



THE BARTON & THE CROFT
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.











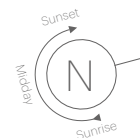


THE BARTON *siteplan*



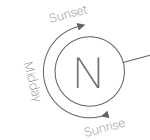
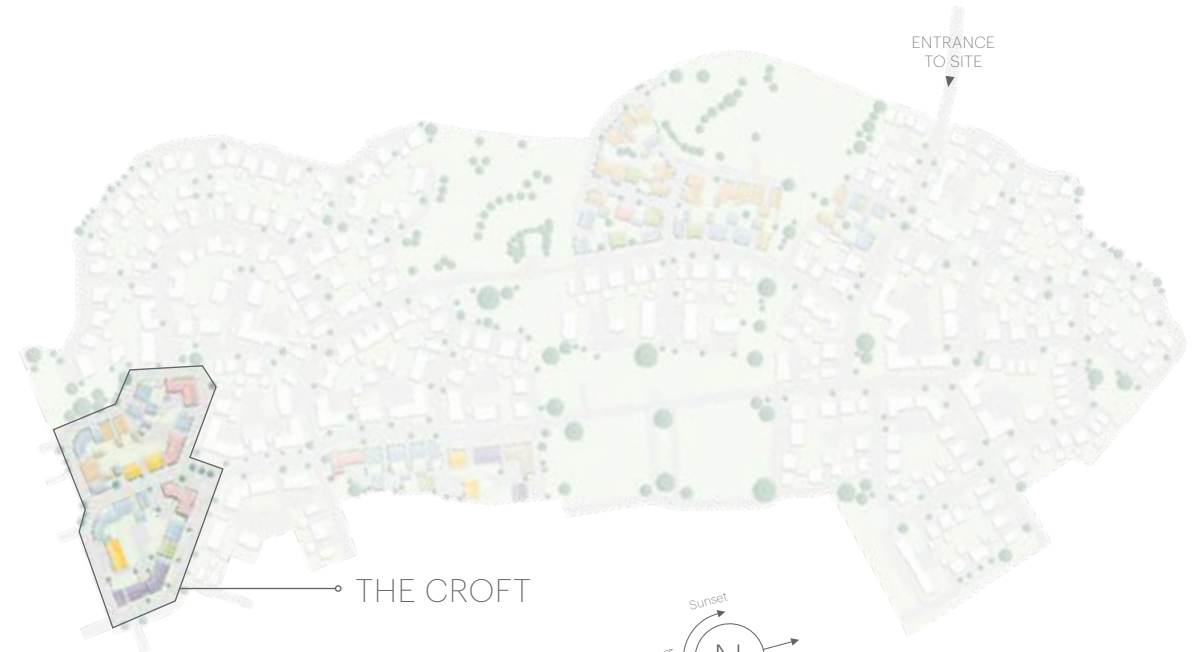
KEY

-  2 bedroom house
-  3 bedroom house
-  Private apartments
-  Shared ownership apartments
-  Shared ownership 3 bedroom house
-  Rented
-  Sub Station
-  Visitor parking



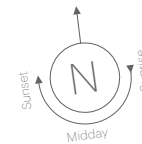


THE CROFT siteplan



KEY

- 2 bedroom house
- 3 bedroom house
- 4 bedroom house
- Private apartments
- Shared ownership 2 bedroom house
- Rented
- V Visitor parking





THE HOUSES
floorplans



2 BEDROOM SEMI-DETACHED HOUSE

THE LIME PLOTS 93, 94*, 95, 96*, 118, 119*, 120 & 121*

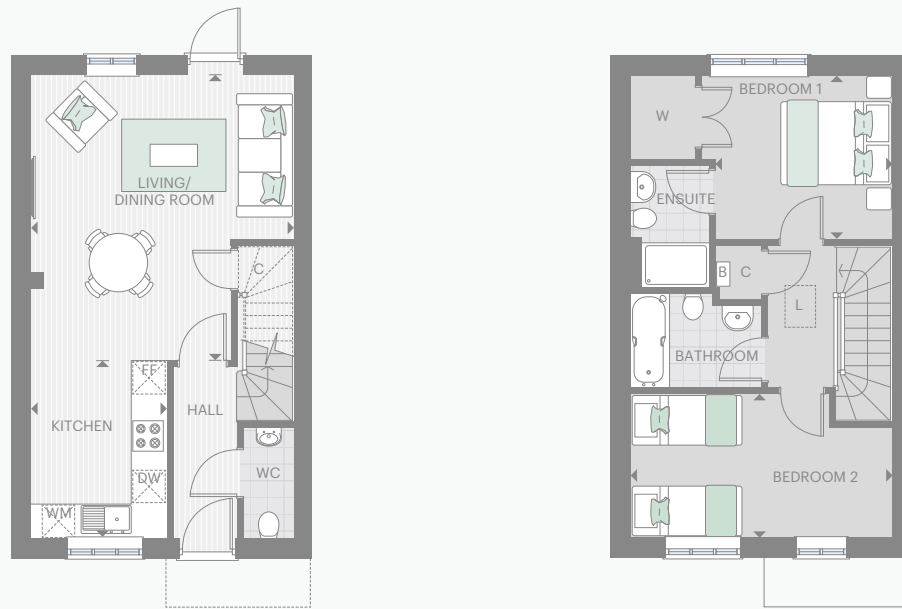
TOTAL AREA 79 SQ M 850 SQ FT



3 BEDROOM SEMI-DETACHED HOUSE

THE ASH PLOTS 56, 57*, 58 & 59*

TOTAL AREA 93.5 SQ M 1006.4 SQ FT



GROUND FLOOR

Living/Dining Room	5.14m x 4.73m	16'10" x 15'6"
Kitchen	3.20m x 2.49m	10'6" x 8'0"

FIRST FLOOR

Bedroom 1	3.20m x 3.00m	10'6" x 9'9"
Bedroom 2	2.60m x 4.70m	8'6" x 15'6"

KEY

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

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 94, 96, 119 & 121 are as above but handed. Plots 93, 95, 118 & 120 shown. Plots 119 & 120 are terraced houses. Plots 118 & 121 are end of terrace houses. Plots 118, 119, 120 & 121 have external cladding to the first floor. Please note that room dimensions may vary between plots, please speak to your sales executive.



GROUND FLOOR

Living Room	3.28m x 5.28m	10'9" x 17'4"
Kitchen/Dining Room	5.57m x 2.96m	18'4" x 9'9"

FIRST FLOOR

Bedroom 1	3.49m x 2.73m	11'6" x 9'0"
Bedroom 2	3.03m x 3.10m	10'0" x 10'2"
Bedroom 3	3.07m x 2.44m	10'1" x 8'0"

KEY

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*Plots 57 & 59 are as above but handed. Plots 56 & 58 shown. **Plot 57 has a window in this location. Please note that room dimensions may vary between plots, please speak to your sales executive.



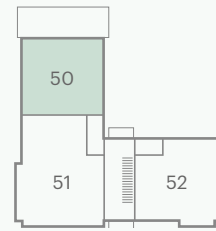
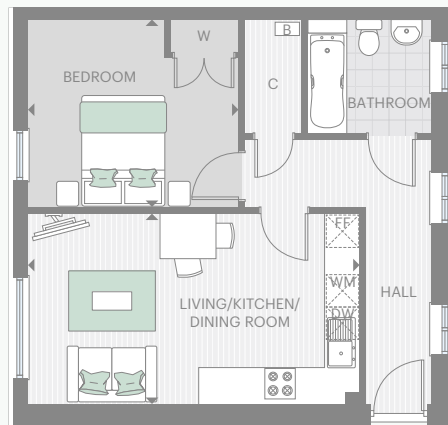
REDWING HOUSE
APARTMENTS

floorplans

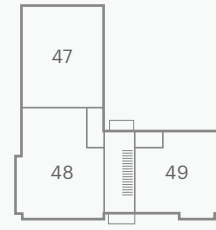


REDWING HOUSE 1 BEDROOM APARTMENT

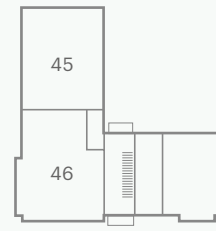
PLOT 50
TOTAL AREA 50.48 SQ M 543 SQ FT



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Living/Kitchen/Dining Room	3.43m x 5.97m	11'3" x 19'7"
Bedroom	3.39m x 3.80m	11'1" x 12'6"



KEY

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DW Space for Dishwasher ◀▶ Measurement Points

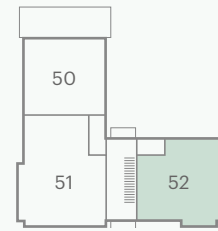
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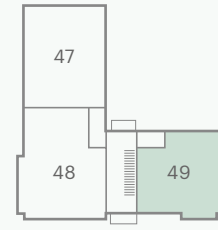


REDWING HOUSE 1 BEDROOM APARTMENT

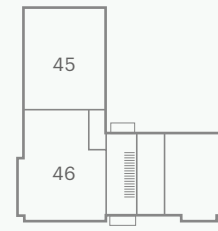
PLOTS 49 & 52
TOTAL AREA 53.3 SQ M 573 SQ FT



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Living/Kitchen/Dining Room	7.84m x 3.92m	25'9" x 12'11"
Bedroom	3.65m x 3.56m	12'0" x 11'8"



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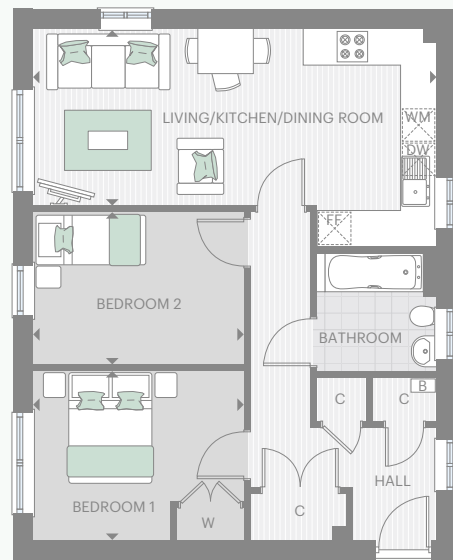
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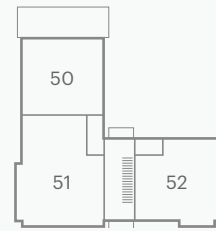


REDWING HOUSE 2 BEDROOM APARTMENT

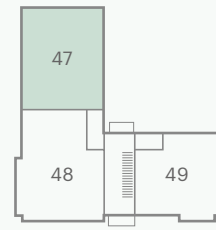
PLOTS 45 & 47
TOTAL AREA 67.16 SQ M 723 SQ FT



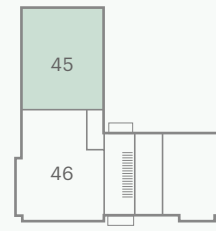
Living/Kitchen/Dining Room	3.18m x 7.28m	10'5" x 23'11"
Bedroom 1	3.04m x 3.80m	10'0" x 12'6"
Bedroom 2	2.75m x 3.80m	9'0" x 12'6"



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

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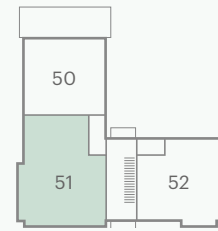


REDWING HOUSE 2 BEDROOM APARTMENT

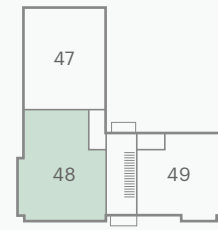
PLOTS 46, 48 & 51
TOTAL AREA 70.1 SQ M 754 SQ FT



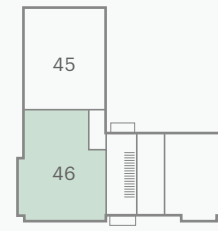
Living/Kitchen/Dining Room	3.69m x 7.86m	12'1" x 25'10"
Bedroom 1	3.43m x 3.97m	11'3" x 13'0"
Bedroom 2	2.65m x 4.53m	8'10" x 14'10"



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

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AN IMPRESSIVE *specification*



INTERNAL FINISHES

- Carpet to all stairs, landing and bedroom areas in houses
- Carpet to all bedrooms in apartments
- Laminate to hallways and living/kitchen/dining rooms for all houses and apartments
- Timber staircase with hardwood handrails and spindles in all houses
- Oak veneered 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)
- NEFF integrated appliances including:
 - Single oven to one, two and three bedroom homes
 - Stainless steel gas hob
 - Space for fridge/freezer
 - Space for dishwasher
- Stainless steel one bowl sink and drainer with dual lever mixer tap
- Stainless steel splashback and hood
- Space for integrated washing machine/washer dryer (available as an upgrade)

BEDROOMS

- Built-in wardrobes with swing doors to master bedroom in all homes

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, 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
- Energy efficient bulbs to all rooms

EXTERNAL FEATURES & SECURITY

- Secured by Design composite timber front doors to apartments
- Composite front doors with three point locking system to all houses
- Outside light with timer to front door to all houses
- Wiring for rear external lighting to all houses
- UPVC windows and doors with chrome ironmongery
- Turf to all gardens for all houses
- Paved pathways and patio areas to all houses
- Audio link entrance system with electronic latch to main communal front door for apartments
- Outside light with timer to the front communal door for apartments

PEACE OF MIND

- 10-year NHBC warranty, with a supplementary 24-month FABRICA 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 October 2017.

FABRICA
by A2Dominion