



POTTERY GROVE

• DEAL •

PHASE 4

Quinn
Homes



Deal Seafront and Pier



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.

Deal

Full of Life

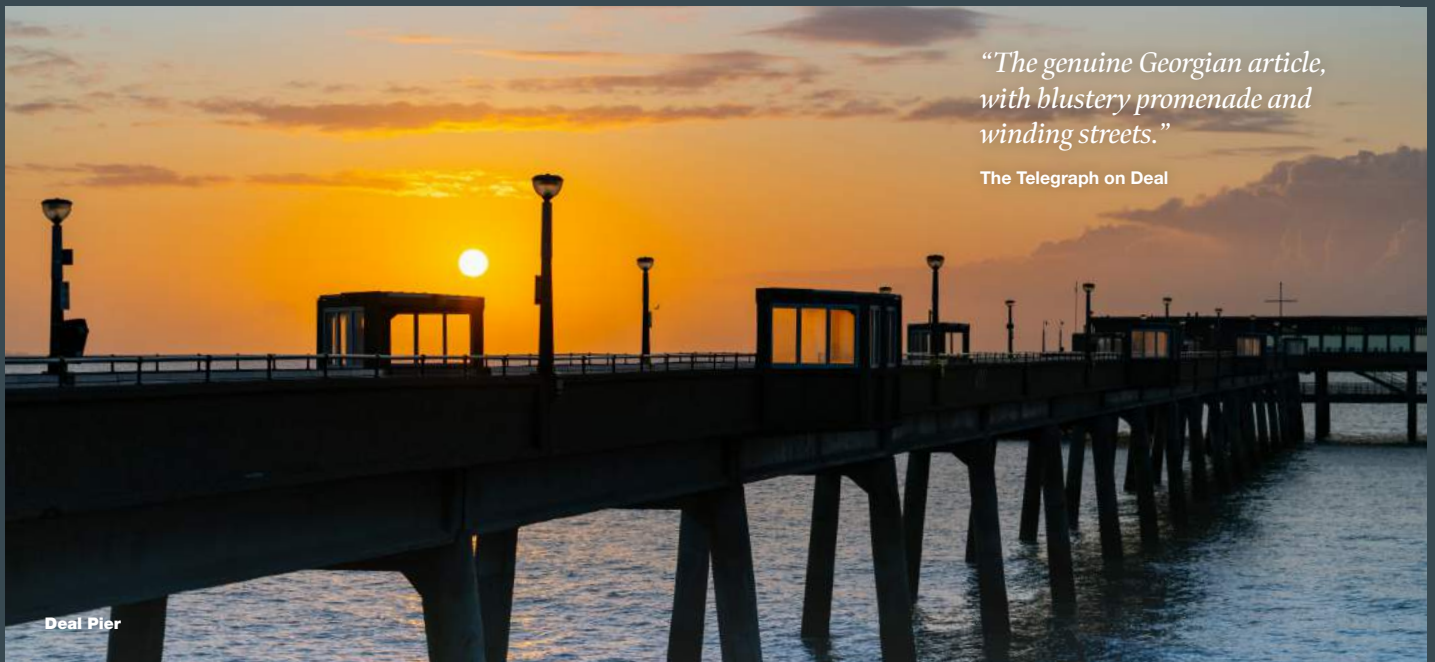
Deal is regarded as one of Kent's most vibrant seaside towns with many choosing to embrace the lifestyle it has to offer.

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 Pier



Deal Seafront



Deal Seafront



Deal Pier

Deal Awards

'One of the best places to live'
- The Times 2022

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.



The Lamp Room Kitchen + Bar at Betteshanger Country 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.





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 Langdon

Plots: 84 / 85

3 Bedrooms



The Chillenden

Plots: 86 / 87 / 96 / 97

3 Bedrooms



The Canterbury

Plots: 88 / 89 / 90 / 91

4 Bedrooms



The Wingham

Plots: 92 / 93 / 94 / 95

2 & 3 Bedrooms



The Sandwich

Plots: 100 / 101 / 102 / 103

3 Bedrooms



Deal Train Station

5 minute walk

Deal > London St Pancras

1 hour and 21 minutes

**Future Phase at
Pottery Grove**



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

The Times

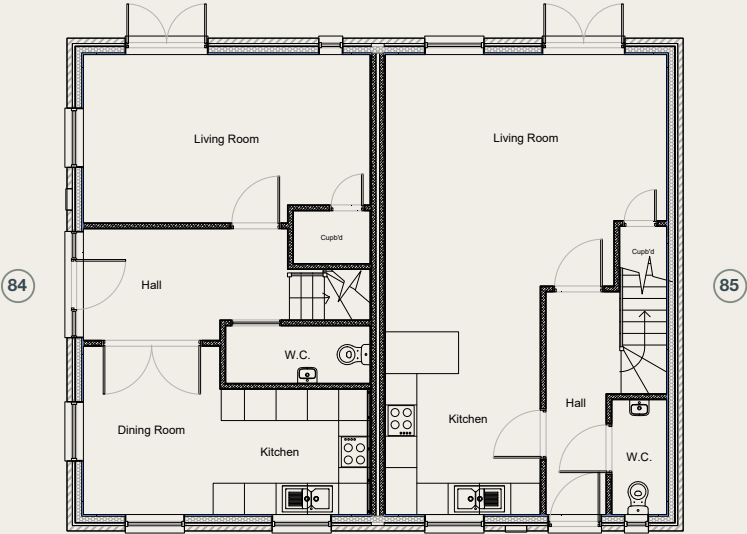


The Langdon I & II

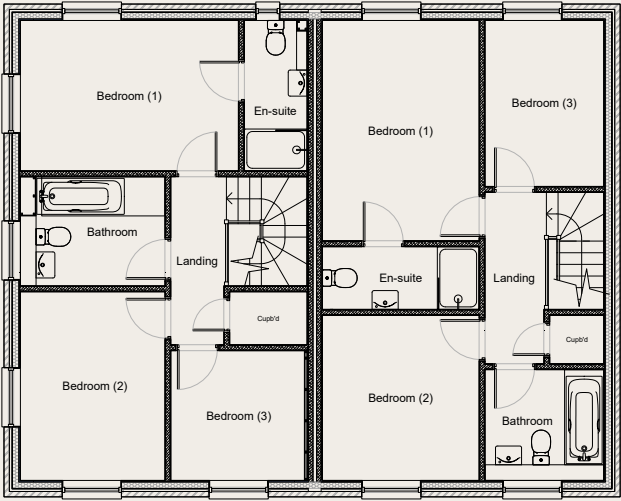
The Langdon I & II

3 Bedrooms

PLOTS: 84 85



GROUND FLOOR



FIRST FLOOR



Indicative Image of The Langdon I & II at Pottery Grove

84

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")

85

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

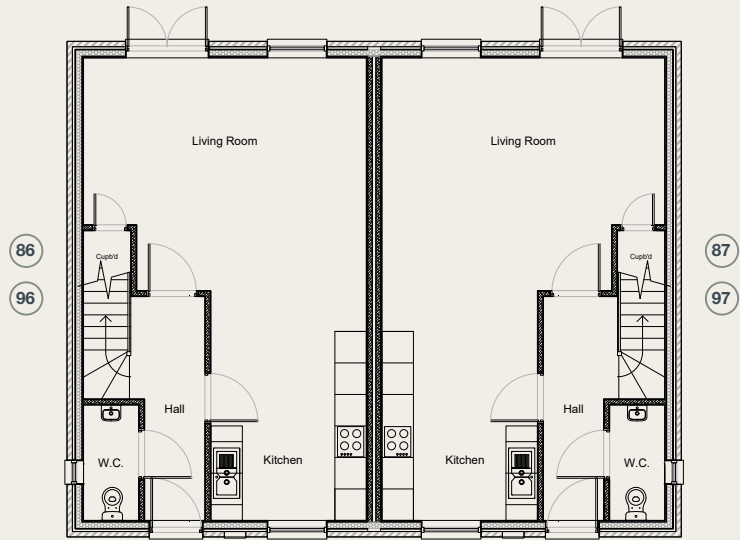
Bedroom 2	3.188m (10'5") x 3.038m (9'11")
Bathroom	2.147m (7'0") x 2.299m (7'6")
Bedroom 3	2.311 (7'6") x 3.204m (10'6")
Parking Spaces	2
Total Area	1,021 sq.ft

The Chillenden

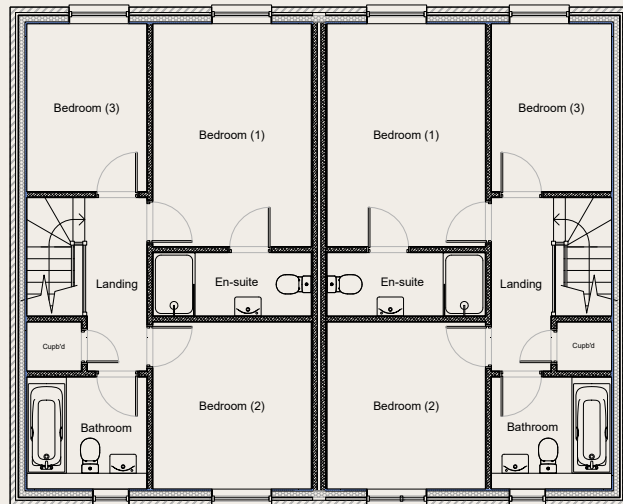
The Chillenden

3 Bedrooms

PLOTS: 86 87 96 97



GROUND FLOOR



FIRST FLOOR



Indicative image of The Chillenden at Pottery Grove
Plots 86 & 87 are yellow brick with slate tiles

- 86
- 87
- 96
- 97

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	1,021 sq.ft

The Canterbury

The Canterbury

4 Bedrooms

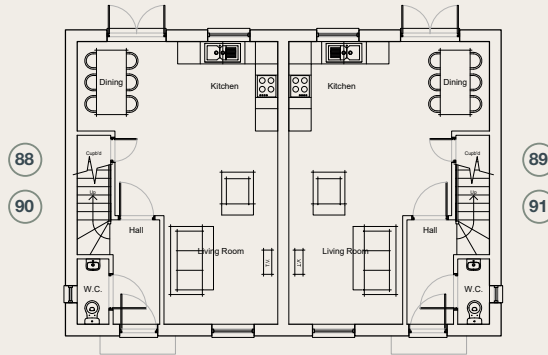
PLOTS:

88

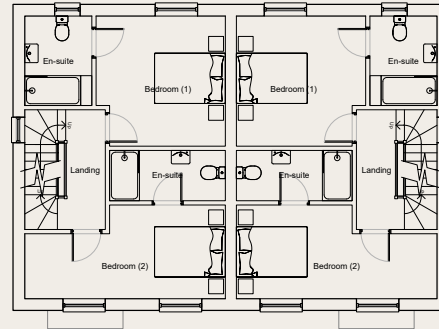
89

90

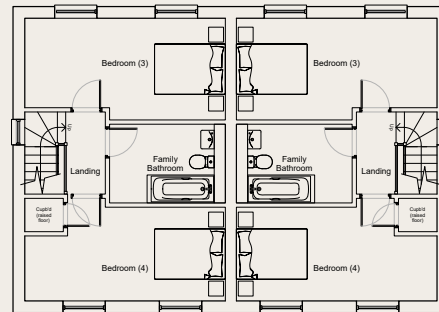
91



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Indicative Image of The Canterbury at Pottery Grove

- 88
- 89
- 90
- 91

Kitchen	2.150m (7') x 2.425m (7'11")
Living/Dining	7.629m (25') x 3.092m (10' 1")
WC	1.776m (5'9") x 0.875m (2'10")
Bedroom 1	3.516m (11'6") x 3.506m (11'6")(max)
Ensuite	1.825m (5'11") x 2.283m (7'5")
Bedroom 2	5.42m (10'3") x 2.559m (8'4") (max)

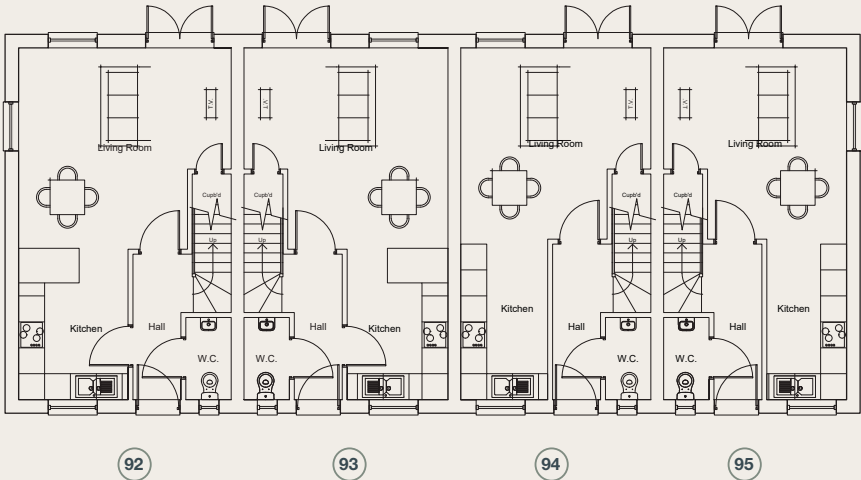
Ensuite	3.131m (10'3") x 1.375m (4'6")
Bedroom 3	5.42m (17'9") x 2.753m (9') (max)
Bathroom	2.138m (7') x 3.042m (9'11") (max)
Bedroom 4	5.42m (17'9") x 2.559m (8'4") (max)
Parking Spaces	2
Total Area	1319 sq.ft

The Wingham

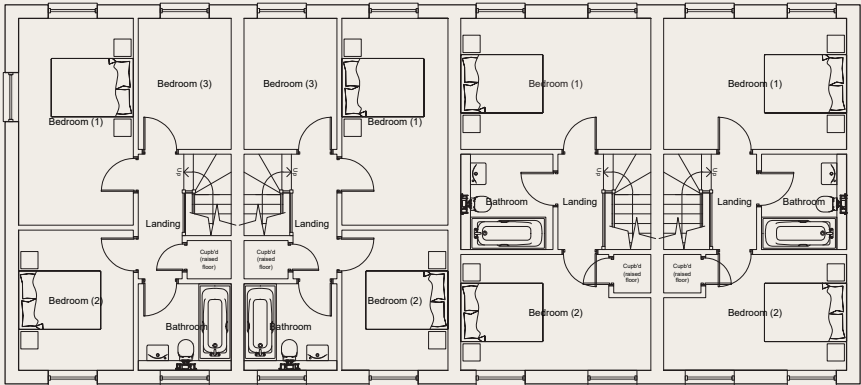
The Wingham

2 & 3 Bedrooms

PLOTS: 92 93 94 95



GROUND FLOOR



FIRST FLOOR



Indicative Image of The Wingham at Pottery Grove

92

93

Kitchen	2.4m (7'10") x 3.1m (10'2")
Living	4.8m (max) (15' 8") x 4.9m (16')
WC	1m (3'3") x 2m (6'6")
Bedroom 1	4.8m (15'8") x 2.58m (8'5")

Bedroom 2	3.26m (10'8") x 2.5m (8'2")
Bedroom 3	2.18m (7'1") x 2.95m (9'8")
Bathroom	2.1m (6'8") x 2m (6'6")
Parking Spaces	2
Total Area	844sq.ft

94

95

Kitchen	1.9m (6'2") x 3.7m (12'1")
Living	4.36m (max) (14'3") x 4.3m (14'1")
WC	1.08m (3'6") x 1.92m (6'3")
Bedroom 1	4.36m (14'3") x 3.05m (10')

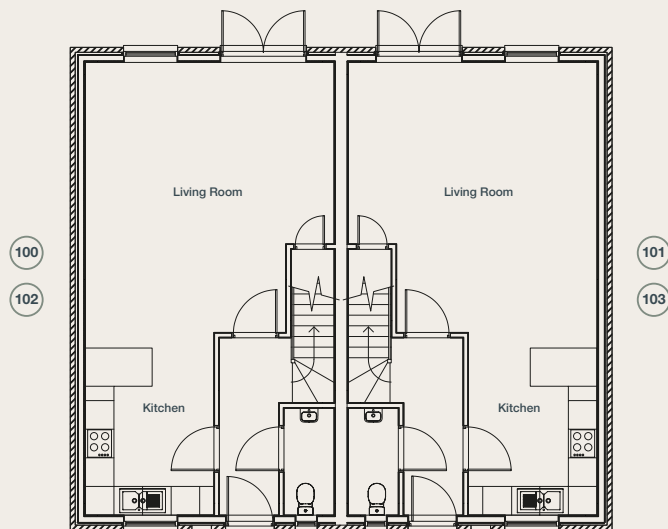
Bedroom 2	2.7m (8'10") x 4.2m (max) (13'9")
Bathroom	2.2m (7'2") x 2m (6'6")
Parking Spaces	2
Total Area	755sq.ft

The Sandwich

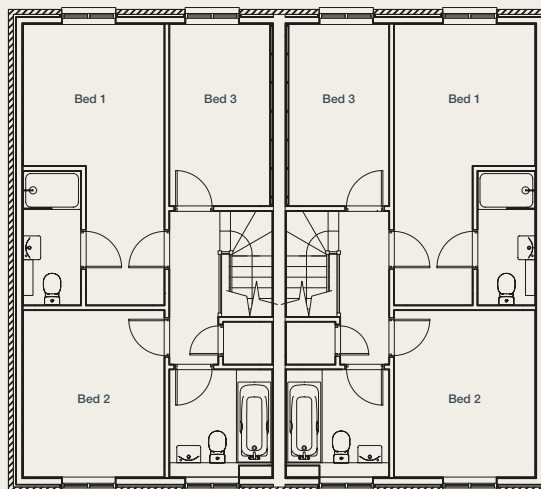
The Sandwich

3 Bedrooms

PLOTS: 100 101 102 103



GROUND FLOOR



FIRST FLOOR



Indicative Image of The Sandwich at Pottery Grove

- 100
- 101
- 102
- 103

Kitchen	2.70m (8'8") x 3.83m (12'6")
Living Room	5.21m (17') x 5.66m (18'6")
WC	1m (3'3") x 2.2m (7'2")
Bedroom 1	2.95m (9'7") x 5.88m (19'3")
Ensuite	1.2m (3'11") x 2.5m (8'2")

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	1065 sq.ft

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 microwave oven

Natural stone quartz worktops and full height splashbacks

Integrated fridge/ freezer

Integrated dishwasher

Integrated washer/dryer

Low voltage recessed downlights to kitchen area

Under pelmet feature lighting

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 in bathroom

Extractor ventilation

Heated towel rail

Sanitaryware by Roca

LIVING AREA

High quality laminate

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

For all sales enquiries please contact Jess Williams:

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quinnhomes@quinn-homes.com

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