



BROOKLAND
GROVE

Quinn
Homes

The Natural Beauty of the Kent Countryside

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 glorious fields meet its golden beaches giving you truly the best of countryside and coast.



**Evening
Standard**
NEW HOMES
AWARDS 2021
WINNER

Evening Standard New Homes Awards 2021 Winner

Quinn Homes Winner of Best Family Home





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

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

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

**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.





“ 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

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.



housebuilder
Awards
WINNER 2021

**Best Small
Housebuilder**

**Evening
Standard**
NEW HOMES
AWARDS 2021
WINNER

**Best Family
Home**



**Best Small
Housebuilder**

Indicative Images of Brookland Grove

Early commitment allows purchasers the option to choose their finishes from the Quinn Homes range











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 4
The Hythe

PLOT 3
The Winchelsea

PLOT 2
The Camber

5
stone

A259

Site Plan

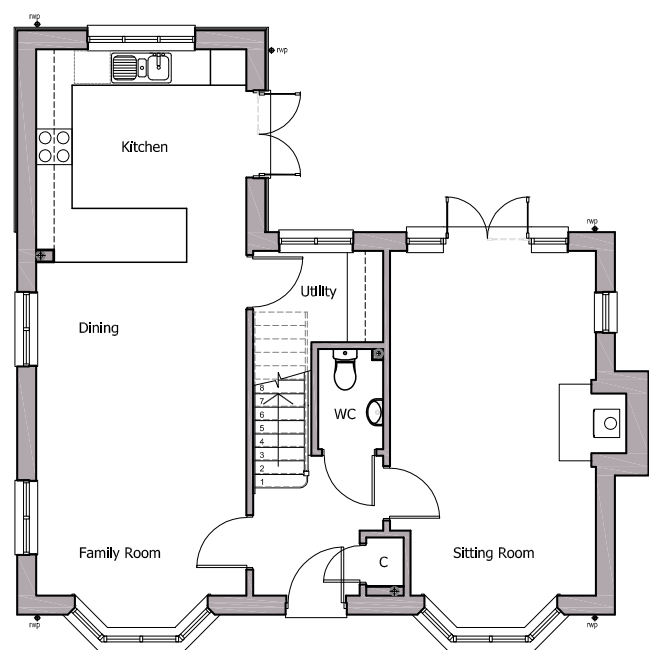


Kitchen/Dining/Family	3.5m (11' 5") x 8.6m (28' 2")
Utility	2m (6' 6") x 1.4m (4' 7")
WC	1m (3' 3") x 1.7m (5' 6")
Living	3.3m (10' 9") x 5.4m (17' 8")
Master Bedroom	3.5m (11' 5") x 3.3m (10' 9")
Ensuite	2m (6' 6") x 1.6m (5' 2")
Bathroom	2m (6' 6") x 2.5m (8' 2")

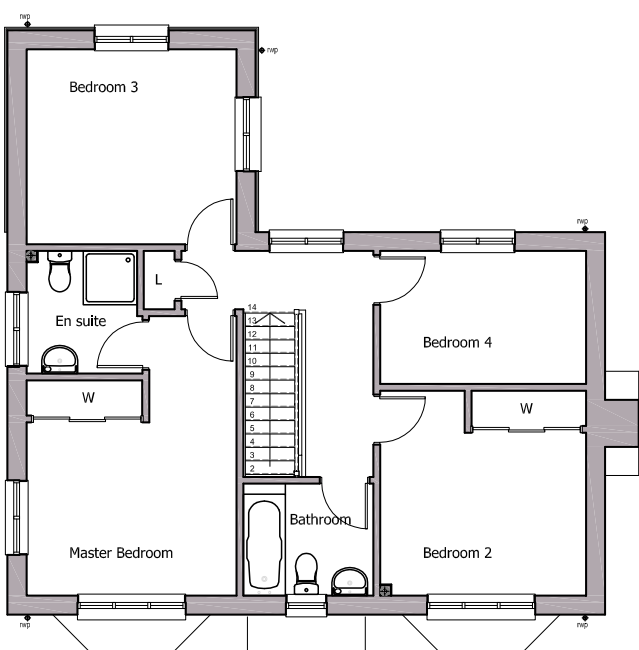
Bedroom 2	3.3m (10' 9") x 3.2m (10' 5")
Bedroom 3	3.5m (11' 5") x 3.1m (10' 2")
Bedroom 4	3.3m (10' 9") x 2.1m (6' 10")
Single Garage	2.9m (9' 6") x 6.8m (22' 3")
Total Area	130sq.m (1,399 sq.ft)
Parking Spaces	2

The Rye

PLOT 1
4 Bedroom Home



GROUND FLOOR



FIRST FLOOR

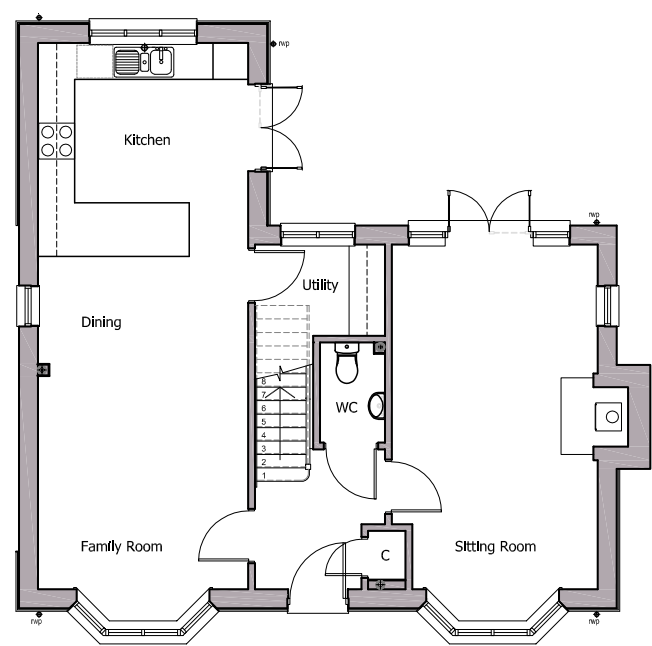


Kitchen/Dining/Family	3.5m (11' 5") x 8.6m (28' 2")
Utility	2m (6' 6") x 1.4m (4' 7")
WC	1m (3' 3") x 1.7m (5' 6")
Living	3.3m (10' 9") x 5.4m (17' 8")
Master Bedroom	3.5m (11' 5") x 3.3m (10' 9")
Ensuite	2m (6' 6") x 1.6m (5' 2")
Bathroom	2m (6' 6") x 2.5m (8' 2")

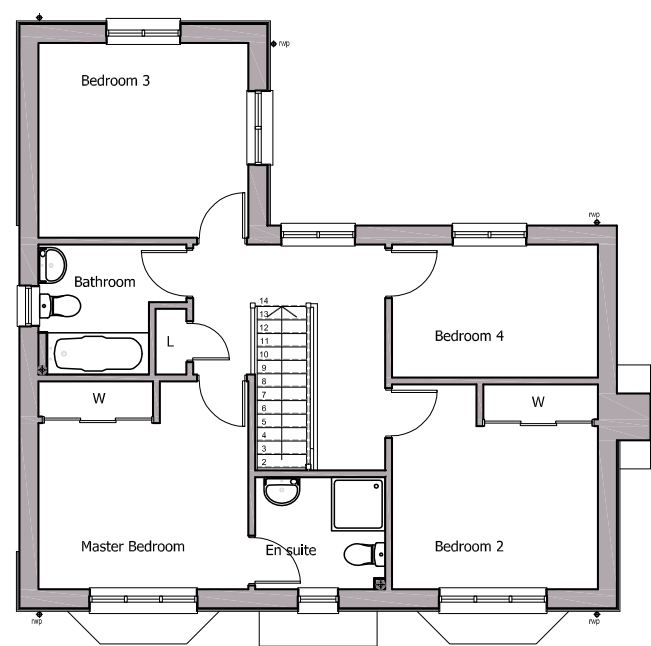
Bedroom 2	3.3m (10' 9") x 3.2m (10' 5")
Bedroom 3	3.5m (11' 5") x 3.1m (10' 2")
Bedroom 4	3.3m (10' 9") x 2.1m (6' 10")
Single Garage	2.9m (9' 6") x 6.8m (22' 3")
Total Area	130sq.m (1,399 sq.ft)
Parking Spaces	2

The Camber

PLOT 2
4 Bedroom Home



GROUND FLOOR



FIRST FLOOR

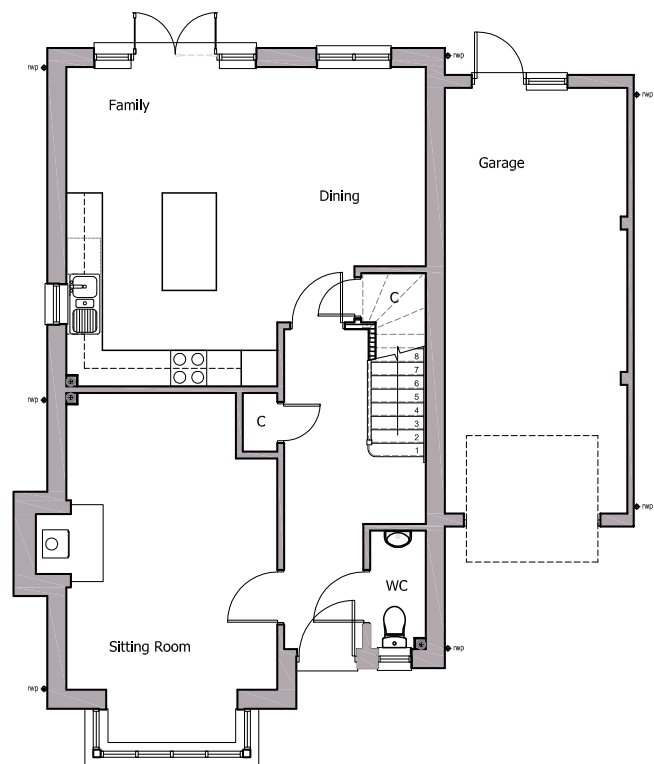


Kitchen/Dining/Family	5.7m (18' 8") x 5.1m (16' 8") (max)
WC	0.9m (2' 11") x 2m (6' 6")
Living	3.3m (10' 9") x 4.8m (15' 8")
Master Bedroom	3.4m (11' 1") x 3.3m (10' 9")
Ensuite	1.4m (4' 7") x 2.1m (6' 10")
Bathroom	2.1 (6' 10") x 1.8m (5' 10")

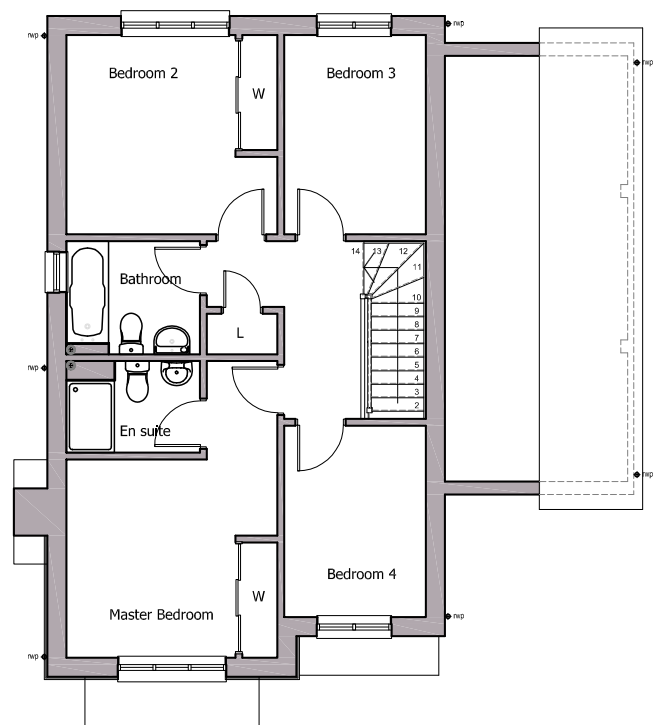
Bedroom 2	3.4 (11' 1") x 3.2m (10' 5")
Bedroom 3	2.2m (7' 2") x 3.2m (10' 5")
Bedroom 4	2.2m (7' 2") x 3.2m (10' 5")
Single Garage	2.9m (9' 6") x 6.8m (22' 3")
Total Area	120 sq.m (1,291 sq.ft)
Parking Spaces	2

The Winchelsea

PLOT 3
4 Bedroom Home



GROUND FLOOR



FIRST FLOOR

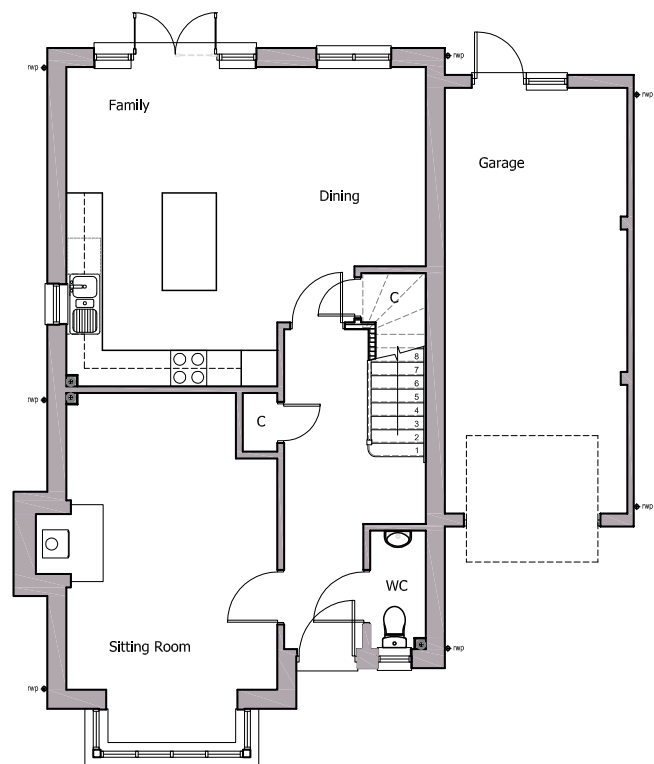


Kitchen/Dining/Family	5.7m (18' 8") x 5.1m (16' 8") (max)
WC	0.9m (2' 11") x 2m (6' 6")
Living	3.3m (10' 9") x 4.8m (15' 8")
Master Bedroom	3.4m (11' 1") x 3.3m (10' 9")
Ensuite	1.4m (4' 7") x 2.1m (6' 10")
Bathroom	2.1 (6' 10") x 1.8m (5' 10")

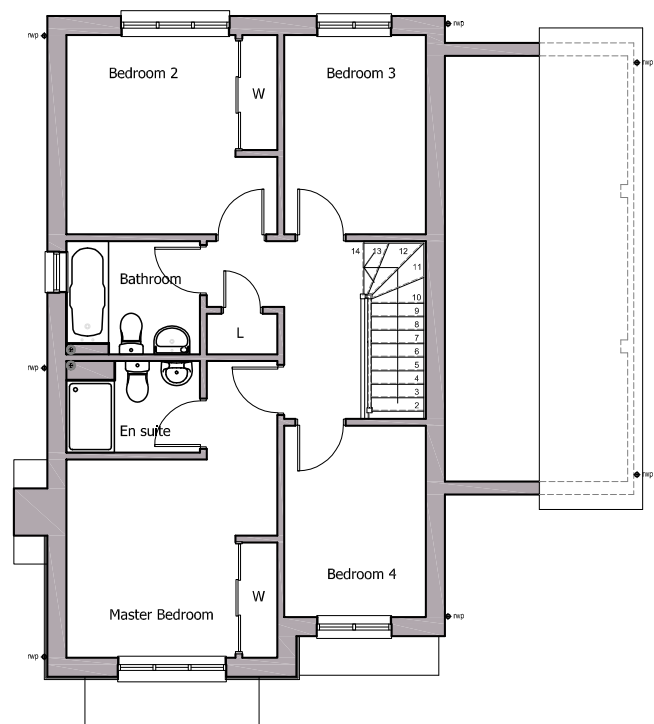
Bedroom 2	3.4 (11' 1") x 3.2m (10' 5")
Bedroom 3	2.2m (7' 2") x 3.2m (10' 5")
Bedroom 4	2.2m (7' 2") x 3.2m (10' 5")
Single Garage	2.9m (9' 6") x 6.8m (22' 3")
Total Area	120 sq.m (1,291 sq.ft)
Parking Spaces	2

The Hythe

PLOT 4
4 Bedroom Home



GROUND FLOOR



FIRST FLOOR

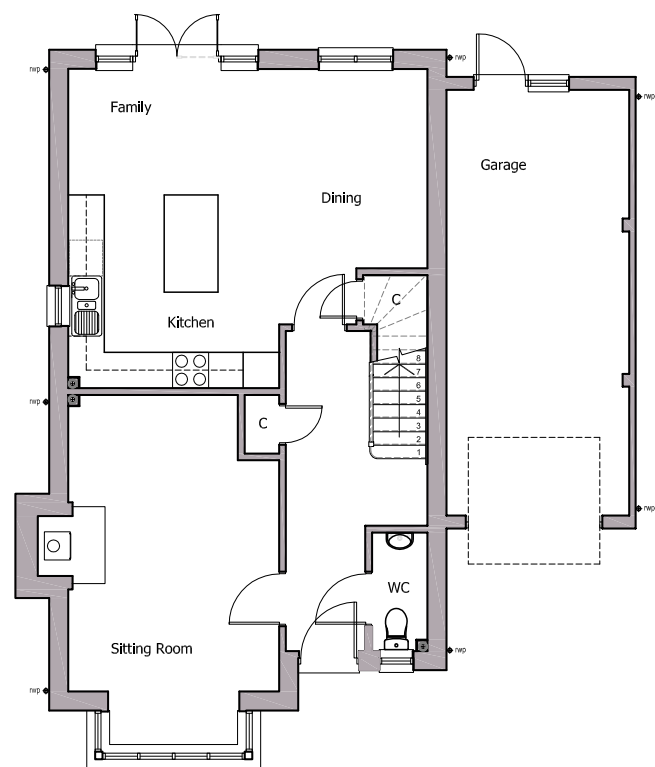


Kitchen/Dining/Family	5.7m (18' 8") x 5.1m (16' 8") (max)
WC	0.9m (2' 11") x 2m (6' 6")
Living	3.3m (10' 9") x 4.8m (15' 8")
Master Bedroom	3.4m (11' 1") x 3.3m (10' 9")
Ensuite	1.4m (4' 7") x 2.1m (6' 10")
Bathroom	2.1 (6' 10") x 1.8m (5' 10")

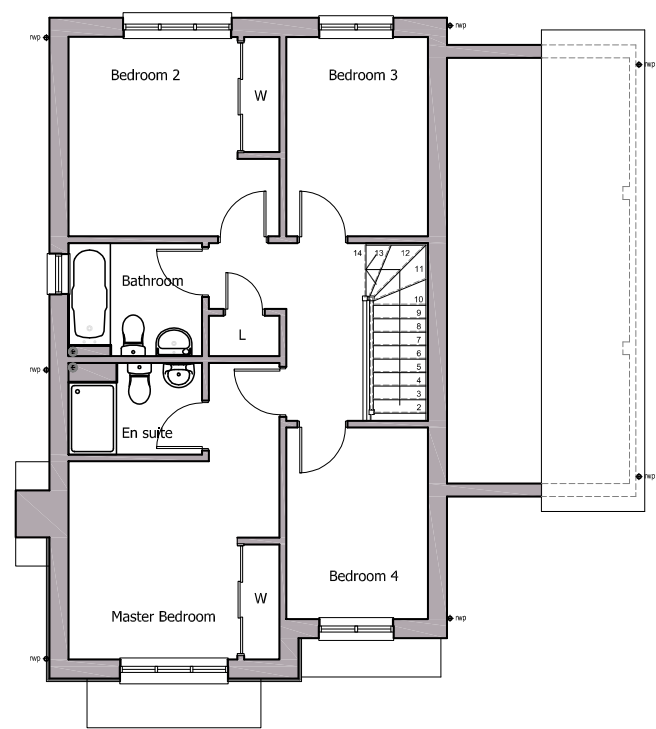
Bedroom 2	3.4 (11' 1") x 3.2m (10' 5")
Bedroom 3	2.2m (7' 2") x 3.2m (10' 5")
Bedroom 4	2.2m (7' 2") x 3.2m (10' 5")
Single Garage	2.9m (9' 6") x 6.8m (22' 3")
Total Area	120 sq.m (1,291 sq.ft)
Parking Spaces	2

The Folkestone

PLOT 5
4 Bedroom Home



GROUND FLOOR



FIRST FLOOR

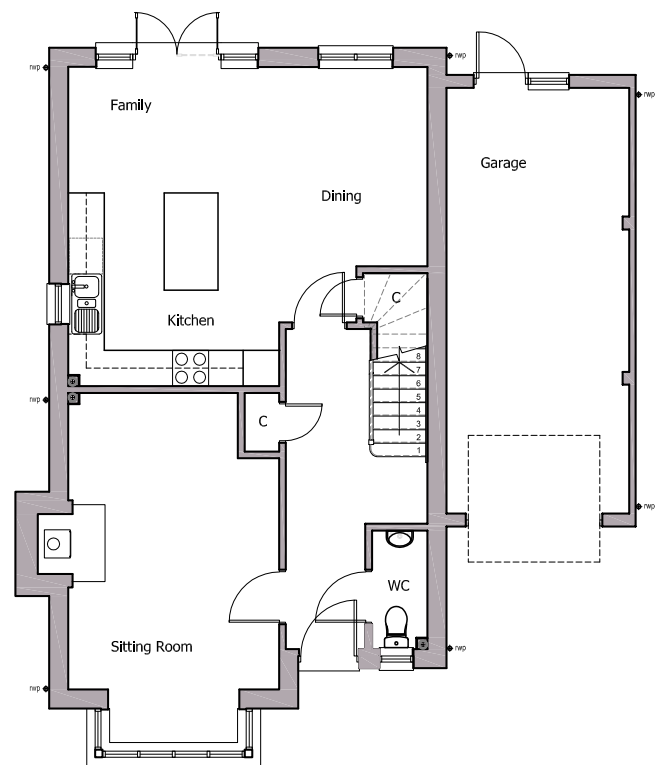


Kitchen/Dining/Family	5.7m (18' 8") x 5.1m (16' 8") (max)
WC	0.9m (2' 11") x 2m (6' 6")
Living	3.3m (10' 9") x 4.8m (15' 8")
Master Bedroom	3.4m (11' 1") x 3.3m (10' 9")
Ensuite	1.4m (4' 7") x 2.1m (6' 10")
Bathroom	2.1 (6' 10") x 1.8m (5' 10")

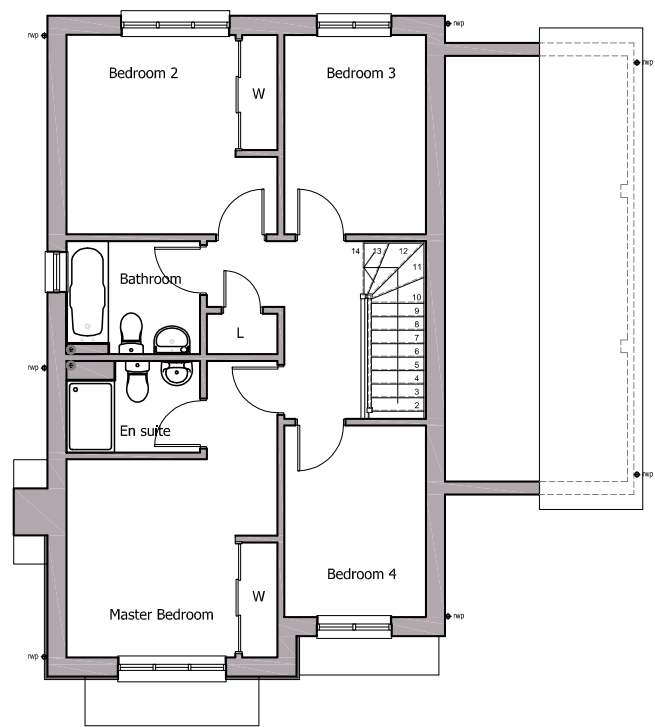
Bedroom 2	3.4 (11' 1") x 3.2m (10' 5")
Bedroom 3	2.2m (7' 2") x 3.2m (10' 5")
Bedroom 4	2.2m (7' 2") x 3.2m (10' 5")
Single Garage	2.9m (9' 6") x 6.8m (22' 3")
Total Area	120 sq.m (1,291 sq.ft)
Parking Spaces	2

The Lydd

PLOT 6
4 Bedroom Home



GROUND FLOOR



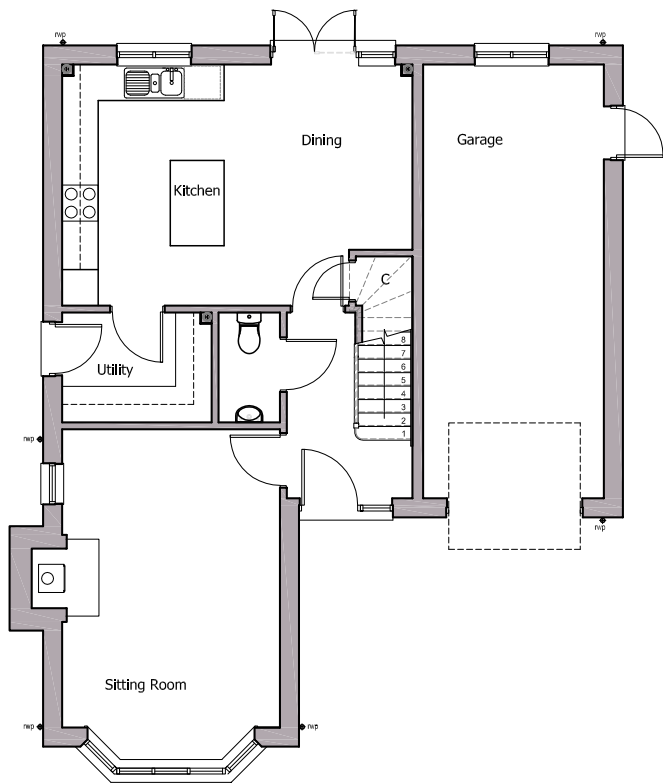
FIRST FLOOR



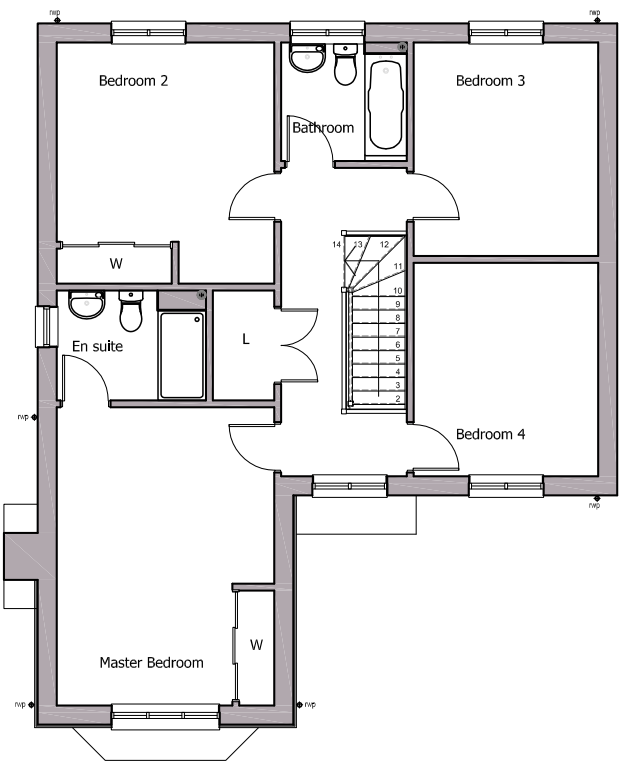
Kitchen/Dining	5.5m (18' 0") x 3.9m (12' 9") (max)	Bedroom 2	3.5m (11' 5") x 3.8m (12' 5")
Utility	2.4m (7' 10") x 1.7m (5' 6")	Bedroom 3	3m (9' 10") x 3.4m (11' 1")
WC	0.9m (2' 11") x 1.7m (5' 6")	Bedroom 4	3m (9' 10") x 3.4m (11' 1")
Living	3.5m (11' 5") x 4.8m (15' 8")	Single Garage	2.9m (9' 6") x 7m (22' 11")
Master Bedroom	3.5m (11' 5") x 4.8m (15' 8")	Total Area	134 sq.m (1,442 sq.ft)
Ensuite	2.4m (7' 10") x 1.7m (5' 6")	Parking Spaces	2
Bathroom	2m (6' 6") x 1.9m (6' 2")		

The Tenterden

PLOT 7
4 Bedroom Home



GROUND FLOOR



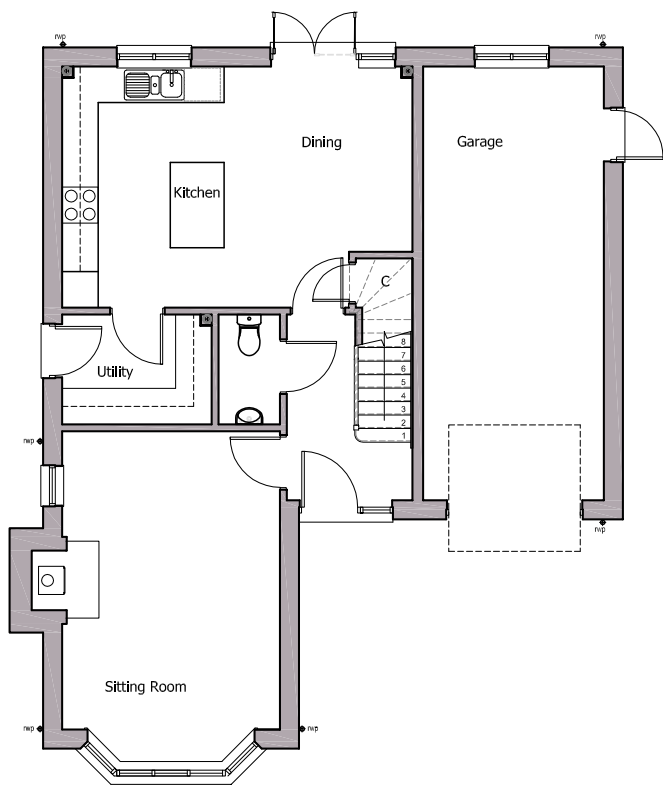
FIRST FLOOR



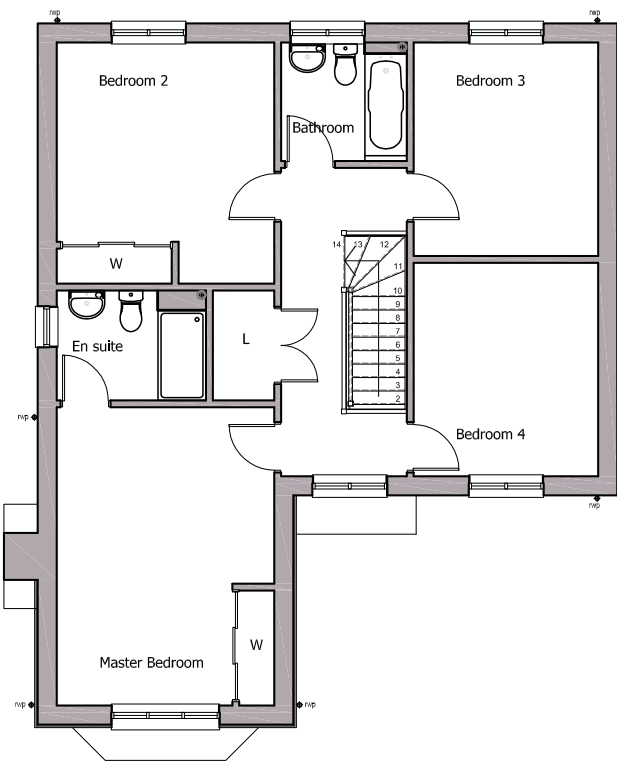
Kitchen/Dining	5.5m (18' 0") x 3.9m (12' 9") (max)	Bedroom 2	3.5m (11' 5") x 3.8m (12' 5")
Utility	2.4m (7' 10") x 1.7m (5' 6")	Bedroom 3	3m (9' 10") x 3.4m (11' 1")
WC	0.9m (2' 11") x 1.7m (5' 6")	Bedroom 4	3m (9' 10") x 3.4m (11' 1")
Living	3.5m (11' 5") x 4.8m (15' 8")	Single Garage	2.9m (9' 6") x 7m (22' 11")
Master Bedroom	3.5m (11' 5") x 4.8m (15' 8")	Total Area	134 sq.m (1,442 sq.ft)
Ensuite	2.4m (7' 10") x 1.7m (5' 6")	Parking Spaces	2
Bathroom	2m (6' 6") x 1.9m (6' 2")		

The Romney

PLOT 8
4 Bedroom Home



GROUND FLOOR



FIRST FLOOR

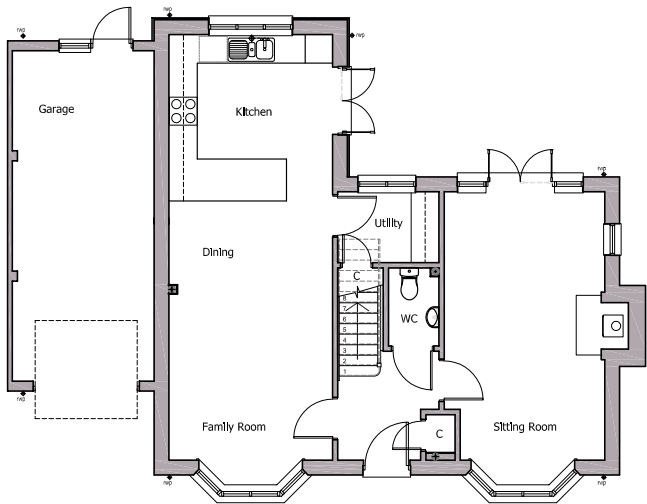


Kitchen/Dining/Family	3.5m (11' 5") x 8.6m (28' 2")
Utility	2m (6' 6") x 1.4m (4' 7")
WC	1m (3' 3") x 1.7m (5' 6")
Living	3.3m (10' 9") x 5.4m (17' 8")
Master Bedroom	3.5m (11' 5") x 3.3m (10' 9")
Ensuite	2m (6' 6") x 1.6m (5' 2")
Bathroom	2m (6' 6") x 2.5m (8' 2")

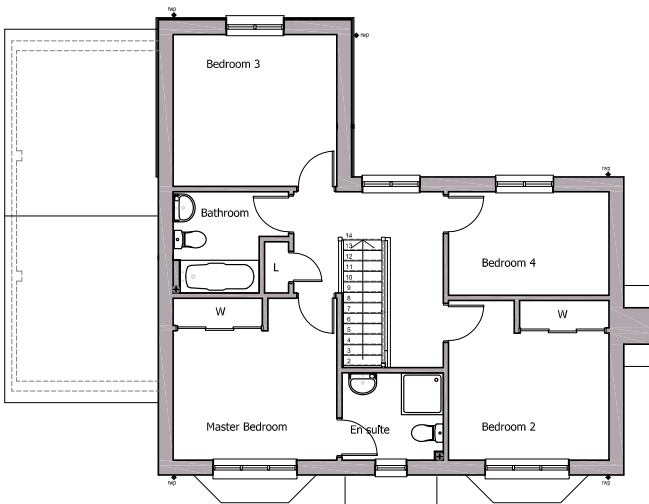
Bedroom 2	3.3m (10' 9") x 3.2m (10' 5")
Bedroom 3	3.5m (11' 5") x 3.1m (10' 2")
Bedroom 4	3.3m (10' 9") x 2.1m (6' 10")
Single Garage	2.9m (9' 6") x 6.8m (22' 3")
Total Area	130sq.m (1,399 sq.ft)
Parking Spaces	2

The Appledore

PLOT 9
4 Bedroom Home



GROUND FLOOR



FIRST FLOOR



Indicative Street View of Brookland Grove





Specification

Indicative Images of Brookland Grove

KITCHENS

- Contemporary designed kitchen with fitted wall and base units
- Soft close hinges to cabinet doors
- Ceramic sink
- Integrated electric oven, induction hob and extractor
- Integrated microwave
- Natural stone quartz worktop with tiled splashback
- Integrated fridge/ freezer
- Integrated dishwasher
- Low voltage recessed downlights to kitchen area
- Under pelmet feature lighting
- Washer/dryer

LIVING AREA

- Timber flooring
- Media plate providing TV/FM aerial, telecom, satellite and power points
- Underfloor heating throughout the ground floor

BATHROOMS

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

BEDROOMS

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

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
- Matt emulsion paint finish to walls and ceilings

SECURITY

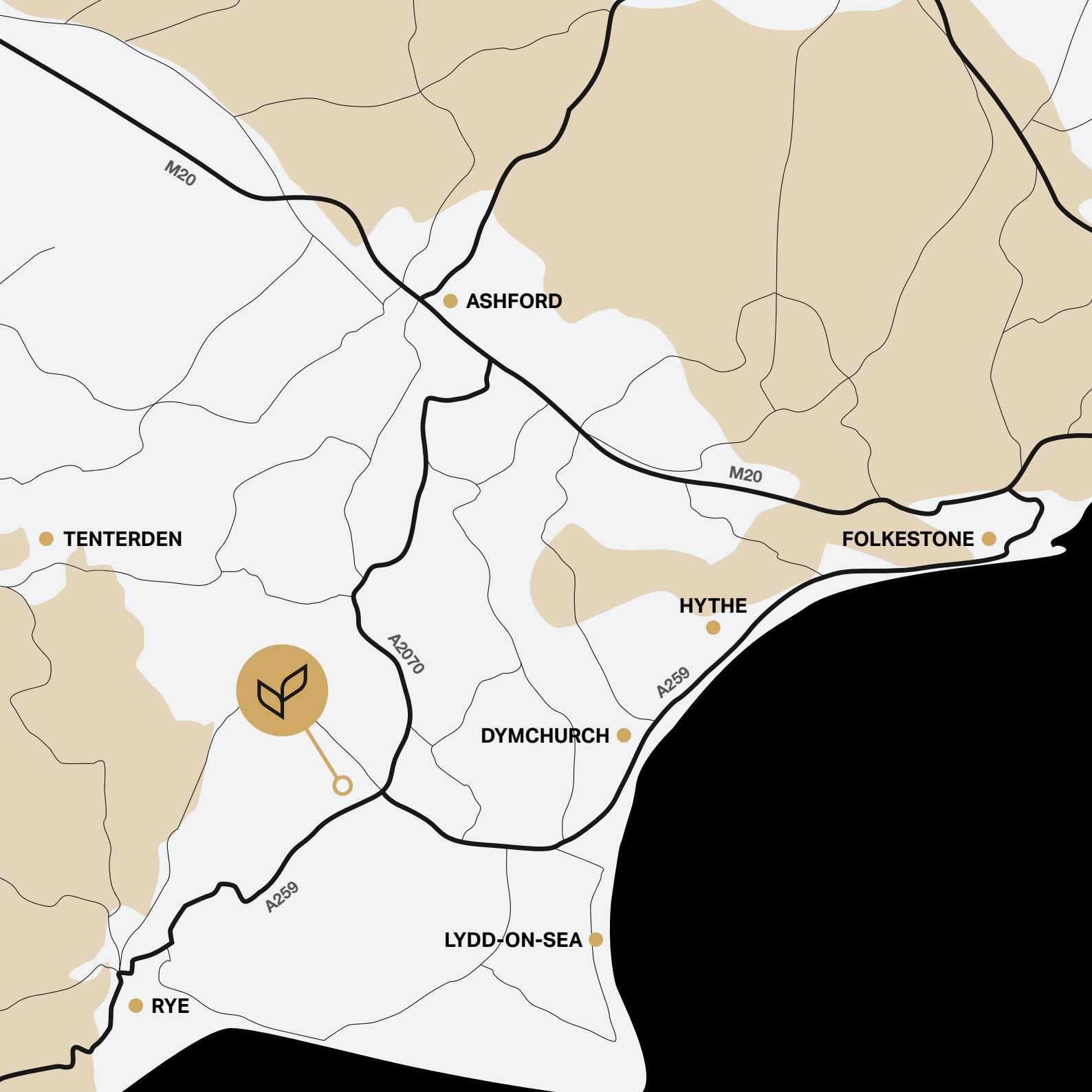
- Entrance door with spyhole and 5 lever deadlock
- Mains supply smoke and heat detectors

WARRANTIES

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

GREEN TECHNOLOGY

- All Homes come with an EV charging point
- Heating provided by Air Source Heat Pumps



M20

● ASHFORD

M20

● TENTERDEN

● FOLKESTONE

● HYTHE

A2070

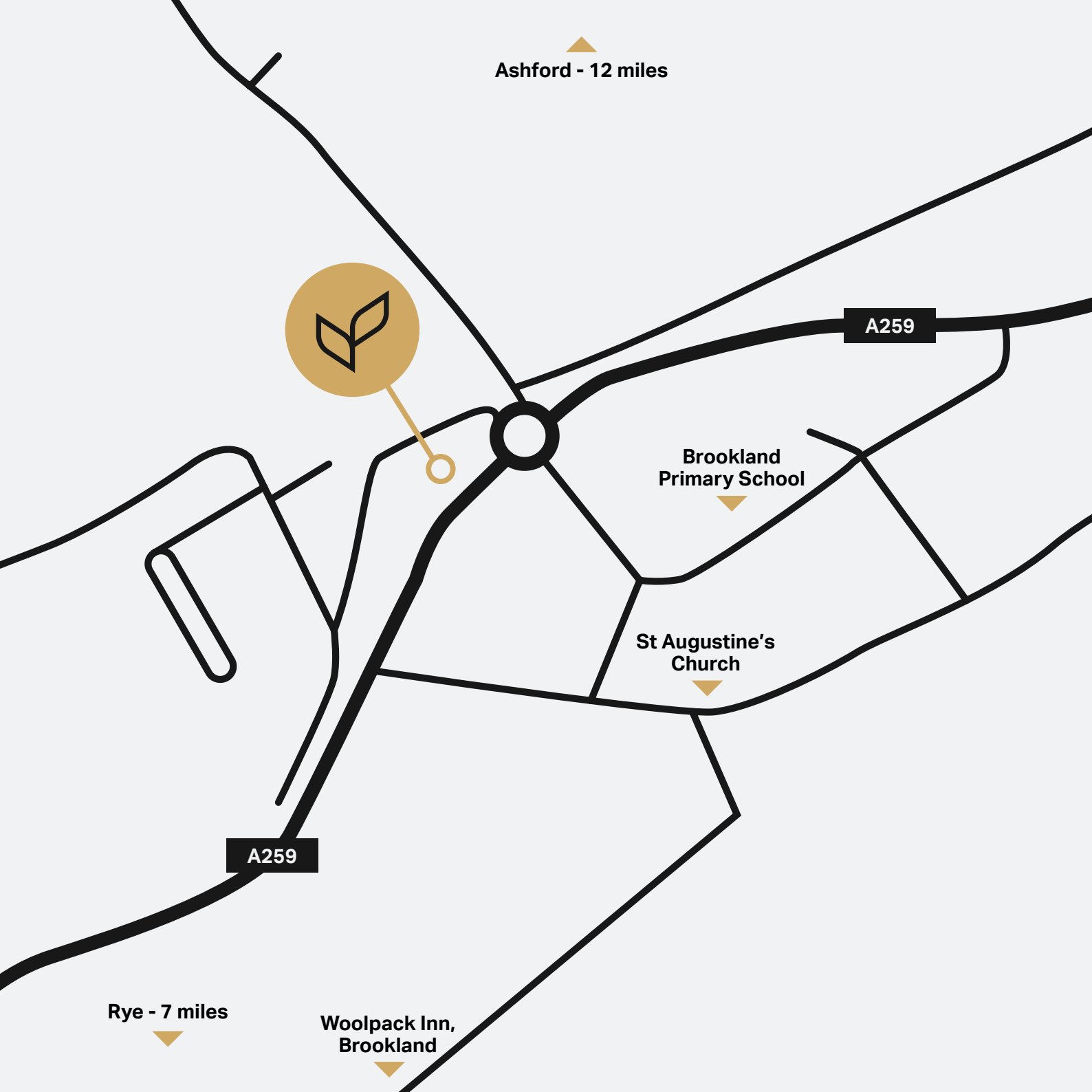
● DYMCHURCH

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

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. BROOKLAND 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 BROOKLAND 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 ANY TIME WITHOUT NOTICE. FLOORPLANS SHOWN FOR BROOKLAND 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 BROOKLAND GROVE, HOUSES ARE ACQUIRED ON A FREEHOLD BASIS WITH A CONTRIBUTION TO THE MANAGEMENT.