



# GROVE PARK

SELLINDGE



Quinn  
Homes





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

# 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



**DISCOVER SUSTAINABLE  
LIVING WITH OUR HIGHLY  
ENERGY-EFFICIENT HOMES**



**EPC 'A' RATED  
DEVELOPMENT**



**SOLAR  
TECHNOLOGY**



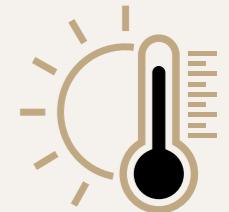
**ENERGY  
EFFICIENCY  
BUILT IN**



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

## FOUR BEDROOMS

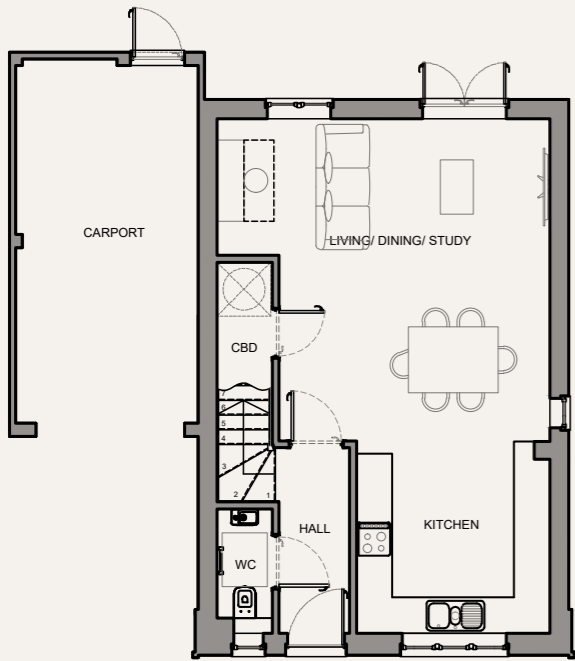
-  **The Appledore**  
Plots: 2, 8, 13, 19 & 32
-  **The Aldington**  
Plots: 12 & 15
-  **The Brabourne**  
Plot: 14



# 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

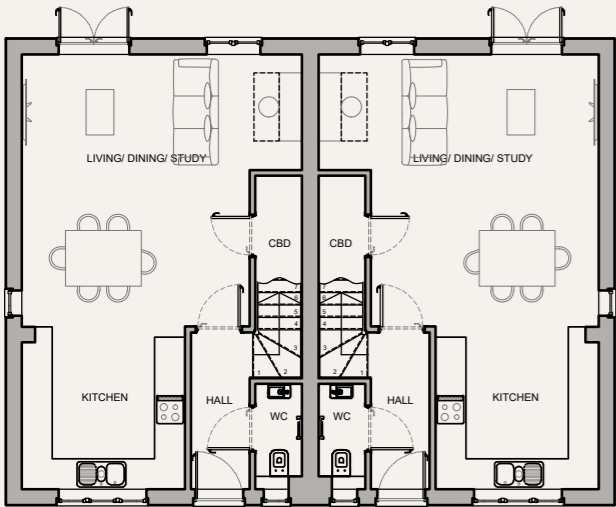
Bedroom 3	2.55m (8'4") x 2.94m (9'8")
Bathroom	2m (6'6") x 2.07m (6'9")
Ensuite	1.57m (5'1") x 2.25m (7'4") max

Total Area	93.8 sq.m (1010 sq.ft)
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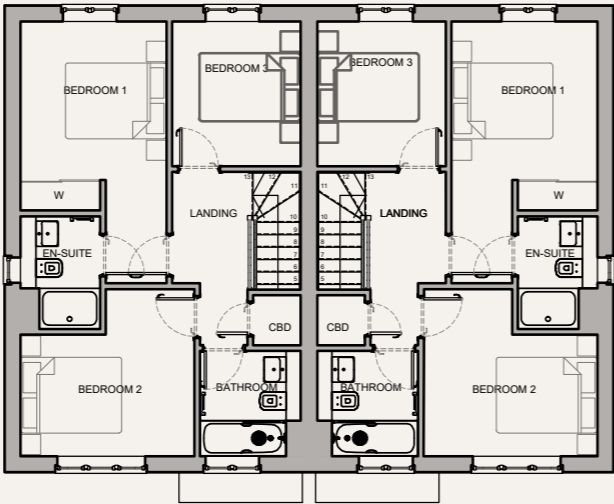
# THE EVEGATE

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

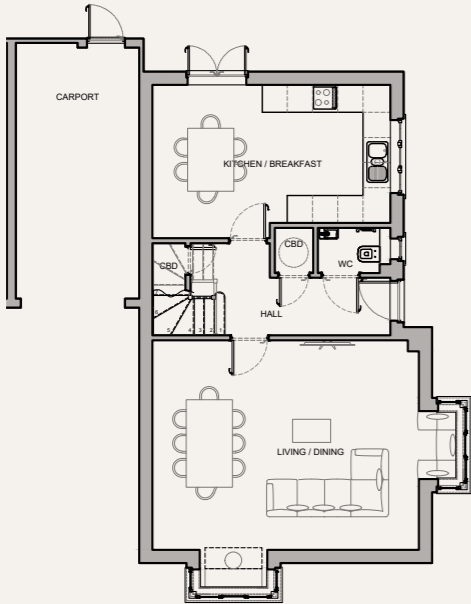
Kitchen	3.22m (10'7") x 3.28m(10'9")
Living	5.55m (18'2") x 5.29m (17'4") max
WC	0.9m (3'0") x 2.07m (6'9")
Bedroom 1	3.43m (11'3") x 4.14m (13'7") max
Bedroom 2	2.88m (9'5") x 4.33m (14'2") max

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)

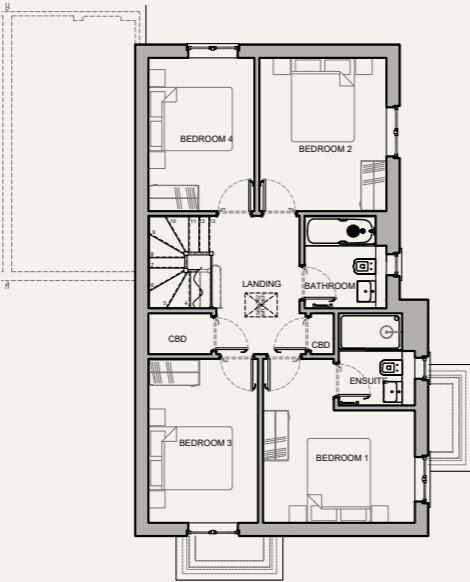
# THE APPLIEDORE

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



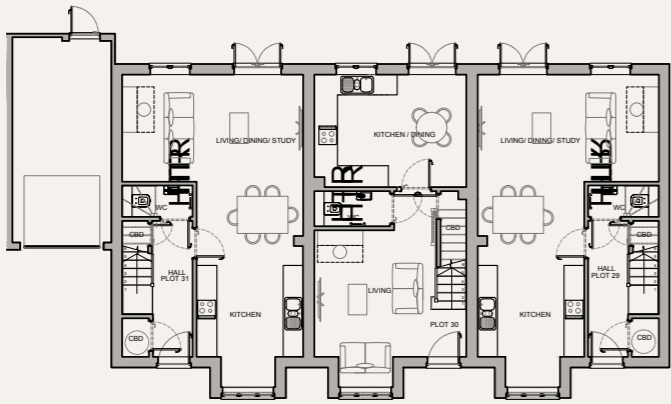
Indicative Image of The Appledore

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")	Bedroom 4	3.62m (11'9") x 2.25m (7'4")
WC	1.72m (5'7") x 0.98m (3'2")	Bathroom	2m (6'6") x 2.07m (6'9")
Bedroom 1	4.53m (14'10") x 2.98m (9'9") max	Ensuite	1.95m (6'4") x 2.8m (9'2") max
Bedroom 2	3.42m (11'2") x 3.18m (10'5")	Total Area	131.7 sq.m (1418 sq.ft)

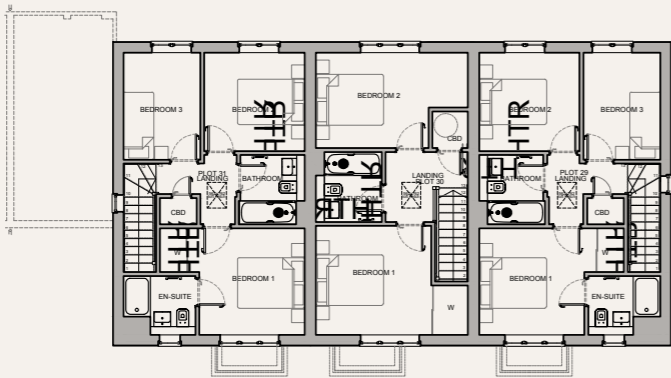
# THE ELMSTED

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

The mid-terrace on this row is The Mersham house type – plots 4 & 30



Indicative Image of The Elmsted

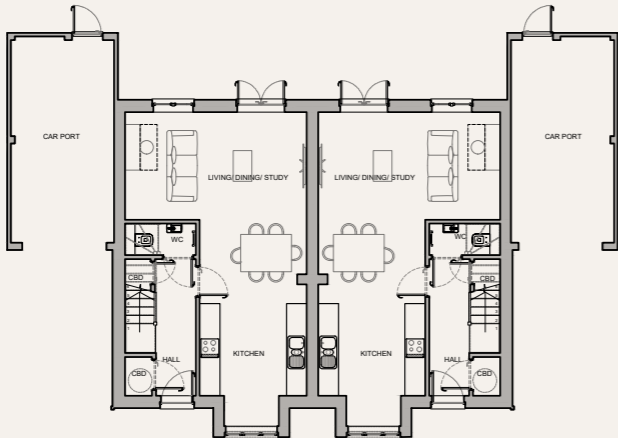
Kitchen	3.15m (10'4") x 4.16m (13'7") max
Living	5.36m (17'7") x 5.08m (16'8") max
WC	2.09m (6'10") x 0.9m (2'11")
Bedroom 1	4.26m (13'11") x 3.16m (10'4") max
Bedroom 2	2.97m (9'9") x 2.91m (9'6")

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)

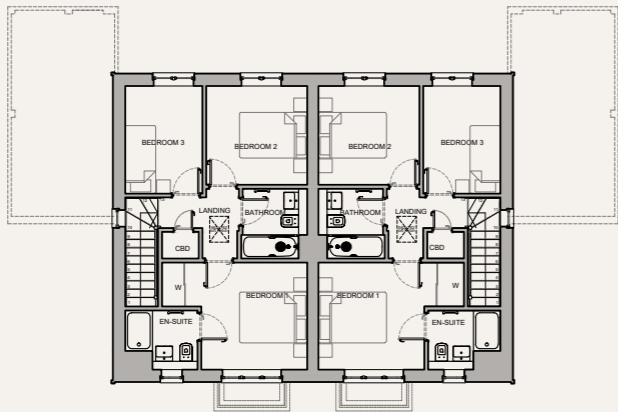
# THE ELMSTED

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

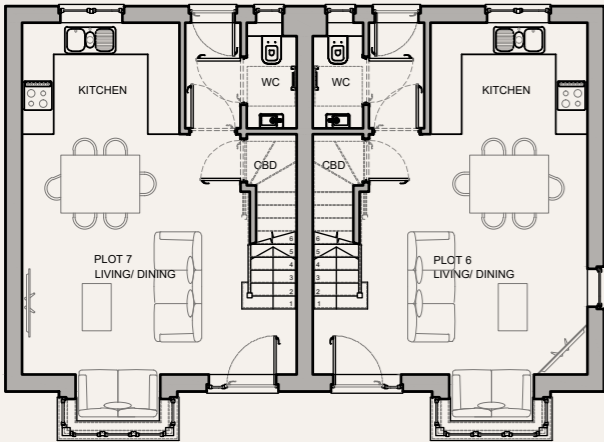
Kitchen	3.15m (10'4") x 4.16m (13'7") max
Living	5.36m (17'7") x 5.08m (16'8") max
WC	2.09m (6'10") x 0.9m (2'11")
Bedroom 1	4.26m (13'11") x 3.16m (10'4") max
Bedroom 2	2.97m (9'9") x 2.91m (9'6")

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)

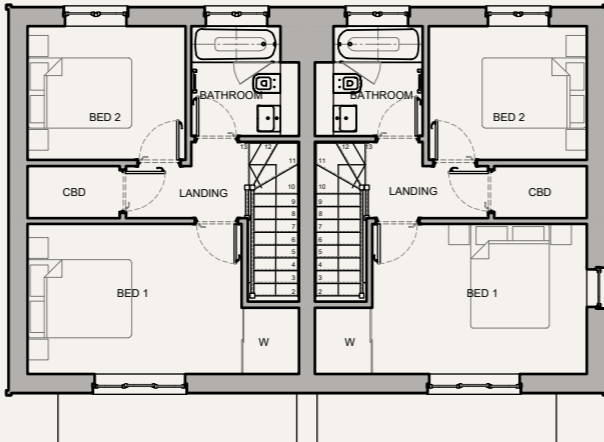
# THE SMEETH

Semi-Detached

PLOTS: 6 7



GROUND FLOOR



FIRST FLOOR

Notes:  
Plots 6 & 7 each have two parking spaces



Indicative Image of The Smeeth

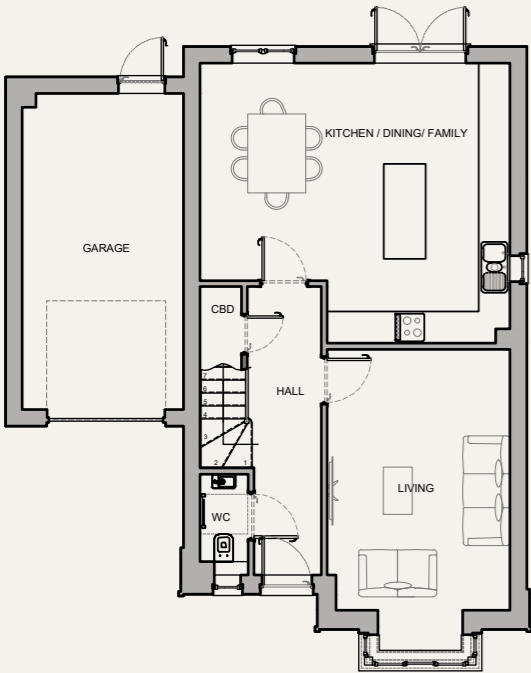
Kitchen	4.14m (13'7") x 2.91m (9'6") max
Living	5.2m (17'0") x 4.64m (15'2")
WC	0.95m (3'1") x 2m (3'5")
Bedroom 1	5.2m (17'0") x 2.87m (9'5") max

Bedroom 2	3.02m (9'11') x 2.56m (8'5")
Bathroom	2.06m (6'9") x 2.2m (7'2")
Total Area	70.6sq.m (760sq.ft)

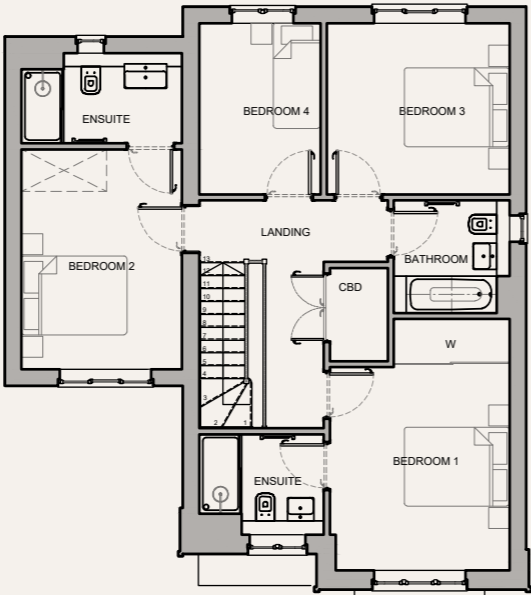
# THE ALDINGTON

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")

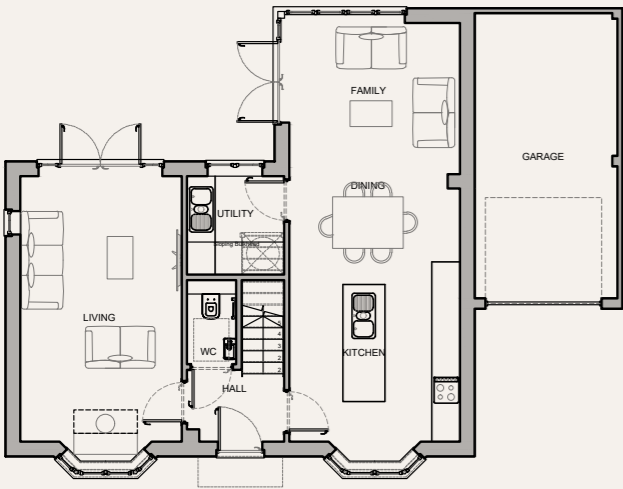
Bedroom 4	2.3m (7'6") x 3.25m (10'7")
Bathroom	2.2m (7'2") x 2.13 (7'0")
Ensuite 1	2.36m (7'8") x 2m (6'6")
Ensuite 2	3.03m (9'11") x 1.71 (5'7")

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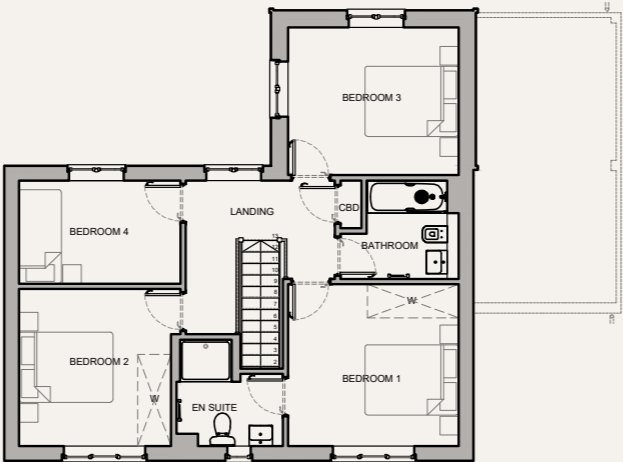
# THE BRABOURNE

Detached

PLOTS: 14



GROUND FLOOR



FIRST FLOOR

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



Indicative Image of The Brabourne

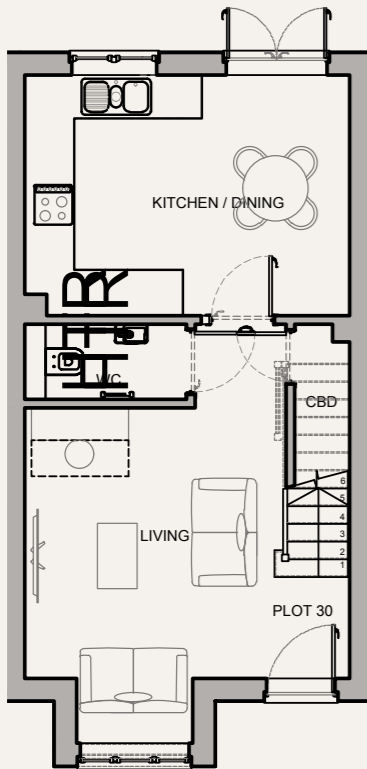
Kitchen	3.63m (11'11") x 4.24m (13'11") max
Living	3.44m (11'3") x 6.07m (19'11") max
Family/Dining	3.63m (11'11) x 5.27m (17'3")
Utility	2.06m (6'9") x 2.1m (6'10") max
WC	1.05m (3'5") x 1.79m (5'10")
Bedroom 1	3.63m (11'11") x 3.45m (11'3")
Bedroom 2	3.44m (11'3") x 3.34m (10'11")

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)

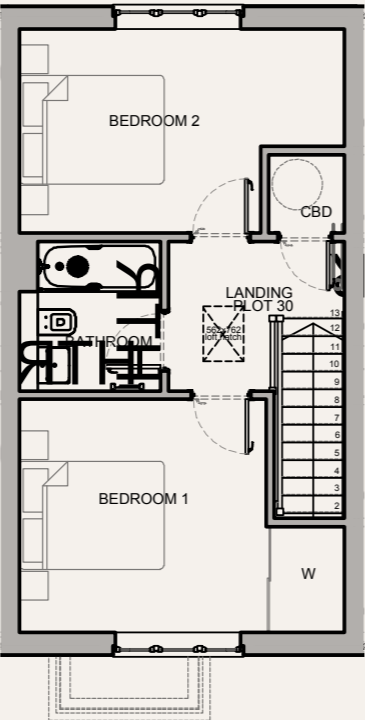
# THE MERSHAM

Mid-Terrace

PLOTS: 4 30



GROUND FLOOR



FIRST FLOOR

Notes:  
Plots 4 & 30 each have two parking spaces



Indicative Image of The Mersham

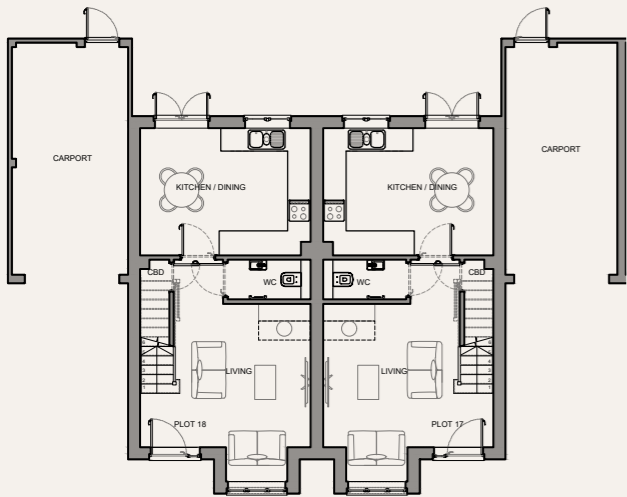
Kitchen	4.5m (14'9") x 3.33m (10'11") max
Living	4.5m (14'9") x 4.62m (15'2") max
WC	2.24m (7'4") x 1.04m (3'5")
Bedroom 1	4.5m (14'9") x 3.23m (10'7") max

Bedroom 2	4.5m (14'9") x 2.82m (9'3") max
Bathroom	1.95m (6'4") x 2.07m (6'9")
Total Area	73.2 sq.m (788 sq.ft)

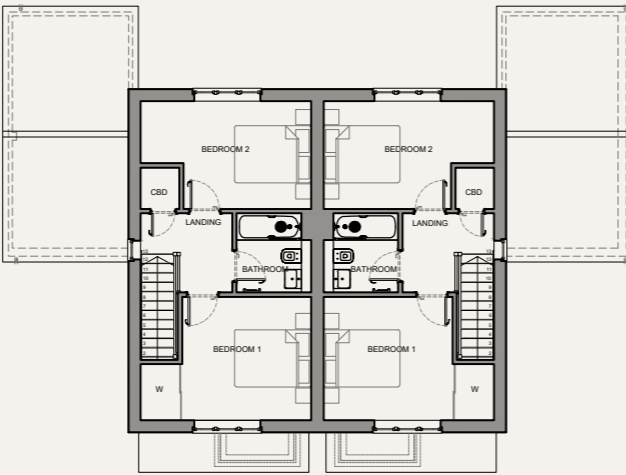
# THE MERSHAM

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
Living	4.5m (14'9") x 4.62m (15'2") max
WC	2.24m (7'4") x 1.04m (3'5")
Bedroom 1	4.5m (14'9") x 3.23m (10'7") max

Bedroom 2	4.5m (14'99) x 2.82m (9'3") max
Bathroom	1.95m (6'4") x 2.07m (6'9")
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 with splashback
- Integrated fridge/ freezer
- Integrated dishwasher
- Integrated washer/dryer
- Low voltage recessed downlights to kitchen area
- Under pelmet feature lighting
- Porcelanosa tiled floor
- Appliances by Samsung (Washer Dryer from Hoover)

## BEDROOMS

- Fully fitted carpet
- TV/FM and telecom point (master bedroom only)

## BATHROOMS / ENSUITES

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

## LIVING AREA

- 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

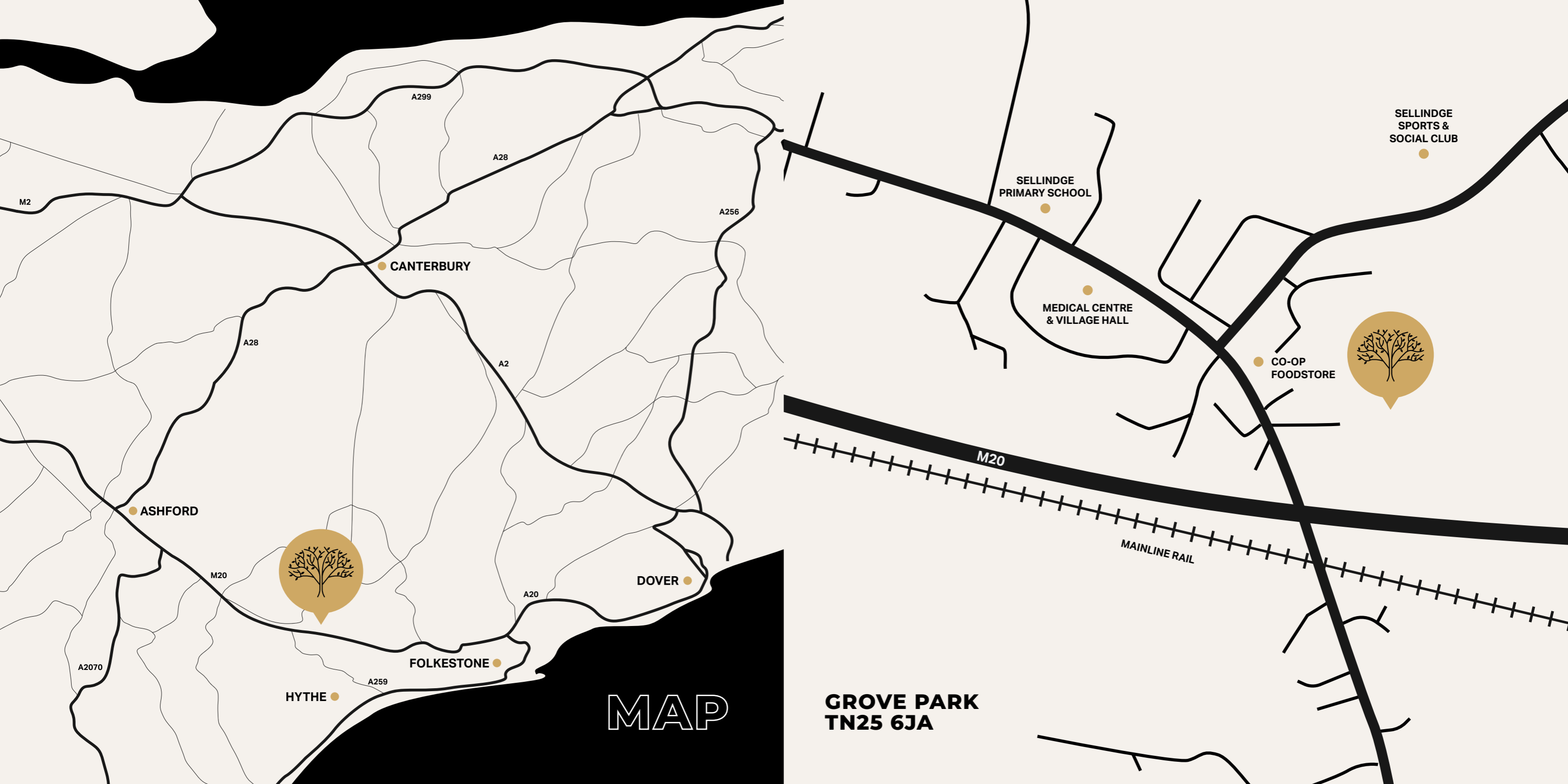
- White finished internal doors
- Polished chrome door furniture
- White painted feature profile skirting and architraves
- Matt emulsion paint finish to walls and ceilings

## 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



SELLINDGE  
SPORTS &  
SOCIAL CLUB

SELLINDGE  
PRIMARY SCHOOL

MEDICAL CENTRE  
& VILLAGE HALL

CO-OP  
FOODSTORE



M20

MAINLINE RAIL

GROVE PARK  
TN25 6JA

MAP

CANTERBURY

DOVER

FOLKESTONE

HYTHE

ASHFORD





# GROVE PARK

SELLINDGE

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Homes

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