

STONEGATE

STELLING MINNIS

Quinn  
Homes



# The Natural Beauty of the Kent Countryside

Stonegate 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, Stonegate is exceptionally well connected with Canterbury, Folkestone, Dover and Ashford all within a short drive.

With just three terraced homes and six apartments, Stonegate 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 Stonegate by Quinn Homes





# Stelling Minnis

A Kent Downs Gem

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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

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Well connected to some of Kent's major towns, Stelling Minnis has a degree of rural isolation and the 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. Lyminge Forest provides a woodland getaway.

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

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Folkestone Harbour



Mermaid Beach, Folkestone

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.



Canterbury Cathedral



Royal Military Canal at Hythe



# 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.



WINNER

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

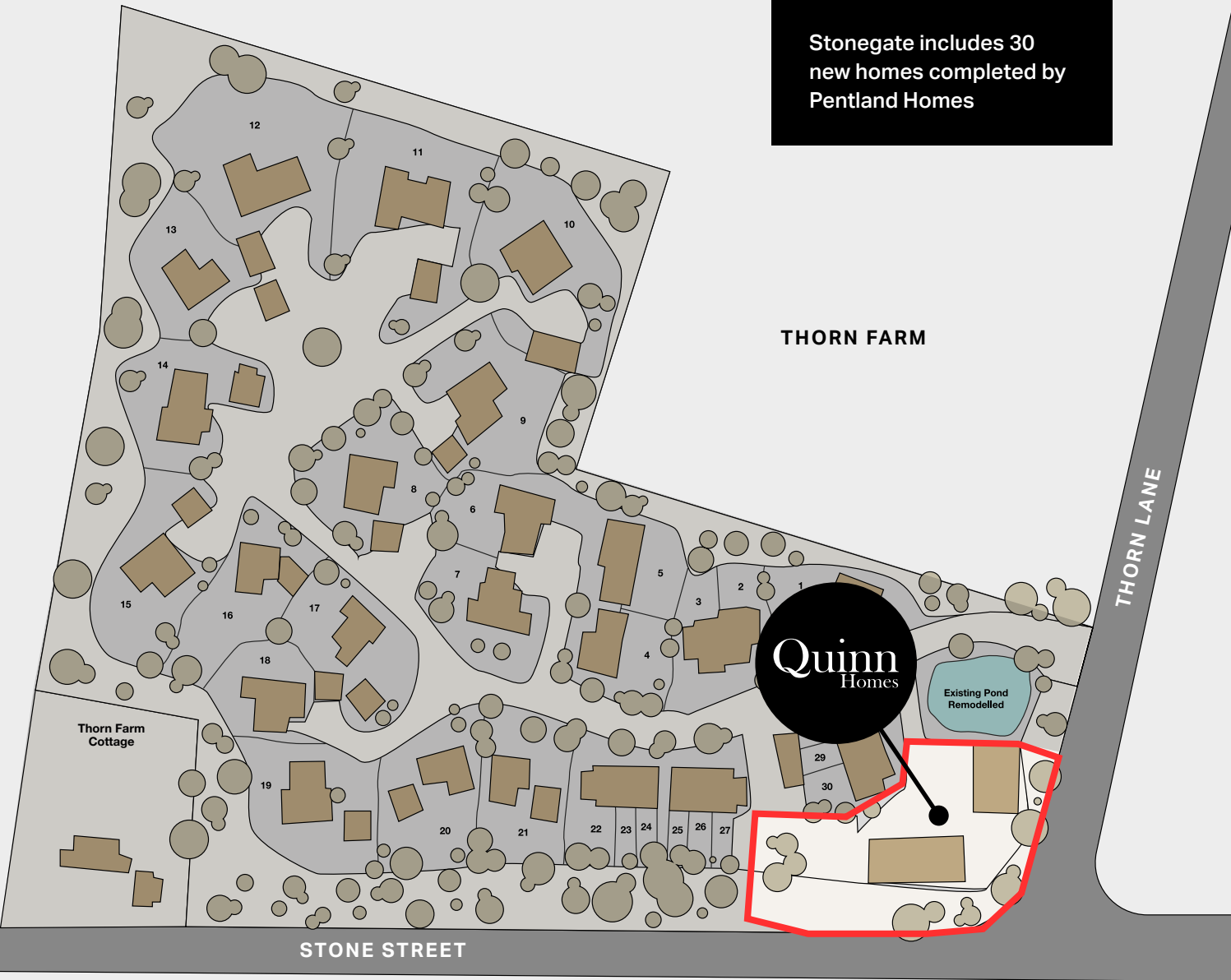


RESI Awards 2020

Small Developer of the Year  
Quinn Homes



# Site Plan



THORN LANE

TERRACED  
HOUSES 1-3

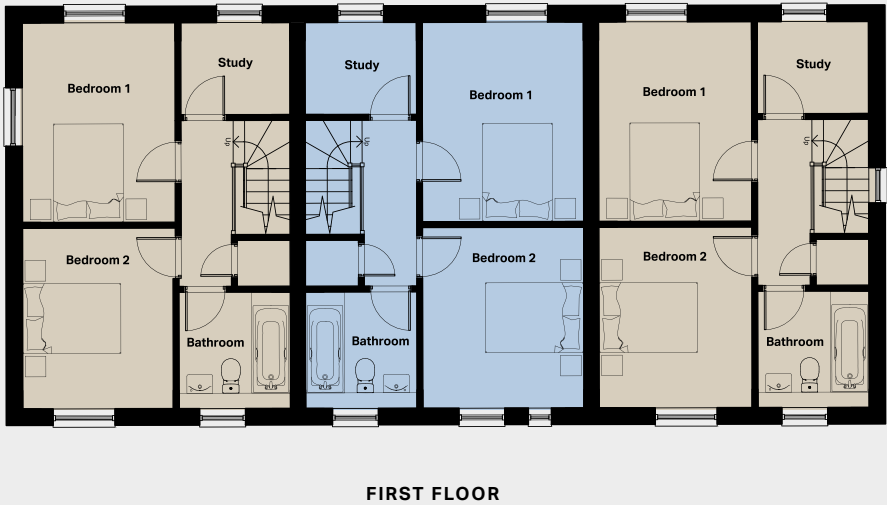
APARTMENTS  
4-9

STONE STREET

- The 2-bed terraced houses each get two parking spaces
- Each 1-bed apartment benefits from a single parking space whilst the 2-beds get two spaces each
- 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







Indicative Image of Stonegate by Quinn Homes

### House 1

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

<b>Study</b>	1.78m (5'-10") x 2.11m (6'-11")
<b>Bathroom</b>	2.15m (7'-1") x 2.25m (7'-5")
<b>Total Area</b>	77.8sq.m / 837sq.ft
<b>Parking Space</b>	Two parking spaces per house

### House 2

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

<b>Study</b>	1.76m (5'-10") x 2.15m (7'-1")
<b>Bathroom</b>	2.15m (7'-1") x 2.25m (7'-5")
<b>Total Area</b>	80.2sq.m / 863sq.ft
<b>Parking Space</b>	Two parking spaces per house

### House 3

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

<b>Study</b>	1.78m (5'-10") x 2.15 (7'-1")
<b>Total Area</b>	77.8sq.m / 837sq.ft
<b>Parking Space</b>	Two parking spaces per house

# The Apartments

PLOTS: 4 5 6

1 & 2 Bedroom Homes



GROUND FLOOR



Indicative Image of Stonegate by Quinn Homes

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")

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")

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

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

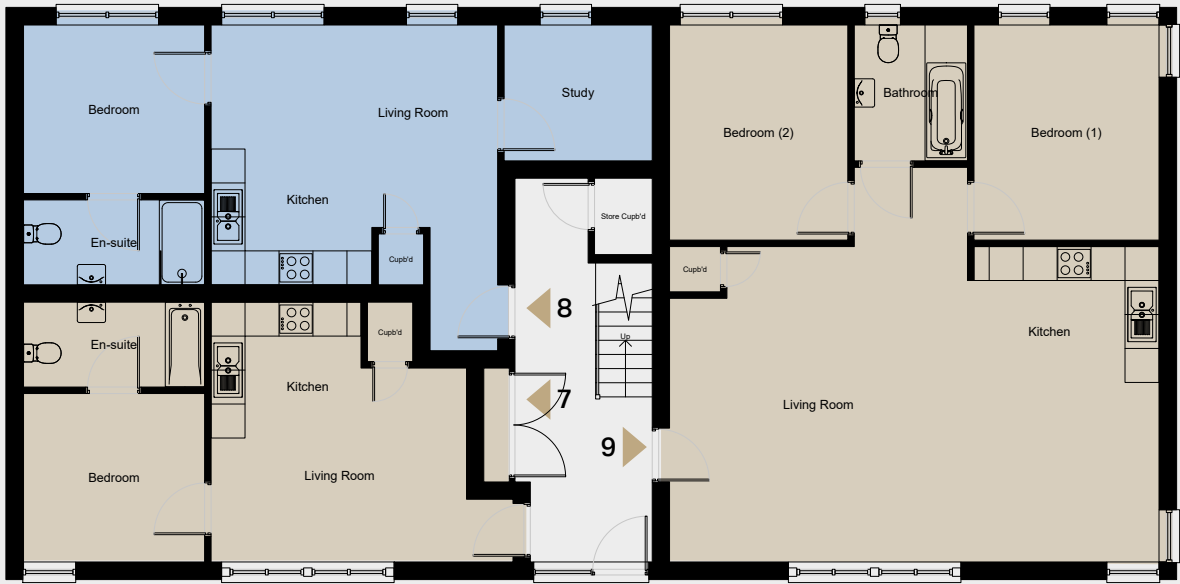
Total Area	81.8sq.m / 880sq.ft
Parking Space	2 Spaces



# The Apartments

PLOTS: 7 8 9

1 & 2 Bedroom Homes



FIRST FLOOR



Indicative Image of Stonegate by Quinn Homes

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")

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")

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

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

Total Area	81.8sq.m / 880sq.ft
Parking Space	2 Spaces





## 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 microwave
- Natural stone quartz worktops with tiled splashback
- Integrated fridge/ freezer
- Integrated dishwasher
- Low voltage recessed downlights to kitchen area
- Under pelmet feature lighting
- Ceramic tiling to floor
- Washer/dryer

## BATHROOMS

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- Glass shower screen
- Designer taps and thermostatic shower mixer unit
- Large format Porcelanosa ceramic tiling
- Low voltage recessed downlights
- Shaver socket
- Extractor ventilation
- Heated towel rail
- Sanitaryware by Roca

## BEDROOMS

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- Fitted wardrobe (master bedroom)
- Fully fitted carpet TV/FM and telecom point (master bedroom)
- Pendant light provision

## LIVING AREA

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- Quality timber effect flooring
- Media plate providing TV/FM aerial, telecom, satellite and power points
- Low voltage recessed downlighters
- Pendant lighting in living room

## EXTERNAL FINISHES

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- Private gardens to the terraced homes with turf and patio
- Communal garden for the apartments

## 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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- Door entry system (apartments only)
- 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

## GREEN TECHNOLOGY

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- Each home is powered by air source heat pumps
- Each home benefits from an electric vehicle charging point



A2

A28

CANTERBURY

B2068

A2



CT4 6DA

WYE

STELLING  
MINNIS

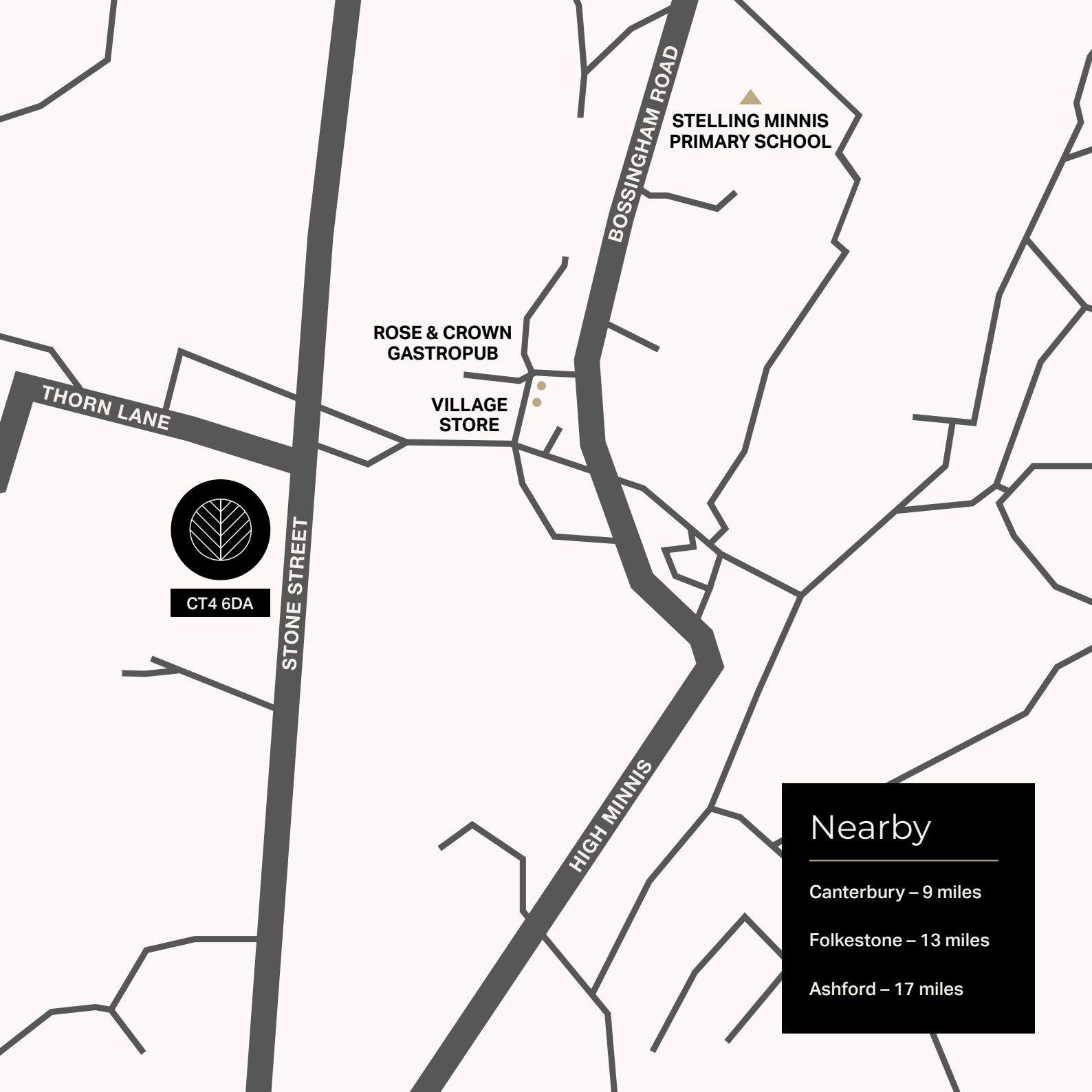
ASHFORD

M20

A20

DOVER

FOLKESTONE



STELLING MINNIS  
PRIMARY SCHOOL

ROSE & CROWN  
GASTROPUB

VILLAGE  
STORE



CT4 6DA

STONE STREET

BOSSINGHAM ROAD

HIGH MINNIS

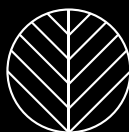
## Nearby

Canterbury – 9 miles

Folkestone – 13 miles

Ashford – 17 miles





# STONEGATE

STELLING MINNIS

## Quinn Homes

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

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