



**POTTERY
GROVE**

• DEAL •

CLAYMAKER'S CLOSE

Quinn
Homes



Deal Seafront and Pier



A Gem of Coast and Country

Deal is where you want to be with a stunning coastline on one side and Kent's rolling fields on the other. Excellent transport links from HS1, where trains take just 1 hour and 21 minutes to reach London St Pancras.

At Pottery Grove, an exquisite collection of stylish homes, you are well catered for by a town with an award-winning high street and excellent transport links.

With a selection of 2 & 3 bedroom homes, each with a contemporary finish, it is time to make Deal your new home for an exceptional lifestyle.

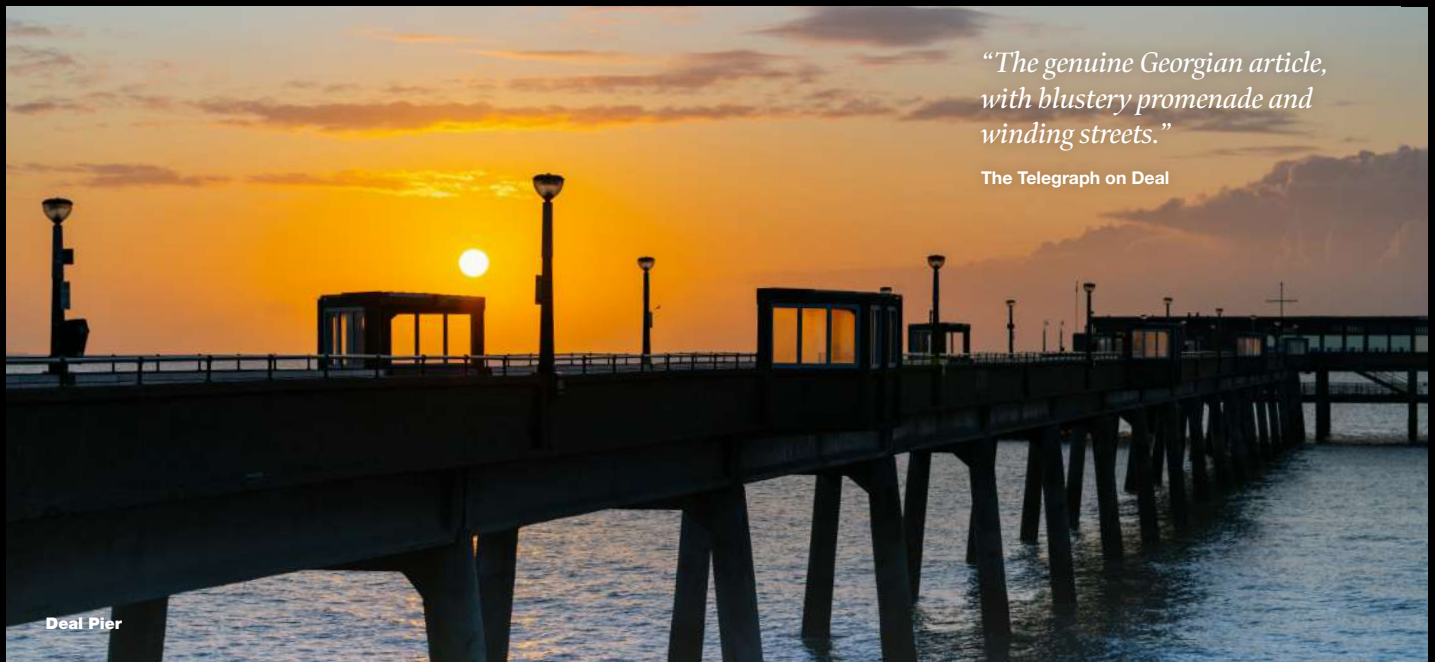
Deal

Full of Life

Deal is regarded as one of Kent's most vibrant seaside towns with many choosing to embrace the lifestyle it has to offer.

With the high street voted as Britain's best by The Telegraph, the varied mix of restaurants and quirky retail outlets, Deal has a rarely found character.

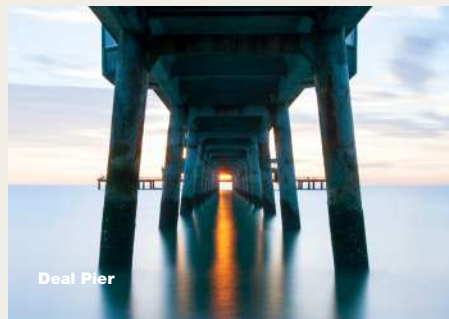
Deal is home to two of the country's finest castles and major tourist attractions with Deal Castle, built by Henry VIII and Walmer Castle. The latter also boasts a sensational gardens complex looking out onto the English Channel.



"The genuine Georgian article, with blustery promenade and winding streets."

The Telegraph on Deal

Off the coast lies the Goodwin Sands, notorious for the sinking of hundreds of vessels over the centuries and now home to a colony of seals. The waters off Deal separate the English Channel from the North Sea and history has provided exceptional tales of smuggling, shipwrecks and invasion.



Deal Awards

'One of the best places to live'
- The Times 2022

The Telegraph voted Deal first in the *'10 top spots to lay your beach towel'*

'Best Places to Live'
- The Sunday Times

'Top 30 places to live by the sea' - The Sunday Times

'Top Hipster Holiday'
- Evening Standard

'High Street of the Year'
- The Daily Telegraph



Betteshanger Country Park

Out & About

**Whatever your age or interests,
Deal has everything to offer.**

Betteshanger Park is an exciting addition to the town providing outdoor activities, year-round events and a range of cultural opportunities. With excellent connectivity to the town and surrounding area, the park is an exceptional place for all the family and is located just 3 miles from Pottery Grove.



The Lamp Room Kitchen + Bar at Betteshanger Country Park



Royal Cinque Ports Golf Club

The Dover district has an abundance of outstanding schools including Dover Grammar School For Boys and the Ofsted Outstanding schools of Dover Grammar School For Girls and Sir Roger Manwood's in Sandwich. In addition, Deal has a range of primary schools and prep schools including Northbourne Park.

Deal has a leisure centre, tennis clubs, internationally renowned golf courses and with Deal & Betteshanger Rugby Club and Deal Football Club, opportunities exist for sporting excellence for all age groups.



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

Site Plan



The Tenterden I, II & III

Plots: 104 / 105 / 106

2 & 3 Bedrooms



The Sandwich

Plots: 107 / 108

3 Bedrooms



The Chillenden

Plots: 109 / 110 / 111 / 112 / 113
114 / 117 / 118

3 Bedrooms



The Dover III

Plots: 115 / 116

3 Bedrooms



The Alkham I, II, III, IV & V

Plots: 119 / 120 / 121 / 122 / 123

2 & 3 Bedrooms



Deal Train Station

5 minute walk

Deal > London St Pancras

1 hour and 21 minutes



*“Deal is one of the
best places to live”*

The Times



Indicative Street View of Claymaker's Close at Pottery Grove



20 AUJ

The Chillenden

The Chillenden

3 Bedrooms

PLOTS:

109

110

111

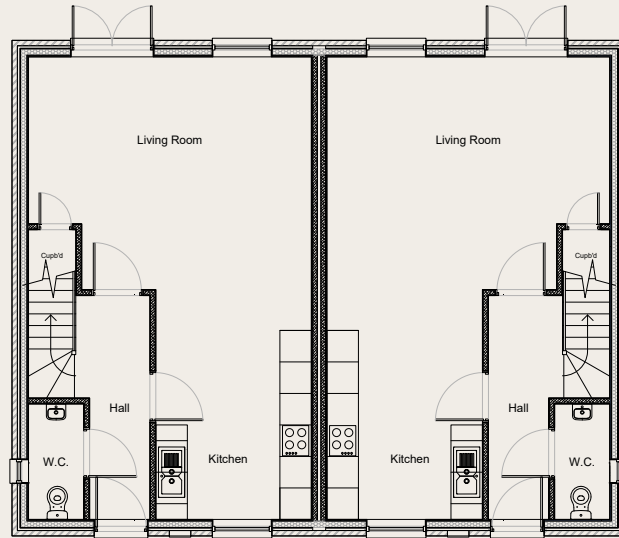
112

113

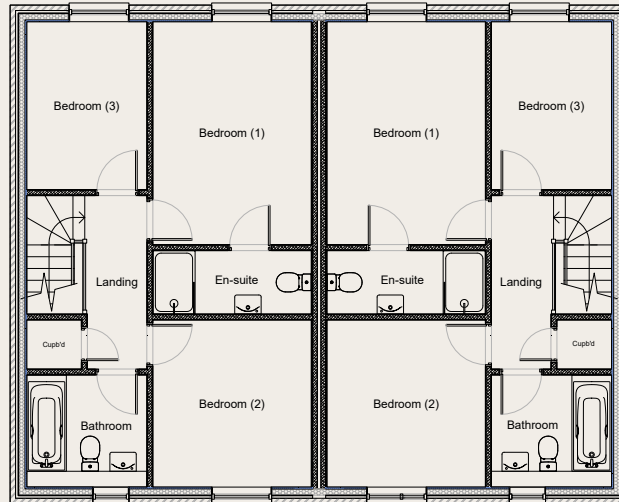
114

117

118



GROUND FLOOR



FIRST FLOOR



Indicative image of The Chillenden at Pottery Grove

- 109
- 110
- 111
- 112
- 113
- 114
- 117
- 118

Kitchen	3.000 (9'10") x 4.289 (14'0")
Living	5.425 (17'9") (max) x 4.547 (14'11")
WC	1.075 (3'6") x 2.225 (7'3")
Bedroom 1	4.245 (13'11") x 3.038 (9'11")
Ensuite	1.225 (4'0") x 3.038 (9'11")

Bedroom 2	3.188 (10'5") x 3.038 (9'11")
Bathroom	2.299(7'6") x 2.147 (7'0")
Bedroom 3	2.311 (7'6") x 3.204 (10'6")
Parking Spaces	2
Total Area	1,022 sq.ft

The Sandwich

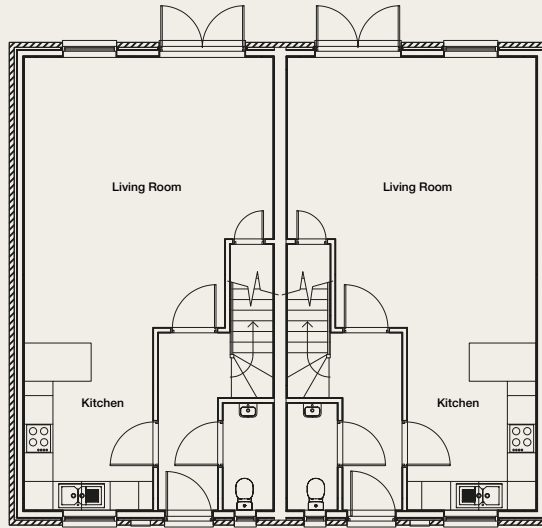
The Sandwich

3 Bedrooms

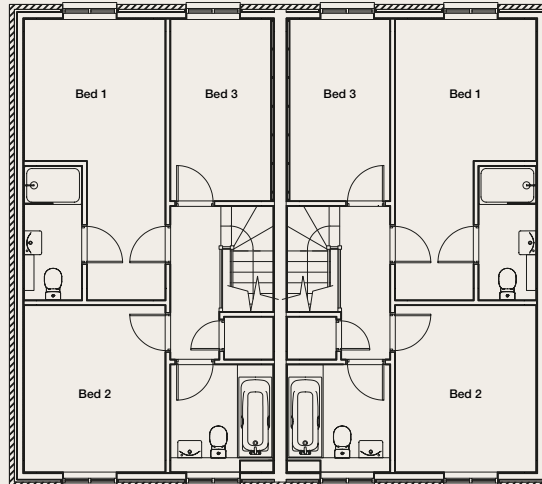
PLOTS:

107

108



GROUND FLOOR



FIRST FLOOR



Indicative Image of The Sandwich at Pottery Grove

107

108

Kitchen 2.70m (8'8") x 3.83m (12'6")

Living Room 5.21m (17') x 5.66m (18'6")

WC 1m (3'3") x 2.2m (7'2")

Bedroom 1 2.95m (9'7") x 5.88m (19'3")

Ensuite 1.2m (3'11") x 2.5m (8'2")

Bedroom 2 2.95m (9'7") x 3.49m (11'5")

Bedroom 3 2.15m (7') x 3.80m (12'5")

Parking Spaces 2

Total Area 1065 sq.ft

The Tenterden I, II & III

The Tenterden I, II & III

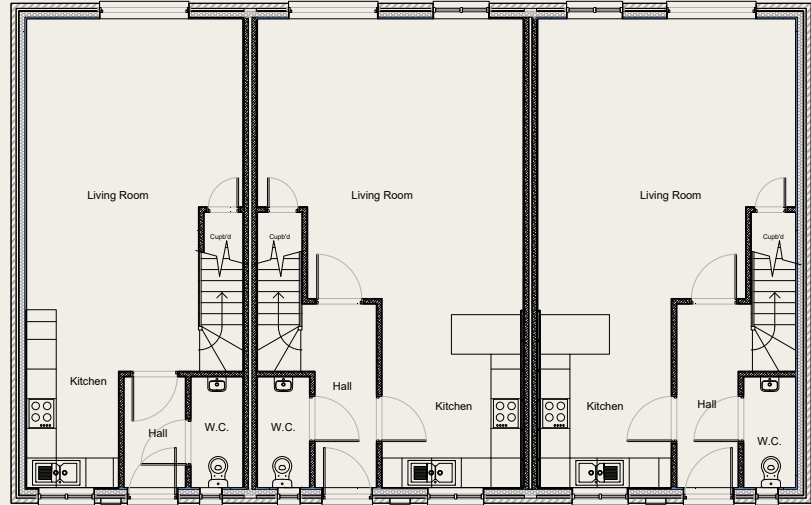
2 & 3 Bedrooms

PLOT:

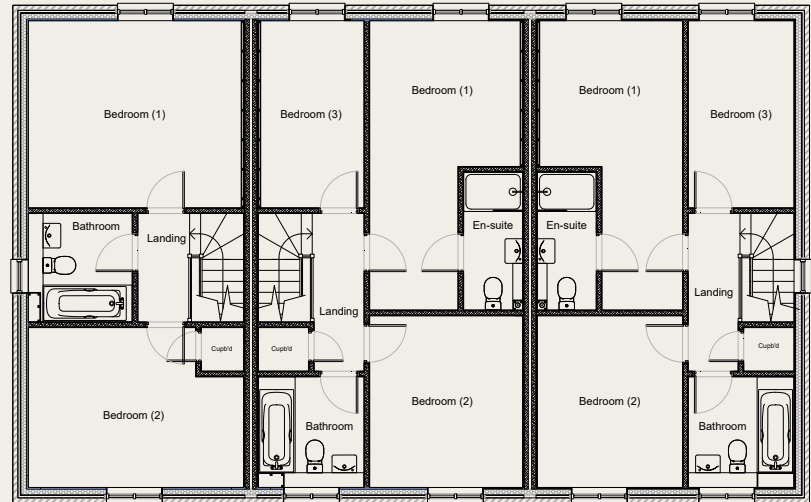
104

105

106



GROUND FLOOR



FIRST FLOOR



Indicative Image of The Tenterden I, II & III at Pottery Grove

104

Living	4.459m (14'7") (max) x 5.772m (18'11")
Kitchen	1.883m (6'2") x 3.379m (11'1")
WC	1.088 (3'6") x 2.266 (7'5")
Bedroom 1	3.829m (12'6") x 4.414m (14'5")

Bathroom	2.229m (7'3") x 2.137m (7'0")
Bedroom 2	3.275m (10'8") (max) x 4.414m(14'5")
Parking Spaces	2
Total Area	894 sq.ft

105

Living	2.893m (9'5") x 3.739m (12'3")
Kitchen	5.424m (17'9") (max) x 5.772m (18'11")
WC	1.088m (3'6")x 2.266m (7'5")
Bedroom 1	3.148m (10'3") (max) x 5.906m (19'4")
Ensuite	1.238m (4'0") x 2.829m (9'3")

Bedroom 2	3.148m (10'3") x 3.516m (11'6")
Bathroom	2.275m (7'5") x 2.188m (7'2")
Bedroom 3	3.829 (12'6") x 2.187m (7'2")
Parking Spaces	2
Total Area	1,098 sq.ft

106

Living	2.725m (8'11") x 3.739m (12'3")
Kitchen	5.256m (17'2") (max) x 5.772m (18'11")
WC	1.088m (3'6") x 2.266m (7'5")
Bedroom 1	2.992m (9'9") (max) x 5.906m (19'4")
Ensuite	1.238m (4'0") x 2.829m (9'3")

Bedroom 2	3.516m (11'6") x 2.992m (9'9")
Bathroom	2.275m (7'5") x 2.175m (7'1")
Bedroom 3	3.829 (12'6") x 2.175m (7'1")
Parking Spaces	2
Total Area	1,065 sq.ft

The Dover III

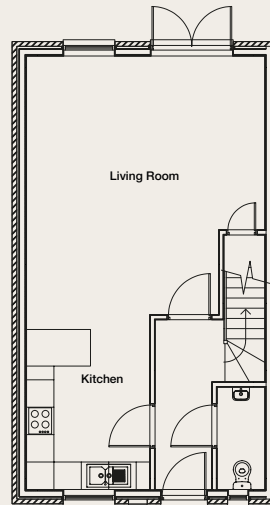
The Dover III

3 Bedrooms

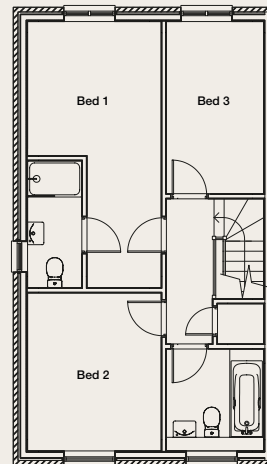
PLOTS:

115

116



GROUND FLOOR



FIRST FLOOR



Indicative Image of The Dover III at Pottery Grove

115

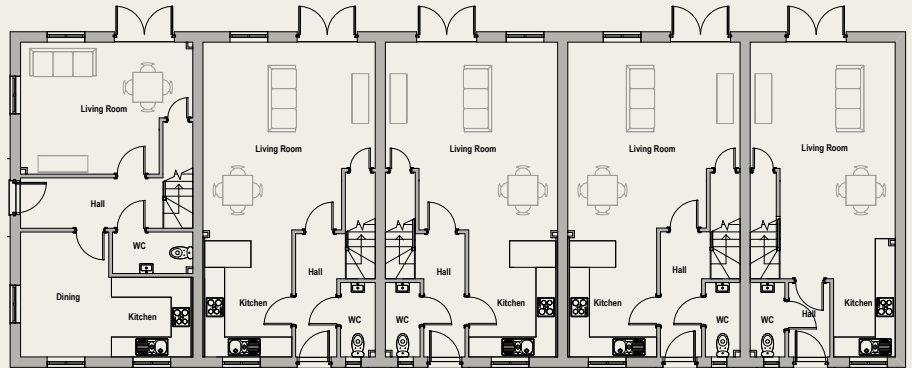
116

Kitchen	2.70m x 3.83m	8.85ft x 12.56ft
Living Room	5.21m x 5.66m	17.09ft x 18.56ft
Bedroom 1	2.95m x 5.88m	9.67ft x 19.29ft
Bedroom 2	2.95m x 3.49m	9.67ft x 11.45ft

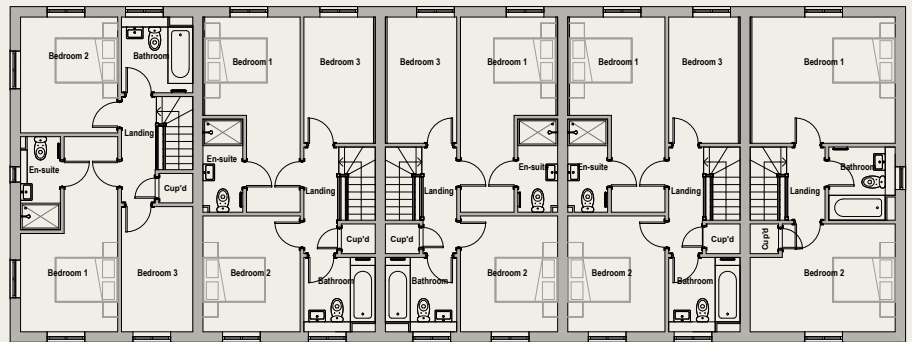
Bedroom 3	2.15m x 3.80m	7.05ft x 12.46ft
Parking Spaces	2	
Total Area	98.94 sq.m	1065 sq.ft

The Alkham I, II, III, IV & V 2 & 3 Bedrooms

PLOTS: 119 120 121 122 123



GROUND FLOOR



FIRST FLOOR



Indicative Image of The Alkham I, II, III, IV & V at Pottery Grove

120

121

122

123

Kitchen	2.70m x 3.83m	8.85ft x 12.56ft
Living Room	5.21m x 5.66m	17.09ft x 18.56ft
Bedroom 1	2.95m x 5.88m	9.67ft x 19.29ft
Bedroom 2	2.95m x 3.49m	9.67ft x 11.45ft

Bedroom 3	2.15m x 3.80m	7.05ft x 12.46ft
Parking Spaces	2	
Total Area	98.94 sq.m	1066 sq.ft

119

Kitchen	1.90m x 3.83m	6.23ft x 12.56ft
Living Room	4.42m x 5.66m	14.50ft x 18.56ft
Bedroom 1	3.80m x 4.42m	12.46ft x 14.50ft

Bedroom 2	3.25m x 4.42m	10.66ft x 14.50ft
Parking Spaces	1	
Total Area	83.89 sq.m	893 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 microwave oven

Natural stone quartz worktops and full height splashbacks

Integrated fridge/ freezer

Integrated dishwasher

Integrated washer/dryer

Low voltage recessed downlights to kitchen area

Under pelmet feature lighting

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 in bathroom

Extractor ventilation

Heated towel rail

Sanitaryware by Roca

LIVING AREA

High quality laminate

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



E N G L I S H C H A N N E L

NEARBY

- Canterbury – 24 Miles
- Sandwich – 6 Miles
- Ramsgate – 14 Miles
- Dover – 8 Miles

POTTERY GROVE

Postcode for Sat Nav
CT14 9JQ





POTTERY
GROVE
- DEAL -

Quinn
Homes

www.quinn-homes.com

quinnhomes@quinn-homes.com



DISCLAIMER: The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Quinn Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Claymaker's Close is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Quinn Homes to ascertain the availability of any particular property. Computer-generated images and photography are indicative only and subject to change. The Claymaker's Close site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. Floorplans shown for Claymaker's Close are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Quinn Homes reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change. Maps are not to scale and show approximate locations only. Houses are acquired on a freehold basis