

WESTVALE PARK

HORLEY | SURREY



This computer generated image 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 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.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an 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, parks and a range of shops and coffee spaces for local businesses.



Archway Theatre is located under the railway arches in Horley



The Charwood, gastro-pub with live music from award-winning tribute artists.

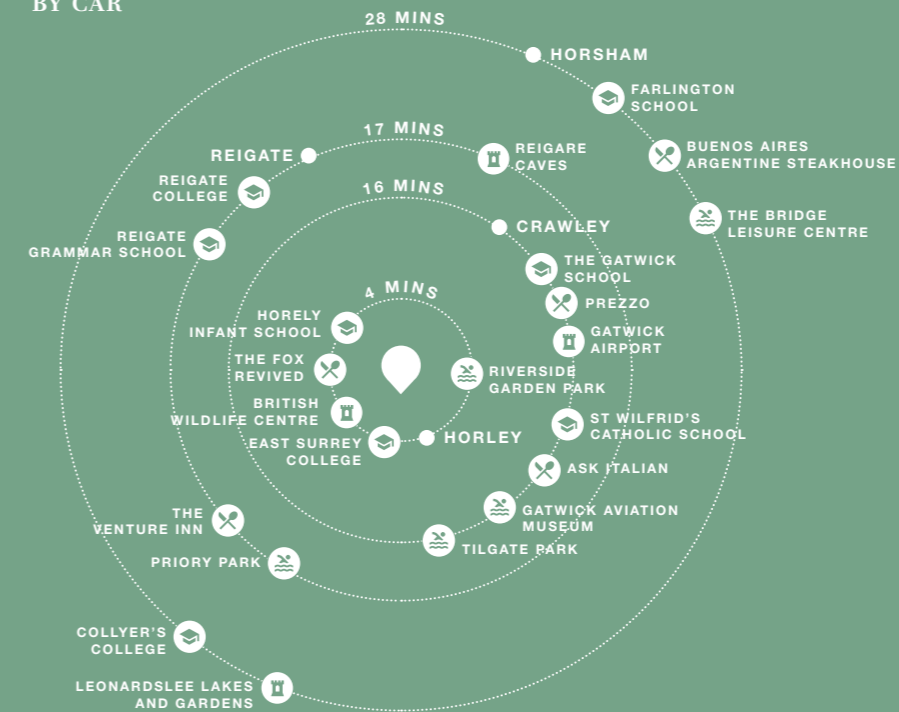


Horley Leisure Centre, with gym, pool & racquets sports

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. Horley High Street and surrounding pedestrianised precinct have an array of shops and services needed for day-to-day living.

TRAVELLING BY CAR



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.



Zeno, traditional Italian restaurant in a casual setting.



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 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

... or 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.co.uk and view our handy Homebuyer Guides.



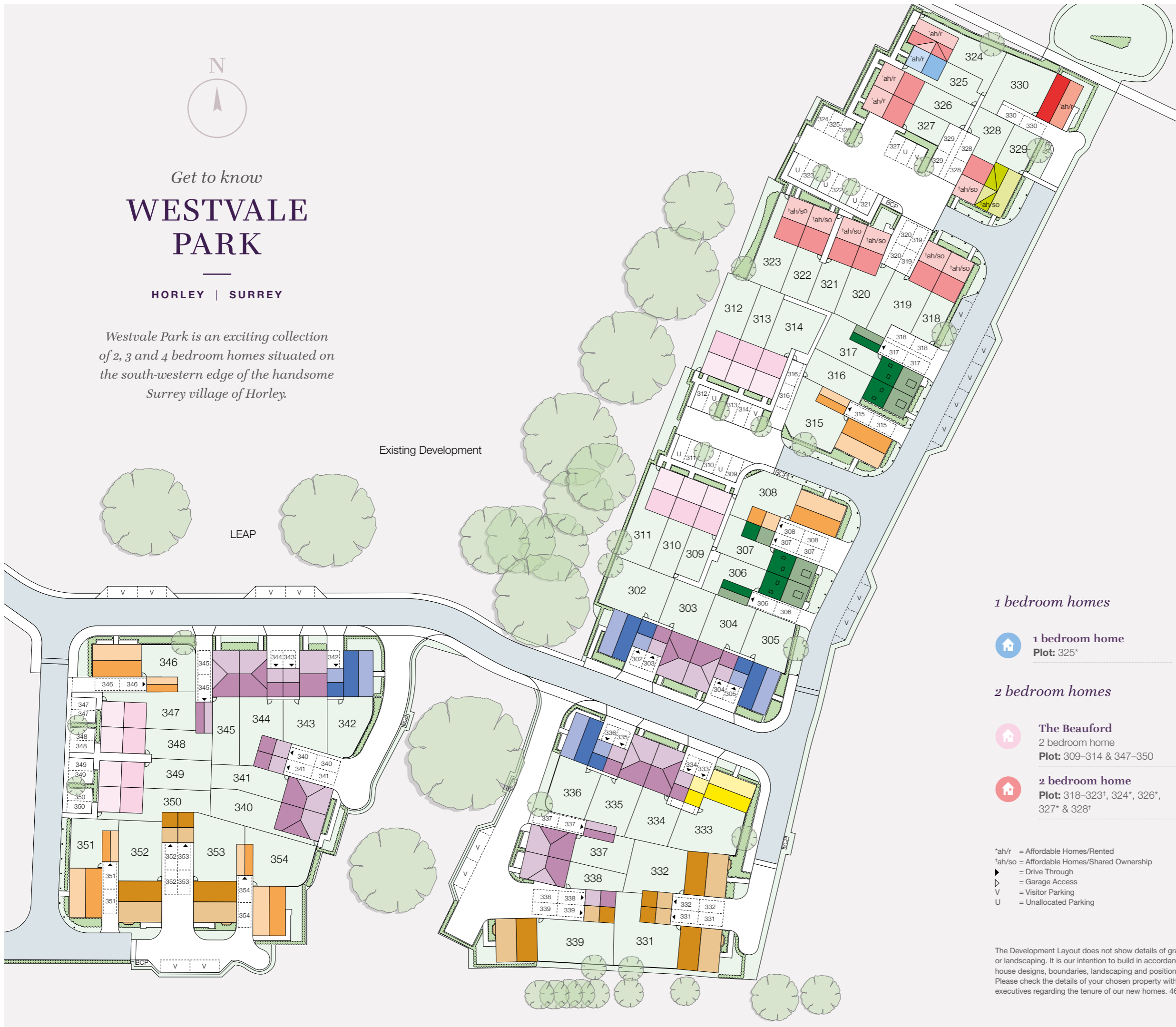
Get to know WESTVALE PARK

HORLEY | SURREY

Westvale Park is an exciting collection of 2, 3 and 4 bedroom homes situated on the south-western edge of the handsome Surrey village of Horley.

Existing Development

LEAP



3 bedroom homes

- The Ardale**
3 bedroom home
Plot: 333
- The Braxton**
3 bedroom home
Plots: 306, 307, 316 & 317
- The Byford**
3 bedroom home
Plots: 303, 304, 334, 335, 337, 338, 340, 341, 343, 344 & 345

1 bedroom homes

- 1 bedroom home**
Plot: 325*

2 bedroom homes

- The Beauford**
2 bedroom home
Plot: 309-314 & 347-350
- 2 bedroom home**
Plot: 318-323†, 324*, 326*, 327* & 328†

*ah/r = Affordable Homes/Rented
 †ah/so = Affordable Homes/Shared Ownership
 ▶ = Drive Through
 ▶ = Garage Access
 V = Visitor Parking
 U = Unallocated Parking

4 bedroom homes

- The Trusdale**
4 bedroom home
Plots: 308, 315, 346, 351 & 354
- The Manford**
4 bedroom home
Plots: 331, 332, 339, 352 & 353

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. Please speak to our sales executives regarding the tenure of our new homes. 46222 / September 2021.

Taylor Wimpey

THE ARDALE

3 bedroom home



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THE ARDALE

The 3-bedroom Ardale is a family size property with plenty of space for contemporary living. A dual aspect living room has double doors out to the private rear garden, while there's also a light and airy kitchen/dining room, a useful cloakroom and store off the entrance hallway. Bedroom 1 with en suite is found upstairs, along with two further bedrooms and a family bathroom.

TOTAL 92.7 sq. m. / 997 sq. ft.

Ground floor



Kitchen	2.50m x 3.18m	8'3" x 10'6"
Living room	5.41m x 3.01m	17'9" x 9'11"
Dining Room	2.91m x 2.11m	9'7" x 6'11"

First floor



Bedroom 1	4.13m x 3.07m	13'7" x 10'1"
Bedroom 2	2.95m x 3.13m	9'8" x 10'3"
Bedroom 3	2.37m x 3.25m	7'9" x 10'8"

Plot: 333

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans 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. 46222/June 2021.

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Taylor Wimpey

Taylor Wimpey

THE BRAXTON

3 bedroom home



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THE BRAXTON

With three floors of versatile accommodation, the Braxton is ideal for families or couples. Day-to-day life is centred around the contemporary kitchen/dining area with double doors to the garden, while a spacious living room is perfect for relaxing. On the first floor is a family bathroom and two bedrooms. On the top floor you'll find bedroom 1 with en suite, which has a high vaulted ceiling.

TOTAL 99.49 sq. m / 1,070 sq. ft.

Ground floor



Kitchen/Dining area	3.39m x 4.25m	11'2" x 14'0"
Living room	4.19m x 2.44m	13'9" x 8'0"

First floor



Bedroom 2	2.82m x 4.25m	9'3" x 14'0"
Bedroom 3	3.59m x 2.11m	11'0" x 6'11"

Second floor



Bedroom 1	6.64m x 2.76m	21'0" x 9'11"
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Plots: 306, 307, 316 & 317

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Taylor Wimpey

Taylor Wimpey

THE BYFORD

3 bedroom home



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THE BYFORD

Perfect for first-time buyers, couples and families looking for a little extra space, the 3 bedroom Byford is a versatile home. On the ground floor a large kitchen/dining area opens through double doors to the private rear garden. A living room, a guest cloakroom and a store cupboard complete the layout. The first floor comprises bedroom 1 with en suite, two further bedrooms and the family bathroom.

TOTAL 89.02 sq. m. / 958 sq. ft.

Ground floor



Kitchen/Dining area	2.87m x 5.06m	9'5" x 16'7"
Living room	4.24m x 3.98m max	13'11" x 13'1" max

First floor



Bedroom 1	3.0m x 3.98m	9'10" x 13'1"
Bedroom 2	3.46m x 2.82m	11'4" x 9'3"
Bedroom 3	3.91m x 2.15m	12'10" x 7'1"

 **Plots:** 303, 304, 334, 335, 337, 338, 340, 341, 343, 344 & 345

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Taylor Wimpey

Taylor Wimpey

THE MANFORD

4 bedroom home



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THE MANFORD

A traditional 4 bedroom family home, the Manford offers plenty of space for day-to-day living. Downstairs you'll find the kitchen/dining area with double doors to the private rear garden. A living room and a separate study are found at the front of the property. Bedroom 1 with en suite, and three further well-proportioned bedrooms are found upstairs, along with a family bathroom.

TOTAL 127.07 sq. m. / 1,368 sq. ft.

Ground floor



Kitchen	3.26m x 4.08m	10'9" x 13'5"
Living room	4.74m x 3.88m	15'7" x 12'9"
Dining area	2.88m x 4.03m	9'6" x 13'3"
Study	2.61m x 2.10m	8'7" x 6'11"

First floor



Bedroom 1	3.71m x 3.88m	12'2" x 12'9"
Bedroom 2	4.02m x 3.09m	13'2" x 10'2"
Bedroom 3	3.66m x 3.03m	12'0" x 10'0"
Bedroom 4	3.97m x 2.75m	13'0" x 9'0"

 **Plots:** 331, 332, 339, 352 & 353

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Taylor Wimpey

Taylor Wimpey
THE KINGDALE
3 bedroom home

THE KINGDALE

The Kingdale is a 3 bedroom property ideal for a couple or a young family. The entrance hallway leads to a kitchen/dining area and a light and airy living room with double doors to the private garden. Upstairs you'll find bedroom 1 with en suite shower room, two further bedrooms and a family bathroom.

TOTAL 95.18 sq. m. / 1,024 sq. ft.

Ground floor

First floor



Kitchen	3.37m x 3.35m	11'1" x 11'0"
Living room	5.41m x 3.07m	17'9" x 10'1"
Dining area	2.04m x 2.27m	6'8" x 7'5"

Bedroom 1	4.13m x 3.09m	13'7" x 10'2"
Bedroom 2	2.95m x 3.33m	9'8" x 10'11"
Bedroom 3	2.37m x 3.41m	7'9" x 11'2"

Plots: 302, 305, 336 & 342

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Taylor Wimpey

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Taylor Wimpey

THE TRUSDALE

4 bedroom home



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THE TRUSDALE

The Trusdale is a 4 bedroom home ideal for growing families in search of extra space. The central entrance hallway leads to a large dual aspect living room opening through double doors to the private garden, plus a spacious kitchen/dining room with a utility area. Upstairs, bedroom 1 has an en suite shower room, further three bedrooms and a family bathroom.

TOTAL 113.9 sq. m. / 1,226 sq. ft.

Ground floor



Kitchen/Dining area	6.09m x 3.58m	20'0" x 11'9"
Living room	6.09m x 3.46m	20'0" x 11'4"

First floor



Bedroom 1	3.74m x 3.52m	12'4" x 11'7"
Bedroom 2	2.95m x 3.64m	9'8" x 11'11"
Bedroom 3	3.05m x 2.51m	10'0" x 8'3"
Bedroom 4	2.25m x 3.54m	7'5" x 11'7"

 Plot: 308, 315, 346, 351 & 354

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Taylor Wimpey

THE BEAUFORD

2 bedroom home



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THE BEAUFORD

The 2 bedroom Beauford will appeal to first time buyers, couples and families looking for a little extra space. A kitchen/dining area opens through double doors to the garden, making it perfect for entertaining and al fresco dining. A living room, guest cloakroom and store cupboard complete the ground floor layout. The first floor comprises bedroom 1 with an en suite shower room, the main bathroom, and a further double bedroom.

TOTAL 79.6 sq. m. / 856 sq. ft.

Ground floor




Kitchen/Dining area	2.87m x 4.79m	9'5" x 15'5"
Living room	4.04m x 3.67m	13'3" x 12'11"

First floor



Bedroom 1	3.57m x 2.94m	11'9" x 9'8"
Bedroom 2	2.55m x 4.70m	8'4" x 15'5"

 **Plot:** 309-314 & 347-350

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STANDARD SPECIFICATIONS

WESTVALE PARK

Reigate Road, Horley, Surrey, RH6 0HJ

TELEPHONE

01295 234 047

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the sales executive for further information.
49896/November 2021.

	The Beauford	The Byford	The Manford	The Ardale	The Kingdale	The Trusdale	The Braxton
Kitchen							
Laminate worktop with upstand	✓	✓	✓	✓	✓	✓	✓
Stainless steel Onda sink	✓	✓	✓	✓	✓	✓	✓
Chrome Zeno mixer tap	✓	✓	✓	✓	✓	✓	✓
Stainless steel Zanussi double electric oven	✓	✓	✓	✓	✓	✓	✓
Stainless steel Zanussi four ring gas hob	✓	✓	✓	✓	✓	✓	✓
Space and plumbing for washing machine	✓	✓		✓	✓	✓	
Square slimline under wall cupboard LED downlights	✓	✓	✓	✓	✓	✓	✓
Space and plumbing for dishwasher	✓	✓	✓	✓	✓	✓	✓
Delta downlights as per plan	✓	✓	✓	✓	✓	✓	✓
Space and plumbing for fridge/freezer	✓	✓	✓	✓	✓	✓	✓
Cloakroom/Utility							
White Roca WC	✓	✓	✓	✓	✓	✓	✓
Drive 400 freestanding unit and basin	✓	✓		✓	✓	✓	
ROCA Debba in counter top basin			✓				✓
Ideal Standard Alto basin tap with clicker waste	✓	✓	✓	✓	✓	✓	✓
2 tile splash back to basin	✓	✓	✓	✓	✓	✓	✓
Delta downlights as per plan	✓	✓	✓	✓	✓	✓	✓
Space and plumbing for washing machine			✓				✓
Bathroom							
White Roca WC and basin	✓	✓	✓	✓	✓	✓	✓
Chrome-plated Ideal Standard basin taps	✓	✓	✓	✓	✓	✓	✓
White Roca steel bath	✓	✓	✓	✓	✓	✓	✓
Roman folding bath screen	✓	✓	✓	✓	✓	✓	✓
Chrome-plated Ideal Standard bath mixer	✓	✓	✓	✓	✓	✓	✓
Chrome Aqualisa thermostatic shower over bath	✓	✓	✓	✓	✓	✓	✓
Full height wall tiling around bath and 2 tile splash back to basin	✓	✓	✓	✓	✓	✓	✓



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	The Beauford	The Byford	The Manford	The Ardale	The Kingdale	The Trusdale	The Braxton
En Suite							
White Roca WC and basin	✓	✓	✓	✓	✓	✓	✓
Chrome-plated Ideal Standard basin taps	✓	✓	✓	✓	✓	✓	✓
White low-level Geberit-Twyford shower tray	✓	✓	✓	✓	✓	✓	✓
Chrome Aqualisa thermostatic shower	✓	✓	✓	✓	✓	✓	✓
Chrome Roman bi-fold shower screen	✓	✓	✓	✓	✓	✓	✓
Half-height Porcelanosa ceramic wall tiling	✓	✓	✓	✓	✓	✓	✓
Deta downlights as per plan	✓	✓	✓	✓	✓	✓	✓
General							
White Deta pendant fittings	✓	✓	✓	✓	✓	✓	✓
White Deta TV/SAT/DAB/FM/DATA point to living room	✓	✓	✓	✓	✓	✓	✓
White Deta TV/SAT/DAB/FM/DATA point to bedroom 1	✓	✓	✓	✓	✓	✓	✓
White Deta data sockets located in all bedrooms (excluding bedroom 1)	✓	✓	✓	✓	✓	✓	✓
White Deta double power sockets	✓	✓	✓	✓	✓	✓	✓
White Deta light switches	✓	✓	✓	✓	✓	✓	✓
White Stelrad radiators	✓	✓	✓	✓	✓	✓	✓
White Hager metal consumer unit	✓	✓	✓	✓	✓	✓	✓
White Ideal Logic Combi boiler	✓	✓	✓	✓	✓	✓	✓
Decoration and joinery							
White Light Crown mist emulsion to walls and ceiling	✓	✓	✓	✓	✓	✓	✓
White Newark skirting and architrave	✓	✓	✓	✓	✓	✓	✓
White staircase and handrail	✓	✓	✓	✓	✓	✓	✓
White double glazed UPVC windows	✓	✓	✓	✓	✓	✓	✓
Vinyl flooring in kitchen and wet rooms	✓	✓	✓	✓	✓	✓	✓
Carpet to first and second floor rooms	✓	✓	✓	✓	✓	✓	✓



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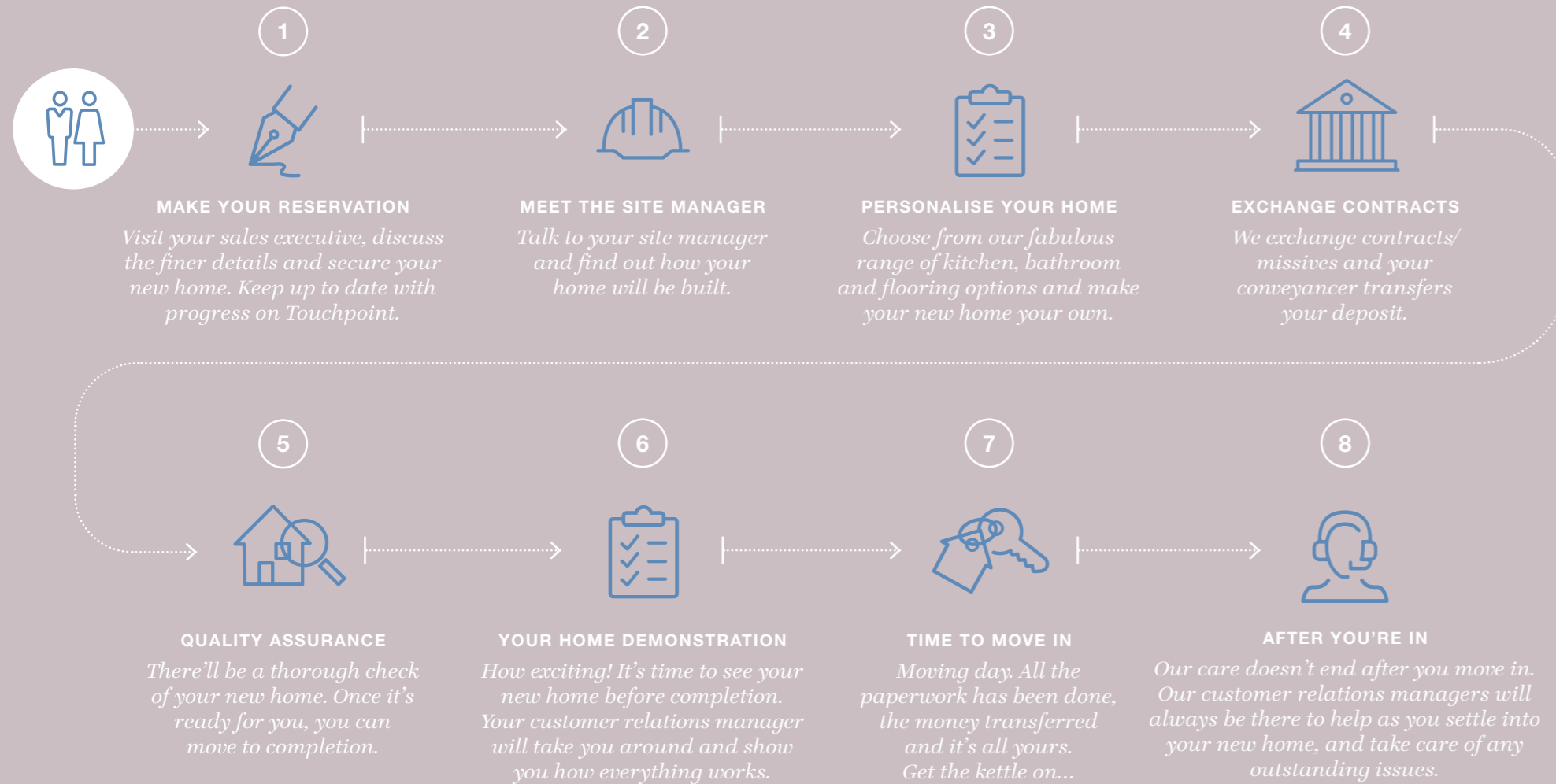
TELEPHONE

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	<i>The Beauford</i>	<i>The Byford</i>	<i>The Manford</i>	<i>The Ardale</i>	<i>The Kingdale</i>	<i>The Trusdale</i>	<i>The Braxton</i>
Externals							
Chrome postal door numbers	✓	✓	✓	✓	✓	✓	✓
White bell push and doorbell	✓	✓	✓	✓	✓	✓	✓
Stainless steel Deta wall downlight with PIR sensor	✓	✓	✓	✓	✓	✓	✓
Turfed and landscaped front garden	✓	✓	✓	✓	✓	✓	✓
Turfed rear garden	✓	✓	✓	✓	✓	✓	✓
Outside tap	✓	✓	✓	✓	✓	✓	✓

FROM LOOKING ROUND TO MOVING IN...



Taylor Wimpey

WESTVALE PARK

Reigate Road
Horley
Surrey
RH6 OHJ

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01295 234 154

SATNAV

RH6 0GU

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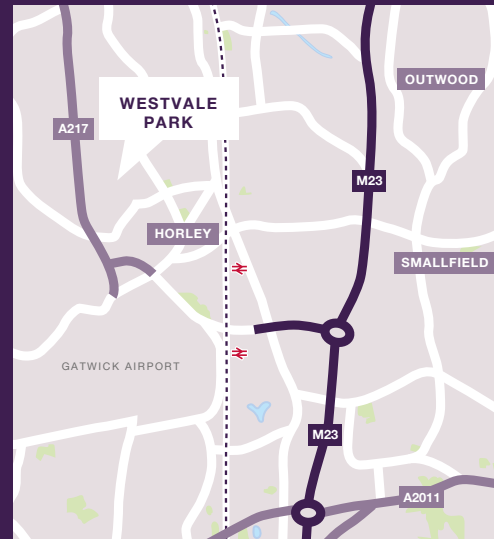
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FROM THE M25:

- 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



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HOME BUILDERS

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