



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.

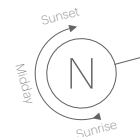




THE BARTON siteplan

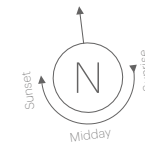
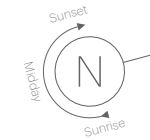
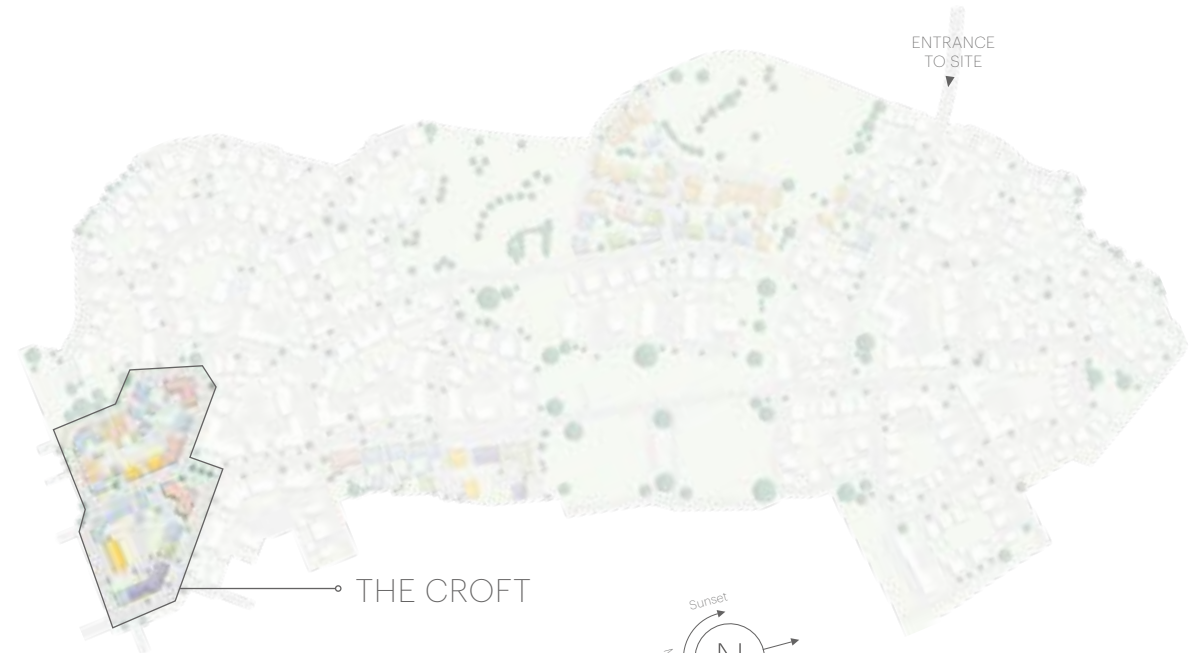


- KEY
- 2 bedroom house
 - 3 bedroom house
 - Private apartments
 - Shared ownership apartments
 - Shared ownership 3 bedroom house
 - Rented
 - Sub Station
 - Visitor parking





THE CROFT siteplan



KEY

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

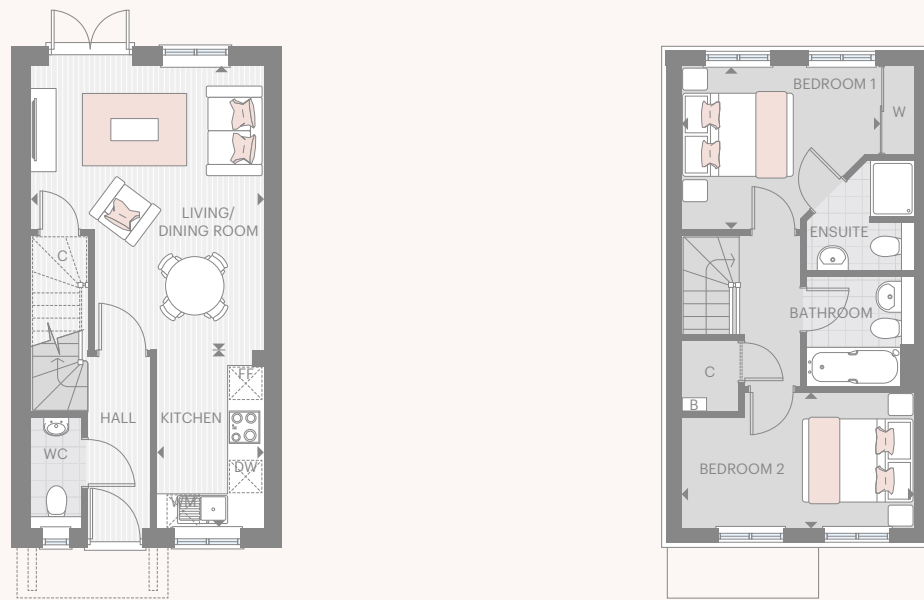


THE HOUSES
floorplans



2 BEDROOM SEMI-DETACHED HOUSE

THE ALDER PLOTS 60 & 61*
TOTAL AREA 70 SQ M 753 SQ FT



GROUND FLOOR

Living/Dining Room	4.20m x 5.13m	13'10" 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 2.45m	13'10" x 8'0"

KEY

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

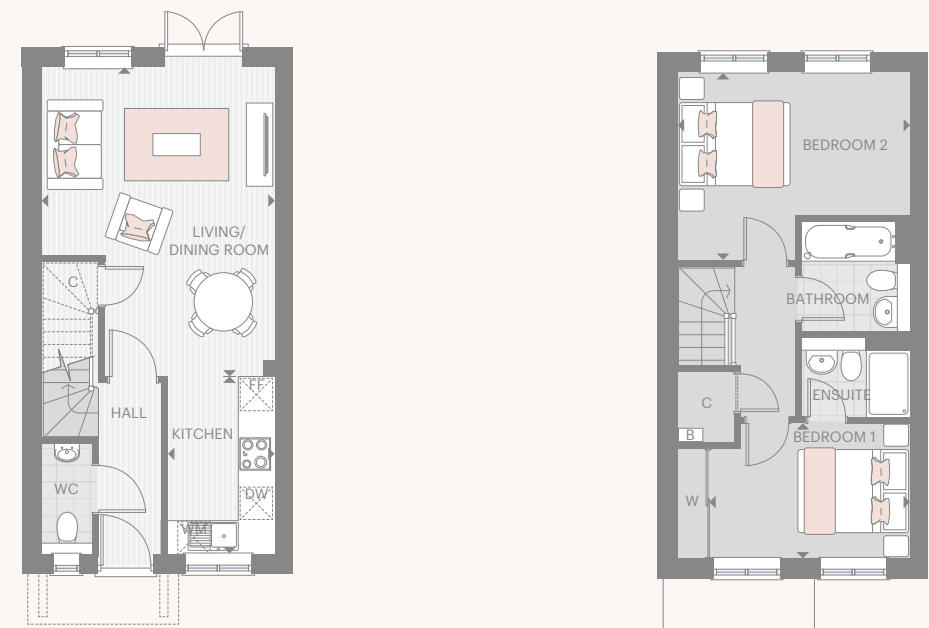
The kitchen, furniture layouts and dimensions on the floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to 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.

*Plot 61 is as above but handed. Plot 60 shown. Please note that room dimensions may vary between plots, please speak to your sales executive.



2 BEDROOM SEMI-DETACHED HOUSE

THE ALDER PLOTS 131 & 132*
TOTAL AREA 73.9 SQ M 795 SQ FT



GROUND FLOOR

Living/Dining Room	4.20m x 5.58m	13'10" x 18'4"
Kitchen	1.93m x 3.20m	6'4" x 10'6"

FIRST FLOOR

Bedroom 1	3.60m x 2.44m	11'9" x 8'0"
Bedroom 2	4.20m x 3.39m	13'9" x 11'1"

KEY

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

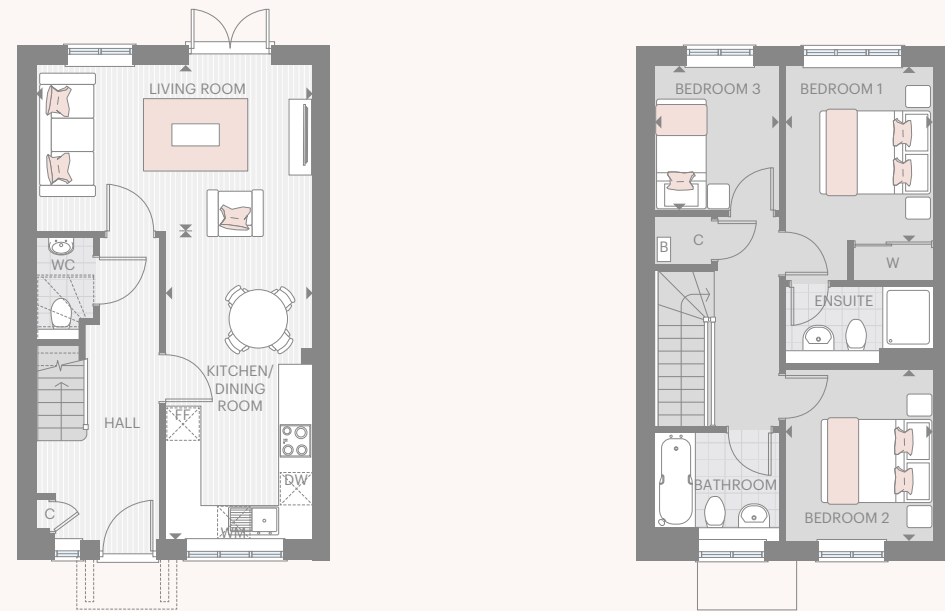
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*Plot 132 is as above but handed. Plot 131 shown. Please note that room dimensions may vary between plots, please speak to your sales executive.



3 BEDROOM SEMI-DETACHED HOUSE

THE OAK PLOTS 65 & 66*
TOTAL AREA 85.36 SQ M 918.8 SQ FT



GROUND FLOOR

Living Room	4.98m x 2.99m	16'4" x 9'10"
Kitchen/Dining Room	2.65m x 5.57m	8'9" x 18'4"

FIRST FLOOR

Bedroom 1	2.66m x 3.15m	8'9" x 10'4"
Bedroom 2	2.66m x 3.09m	8'9" x 10'2"
Bedroom 3	2.21m x 2.60m	7'3" x 8'6"

KEY

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

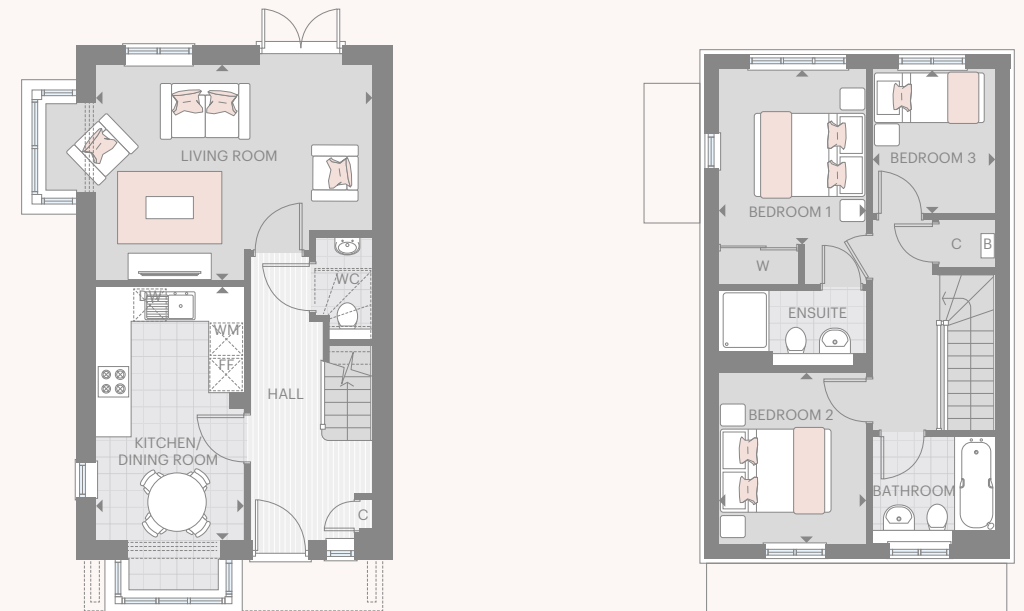
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*Plot 66 is as above but handed. Plot 65 shown. Please note that room dimensions may vary between plots, please speak to your sales executive.



3 BEDROOM DETACHED HOUSE

THE PINE PLOT 62
TOTAL AREA 88.5 SQM 952 SQ FT



GROUND FLOOR

Living Room	3.89m x 4.98m	12'9" x 16'4"
Kitchen/Dining Room	4.56m x 2.66m	15'0" x 8'7"

FIRST FLOOR

Bedroom 1	2.66m x 3.15m	8'7" x 10'4"
Bedroom 2	2.66m x 3.09m	8'7" x 10'2"
Bedroom 3	2.60m x 2.21m	8'6" x 7'3"

KEY

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

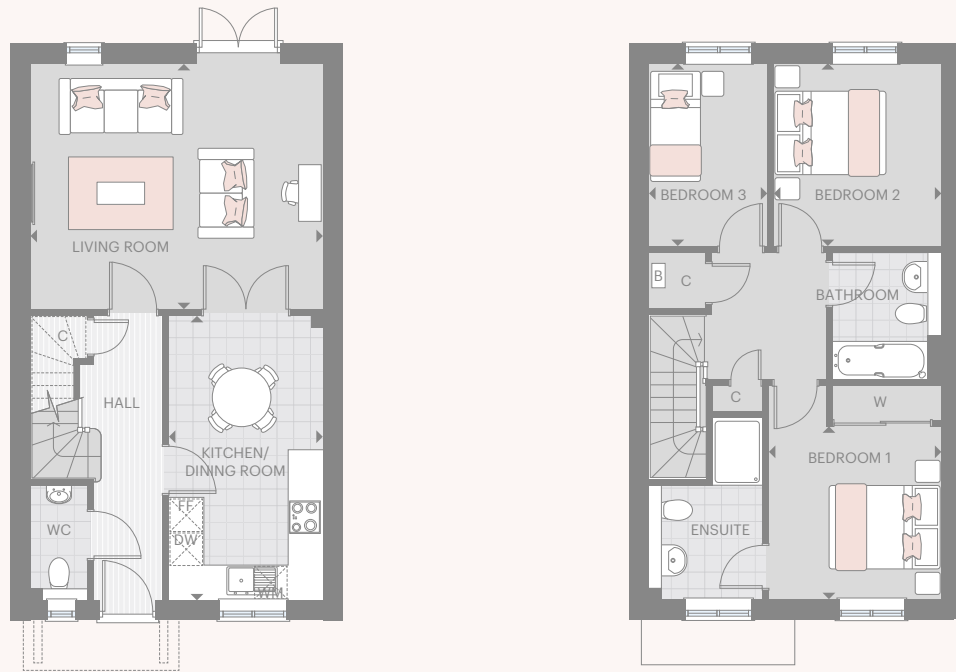
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3 BEDROOM SEMI-DETACHED HOUSE

THE BIRCH PLOTS 114, 115*, 133 & 134*
TOTAL AREA 101.32 SQ M 1090 SQ FT



GROUND FLOOR

Living Room	5.25m x 4.41m	17'2" x 14'5"
Kitchen/Dining Room	2.76m x 5.12m	9'0" x 16'9"

FIRST FLOOR

Bedroom 1	3.10m x 3.10m	10'2" x 10'2"
Bedroom 2	3.29m x 3.01m	10'9" x 9'9"
Bedroom 3	3.29m x 2.13m	10'9" x 6'11"

KEY

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

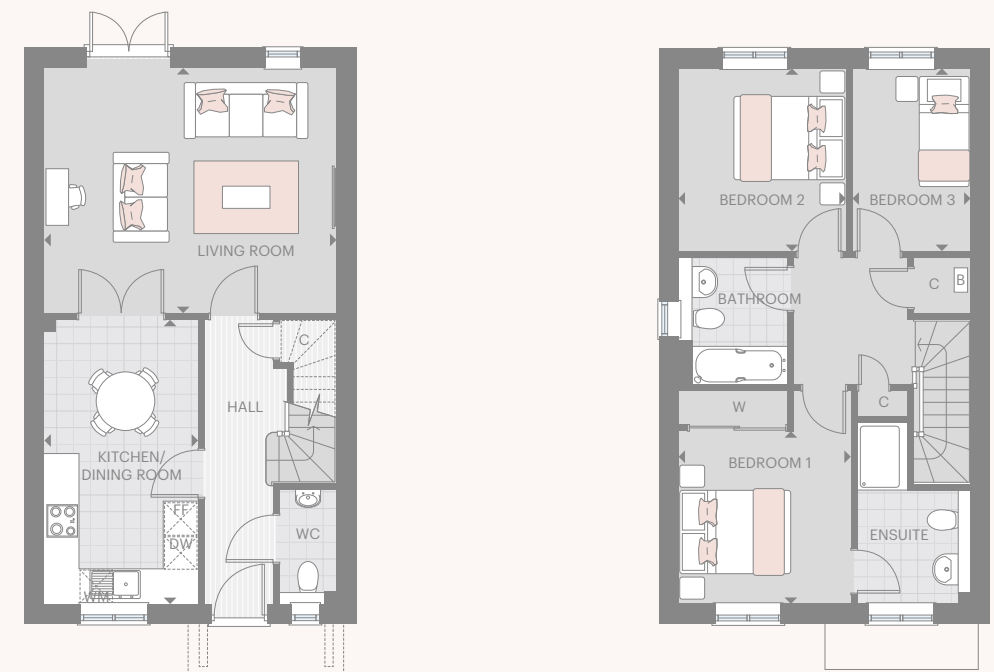
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*Plots 115 & 134 are as above but handed. Plots 114 & 133 shown. Please note that room dimensions may vary between plots, please speak to your sales executive.



3 BEDROOM DETACHED HOUSE

THE BEECHTREE PLOT 85
TOTAL AREA 101.32 SQ M 1090 SQ FT



GROUND FLOOR

Living Room	5.25m x 4.41m	17'2" x 14'5"
Kitchen/Dining Room	2.76m x 5.12m	9'0" x 16'9"

FIRST FLOOR

Bedroom 1	3.10m x 3.10m	10'2" x 10'2"
Bedroom 2	3.29m x 3.01m	10'9" x 9'9"
Bedroom 3	3.29m x 2.13m	10'9" x 6'11"

KEY

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

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 92 & 113**
TOTAL AREA 101.32 SQ M 1090 SQ FT



GROUND FLOOR

Living Room	5.25m x 4.41m	17'2" x 14'5"
Kitchen/Dining Room	2.77m x 5.12m	9'1" x 16'9"

FIRST FLOOR

Bedroom 1	3.10m x 3.10m	10'2" x 10'2"
Bedroom 2	3.29m x 3.01m	10'9" x 9'9"
Bedroom 3	3.29m x 2.13m	10'9" x 6'11"

KEY

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

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.

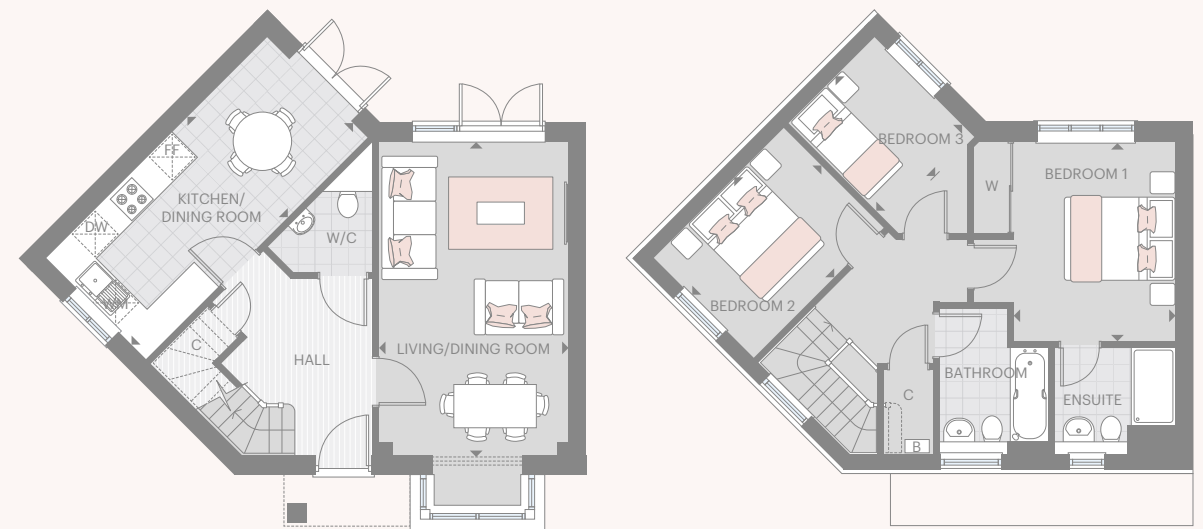
Please note that room dimensions may vary between plots, please speak to your sales executive.

*Plot 113 is as above but without windows in these locations. **Plot 113 does not have external cladding to the first floor.



3 BEDROOM SEMI-DETACHED HOUSE

THE YEW PLOTS 88, 89*, 116 & 117*
TOTAL AREA 97.8 SQM 1053 SQ FT



GROUND FLOOR

Living/Dining Room	3.42m x 5.64m	11'2" x 18'5"
Kitchen/Dining Room	2.54m x 5.64m	8'4" x 18'5"

FIRST FLOOR

Bedroom 1	3.60m x 2.91m	11'9" x 9'6"
Bedroom 2	3.33m x 2.55m	10'10" x 8'4"
Bedroom 3	2.20m x 2.55m	7'2" x 8'4"

KEY

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

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.

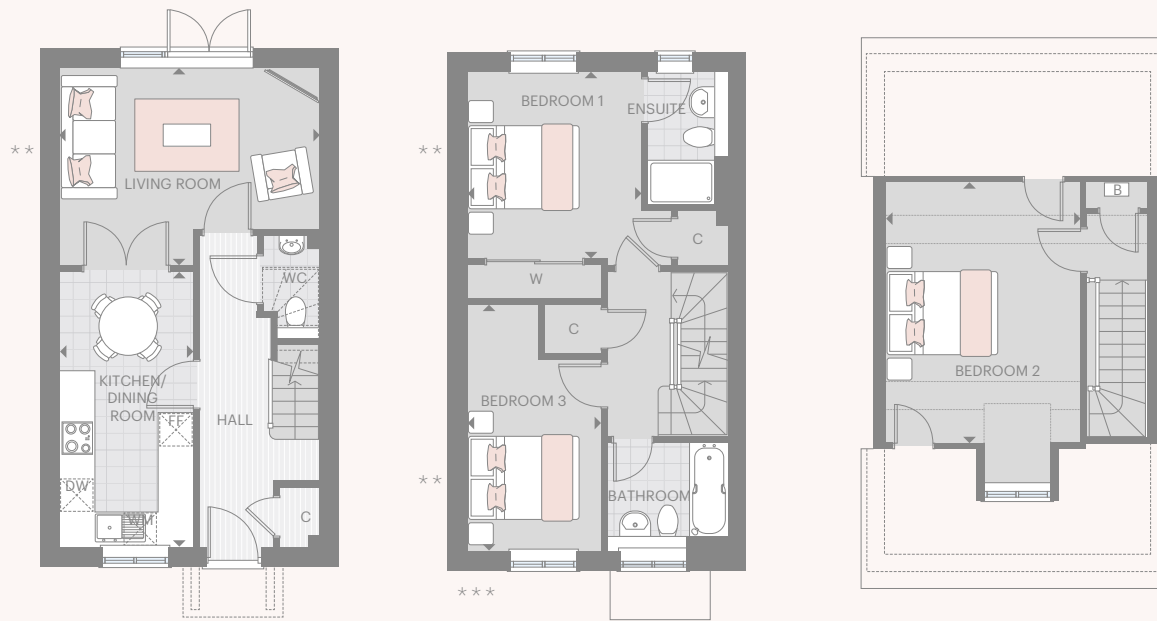
*Plots 89 & 117 are as above but handed. Plots 88 & 116 shown. Please note that room dimensions may vary between plots, please speak to your sales executive.



3 BEDROOM SEMI-DETACHED HOUSE

THE MAPLE PLOTS 63, 64*, 67, 68*, 83, 84*, 103 & 104*

TOTAL AREA 103.9 SQ M 1118 SQ FT



GROUND FLOOR

Living Room	4.70m x 3.55m	15'5" x 11'8"
Kitchen/ Dining Room	2.40m x 4.96m	7'11" x 16'3"

FIRST FLOOR

Bedroom 1	3.14m x 3.36m	10'4" x 11'0"
Bedroom 3	2.42m x 4.45m	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 Integrated Washing Machine DW Dishwasher
 ◀▶ Measurement Points Reduced Ceiling Height

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*Plots 64, 68, 84 & 104 are as above but handed. Plots 63, 67, 83 & 103 shown. Please note that room dimensions may vary between plots, please speak to your sales executive.

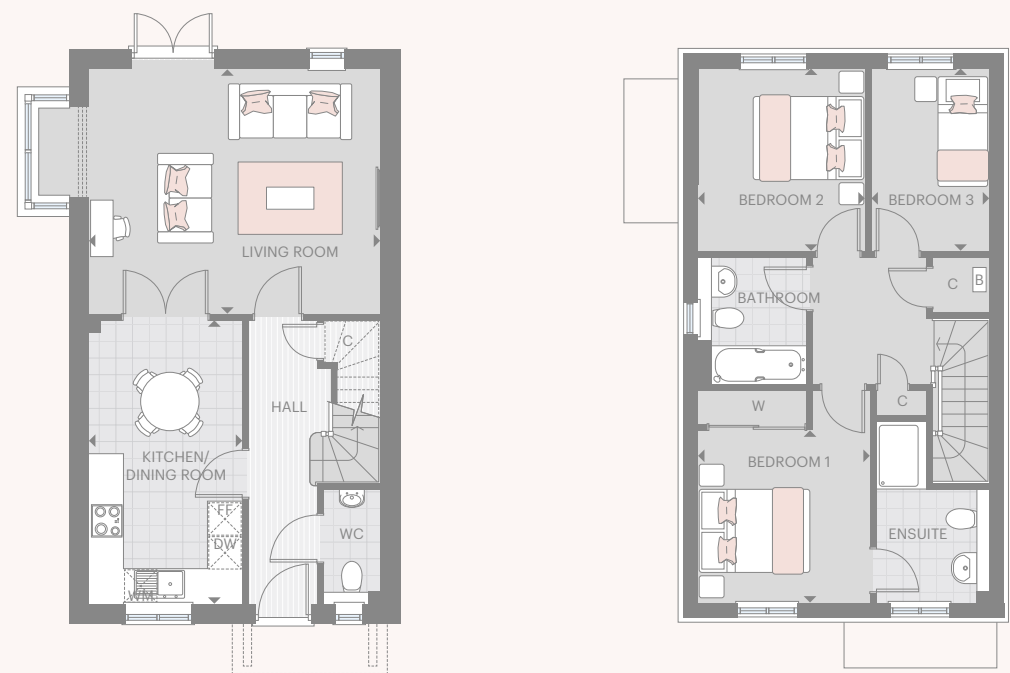
Plot 83 has windows in these locations. *Plots 83 & 84 have external cladding from first floor.



3 BEDROOM DETACHED HOUSE

THE BEECHTREE PLOT 122

TOTAL AREA 101.32 SQ M 1091 SQ FT



GROUND FLOOR

Living Room	5.25m x 4.41m	17'2" x 14'5"
Kitchen/Dining Room	2.76m x 5.12m	9'0" x 16'9"

FIRST FLOOR

Bedroom 1	3.10m x 3.10m	10'2" x 10'2"
Bedroom 2	3.29m x 3.01m	10'9" x 9'9"
Bedroom 3	3.29m x 2.13m	10'9" x 6'11"

KEY

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

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.

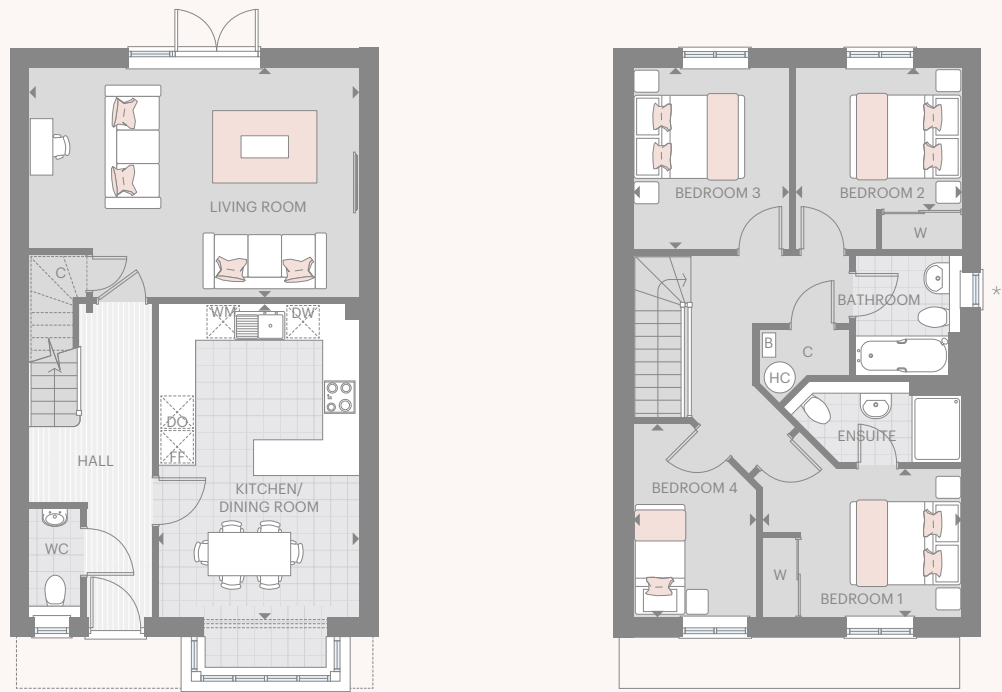
Please note that room dimensions may vary between plots, please speak to your sales executive.





4 BEDROOM DETACHED HOUSE

THE ELM PLOTS 86 & 87
TOTAL AREA 119.7 SQ M 1288 SQ FT



GROUND FLOOR

Living Room	5.93m x 4.15m	19'5" x 13'7"
Kitchen/Dining Room	3.59m x 5.64m	11'9" x 18'6"

FIRST FLOOR

Bedroom 1	3.60m x 2.68m	11'9" x 8'9"
Bedroom 2	3.00m x 2.54m	9'10" x 8'4"
Bedroom 3	2.81m x 3.27m	9'2" x 10'8"
Bedroom 4	2.22m x 3.49m	7'3" x 11'5"

KEY

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

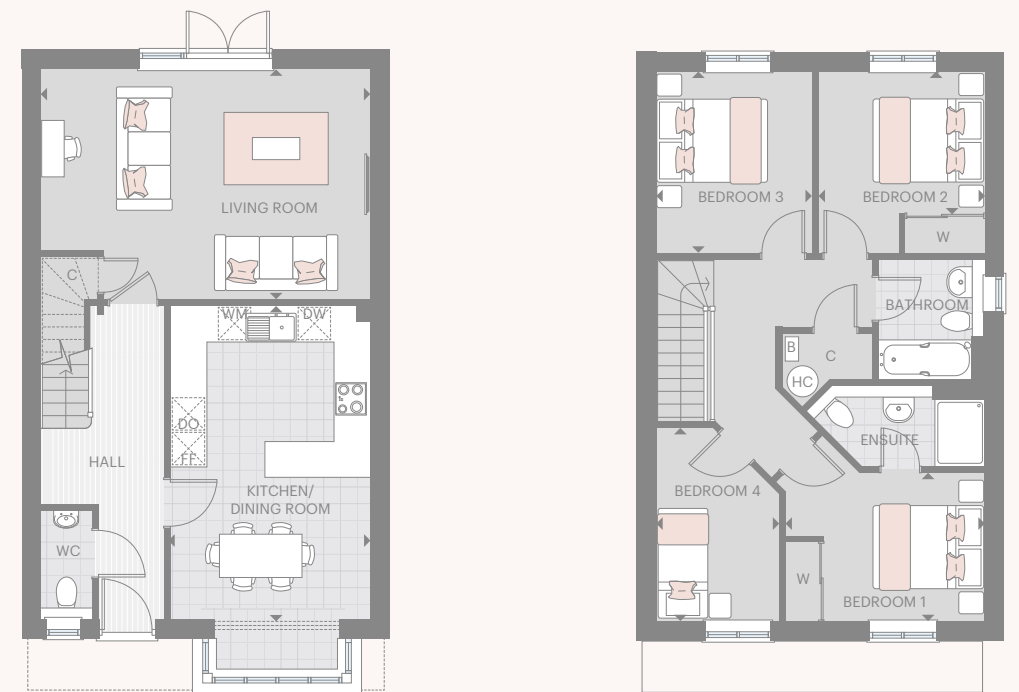
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*Plot 87 is as above but without a window in this location. Please note that room dimensions may vary between plots, please speak to your sales executive.



4 BEDROOM SEMI-DETACHED HOUSE

THE ELM PLOTS 90* & 91
TOTAL AREA 119.7 SQ M 1288 SQ FT



GROUND FLOOR

Living Room	5.93m x 4.15m	19'5" x 13'7"
Kitchen/Dining Room	3.59m x 5.64m	11'10" x 18'6"

FIRST FLOOR

Bedroom 1	3.60m x 2.68m	11'8" x 8'10"
Bedroom 2	2.54m x 3.01m	8'3" x 10'9"
Bedroom 3	2.81m x 3.27m	9'2" x 10'9"
Bedroom 4	2.22m x 3.49m	7'3" x 11'5"

KEY

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

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*Plot 90 is as above but handed. Plot 91 shown. Please note that room dimensions may vary between plots, please speak to your sales executive.



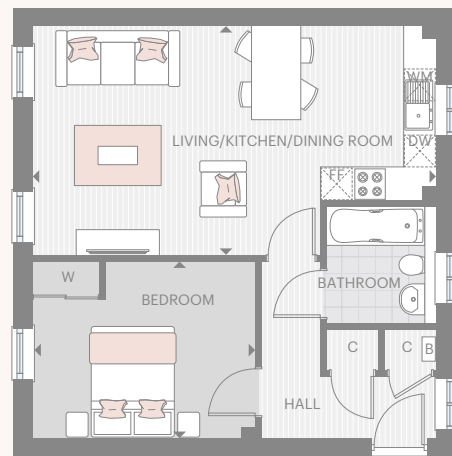
WOODPECKER HOUSE
APARTMENT

floorplans

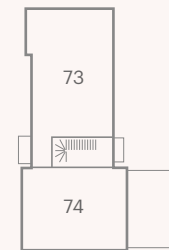


WOODPECKER HOUSE 1 BEDROOM APARTMENT

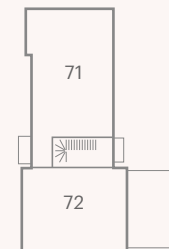
PLOT 69
TOTAL AREA 54.1 SQ M 582 SQ FT



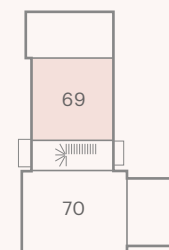
Living/Kitchen/Dining Room	4.12m x 7.28m	13'6" x 23'11"
Bedroom	3.18m x 4.02m	10'5" x 13'2"



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

KEY

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

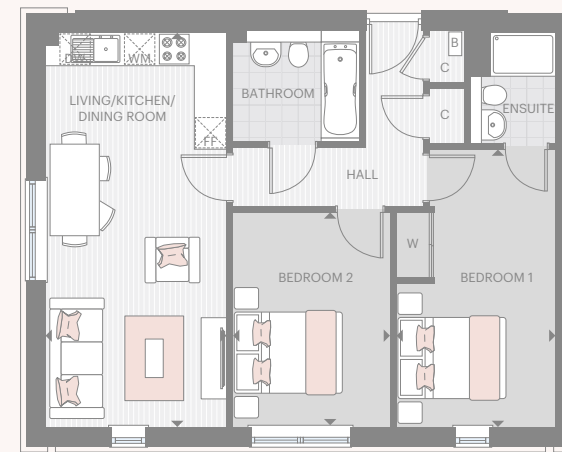
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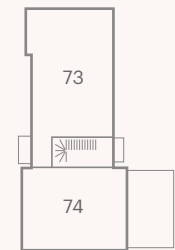


WOODPECKER HOUSE 2 BEDROOM APARTMENT

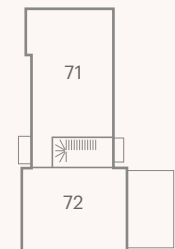
PLOT 70
TOTAL AREA 68.7 SQM 740 SQ FT



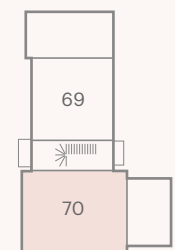
Living/Kitchen/Dining Room	7.28m x 3.34m	28'11" x 11'0"
Bedroom 1	5.13m x 2.93m	16'10" x 9'8"
Bedroom 2	2.89m x 3.96m	9'6" x 13'0"



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

KEY

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

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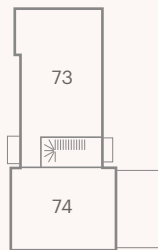
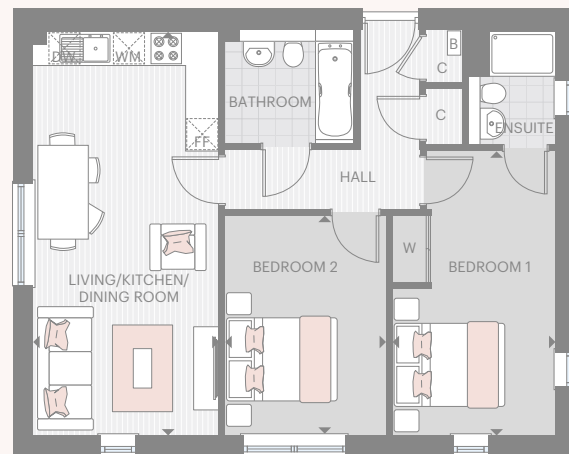
Please note that room dimensions may vary between plots, please speak to your sales executive.



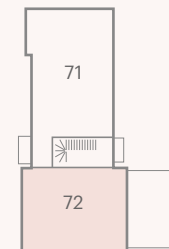


WOODPECKER HOUSE 2 BEDROOM APARTMENT

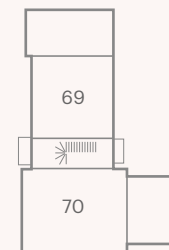
PLOT 72
TOTAL AREA 68.7 SQM 740 SQ FT



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Living/Kitchen/Dining Room	7.28m x 3.34m	23'11" x 11'0"
Bedroom 1	5.13m x 2.93m	16'10" x 9'8"
Bedroom 2	2.89m x 3.96m	9'6" x 13'0"



KEY

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

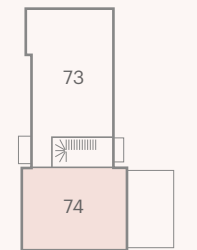
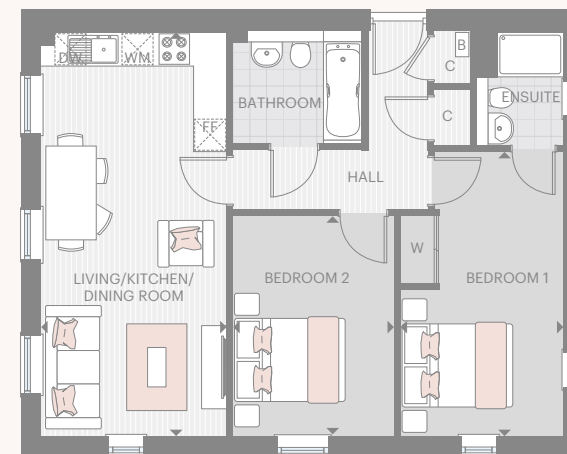
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Please note that room dimensions may vary between plots, please speak to your sales executive.

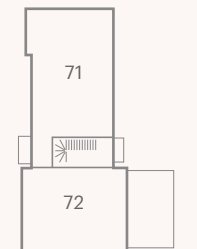


WOODPECKER HOUSE 2 BEDROOM APARTMENT

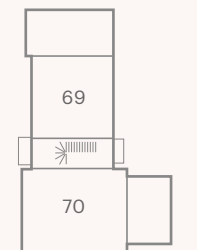
PLOT 74
TOTAL AREA 68.7 SQM 740 SQ FT



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Living/Kitchen/Dining Room	7.28m x 3.34m	23'11" x 11'0"
Bedroom 1	5.13m x 2.93m	16'10" x 9'8"
Bedroom 2	2.89m x 3.96m	9'6" x 13'0"



KEY

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

The kitchen, furniture layouts and dimensions on the floorplan 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.

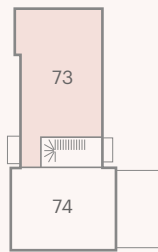
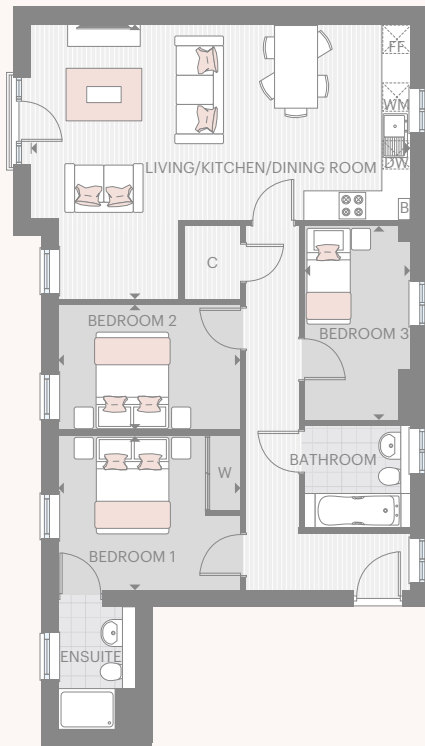
Please note that room dimensions may vary between plots, please speak to your sales executive.



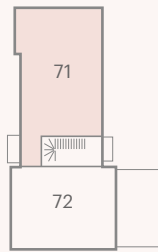
WOODPECKER HOUSE 3 BEDROOM APARTMENT

PLOTS 71 & 73

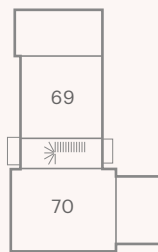
TOTAL AREA 92.1 SQM 991 SQ FT



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Living/Kitchen/Dining Room	5.67m x 7.84m	18'8" x 25'9"
Bedroom 1	3.18m x 3.77m	10'5" x 12'4"
Bedroom 2	2.59m x 3.77m	8'6" x 12'4"
Bedroom 3	2.19m x 3.99m	7'2" x 13'1"



KEY

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

The kitchen, furniture layouts and dimensions on the floorplan 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.

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



BRAMBLING COURT
APARTMENT

floorplans

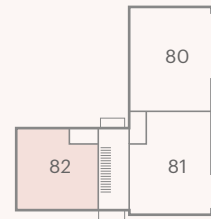


BRAMBLING COURT 1 BEDROOM APARTMENT

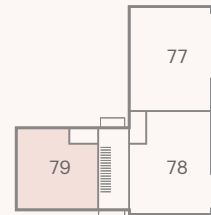
PLOTS 79 & 82
TOTAL AREA 49.25 SQ M 530.1 SQ FT



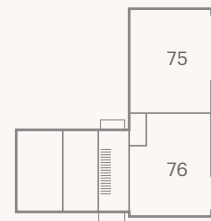
Living/Kitchen/Dining Room	7.28m x 3.56m	23'10" x 11'8"
Bedroom	3.57m x 3.62m	11'8" x 11'10"



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

KEY

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

The kitchen, furniture layouts and dimensions on the floorplan 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.

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

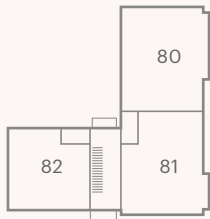


BRAMBLING COURT 2 BEDROOM APARTMENT

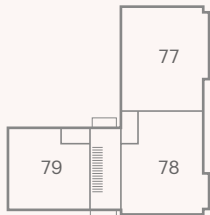
PLOT 76
TOTAL AREA 64.86 SQM 698 SQ FT



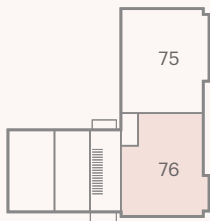
Living/Kitchen/Dining Room	7.86m x 3.48m	25'9" x 11'4"
Bedroom 1	3.98m x 3.09m	13'0" x 11'1"
Bedroom 2	3.98m x 2.49m	13'0" x 8'2"



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

KEY

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

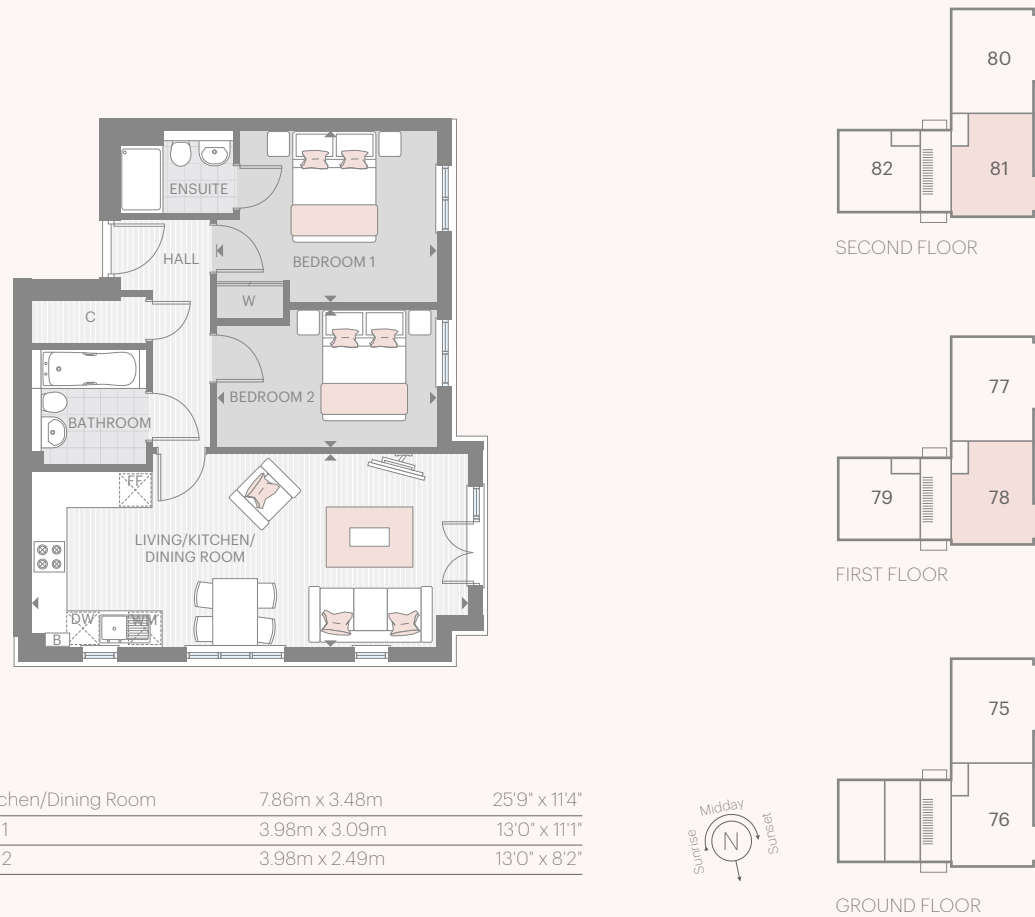
The kitchen, furniture layouts and dimensions on the floorplan are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to 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.

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



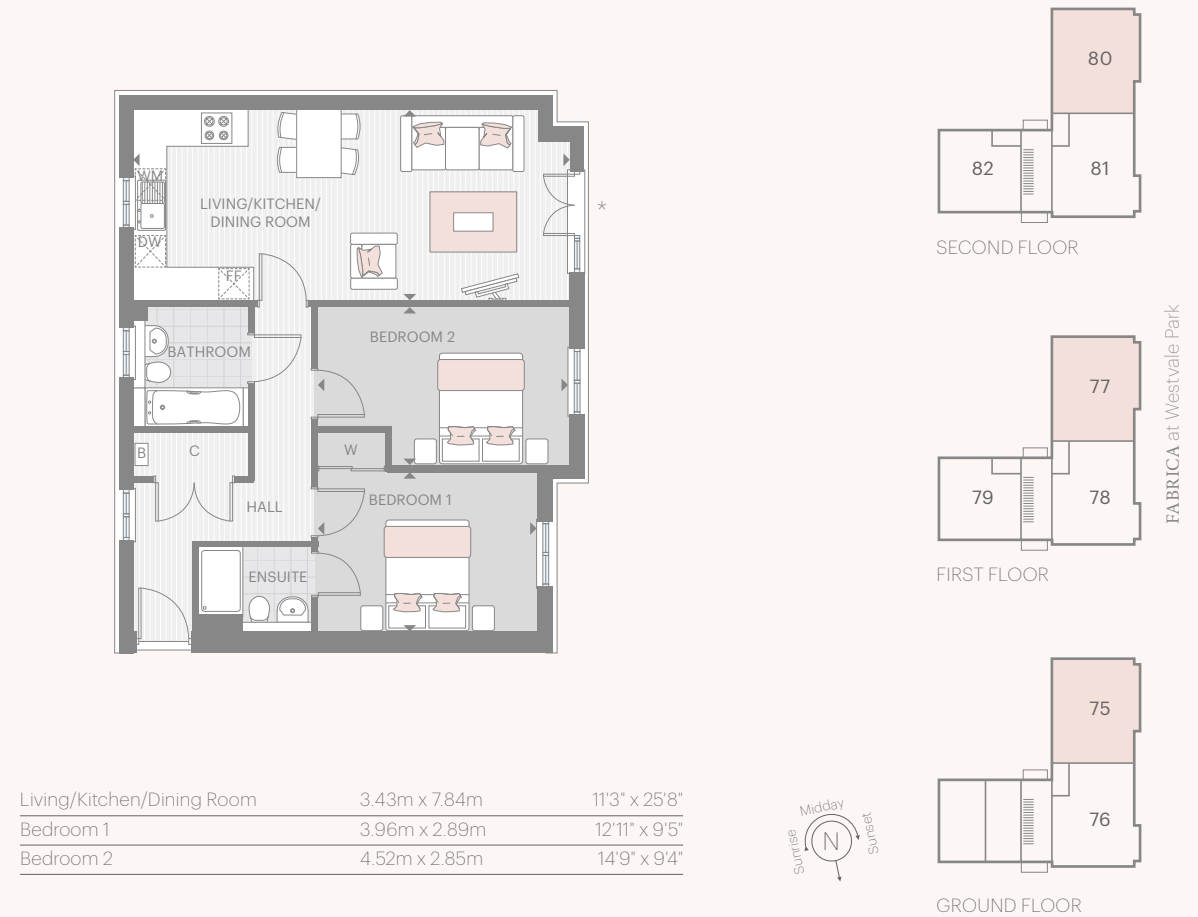
BRAMBLING COURT 2 BEDROOM APARTMENT

PLOTS 78 & 81
TOTAL AREA 64.69 SQM 696 SQ FT



BRAMBLING COURT 2 BEDROOM APARTMENT

PLOTS 75*, 77 & 80
TOTAL AREA 71.8 SQM 772.8 SQ FT



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

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.

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

*Plot 75 has a fixed window instead of doors. Plot 75 does not have external cladding.



CURLEW HOUSE
APARTMENT

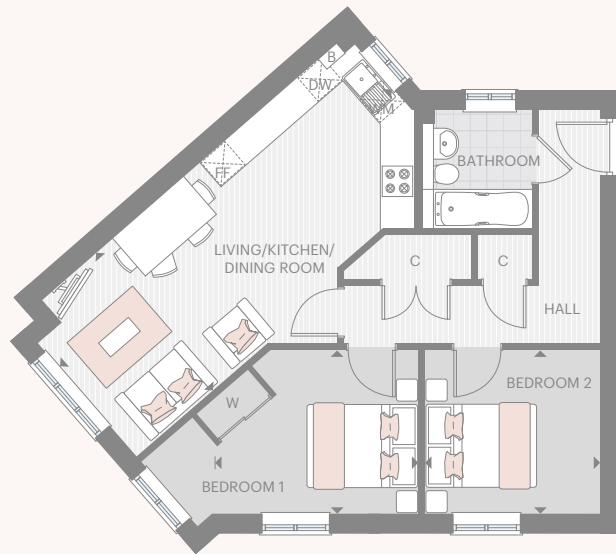
floorplans



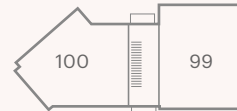
CURLEW HOUSE 2 BEDROOM APARTMENT

PLOT 98

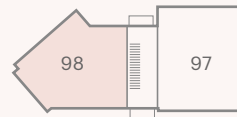
TOTAL AREA 64.6 SQ M 695 SQ FT



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Living/Kitchen/Dining Room	7.85m x 3.27m	25'8" x 10'8"
Bedroom 1	3.73m x 2.95m	12'2" x 9'8"
Bedroom 2	3.16m x 2.95m	10'4" x 9'8"



KEY

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

The kitchen, furniture layouts and dimensions on the floorplan 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.

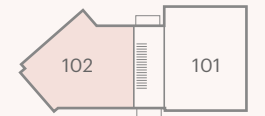
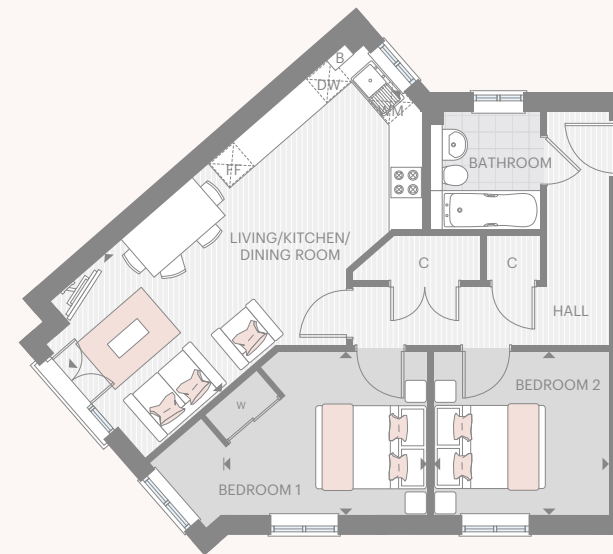
Please note that room dimensions may vary between plots, please speak to your sales executive.



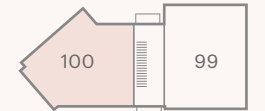
CURLEW HOUSE 2 BEDROOM APARTMENT

PLOTS 100 & 102

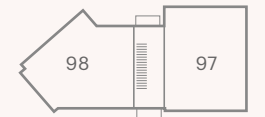
TOTAL AREA 64.6 SQ M 695 SQ FT



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Living/Kitchen/Dining Room	7.85m x 3.27m	25'8" x 10'8"
Bedroom 1	3.73m x 2.95m	12'2" x 9'8"
Bedroom 2	3.16m x 2.95m	10'4" x 9'8"



KEY

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

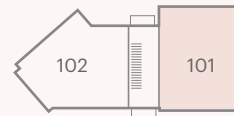
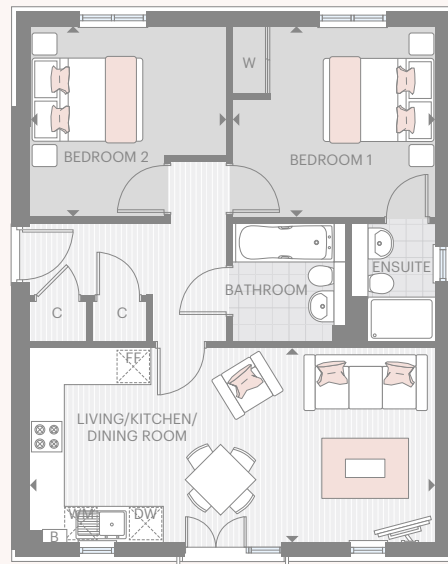
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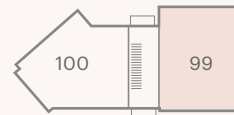


CURLEW HOUSE 2 BEDROOM APARTMENT

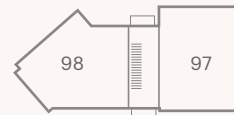
PLOTS 99 & 101
TOTAL AREA 67.7 SQ M 728 SQ FT



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Living/Kitchen/Dining Room	7.30m x 3.50m	23'11" x 11'5"
Bedroom 1	3.64m x 3.43m	11'11" x 11'3"
Bedroom 2	3.52m x 3.43m	11'6" x 11'3"



KEY

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

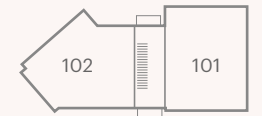
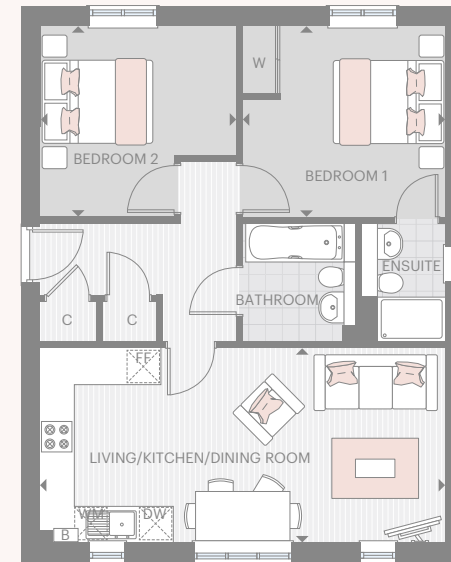
The kitchen, furniture layouts and dimensions on the floorplan are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to 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.

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



CURLEW HOUSE 2 BEDROOM APARTMENT

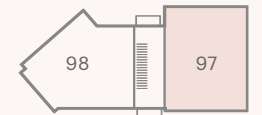
PLOT 97
TOTAL AREA 68 SQM 732 SQ FT



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Living/Kitchen/Dining Room	7.30m x 3.50m	23'11" x 11'5"
Bedroom 1	3.64m x 3.43m	11'11" x 11'3"
Bedroom 2	3.52m x 3.43m	11'6" x 11'3"



KEY

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

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



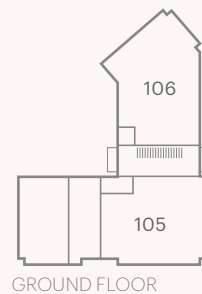
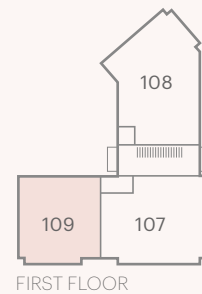
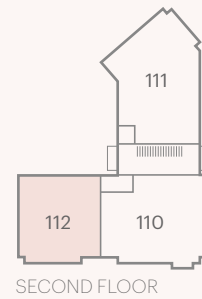
GOLDFINCH COURT
APARTMENT

floorplans



GOLDFINCH COURT 1 BEDROOM APARTMENT

PLOTS 109 & 112
TOTAL AREA 56.3 SQ M 606 SQ FT



Living/Kitchen/Dining Room	3.92m x 7.84m	12'10" x 25'8"
Bedroom	3.98m x 3.30m	13'0" x 10'9"



KEY

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

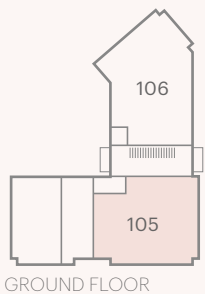
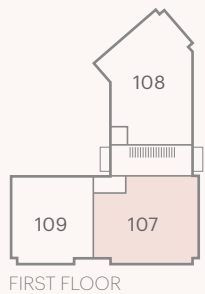
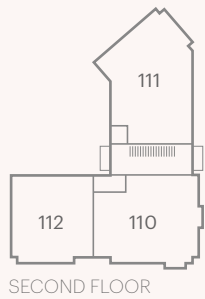
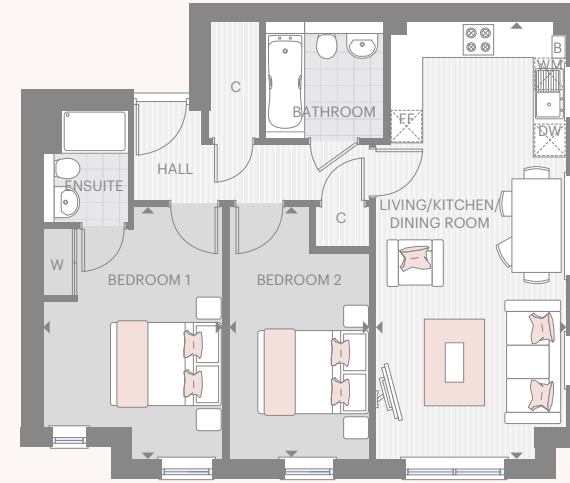
The kitchen, furniture layouts and dimensions on the floorplan are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to 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.

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



GOLDFINCH COURT 2 BEDROOM APARTMENT

PLOTS 105 & 107
TOTAL AREA 68.2 SQ M 734 SQ FT



Living/Kitchen/Dining Room	7.86m x 3.43m	25'9" x 11'3"
Bedroom 1	4.54m x 3.24m	14'10" x 10'7"
Bedroom 2	4.54m x 2.53m	14'10" x 8'3"



KEY

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

The kitchen, furniture layouts and dimensions on the floorplan 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.

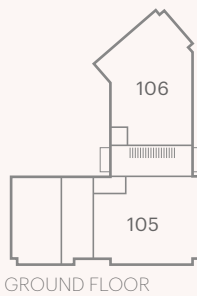
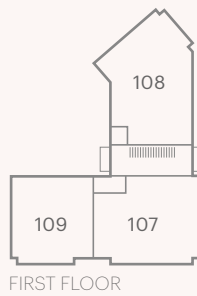
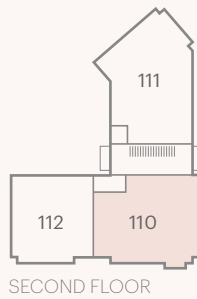
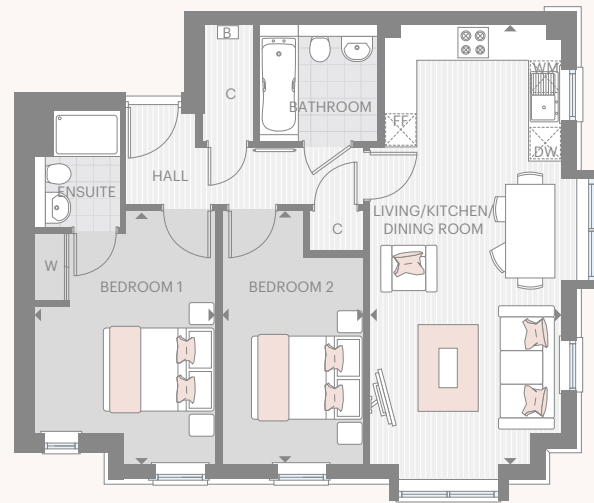
Please note that room dimensions may vary between plots, please speak to your sales executive.



GOLDFINCH COURT 2 BEDROOM APARTMENT

PLOT 110

TOTAL AREA 68.8 SQ M 734 SQ FT



Living/Kitchen/Dining Room	7.86m x 3.43m	25'9" x 11'3"
Bedroom 1	4.54m x 3.24m	14'10" x 10'7"
Bedroom 2	4.54m x 2.53m	14'10" x 8'3"



KEY

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

The kitchen, furniture layouts and dimensions on the floorplan 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.

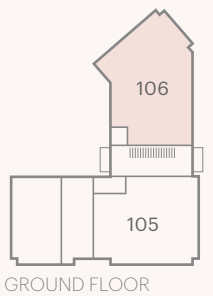
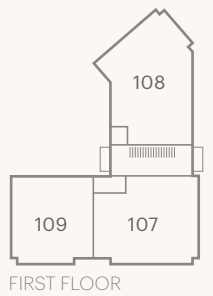
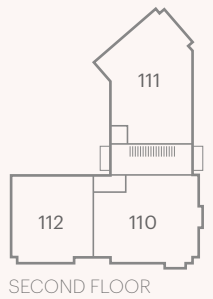
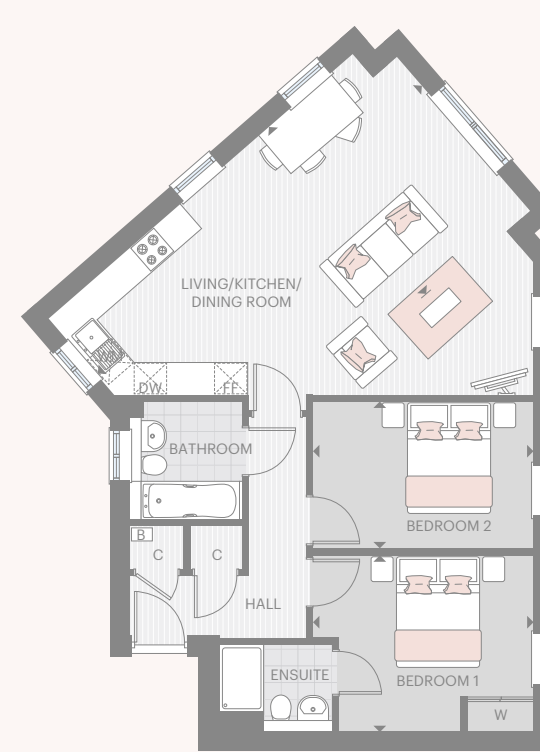
Please note that room dimensions may vary between plots, please speak to your sales executive.



GOLDFINCH COURT 2 BEDROOM APARTMENT

PLOT 106

TOTAL AREA 77.2 SQM 831 SQ FT



Living/Kitchen/Dining Room	4.24m x 7.84m	13'9" x 25'8"
Bedroom 1	3.98m x 3.17m	13'0" x 10'4"
Bedroom 2	3.98m x 2.66m	13'0" x 8'8"



KEY

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

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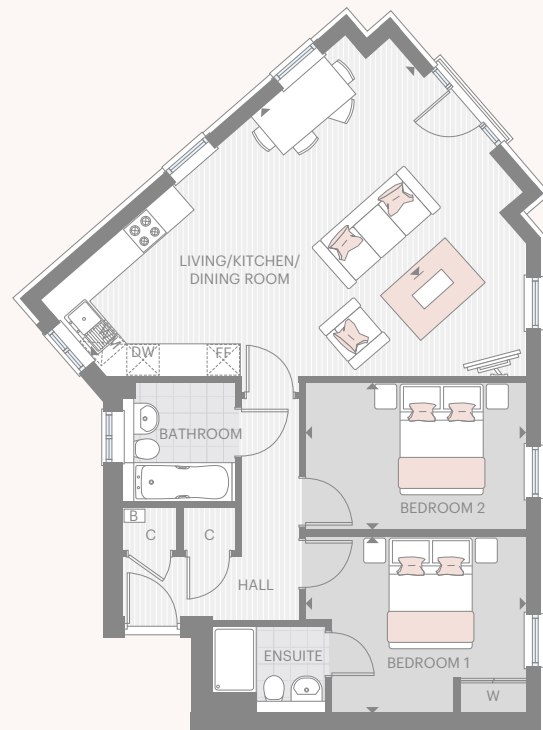
Please note that room dimensions may vary between plots, please speak to your sales executive.



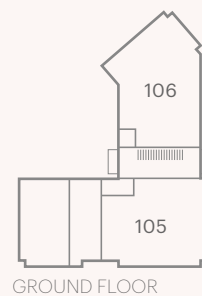
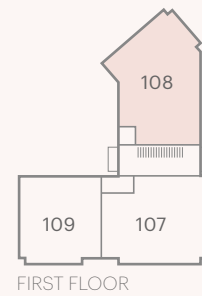
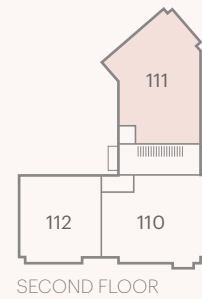
GOLDFINCH COURT 2 BEDROOM APARTMENT

PLOTS 108 & 111

TOTAL AREA 77.2 SQ M 831 SQ FT



Living/Kitchen/Dining Room	4.24m x 7.84m	13'9" x 25'8"
Bedroom 1	3.98m x 3.17m	13'0" x 10'4"
Bedroom 2	3.98m x 2.66m	13'0" x 8'8"



KEY

B Boiler W Wardrobe C Cupboard FF Fridge Freezer WM Space for Integrated 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.

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



AN IMPRESSIVE *specification*



INTERNAL FINISHES

- Carpet to all stairs, landing and bedroom areas in houses
- Carpet to all bedrooms in apartments
- Laminate to hallways for all houses & apartments. The Alder, The Birch to have laminated throughout downstairs excluding WCs
- Timber staircase with hardwood handrails and spindles in all houses
- White internal doors
- Dove White painted walls
- White sockets and switches throughout except to kitchens (chrome finish)
- Secured by Design composite timber front doors to apartments

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 gas hob
 - Fridge/freezer
 - Dishwasher
- Stainless steel one-and-a-half bowl sink with single lever mixer tap
- Stainless steel splashback and hood
- Large format floor tiles by Minoli
- Space for integrated washing machine/washer dryer (available as an upgrade)

BEDROOMS

- Built-in wardrobes with sliding doors to master bedroom in all homes and also to bedroom 2 in all four bedroom 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 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 area 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 light bulbs to all rooms

EXTERNAL FEATURES & SECURITY

- 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

SECURITY & PEACE OF MIND

- 10-year NHBC warranty including a 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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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 February 2018.

FABRICA
by A2Dominion