



GROVE PARK

SELLINDGE



Quinn
Homes







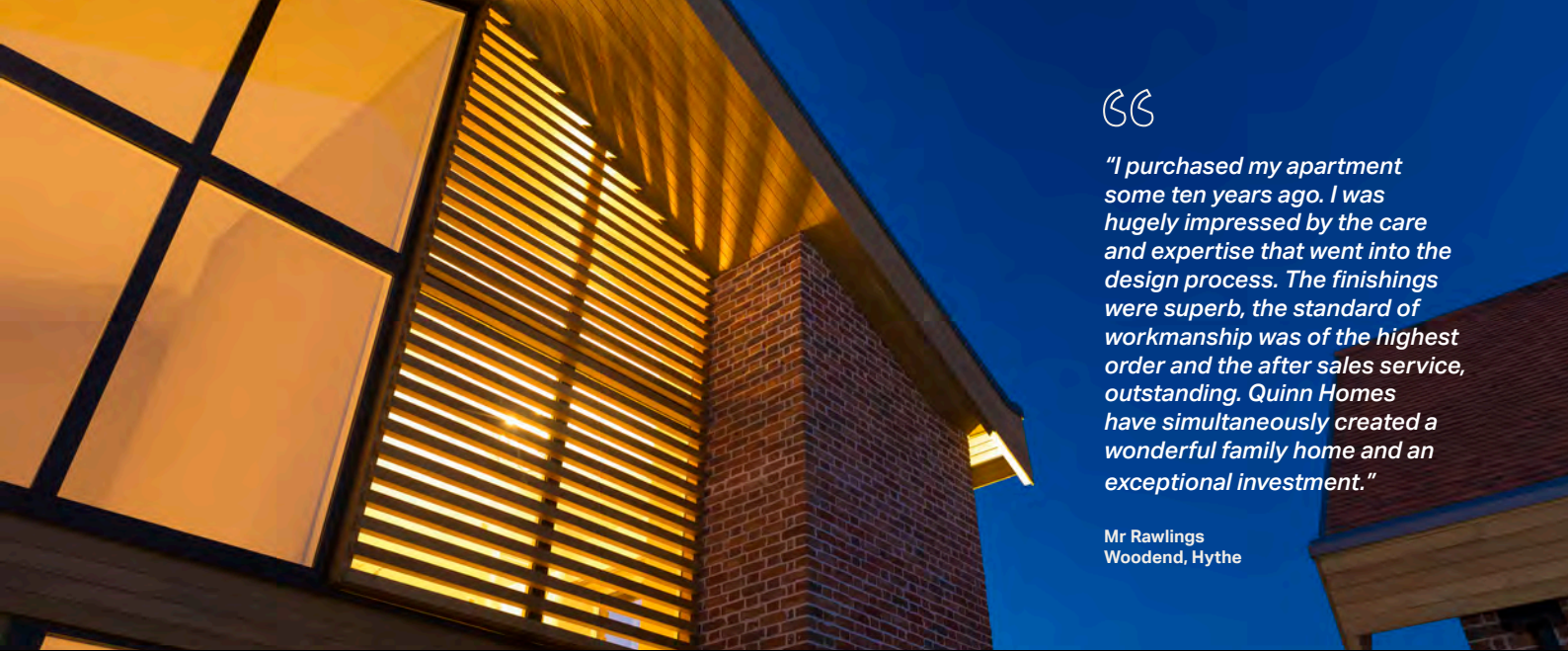
Quinn Homes

**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

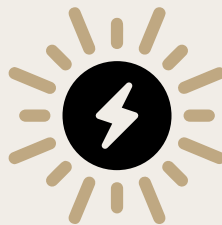
Winner



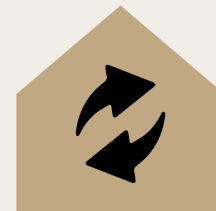
DISCOVER SUSTAINABLE LIVING WITH OUR HIGHLY ENERGY-EFFICIENT HOMES



**EPC 'A' RATED
DEVELOPMENT**



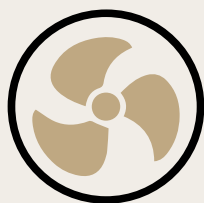
**SOLAR AND
BATTERY
TECHNOLOGY**



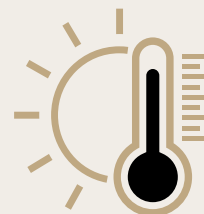
**ENERGY
EFFICIENCY
BUILT IN**



**ONLY 2% OF NEW
HOMES HAVE
THIS RATING**



**AIR SOURCE
HEAT PUMPS**

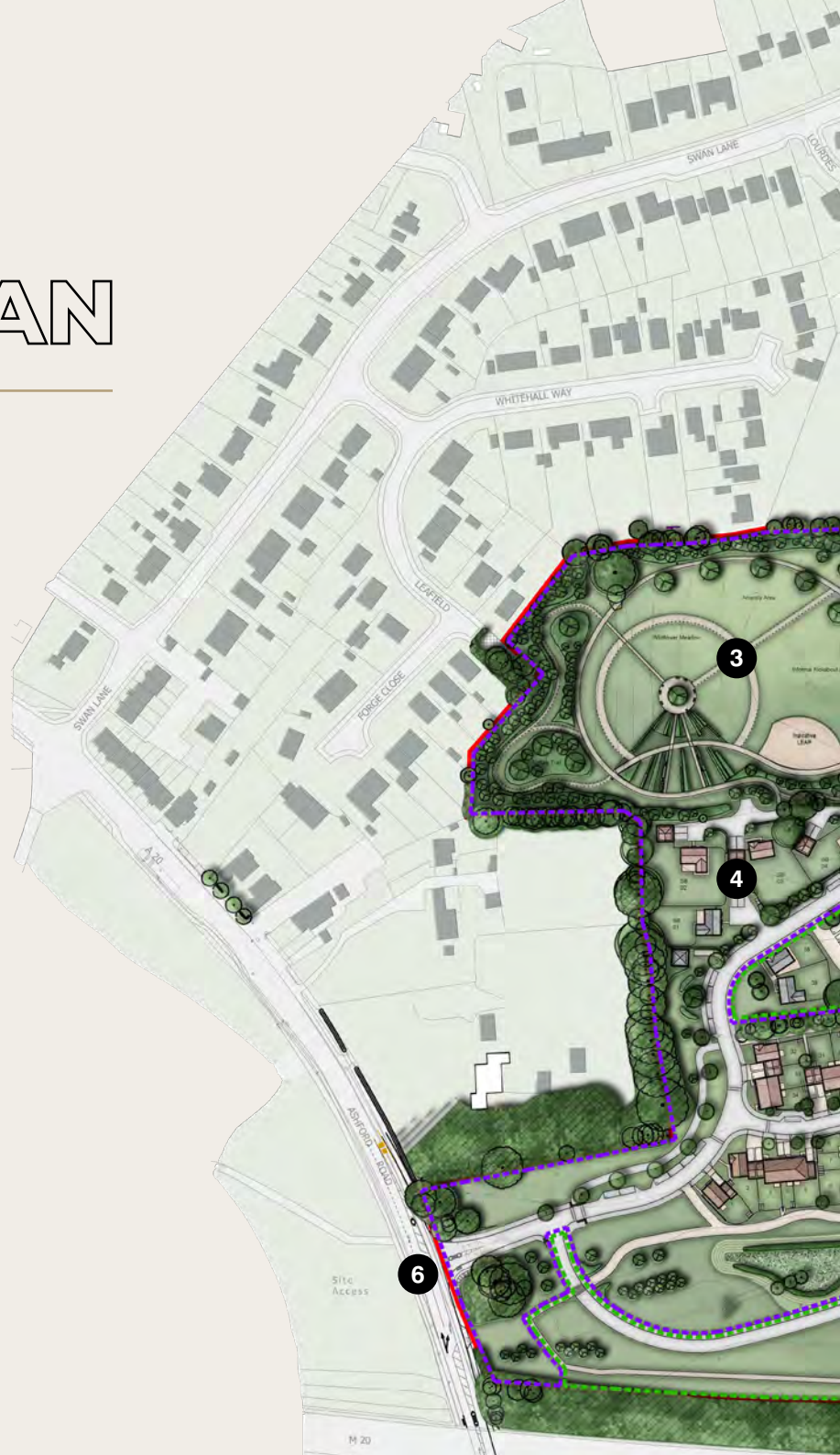


**HIGHLY EFFICIENT
INSULATION**



MASTERPLAN

- 1 Allotments
- 2 Wetland
- 3 Recreation grounds including a play area and play equipment
- 4 Self-build homes
- 5 2, 3 & 4 bed homes
- 6 Ashford Road and site entrance
- 7 Pedestrian link to Swan Lane







SITE PLAN

TWO BEDROOMS



The Smeeth

Plots: 6 & 7



The Mersham

Plots: 4, 17, 18 & 30

THREE BEDROOMS



The Evegate

Plots: 1, 9, 16, 20, 27 & 28



The Appledore

Plots: 2, 8, 13, 19 & 32



The Elmsted

Plots: 3, 5, 10, 11, 21, 22, 23, 24, 25, 26, 29, 31, 33 & 34

FOUR BEDROOMS



The Aldington

Plots: 12 & 15



The Brabourne

Plot: 14





THE EVEGATE

Detached

PLOTS:

1

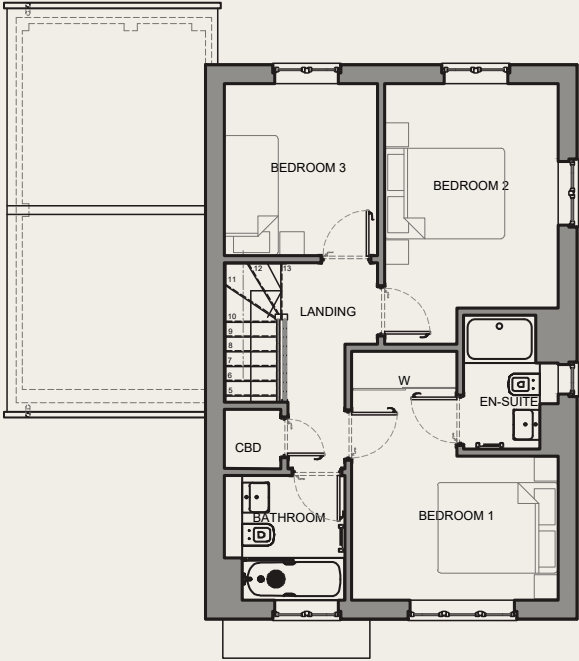
9

16

20



GROUND FLOOR



FIRST FLOOR

Notes:

Plots 16 & 20 are linked detached

Plots 1, 9, 16 & 20 each have a carport and 1 additional parking space



Indicative Image of The Evegate

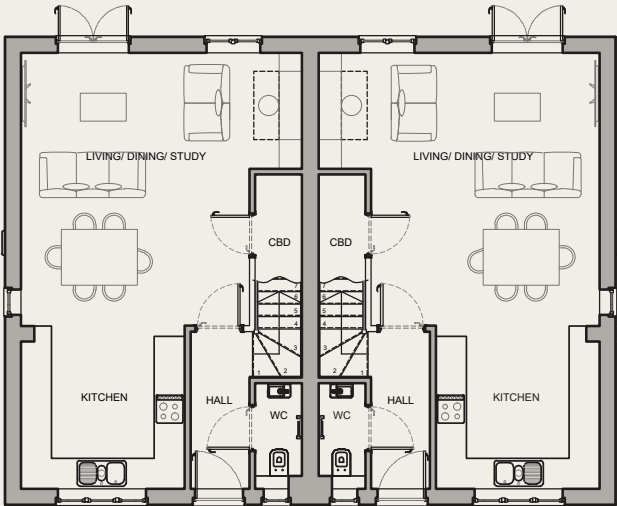
Kitchen	3.22m (10'7") x 3.28m(10'9")
Living	5.55m (18'2") x 5.29m (17'4") max
WC	0.9m (3'0") x 2.07m (6'9")
Bedroom 1	3.43m (11'3") x 4.14m (13'7") max
Bedroom 2	2.88m (9'5") x 4.33m (14'2") max

Bedroom 3	2.55m (8'4") x 2.94m (9'8")
Bathroom	2m (6'6") x 2.07m (6'9")
Ensuite	1.57m (5'1") x 2.25m (7'4") max
Total Area	93.8 sq.m (1010 sq.ft)

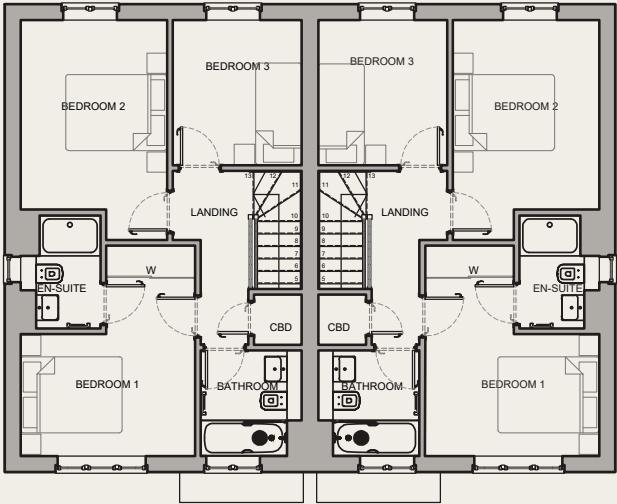
THE EVEGATE

Semi-Detached

PLOTS: 27 28



GROUND FLOOR



FIRST FLOOR

Notes:
Plots 27 & 28 each have a garage and two additional parking spaces



Indicative Image of The Evegate

Kitchen	3.22m (10'7") x 3.28m(10'9")
Living	5.55m (18'2") x 5.29m (17'4") max
WC	0.9m (3'0") x 2.07m (6'9")
Bedroom 1	3.43m (11'3") x 4.14m (13'7") max
Bedroom 2	2.88m (9'5") x 4.33m (14'2") max

Bedroom 3	2.55m (8'4") x 2.94m (9'8")
Bathroom	2m (6'6") x 2.07m (6'9")
Ensuite	1.57m (5'1") x 2.25m (7'4") max
Total Area	93.8 sq.m (1010 sq.ft)

THE APPLIEDORE

Detached

PLOTS:

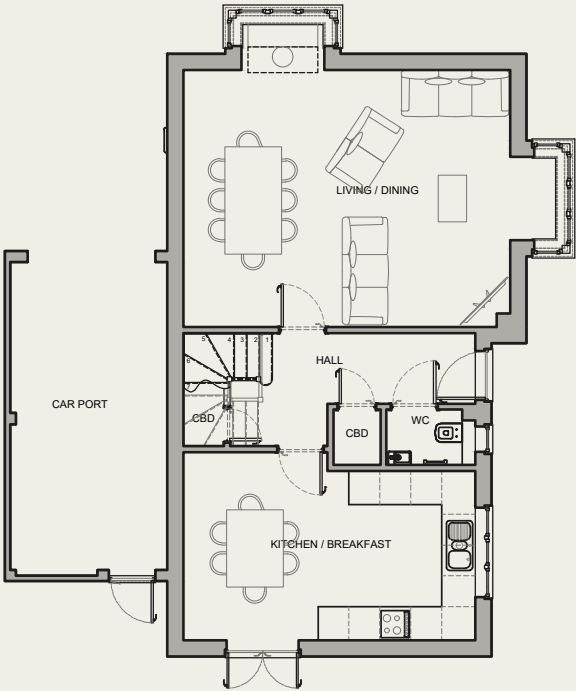
2

8

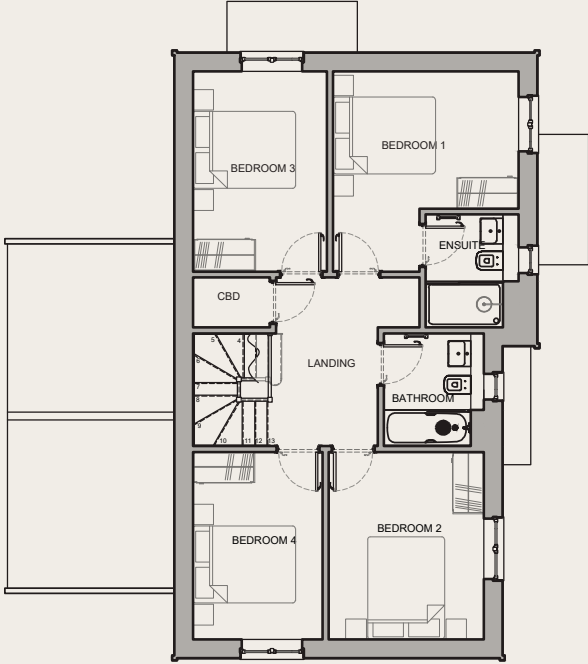
13

19

32



GROUND FLOOR



FIRST FLOOR

Notes:

Plot 2 is brick, whilst plots 8, 13, 19 and 32 are brick and weatherboard

Plots 2, 19 & 32 are linked detached

Plots 2, 8, 13, 19 & 32 each have a car port and one additional parking space



Indicative Image of The Appledore

Kitchen	5.54m (18'2") x 2.91m (9'6") max	Bedroom 3	2.68m (8'9") x 3.18m (10'5")
Living	6.22m (20'5") x 3.18m (10'5")	Bathroom	2m (6'6") x 2.07m (6'9")
WC	1.72m (5'7") x 0.98m (3'2")	Ensuite	1.95m (6'4") x 2.8m (9'2") max
Bedroom 1	4.53m (14'10") x 2.98m (9'9") max		
Bedroom 2	3.42m (11'2") x 3.18m (10'5")		
		Total Area	131.7 sq.m (1418 sq.ft)

THE ELMSTED

End Terrace

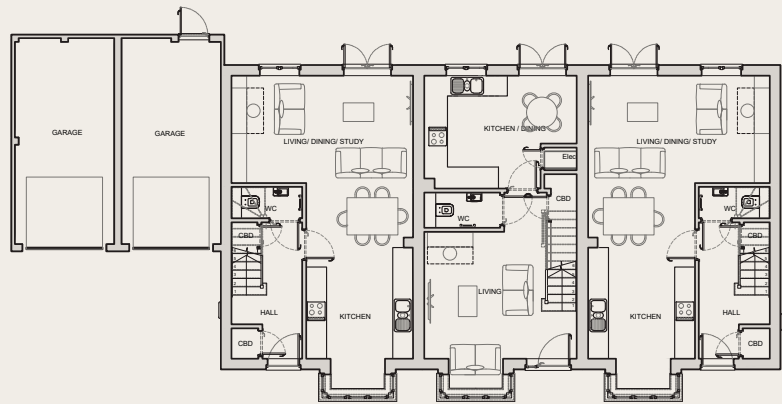
PLOTS:

3

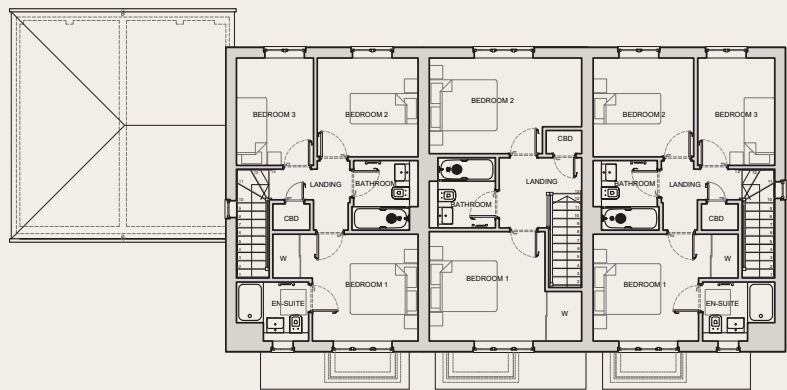
5

29

31



GROUND FLOOR



FIRST FLOOR

Notes:

Plot 3 is a linked end of terrace

Plots 3 & 5 each have a carport and one additional parking space

Plots 29 & 31 each have a garage and two additional parking spaces



Indicative Image of The Elmsted

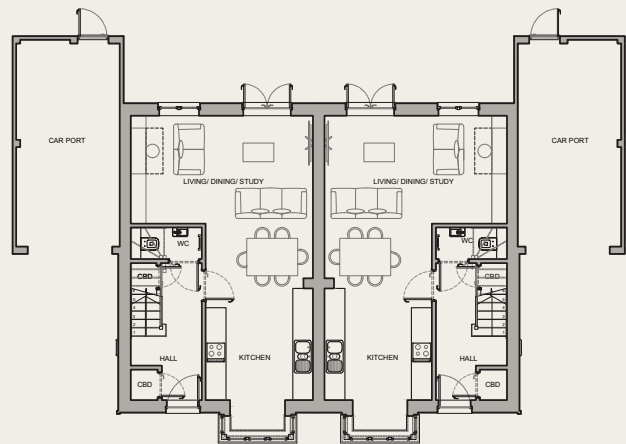
Kitchen	3.15m (10'4") x 4.16m (13'7") max
Living	5.36m (17'7") x 5.08m (16'8") max
WC	2.09m (6'10") x 0.9m (2'11")
Bedroom 1	4.26m (13'11") x 3.16m (10'4") max
Bedroom 2	2.97m (9'9") x 2.91m (9'6")

Bedroom 3	2.27m (7'5") x 3.28m (10'9")
Bathroom	1.89m (6'2") x 2.06m (6'9")
Ensuite	1.74m (5'8") x 2.13m (6'11")
Total Area	90.4 sq.m (973 sq.ft)

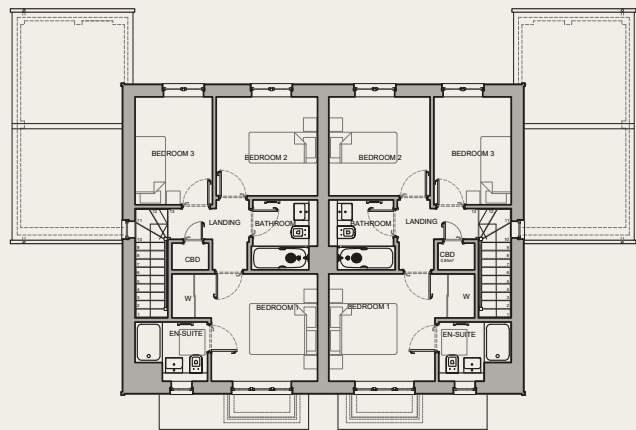
THE ELMSTED

Semi-Detached

PLOTS: 10 11 21 22 23 24 25 26 33 34



GROUND FLOOR



FIRST FLOOR

Notes:

Plot 33 is a linked semi-detached

Plots 10, 11 & 34 each have a carport and one additional parking space

Plots 21, 22, 23, 24, 25, 26 & 33 each have a garage and two additional parking spaces



Indicative Image of The Elmsted

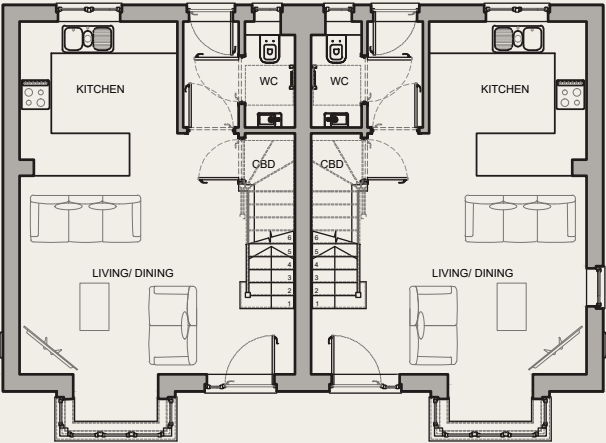
Kitchen	3.15m (10'4") x 4.16m (13'7") max
Living	5.36m (17'7") x 5.08m (16'8") max
WC	2.09m (6'10") x 0.9m (2'11")
Bedroom 1	4.26m (13'11") x 3.16m (10'4") max
Bedroom 2	2.97m (9'9") x 2.91m (9'6")

Bedroom 3	2.27m (7'5") x 3.28m (10'9")
Bathroom	1.89m (6'2") x 2.06m (6'9")
Ensuite	1.74m (5'8") x 2.13m (6'11")
Total Area	90.4 sq.m (973 sq.ft)

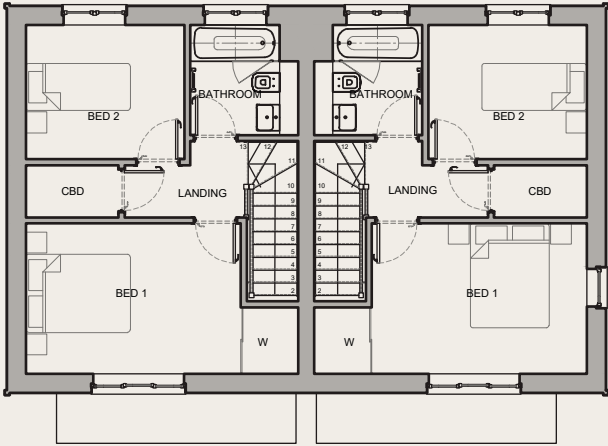
THE SMEETH

Semi-Detached

PLOTS: 6 7



GROUND FLOOR



FIRST FLOOR

Notes:
Plots 6 & 7 each have two parking spaces



Indicative Image of The Smeeth

Kitchen	4.14m (13'7") x 2.91m (9'6") max
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Living	5.2m (17'0") x 4.64m (15'2")
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WC	0.95m (3'1") x 2m (3'5")
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Bedroom 1	5.2m (17'0") x 2.87m (9'5") max
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Bedroom 2	3.02m (9'11") x 2.56m (8'5")
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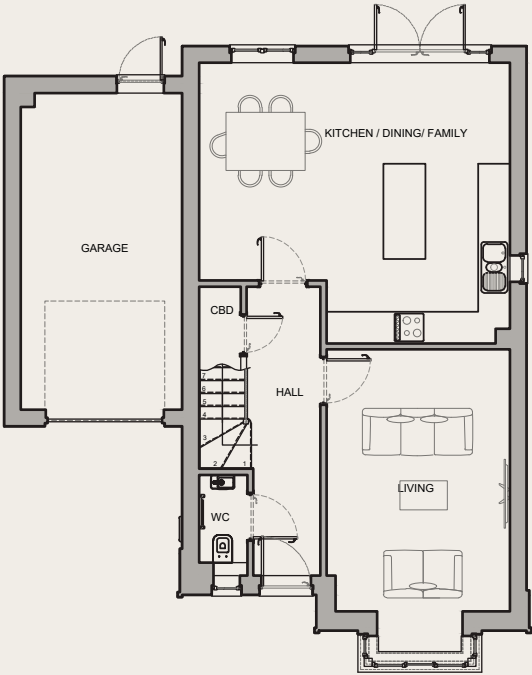
Bathroom	2.06m (6'9") x 2.2m (7'2")
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Total Area	70.6sq.m (760sq.ft)
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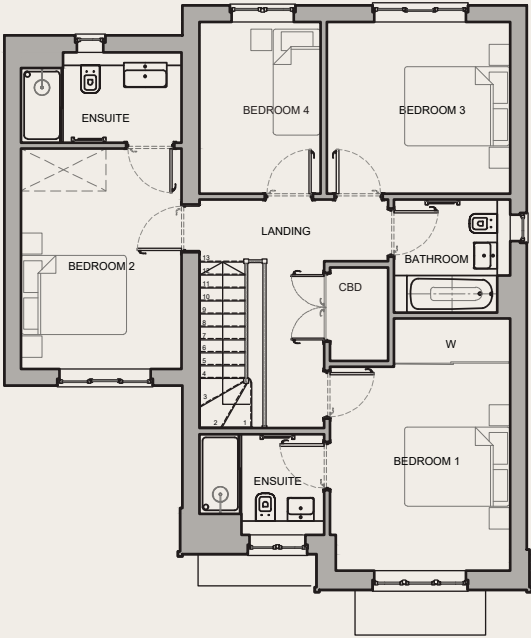
THE ALDINGTON

Detached

PLOTS: 12 15



GROUND FLOOR



FIRST FLOOR

Notes:
Plots 12 & 15 each have a garage and two additional parking spaces



Indicative Image of The Aldington

Kitchen	5.88m (19'3") x 5.31m (17'5") max
Living	3.47m (11'4") x 5.7m (18'9") max
WC	0.9m (3'0") x 2m (6'6")
Bedroom 1	3.41m (11'2") x 4.77m (15'7") max
Bedroom 2	3.04m (9'11") x 4.17m (13'8")
Bedroom 3	3.47m (11'4") x 3.25m (10'7")

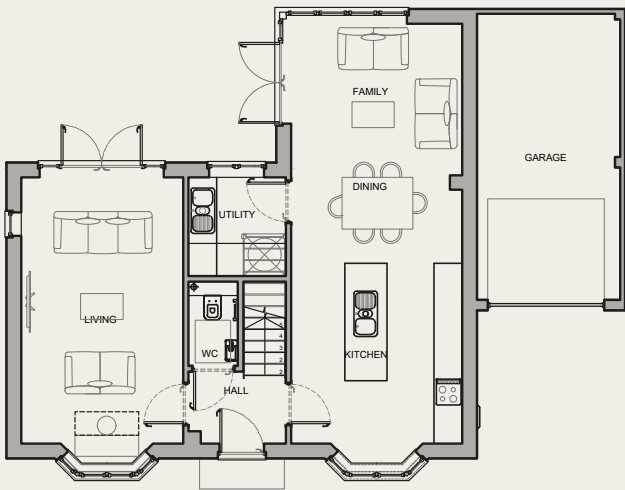
Bedroom 4	2.3m (7'6") x 3.25m (10'7")
Bathroom	2.2m (7'2") x 2.13 (7'0")
Ensuite 1	2.36m (7'8") x 2m (6'6")
Ensuite 2	3.03m (9'11") x 1.71 (5'7")

Total Area	138.3 sq.m (1489 sq.ft)
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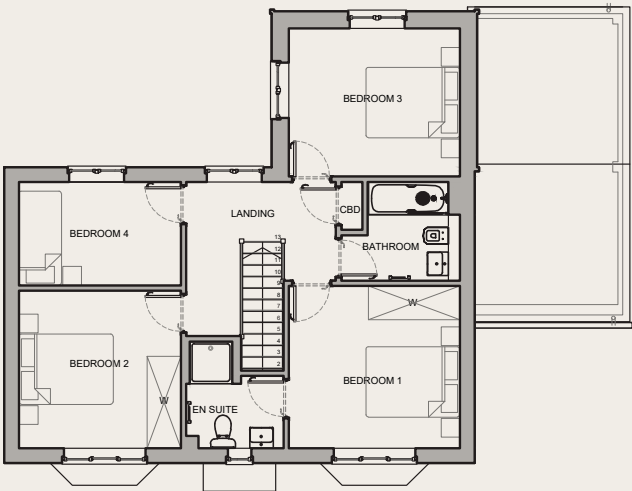
THE BRABOURNE

Detached

PLOTS: 14



GROUND FLOOR



FIRST FLOOR

Notes:
Plot 14 has a garage and two additional parking spaces



Indicative Image of The Brabourne

Kitchen	3.63m (11'11") x 4.24m (13'11") max
Living	3.44m (11'3") x 6.07m (19'11") max
Family/Dining	3.63m (11'11") x 5.27m (17'3")
Utility	2.06m (6'9") x 2.1m (6'10") max
WC	1.05m (3'5") x 1.79m (5'10")
Bedroom 1	3.63m (11'11") x 3.45m (11'3")
Bedroom 2	3.44m (11'3") x 3.34m (10'11")

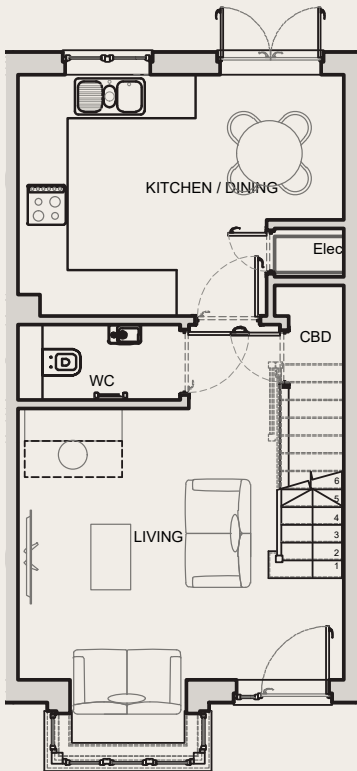
Bedroom 3	3.63m (11'11") x 3.14m (10'3")
Bedroom 4	3.44m (11'3") x 2.19m (7'2")
Bathroom	2.52m (8'3") x 2.1m (6'10")
Ensuite	1.91m (6'3") x 2.21m (7'5")

Total Area	129.9 sq.m (1399 sq.ft)
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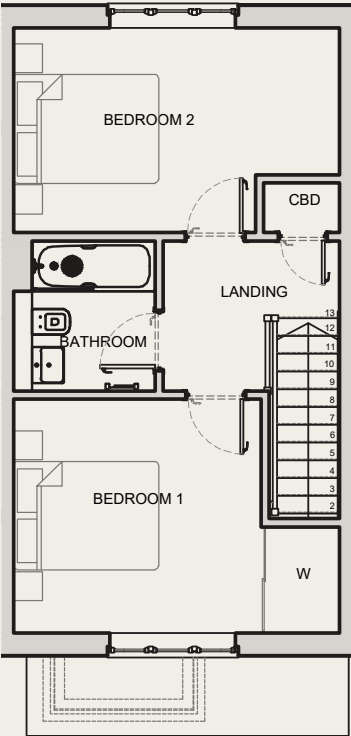
THE MERSHAM

Mid-Terrace

PLOTS: 4 30



GROUND FLOOR



FIRST FLOOR

Notes:
Plots 4 & 30 each have two parking spaces



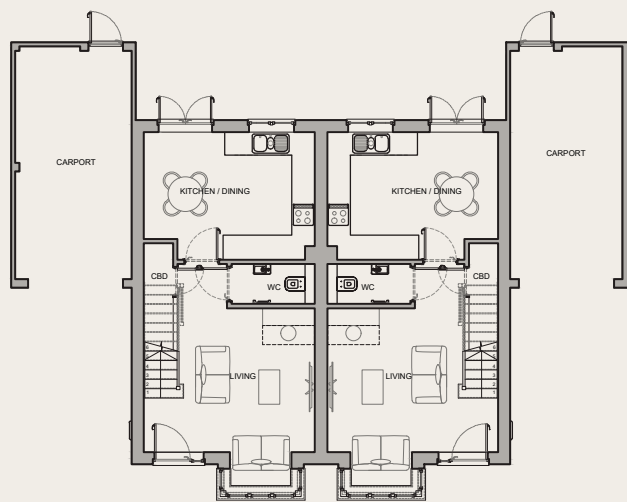
Indicative Image of The Mersham

Kitchen	4.5m (14'9") x 3.33m (10'11") max	Bedroom 2	4.5m (14'99) x 2.82m (9'3") max
Living	4.5m (14'9") x 4.62m (15'2") max	Bathroom	1.95m (6'4") x 2.07m (6'9")
WC	2.24m (7'4") x 1.04m (3'5")		
Bedroom 1	4.5m (14'9") x 3.23m (10'7") max		
		Total Area	73.2 sq.m (788 sq.ft)

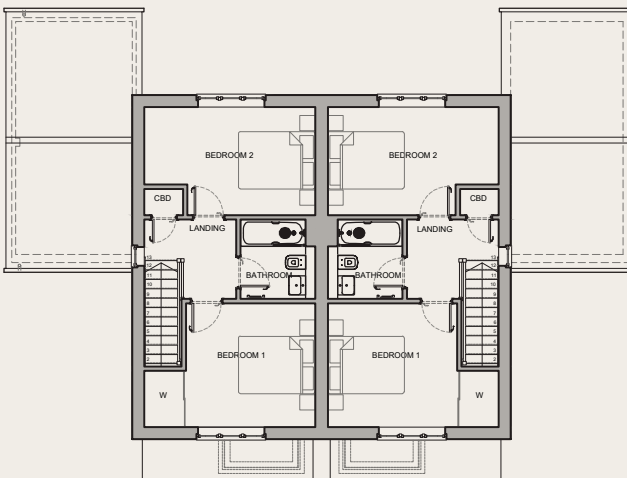
THE MERSHAM

Semi-Detached

PLOTS: 17 18



GROUND FLOOR



FIRST FLOOR

Notes:

Plot 17 is linked-detached

Plots 17 & 18 each have a carport and one additional parking space



Indicative Image of The Mersham

Kitchen	4.5m (14'9") x 3.33m (10'11") max	Bedroom 2	4.5m (14'99) x 2.82m (9'3") max
Living	4.5m (14'9") x 4.62m (15'2") max	Bathroom	1.95m (6'4") x 2.07m (6'9")
WC	2.24m (7'4") x 1.04m (3'5")		
Bedroom 1	4.5m (14'9") x 3.23m (10'7") max		
		Total Area	73.2 sq.m (788 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 combination microwave oven

Natural stone quartz worktops and full height splashbacks

Integrated 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 (high quality laminate in The Canterbury)

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

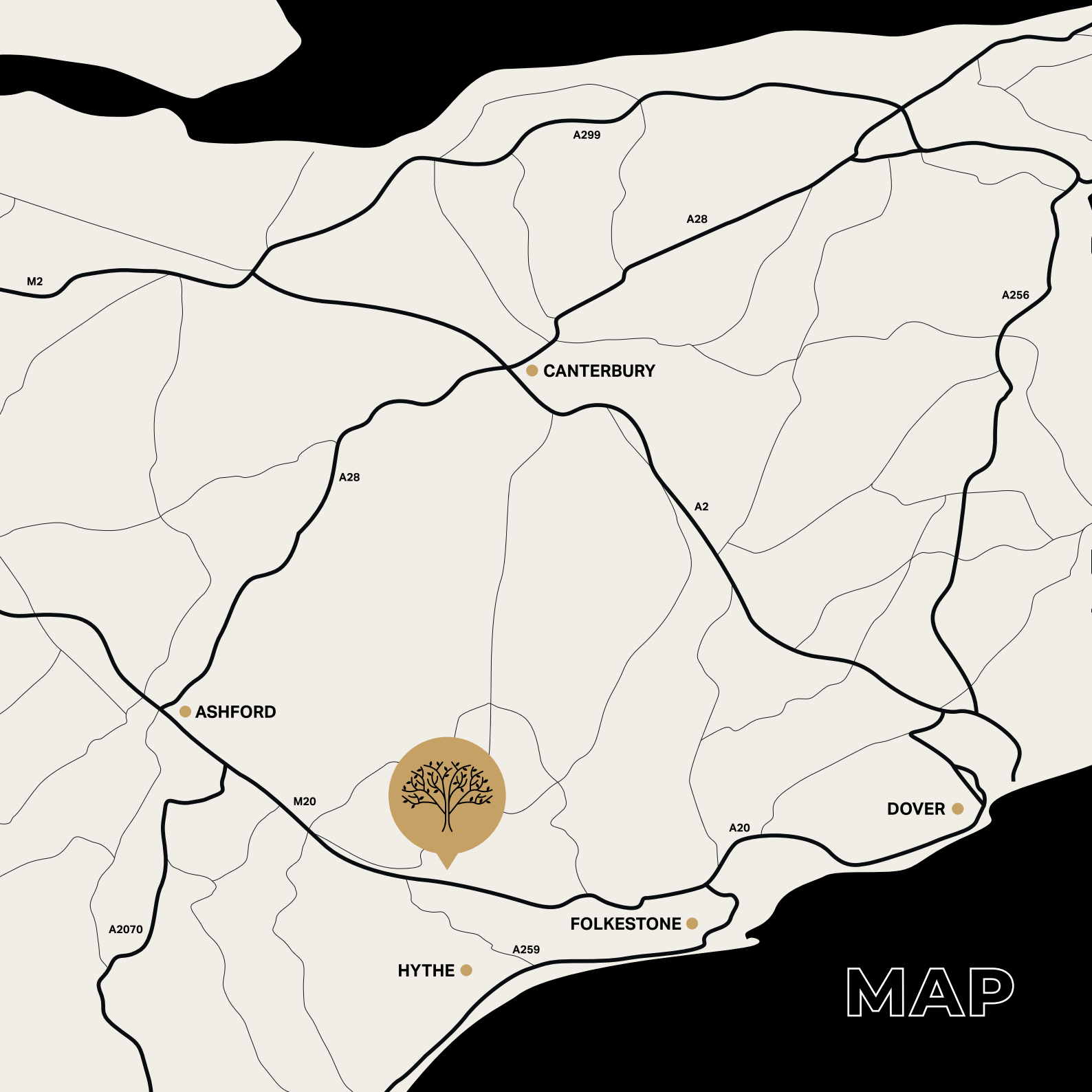
SECURITY

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



A299

A28

A256

M2

CANTERBURY

A28

A2

ASHFORD

M20



A20

DOVER

A2070

FOLKESTONE

A259

HYTHE

MAP



SELLINDGE
SPORTS &
SOCIAL CLUB

SELLINDGE
PRIMARY SCHOOL

MEDICAL CENTRE
& VILLAGE HALL

CO-OP
FOODSTORE



M20

MAINLINE RAIL

GROVE PARK
TN25 6JA



GROVE PARK

SELLINDGE

Quinn
Homes

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