



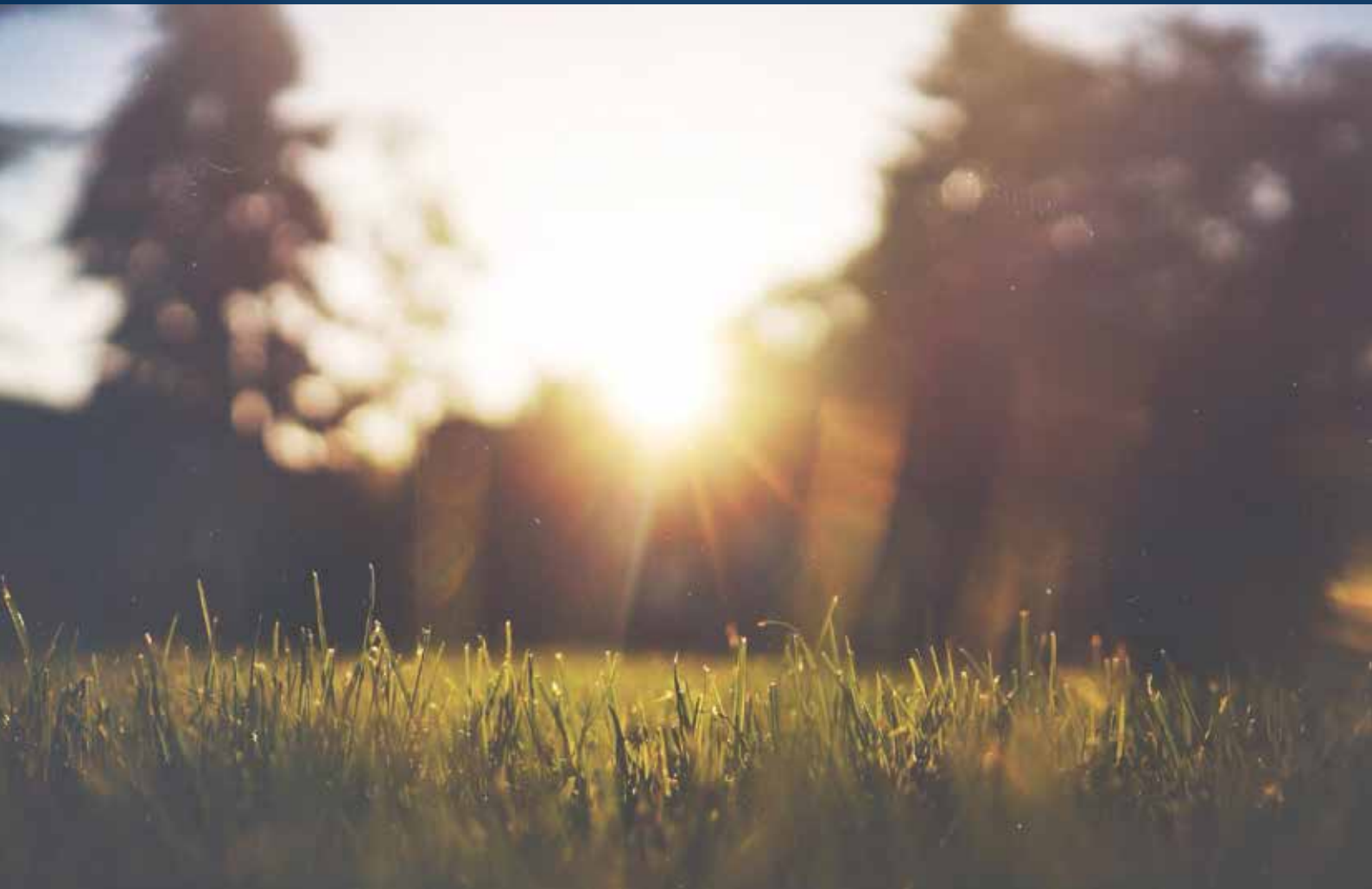
**CREST  
NICHOLSON**

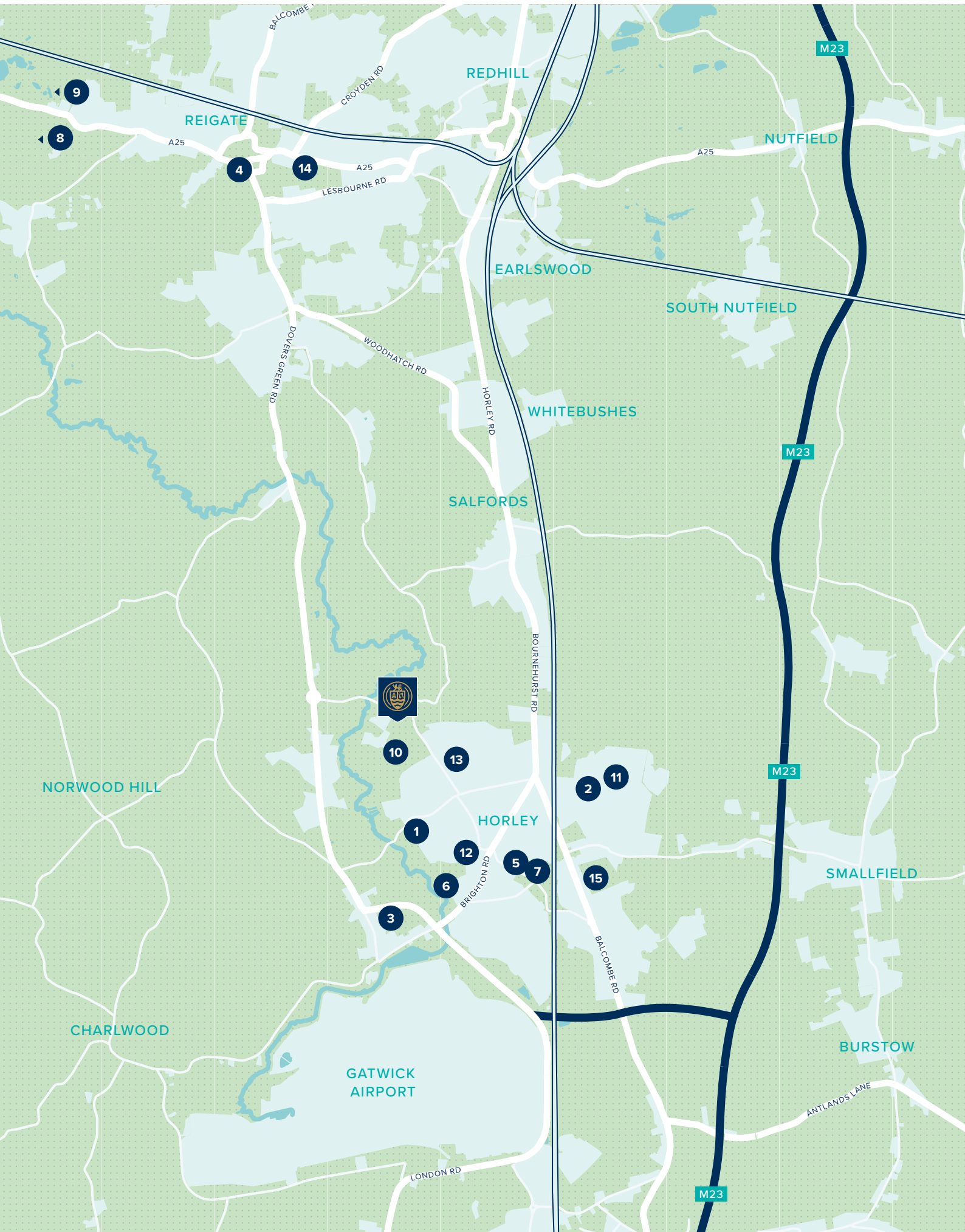
# WESTVALE PARK

HORLEY • SURREY

With vast stretches of greenery within easy reach, your new home at Westvale Park is positioned halfway between London and Brighton, with a number of towns nearby – so there are lots of options for work, rest and play.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN HORLEY

With so much on offer in the immediate and surrounding area, you'll never be short of something to do near Westvale Park.

On your doorstep

With nearby town of Reigate just a short distance away, you'll have the opportunity to enjoy plenty of restaurants, bars and leisure in and around Westvale Park.

- 1 Horley Leisure Centre
- 2 The Farmhouse Pub
- 3 Tesco Extra
- 4 Reigate Town Centre
- 5 Lloyds Pharmacy
- 6 Ye Olde Six Bells
- 7 Horley Post Office
- 8 Box Hill
- 9 Denbies Vineyard







Education

Your new home at Westvale Park is well positioned to take advantage of education options for your child, including a new primary school which opened in September 2020 and grammar school options, so you can aim for the school which best suits your child's needs.

- 10 Westvale Park Primary Academy
- 11 Trinity Oaks Primary School
- 12 Manorfield Primary and Nursery School
- 13 Meath Green Junior School
- 14 Reigate Grammar School
- 15 Oakwood School

Travel

Close to Gatwick with buses running from 5:45am, Westvale Park is well connected for airport workers, and with convenient access to the A217, A23 and M25 and nearby Horley train station, you can enjoy options for both work and play.

-  Gatwick Airport – 8 minutes
-  Reigate – 11 minutes
-  Brighton – 44 minutes
-  Reigate – 11 minutes
-  London Bridge – 42 minutes
-  Gatwick Airport – 18 minutes





## WESTVALE PARK

Hoadley Road, Horley,  
Surrey RH6 8SW

For all enquiries please call

**01293 900 484**

[crestnicholson.com/westvalepark](https://crestnicholson.com/westvalepark)

### A BRAND NEW COMMUNITY IN SURREY

Westvale Park is a collection of 2, 3, 4 & 5 bedroom homes, set in a village-style development in Horley.

A small yet busy town, Horley is situated halfway between Brighton and London, making it very conveniently placed for commuters and for day trips. With easy access to Gatwick airport and direct train lines to London, Westvale Park offers versatile lifestyle options, to enable locals to enjoy Surrey living while working in the big smoke.

Neighbouring towns such as Redhill and Reigate offer entertainment options, from theatres and cinemas to bars and restaurants. The Harlequin theatre and

cinema in Redhill offers a variety of entertainment, while Reigate high street offers boutique style shops and independent bars and restaurants.

Westvale Park has been created as a village-style development, with a wide selection of homes, new facilities and new transport options all on your doorstep. Further plans for local shops, pubs, restaurants, play areas and a community hall pay respect to the existing rural setting, and will ensure that existing hedgerows and woodland are retained.

Surrounded by towering trees and grassland, your home in Westvale Park offers an escape from the hustle and bustle, while being well-connected. This new community is less than a mile from the centre of Horley, with the A217, A23 and M25 within easy reach, offering opportunities to commute by car, and trains from Horley Station to London Bridge take just 47 minutes. Having Gatwick Airport just a 10 minute drive away – with a regular bus and train service also serving the airport – it's well-located for workers and travel lovers.







**CREST  
NICHOLSON**

**WESTVALE PARK**

# DEVELOPMENT PLAN

A collection of traditional homes nestled within a rural setting in the picturesque town of Horley.

2, 3, 4 & 5 BEDROOM HOMES







**2 BEDROOM HOMES**

- The Cromer
- ✱ Affordable Rent
- Shared Ownership

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**3 BEDROOM HOMES**

- The Evesham
- The Redgrave
- The Chesham
- The Seaton

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**4 BEDROOM HOMES**

- The Romsey
- The Keswick
- The Marlborough
- The Dorking
- Shared Ownership

---

**5 BEDROOM HOMES**

- The Buckingham

✱ Mix of 1 & 2 Bed Affordable Rent

● Mix of 1 & 2 Bed Shared Ownership

**LEAP** Local Equipped Area for Play

**V** Visitors Parking

**BCP** Bin Collection Point





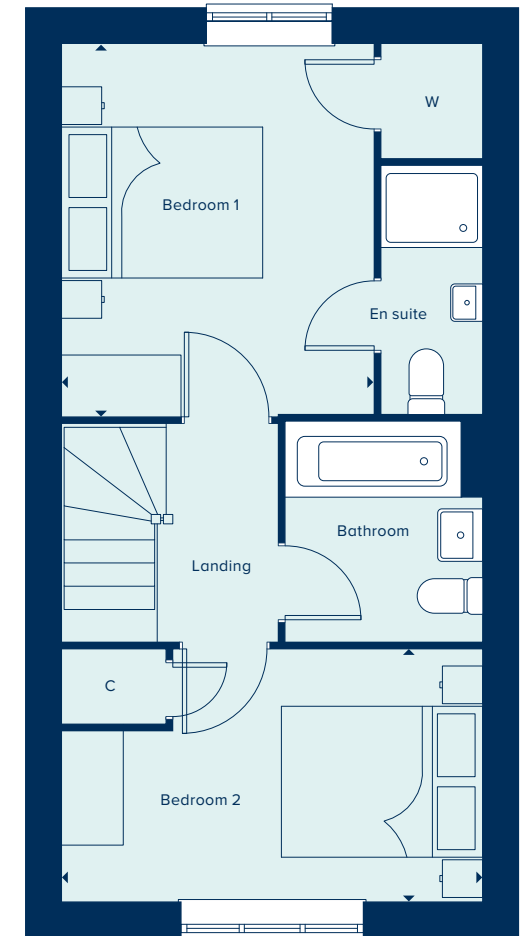
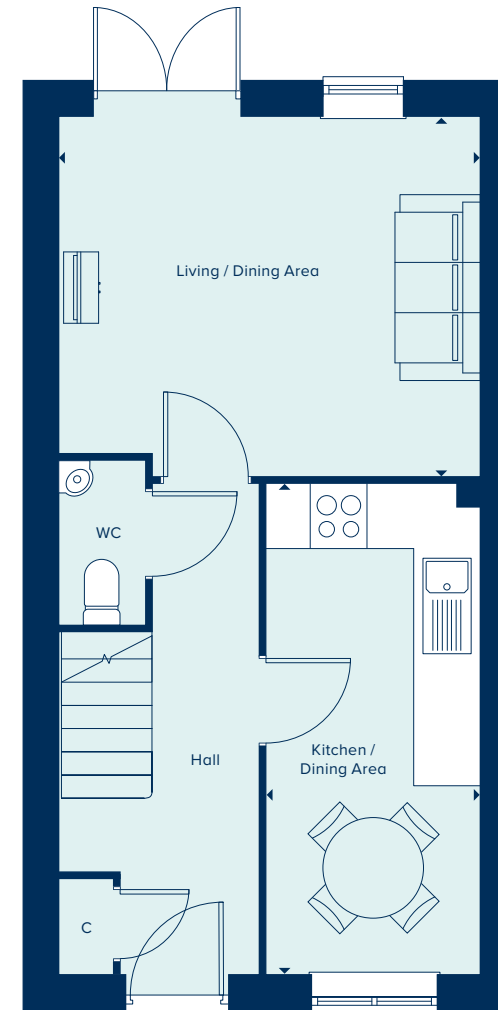
**THE CROMER**  
2 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE CROMER

An exceptionally spacious two-bedroom property, the Cromer is designed for comfort and convenience. The ground floor includes a spacious living area, with full height French doors providing direct access to the garden, a downstairs cloakroom and storage cupboard. The Cromer also has the benefit of both a main bathroom and a second en suite bathroom.

2 BEDROOM HOME



### GROUND FLOOR

#### KITCHEN / DINING AREA

4.85m x 2.11m      15'9" x 6'9"

#### LIVING / DINING AREA

4.17m x 3.56m      13'7" x 11'7"

### FIRST FLOOR

#### BEDROOM 1

3.68m x 3.08m      12'1" x 10'1"

#### BEDROOM 2

4.17m x 2.49m      13'7" x 8'2"

C Cupboard W Wardrobe

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# THE CHESHAM

The Chesham is a generously sized three-bedroom property. Inspired by tradition, it has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious reception rooms: a kitchen-dining area and living room. The three bedrooms include a large main bedroom with an en suite bathroom. There is ample storage and quality fixtures and fittings throughout.

3 BEDROOM HOME



## THE CHESHAM

3 Bedroom Home

crestnicholson.com

### GROUND FLOOR

#### DINING AREA

2.94m x 2.77m 9'6" x 9'1"

#### KITCHEN

2.94m x 2.80m 9'6" x 9'2"

#### LIVING ROOM

5.58m x 2.88m 18'3" x 9'4"



### FIRST FLOOR

#### BEDROOM 1

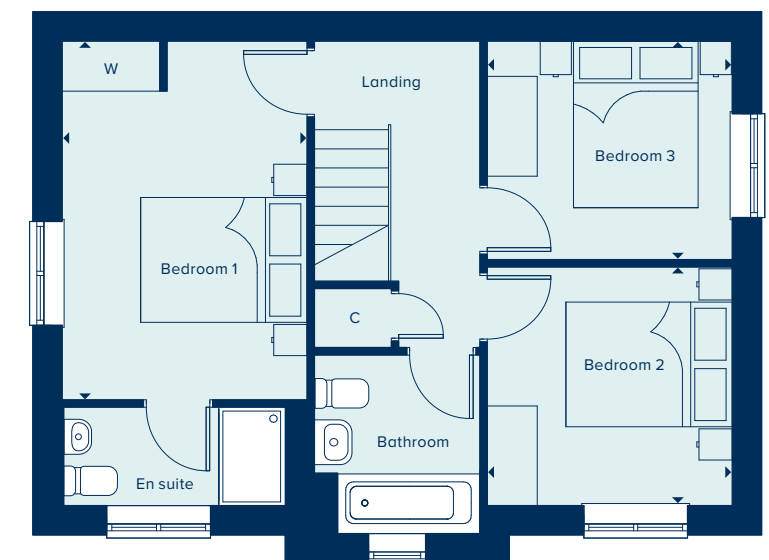
4.31m x 2.94m 14'1" x 9'6"

#### BEDROOM 2

2.94m x 2.87m 9'6" x 9'4"

#### BEDROOM 3

2.94m x 2.62m 9'6" x 8'6"



C Cupboard W Wardrobe

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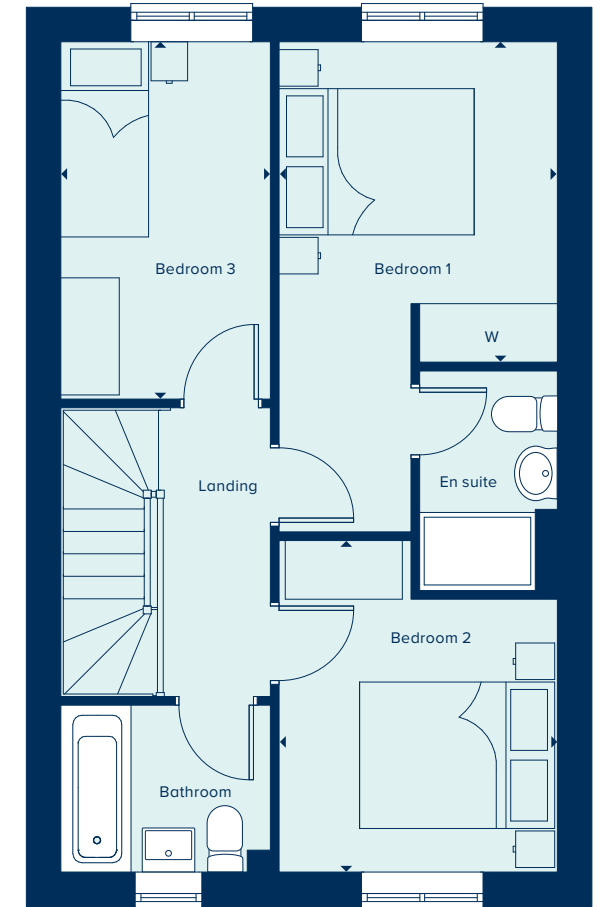
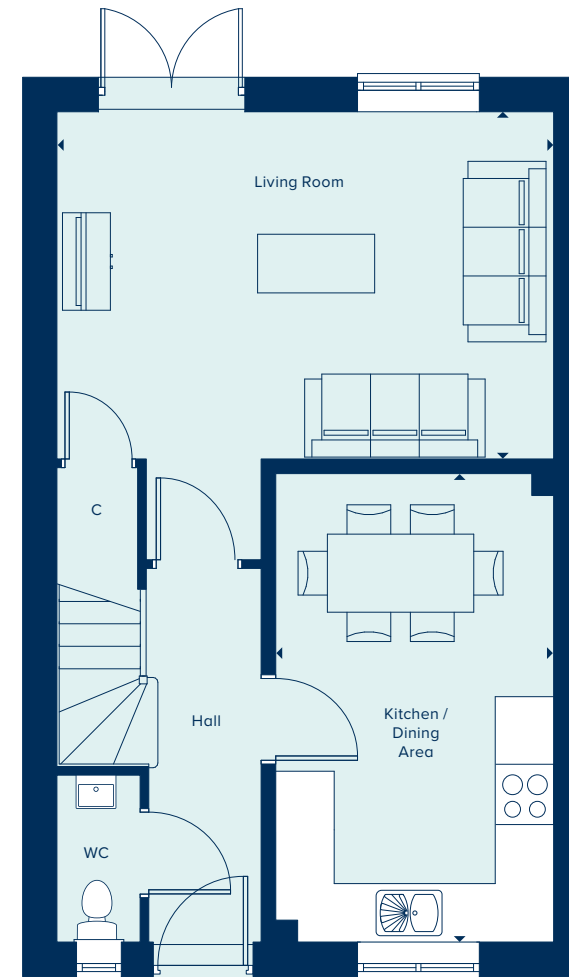
**THE EVESHAM**  
3 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE EVESHAM

The Evesham is a three-bedroom home which includes a versatile open-plan kitchen-dining area which is ideal for entertaining, in addition to a separate light and airy living room. The main bedroom benefits from an en suite bathroom. The house is perfectly suited to modern living, featuring a high quality kitchen, sanitaryware and fixtures and fittings throughout.

3 BEDROOM HOME



### GROUND FLOOR

#### KITCHEN / DINING AREA

4.82m x 2.89m      15'8" x 9'5"

#### LIVING AREA

5.09m x 3.59m      16'7" x 11'8"

### FIRST FLOOR

#### BEDROOM 1

3.28m x 2.85m      10'8" x 9'4"

#### BEDROOM 2

3.39m x 2.85m      11'1" x 9'4"

#### BEDROOM 3

3.66m x 2.15m      12'0" x 7'1"

C Cupboard    W Wardrobe

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**THE REDGRAVE**

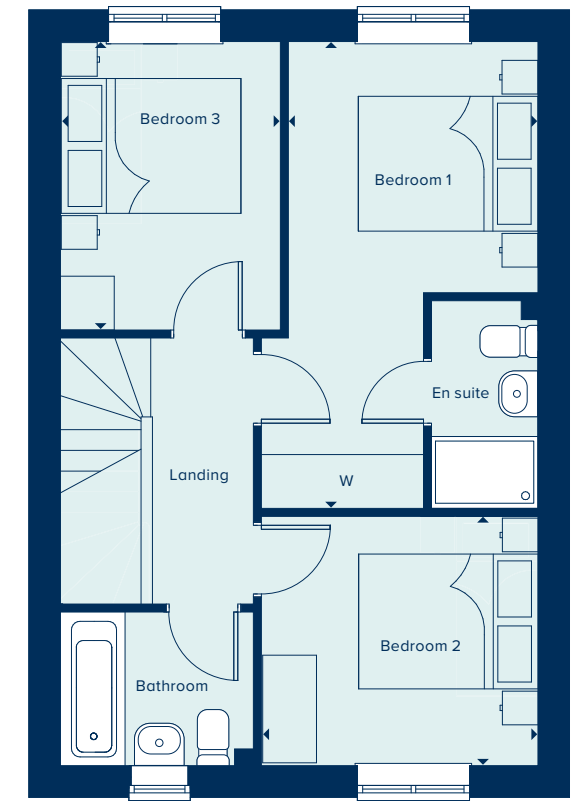
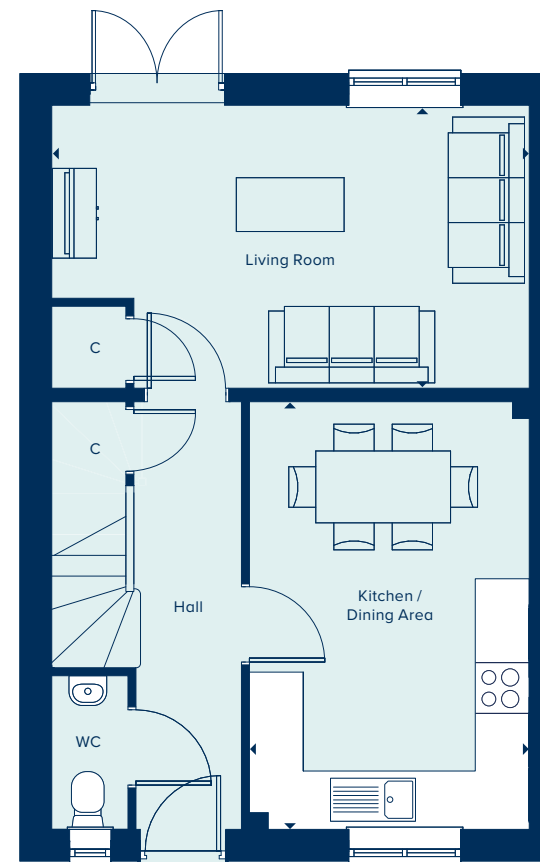
3 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

# THE REDGRAVE

The Redgrave is a thoughtfully designed two-storey, three-bedroom home which features a spacious kitchen-dining area in addition to a living room, ample built-in storage and both an en suite and family bathroom. Carefully selected products and materials throughout give this home a distinct mark of quality.

3 BEDROOM HOME



**GROUND FLOOR**

**KITCHEN / DINING AREA**

4.75m x 3.11m      15'6" x 10'2"

**LIVING ROOM**

5.31m x 3.15m      17'4" x 10'3"

**FIRST FLOOR**

**BEDROOM 1**

5.19m x 2.77m      17'0" x 9'1"

**BEDROOM 2**

3.07m x 2.77m      10'1" x 9'1"

**BEDROOM 3**

3.21m x 2.45m      10'5" x 8'0"

C Cupboard    W Wardrobe

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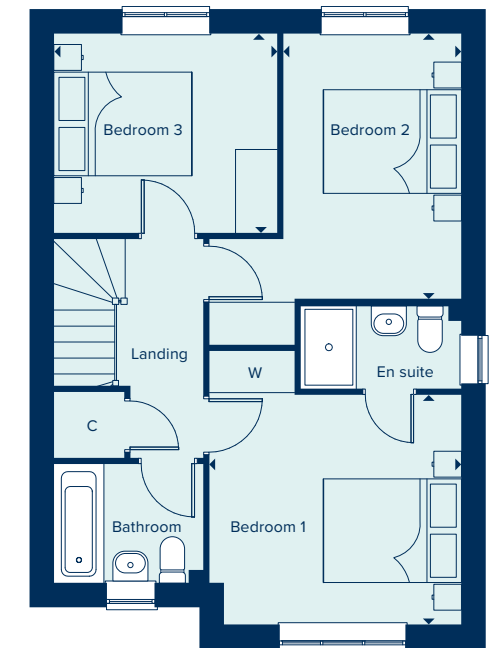
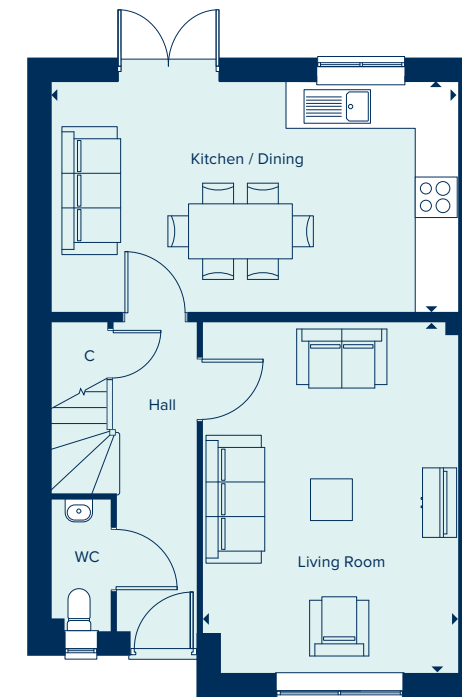
**THE SEATON**  
3 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

# THE SEATON

One of the appealing factors of the Seaton is its open plan kitchen diner which provides direct access to the garden allowing for ample natural light. Another is the generous main bedroom suite, which, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



**GROUND FLOOR**

**KITCHEN / DINING**

5.86m x 3.31m      19'2" x 10'9"

**LIVING ROOM**

5.05m x 3.67m      16'6" x 12'0"

**FIRST FLOOR**

**BEDROOM 1**

3.62m x 3.30m      11'9" x 10'8"

**BEDROOM 2**

3.81m x 2.56m      12'5" x 8'4"

**BEDROOM 3**

3.21m x 2.87m      10'5" x 9'4"

C Cupboard W Wardrobe

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# THE DORKING

The Dorking is a spacious and flexible four bedroom family home of high quality throughout. Spread over two storeys, it offers ample living and entertaining spaces including a generous kitchen-dining area and a separate living room, both of which benefit from an abundance of natural light. A study allows for the option of providing a home working space, or alternatively can be used as a snug or playroom. Upstairs, both the large main bedroom and guest bedroom have en suite bathrooms and two further bedrooms share a bathroom.

4 BEDROOM HOME



**THE DORKING**  
4 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

### GROUND FLOOR

#### KITCHEN

3.22m x 3.20m      10'6" x 10'5"

#### DINING / FAMILY AREA

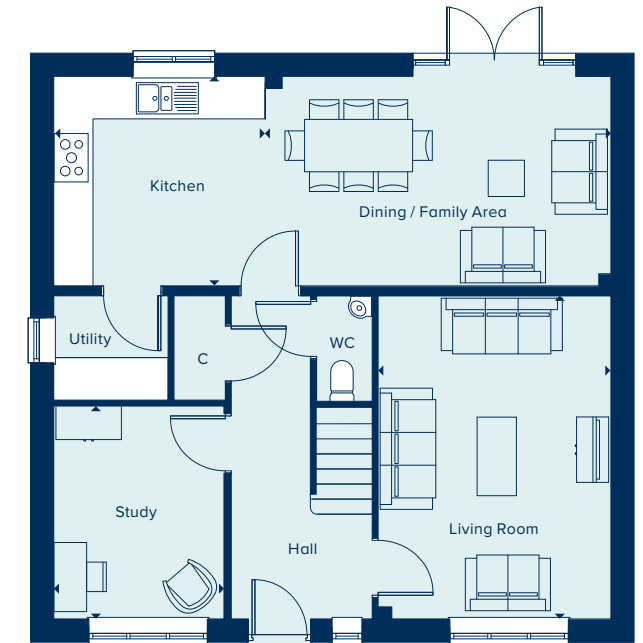
5.28m x 3.20m      17'3" x 10'5"

#### LIVING ROOM

4.93m x 3.55m      16'2" x 11'6"

#### STUDY

3.25m x 2.60m      10'7" x 8'5"



### FIRST FLOOR

#### BEDROOM 1

4.23m x 3.75m      13'9" x 12'3"

#### BEDROOM 2

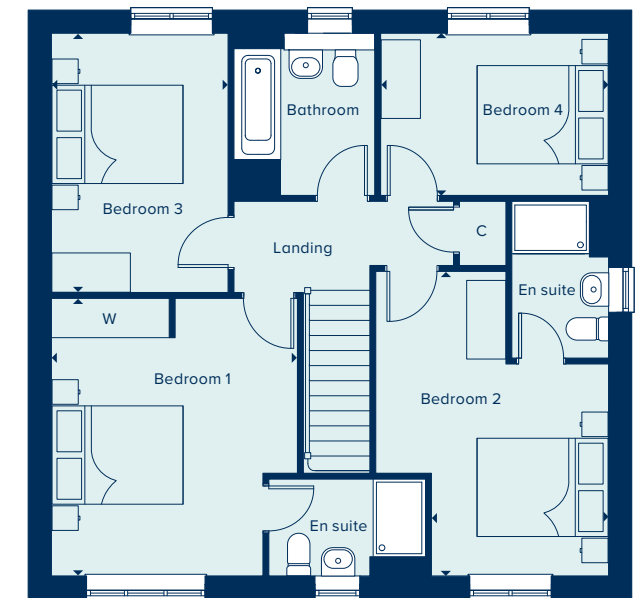
4.65m x 2.70m      15'3" x 8'9"

#### BEDROOM 3

3.95m x 2.70m      13'0" x 8'8"

#### BEDROOM 4

3.48m x 2.47m      11'4" x 8'1"



C Cupboard    W Wardrobe    ● Specification

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**THE KESWICK**  
4 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE KESWICK

Set over two storeys, the Keswick is a spacious and intelligently laid-out family home. Its open-plan kitchen-dining area forms the heart of the house and a generous living room looks out over the private garden. The ground floor study with its bay window benefits from considerable natural light, providing a private space for home working. Upstairs, the large main bedroom has the benefit of an en suite bathroom and three further bedrooms share a family bathroom.

4 BEDROOM HOME



### GROUND FLOOR

**KITCHEN / DINING / FAMILY AREA**  
6.70m x 2.91m      22'0" x 9'5"

**LIVING ROOM**  
4.81m x 3.35m      15'8" x 11'0"

**STUDY**  
3.41m x 2.47m      11'2" x 8'1"



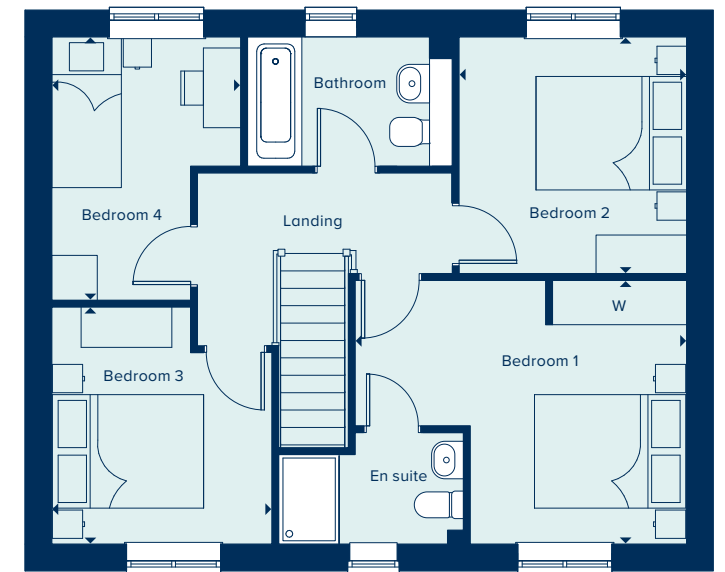
### FIRST FLOOR

**BEDROOM 1**  
4.35m x 3.48m      14'3" x 11'4"

**BEDROOM 2**  
3.13m x 3.01m      10'3" x 9'9"

**BEDROOM 3**  
3.12m x 2.91m      10'3" x 9'5"

**BEDROOM 4**  
3.49m x 2.49m      11'5" x 8'2"



C Cupboard    W Wardrobe    ● Specification

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**THE MARLBOROUGH**

4 Bedroom Home

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# THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the main bedroom benefiting from an en suite bathroom.

4 BEDROOM HOME



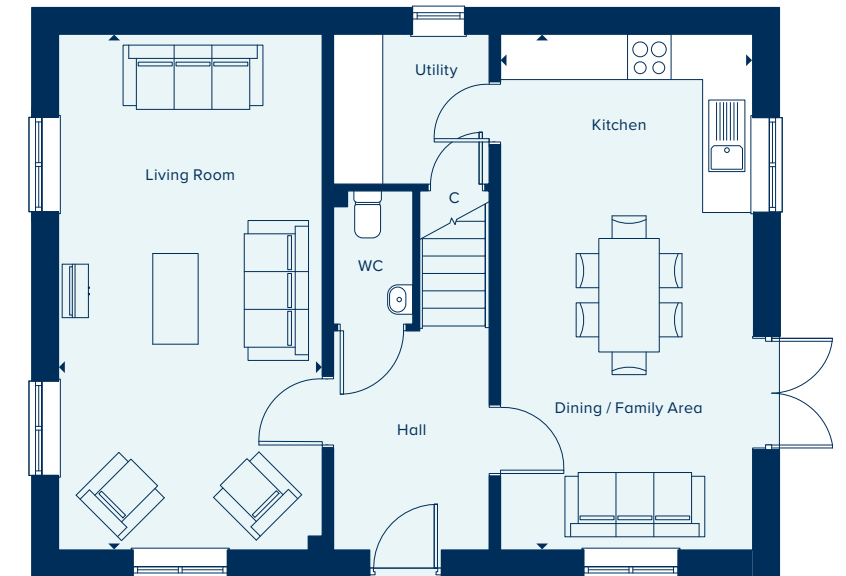
**GROUND FLOOR**

**KITCHEN / DINING / FAMILY AREA**

6.82m x 3.33m      22'4" x 10'9"

**LIVING ROOM**

6.82m x 3.49m      22'4" x 11'5"



**FIRST FLOOR**

**BEDROOM 1**

3.63m x 3.05m      11'9" x 10'0"

**BEDROOM 2**

3.39m x 3.09m      11'1" x 10'1"

**BEDROOM 3**

3.58m x 3.35m      11'7" x 11'0"

**BEDROOM 4**

3.38m x 2.50m      11'1" x 8'2"



C Cupboard    W Wardrobe    ● Specification

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**THE MARLBOROUGH**

4 Bedroom Home

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# THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the main bedroom benefiting from an en suite bathroom.

4 BEDROOM HOME



**GROUND FLOOR**

**KITCHEN / DINING / FAMILY AREA**

6.82m x 3.33m      22'4" x 10'9"

**LIVING ROOM**

6.82m x 3.49m      22'4" x 11'5"



**FIRST FLOOR**

**BEDROOM 1**

3.63m x 3.05m      11'9" x 10'0"

**BEDROOM 2**

3.39m x 3.09m      11'1" x 10'1"

**BEDROOM 3**

3.58m x 3.35m      11'7" x 11'0"

**BEDROOM 4**

3.38m x 2.50m      11'1" x 8'2"



C Cupboard    W Wardrobe    ● Specification    \* Plots 26 & 27

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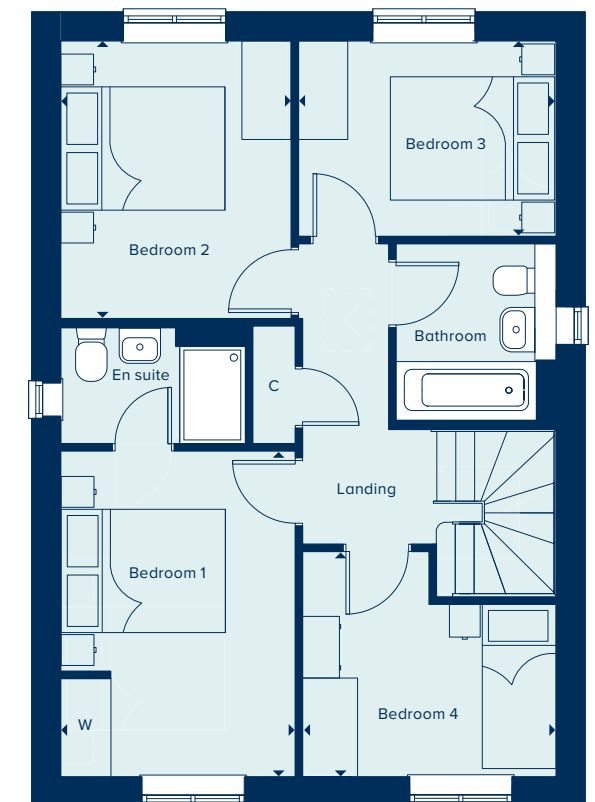
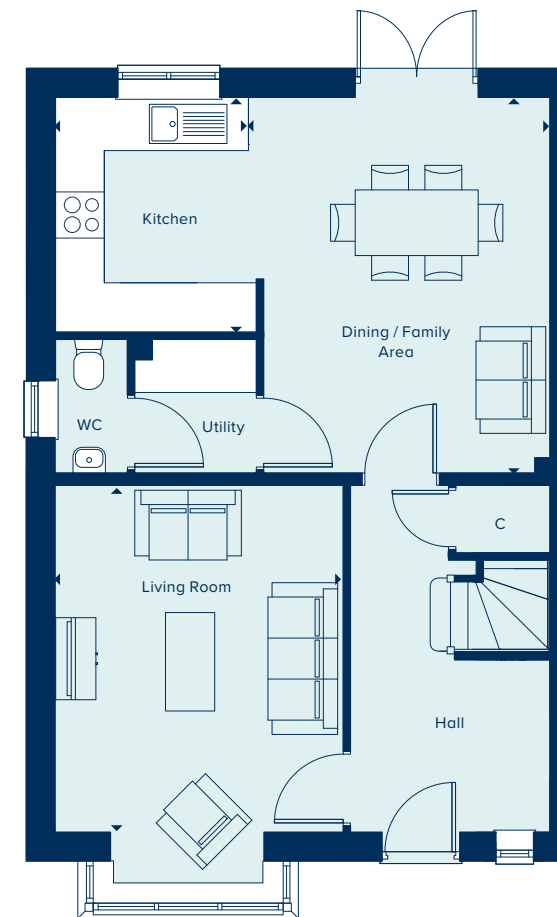
**THE ROMSEY**  
4 Bedroom Home

crestnicholson.com

# THE ROMSEY

With flexible open-plan living space and generously sized bedrooms, the Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite). All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME



**GROUND FLOOR**

**DINING / FAMILY AREA**

4.58m x 3.59m      15'0" x 11'8"

**KITCHEN**

2.86m x 2.44m      9'4" x 8'0"

**LIVING ROOM**

4.22m x 3.51m      13'8" x 11'5"

**FIRST FLOOR**

**BEDROOM 1**

3.96m x 2.89m      13'0" x 9'5"

**BEDROOM 2**

3.38m x 2.80m      11'1" x 9'2"

**BEDROOM 3**

3.13m x 2.38m      10'3" x 7'8"

**BEDROOM 4**

3.04m x 2.80m      10'0" x 9'2"

C Cupboard    W Wardrobe    ● Specification

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# THE BUCKINGHAM

The Buckingham is a spacious five-bedroom family home ideally suited to a large family or those who enjoy entertaining. An extensive kitchen, dining and family area extends across the rear of the property, with French doors opening into the garden, the ground floor also benefits from a separate living room, study and utility room. Upstairs, the main bedroom suite enjoys an en suite and the four further bedrooms share the modern family bathroom. Attention to detail and quality products feature throughout.

5 BEDROOM HOME



## THE BUCKINGHAM

5 Bedroom Home

crestnicholson.com

### GROUND FLOOR

KITCHEN / BREAKFAST / FAMILY AREA

8.51m x 3.20m 27'9" x 10'6"

LIVING ROOM

4.94m x 3.56m 16'2" x 11'8"

STUDY

3.25m x 2.60m 10'8" x 8'6"



### FIRST FLOOR

BEDROOM 1

4.24m x 3.78m 13'11" x 12'5"

BEDROOM 2

3.95m x 2.59m 13'0" x 8'6"

BEDROOM 3

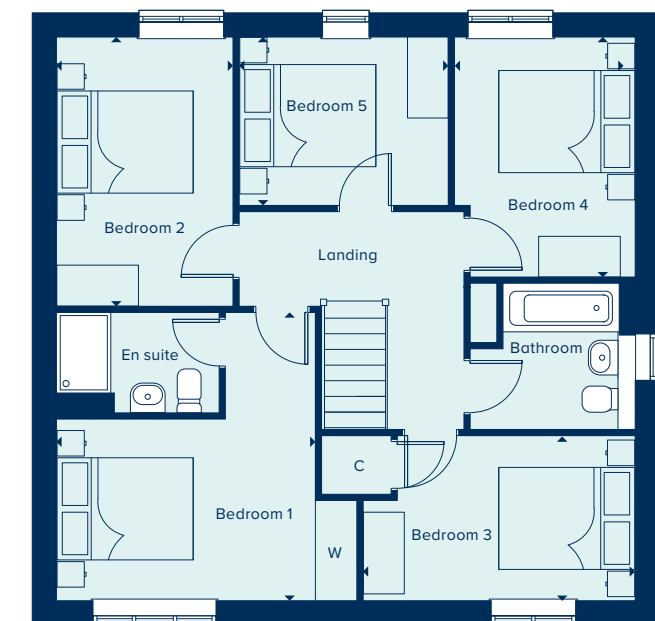
4.00m x 2.43m 13'1" x 7'11"

BEDROOM 4

3.53m x 2.66m 11'7" x 8'8"

BEDROOM 5

3.07m x 2.48m 10'1" x 8'1"



C Cupboard W Wardrobe ● Specification

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# SPECIFICATION

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>KITCHEN</b>				
Choice of soft close fitted kitchen complete with laminate work surface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Integrated extractor hood	•			
Stainless steel chimney extractor hood		•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
<b>BATHROOM, EN SUITE AND CLOAKROOM</b>				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•

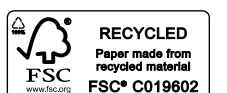
\*Integrated dishwasher included if there is a utility room \*\*Integrated washing machine included if there is no utility room.



	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>ELECTRICAL</b>				
Low energy LED 4-light spotlight bar to kitchen	•			
Low energy LED downlighters in white to kitchen		•	•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
<b>DECORATION</b>				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
<b>JOINERY AND DOORS</b>				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	•	•	•	•
<b>HEATING</b>				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
<b>EXTERNAL FINISHES</b>				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
<b>SECURITY AND PEACE OF MIND</b>				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete NHBC ten year warranty	•	•	•	•

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU10151/January 2023.





## WESTVALE PARK

Hoadley Road, Horley,  
Surrey RH6 8SW

For all enquiries please call

**01293 900 484**

[crestnicholson.com/westvalepark](http://crestnicholson.com/westvalepark)



### House Type Illustration

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### Development Map/Site Plan

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