



The Brook

AT POTTERY GROVE

DEAL • KENT

Quinn
Homes

The Coast is Calling





Award-winning homes & places

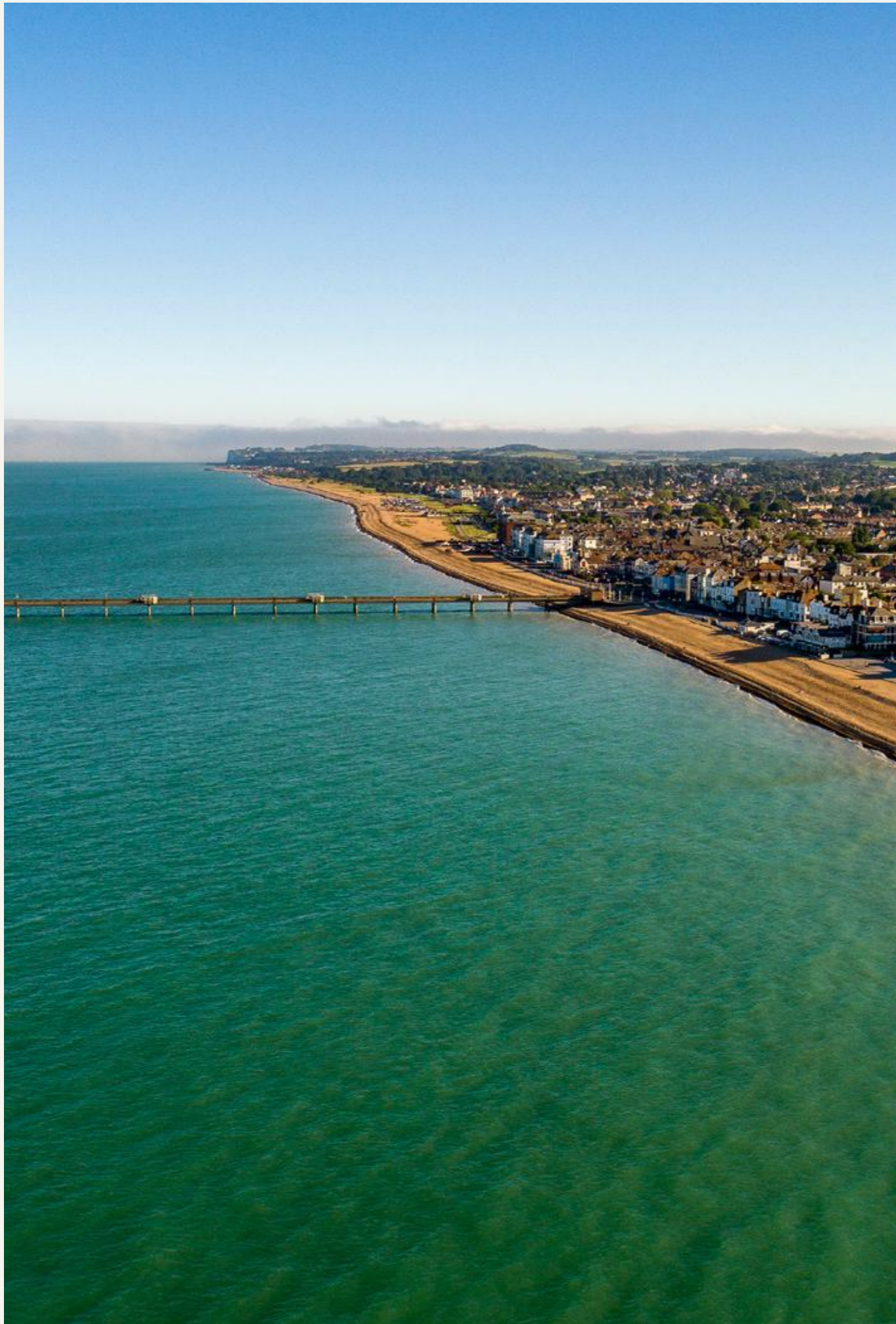
We are Kent's local housebuilder – setting the benchmark for creating beautiful new homes in the Garden of England.

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



Best Small Housebuilder 2024

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

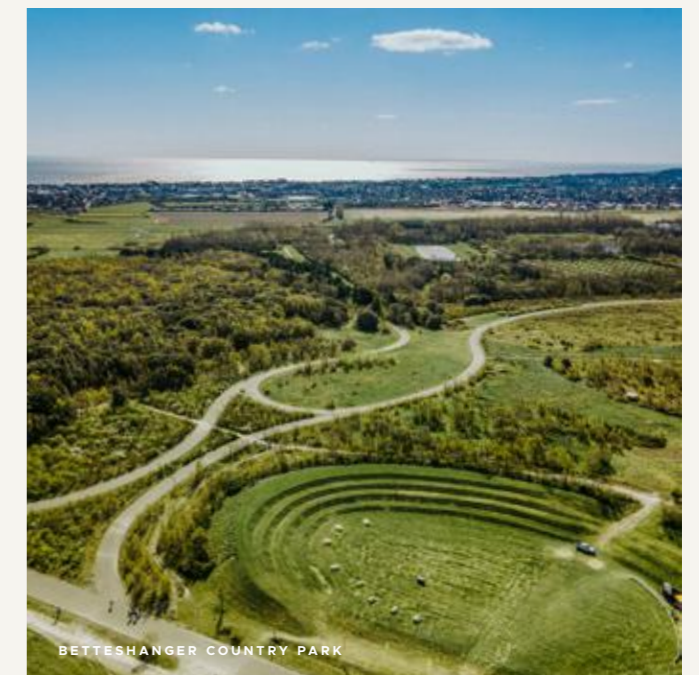

WALK
15
MINUTES

YOUR AWARD-WINNING HIGH STREET


CAR
2
MINUTES


BIKE
3
MINUTES


WALK
5
MINUTES



We would love to show
you around...





Phase 1

Your perfect new home is at...
The Brook

Plot 1

4-BEDROOM DETACHED HOUSE

1,348 sq.ft

Plots 2, 3, 4 & 5

3-BEDROOM SEMI-DETACHED HOUSE

1,046 sq.ft

Plots 6 & 7

2-BEDROOM SEMI-DETACHED HOUSE

908 sq.ft

Plots 8 & 9

3-BEDROOM SEMI-DETACHED HOUSE

1,089 sq.ft

Plots 10, 11 & 12

3-BEDROOM TERRACED HOUSE

1,066 sq.ft

Plots 13 & 14

4-BEDROOM DETACHED HOUSE

1,397 sq.ft



4 Bedroom Detached

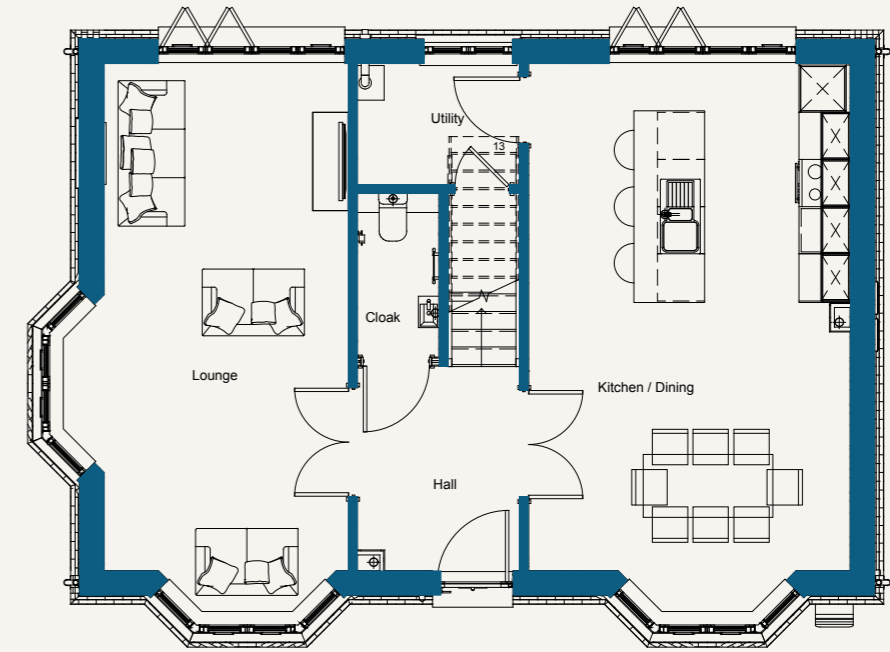
PLOT 1
1,348sq.ft
2 off-road parking spaces

A truly unique home at The Brook

Stunning - with its Georgian inspired double fronted look, Plot 1 has a large ground floor with a kitchen/diner with utility with bi-fold doors out onto the sizeable garden.

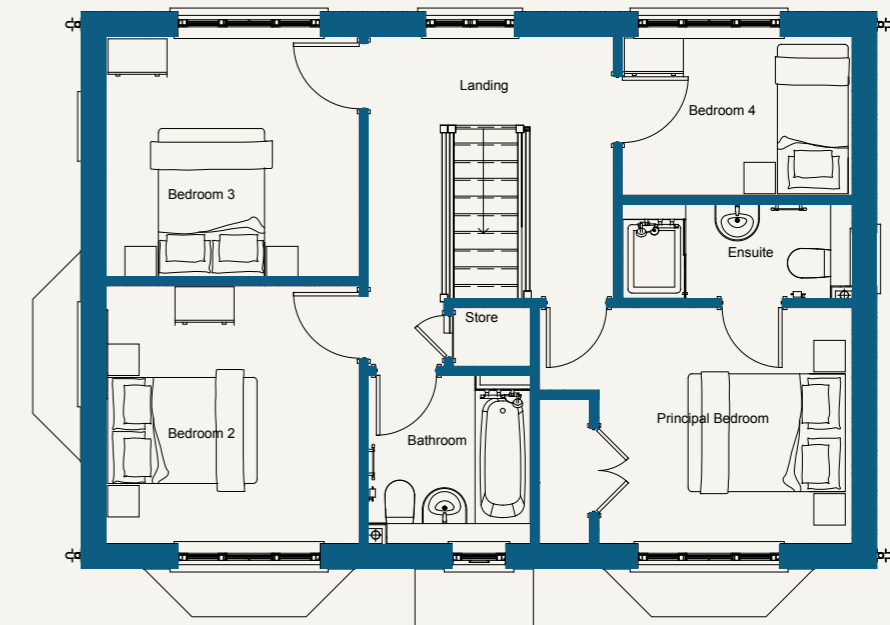
A separate living room, also with bi-folds provides a really generous family home. Upstairs, the south facing master bedroom has both an ensuite and built in wardrobes.

A family bathroom then serves 3 other well-proportioned bedrooms. The garden, framed by mature trees provides a great addition for a truly outstanding family home.



GROUND FLOOR

Kitchen/dining	6.4m (21ft) x 4.1m (13ft 4in)
Living Room	6.4m (21ft) x 3.1m (10ft 1in)
WC	1m (3ft 3in) x 2m (6ft 6in)
Utility	2m (6ft 6in) x 1.5m (4ft 9in)



FIRST FLOOR

Bedroom 1	3.9m(12ft 9in) x 3m (9ft 10in)
Ensuite	1.2m (3ft 11in) x 2.9m (9ft 6in)
Bedroom 2	3.2m (10ft 6in) x 3.2m (10ft 6in)
Bedroom 3	3.2m (10ft 6in) x 3m (9ft 10in)
Bedroom 4	2 (6ft 6in)x 2.8m (9ft 2in)
Bathroom	2 (6ft 6in) x 2.1m (6ft 9in)



Pair of 3-bedroom semi-detached homes

PLOTS 2 & 3

1,046sq.ft

2 off-road parking spaces

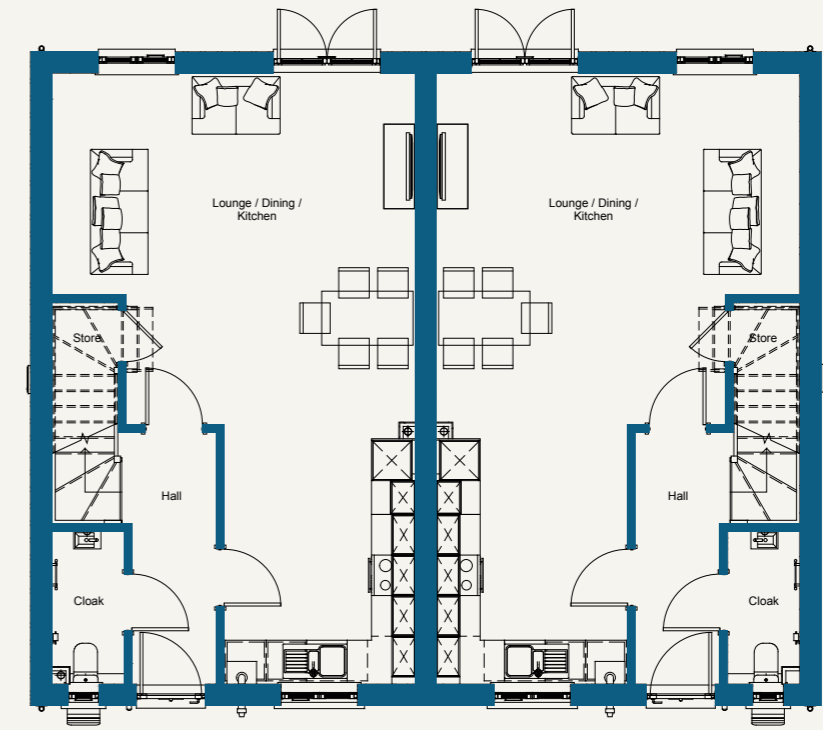
One of most popular house styles has been reinvented

Two off-road parking spaces are a great addition to a house that has a contemporary front elevation.

The ground floor has all the amenities with a large open-plan kitchen/living/dining space, with doors leading out onto a paved area. Mature trees provide a peaceful backdrop to the garden.

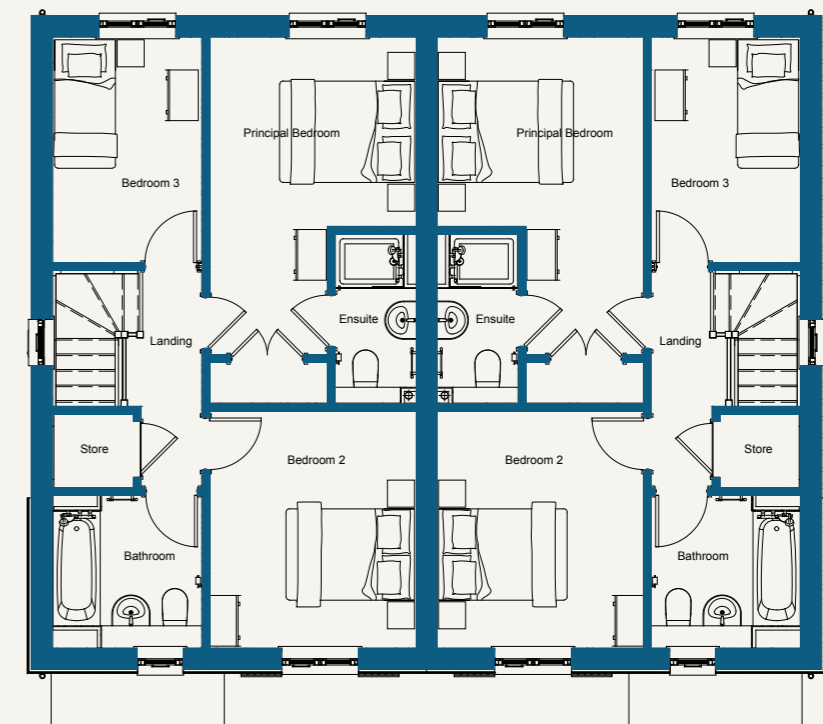
The master bedroom has an ensuite and built in wardrobes with a family bathroom serving two further bedrooms.

This is a great house for a growing family or those looking to downsize for a low maintenance future.



GROUND FLOOR

Kitchen	2.8m (9ft 2in) x 3.8m (12ft 4in)
Living	5.3m max (17ft 4in max) x 5.1m (16ft 7in)
WC	2.2m (7ft 2in) x 1.1m (3ft 6in)



FIRST FLOOR

Bedroom 1	5.4m max (17ft 7in max) x 3m (9ft 8in)
Ensuite	1.2m (3ft 9in) x 2.5m (8ft 2in)
Bedroom 2	3m (9ft 8in) x 3.5m (11ft 5in)
Bedroom 3	2.2m (7ft 2in) x 3.3m (10ft 8in)
Bathroom	2.2m (7ft 2in) x 2.2m (7ft 2in)



Pair of 3-bedroom semi-detached homes

PLOTS 4 & 5

1,046sq.ft

2 off-road parking spaces

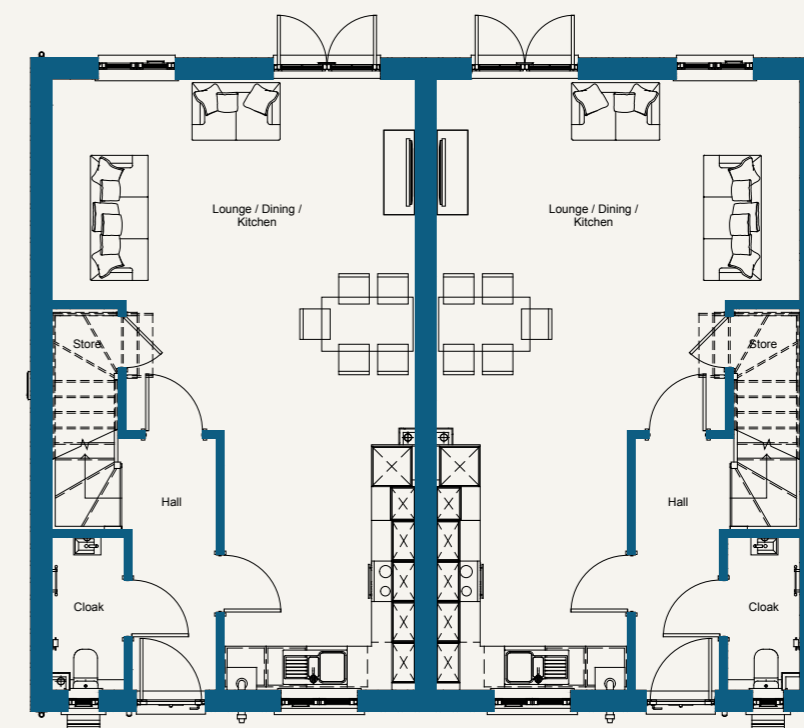
A showpiece of a house

The fusion of contemporary and traditional makes for a really exciting new home.

Two parking spaces, large garden and paved area all add to house with an interior with the wow factor.

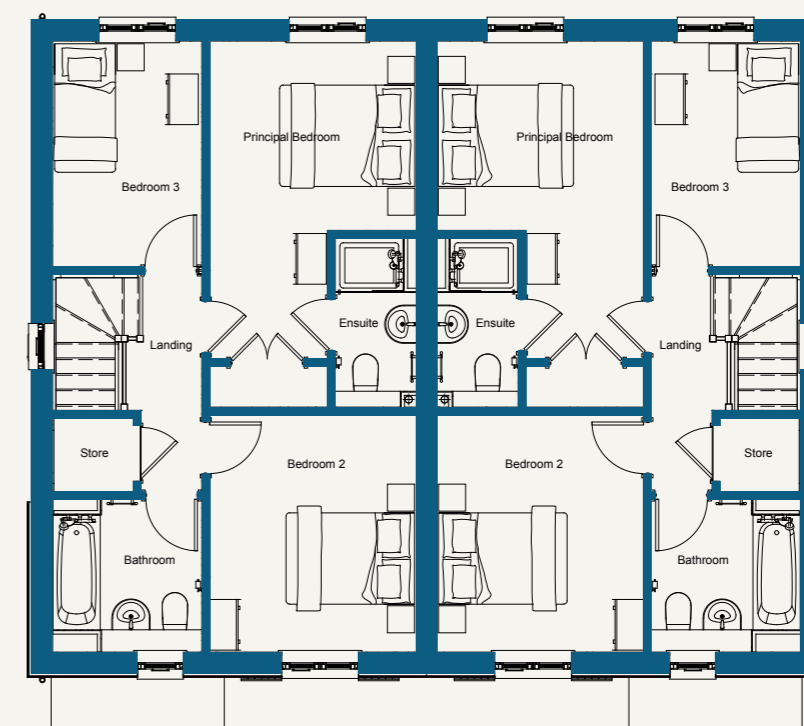
The ground floor has all the amenities with a large open-plan kitchen/living/dining space, with doors leading out onto a paved area. Mature trees provide a peaceful backdrop to the garden.

The master bedroom has an ensuite and built in wardrobes with a family bathroom serving two further bedrooms.



GROUND FLOOR

Kitchen	2.8m (9ft 2in) x 3.8m (12ft 5in)
Dining/Living	5.3m max (17ft 4in max) x 5.2m (17ft)
WC	2.2m (7ft 2in) x 1.1m (3ft 6in)



FIRST FLOOR

Bedroom 1	5.4m max (17ft 7in) x 3m (9ft 8in)
Ensuite	1.2m (3ft 9in) x 2.5m (8ft 2in)
Bedroom 2	3m (9ft 8in) x 3.5m (11ft 5in)
Bedroom 3	2.2m (7ft 2in) x 3.3m (10ft 8in)
Bathroom	2.2m (7ft 2in) x 2.2m (7ft 2in)



Pair of 2-bedroom semi-detached homes

PLOTS 6 & 7

908sq.ft

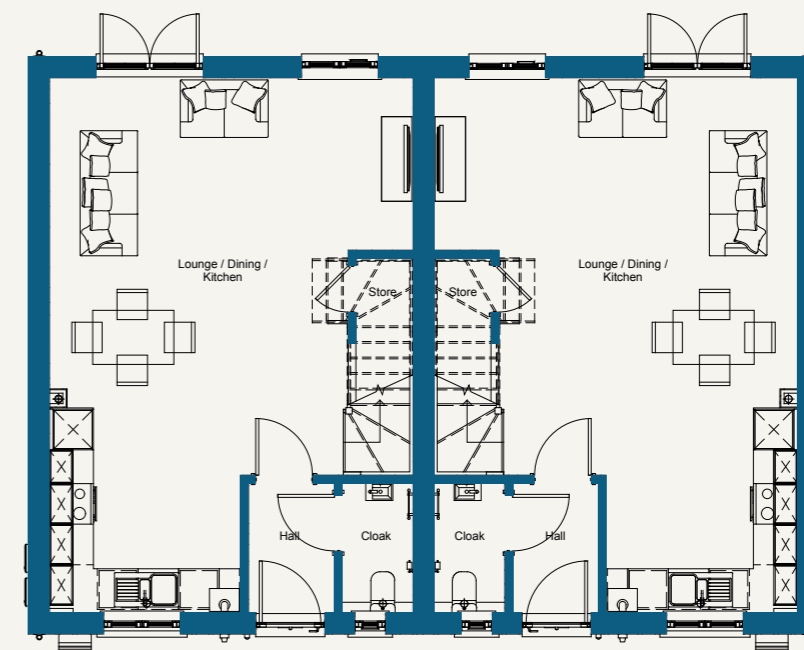
2 off-road parking spaces

As the only 2-bedroom houses available at The Brook, these exquisite new homes will be highly sought after

Not only are these 2-bedroom homes finished impeccably but they also come with two parking spaces each, making them perfect for young professionals and downsizers.

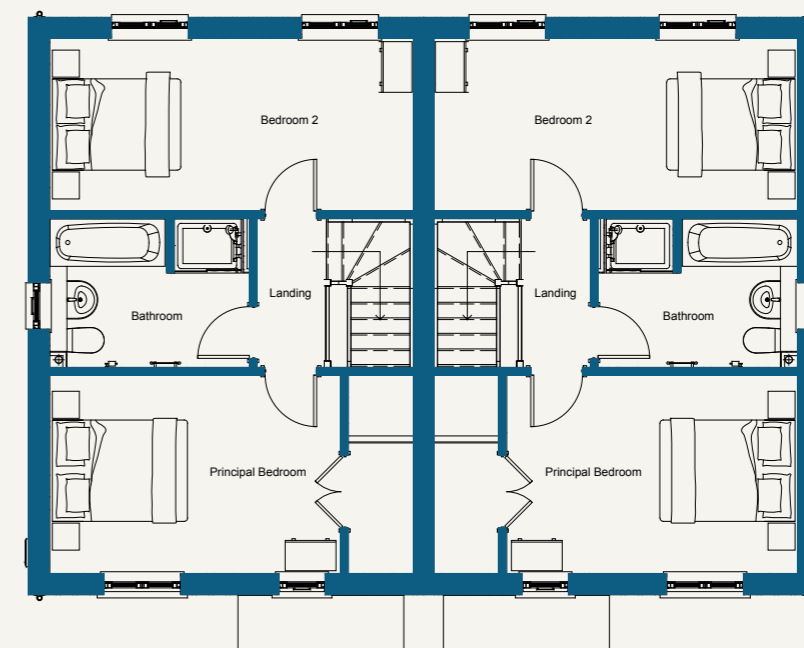
If open plan living with a large, private garden is your thing then these homes are ideal.

Upstairs a family bathroom with separate shower and bath provides for two very well-proportioned bedrooms with the master having built in wardrobes.



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)



Pair of 3-bedroom semi-detached homes

PLOTS 8 & 9

1,089 sq.ft

2 off-road parking spaces

The vision for The Brook was the delivery of house styles that are unique

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

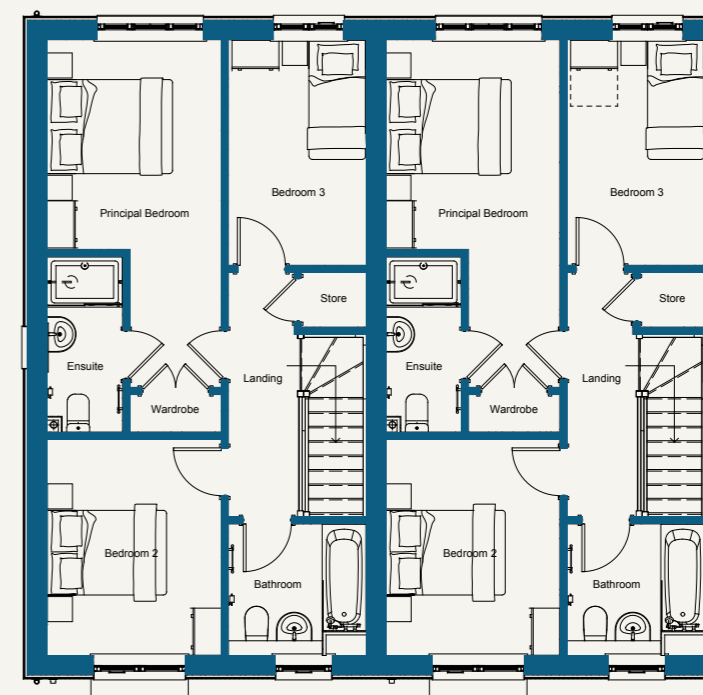
Living by the coast is about embracing the outside. We have designed our open plan kitchen/living/dining room to have huge bi-fold doors that not only provide generous amounts of light but also bring the outside in – perfect for relaxing and entertaining.

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	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)



Terrace of 3-bedroom homes

PLOTS 10, 11 & 12

1,066 sq.ft

2 off-road parking spaces

Rarely does a new build home become available with everything going for it

Impeccable finish, great design, large sunny aspect garden, two parking spaces and within walking distance of the beach, town centre and train station.

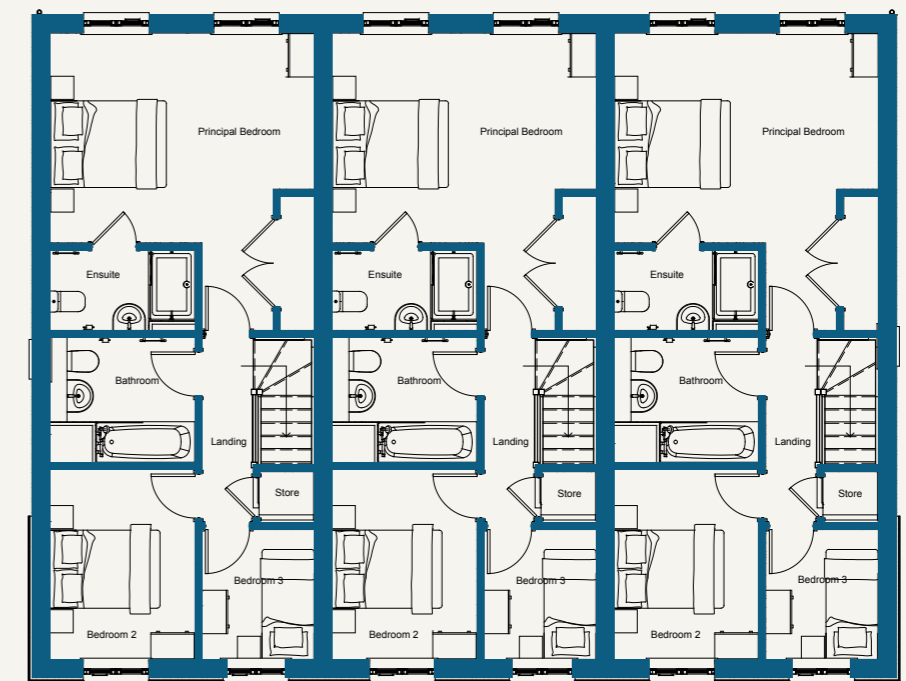
This terrace of three new homes has it all. A large open plan ground floor opens up through the bi-fold doors onto a beautifully paved area curated to be your own sun-soaked haven.

Upstairs are three generously sized bedrooms with a master suite that can only be described as best in class.



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)



4-bedroom detached home

PLOT 13

1,397 sq.ft

2 off-road parking spaces

If you are wanting a family home that ticks all the boxes, then this is perfection

A generous hallway greets you with double doors leading through to a beautiful open plan kitchen diner with a bay window at the front and a bi-fold to the rear leading out onto an expansive sun-drenched garden.

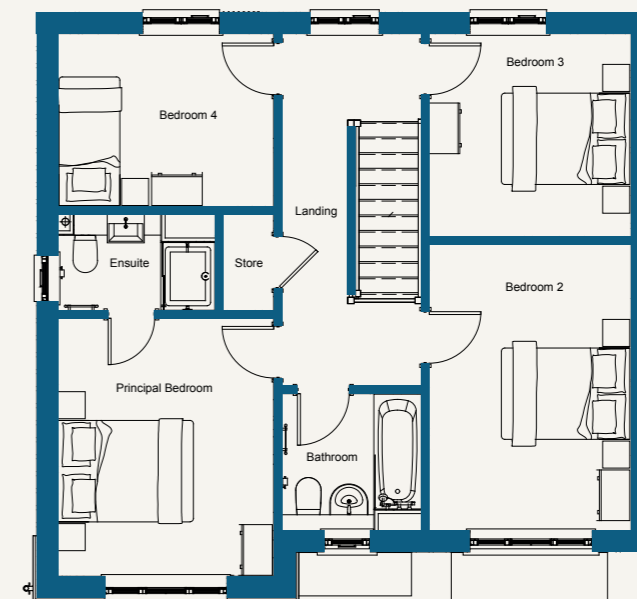
A separate living room also benefits from bi-folds providing easy access onto a paved area in your garden.

Four well sized bedrooms, with an ensuite to the master, makes for a well appointed and hugely desirable statement home.



GROUND FLOOR

Kitchen/Dining	3m (9ft 8in) x 7.3m (23ft 9in)
Utility	2m (6ft 6in) x 1.8m (5ft 9in)
Living	3.2m (10ft 5in) x 8m (26ft 2in)
WC	1m (3ft 3in) x 1.8m (5ft 9in)



FIRST FLOOR

Bedroom 1	3.1m (10ft 2in) x 3.8m (12ft 5in)
Ensuite	1.4m (4ft 6in) x 2.3m (7ft 5in)
Bedroom 2	3m (9ft 8in) x 4.2m (13ft 8in)
Bedroom 3	3m (9ft 8in) x 3m (9ft 8in)
Bedroom 4	2.5 (8ft 2in) x 3.1m (10ft 2in)
Bathroom	2m (6ft 6in) x 2m (6ft 6in)



4-bedroom detached home

PLOT 14

1,397 sq.ft

2 off-road parking spaces

The largest house at The Brook with a large, sunny aspect garden makes this a hugely desirable new home

If the kitchen is the heart of your home, then a beautifully lit kitchen diner like this will certainly get your heart beating faster.

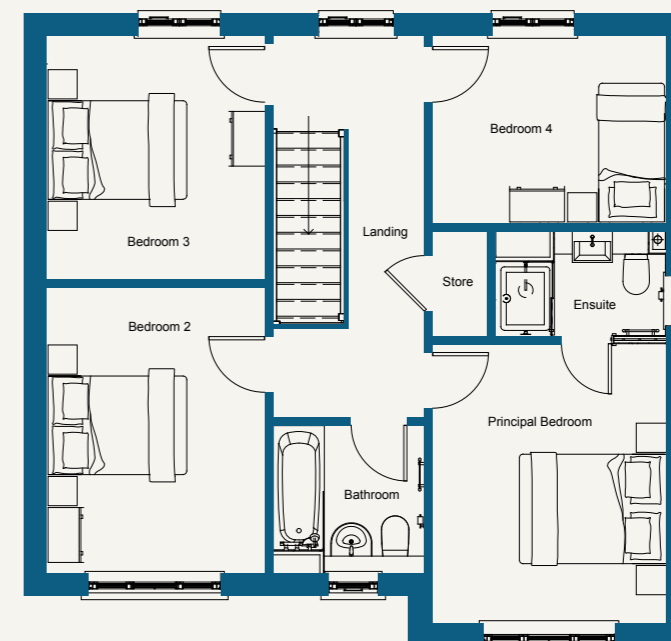
With a separate utility room, this is a thoughtfully designed new home. A spacious living room completes the ground floor and makes for a very attractive new home, and one rarely found.

The upstairs is set up for family living with well proportioned bedrooms and a family bathroom.



GROUND FLOOR

Kitchen/Dining	3m (9ft 8in) x 7.3m (23ft 9in)
Utility	2m (6ft 6in) x 1.8m (5ft 9in)
Living	3.2m (10ft 5in) x 8m (26ft 2in)
WC	1m (3ft 3in) x 1.8m (5ft 9in)



FIRST FLOOR

Bedroom 1	3.1m (10ft 2in) x 3.8m (12ft 5in)
Ensuite	1.4m (4ft 6in) x 2.3m (7ft 5in)
Bedroom 2	3m (9ft 8in) x 4.2m (13ft 8in)
Bedroom 3	3m (9ft 8in) x 3m (9ft 8in)
Bedroom 4	2.5 (8ft 2in) x 3.1m (10ft 2in)
Bathroom	2m (6ft 6in) x 2m (6ft 6in)



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 2024



Best Small Housebuilder 2024





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01227 831 212



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Housebuilder 2024

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