



THE ASPEN
floorplans



IT'S IN THE
nature of the place

Here in the heart of leafy Surrey is FABRICA at Westvale Park – the location for expertly crafted one to four bedroom homes designed to suit the demands of modern life.

As part of an exciting neighbourhood being brought to life by a consortium of housebuilders, this is the ideal place to find the very best of country living while staying connected to city life.

Surrounded by open fields and quiet lanes, Westvale Park is within easy reach of the bustling centre of Horley, with quick transport links into London, Gatwick and the South East. The popular towns of Redhill and Reigate are close by, with a host of enticing restaurants, stylish bars and independent shops.

The community spirit is set to grow with the arrival of a new primary school, local shops, office space and a medical centre. Combined with convenient transport connections and thoughtfully designed homes, this makes for the perfect starting point to enjoy life at Westvale Park.



IT'S PERFECTLY *placed*

At Westvale Park you'll find the space, connections and vibrant way of life to complement your thoughtfully designed home.

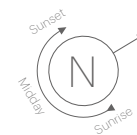




THE ASPEN siteplan



06



07

- KEY
- 2 bedroom house
 - 3 bedroom house
 - 4 bedroom house
 - 2 bedroom apartment
 - V Visitor parking



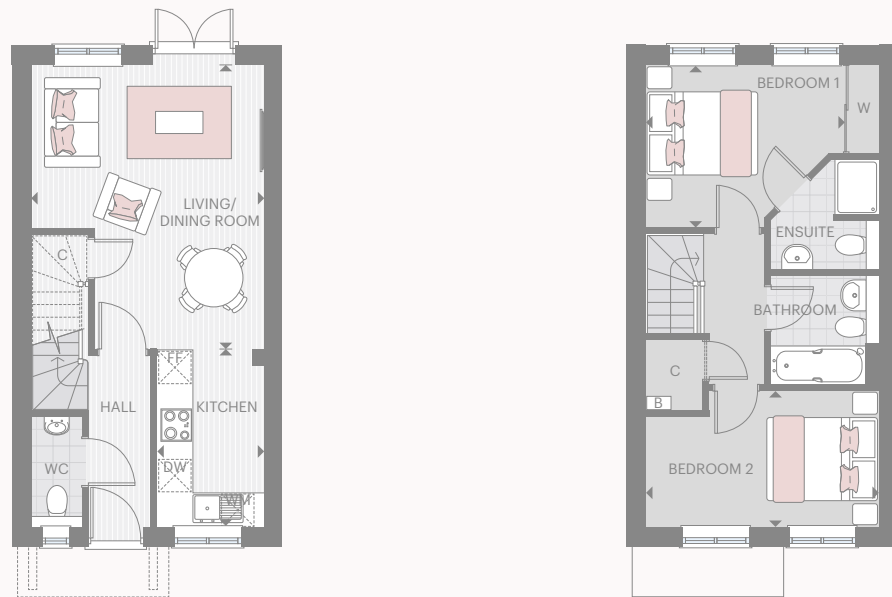
THE HOUSES
floorplans



2 BEDROOM SEMI-DETACHED HOUSE

THE ALDER PLOTS 13*, 14, 25*, 26, 38*, 39, 41* & 42

TOTAL AREA 70 SQ M 752 SQ FT



GROUND FLOOR

Living/Dining Room	4.20m x 5.12m	13'9" x 16'10"
Kitchen	1.93m x 3.20m	6'4" x 10'6"

FIRST FLOOR

Bedroom 1	3.56m x 2.94m	11'8" x 9'8"
Bedroom 2	4.20m x 2.44m	13'9" x 8'0"

KEY

B Boiler W Wardrobe C Cupboard FF Fridge Freezer WM Space for Washing Machine DW Dishwasher
 ◀▶ Measurement Points ◻◻◻◻ Half Height Cupboard

The kitchen, furniture layouts and dimensions on the floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. House layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only.

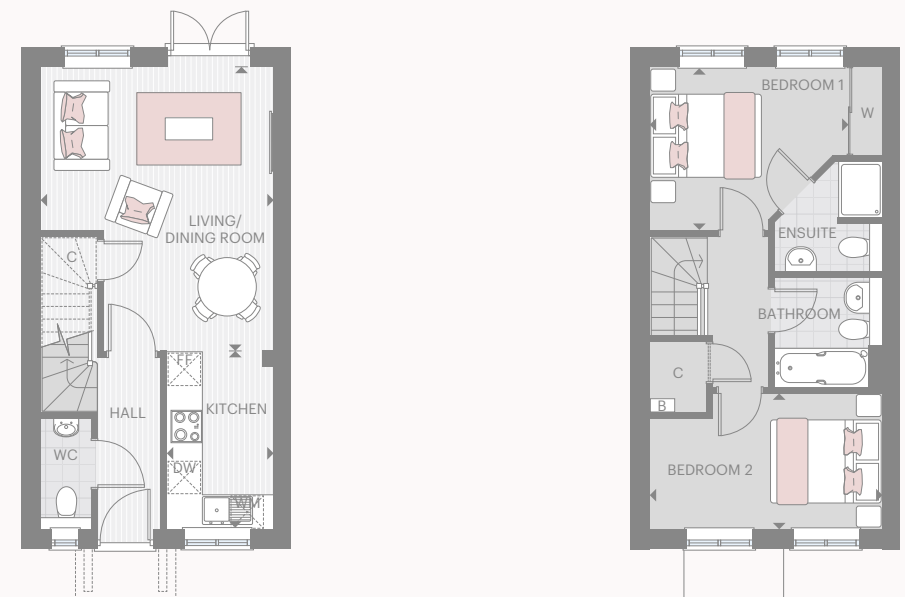
*Plots 13, 25, 38 & 41 are as above but handed. Plots 14, 26, 39 & 42 shown. Please note that room dimensions may vary between plots, please speak to your sales executive.



2 BEDROOM SEMI-DETACHED HOUSE

THE ALDER PLOT 4

TOTAL AREA 70 SQ M 752 SQ FT



GROUND FLOOR

Living/Dining Room	4.20m x 5.12m	13'9" x 16'10"
Kitchen	1.93m x 3.20m	6'4" x 10'6"

FIRST FLOOR

Bedroom 1	3.56m x 2.94m	11'8" x 9'8"
Bedroom 2	4.20m x 2.44m	13'9" x 8'0"

KEY

B Boiler W Wardrobe C Cupboard FF Fridge Freezer WM Space for Washing Machine DW Dishwasher
 ▶▶ Measurement Points ◻◻◻◻ Half Height Cupboard

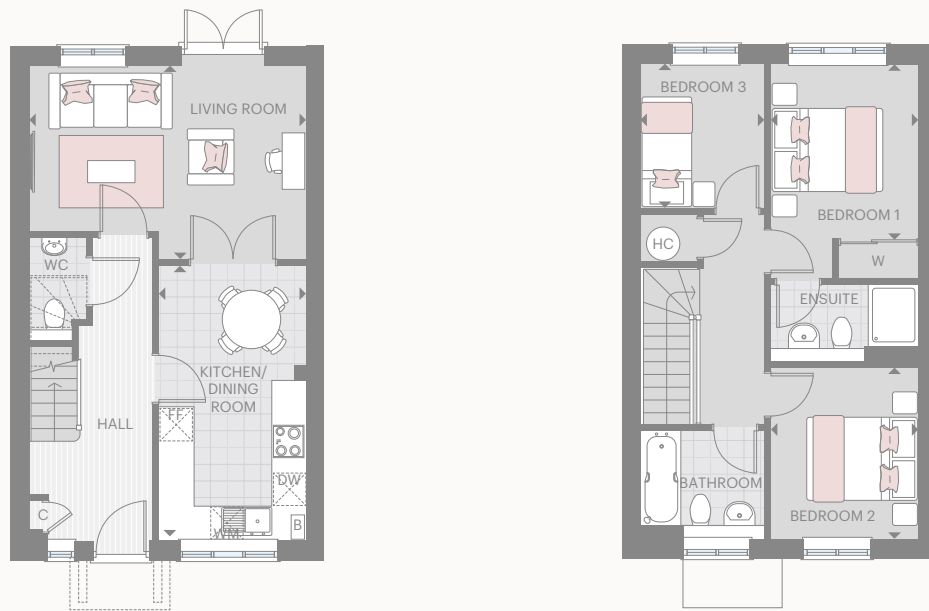
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Please note that room dimensions may vary between plots, please speak to your sales executive.



3 BEDROOM SEMI-DETACHED HOUSE

THE BIRCH PLOTS 5*, 34* & 35
TOTAL AREA 85.36 SQ M 918.8 SQ FT



GROUND FLOOR

Living Room	4.98m x 3.49m	16'4" x 11'5"
Kitchen/Dining Room	2.65m x 4.95m	8'9" x 16'3"

FIRST FLOOR

Bedroom 1	2.65m x 3.15m	8'9" x 10'4"
Bedroom 2	2.65m x 3.08m	8'9" x 10'1"
Bedroom 3	2.20m x 2.60m	7'3" x 8'6"

KEY

B Boiler W Wardrobe C Cupboard FF Fridge Freezer WM Space for Washing Machine
DW Dishwasher ◀▶ Measurement Points HC Hot Water Cylinder

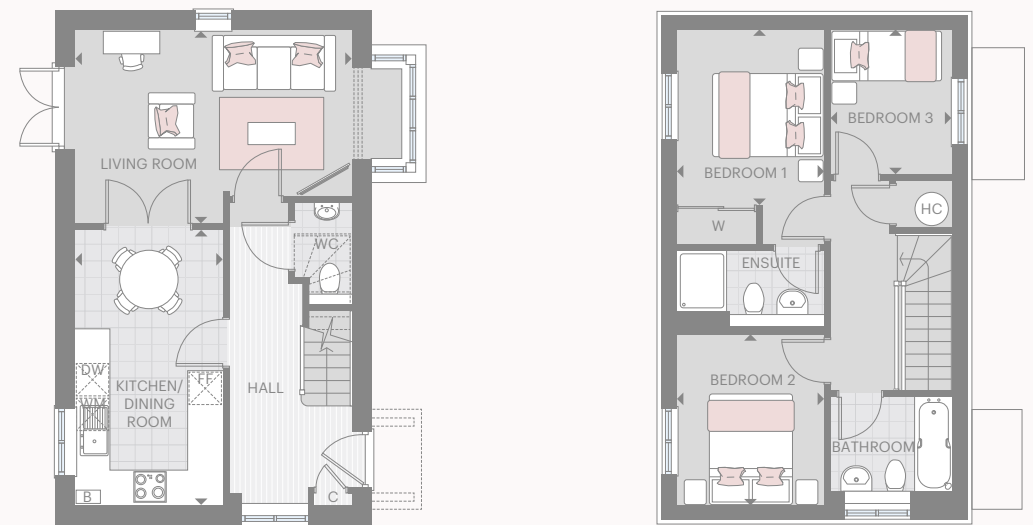
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*Plots 5 & 34 are as above but handed. Plot 35 shown. Please note that room dimensions may vary between plots, please speak to your sales executive.



3 BEDROOM DETACHED HOUSE

THE CHERRYTREE PLOT 3
TOTAL AREA 86.92 SQ M 935.5 SQ FT



GROUND FLOOR

Living Room	4.98m x 3.49m	16'4" x 11'5"
Kitchen/Dining Room	2.65m x 4.96m	8'9" x 16'3"

FIRST FLOOR

Bedroom 1	2.65m x 3.15m	8'9" x 10'4"
Bedroom 2	2.65m x 3.08m	8'9" x 10'1"
Bedroom 3	2.20m x 2.60m	7'3" x 8'6"

KEY

B Boiler W Wardrobe C Cupboard FF Fridge Freezer WM Space for Washing Machine
DW Dishwasher ▶◀ Measurement Points HC Hot Water Cylinder ☒☒☒ Reduced Ceiling Height

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3 BEDROOM SEMI-DETACHED HOUSE

THE MAPLE PLOTS 1, 2*, 9*, 10, 11* & 12

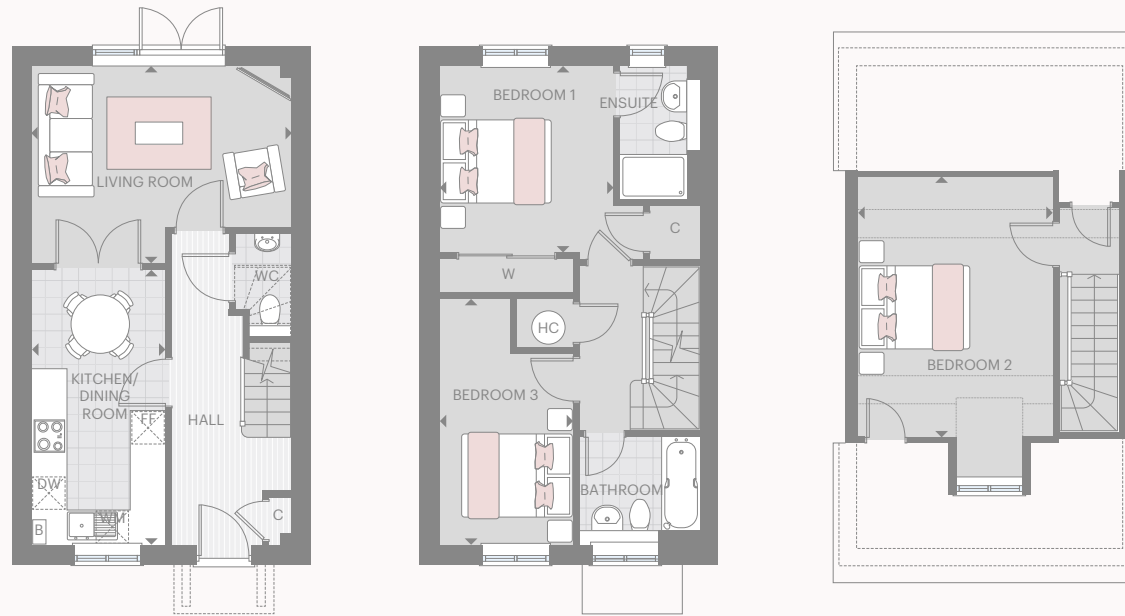
TOTAL AREA 101 SQ M 1087.1 SQ FT



3 BEDROOM SEMI-DETACHED HOUSE

THE MAPLE PLOTS 32 & 33*

TOTAL AREA 101 SQ M 1087.1 SQ FT



GROUND FLOOR

Living Room	4.70m x 3.55m	15'5" x 11'8"
Kitchen/ Dining Room	2.39m x 4.96m	7'10" x 16'3"

FIRST FLOOR

Bedroom 1	3.13m x 3.36m	10'3" x 11'1"
Bedroom 3	2.41m x 4.43m	7'11" x 14'7"

SECOND FLOOR

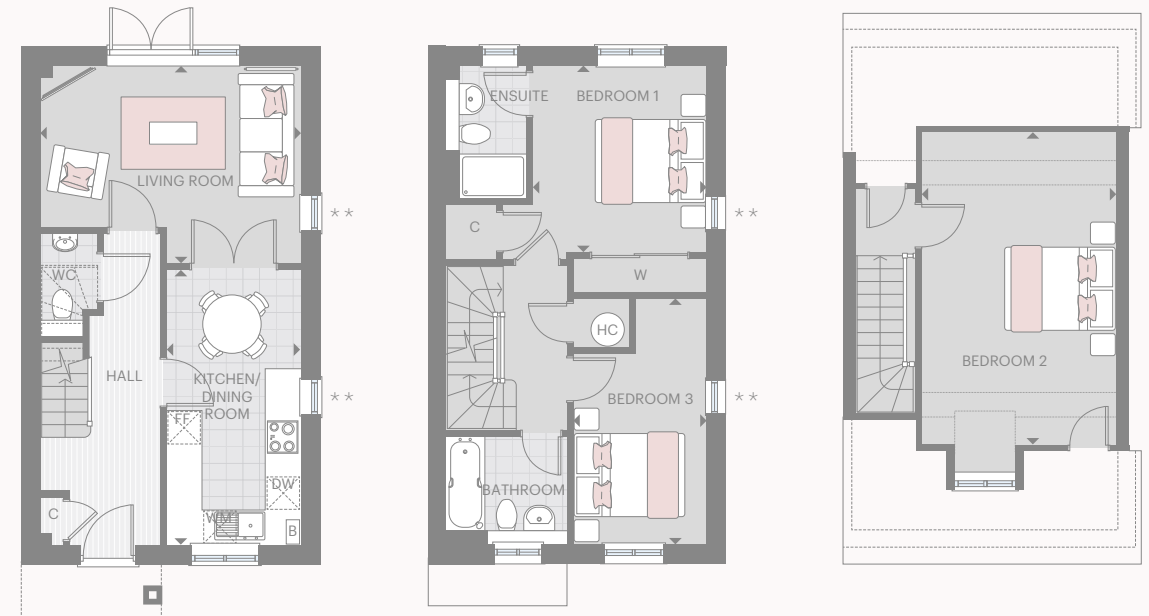
Bedroom 2	3.50m x 4.68m	11'6" x 15'4"
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KEY

B Boiler W Wardrobe C Cupboard FF Fridge Freezer WM Space for Washing Machine DW Dishwasher
 ◀▶ Measurement Points Reduced Ceiling Height HC Hot Water Cylinder

The kitchen, furniture layouts and dimensions on the floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. House layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only.

*Plots 2, 9 & 11 are as above but handed. Plots 1, 10 & 12 shown. Please note that room dimensions may vary between plots, please speak to your sales executive.



GROUND FLOOR

Living Room	4.70m x 3.55m	15'5" x 11'8"
Kitchen/ Dining Room	2.39m x 4.96m	7'10" x 16'3"

FIRST FLOOR

Bedroom 1	3.13m x 3.36m	10'3" x 11'1"
Bedroom 3	2.41m x 4.43m	7'11" x 14'7"

SECOND FLOOR

Bedroom 2	3.50m x 4.68m	11'6" x 15'4"
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KEY

B Boiler W Wardrobe C Cupboard FF Fridge Freezer WM Space for Washing Machine DW Dishwasher
 ▶◀ Measurement Points Reduced Ceiling Height HC Hot Water Cylinder

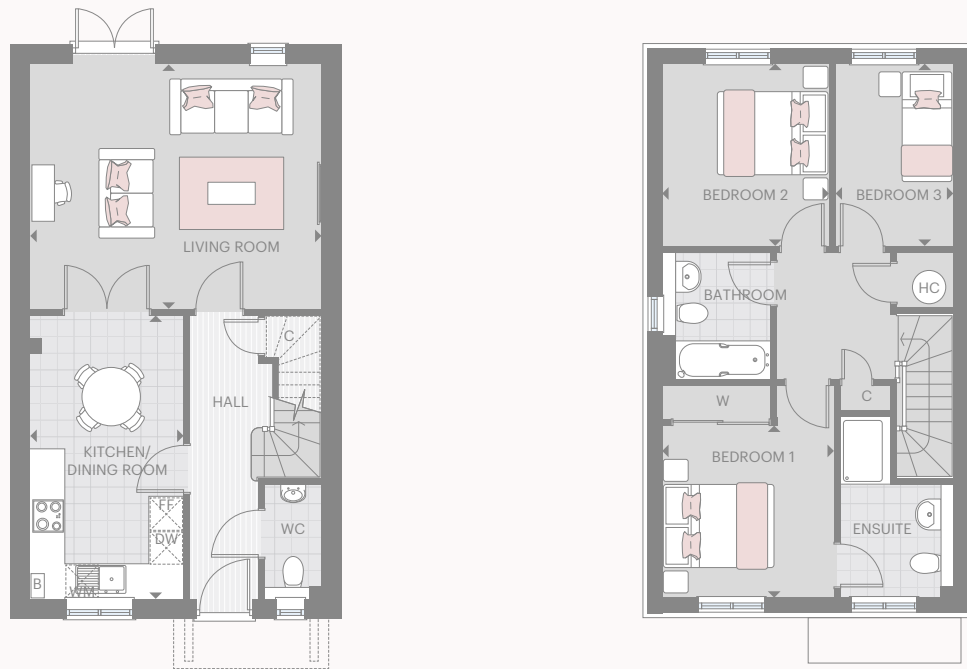
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*Plot 33 is as above but handed. Plot 32 shown. **Plot 33 does not have windows in these locations. Please note that room dimensions may vary between plots, please speak to your sales executive.



3 BEDROOM DETACHED HOUSE

THE BEECHTREE PLOT 22
TOTAL AREA 101.32 SQ M 1090 SQ FT



GROUND FLOOR

Living Room	5.25m x 4.40m	17'3" x 14'5"
Kitchen/Dining Room	2.76m x 5.12m	9'1" x 16'10"

FIRST FLOOR

Bedroom 1	3.10m x 3.11m	10'2" x 10'3"
Bedroom 2	3.00m x 3.29m	9'10" x 10'10"
Bedroom 3	2.13m x 3.29m	7'0" x 10'10"

KEY

B Boiler W Wardrobe C Cupboard FF Fridge Freezer WM Space for Washing Machine
DW Dishwasher ◀▶ Measurement Points HC Hot Water Cylinder

The kitchen, furniture layouts and dimensions on the floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. House layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only.

Please note that room dimensions may vary between plots, please speak to your sales executive.



3 BEDROOM DETACHED HOUSE

THE BEECHTREE PLOTS 15 & 40
TOTAL AREA 101.32 SQ M 1090 SQ FT



GROUND FLOOR

Living Room	5.25m x 4.40m	17'3" x 14'5"
Kitchen/Dining Room	2.76m x 5.12m	9'1" x 16'10"

FIRST FLOOR

Bedroom 1	3.10m x 3.11m	10'2" x 10'3"
Bedroom 2	3.00m x 3.29m	9'10" x 10'10"
Bedroom 3	2.13m x 3.29m	7'0" x 10'10"

KEY

B Boiler W Wardrobe C Cupboard FF Fridge Freezer WM Space for Washing Machine
DW Dishwasher ◀▶ Measurement Points HC Hot Water Cylinder

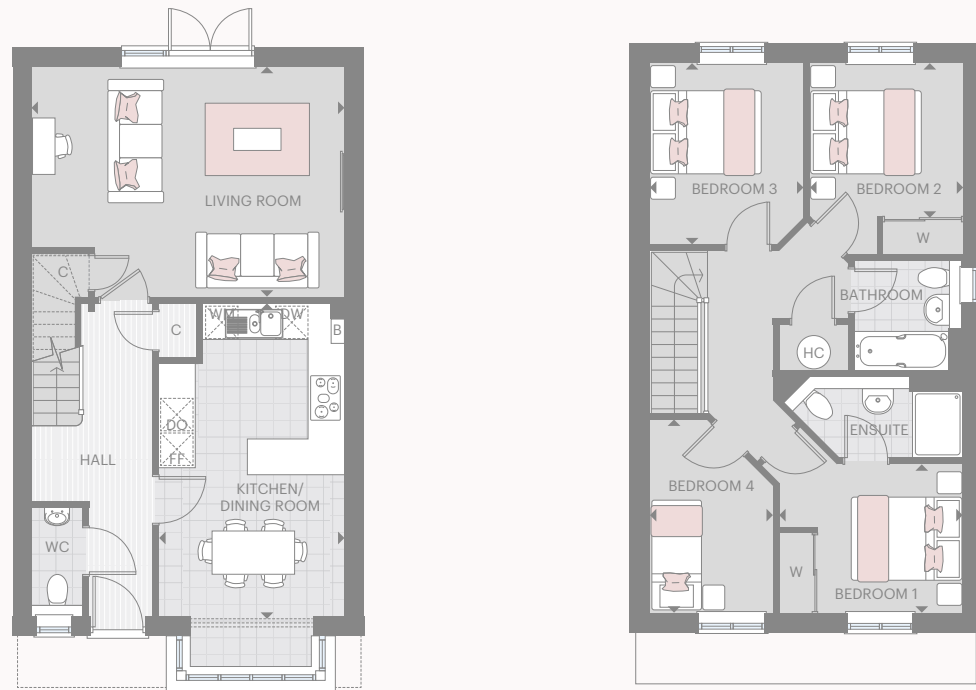
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Please note that room dimensions may vary between plots, please speak to your sales executive.



4 BEDROOM DETACHED HOUSE

THE ELM PLOTS 7, 20* & 30*
TOTAL AREA 113.82 SQ M 1225.13 SQ FT



GROUND FLOOR

Living Room	5.63m x 4.14m	18'6" x 13'7"
Kitchen/Dining Room	3.34m x 5.64m	11'0" x 18'6"

FIRST FLOOR

Bedroom 1	3.30m x 2.68m	10'10" x 8'10"
Bedroom 2	2.75m x 2.76m	9'0" x 9'1"
Bedroom 3	2.77m x 3.26m	9'1" x 10'9"
Bedroom 4	2.22m x 3.48m	7'3" x 11'5"

KEY

B Boiler W Wardrobe C Cupboard FF Fridge Freezer DO Double Oven WM Space for Washing Machine
DW Dishwasher ◀▶ Measurement Points HC Hot Water Cylinder ≡≡≡ Reduced Ceiling Height

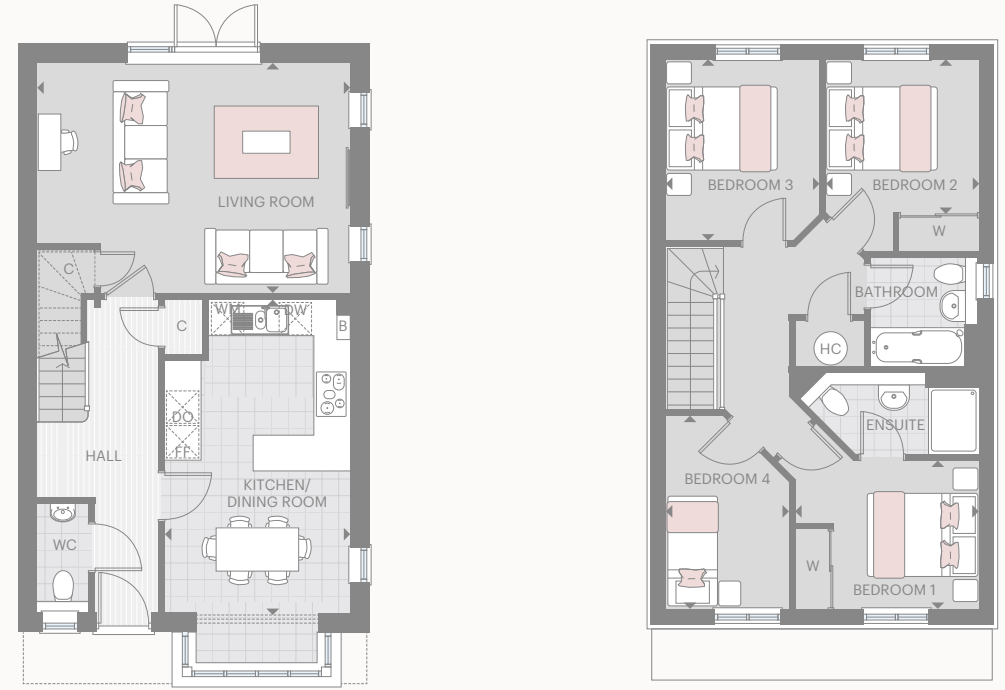
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*Plots 20 & 30 are as above but handed. Plot 7 shown. Please note that room dimensions may vary between plots, please speak to your sales executive.



4 BEDROOM DETACHED HOUSE

THE ELM PLOTS 6 & 24*
TOTAL AREA 113.82 SQ M 1225.13 SQ FT



GROUND FLOOR

Living Room	5.63m x 4.14m	18'6" x 13'7"
Kitchen/Dining Room	3.34m x 5.64m	11'0" x 18'6"

FIRST FLOOR

Bedroom 1	3.30m x 2.68m	10'10" x 8'10"
Bedroom 2	2.75m x 2.76m	9'0" x 9'1"
Bedroom 3	2.77m x 3.26m	9'1" x 10'9"
Bedroom 4	2.22m x 3.48m	7'3" x 11'5"

KEY

B Boiler W Wardrobe C Cupboard FF Fridge Freezer DO Double Oven WM Space for Washing Machine
DW Dishwasher ▶◀ Measurement Points HC Hot Water Cylinder ≡≡≡ Reduced Ceiling Height

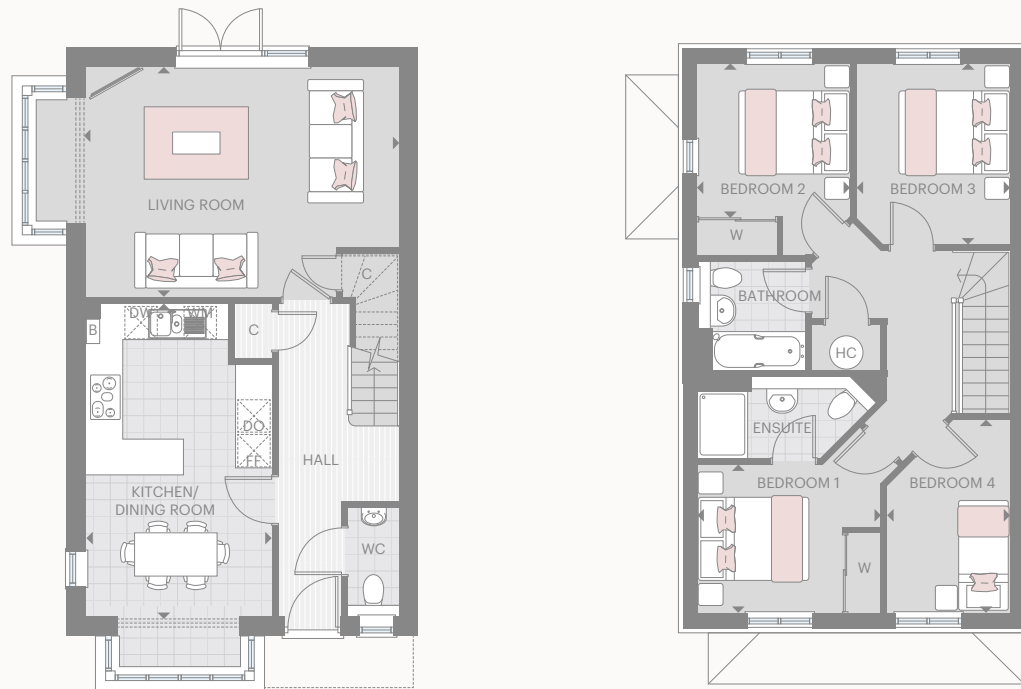
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*Plot 24 is as above but handed. Plot 6 shown. Please note that room dimensions may vary between plots, please speak to your sales executive.



4 BEDROOM DETACHED HOUSE

THE HAWTHORNE PLOTS 8*, 17 & 36
TOTAL AREA 115.82 SQ M 1246 SQ FT



GROUND FLOOR

Living Room	5.63m x 4.14m	18'6" x 13'7"
Kitchen/Dining Room	3.34m x 5.64m	11'0" x 18'6"

FIRST FLOOR

Bedroom 1	3.30m x 2.68m	10'10" x 8'10"
Bedroom 2	2.75m x 2.76m	9'0" x 9'1"
Bedroom 3	2.77m x 3.26m	9'1" x 10'9"
Bedroom 4	2.22m x 3.48m	7'3" x 11'5"

KEY

B Boiler W Wardrobe C Cupboard FF Fridge Freezer DO Double Oven WM Space for Washing Machine
DW Dishwasher ◀▶ Measurement Points HC Hot Water Cylinder ≡≡≡ Reduced Ceiling Height

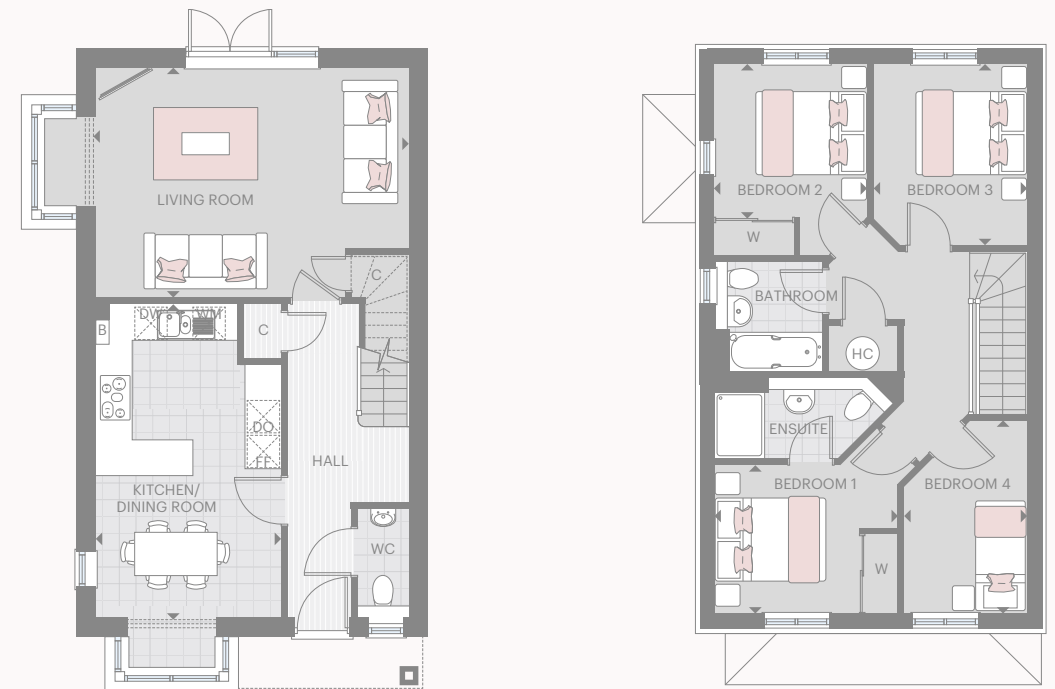
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*Plot 8 is as above but handed. Plots 17 & 36 shown. Please note that room dimensions may vary between plots, please speak to your sales executive.



4 BEDROOM DETACHED HOUSE

THE HAWTHORNE PLOT 21
TOTAL AREA 115.82 SQ M 1246 SQ FT



GROUND FLOOR

Living Room	5.63m x 4.14m	18'6" x 13'7"
Kitchen/Dining Room	3.34m x 5.64m	11'0" x 18'6"

FIRST FLOOR

Bedroom 1	3.30m x 2.68m	10'10" x 8'10"
Bedroom 2	2.75m x 2.76m	9'0" x 9'1"
Bedroom 3	2.77m x 3.26m	9'1" x 10'9"
Bedroom 4	2.22m x 3.48m	7'3" x 11'5"

KEY

B Boiler W Wardrobe C Cupboard FF Fridge Freezer DO Double Oven WM Space for Washing Machine
DW Dishwasher ▶◀ Measurement Points HC Hot Water Cylinder ≡≡≡ Reduced Ceiling Height

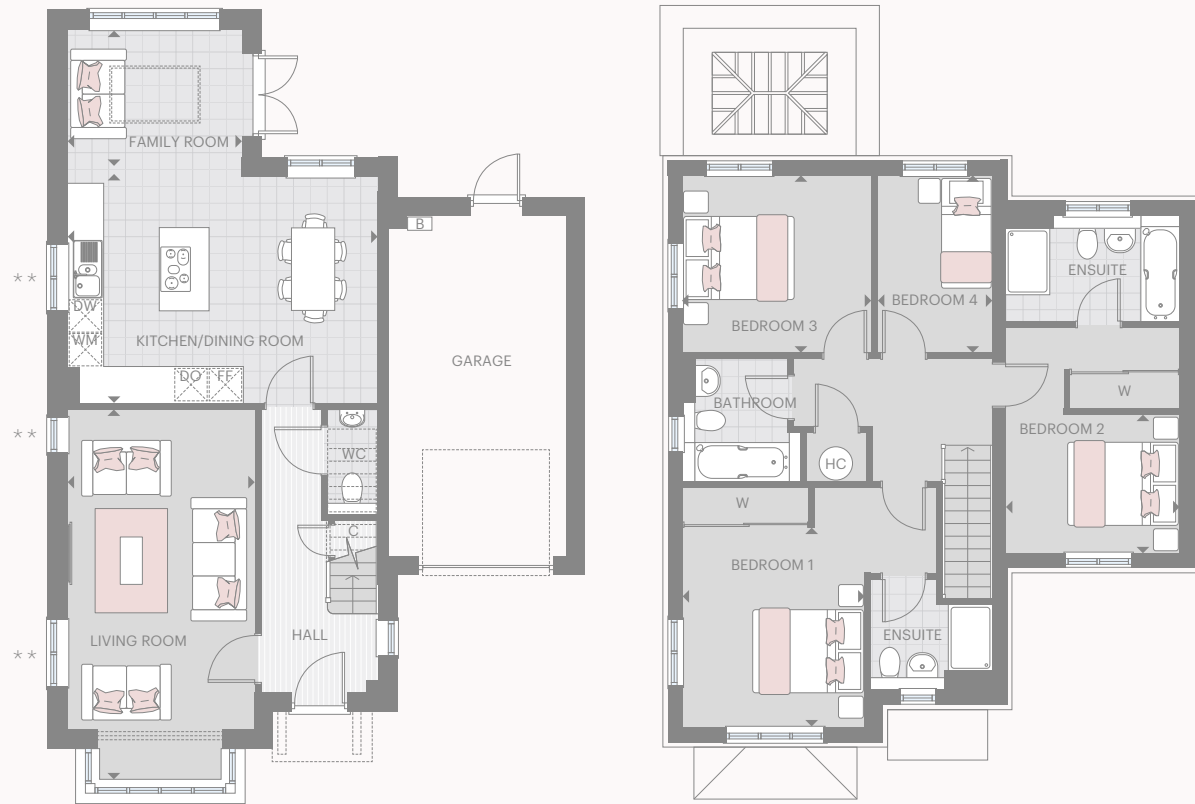
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Please note that room dimensions may vary between plots, please speak to your sales executive.



4 BEDROOM SEMI-DETACHED HOUSE

THE HAZEL PLOTS 27* & 28
TOTAL AREA 139.41 SQ M 1500.58 SQ FT



GROUND FLOOR

Living Room	3.37m x 6.67m	11'1" x 21'11"
Kitchen/Dining Room	5.59m x 4.07m	18'4" x 13'4"
Family Room	3.15m x 2.65m	10'4" x 8'9"

FIRST FLOOR

Bedroom 1	3.28m x 3.61m	10'9" x 11'10"
Bedroom 2	3.14m x 2.50m	10'4" x 8'2"
Bedroom 3	3.40m x 3.20m	11'2" x 10'6"
Bedroom 4	2.07m x 3.20m	6'9" x 10'6"

KEY

B Boiler W Wardrobe C Cupboard FF Fridge Freezer DO Double Oven WM Space for Washing Machine
DW Dishwasher ◀▶ Measurement Points HC Hot Water Cylinder ■■■ Reduced Ceiling Height □ Roof Lantern

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* Plot 27 is as above but handed. Plot 28 shown. **Plot 27 does not have windows these locations. Please note that room dimensions may vary between plots, please speak to your sales executive.



4 BEDROOM DETACHED HOUSE

THE HAZEL PLOTS 16, 18, 19 & 29*
TOTAL AREA 139.41 SQ M 1500.58 SQ FT



GROUND FLOOR

Living Room	3.37m x 6.67m	11'1" x 21'11"
Kitchen/Dining Room	5.59m x 4.07m	18'4" x 13'4"
Family Room	3.15m x 2.65m	10'4" x 8'9"

FIRST FLOOR

Bedroom 1	3.28m x 3.61m	10'9" x 11'10"
Bedroom 2	3.14m x 2.50m	10'4" x 8'2"
Bedroom 3	3.40m x 3.20m	11'2" x 10'6"
Bedroom 4	2.07m x 3.20m	6'9" x 10'6"

KEY

B Boiler W Wardrobe C Cupboard FF Fridge Freezer DO Double Oven WM Space for Washing Machine
DW Dishwasher ◀▶ Measurement Points HC Hot Water Cylinder ■■■ Reduced Ceiling Height □ Roof Lantern

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* Plot 29 is as above but handed. Plots 16, 18 & 19 shown. Please note that room dimensions may vary between plots, please speak to your sales executive.



4 BEDROOM DETACHED HOUSE

THE HAZEL PLOT 23
TOTAL AREA 139.41 SQ M 1500.58 SQ FT



GROUND FLOOR

Living Room	3.37m x 6.67m	11'1" x 21'11"
Kitchen/Dining Room	5.59m x 4.07m	18'4" x 13'4"
Family Room	3.15m x 2.65m	10'4" x 8'9"

FIRST FLOOR

Bedroom 1	3.28m x 3.61m	10'9" x 11'10"
Bedroom 2	3.14m x 2.50m	10'4" x 8'2"
Bedroom 3	3.40m x 3.20m	11'2" x 10'6"
Bedroom 4	2.07m x 3.20m	6'9" x 10'6"

KEY

B Boiler W Wardrobe C Cupboard FF Fridge Freezer DO Double Oven WM Space for Washing Machine
DW Dishwasher ◀▶ Measurement Points HC Hot Water Cylinder ■■■ Reduced Ceiling Height ☐ Roof Lantern

The kitchen, furniture layouts and dimensions on the floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. House layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only.

Please note that room dimensions may vary between plots, please speak to your sales executive.



4 BEDROOM DETACHED HOUSE

THE HAZEL PLOT 31
TOTAL AREA 139.41 SQ M 1500.58 SQ FT



GROUND FLOOR

Living Room	3.37m x 6.67m	11'1" x 21'11"
Kitchen/Dining Room	5.59m x 4.07m	18'4" x 13'4"
Family Room	3.15m x 2.65m	10'4" x 8'9"

FIRST FLOOR

Bedroom 1	3.28m x 3.61m	10'9" x 11'10"
Bedroom 2	3.14m x 2.50m	10'4" x 8'2"
Bedroom 3	3.40m x 3.20m	11'2" x 10'6"
Bedroom 4	2.07m x 3.20m	6'9" x 10'6"

KEY

B Boiler W Wardrobe C Cupboard FF Fridge Freezer DO Double Oven WM Space for Washing Machine
DW Dishwasher ◀▶ Measurement Points HC Hot Water Cylinder ■■■ Reduced Ceiling Height ☐ Roof Lantern

The kitchen, furniture layouts and dimensions on the floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. House layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only.

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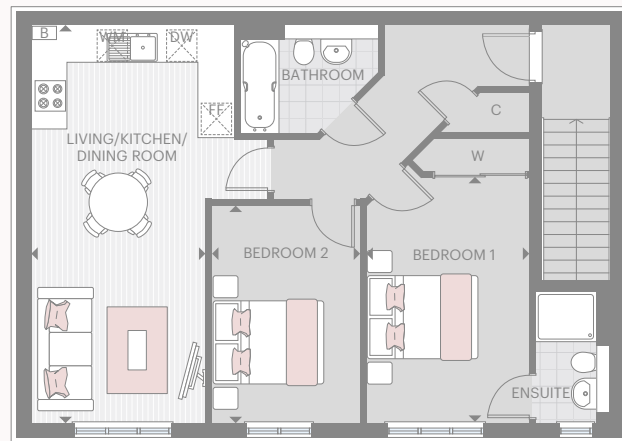
THE APARTMENT
floorplan



APARTMENT OVER GARAGES 2 BEDROOM APARTMENT

THE WILLOW PLOT 37

TOTAL AREA 83.88 SQ M 902.8 SQ FT*



Living/Kitchen/Dining Room	3.15m x 7.14m	10'4" x 23'5"
Bedroom 1	2.94m x 4.42m	9'8" x 14'6"
Bedroom 2	2.67m x 3.94m	8'9" x 12'11"

KEY

B Boiler W Wardrobe C Cupboard FF Fridge Freezer WM Space for Washing Machine
DW Dishwasher ◀▶ Measurement Points

The kitchen, furniture layouts and dimensions on the floor plan are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only.

*This measurement includes storage space located downstairs. Please note that room dimensions may vary between plots, please speak to your sales executive.





AN IMPRESSIVE *specification*



INTERNAL FINISHES

- Carpet to all stairs and upstairs areas including bedrooms for all houses
- Carpet to stairs, hallway and bedrooms for The Willow
- Laminate to hallways for all houses. The Alder to have laminated throughout downstairs excluding WCs
- Timber staircase with hardwood handrails and spindles
- White internal doors
- Dove White painted walls
- White sockets and switches throughout except to kitchens (chrome finish)

KITCHENS

- Bespoke fitted kitchens (choices and upgrades subject to stage of construction)
- Siemens integrated appliances including:
 - Double oven to four bedroom homes
 - Single oven to one, two and three bedroom homes
 - Tempered glass hob
 - Fridge/freezer
 - Dishwasher
- Stainless steel one and a half bowl sink with single lever mixer tap
- Stainless steel back plate and hood
- Large format floor tiles by Minoli
- Space for washing machine (Electrolux washer/dryer available as an upgrade)

BEDROOMS

- Built-in wardrobes with sliding doors to master bedroom in all homes and to master bedroom and bedroom 2 in four bedroom houses

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. FABRICA reserves the right to amend the specification as necessary and without notification

BATHROOMS & ENSUITES

- White sanitaryware with WC and semi-pedestal handwash basin and chrome mixer tap
- Wall mounted shower mixer controller with shower attachment
- Shower cubicles with pivot or sliding door and thermostatic shower
- Large format floor and wall tiles by Minoli, full height to wet areas and half height to walls with sanitaryware
- Shaver socket to bathroom and main ensuite
- Chrome heated towel rail

ELECTRICAL

- TV/FM/Sky+ master plate to living room, dining area and master bedroom
- BT points to living room, dining room and master bedroom
- Wiring for security alarm in each home

HEATING & ENERGY EFFICIENCY

- Gas fired central heating system
- Energy efficient boiler with thermostatic valves to all radiators, except rooms with thermostats
- Energy efficient bulbs to all rooms

EXTERNAL FEATURES & SECURITY

- Composite front doors with three point locking system
- Outside light with timer to front door
- Wiring for rear lighting
- UPVC windows and doors with chrome ironmongery
- Turf to all gardens
- Paved pathways and patio areas

SECURITY & PEACE OF MIND

- 10-year NHBC warranty
- 24-month defects warranty cover

ABOUT FABRICA

- 01 Elmsbrook, Bicester
- 02 Allen Road, Sunbury
- 03 Cedar Place, Chertsey
- 04 West Green Place, Crawley

FABRICA is part of an award-winning property business, committed to creating meticulously designed, skilfully produced homes.

From apartments of striking urban architecture to houses with a more rural intimate charm, our aim is always the same: to create beautifully designed homes which are a real pleasure to live in. Our design ethos and commitment to sustainability means that our homes are built in carefully considered locations and are sympathetic to the environment. Every project reflects our dedication to thoughtful design, sustainable living, and to providing an outstanding experience for our customers.

People are at the heart of everything we do, and because we own and manage all our properties, our commitment to providing the best possible service for our customers never stops. Our estate management team is exceptional, and has the awards to prove it.

FABRICA is part of the A2Dominion Group. With over 70 years of experience and an asset base of £2.8billion across 35,000 homes, we are one of the largest developers in the UK. Our A+ credit rating and pipeline of 4,400 homes across London and the South East combined with our partnerships with world-class architects and interior designers ensures that we maintain our unique approach to house building. We don't just build remarkable homes, we invest all profits into projects which benefit communities and create better ways to live.

Skilfully produced is the one thing we always live by.

SKILFULLY PRODUCED

FABRICA
by A2Dominion



Computer Generated Images, indicative only



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fabrica.co.uk/westvale-park

The information and images contained in this brochure are for general guidance only and are not to be treated as statements of fact.

Fittings and fixtures and standards of finish shown in photographs are not necessarily those to be included in the sale of any particular home.

The homes will be sold only on the terms of any contract for sale negotiated through our solicitors. This brochure will not form any part of that contract.

We reserve the right to make alterations, omissions or additions to the development or any part of it without notice. Westvale Park is the marketing name of the development and may not form the final postal address. Details correct at November 2016.

FABRICA
by A2Dominion