



The Brook

AT POTTERY GROVE

PHASE TWO
DEAL • KENT

Quinn
Homes

The Coast is Calling





Award-winning homes & places

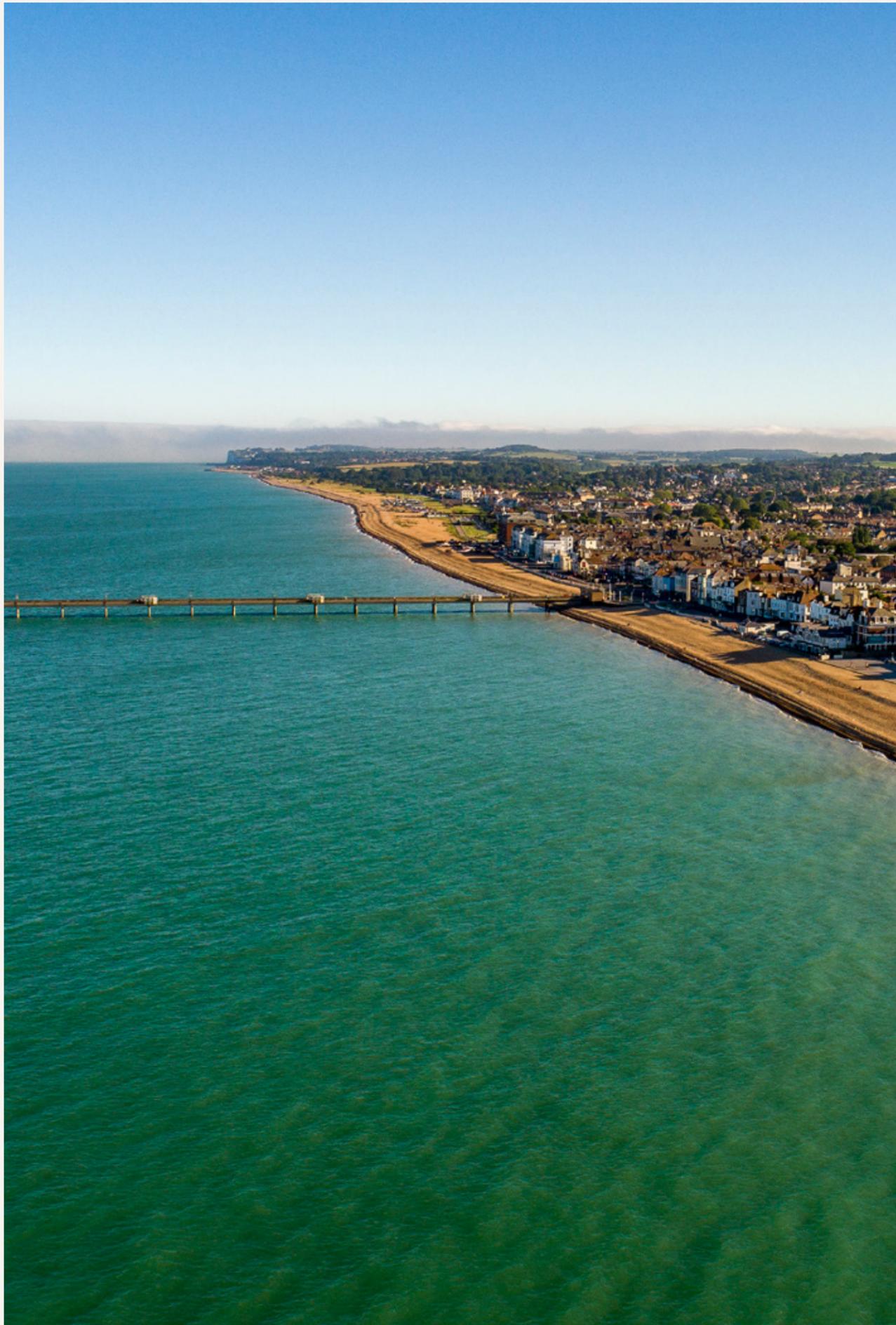
We are Kent's local housebuilder – setting the benchmark for creating beautiful new homes in the Garden of England.

Renowned for the best build quality in the market, for us, **your home is our pride.**



Best Small Housebuilder

Quinn Homes



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“

The Coolest spot
on the Kent Coast”

THE TIMES



Deal is a vibrant town that boasts an exciting food scene, an award-winning High Street, and easy access to the great outdoors

Centuries of history on your doorstep

Deal's history has been shaped by the coast

From tales of smuggling to the legacy of The Goodwin Sands, a 10 mile sandbank – the site of some 2,000 shipwrecks – Deal is a treasure trove

Middle Deal was the first Conservation Area designated in the whole of Kent – an eclectic mix of Georgian terraces, Victorian villas and a Castle

Deal Castle has a distinctive rose shaped form built by the order of King Henry VIII as part of a chain of coastal defences in the 1500s, it's one of the finest Tudor artillery castles in England

Walmer Castle & Gardens - 8 acres of truly spectacular gardens in the grounds of a Tudor fortress turned country house built in the reign of Henry VIII



The most sought after new homes in Deal





The Brook

MASTERPLAN

Cottington Lakes

Betteshanger Country Park

Royal Cinque Ports Golf Club

Tides Leisure Centre

The Brook
AT POTTERY GROVE

Deal High Street

Deal Pier

Deal Castle Beach

Deal Train Station

Deal Castle

Walmer Lido

Walmer Beach



There is a reason that Deal regularly features as one of the best places to live in the UK

The gorgeous beach, the award-winning high street filled with an eclectic array of boutique shops and eateries and streets of stunning architecture befitting a town with two castles

Canterbury, Ramsgate and Margate are all close by with London St Pancras less than 90 minutes away but a world away in pace

YOUR LOCAL BEACH



CAR

2

MINUTES



BIKE

3

MINUTES



WALK

5

MINUTES

YOUR LOCAL COUNTRY PARK



CAR

8

MINUTES



BIKE

8

MINUTES



WALK

15

MINUTES

YOUR AWARD-WINNING HIGH STREET



CAR

2

MINUTES



BIKE

3

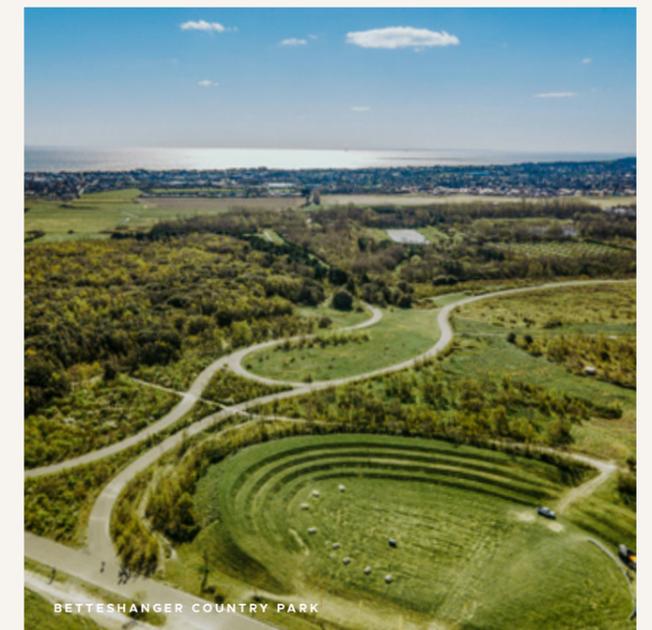
MINUTES



WALK

5

MINUTES



DEAL BEACH

BETTESHANGER COUNTRY PARK

We would love to show
you around...





Phase 2

Your perfect new home is at...
The Brook

Plots 15 & 16

3 BEDROOM SEMI-DETACHED HOUSE

1,086 sq.ft

Plots 17 & 18

3 BEDROOM SEMI-DETACHED HOUSE

1,086sq.ft

Plots 19, 20 & 21

3 BEDROOM TERRACED HOUSE

1,188sq.ft

Plots 22 & 23

3 BEDROOM SEMI-DETACHED HOUSE

987sq.ft

Plots 24 & 25

3 BEDROOM DETACHED HOUSE

1,139 sq.ft

Plots 26 & 27

3 BEDROOM SEMI-DETACHED HOUSE

987sq.ft



3 Bedroom Semi-Detached House

PLOTS 15 & 16

1,086 sq.ftft

2 off-road parking spaces

The vision for The Brook was the delivery of truly outstanding new homes

This pair of semi-detached homes fit the bill with large east facing gardens.

Living by the coast is about embracing the outside. We have designed our open plan kitchen/living/dining room to have huge bi-fold doors that not only provide generous amounts of light but also bring the outside in – perfect for relaxing and entertaining.

The bay window at the front of the house showcases a fabulous galley kitchen which opens out onto the open plan dining and living space. Upstairs, we have sought a classic look. Master bedroom with wardrobe and ensuite with a family bathroom providing for two further bedrooms.



GROUND FLOOR

Kitchen / Dining	2.9m x 6.7m (9ft 7in x 22ft 0in)
Living Room	3.8m x 5.1m (12ft 5in x 16ft 9in)
WC	2m x 1.1m (6ft 9in x 3ft 7in)



FIRST FLOOR

Bedroom	12.8m x 5.7m (9ft 4in x 18ft 9in)
Ensuite	1.4m x 2.7m (4ft 7in x 9ft 0in)
Bedroom 2	3.3m x 2.8m (10ft 9in x 9ft 4in)
Bedroom 3	2.1m x 3.6m (7ft 0in x 11ft 9in)
Bathroom	2.1m x 2.1m (7ft 1in x 7ft 0in)



3 Bedroom Semi-Detached House

PLOTS 17 & 18

1,086 sq.ft

2 off-road parking spaces

Classically styled with perfect coastal tones

A stunning galley kitchen opens up onto a large open plan dining/living area that itself opens out onto a glorious east facing garden.

A well appointed first floor makes this a great home whether you are a downsizer or family.



GROUND FLOOR

Kitchen / Dining	2.9m x 6.7m (9ft 7in x 22ft 0in)
Living Room	3.8m x 5.1m (12ft 5in x 16ft 9in)
WC	2m x 1.1m (6ft 9in x 3ft 7in)



FIRST FLOOR

Bedroom 1	2.8m x 5.7m (9ft 4in x 18ft 9in)
Ensuite	1.4m x 2.7m (4ft 7in x 9ft 0in)
Bedroom 2	3.3m x 2.8m (10ft 9in x 9ft 4in)
Bedroom 3	2.1m x 3.5m (7ft 0in x 11ft 9in)
Bathroom	2.1m x 2.1m (7ft 1in x 7ft 0in)



3 Bedroom Terraced House

PLOTS 19, 20 & 21

1,188 sq.ft

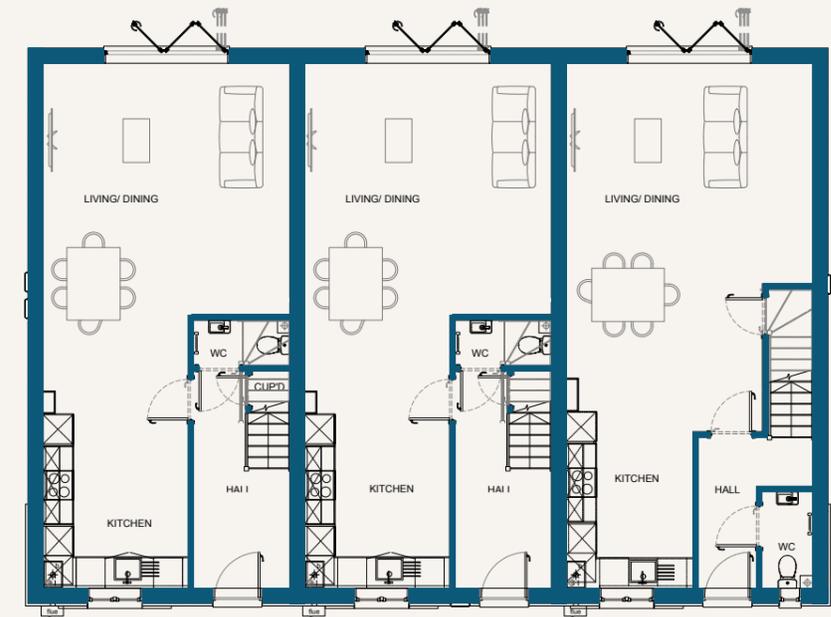
2 off-road parking spaces

With echoes of the classic Fisherman's cottage, these are perfect coastal homes

Tucked away, this terrace is by no means ordinary.

Spacious, light filled and benefitting from a bifold door, the open plan ground floor is a sheer delight.

Upstairs, the master suite is grand and as a blank canvas perfect for you to make truly yours.

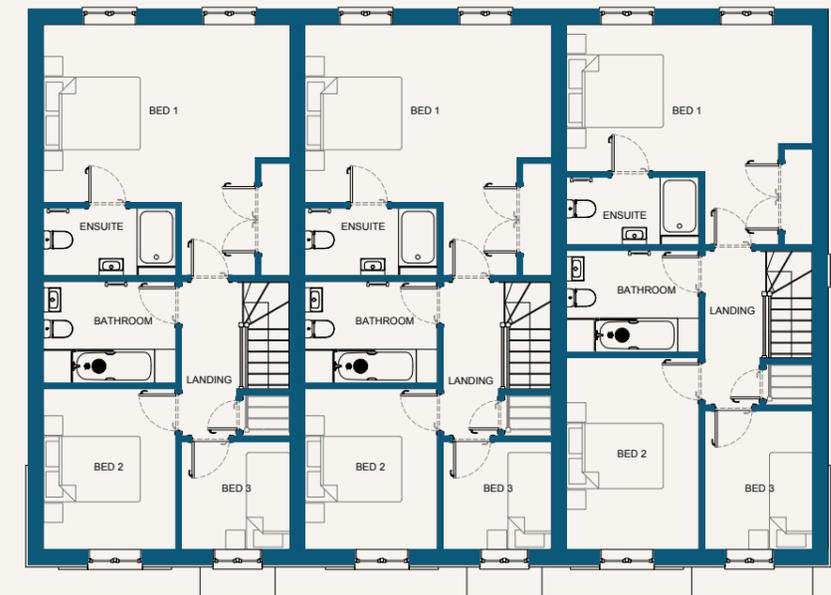


PLOTS 19-20 / GROUND FLOOR

Kitchen / Dining	3m x 6m (9ft 10in x 19ft 9in)
Living Room	5.1m x 4.8m (16ft 9in x 15ft 10in)
WC	2m x 1m (6ft 6in x 3ft 1in)

PLOT 21 / GROUND FLOOR

Kitchen / Dining	2.6m x 3.2m (8ft 7in x 10ft 7in)
Living Room	5.1m x 7.6m (16ft 9in x 24ft 11in)
WC	2m x 1m (6ft 6in x 3ft 5in)



PLOTS 19-20 / FIRST FLOOR

Bedroom 1	5.1m x 5.2m (16ft 9in x 17ft)
Ensuite	1.4m x 2.7m (4ft 7in x 9ft)
Bedroom 2	2.7m x 3.7m (9ft x 12ft 2in)
Bedroom 3	2.2m x 2.2m (7ft 4in x 7ft 4in)
Bathroom	2.7m x 2.1m (9ft x 6ft 11in)

PLOT 21 / FIRST FLOOR

Bedroom 1	5.1m x 5.2m (16ft 9in x 17ft)
Ensuite	1.4m x 2.7m (4ft 7in x 9ft)
Bedroom 2	2.7m x 3.7m (9ft x 12ft 2in)
Bedroom 3	2.2m x 2.2m (7ft 4in x 7ft 4in)
Bathroom	2.7m x 2.1m (9ft x 6ft 11in)



3 Bedroom Semi-Detached House

PLOTS 22 & 23

987 sq.ft

2 off-road parking spaces

Imagine stepping out through your triple panel bi-fold doors into a beautiful south facing garden.

With a superbly finished galley kitchen that looks out onto a large area of green space – this semi-detached home provides a great lifestyle.



GROUND FLOOR

Kitchen	2.8m (9ft 2in) x 3m (9ft 8in)
Dining/Living	5.3m max (17ft 4in max) x 4.9m (16ft)
WC	1.9m (6ft 2in) x 1.1m (3ft 6in)



FIRST FLOOR

Bedroom 1	5.3m (17ft 4in) x 2.9m (9ft 5in)
Bedroom 2	5.3m (17ft 4in) x 2.5m (8ft 2in)
Bathroom	2.2m (7ft 2in) x 2.9m (9ft 5in)



3 Bedroom Detached House

PLOT 24

1,139 sq.ft

2 off-road parking spaces

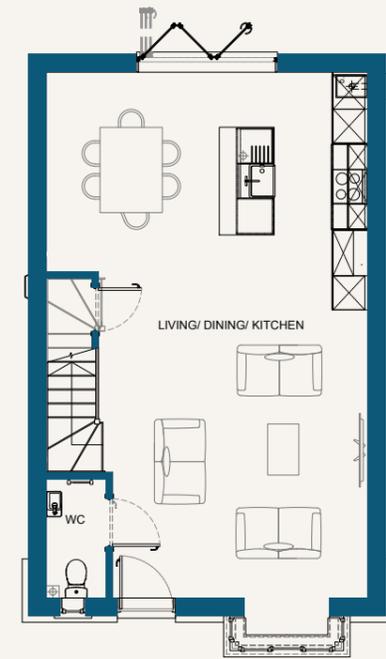
Detached 3-beds are a rarity, this is a true treasure

South facing garden to the rear with an open expanse to the front.

The ground floor, as one of our largest houses, has a huge kitchen/dining/living space that has to be seen to be believed.

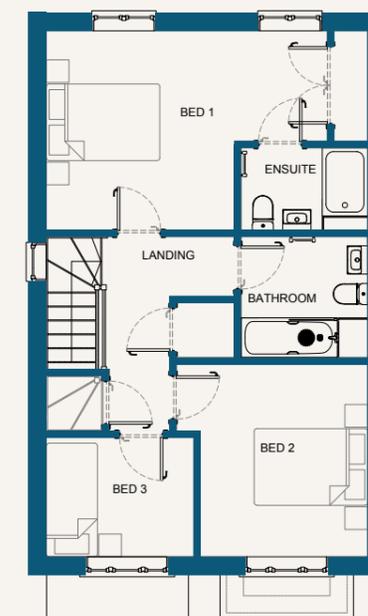
Upstairs is an opulent master suite with generous additional bedrooms.

This is a very exciting new addition to the Quinn Homes range.



GROUND FLOOR

Kitchen	2.9m (9ft 5in) x 4m (13ft 1in)
Dining	2.9m (9ft 5in) x 2.6m (8ft 5in)
Living	5.1m (16ft 7in) x 4.1m (13ft 5in)
WC	2.1m (6ft 9in) x 1.1m (3ft 6in)



FIRST FLOOR

Bedroom 1	2.7m max (8ft 9in max) x 6.2m (20ft 3in)
Ensuite	1.2m (3ft 9in) x 2.8m (9ft 2in)
Bedroom 2	2.7m (8ft 9in) x 3.4m (11ft 2in)
Bedroom 3	2.2m (7ft 2in) x 3.5m (11ft 5in)
Bathroom	2.2m (7ft 2in) x 2m (6ft 6in)



3 Bedroom Detached House

PLOT 25

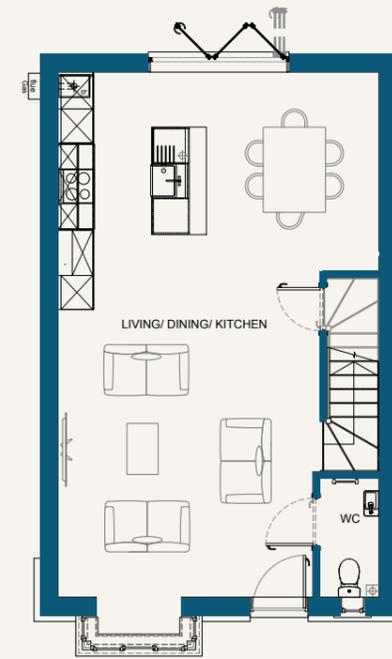
1,139 sq.ft

2 off-road parking spaces

A statement house perfect for those wanting to entertain friends and family.

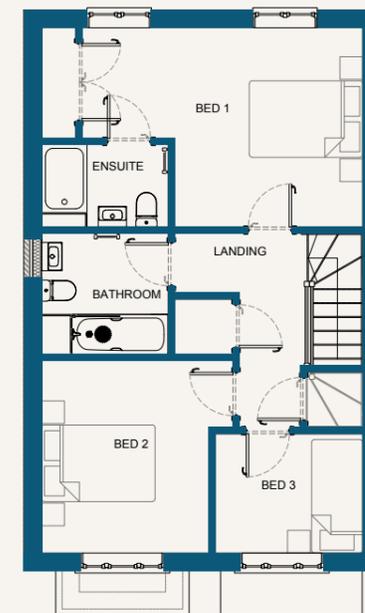
If you are captivated by the level of finish by Quinn Homes and want an X factor, this house is it.

The vast ground floor is matched by a well-appointed master suite making an outstanding new home.



GROUND FLOOR

Kitchen	2.9m (9ft 5in) x 4m (13ft 1in)
Dining	2.9m (9ft 5in) x 2.6m (8ft 5in)
Living	5.1m (16ft 7in) x 4.1m (13ft 5in)
WC	2.1m (6ft 9in) x 1.1m (3ft 6in)



FIRST FLOOR

Bedroom 1	2.7m max (8ft 9in max) x 6.2m (20ft 3in)
Ensuite	1.2m (3ft 9in) x 2.8m (9ft 2in)
Bedroom 2	2.7m (8ft 9in) x 3.4m (11ft 2in)
Bedroom 3	2.2m (7ft 2in) x 3.5m (11ft 5in)
Bathroom	2.2m (7ft 2in) x 2m (6ft 6in)



3 Bedroom Semi-Detached House

PLOTS 26 & 27

987 sq.ft

2 off-road parking spaces

New homes rarely come as well appointed as this

Downsizer? first time buyer? young professionals? growing family? Wherever you are in life, this house is a forever home.

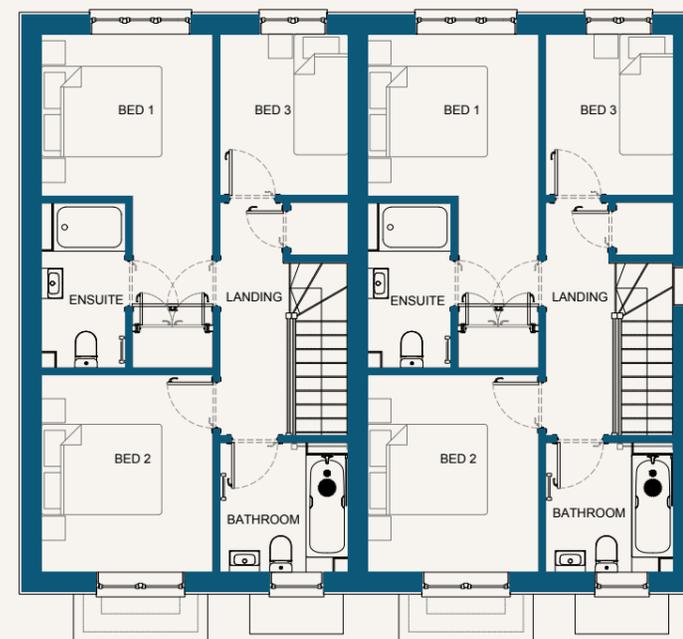
The galley kitchen with spacious upstairs makes this a classic new home.

With two parking spaces and an enviable location, this home is a gem.



GROUND FLOOR

Kitchen/Dining	2.3m (7ft 5in) x 5.6m (18ft 4in)
Living	4.5m (14ft 8in) x 5.1m (16ft 7in)
WC	1.1m (3ft 6in) x 2.1m (6ft 9in)



FIRST FLOOR

Bedroom 1	4.5m (14ft 8in) x 5.1m max (16ft 7in max)
Ensuite	1.4m (4ft 6in) x 2.5m (8ft 2in)
Bedroom 2	2.5m (8ft 2in) x 3.2m (10ft 5in)
Bedroom 3	1.9m (6ft 2in) x 2.2m (7ft 2in)
Bathroom	2.5m (8ft 2in) x 2.2m (7ft 2in)



Specification

What does it take to make Quinn Homes a multi-award-winning housebuilder?

Whether it is your first home, your family home, an upsize or a downsize – one thing is for certain – your home will be impeccable.

Our reputation is for creating homes of a premium quality and we do this by being meticulous in all that we do.

OUR SPECIFICATION IS UNRIVALLED.

Every home we build is blessed with thoughtful interiors where we have maximised space and light.

The fixtures, fittings and appliances are the best in the market – attractive, efficient and using the best of modern technology to make your house perfect.



Best Small Housebuilder 2024



Best Energy Efficient House 2024

KITCHENS

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

BEDROOMS

- Built in wardrobe to the master bedroom
- Fully fitted carpet
- Media plate
- Downlights

BATHROOMS / ENSUITES

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

LIVING AREA

- High quality timber flooring
- Media plate

EXTERNAL FINISHES

- Rear garden turfed with patio area
- Boundary fencing
- Outside light and tap
- External socket

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 5 lever deadlock
- Mains supply smoke and heat detector/s

WARRANTIES

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

 **2-year snagging guarantee from Quinn Homes**

 **Wired for Fibre**

 **EV Car Charger**

 **Solar Panels**

 **2-Zone Heating**

Your new home built by The Best Small Housebuilder at the WhatHouse? Awards





The coast is calling...

FIND OUT MORE AT

www.quinn-homes.com
quinnhomes@quinn-homes.com
01227 831 212



Best Small
Housebuilder

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