



**BROOKLAND  
GROVE**

**Quinn**  
Homes



# The Natural Beauty of the Kent Countryside

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**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.



Rye - The Historic Cinque Port



Camber Sands



Winchelsea Beach



Dungeness at Night

# The Space and Beauty of Rural Kent

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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

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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.





“ 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

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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**  
**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

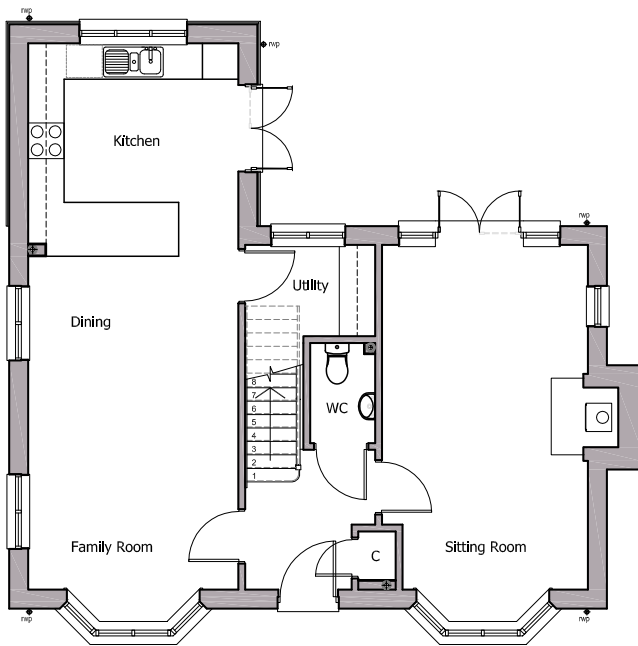


<b>Kitchen/Dining/Family</b>	3.5m (11' 5") x 8.6m (28' 2")
<b>Utility</b>	2m (6' 6") x 1.4m (4' 7")
<b>WC</b>	1m (3' 3") x 1.7m (5' 6")
<b>Living</b>	3.3m (10' 9") x 5.4m (17' 8")
<b>Master Bedroom</b>	3.5m (11' 5") x 3.3m (10' 9")
<b>Ensuite</b>	2m (6' 6") x 1.6m (5' 2")
<b>Bathroom</b>	2m (6' 6") x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

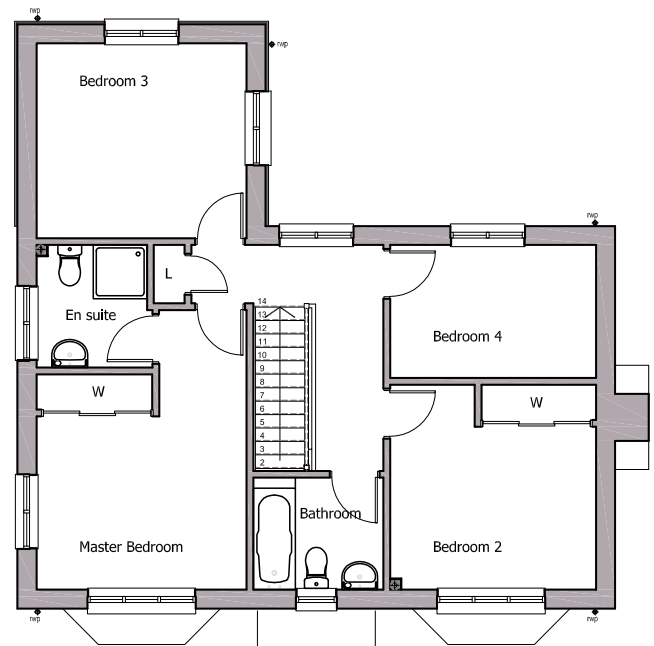
<b>Bedroom 2</b>	3.3m (10' 9") x 3.2m (10' 5")
<b>Bedroom 3</b>	3.5m (11' 5") x 3.1m (10' 2")
<b>Bedroom 4</b>	3.3m (10' 9") x 2.1m (6' 10")
<b>Single Garage</b>	2.9m (9' 6") x 6.8m (22' 3")
<b>Total Area</b>	130sq.m (1,399 sq.ft)
<b>Parking Spaces</b>	2

# The Rye

PLOT 1  
4 Bedroom Home



**GROUND FLOOR**



**FIRST FLOOR**

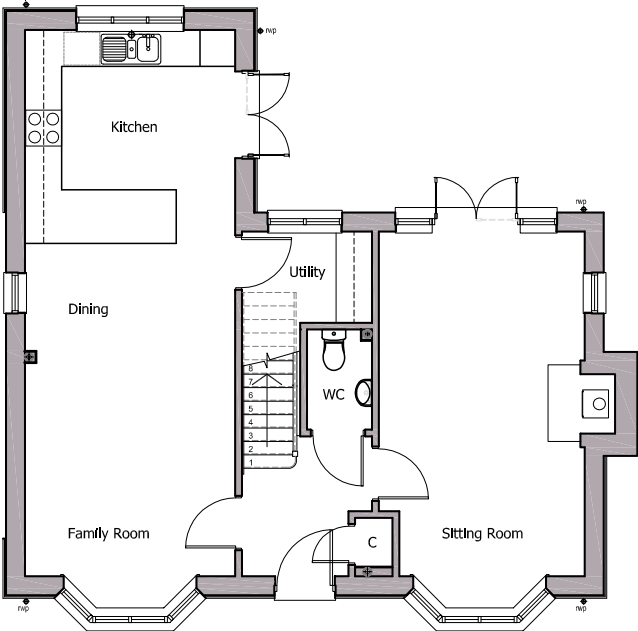


<b>Kitchen/Dining/Family</b>	3.5m (11' 5") x 8.6m (28' 2")
<b>Utility</b>	2m (6' 6") x 1.4m (4' 7")
<b>WC</b>	1m (3' 3") x 1.7m (5' 6")
<b>Living</b>	3.3m (10' 9") x 5.4m (17' 8")
<b>Master Bedroom</b>	3.5m (11' 5") x 3.3m (10' 9")
<b>Ensuite</b>	2m (6' 6") x 1.6m (5' 2")
<b>Bathroom</b>	2m (6' 6") x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

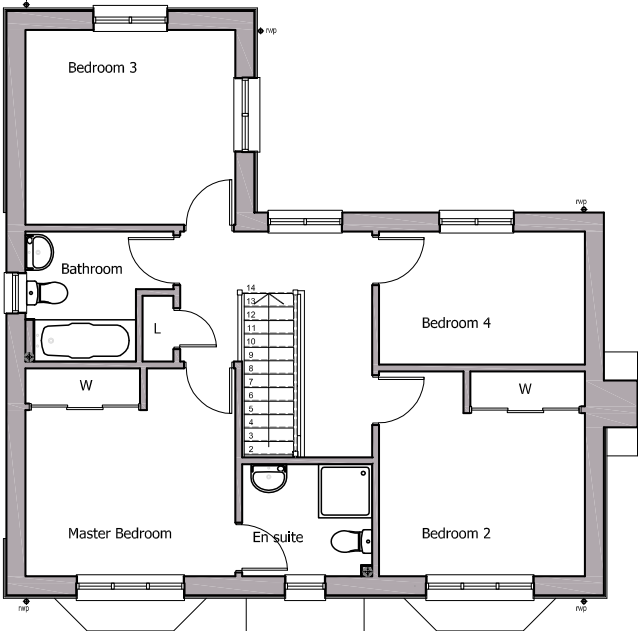
<b>Bedroom 2</b>	3.3m (10' 9") x 3.2m (10' 5")
<b>Bedroom 3</b>	3.5m (11' 5") x 3.1m (10' 2")
<b>Bedroom 4</b>	3.3m (10' 9") x 2.1m (6' 10")
<b>Single Garage</b>	2.9m (9' 6") x 6.8m (22' 3")
<b>Total Area</b>	130sq.m (1,399 sq.ft)
<b>Parking Spaces</b>	2

# The Camber

PLOT 2  
4 Bedroom Home



**GROUND FLOOR**



**FIRST FLOOR**

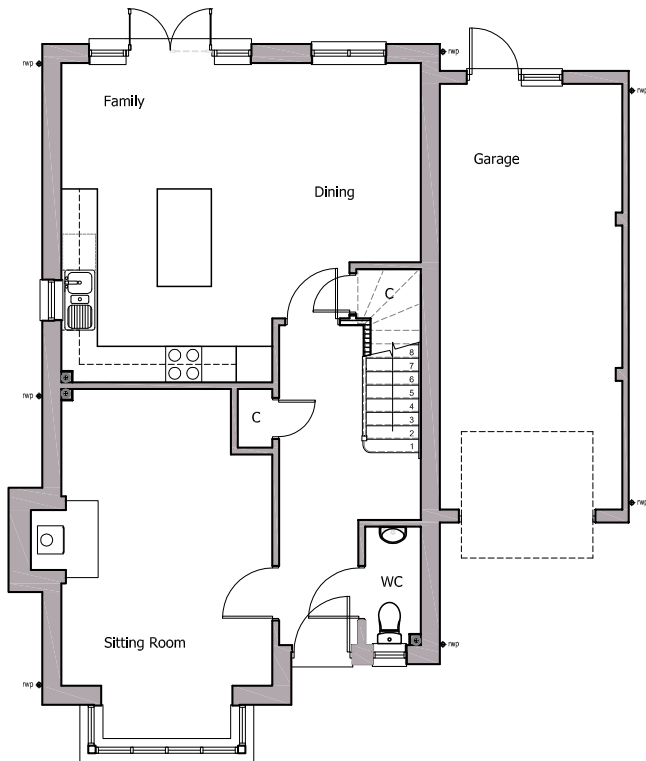


<b>Kitchen/Dining/Family</b>	5.7m (18' 8") x 5.1m (16' 8") (max)
<b>WC</b>	0.9m (2' 11") x 2m (6' 6")
<b>Living</b>	3.3m (10' 9") x 4.8m (15' 8")
<b>Master Bedroom</b>	3.4m (11' 1") x 3.3m (10' 9")
<b>Ensuite</b>	1.4m (4' 7") x 2.1m (6' 10")
<b>Bathroom</b>	2.1 (6' 10") x 1.8m (5' 10")

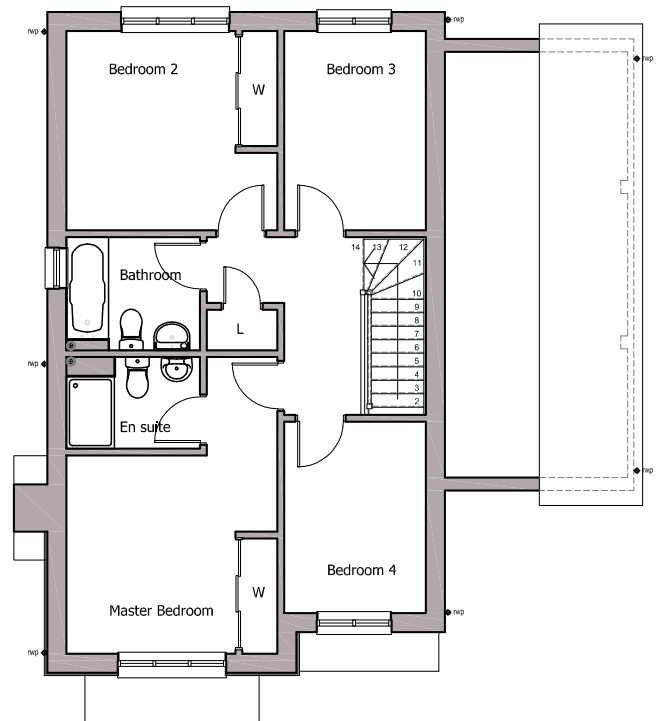
<b>Bedroom 2</b>	3.4 (11' 1") x 3.2m (10' 5")
<b>Bedroom 3</b>	2.2m (7' 2") x 3.2m (10' 5")
<b>Bedroom 4</b>	2.2m (7' 2") x 3.2m (10' 5")
<b>Single Garage</b>	2.9m (9' 6") x 6.8m (22' 3")
<b>Total Area</b>	120 sq.m (1,291 sq.ft)
<b>Parking Spaces</b>	2

# The Winchelsea

PLOT 3  
4 Bedroom Home



**GROUND FLOOR**



**FIRST FLOOR**



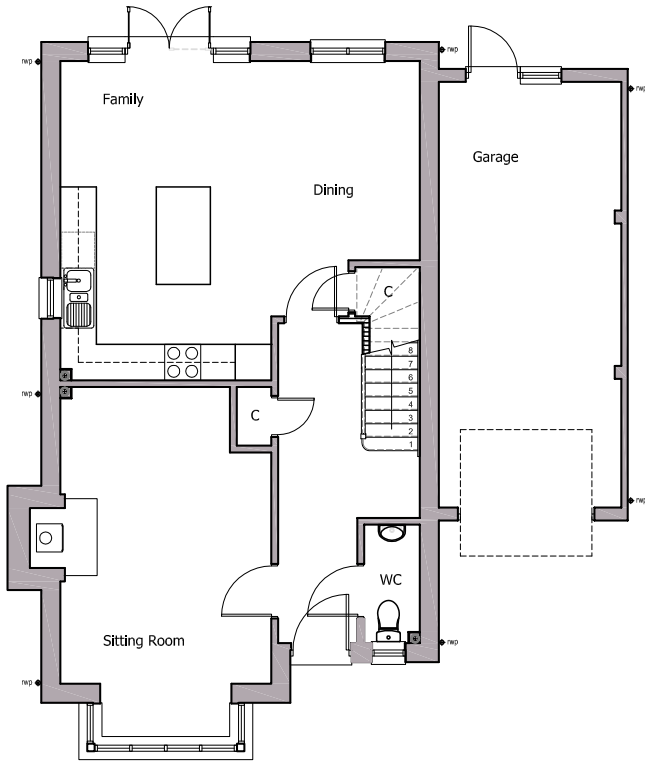
<b>Kitchen/Dining/Family</b>	5.7m (18' 8") x 5.1m (16' 8") (max)
<b>WC</b>	0.9m (2' 11") x 2m (6' 6")
<b>Living</b>	3.3m (10' 9") x 4.8m (15' 8")
<b>Master Bedroom</b>	3.4m (11' 1") x 3.3m (10' 9")
<b>Ensuite</b>	1.4m (4' 7") x 2.1m (6' 10")
<b>Bathroom</b>	2.1 (6' 10") x 1.8m (5' 10")

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

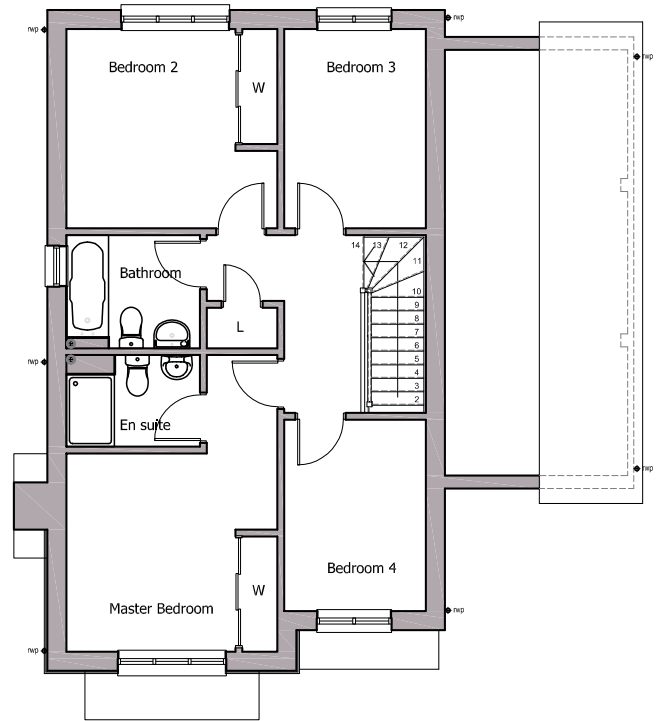


# The Hythe

PLOT 4  
4 Bedroom Home



**GROUND FLOOR**



**FIRST FLOOR**

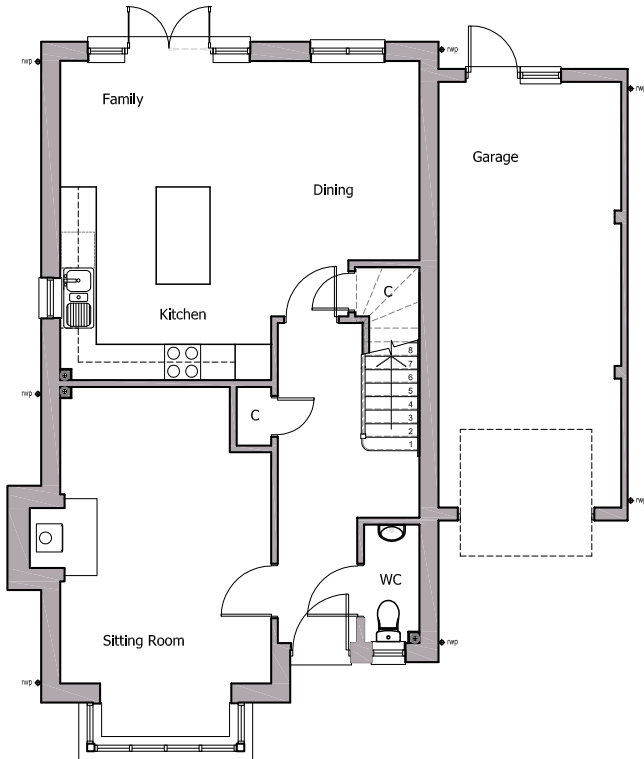


<b>Kitchen/Dining/Family</b>	5.7m (18' 8") x 5.1m (16' 8") (max)
<b>WC</b>	0.9m (2' 11") x 2m (6' 6")
<b>Living</b>	3.3m (10' 9") x 4.8m (15' 8")
<b>Master Bedroom</b>	3.4m (11' 1") x 3.3m (10' 9")
<b>Ensuite</b>	1.4m (4' 7") x 2.1m (6' 10")
<b>Bathroom</b>	2.1 (6' 10") x 1.8m (5' 10")

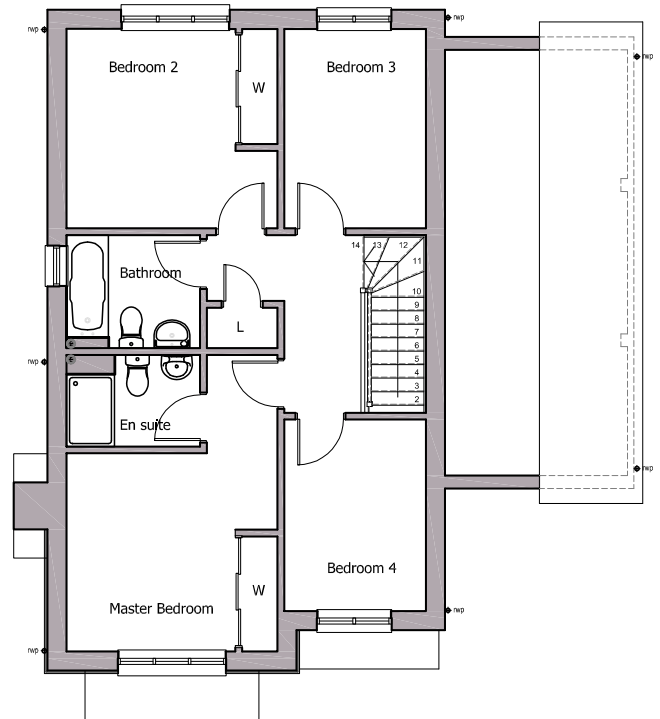
<b>Bedroom 2</b>	3.4 (11' 1") x 3.2m (10' 5")
<b>Bedroom 3</b>	2.2m (7' 2") x 3.2m (10' 5")
<b>Bedroom 4</b>	2.2m (7' 2") x 3.2m (10' 5")
<b>Single Garage</b>	2.9m (9' 6") x 6.8m (22' 3")
<b>Total Area</b>	120 sq.m (1,291 sq.ft)
<b>Parking Spaces</b>	2

# The Folkestone

PLOT 5  
4 Bedroom Home



**GROUND FLOOR**



**FIRST FLOOR**

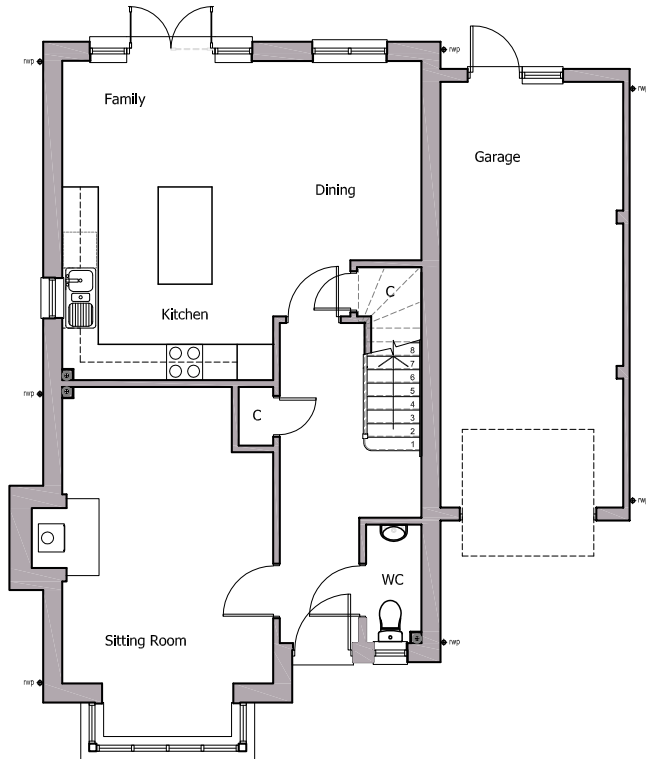


<b>Kitchen/Dining/Family</b>	5.7m (18' 8") x 5.1m (16' 8") (max)
<b>WC</b>	0.9m (2' 11") x 2m (6' 6")
<b>Living</b>	3.3m (10' 9") x 4.8m (15' 8")
<b>Master Bedroom</b>	3.4m (11' 1") x 3.3m (10' 9")
<b>Ensuite</b>	1.4m (4' 7") x 2.1m (6' 10")
<b>Bathroom</b>	2.1 (6' 10") x 1.8m (5' 10")

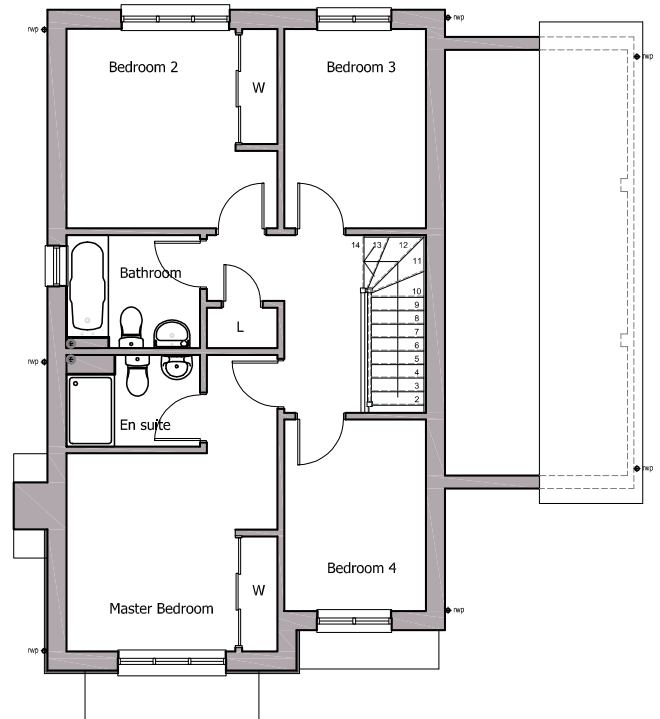
<b>Bedroom 2</b>	3.4 (11' 1") x 3.2m (10' 5")
<b>Bedroom 3</b>	2.2m (7' 2") x 3.2m (10' 5")
<b>Bedroom 4</b>	2.2m (7' 2") x 3.2m (10' 5")
<b>Single Garage</b>	2.9m (9' 6") x 6.8m (22' 3")
<b>Total Area</b>	120 sq.m (1,291 sq.ft)
<b>Parking Spaces</b>	2

# The Lydd

PLOT 6  
4 Bedroom Home



**GROUND FLOOR**



**FIRST FLOOR**

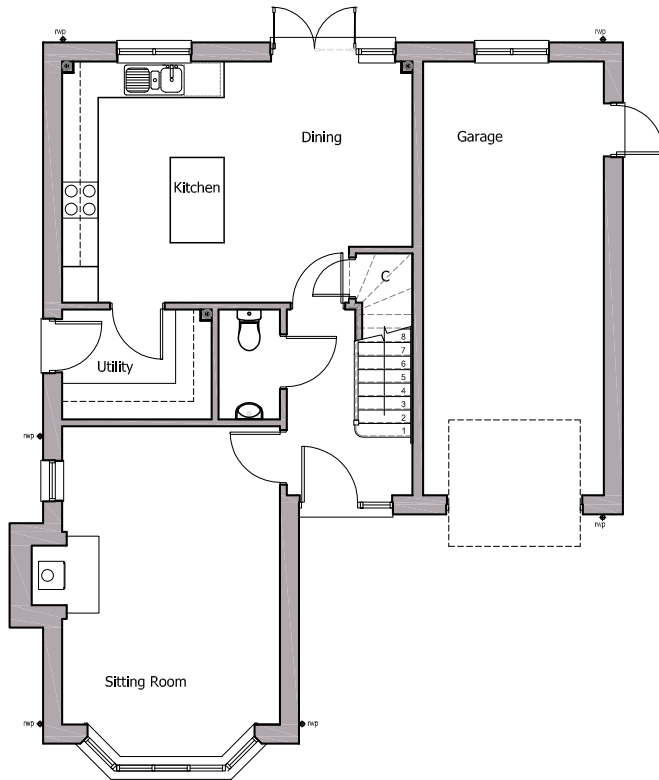


<b>Kitchen/Dining</b>	5.5m (18' 0") x 3.9m (12' 9") (max)
<b>Utility</b>	2.4m (7' 10") x 1.7m (5' 6")
<b>WC</b>	0.9m (2' 11") x 1.7m (5' 6")
<b>Living</b>	3.5m (11' 5") x 4.8m (15' 8")
<b>Master Bedroom</b>	3.5m (11' 5") x 4.8m (15' 8")
<b>Ensuite</b>	2.4m (7' 10") x 1.7m (5' 6")
<b>Bathroom</b>	2m (6' 6") x 1.9m (6' 2")

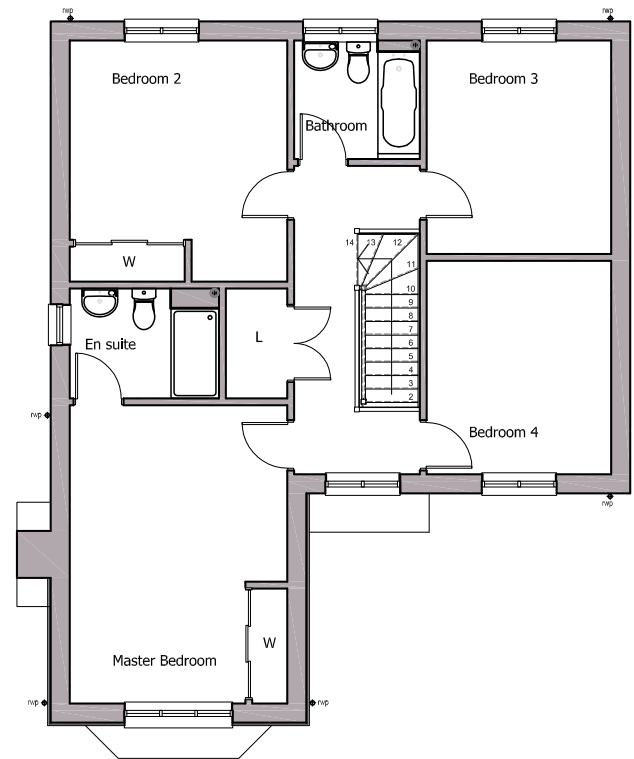
<b>Bedroom 2</b>	3.5m (11' 5") x 3.8m (12' 5")
<b>Bedroom 3</b>	3m (9' 10") x 3.4m (11' 1")
<b>Bedroom 4</b>	3m (9' 10") x 3.4m (11' 1")
<b>Single Garage</b>	2.9m (9' 6") x 7m (22' 11")
<b>Total Area</b>	134 sq.m (1,442 sq.ft)
<b>Parking Spaces</b>	2

# The Tenterden

PLOT 7  
4 Bedroom Home



**GROUND FLOOR**



**FIRST FLOOR**



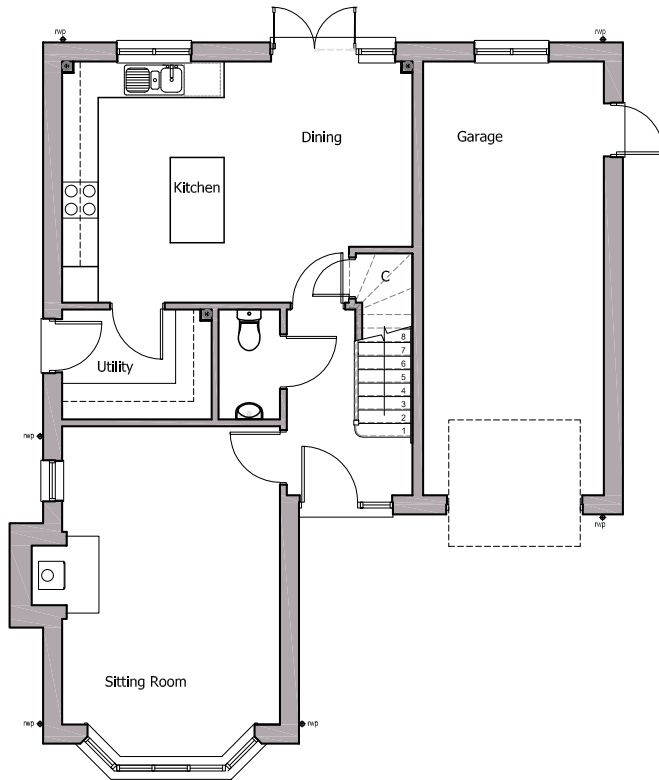
<b>Kitchen/Dining</b>	5.5m (18' 0") x 3.9m (12' 9") (max)
<b>Utility</b>	2.4m (7' 10") x 1.7m (5' 6")
<b>WC</b>	0.9m (2' 11") x 1.7m (5' 6")
<b>Living</b>	3.5m (11' 5") x 4.8m (15' 8")
<b>Master Bedroom</b>	3.5m (11' 5") x 4.8m (15' 8")
<b>Ensuite</b>	2.4m (7' 10") x 1.7m (5' 6")
<b>Bathroom</b>	2m (6' 6") x 1.9m (6' 2")

<b>Bedroom 2</b>	3.5m (11' 5") x 3.8m (12' 5")
<b>Bedroom 3</b>	3m (9' 10") x 3.4m (11' 1")
<b>Bedroom 4</b>	3m (9' 10") x 3.4m (11' 1")
<b>Single Garage</b>	2.9m (9' 6") x 7m (22' 11")
<b>Total Area</b>	134 sq.m (1,442 sq.ft)
<b>Parking Spaces</b>	2

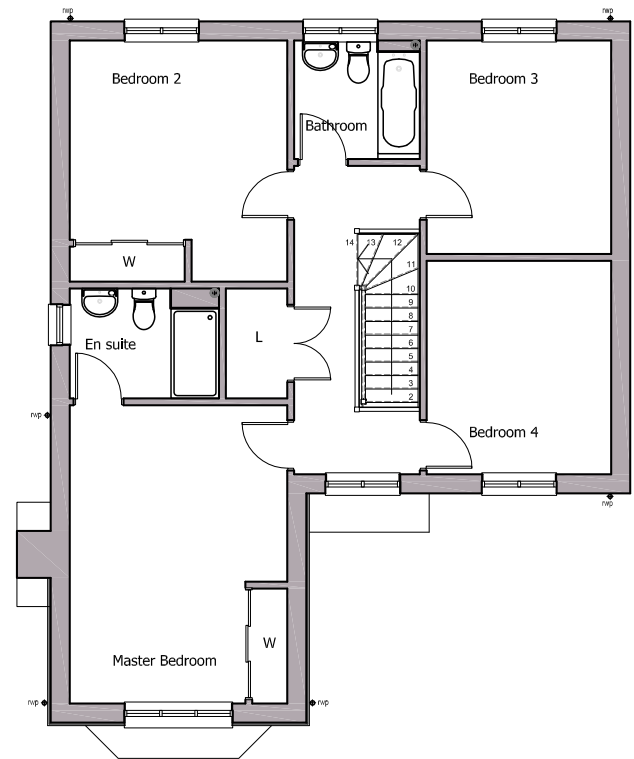


# The Romney

PLOT 8  
4 Bedroom Home



**GROUND FLOOR**



**FIRST FLOOR**

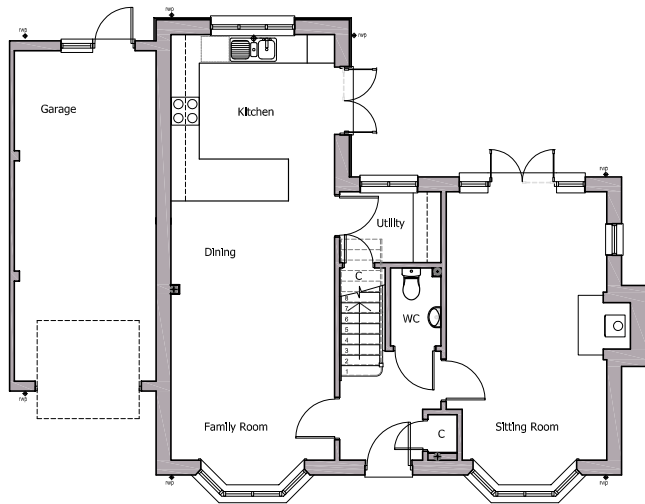


<b>Kitchen/Dining/Family</b>	3.5m (11' 5") x 8.6m (28' 2")
<b>Utility</b>	2m (6' 6") x 1.4m (4' 7")
<b>WC</b>	1m (3' 3") x 1.7m (5' 6")
<b>Living</b>	3.3m (10' 9") x 5.4m (17' 8")
<b>Master Bedroom</b>	3.5m (11' 5") x 3.3m (10' 9")
<b>Ensuite</b>	2m (6' 6") x 1.6m (5' 2")
<b>Bathroom</b>	2m (6' 6") x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

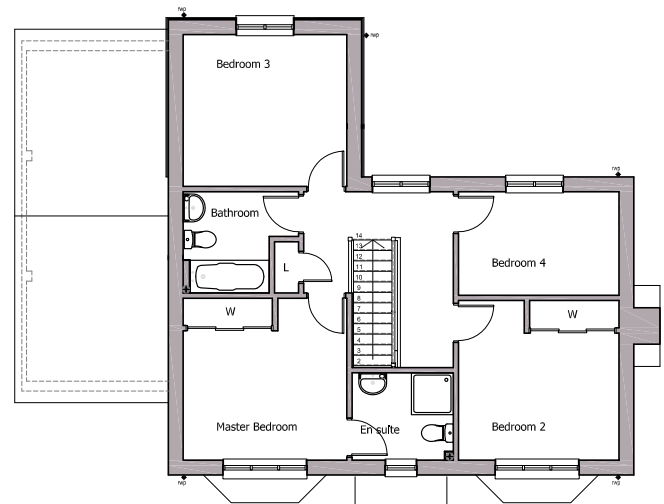
<b>Bedroom 2</b>	3.3m (10' 9") x 3.2m (10' 5")
<b>Bedroom 3</b>	3.5m (11' 5") x 3.1m (10' 2")
<b>Bedroom 4</b>	3.3m (10' 9") x 2.1m (6' 10")
<b>Single Garage</b>	2.9m (9' 6") x 6.8m (22' 3")
<b>Total Area</b>	130sq.m (1,399 sq.ft)
<b>Parking Spaces</b>	2

# The Appledore

PLOT 9  
4 Bedroom Home



**GROUND FLOOR**



**FIRST FLOOR**



Indicative Street View of Brookland Grove





# Specification

Indicative Images of Brookland Grove

## KITCHENS

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- 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

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

## 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 In bathrooms
- Extractor ventilation
- Heated towel rail
- Sanitaryware by Roca

## BEDROOMS

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

## EXTERNAL FINISHES

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- Rear garden turfed with patio area
- Fully fenced to all sides
- Outside light and tap point

## INTERIOR FINISHES

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- White finished internal doors
- Polished chrome door furniture
- Matt emulsion paint finish to walls and ceilings

## SECURITY

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

## WARRANTIES

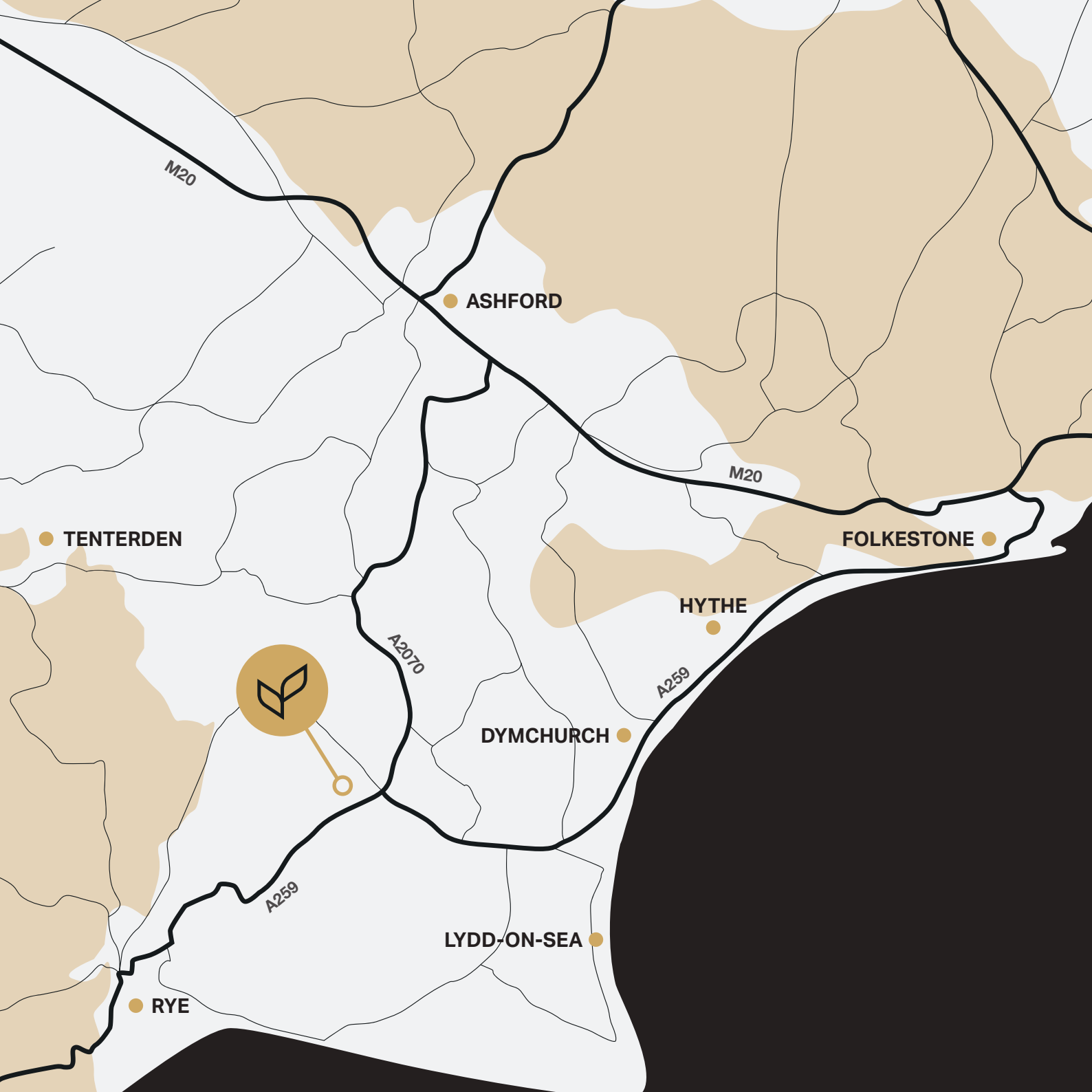
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- Each house is backed by a 10-year insurance backed building defects guarantee

## GREEN TECHNOLOGY

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



M20

● ASHFORD

M20

● TENTERDEN

● FOLKESTONE

● HYTHE

A2070



A259

● DYMCHURCH

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

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[quinnhomes@quinn-homes.com](mailto:quinnhomes@quinn-homes.com)



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