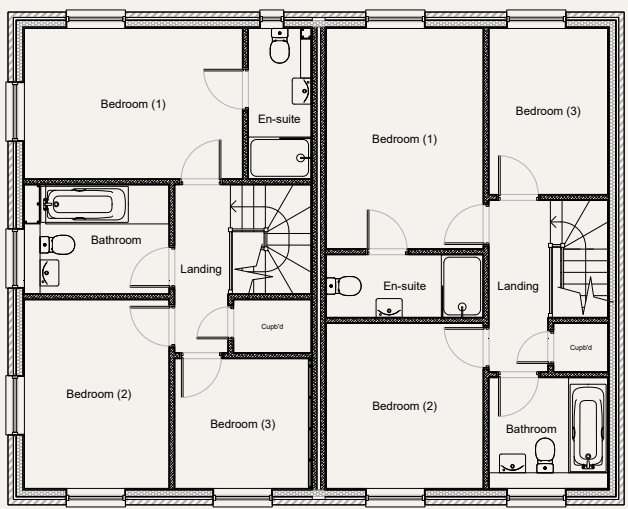
## The Langdon I & II

3 Bedrooms

PLOTS: 43 44 47 48 69 70 71 72



GROUND FLOOR



FIRST FLOOR





Plots 43 & 44 - White Cladding

Plots 47, 48, 69,70,71,72 - Red Brick

Indicative Image of The Langdon I & II at Pottery Grove

- 43
- 47
- 70
- 71

Kitchen	2.801m (9'2") x 2.425m (7'11")
Living	5.537m (18'1") x 3.249m (10' 7") (max)
Dining	3.249m (10'7") x 2.648m (8'8")
WC	1.125m (3'8") x 2.801m (9'2")
Bedroom 1	4.201m (13'9") x 2.905m (9'6")

- 44
- 48
- 69
- 72

Kitchen	3.000m (9'10") x 4.289m (14'0")
Living	5.425m (18'1") x 4.547m (14'11") (max)
WC	1.075m (3'6") x 2.225m (7'3")
Bedroom 1	4.245m (13'11") x 3.038m (9'11")
Ensuite	1.225m (4'0") x 3.038m (9'11")

Ensuite	1.225m (3'8") x 2.905m (9'6")
Bedroom 2	2.793m (9'1") x 3.639m (11'11")
Bathroom	2.793m (9'1") x 2.114m (6'11")
Bedroom 3	2.511 (8'2") x 2.646m (8'8")
Parking Spaces	2
Total Area	1,041 sq.ft

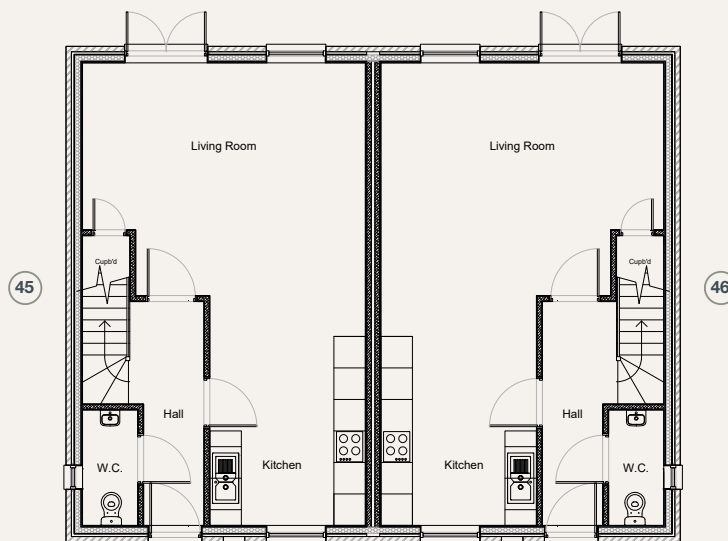
Bedroom 2	3.188m (10'5") x 3.038m (9'11")
Bathroom	2.147m (7'0") x 2.299m (7'6")
Bedroom 3	2.311 (7'6") x 3.204m (10'6")
Parking Spaces	2
Total Area	1,022 sq.ft

# The Chillenden

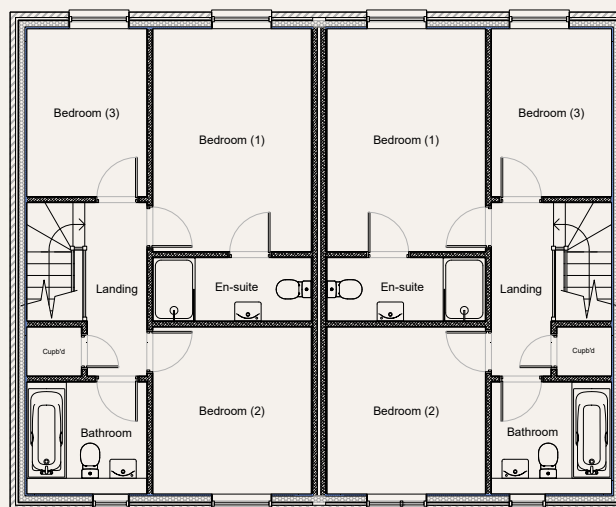
## The Chillenden

3 Bedrooms

PLOTS: 45 46



GROUND FLOOR



FIRST FLOOR



Indicative Image of The Chillenden at Pottery Grove

45 46

Kitchen	3.000 (9'10") x 4.289 (14'0")
Living	5.425 (17'9") (max) x 4.547 (14'11")
WC	1.075 (3'6") x 2.225 (7'3")
Bedroom 1	4.245 (13'11") x 3.038 (9'11")
Ensuite	1.225 (4'0") x 3.038 (9'11")

Bedroom 2	3.188 (10'5") x 3.038 (9'11")
Bathroom	2.299(7'6") x 2.147 (7'0")
Bedroom 3	2.311 (7'6") x 3.204 (10'6")
Parking Spaces	2
Total Area	1,022 sq.ft



# The Tenterden I, II & III

## The Tenterden I, II & III

2 & 3 Bedrooms

PLOT:

49

50

51

58

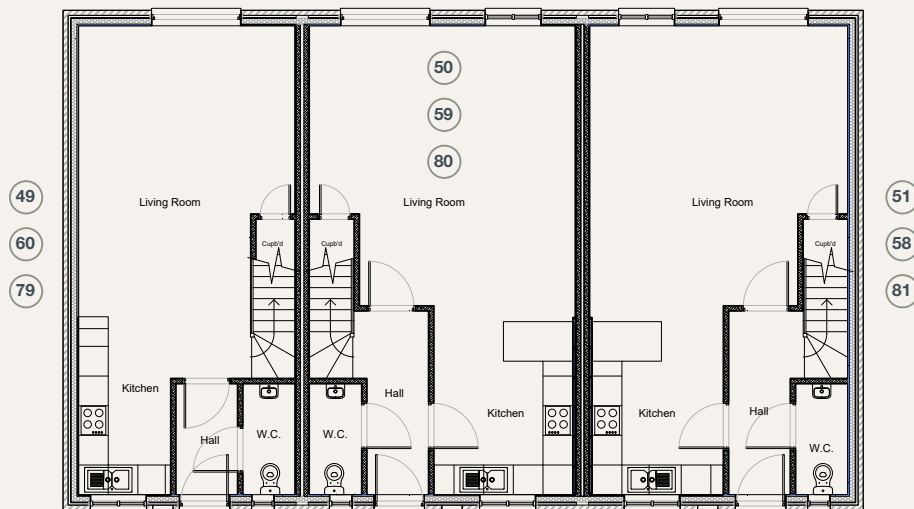
59

60

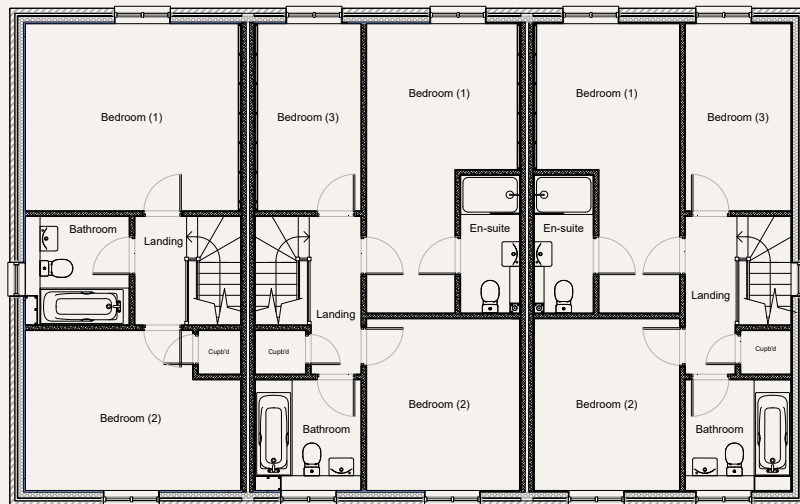
79

80

81



GROUND FLOOR



FIRST FLOOR



Plots 49,50,51 - White Cladding

Plots 58,59,60 - Yellow Brick

Plots 79,80,81 - Red Brick

Indicative Image of The Tenterden I, II & III at Pottery Grove

49 60 79

Kitchen	1.883m (6'2") x 3.379m (11'1")
Living	4.459m (14'7") (max) x 5.772m (18'11")
WC	1.088 (3'6") x 2.266 (7'5")
Bedroom 1	3.829m (12'6") x 4.414m (14'5")

50 59 80

Kitchen	5.424m (17'9") (max) x 5.772m (18'11")
Living	2.893m (9'5") x 3.739m (12'3")
WC	1.088m (3'6")x 2.266m (7'5")
Bedroom 1	3.148m (10'3") (max) x 5.906m (19'4")
Ensuite	1.238m (4'0") x 2.829m (9'3")

51 58 81

Kitchen	5.256m (17'2") (max) x 5.772m (18'11")
Living	2.725m (8'11") x 3.739m (12'3")
WC	1.088m (3'6") x 2.266m (7'5")
Bedroom 1	2.992m (9'9") (max) x 5.906m (19'4")
Ensuite	1.238m (4'0") x 2.829m (9'3")

Bathroom	2.229m (7'3") x 2.137m (7'0")
Bedroom 2	3.275m (10'8") (max) x 4.414m(14'5")
Parking Spaces	1
Total Area	893 sq.ft

Bedroom 2	3.148m (10'3") x 3.516m (11'6")
Bathroom	2.275m (7'5") x 2.188m (7'2")
Bedroom 3	3.829 (12'6") x 2.187m (7'2")
Parking Spaces	2
Total Area	1,096 sq.ft

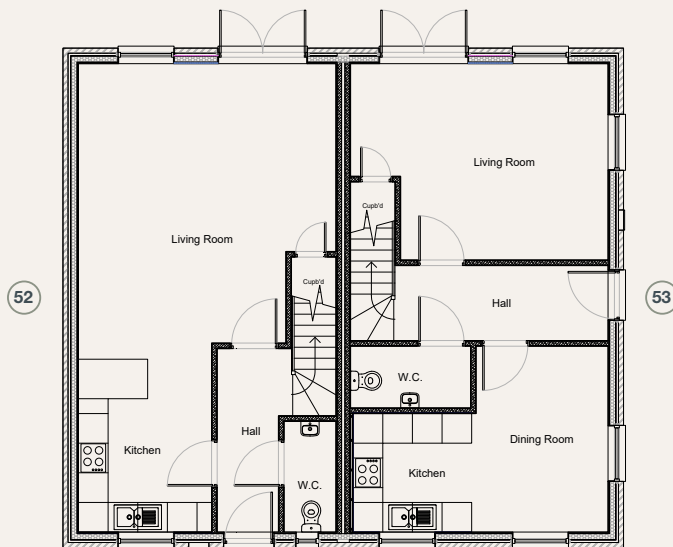
Bedroom 2	3.516m (11'6") x 2.992m (9'9")
Bathroom	2.275m (7'5") x 2.175m (7'1")
Bedroom 3	3.829 (12'6") x 2.175m (7'1")
Parking Spaces	2
Total Area	1,066 sq.ft

# The Finglesham I & II

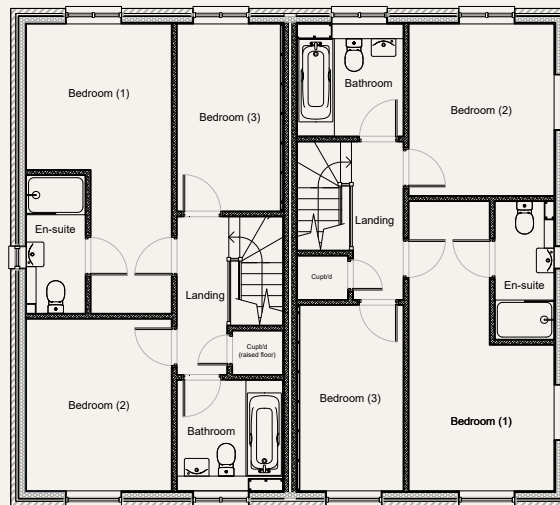
## The Finglesham I & II

3 Bedrooms

PLOTS: 52 53



GROUND FLOOR



FIRST FLOOR





Indicative Image of The Finglesham I & II at Pottery Grove

52

Kitchen	2.719 (8'11") x 3.739 (12'3")
Living	5.250m (17'2") (max) x 5.772m (18'11")
WC	1.088m (3'6") x 2.266m (7'5")
Bedroom 1	2.974 (9'9") x 5.906 (19'4") max
Ensuite	1.225 (4'0") x 2.829 (9'3")

53

Kitchen	5.256m (17'2") (max) x 5.772m (18'11")
Living	2.725m (8'11") x 3.739m (12'3")
WC	1.088m (3'6") x 2.266m (7'5")
Bedroom 1	2.992m (9'9") (max) x 5.906m (19'4")
Ensuite	1.238m (4'0") x 2.829m (9'3")

Bedroom 2	2.974m (9'9") x 3.516m (11'6")
Bathroom	2.187m (7'2") x 3.829m (12'6")
Bedroom 3	2.187m (7'2") x 3.829m (12'6")
Parking Spaces	2
Total Area	1,065 sq.ft

Bedroom 2	3.516m (11'6") x 2.992m (9'9")
Bathroom	2.275m (7'5") x 2.175m (7'1")
Bedroom 3	3.829m (12'6") x 2.175m (7'1")
Parking Spaces	2
Total Area	1,065 sq.ft

# The Canterbury

## The Canterbury

4 Bedrooms

PLOTS:

61

62

63

64

73

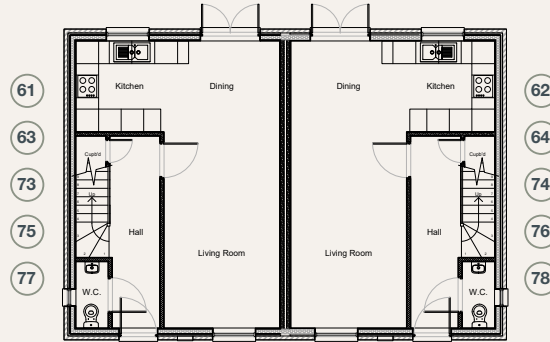
74

75

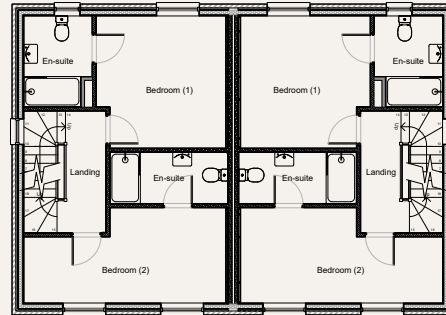
76

77

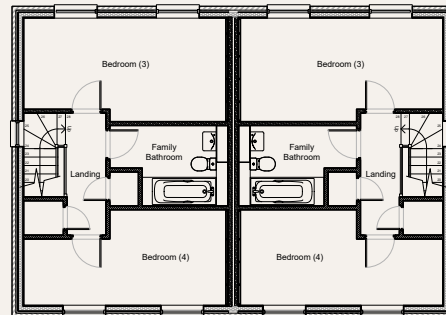
78



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Indicative Image of The Canterbury at Pottery Grove

- 61
- 62
- 63
- 64
- 73
- 74
- 75
- 76
- 77
- 78

<b>Kitchen</b>	2.150m (7') x 2.425m (7'11")	<b>Ensuite</b>	3.131m (10'3") x 1.375m (4'6")
<b>Living/Dining</b>	7.629m (25') x 3.092m (10' 1")	<b>Bedroom 3</b>	5.42m (17'9") x 2.753m (9') (max)
<b>WC</b>	1.776m (5'9") x 0.875m (2'10")	<b>Bathroom</b>	2.138m (7') x 3.042m (9'11") (max)
<b>Bedroom 1</b>	3.516m (11'6") x 3.506m (11'6") (max)	<b>Bedroom 4</b>	5.42m (17'9") x 2.559m (8'4") (max)
<b>Ensuite</b>	1.825m (5'11") x 2.283m (7'5")	<b>Parking Spaces</b>	2
<b>Bedroom 2</b>	5.42m (10'3") x 2.559m (8'4") (max)	<b>Total Area</b>	1318 sq.ft

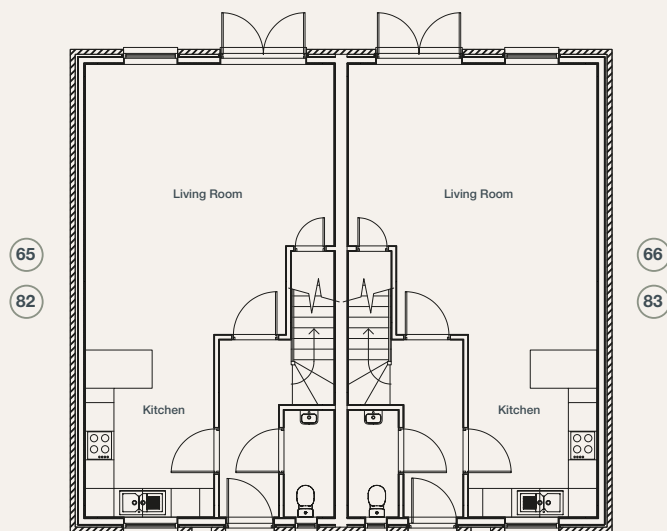


# The Sandwich

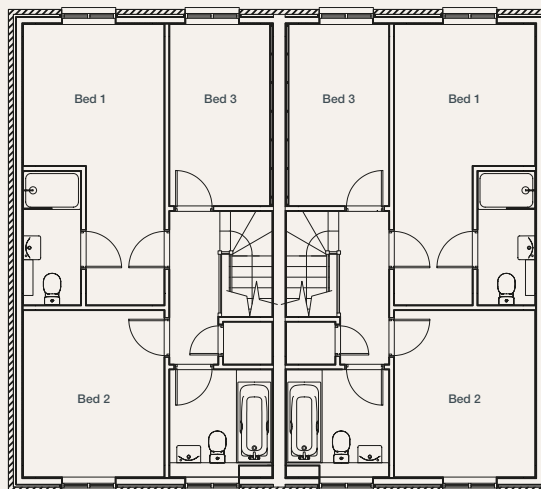
## The Sandwich

3 Bedrooms

PLOTS: 65 66 82 83



GROUND FLOOR



FIRST FLOOR



Indicative Image of The Sandwich at Pottery Grove

- 65
- 66
- 82
- 83

Kitchen	2.70m (8'8") x 3.83m (12'6")
Living Room	5.21m (17') x 5.66m (18'6")
Bedroom 1	2.95m (9'7") x 5.88m (19'3")
Bedroom 2	2.95m (9'7") x 3.49m (11'5")

Bedroom 3	2.15m (7') x 3.80m (12'5")
Parking Spaces	2
Total Area	1064 sq.ft

# The Dover III

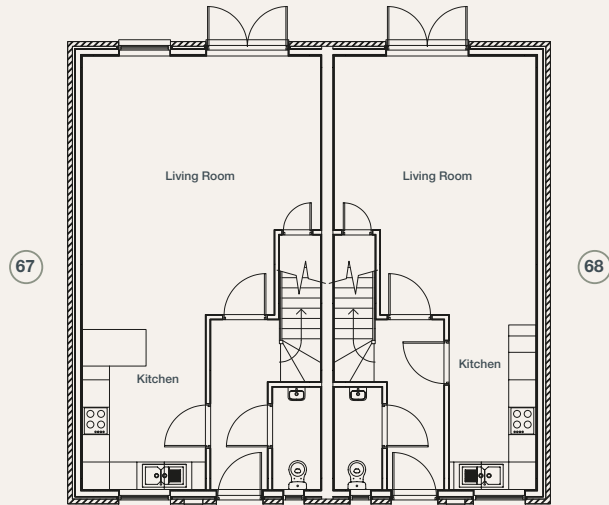
## The Dover II & III

2 & 3 Bedrooms

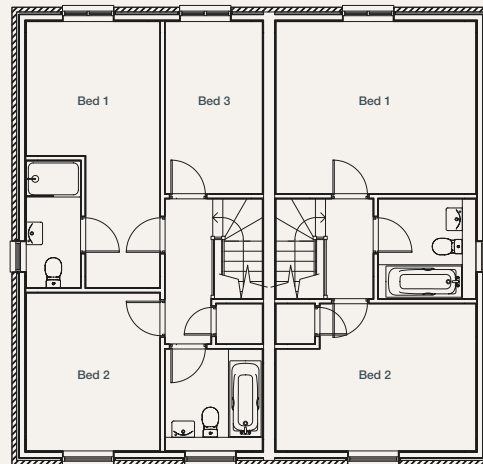
PLOTS:

67

68



GROUND FLOOR



FIRST FLOOR





Indicative Image of The Dover II & III at Pottery Grove

67

Kitchen	2.70m (8'9") x 3.83m (12'6")
Living Room	5.21m (17'1") x 5.66m (18'6")
Bedroom 1	2.95m (9'7") x 5.88m (19'3")
Bedroom 2	2.95m (9'7") x 3.49m (11'5")

Bedroom 3	2.15m (7'1") x 3.80m (12'5")
Parking Spaces	2
Total Area	1064 sq.ft

68

Kitchen	1.90m (6'2") x 3.83m (12'6")
Living Room	4.42m (14'5") x 5.66m (18'6")
Bedroom 1	3.80m (12'5") x 4.42m (14'5")

Bedroom 2	3.25m (10'7") x 4.42m (14'5")
Parking Spaces	1
Total Area	902 sq.ft

# Specification



Images from Phase 1 & 2 at Pottery Grove



**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

Appliances by Bosch

**BEDROOMS**

---

Fully fitted carpet

TV/FM and telecom point (master bedroom only)

Downlights

**BATHROOMS / ENSUITES**

---

Glass shower screen

Designer taps and thermostatic shower mixer unit

Full height large format Porcelanosa ceramic tiling

Low voltage recessed downlights

Shaver socket

Extractor ventilation

Heated towel rail

Sanitaryware by Roca

**LIVING AREA**

---

Fully fitted carpet

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

**EXTERNAL FINISHES**

---

Rear garden turfed with patio area

Fully fenced to all sides

Outside light and tap point

**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 detector/s

**WARRANTIES**

---

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





E N G L I S H   C H A N N E L

**NEARBY**

- Canterbury – 24 Miles
- Sandwich – 6 Miles
- Ramsgate – 14 Miles
- Dover – 8 Miles

**POTTERY GROVE**

Postcode for Sat Nav  
CT14 9JQ





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



**All sales enquiries contact:**

**01304 361 420 | [pottery.grove@wardsofkent.co.uk](mailto:pottery.grove@wardsofkent.co.uk)**

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. Pottery Grove 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 Pottery Grove 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 Pottery Grove 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 Pottery Grove, the buyer is acquiring an apartment with a 999 year leasehold with associated rights to use the communal areas as set out in the lease. Houses are acquired on a freehold basis.