

Taylor
Wimpey

WESTVALE PARK

HORLEY | SURREY



This artist's impression is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.



WESTVALE PARK. A VERY SPECIAL PLACE TO BE

A warm welcome to Westvale Park.

*This stunning collection of 1, 2, 3 & 4 bedroom
homes is part of an exciting new community
to the north west of Horley.*

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course - and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.





Images include optional upgrades at additional cost.

LIVE AND LOVE VILLAGE LIFE

We are working with a consortium of leading housebuilders to create this exciting new community with easy access to the M25, M23/A23 and A24.

The development will include a host of brand new facilities, including a neighbourhood centre with community hall, a primary school, a medical centre, a place of worship, and a range of shops and office spaces for local businesses.



Archway Theatre is located under the railway arches in Horley



Il Sorriso has authentic and modern Italian dishes

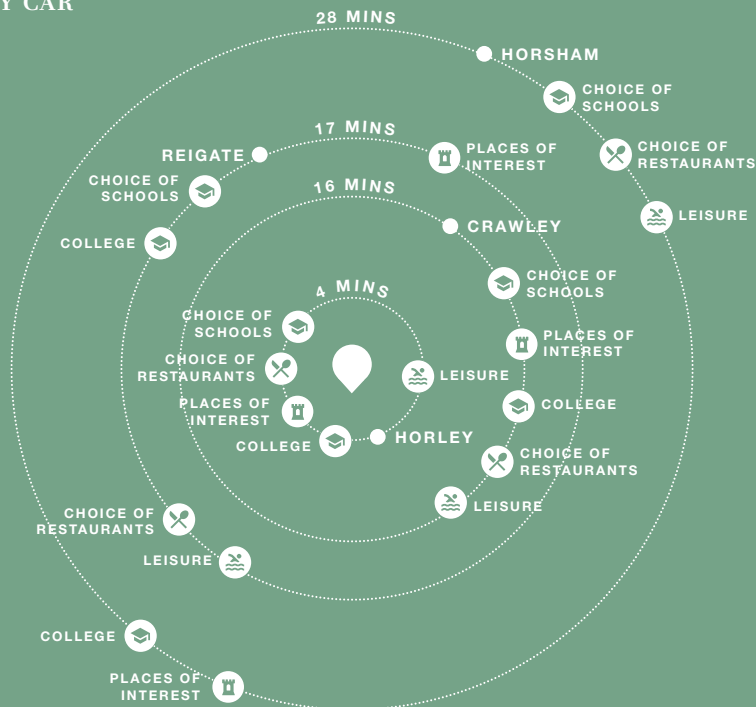


Horley Leisure Centre, with gym, pool & racquets sports

THE PERFECT PLACE TO BE

Good communications by road and rail as well as Gatwick airport are the key to Westvale Park's success as an ideal place to live. The High Street and surrounding pedestrianised precinct have all the shops and services you need for day-to-day living.

TRAVELLING BY CAR



Times taken from googlemaps.co.uk.



*51 Degrees North.
Look out for their
event weekends*



*Gatwick Aviation
Museum. Post-war
to Cold War*



*British Wildlife Centre.
The finest collection of
native wildlife in Britain*



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and Customer Relations Managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP
YOU BUY



Backed by
HM Government

*Help to Buy means you can make the move to your first home - or move to a new one - with a deposit of just 5%.**

HERE TO HELP
YOU SELL



PART EXCHANGE

*Struggling to sell your current home?
Our Part Exchange plan means we
could buy your home off you.**



EASYMOVER

*Easymover could help
remove some of the stress if you
need to sell your existing house.**

*To find out more, just give us a call, pop in for a chat, or pay us a visit
at taylorwimpey.com and view our handy Homebuyer Guides.*

* Terms and conditions apply. Please see page 8 for further details. These offers are subject to status and are only available on selected developments and properties. Some offers are not offered with other promotions unless by special arrangement by us. Please see a Sales Executive for further details.



Get to know
**WESTVALE
PARK**

HORLEY | SURREY

*This stunning collection 1, 2 & 3 bedroom
apartments and 2, 3 & 4 bedroom houses
is part of an exciting new community
to the north west of Horley.*



4 bedroom homes



The Eskdale

4 bedroom home

Plots: 124, 131, 197, 227 & 233



The Kempford

4 bedroom home

Plots: 88, 89, 90, 115, 132, 133, 138, 139, 163 & 176



The Kentdale

4 bedroom home

Plots: 87, 130, 134, 162, 166, 173, 177, 178, 189, 198 & 228



The Shelford

4 bedroom home

Plots: 120, 121, 135, 136, 137, 140, 183, 184, 185 & 186

3 bedroom homes



The Crofton G

3 bedroom home

Plots: 122, 123, 126, 127, 128, 129, 147, 148, 149, 150, 151, 152, 164, 165, 174, 175, 187, 188, 193, 194, 195, 196, 199 & 200



The Easedale

3 bedroom home

Plots: 114, 125, 146, 234 & 238



The Gosford

3 bedroom home

Plots: 144, 145, 153, 154, 155, 156, 190, 192, 226, 229 & 232



3 bedroom home

Plot: 201



3 bedroom home

Plots: 161 & 167

2 bedroom homes



The Canford

2 bedroom home

Plots: 97, 98, 99, 100, 116, 117, 118, 119, 141, 142, 143, 179, 180, 181, 182, 230, 231, 235, 236 & 237



The Edale

2 bedroom home

Plot: 191



2 bedroom home

Plots: 157, 158, 159, 160, 170, 171, 202, 203, 204, 223, 224 & 225



2 bedroom home

Plots: 107, 108, 109, 110, 111, 112 & 113

1 bedroom homes



1 bedroom home

Plots: 168 & 169

2 bedroom apartments



The Block E

2 bedroom apartments

Plots: 217, 218, 219, 220, 221 & 222



2 bedroom apartments

Plots: 101, 102, 103, 104, 105 & 106

1, 2 & 3 bedroom apartments



1, 2 & 3 bedroom apartments

Plots: 205, 206, 207, 208, 209, 210, 211 & 212



1, 2 & 3 bedroom apartments

Plots: 213, 214, 215 & 216

1 & 2 bedroom apartments



1 & 2 bedroom apartments

Plots: 91, 92, 93, 94, 95 & 96

- *ah = Affordable Housing
- BS = Bin Storage Area
- CS = Cycle Storage Area
- ▷ = Drive Through/Car Port Access
- ▽ = Embankment Slope
- ▶ = Garage Access
- *ah/r = Rented Homes
- *ah/so = Shared Ownership
- u = Unallocated Parking Space
- v = Visitor Parking Space

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THE ESKDALE

4 bedroom home



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THE ESKDALE

Spacious and stylish, The Eskdale is a stunning 4 bedroom home. The kitchen with dining area is perfect for bringing the whole family together, while the spacious living room boasts double doors to the rear garden. Downstairs is completed by a cloakroom, utility room and under stairs cupboard. The master bedroom features its own en suite shower room, while the family bathroom serves the remaining three bedrooms.

TOTAL NET INTERNAL FLOOR AREA 112.05 sq. m. / 1205 sq. ft.

Ground floor



Kitchen/Dining Area 6.02m x 3.59m 19'10" x 11'9"

Living Room 6.02m x 3.46m 19'9" x 11'4"

First floor



Master Bedroom 3.52m x 3.40m 11'7" x 11'2"

Bedroom 2 3.60m x 2.96m 11'10" x 9'9"

Bedroom 3 3.05m x 2.95m 10'0" x 9'8"

Bedroom 4 3.10m x 2.54m 10'2" x 8'4"



Plots: 124, 131, 197, 227 & 233

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THE KEMPSFORD

4 bedroom home



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THE KEMPSFORD

Make modern living a joy in the 4 bedroom Kempford. The open-plan kitchen/breakfast room and living/dining area with double doors to the rear garden are ideal for entertaining or relaxing. The downstairs cloakroom is a convenient touch. The four bedrooms can be found on the first floor, two of which are doubles. The master bedroom features an en suite shower room and the family bathroom serves the remaining bedrooms.

TOTAL NET INTERNAL FLOOR AREA 100.6 sq. m. / 1083 sq. ft.

Ground floor



Kitchen/Dining Area	4.72m × 2.88m	15'6" × 9'5"
Living Room	4.27m × 3.69m	14'0" × 12'1"

First floor



Master Bedroom	2.96m × 2.83m	9'9" × 9'4"
Bedroom 2	3.31m × 2.63m	10'10" × 8'8"
Bedroom 3	3.55m × 2.01m	11'8" × 6'7"
Bedroom 4	2.23m × 2.10m	7'4" × 6'11"

 **Plots:** 88, 89, 90, 115, 132, 133, 138, 139, 163 & 176

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THE KENTDALE

4 bedroom home

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THE KENTDALE

For style that doesn't compromise practicality, look no further. The spacious living room boasts double doors to the rear garden. The kitchen/dining area is ideal for entertaining and is complemented by a utility area, which also provides access to the outside. The first floor is home to four bedrooms and the family bathroom. Two of the bedrooms are doubles, and the master bedroom features an en suite shower room.

TOTAL NET INTERNAL FLOOR AREA 112 sq. m. / 1205 sq. ft.

Ground floor



Kitchen/Dining Area	6.02m x 3.58m	19'9" x 11'9"
Living Room	6.02m x 3.46m	19'9" x 11'4"

First floor



Master Bedroom	3.52m x 3.40m	11'7" x 11'2"
Bedroom 2	3.64m x 2.99m	11'11" x 9'10"
Bedroom 3	3.05m x 2.95m	10'0" x 9'8"
Bedroom 4	3.10m x 2.54m	10'2" x 8'4"



Plots: 87, 130, 134, 162, 166, 173, 177, 178, 189, 198 & 228

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THE SHELFORD

4 bedroom home



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THE SHELFORD

A carefully considered layout and stylish design make The Shelford ideal for family life. The open-plan kitchen/dining area features double doors to the rear garden. The study provides a home for the computer, and the downstairs utility/cloakroom and under stairs storage are welcome practical touches. The four bedrooms and family bathroom can be found on the first floor. The master bedroom has the added luxury of an en suite shower room.

TOTAL NET INTERNAL FLOOR AREA 126.4 sq. m. / 1360 sq. ft.

Ground floor



Kitchen/Dining Area 8.10m x 3.25m 26'7" x 10'8"

Living Room 4.74m x 3.85m 15'7" x 12'8"

First floor



Master Bedroom 3.85m x 3.74m 12'8" x 12'3"

Bedroom 2 4.20m x 3.05m 13'9" x 10'0"

Bedroom 3 3.44m x 3.07m 11'3" x 10'1"

Bedroom 4 3.89m x 2.75m 12'9" x 9'0"

 **Plots:** 120, 121, 135, 136, 137, 140, 183, 184, 185 & 186

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THE CROFTON G

3 bedroom home



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THE CROFTON G

A beautiful 3 bedroom home arranged over two-and-a-half storeys. The kitchen/breakfast area has fully fitted units and the living/dining area boasts double doors to the garden, while there are touches of convenience with a downstairs cloakroom and under stairs storage. The family bathroom and two of the three bedrooms can be found on the first floor. The master bedroom and its en suite shower room occupy the second floor – a perfect hideaway.

TOTAL NET INTERNAL FLOOR AREA 105.1 sq. m. / 1132 sq. ft.

Ground floor



Kitchen/Breakfast Area
3.43m x 3.04m 11'3" x 10'0"

Living/Dining Area
4.78m x 3.71m 15'8" x 12'2"

First floor



Bedroom 2
4.78m x 3.38m 15'8" x 11'1"

Bedroom 3
2.91m x 2.55m 9'6" x 8'5"

Second floor



Master Bedroom
6.20m x 3.66m 20'4" x 12'0"

 **Plots:** 122, 123, 126, 127, 128, 129, 147, 148, 149, 150, 151, 152, 164, 165, 174, 175, 187, 188, 193, 194, 195, 196, 199 & 200

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THE EASEDALE

3 bedroom home

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THE EASEDALE

With a carefully considered layout, The Easedale is a wonderful 3 bedroom home. The kitchen/dining area is ideal for sit down meals and the separate spacious living room with its double doors to the rear garden is a welcoming space. The downstairs cloakroom adds a touch of convenience. Upstairs are three lovely bedrooms and the master bathroom. The master bedroom has the added luxury of an en suite shower room.

TOTAL NET INTERNAL FLOOR AREA 85.2 sq. m. / 917 sq. ft.

Ground floor



Kitchen/Dining Area 5.10m x 3.03m 16'9" x 9'11"

Living Room 5.10m x 3.03m 16'9" x 9'11"

First floor



Master Bedroom 3.79m x 3.08m 12'5" x 10'1"

Bedroom 2 3.03m x 2.86m 9'11" x 9'5"

Bedroom 3 3.03m x 2.15m 9'11" x 7'1"



Plots: 114, 125, 146, 234 & 238

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THE GOSFORD

3 bedroom home



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THE GOSFORD

A delightful 3 bedroom home, providing everything you need for modern living and more. The ground floor is home to the open-plan kitchen/dining area, which features double doors to the rear garden. The living room is perfect for day-to-day living or relaxing. The master bedroom features its own en suite shower room while the family bathroom serves the other two bedrooms.

TOTAL NET INTERNAL FLOOR AREA 79.2 sq. m. / 853 sq. ft.

Ground floor



Kitchen/Dining Area	4.72m × 2.88m	15'6" × 9'5"
Living Room	4.27m × 3.69m	14'0" × 12'1"

First floor



Master Bedroom	2.96m × 2.83m	9'9" × 9'4"
Bedroom 2	3.31m × 2.63m	10'10" × 8'8"
Bedroom 3	3.55m × 2.01m	11'8" × 6'7"

 **Plots:** 144, 145, 153, 154, 155, 156, 190, 192, 226, 229 & 232

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THE CANFORD

2 bedroom home



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THE CANFORD

Downstairs is a fully-fitted kitchen and an open-plan living/dining area which opens through double doors to the rear garden. A handy under stairs storage cupboard and downstairs cloakroom take care of the practical sides of life. On the first floor both of the bedrooms are doubles, with the master bedroom boasting an en suite shower room, leaving the family bathroom to serve bedroom 2. The second bedroom also features built-in storage space.

TOTAL NET INTERNAL FLOOR AREA 62.8 sq. m. / 676 sq. ft.

Ground floor



Kitchen	3.02m × 1.86m	9'11" × 6'1"
Living/Dining Area	4.74m × 3.98m	15'6" × 13'1"

First floor



Master Bedroom	3.03m × 2.94m	9'11" × 9'8"
Bedroom 2	3.98m × 2.56m	13'1" × 8'5"

 **Plots:** 97, 98, 99, 100, 116, 117, 118, 119, 141, 142, 143, 179, 180, 181, 182, 230, 231, 235, 236 & 237

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THE EDALE

2 bedroom home



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THE EDALE

With 2 double bedrooms and open-plan living space, The Edale offers stylish modern living. Perfect for first time buyers or those looking to downsize. This 2 bedroom home benefits from its own private entrance, which leads to the kitchen/living/dining area - the heart of this home. The master bedroom has its own en suite shower room, with the family bathroom serving the remaining double bedroom.

TOTAL NET INTERNAL FLOOR AREA 65.7 sq. m. / 707 sq. ft.

Ground floor



First floor



Kitchen/Living/Dining Area	5.35m x 3.81m	17'7" x 12'6"
Master Bedroom	3.77m x 3.15m	12'5" x 10'4"
Bedroom 2	3.01m x 3.01m	9'11" x 9'11"

 **Plots: 191**

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BLOCK E APARTMENTS

2 bedroom apartments



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BLOCK E APARTMENTS

These stylish apartments are perfect for today's modern lifestyles. There are two styles of apartment in Block E at Westvale Park. Both have a contemporary open-plan kitchen/living/dining area, a light-filled, flexible space perfect for today's busy lifestyles. Both designs have two double bedrooms, one with its own en suite shower room. There is also a family bathroom as well as two useful storage cupboards.

Plots 217 | 220 | 222



Second Floor



First Floor



Ground Floor

Kitchen/Living Room/Dining Area

7.28m x 3.44m 23'11" x 11'3"

Master Bedroom

5.10m x 3.15m 16'9" x 10'4"

Bedroom 2

4.54m x 2.60m 14'11" x 8'6"

Total net internal floor area

69.67 sq. m. 749.92 sq. ft.

Plots 218 | 219 | 221



Second Floor



First Floor



Ground Floor

Kitchen/Living Room/Dining Area (max.)

7.84m x 3.45m 25'9" x 11'4"

Master Bedroom

3.93m x 2.99m 12'11" x 9'10"

Bedroom 2

3.93m x 2.67m 12'11" x 8'9"

Total net internal floor area

69.57 sq. m. 748.84 sq. ft.

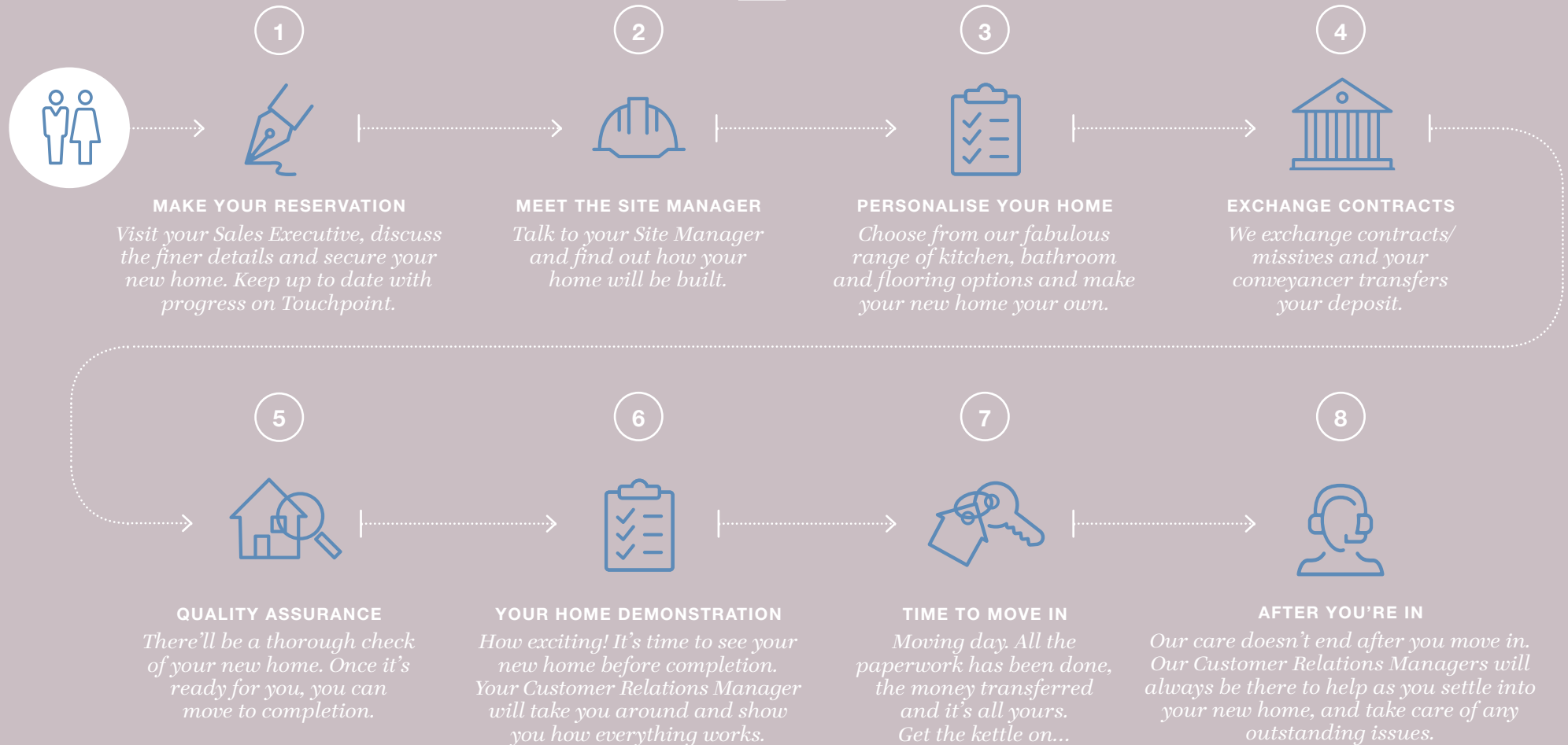
*Balcony to Plots 219–222. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our Sales Executives regarding the tenure of our new homes. 34648/October 2018.

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FROM LOOKING ROUND TO MOVING IN...



Normal Taylor Wimpey terms and conditions apply. Taylor Wimpey has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and siteplans at any time. Room dimensions are subject to change and should not be used when ordering floorcoverings or furnishings. Computer generated images depict typical views within the Westvale Park development. Features, internal and external, may vary from time to time and may differ from those shown within the brochure. All lifestyle and location imagery used within this brochure is indicative only and may not be taken in the local area itself. Please ask the Sales Executive for up-to-date information when reserving your new home. As part of Taylor Wimpey UK Limited's general development policy, it reserves the right to sell individual units or blocks of units to Housing Associations or other bodies. Accordingly some units may already or at some time in the future be the subject of tenancy agreements. Such disposals may be over and above any planning requirements. Information is correct at the time of going to print. *Help to Buy - Eligible applicants will be offered an equity loan of up to a maximum of 20% of the purchase price (based on the open market value). Applicants are required to fund at least 80% of the purchase price by means of a conventional mortgage, savings and any deposit where required. For the first five years there is no fee charged on the equity loan component. At the start of year six a fee of 1.75% is payable on the equity loan, which rises annually by RPI inflation plus 1%. The equity loan is provided by the HCA and is held as a second charge. Terms and conditions apply and full details will be provided on request. This offer is subject to status and is only available on selected developments and properties in England only. It is not offered with any other promotion. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE. Part Exchange - Offer available on selected plots only. Your existing home cannot exceed 70% of the value of the new home. Please speak to a Sales Executive for more details of this scheme. Easymover - This offer is subject to status and is only available on selected developments and properties. It is not offered with any other promotion unless by special arrangement by us. Based on the existing home being valued by our agent and using the Easymover scheme, agreed estate agent's fees will be paid. Offer can be withdrawn at any time. Please speak to our Sales Executives regarding the tenure of our new homes. 34638/August 2018.

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CONTACT US ON

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SATNAV

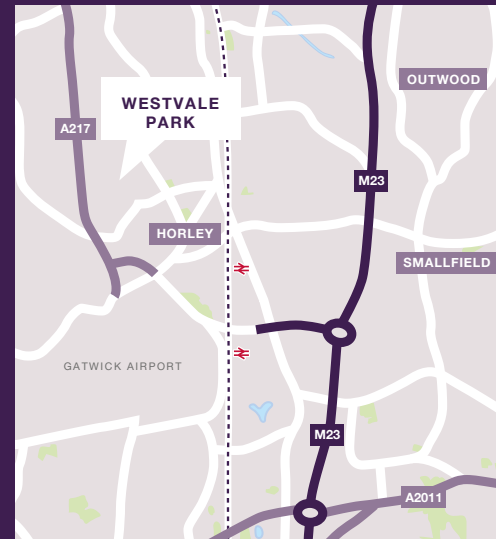
RH6 0GU



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FROM THE M25:

- Exit the M25 and take the M23 (S) exit
- At Junction 9 of the M23, exit towards A23/Gatwick Airport
- Then at the following roundabouts take in turn the 2nd, 3rd, 2nd, 2nd, 2nd and 2nd exits
- Continue on Reigate Road for approximately 1.5 miles
- The development is on the right



FROM CRAWLEY:

- Take the A2004 north out of Crawley
- Follow the A2204 till it joins the A2011 roundabout
- Take the 2nd exit
- Then at the following roundabouts take in turn the 3rd, 2nd, 3rd, 2nd, 2nd, 2nd and 2nd exits
- Continue on Reigate Road for approximately 1.5 miles
- The development is on the right



Maps shown are not to scale. Distances taken from google.co.uk/maps

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