



# WESTVALE PARK

HORLEY, SURREY



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.



A NEW  
*destination*

At the edge of the vibrant town of Horley, Westvale Park will be a lively and dynamic place to live and the centre of a flourishing, well-connected, new community.



PERFECTLY  
*placed*



Map is not to scale, indicative only



## STAYING *connected*

The fresh sea air of Brighton Pier is under an hour away by car, while Gatwick Airport is just a 10 minute drive. On an average weekday, there are more than 70 trains from Horley into London Victoria. Both of which make Westvale Park an ideal base, whatever the destination.



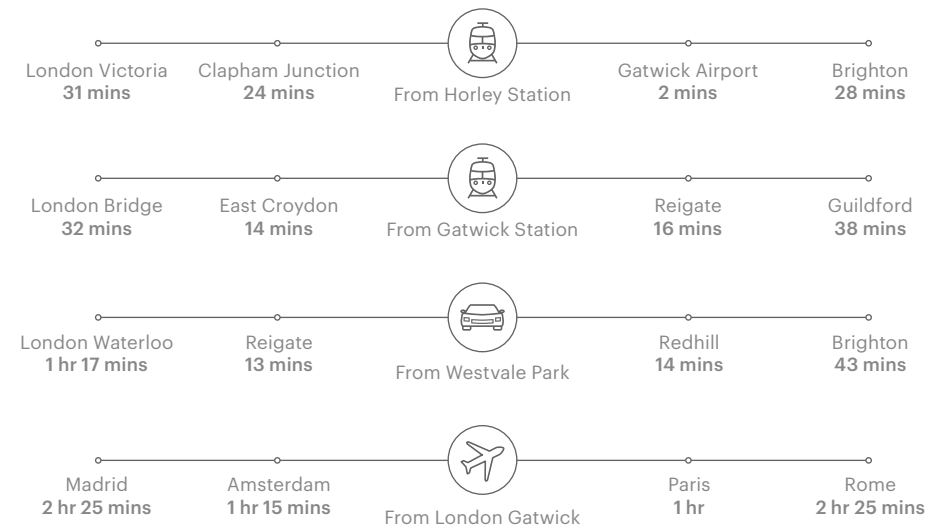
FABRICA at Westvale Park



connected

Horley offers excellent transport links, making it a favoured commuter town for those who work in the city yet want to enjoy the very best of country living.

High-speed trains run from Horley station and Gatwick Airport station – just 3 miles away – with regular connections to both London Bridge and London Victoria. The M23 and M25 motorways are also within easy reach, with direct routes into the Capital, while Gatwick Airport itself, with many international destinations, is just minutes away from Westvale Park.



Travel times are approximate. Train times have been based on minimum journey times available. Sources: Skyscanner.net, theaa.com/routeplanner and trainline.com



CAREFULLY  
*crafted*

We apply the highest building standards and source the best possible materials to create homes that are both unique and expertly made to stand the test of time. From the sustainable solar panels used on every home to the way we train our skilled staff, this is our foundation for design-led living.



Computer Generated Image of Westvale Park, indicative only







## EXPLORE THE GREAT *outdoors*

Surrounding Westvale Park, there's a world of activity and adventure to be discovered – from Olympic cycle routes to hill walks with breathtaking views, the opportunities are endless.



The Surrey Hills Area of Outstanding Natural Beauty provides a majestic backdrop for rambling walks, bike rides and cosy pub lunches. Also just a short journey from Westvale Park lie ancient woodlands, the River Mole, sweeping valleys and some of the best panoramic views in Southern England, including the celebrated beauty spot at Newlands Corner.



adventure



FABRICA at Westvale Park



## PART OF A VIBRANT *community*

Westvale Park will provide a community inspired environment in which to set down roots. With beautifully landscaped public spaces and convenient local facilities planned, including a new primary school, neighbourhood hall and a range of local shops, the strains of everyday life will feel a world away.





Beyond Westvale Park there is plenty to explore. Whether it's walking the dog through the nearby fields, browsing the independent boutiques, meeting friends for coffee or wandering the farmers' market for fresh produce and locally sourced treats. The surrounding area offers endless opportunities to enjoy the very best of local life.



# ENJOY BEING OUT *and about*

Close to popular towns with bustling high streets and convenient local attractions that offer something to suit every taste.

## RESTAURANTS

- 1 Reigate High Street
  - ASK Italian
  - Bill's
  - Carluccio's
  - Côte Brasserie
  - Gurkha Kitchen
  - Pizza Express
  - Prezzo
  - Tony Tobin @ The Dining Room
- 2 Ye Olde Six Bells
- 3 The Half Moon
- 4 Da Peppino
- 5 White Lotus Thai Restaurant

## ENTERTAINMENT

- 6 The Archway Theatre
- 7 Gatwick Aviation Museum
- 8 Everyman Cinema

## RECREATION

- 9 Redhill & Reigate Golf Club
- 10 Cophorne Golf Club
- 11 Horley Leisure Centre
- 12 The Reflexology Spa

## SHOPPING

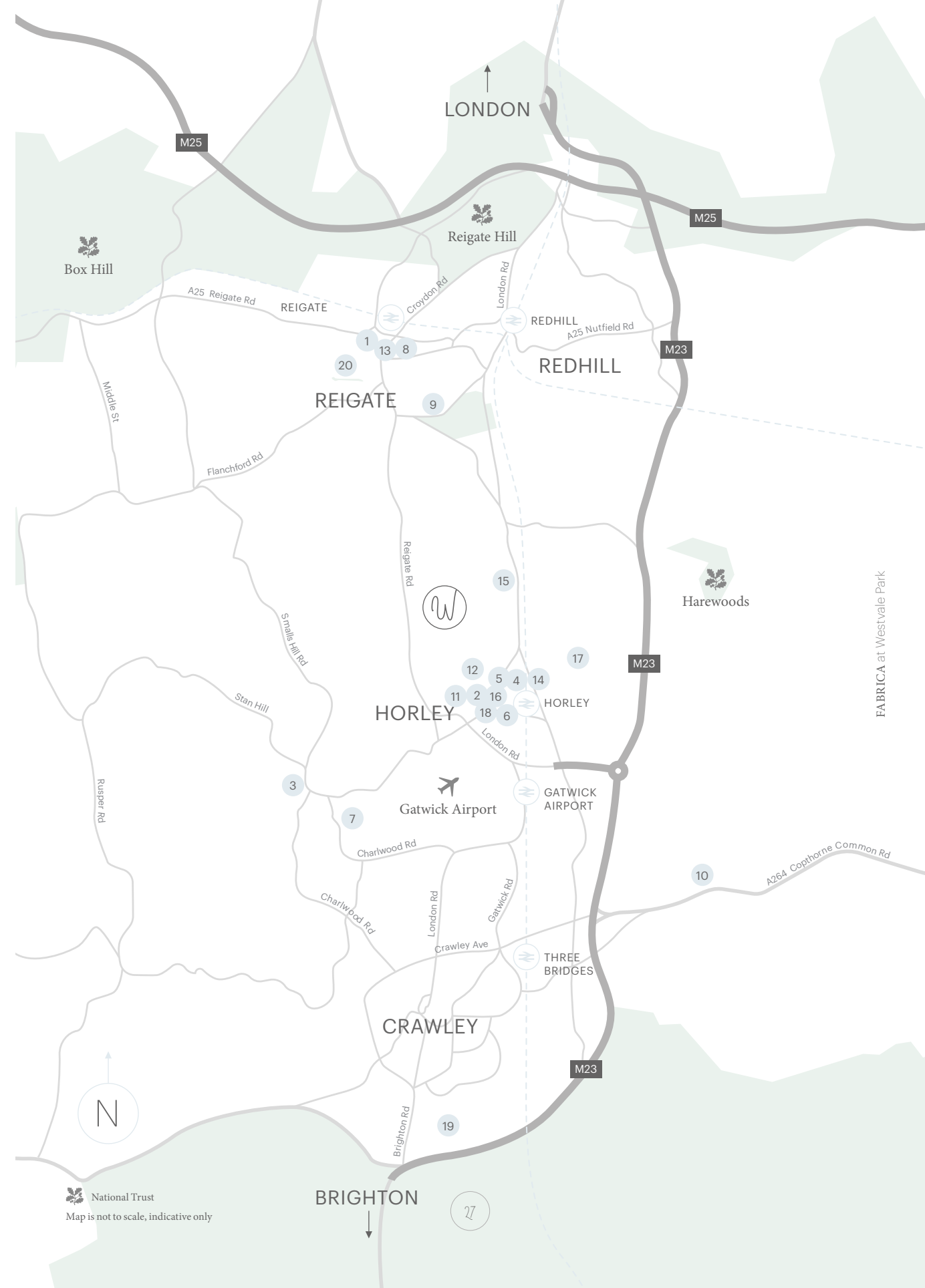
- 13 Reigate High Street
  - Accessorize
  - Cook
  - Crew
  - Jigsaw
  - M&S Food
  - Monty Bojangles
  - Paperchase
  - Phase Eight
  - Sweaty Betty
  - The Vineking Wine Merchants
  - Whistles
- 14 Waitrose, Horley

## HOTELS

- 15 Cambridge Hotel Gatwick
- 16 Gatwick White House Hotel
- 17 Langshott Manor Hotel
- 18 The Corner House Hotel

## PARKS

- 19 Tilgate Park
- 20 Reigate Park



National Trust  
Map is not to scale, indicative only

local life



Just minutes from Westvale Park the Ye Olde Six Bells, in Horley, serves up mouth-watering roasts every Sunday. Popular with visitors, there are impressive golf courses and boutique hotels on the edge of town. At the heart of the community, Horley’s amateur Archway Theatre features ten performances a year and runs youth groups and adult workshops.

Just a few miles north is the buzz of Reigate, with its gastronomic delights, art-house international cinema at the Everyman, and a little slice of heaven for chocolate lovers at the Monty Bojangles truffle bar. There’s so much to do without even mentioning the leisure facilities, independent shops and local hotspots.





# FIRST-CLASS *education*

Some of the best schools in the area are conveniently located close to Westvale Park, including Meath Green Infant and Junior Schools. Willow Tree Montessori Kindergarten and Toad Hall Nursery are only minutes away. The excellent independent Lingfield Notre Dame School is also within easy reach, taking pupils from as young as two all the way to eighteen.



Map is not to scale, indicative only



FABRICA | Westvale Park

- |                                       |  |
|---------------------------------------|--|
| 1 Meath Green Infant School           | 10 Reigate School                      |
| 2 Burstow Primary School              | 11 Dovers Green School                 |
| 3 Meath Green Junior School           | 12 Brooklands School                   |
| 4 Horley Infant School                | 13 Holmesdale Community Infant School  |
| 5 Manorfield Primary & Nursery School | 14 Willow Tree Montessori Kindergarten |
| 6 Copthorne Preparatory School        | 15 Toad Hall Nursery                   |
| 7 Imberhorne School                   | 16 Lingfield Notre Dame School         |
| 8 Oakwood School                      |  |
| 9 Oriel High School                   |  |





A PLACE  
*to call home*

Warm and inviting interior schemes, along with individually designed kitchens combine to great effect in these light, open living areas, providing the perfect place for both entertaining and relaxing.



Previous FABRICA development photography, indicative only



at home



FABRICA at Westvale Park



Previous FABRICA development photography, indicative only

# NATURAL *elegance*

Attention to detail is an essential element in all our homes. Everything has been thoughtfully crafted for easy modern living. Our interior designers finish each room to the highest standards, using a handpicked selection of quality materials that reflect the true nature of the place.





ROOM TO  
*unwind*

Our stylish master bedrooms feature full height built-in wardrobes with ample storage space for comfort and ease. And feature windows create a light-filled space for ultimate relaxation.



Previous FABRICA development photography, indicative only

# 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](http://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