



GROVE PARK

SELLINDGE

PHASE TWO

Quinn
Homes



Best Small
Housebuilder



The Countryside 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.**



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Contents

Specification	20
Our Homes	40
Connectivity	64
On Your Doorstep	66

GROVE PARK

An inspiring place to call home

A home from Quinn Homes is anything but a typical new build.

Even before you step over the threshold, you'll see and feel the difference. We use different suppliers, materials and fittings to create a home that looks and feels original. A home that achieves the highest standards of energy efficiency. A home that will leave a lasting legacy.

The collection of just 12-two-and-three-bedroom homes at Grove Park will take pride of place in the charming Kentish village of Sellindge set on the edge of the Kent Downs. Each home will also boast our signature specification.

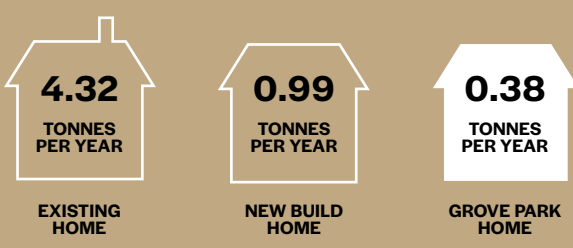


Committed to sustainable living

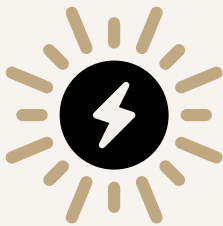
Our homes are more than just bricks and mortar.

Every detail has been carefully considered to create homes that achieve the gold standard of efficiency, meaning residents can live a more sustainable lifestyle whilst not compromising on luxury.

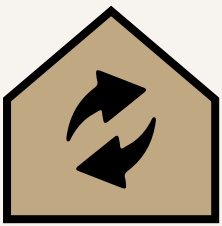
The average Quinn home emits 0.38 tonnes of carbon per year, which is 87% less carbon emissions compared to existing homes and 63% less emissions than the average new build home.



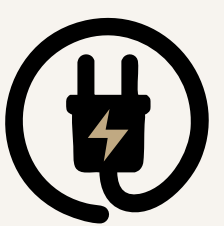
Source: data from the Home Builders Federation (HBF) "Watt a Save" report & Quinn Homes Energy Performance Certificates.



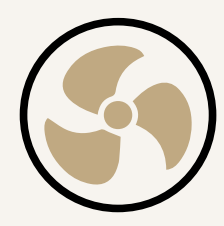
SOLAR
TECHNOLOGY



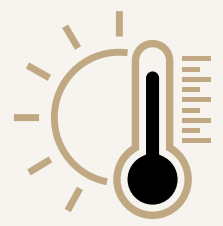
ENERGY EFFICIENCY
BUILT IN



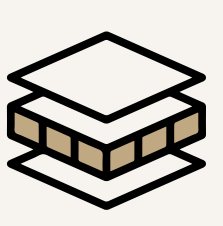
EV CHARGER



AIR SOURCE
HEAT PUMPS



HIGHLY EFFICIENT
INSULATION



UNDERFLOOR
HEATING

Redefining Energy Efficient New Homes

Energy Efficiency

Highly efficient homes that keep carbon emissions to a minimum

Lighting

100% low energy LED lighting throughout

Underfloor Heating

Highly efficient underfloor heating with 225mm rigid insulation to minimise heat loss

Increased Loft Insulation

500mm mineral wool loft insulation to minimise heat loss

Solar PV Panels

Produces low carbon electricity and reduces monthly energy bills

Overheating

All homes are assessed to reduce the risk of overheating, through controlled solar gain and effective natural purge ventilation.

Airtightness

Designed to achieve a high level of airtightness helping to reduce draughts and improve thermal comfort and efficiency

Water Efficiency

Dual flush toilets, water saving bath, shower and basin fitting

Full Fibre Broadband

Enhancing home working with high-speed internet

Windows

High performance double glazed windows with Pilkington 4mm glass with 90% Argon cavity

Thermal Bridging

The building fabric has been designed to minimise thermal bridging and heat loss at key junctions

EV Charging

Electric vehicle charging point to reduce reliance on fossil fuels

Air Source Heat Pump

Provides highly efficient, low carbon space heating and hot water

External Wall Insulation

120 mm of rigid insulation with a dedicated internal cavity to reduce heat loss and improve thermal comfort and efficiency



Market Leading Homes

We apply an innovative and responsible approach to minimise our impact on the environment, for the benefit of our customers and the planet.

Every detail has been carefully considered to achieve the gold standard of efficiency, so that our customers can live a more sustainable lifestyle whilst not compromising on luxury.



Best Energy
Efficient House

Awarded to Quinn Homes
for Grove Park

Embrace local life

Life at Grove Park is a lifestyle surrounded by nature, nestled amongst farmland, bridleways and a stone's throw from all the amenities.





Explore the area

The market town of Ashford, is just under six miles away, with its unrivalled connectivity and great shopping.

Up-and-coming Folkestone and Hythe are a short drive providing you with a dose of the coast.

The Cathedral City of Canterbury is just 14 miles away.

Sellindge is perfectly placed for you to explore the best of city, coast and countryside.

Specification

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



Best Small Housebuilder



Best Energy Efficient House

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 and fittings are industry leading – attractive, efficient and using the best of modern technology to make your house perfect.



A place you will be proud to call home

We have fitted each home at Grove Park with thoughtful interiors, carefully considered to enhance space and light, whilst ensuring residents have only the best fixtures, fittings and appliances.

In addition to being visually attractive, cost saving technologies maximise efficiency and sustainability, keeping running costs to a minimum.





Testimonials

“We are so happy here and are very grateful to you for your level of customer care that helps set Quinn Homes apart in our eyes.”

Previous buyer at Grove Park

“On our first visit we could clearly see what set Quinn Homes ahead of many other developments we viewed. The build quality and finish, both interior and exterior, was better than anything else we had seen. Equally with the development itself, we could see that careful consideration had been taken with the layout and placement of properties and gardens.”

Previous buyer at Grove Park

“We found the Quinn Homes quality to be very reassuring. This was our final move so we needed to get it right and it was important to select a housebuilder we could trust who could deliver us a house we love.”

Previous buyer at Grove Park

Kitchen

The kitchens are equipped with a range of quality base and wall cabinets with quartz worktops.

An excellent range of colours and handles will be available to customise your property (subject to build stage).

We don't rest on our laurels despite our numerous Best Small Housebuilder awards and are constantly seeking to improve our offering.

To really feel the difference, we would love to greet you at our show home to let you experience our worktops, cabinets, appliances and craftsmanship.

Fully integrated luxury appliances to all homes, including multifunctional oven, hob, fridge freezer and dishwasher and integrated washer/ dryer.





Bedroom

How do we make our master suites truly stand out?

A soft palette of tones sets the scene for a spacious room, evoking the very best ideas from boutique hotels with spacious mirrored sliding wardrobes and a delectable en-suite.

In our 3-beds, the second bedroom is equally considered, maximising the natural light.

Depending on your home choice, the 3-beds have a gorgeous third bedroom perfect for a nursery, child's bedroom, tennager's room or home study.

Bathroom & Ensuite

Light filled with sanitaryware
built to last.

We only use Roca Sanitaryware, noted for its
contemporary excellence and longevity.

Our brassware includes a feature rain showerhead
with chrome taps and a chrome towel rail.

Our qualified interior designer works to ensure we
deliver thoughtful suites. Roca vanity units, mirrors and
subtle lighting all combine to curate a luxurious feel.





Internal Features

However many bedrooms your home has, we have fitted wardrobes as standard to the principal bedroom.

We employ robust detailing to make sure our windows and walls meet the highest standards of thermal and acoustic performance providing year round comfort.

Heritage chrome ironmongery and hinges to all internal doors. Matching heritage chrome switches and sockets apply to each and every room.

All homes will be heated by an eco friendly Air Source Heat Pump. Double glazed UPVC windows with multi point locking systems to all homes.

Electrical & Multimedia

Chrome electrical accessories and chrome downlights to all rooms with feature pendants.

LED feature lighting to bathroom and en suite.

LED feature lighting to kitchen wall cabinets.

Rooms wired for Sky & Freeview TV distribution and fibre provision delivering fast connections for streaming and work needs.





External Features

Smart electric vehicle fast-charging point to all homes.

Photovoltaic panels to all homes.

Feature planting to the front gardens and turf to the rear gardens.

Closeboard fencing and respective access gate to each home.

We would love to show
you around...





Our homes

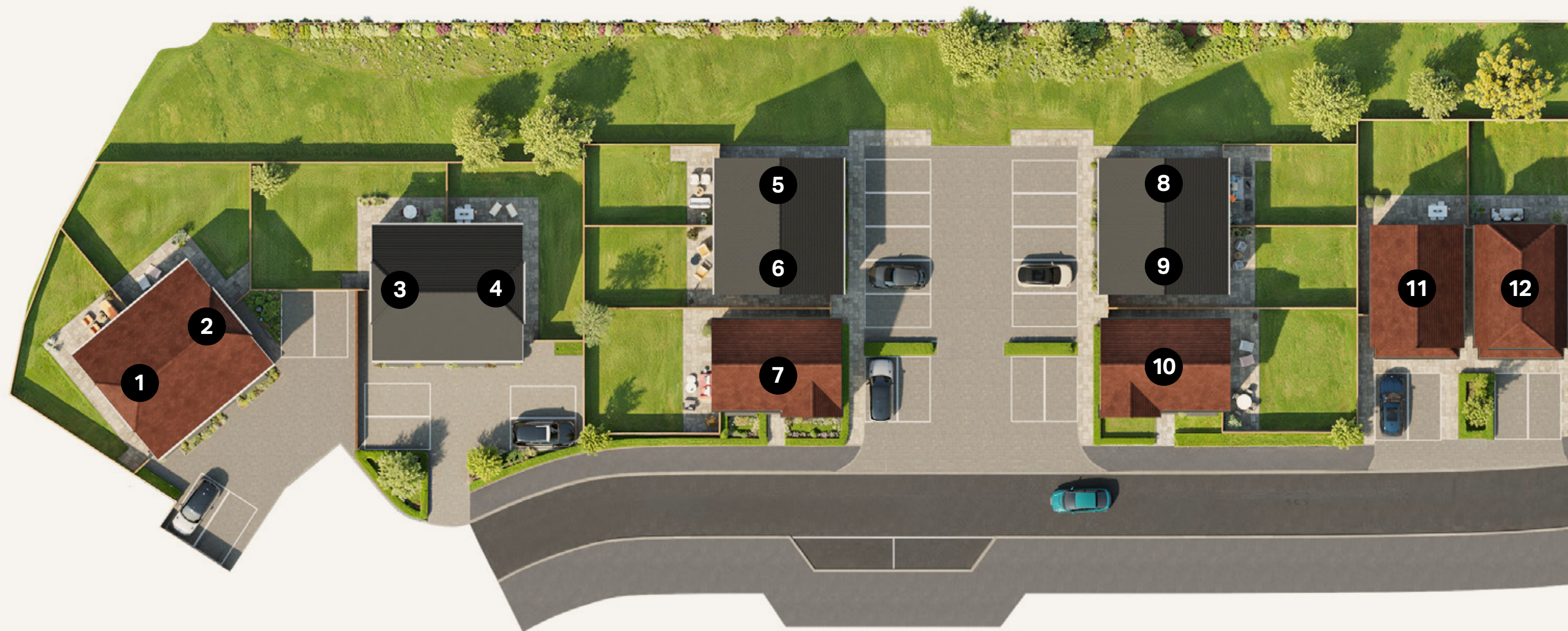


Exclusively yours

We've considered, revised and perfected every detail of our homes to create a place we would love to live in ourselves.

At Grove Park, our newest phase combines 8 exquisite house designs, each a mark of commitment to the fine detail, eco credentials, luxurious specification and quality of workmanship for which we are renowned.

Plentiful open space on the development creates beautiful, sustainable surroundings. Each home at Grove Park comes with our superior specification and includes private gardens and parking, while the highest attention to detail is evident in every room, producing calming and enticing living spaces.



Your perfect new home is at...

Grove Park

Plots 1 & 2

3-BEDROOM SEMI-DETACHED HOUSE
977 SQ.FT

Plots 3 & 4

3-BEDROOM SEMI-DETACHED HOUSE
977 SQ.FT

Plots 5 & 6

2-BEDROOM SEMI-DETACHED HOUSE
797 SQ.FT

Plot 7

3-BEDROOM DETACHED HOUSE
1,067 SQ.FT

Plots 8 & 9

2-BEDROOM SEMI-DETACHED HOUSE
797 SQ.FT

Plot 10

3-BEDROOM DETACHED HOUSE
1,067 SQ.FT

Plot 11

3-BEDROOM DETACHED HOUSE
1,014 SQ.FT

Plot 12

3-BEDROOM DETACHED HOUSE
1,014 SQ.FT

Site Plan



Park

Future Phases

Phase 2

Phase 1 - Sold Out



3-Bedroom Semi-Detached

PLOTS 1 & 2
977 sq.ft
2 off-road private parking spaces

These ever-popular 3-beds have wrap around gardens with plot 2 framed by protected trees and hedgerow.

Designed with a classic brick finish, these two homes are tucked away off the main estate road, providing a lovely, peaceful position.

Both plots come with 2-parking spaces and the classic Quinn Homes finish.

Living / Dining
5.070m x 5.425m (max) /
16'8" x 17'10" (max)

Kitchen
2.975m x 4.125m / 9'9" x 13'6"

WC
0.950m x 1.981m / 3'1" x 6'6"

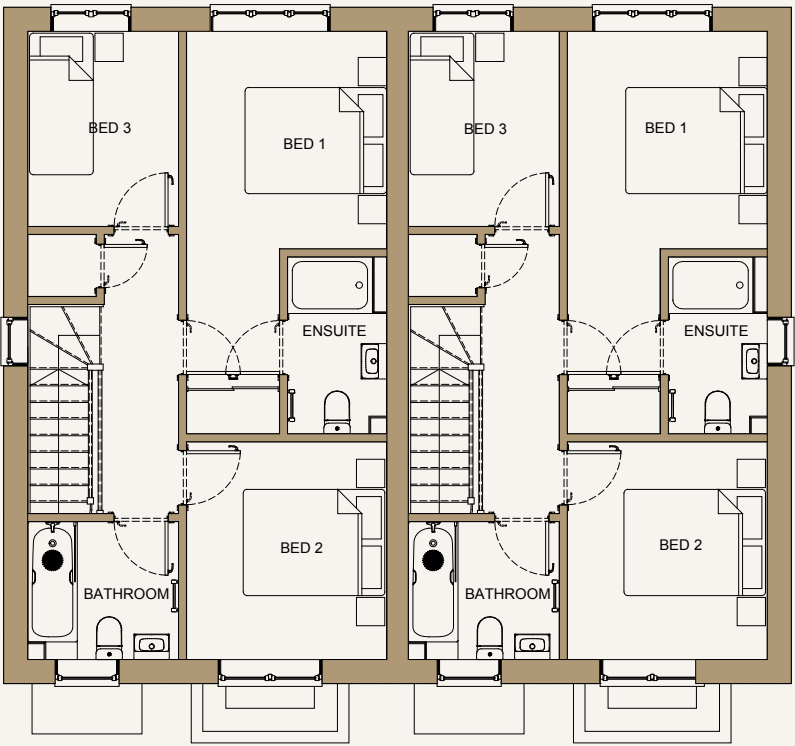
Bedroom 1
2.825m x 5.686m (max) /
9'3" x 18'8" (max)

Ensuite
1.400m x 2.500m / 4'7" x 8'2"

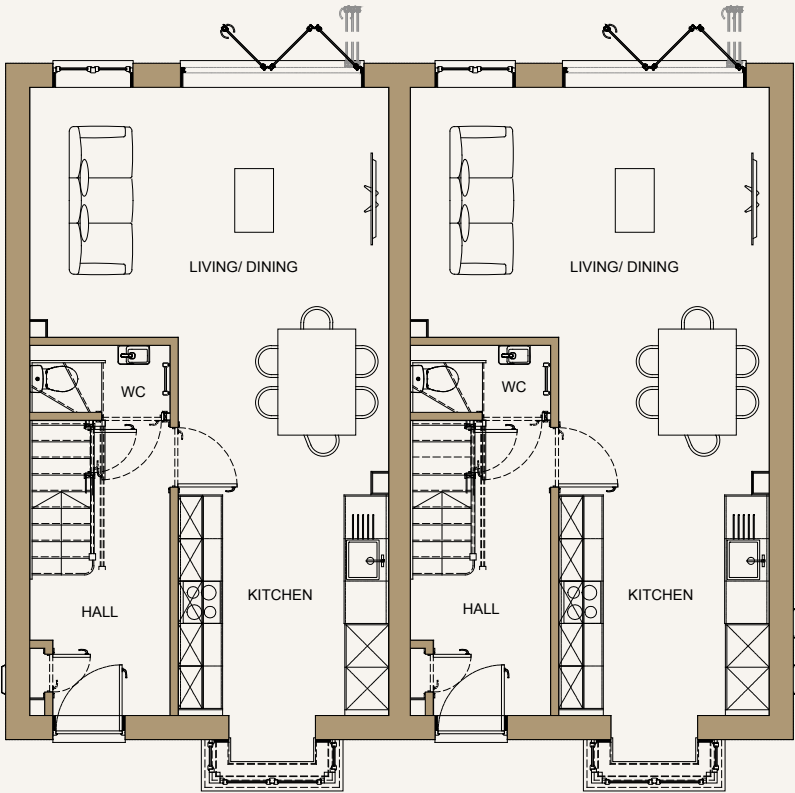
Bedroom 2
3.075m x 2.825m / 10'1" x 9'3"

Bedroom 3
2.756m x 2.131m / 9'0" x 7'0"

Bathroom
2.131m x 1.950m / 7'0" x 6'5"



First Floor Plan



Ground Floor Plan



3-Bedroom Semi-Detached

PLOTS 3 & 4
977 sq.ft
2 off-road private parking spaces

The mix of white cladding and classic brick, makes these homes a beautiful feature of the street scene.

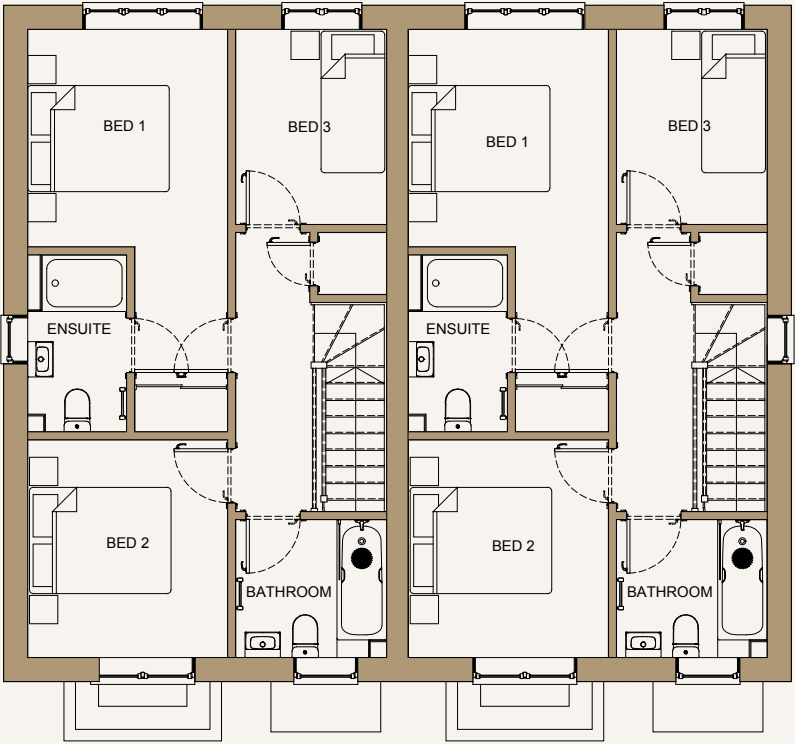
The stand-out features of these two homes are the wrap around gardens and the mature backdrop of protected trees and hedgerow.

Looking out over a mature landscape gives these two homes a fantastic perspective.

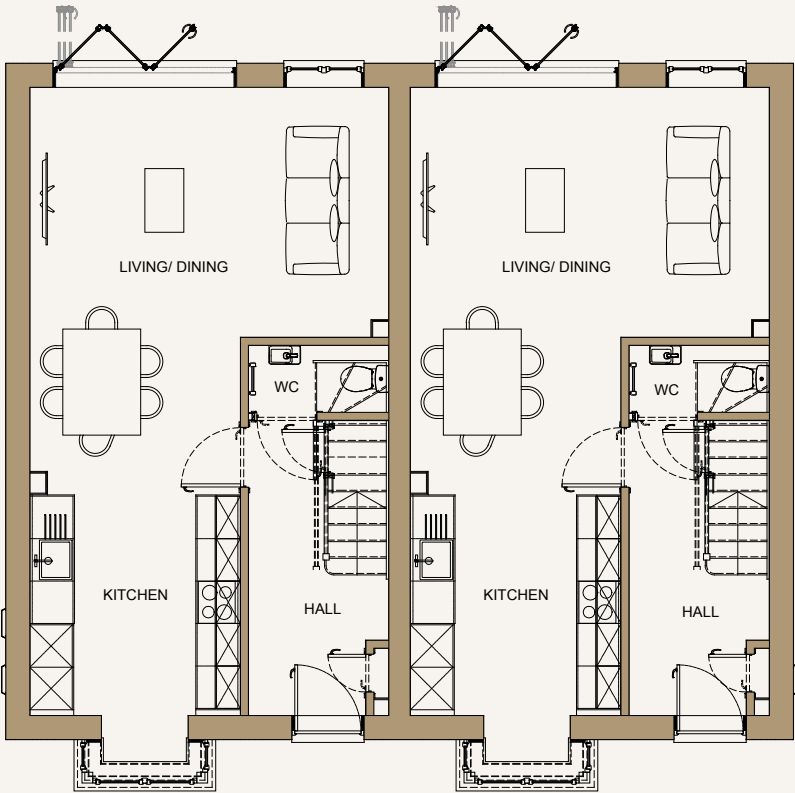
- Living/ Dining**
5.070m × 5.425m (max) /
16'8" × 17'10" (max)
- Kitchen**
2.975m × 4.125m / 9'9" × 13'6"
- WC**
0.950m × 1.981m / 3'1" × 6'6"

- Bedroom 1**
2.825m × 5.686m (max) /
9'3" × 18'8" (max)
- Ensuite**
1.400m × 2.500m / 4'7" × 8'2"
- Bedroom 2**
3.075m × 2.825m / 10'1" × 9'3"

- Bedroom 3**
2.756m × 2.131m / 9'0" × 7'0"
- Bathroom**
2.131m × 1.950m / 7'0" × 6'5"



First Floor Plan



Ground Floor Plan



2-Bedroom Semi-Detached

PLOTS 5 & 6
797 sq.ft
2 off-road private parking spaces

2-bedroom homes with 2 private parking spaces are seldom found and always popular.

Whether a first-time buyer or downsizer, a 2-bed semi-detached house with strong sustainability credentials makes this a great investment.

With a good-sized garden, mature landscaped boundary and free flowing internal layout, these will be extremely popular.

Living / Dining
4.452m x 5.062m (max) /
14'7" x 16'7" (max)

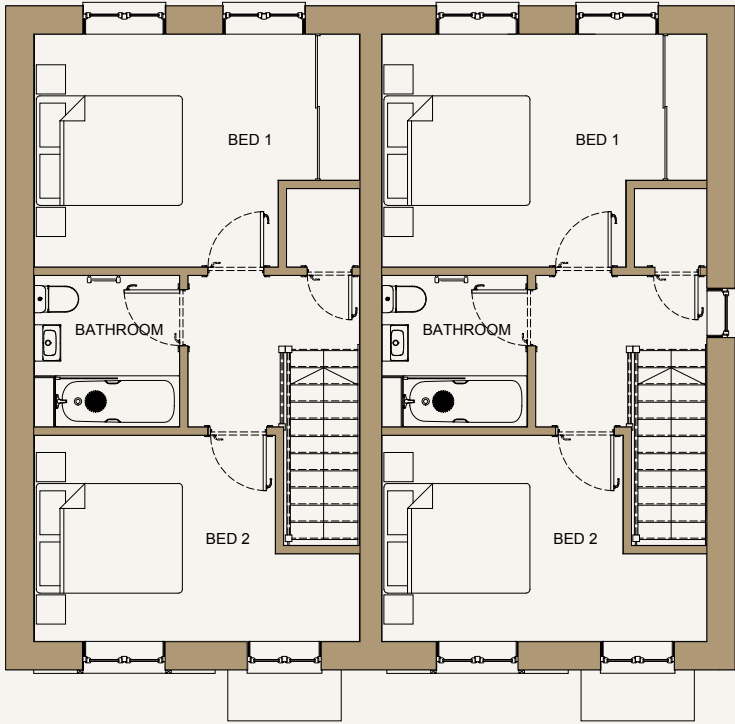
Kitchen
2.400m x 3.250m / 7'10" x 10'8"

WC
1.938m x 0.950m / 6'4" x 3'1"

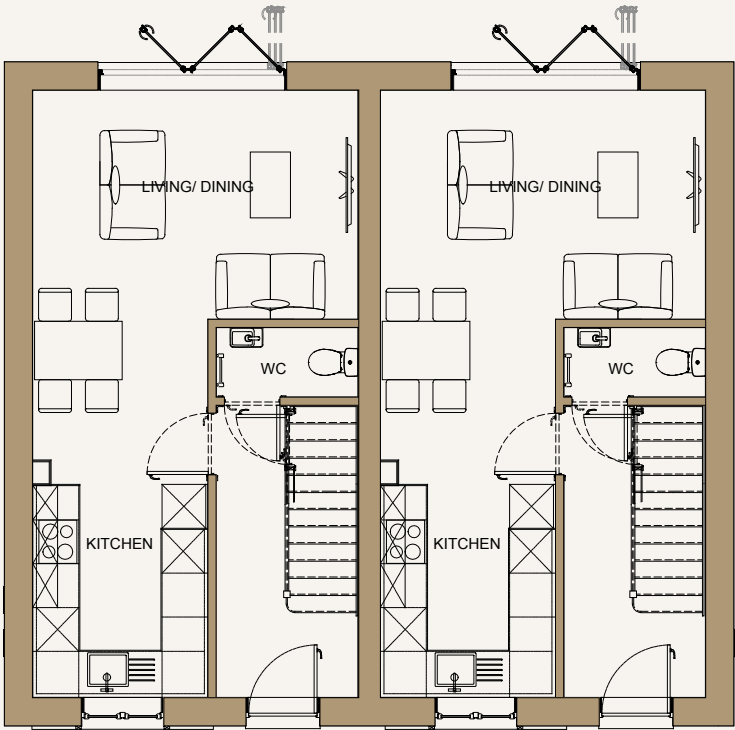
Bedroom 1
4.452m x 3.188m / 14'7" x 10'5"

Bedroom 2
4.452m x 2.821m / 14'7" x 9'3"

Bathroom
1.988m x 2.075m / 6'6" x 6'10"



First Floor Plan



Ground Floor Plan



3-Bedroom Detached

PLOT 7
1,067 sq.ft
2 off-road private parking spaces

This is a new house style at Grove Park.

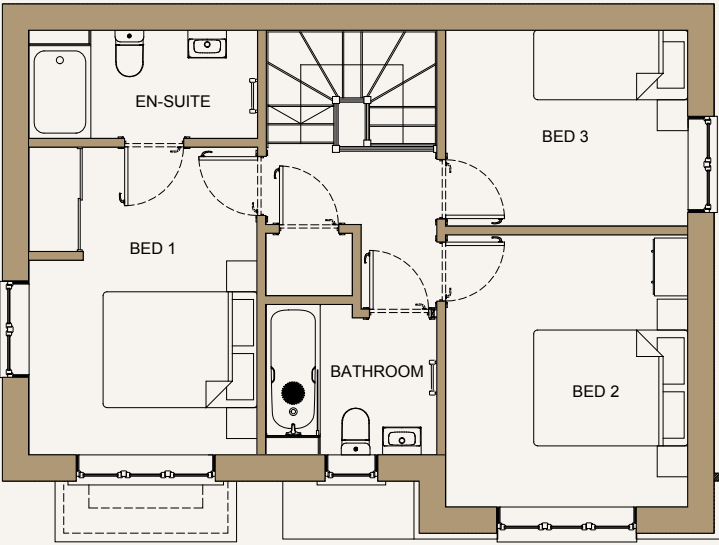
We only had one 3-bed detached available on the first phase and it proved so popular that we have created a new type.

With a separate kitchen/diner and living room, this style provides something different. With the classic Quinn Homes finish, 2 parking spaces and a mature landscaped outlook, these will look spectacular on the street scene at Grove Park.

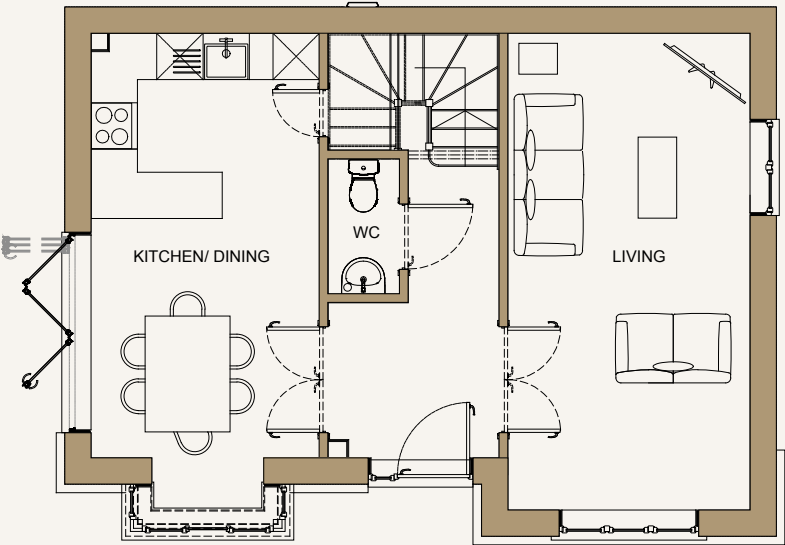
- Living**
6.175m x 3.137m / 20'3" x 10'4"
- Kitchen / Dining**
5.500m x 2.958m / 18'1" x 9'8"
- WC**
0.924m x 1.750m / 3'0" x 5'9"

- Bedroom 1**
3.986m x 2.958m / 13'1" x 9'8"
- Ensuite**
2.958m x 1.400m / 9'8" x 4'7"
- Bedroom 2**
3.526m x 3.137m / 11'7" x 10'4"

- Bedroom 3**
2.535m x 3.137m / 8'4" x 10'4"
- Bathroom**
1.950m x 2.214m / 6'5" x 7'3"



First Floor Plan



Ground Floor Plan



2-Bedroom Semi-Detached

PLOTS 8 & 9
797 sq.ft
2 off-road private parking spaces

2-bedroom homes with 2 private parking spaces are seldom found and always popular.

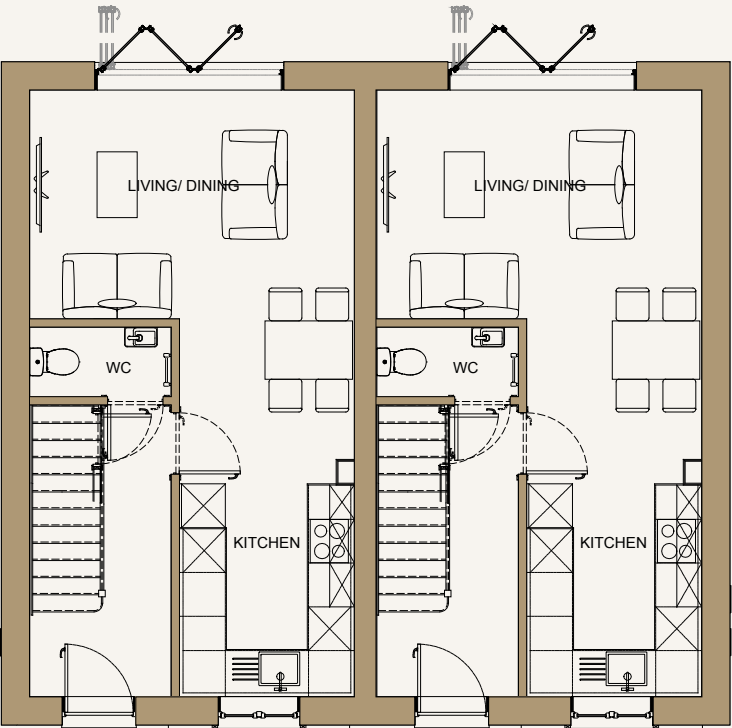
Whether a first-time buyer or downsizer, a 2-bed semi-detached house with strong sustainability credentials makes this a great investment.

With a good-sized garden, mature landscaped boundary and free flowing internal layout, these will be extremely popular.

Living / Dining 4.452m x 5.062m (max) / 14'7" x 16'7" (max)	WC 1.938m x 0.950m / 6'4" x 3'1"	Bedroom 2 4.452m x 2.821m / 14'7" x 9'3"
Kitchen 2.400m x 3.250m / 7'10" x 10'8"	Bedroom 1 4.452m x 3.188m / 14'7" x 10'5"	Bathroom 1.988m x 2.075m / 6'6" x 6'10"



First Floor Plan



Ground Floor Plan



3-Bedroom Detached

PLOT 10
1,067 sq.ft
2 off-road private parking spaces

This is a new house style at Grove Park.

We only had one 3-bed detached available on the first phase and it proved so popular that we have created a new type.

With a separate kitchen/diner and living room, this style provides something different. With the classic Quinn Homes finish, 2 parking spaces and a mature landscaped outlook, these will look spectacular on the street scene at Grove Park.

Living
6.175m x 3.137m / 20'3" x 10'4"

Kitchen / Dining
5.500m x 2.958m / 18'1" x 9'8"

WC
0.924m x 1.750m / 3'0" x 5'9"

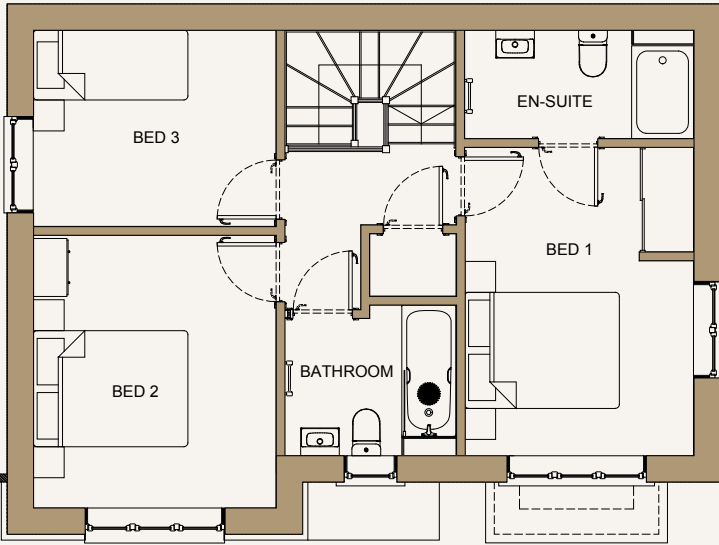
Bedroom 1
3.986m x 2.958m / 13'1" x 9'8"

Ensuite
2.958m x 1.400m / 9'8" x 4'7"

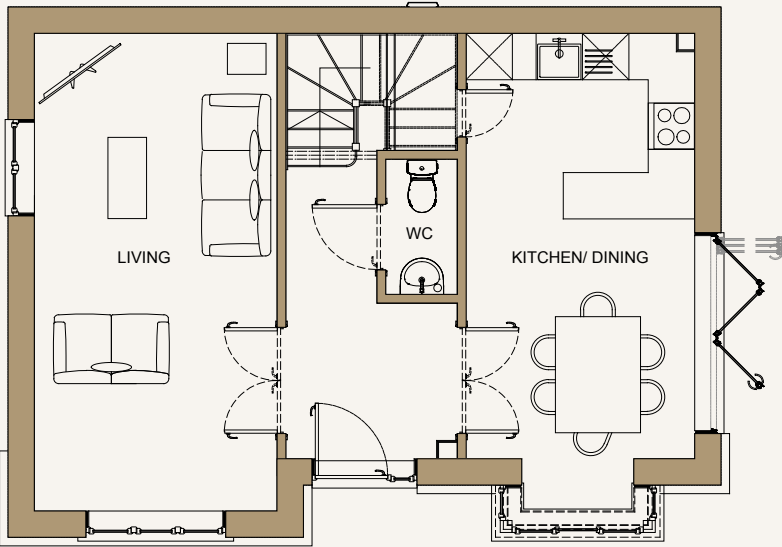
Bedroom 2
3.526m x 3.137m / 11'7" x 10'4"

Bedroom 3
2.535m x 3.137m / 8'4" x 10'4"

Bathroom
1.950m x 2.214m / 6'5" x 7'3"



First Floor Plan



Ground Floor Plan



3-Bedroom Detached

PLOT 11
1,014 sq.ft
2 off-road private parking spaces

The hugely popular Evegate style from our first phase has been reinvented to give a beautiful open plan ground floor.

The secluded gardens with mature landscaped backdrop to the rear with unencumbered views to the front will make this an exceptional new home.

Kitchen / Living / Dining
8.312m x 5.612m (max) /
27'3" x 18'5" (max)

WC
2.075m x 1.025m / 6'10" x 3'4"

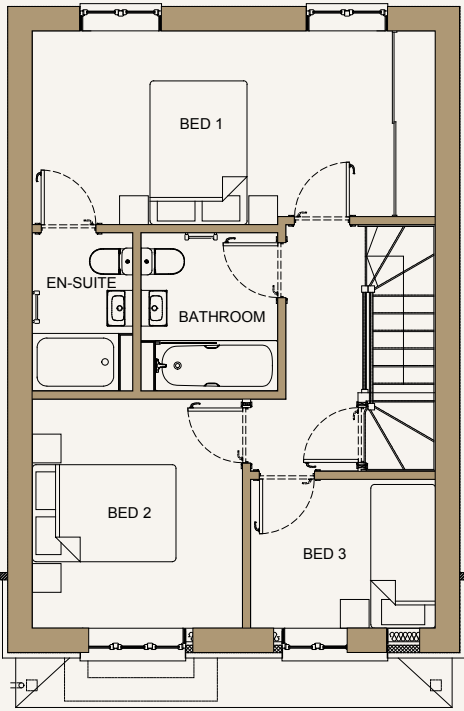
Bedroom 1
5.612m x 2.695m / 18'5" x 8'10"

Ensuite
2.200m x 1.400m / 7'3" x 4'7"

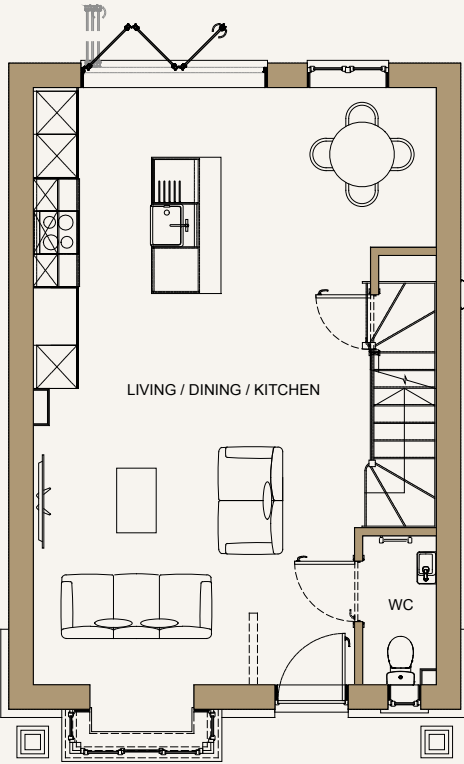
Bedroom 2
2.925m x 3.189m / 9'7" x 10'6"

Bedroom 3
2.573m x 2.075m / 8'5" x 6'10"

Bathroom
2.200m x 1.900m / 7'3" x 6'3"



First Floor Plan



Ground Floor Plan



3-Bedroom Detached

PLOT 12
1,014 sq.ft
2 off-road private parking spaces

The hugely popular Evegate style from our first phase has been reinvented to give a beautiful open plan ground floor.

The secluded gardens with mature landscaped backdrop to the rear with unencumbered views to the front will make this an exceptional new home.

Kitchen / Living / Dining
8.312m x 5.612m (max) /
27'3" x 18'5" (max)

WC
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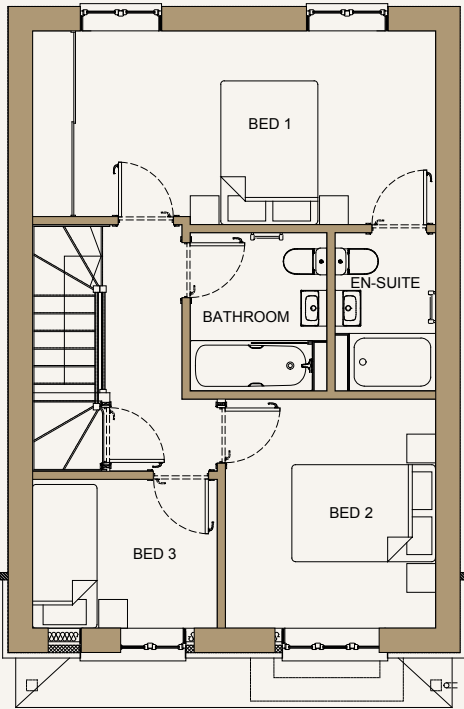
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5.612m x 2.695m / 18'5" x 8'10"

Ensuite
2.200m x 1.400m / 7'3" x 4'7"

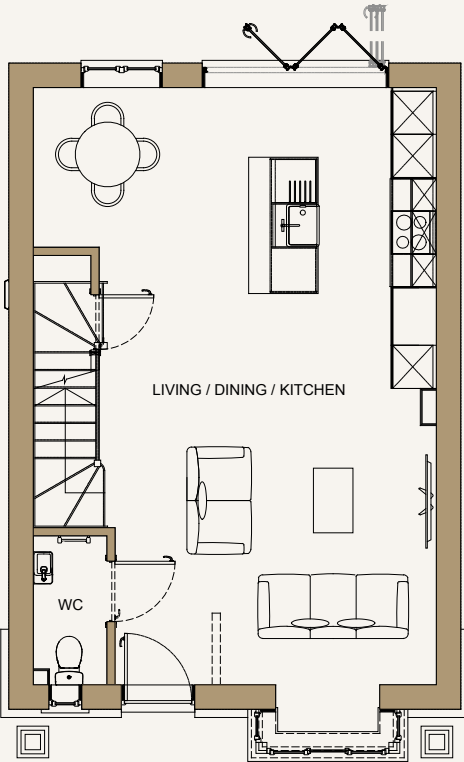
Bedroom 2
2.925m x 3.189m / 9'7" x 10'6"

Bedroom 3
2.573m x 2.075m / 8'5" x 6'10"

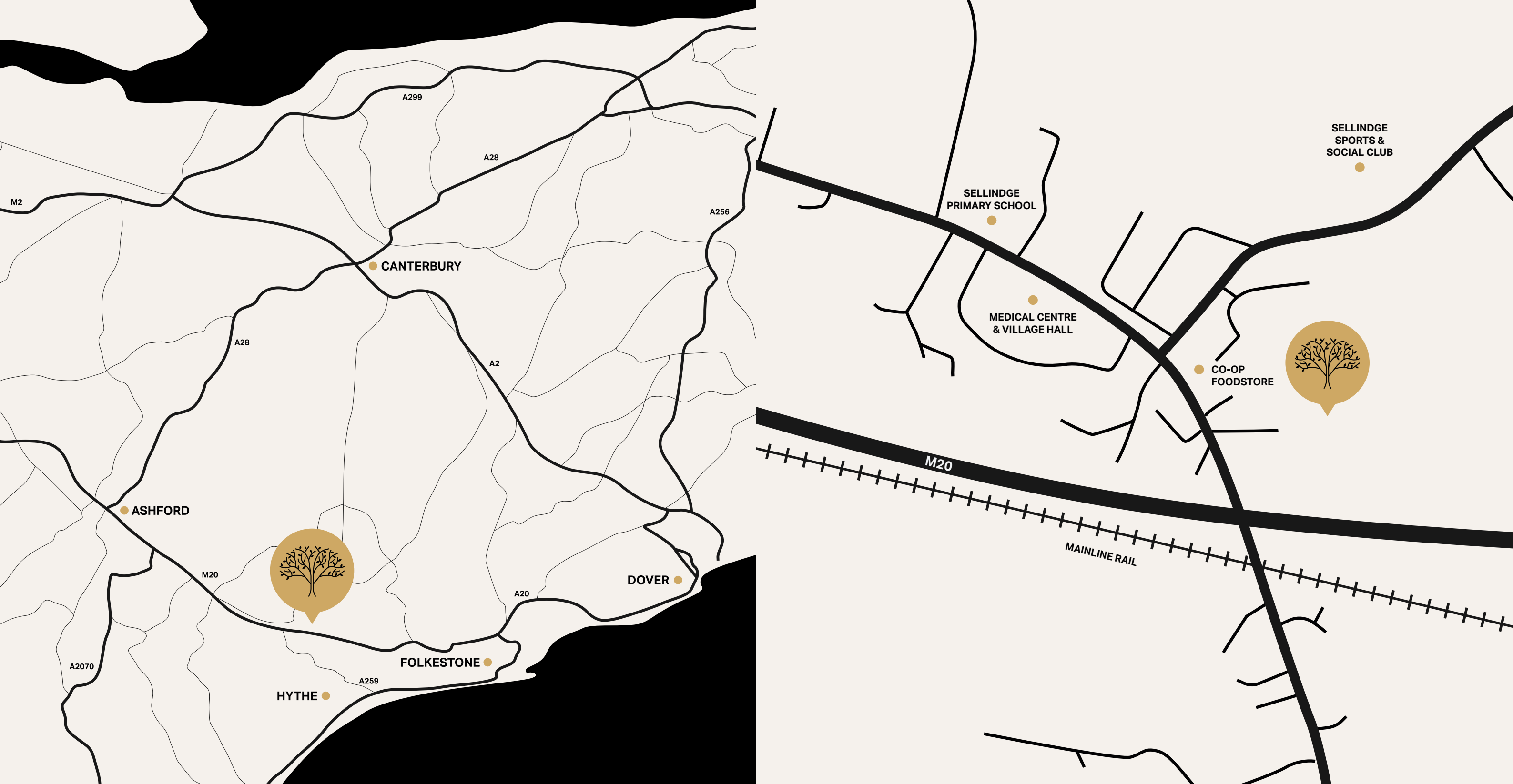
Bathroom
2.200m x 1.900m / 7'3" x 6'3"



First Floor Plan



Ground Floor Plan



Great Connections

GROVE PARK, TN25 6JA

Sellindge is one of Kent's best-connected villages, offering the perfect balance of rural living and city convenience. With Ashford International just 10 minutes away, you can catch the Southeastern High Speed services to London St Pancras in under 40 minutes, making commuting or days out in the capital quick and effortless.

Whether travelling for work, leisure or to connect with family and friends, Grove Park puts you within easy reach of London while allowing you to return home to the peace and tranquility of the Kent countryside. It's the best of both worlds – a relaxed village lifestyle with exceptional transport links on your doorstep.



On your doorstep

WALKING DISTANCE



SELLINDGE PRIMARY
SCHOOL



GP SURGERY



VILLAGE HALL



SELLINDGE SPORTS
& SOCIAL CLUB



THE DUKE'S HEAD



CO-OP CONVENIENCE
STORE

NEARBY



HYTHE BEACH



FOLKESTONE
HARBOUR ARM



PORT LYMPNE
SAFARI PARK



ASHFORD TRAIN
STATION



FOLKESTONE TRAIN
STATION



WILLIAM HARVEY
HOSPITAL IN ASHFORD



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



Best Small
Housebuilder





GROVE PARK

SELLINDGE

The countryside is calling...

FIND OUT MORE AT

www.quinn-homes.com

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01227 831 212



Best Small
Housebuilder

Quinn
Homes

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