



THE
VALE

REIGATE, SURREY

“**BOLD DESIGN,
METICULOUS DETAIL
AND CUTTING-EDGE
MATERIALS.
A FULFILLING SETTING
FOR MODERN
SUBURBAN LIVING.**

DESIGN-LED NEW HOMES

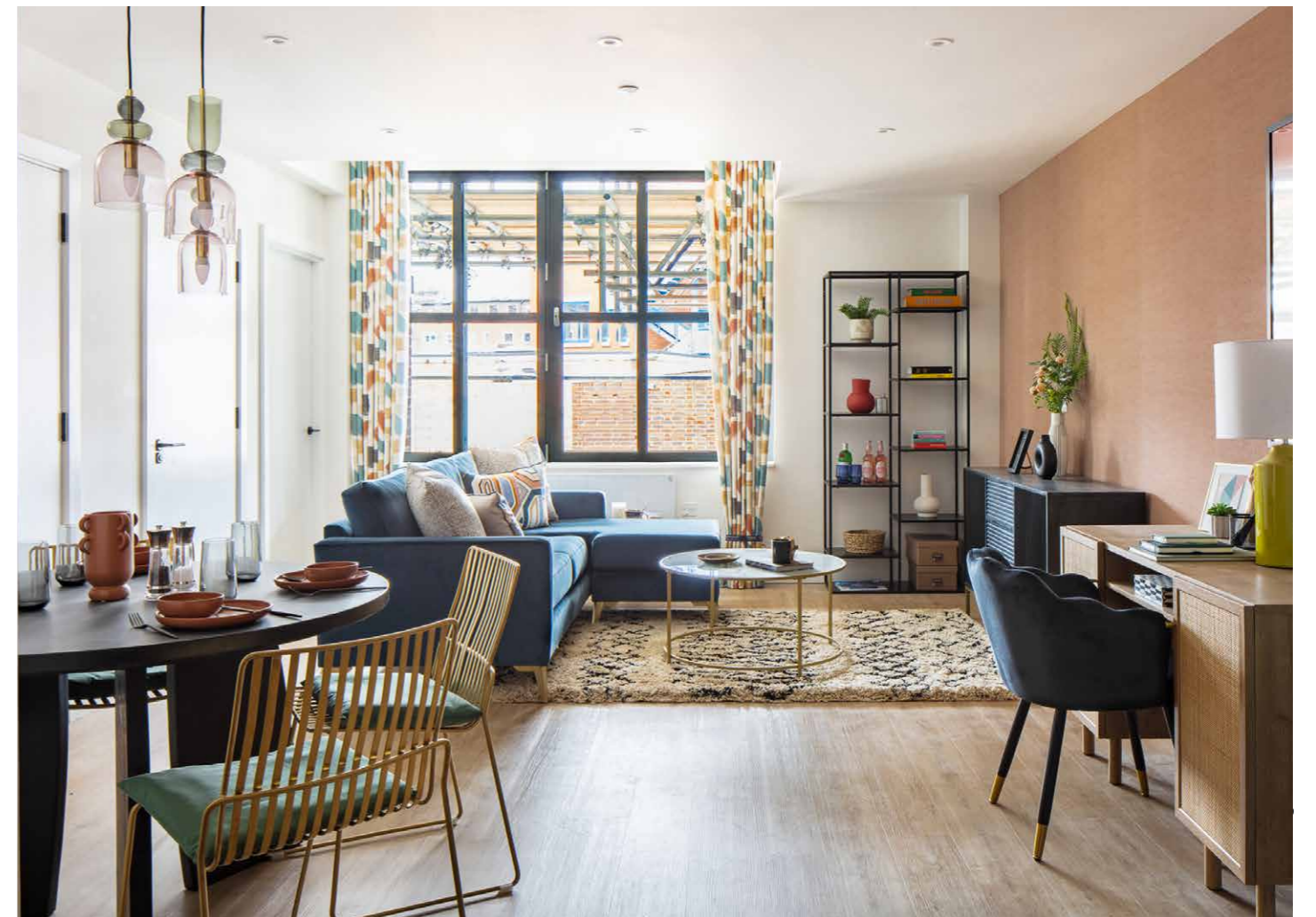
A limited collection of 42 one- and two- bedroom homes unique to Reigate.

Each home is intricately considered to maximise space and the flow of natural light, framed by high ceilings, anthracite grey double-glazed windows – many of which include striking inset bays, and light oak vinyl flooring. Every apartment has intelligently designed open-plan layouts with light grey walls complimented by flush white doors and trending matt black details.

The styling and level of finish to each home has been carefully planned, utilising modern clean lines and a curated selection of warm and durable

materials from sought-after brands. Furthermore, the communal spaces have been designed by award-winning interior designers, Suna, and the addition of private underground parking for each apartment and a ten-year new homes warranty, ensures both security and peace of mind.

The Vale is ideally positioned in sought-after Reigate for a range of buyers, just moments from Priory Park and Reigate high street, which includes an eclectic mix of cafes, brunch spots, charming pubs and extensive green space.





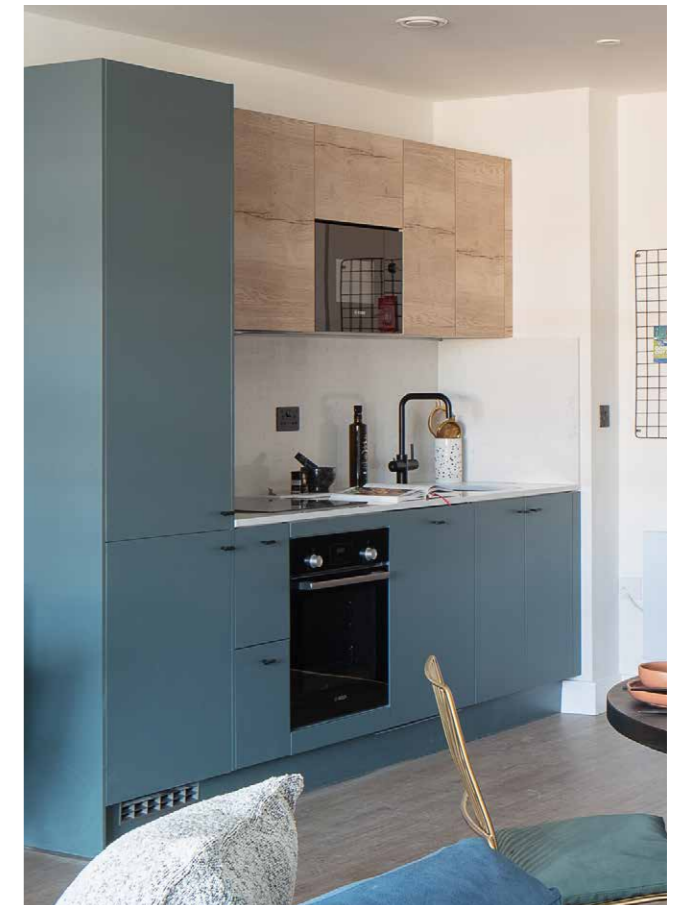


FIRST-CLASS DETAILING

Marrying inspiring design
with maximum comfort and
an enhanced living experience

Premium German kitchens by Hacker combine matt cabinet doors in teal with grained oak wall units, finished with matt black handles. Stone worktops and full-height splashbacks add luxury whilst each kitchen is complimented by fully integrated Bosch appliances.

The bathrooms have been designed to be sophisticated and offer a spa-like aesthetic, with beautiful terrazzo porcelain tiles complimented by teal metro tiles to wet areas. Stylish matt black details feature throughout with high-quality Crosswater brassware, showers and slimline wall-hung toilets. Oak vanity units, open shelving and wall-hung mirrors further create a clean and relaxing atmosphere.







A UNIQUE SPECIFICATION



KITCHENS

German Hacker kitchens with matt teal doors and grained oak wall units including undercounter lighting

Stone worktops and full height splashbacks in a marble grain effect

Fully integrated Bosch appliances including microwave, dishwasher, induction hob and oven

Bosch washer/dryer included in utility cupboards

Soft closing doors and drawers with matt black handles



BATHROOMS

Stylish terrazzo porcelain tiles and teal metro tiles to bath and shower enclosure

Oak vanity unit with modern white basin and matt black Crosswater mixer tap

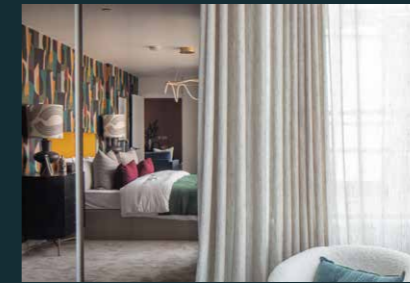
Wall hung Crosswater toilets with slim soft close seats and black flush plate

Crosswater thermostatic showers with fixed rainwater showerhead and wall hose

White shower tray with matt black shower enclosure and sliding door

Wall fitted mirror with feature wall light

Heated matt black towel rails



DETAILS OF FINISH

Fitted wardrobes to all master bedrooms

Luxury oak vinyl flooring throughout apartments

Soft grey carpets to bedrooms

Double-glazed aluminium windows in anthracite grey

Flush white internal doors with accent black handles and hinges

LIGHTING + ELECTRICAL

Fibre optic feeds to bedrooms and living areas allowing excellent broadband speeds and secure connections

Colour video entry intercom system

Thermostatic slimline white electric panel wall radiators

Flush matt black steel switch plates throughout

Multi socket (power/aerial/satellite/BT) to living room and TV points to all bedrooms

White LED recessed downlighters throughout apartments



COMMUNALS + GUARANTEES

A secure gated underground parking space with each apartment

Lift access to all floors

10 year new homes structural warranty

Communal spaces designed by award winning interior designers, Suna

FLOORPLANS

42 apartments with distinctive open-plan layouts that allow for a superior living experience.

The Vale is enviably positioned in a quiet cul-de-sac almost directly opposite Priory Park to the west and the Everyman Cinema to the north where Roebuck Close meets Bancroft Road.

A ramp leads down to an automated gate revealing a private underground car park - a standout feature which can be enjoyed by all residents that purchase a new home at The Vale.



GROUND FLOOR

APT. 1 - 43m² / 463ft²

Living/kitchen	4.4 x 4.9m
Bedroom 1	2.6 x 4.1m

APT. 2 - 47m² / 501ft²

Living/kitchen	5.6 x 5.4m
Bedroom 1	4.2 x 2.5m

APT. 3 - 49m² / 522ft²

Living/kitchen	10.0 x 3.1m
Bedroom 1	5.1 x 2.6m

APT. 4 - 68m² / 727ft²

Living/kitchen	12.6 x 3.3m
Bedroom 1	7.7 x 2.9m

APT. 5 - 48m² / 515ft²

Living/kitchen	6.9 x 3.6m
Bedroom 1	6.1 x 2.7m

APT. 6 - 55m² / 592ft²

Living/kitchen	7.2 x 4.1m
Bedroom 1	5.5 x 3.2m

APT. 7 - 56m² / 605ft²

Living/kitchen	3.0 x 5.1m
Bedroom 1	3.4 x 4.1m

APT. 8 - 55m² / 595ft²

Living/kitchen	4.0 x 8.5m
Bedroom 1	2.8 x 5.0m

APT. 9 - 63m² / 675ft²

Living/kitchen	6.7 x 5.0m
Bedroom 1	4.2 x 2.9m
Bedroom 2	3.7 x 2.3m

APT. 10 - 64m² / 685ft²

Living/kitchen	7.2 x 3.3m
Bedroom 1	4.9 x 2.7m
Bedroom 2	4.2 x 2.5m

APT. 11 - 56m² / 606ft²

Living/kitchen	11.3 x 2.9m
Bedroom 1	4.4 x 2.6m

APT. 12 - 53m² / 574ft²

Living/kitchen	11.3 x 2.8m
Bedroom 1	5.1 x 2.5m

APT. 13 - 43m² / 457ft²

Living/kitchen	6.1 x 3.0m
Bedroom 1	3.4 x 2.4m

APT. 14 - 57m² / 609ft²

Living/kitchen	4.2 x 8.3m
Bedroom 1	7.2 x 3.3m



FIRST FLOOR



APT. 15 - 43m² / 463ft²

Living/kitchen	4.4 x 4.9m
Bedroom 1	2.6 x 4.1m

APT. 16 - 47m² / 501ft²

Living/kitchen	5.6 x 5.4m
Bedroom 1	4.2 x 2.5m

APT. 17 - 49m² / 522ft²

Living/kitchen	10.0 x 3.1m
Bedroom 1	5.1 x 2.6m

APT. 18 - 68m² / 727ft²

Living/kitchen	12.6 x 3.3m
Bedroom 1	7.7 x 2.9m

APT. 19 - 48m² / 515ft²

Living/kitchen	6.9 x 3.7m
Bedroom 1	6.1 x 2.6m

APT. 20 - 55m² / 592ft²

Living/kitchen	7.2 x 4.1m
Bedroom 1	5.5 x 3.2m

APT. 21 - 56m² / 604ft²

Living/kitchen	3.0 x 5.1m
Bedroom 1	3.4 x 4.1m

APT. 22 - 55m² / 596ft²

Living/kitchen	4.0 x 8.6m
Bedroom 1	2.8 x 5.0m

APT. 23 - 63m² / 675ft²

Living/kitchen	6.7 x 5.0m
Bedroom 1	4.2 x 2.9m
Bedroom 2	3.7 x 2.3m

APT. 24 - 64m² / 686ft²

Living/kitchen	7.2 x 3.3m
Bedroom 1	4.9 x 2.6m
Bedroom 2	4.2 x 2.5m

APT. 25 - 56m² / 606ft²

Living/kitchen	11.3 x 2.9m
Bedroom 1	4.4 x 2.6m

APT. 26 - 52m² / 558ft²

Living/kitchen	11.3 x 2.8m
Bedroom 1	4.2 x 2.5m

APT. 27 - 74m² / 793ft²

Living/kitchen	7.2 x 6.9m
Bedroom 1	3.7 x 2.8m
Bedroom 2	?? x ??m

APT. 28 - 46m² / 503ft²

Living/kitchen	4.1 x 4.7m
Bedroom 1	3.0 x 5.4m

SECOND FLOOR

APT. 29 - 39m² / 418ft²

Living/kitchen	3.6 x 5.2m
Bedroom 1	2.7 x 4.9m

APT. 30 - 40m² / 427ft²

Living/kitchen	4.1 x 5.2m
Bedroom 1	4.1 x 2.4m

APT. 31 - 40m² / 433ft²

Living/kitchen	8.8 x 3.0m
Bedroom 1	4.4 x 2.5m

APT. 32 - 64m² / 684ft²

Living/kitchen	11.4 x 2.8m
Bedroom 1	4.9 x 3.2m

APT. 33 - 39m² / 414ft²

Living/kitchen	6.4 x 3.2m
Bedroom 1	4.6 x 2.3m

APT. 34 - 45m² / 488ft²

Living/kitchen	5.6 x 3.3m
Bedroom 1	3.0 x 3.0m

APT. 35 - 55m² / 594ft²

Living/kitchen	3.1 x 4.9m
Bedroom 1	3.2 x 4.0m

APT. 36 - 53m² / 574ft²

Living/kitchen	3.9 x 8.6m
Bedroom 1	2.8 x 4.2m

APT. 37 - 51m² / 552ft²

Living/kitchen	5.5 x 4.5m
Bedroom 1	5.5 x 2.4m

APT. 38 - 39m² / 420ft²

Living/kitchen	6.0 x 3.7m
Bedroom 1	3.8 x 2.7m

APT. 39 - 52m² / 561ft²

Living/kitchen	5.4 x 4.1m
Bedroom 1	4.5 x 2.5m

APT. 40 - 64m² / 691ft²

Living/kitchen	10.1 x 3.2m
Bedroom 1	4.1 x 3.4m

APT. 41 - 72m² / 775ft²

Living/kitchen	6.5 x 6.9m
Bedroom 1	3.6 x 3.2m
Bedroom 2	4.8 x 2.5m

APT. 42 - 51m² / 549ft²

Living/kitchen	4.4 x 7.1m
Bedroom 1	3.3 x 4.9m

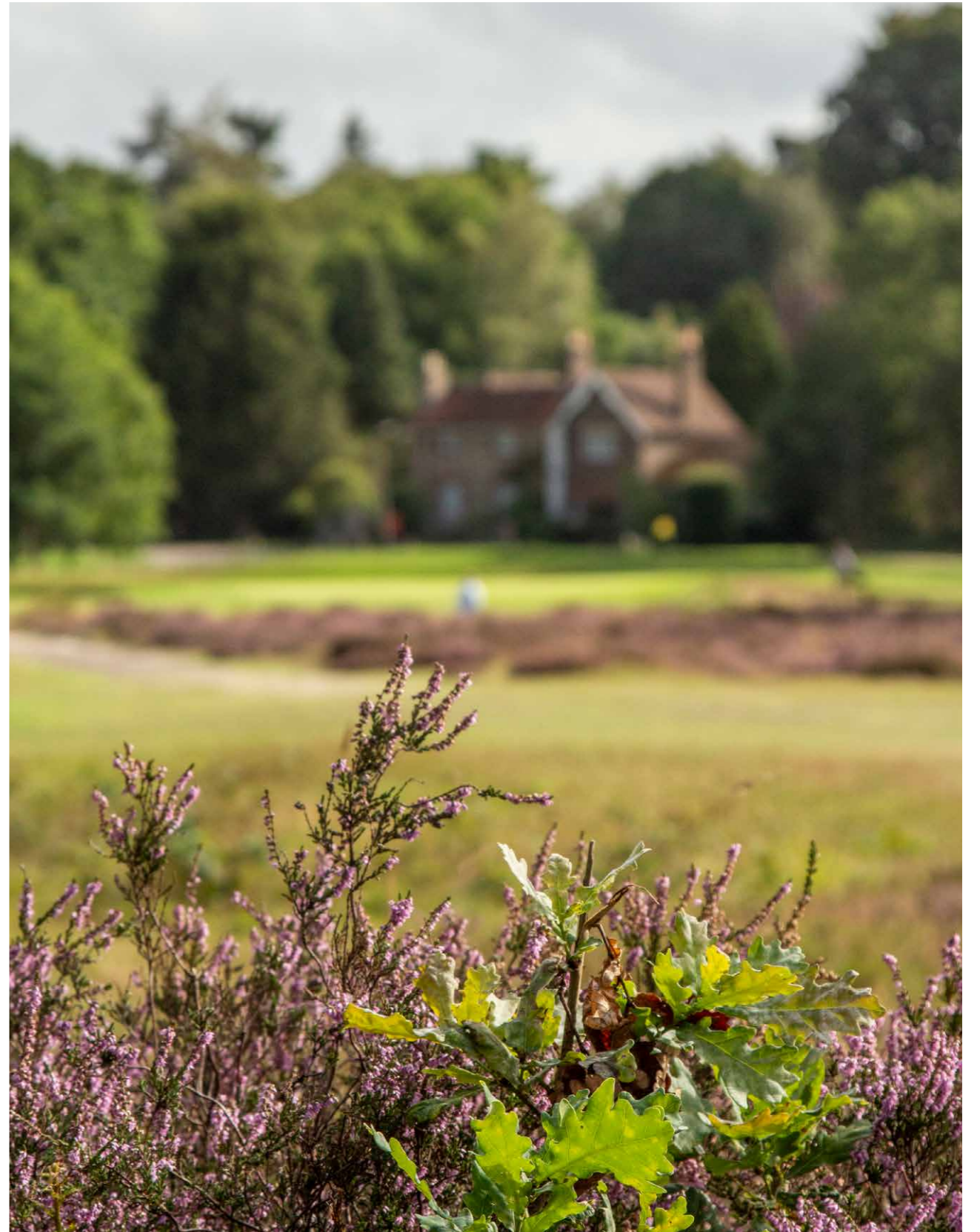


LOGICAL AREA

A wonderfully appealing suburb of London with old-world charm and contemporary amenities.

There's a community feel to Reigate, where the streets are lined with period architecture and leafy trees. A place to press pause. Yet, you're never far from some notable hotspots, be it expansive green spaces, culinary delights or the perfect pub for a Sunday Roast.

Located in the heart of Reigate, and just moments from iconic Priory Park, The Vale provides the perfect position to explore Reigate and its surrounds.



- 1/ Mixed mezzes and traditional coffee at Lebnani
- 2/ Lebnani offers an array of fresh and flavourful dishes
- 3/ Parisian inspired Cote Brasserie is a modern favourite
- 4/ Popular family-run restaurant Cullenders Parkside



SOUGHT-AFTER GLOBAL CUISINE

Reigate combines an array of independent restaurants and long-time favourites.

From Argentinian steakhouses and seasonal British cuisine, independent Thai's and engaging Italian restaurants, the local area is full of gastronomic delights.

Lebnani brings the best of Beirut to Reigate, serving up traditional Lebanese mezzes, meat, veg and fish straight off a charcoal grill all designed for sharing. Moments from The Vale, Cullenders Parkside is an award-winning and family-run restaurant serving seasonal British fare in a pleasant setting parallel to Priory Park.

Regional Thai Taste, Giggling Squid, and the New Gurhka Kitchen with its sizzling Nepalese cuisine further add exotic flavours to the area - truly a melting pot of global cuisine.



CAFES & CULTURE AT THEIR BEST

Trending local produce, exceptional films and a coffee-cum-bike shop

The rolling hills and views of Surrey welcome the keenest of cyclists, and Maison du Velo provides purists some of the best bikes, repairs and one of the areas outstanding coffee blends in its integrated cafe.

Nationally renowned GAIL's bakery is located just up the road, baking fresh, handmade breads, pastries and cakes every day, served with their carefully-sourced house blend specialty coffee. Chalk Hills Bakery, another firm local favourite, supplies some of the areas best bread and coffee, perfect for a killer weekend breakfast.

The Everyman Cinema is virtually opposite the development, a firm favourite amongst locals looking to catch new releases or historic cinema, whilst sampling the adjoined cafe and bar. Cult classics go down best with a Negroni, after all.



- 1/ Film enthusiasts will welcome Everyman Cinema being in such close proximity
- 2/ Maison du Velo offers excellent bike services, a welcoming atmosphere and brilliant coffee
- 3/ Family-run Chalk Hills Bakery serves local residents as well as leading businesses





PUBS + BREWERIES

Whether it's a quiet country feel pub, a brewery or killer roast, Reigate has it all

Catch up with friends for a few pints at Pilgrim Brewery - established in 1982 - making it the oldest craft brewery in the South East. It's recently received a modernisation with refined brewing techniques and offers unique views over Reigate Priory Cricket Club.

Hop in one of the local pubs at The Venture Inn and The Market Stores, or touch down at Skimmington Castle, a beautiful country pub located just moments from Reigate Golf Club and is part of the walkways and horse riding paths off Reigate Heath.

The Black Horse, a historic pub and brasserie with bags of character, includes an extensive garden and is full of deliciously heartwarming dishes utilising locally sourced produce.



- 1/ The Market Stores is a lively local in the heart of Reigate, popular with young professionals
- 2/ Traditional Skimmington Castle is located just off Reigate Heath
- 3/ The Black Horse garden, a quiet retreat serving excellent seasonal British food
- 4/ Pilgrim Brewery maintains its traditional roots with an appealing contemporary twist



GREEN SPACE IN ABUNDANCE

Beautiful woodland, unique views and country paths make the area a delight

One of the many draws of living outside of London is the extensive green space on offer, clear air and outdoor activities. Reigate and its surrounds is one of the most appealing to explore, with far-reaching views from Surrey Hills, an expansive heath and several local golf courses including Reigate Heath Golf Club.

Across the road from The Vale is Priory Park. Steeped in history, and perfect for a lakeside picnic or a game of tennis, it's expanse offers residents outdoor enjoyment and tranquillity right on their doorstep. Further afield, Surrey Hills and the Abinger Roughts and Netley Park, give hiking and biking enthusiasts a labyrinth of natural beauty and woodland paths to take in and explore.



- 1/ The city of London is viewable from Reigate Hill on a clear summers days
- 2/ Year-round Reigate Heath Golf Club includes nine holes with heather and gorse-lined fairways
- 3/ Beautiful Priory Park is just a moments walk from The Vale



CAFES + DELIS

- 1 Chalk Hills Bakery
- 2 Gail's
- 3 Maison du Velo
- 4 Canakin
- 5 Flint House
- 6 The Chapel

RESTAURANTS

- 7 Lebnani
- 8 Cote Brasserie
- 9 Cullenders Parkside
- 10 Buenos Aires Steakhouse
- 11 Thai Taste
- 12 Spice Guru
- 13 New Gurkha Kitchen
- 14 Giggling Squid
- 15 Carmona
- 16 Monte Fort Pizzeria
- 17 Wagamama
- 18 Sea Salt

BARS & PUBS

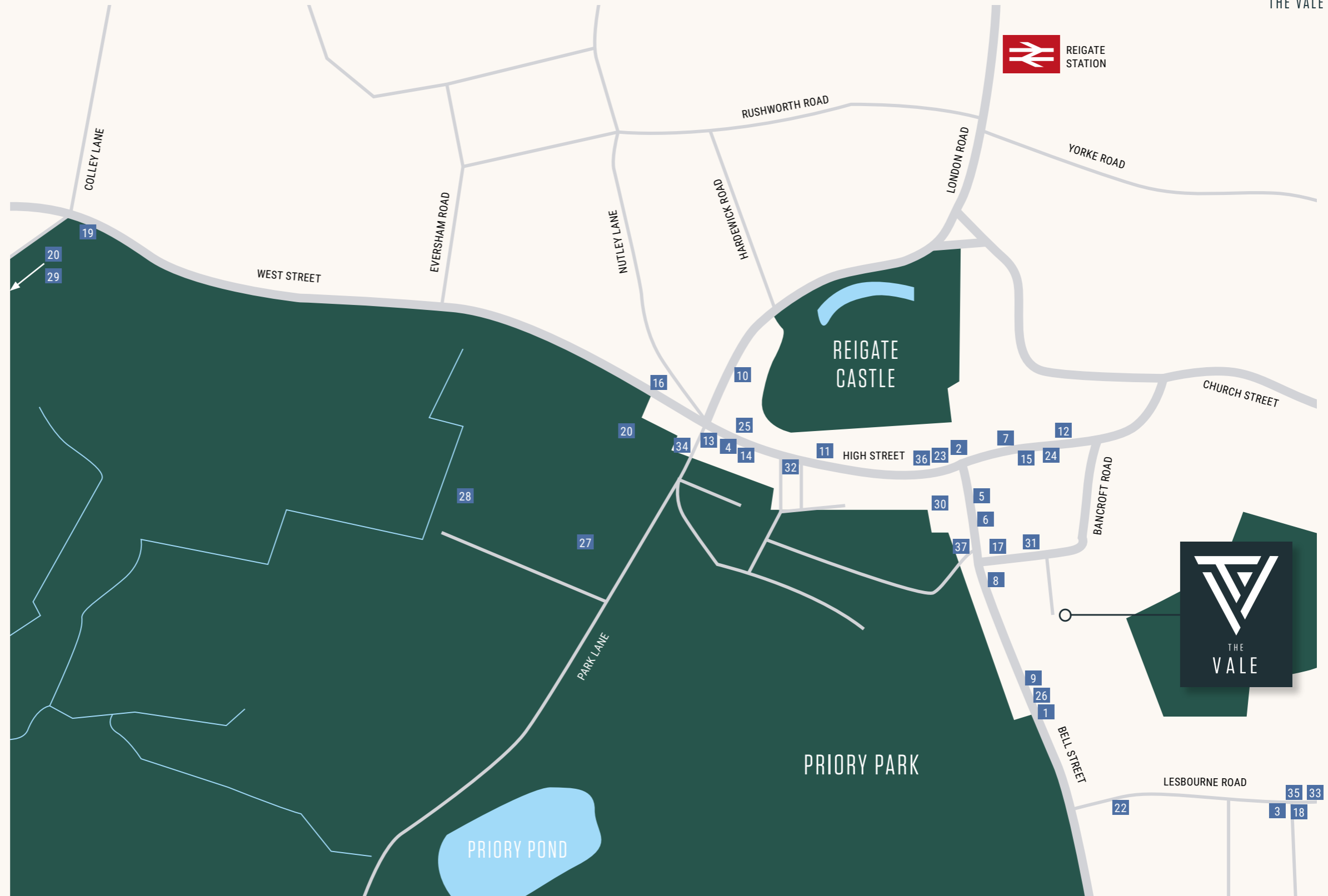
- 19 Black Horse
- 20 Pilgrim Brewery
- 21 Skimmington Castle
- 22 Venture Inn
- 23 The Market Stores
- 24 The Vineking Tasting Rooms
- 25 Veeno
- 26 Hot Stop

LEISURE & FITNESS

- 27 Reigate Priory Cricket Club
- 28 Reigate Priory Lawn Tennis Club
- 29 Reigate Heath Golf Club
- 30 The Fitnes Zone

SHOPPING + CULTURE

- 31 Everyman Cinema
- 32 M&S Simply Food
- 33 The Vineking Wine Merchants
- 34 Robert & Edwards
- 35 The Blue Cow
- 36 Munch @ Coughlans
- 37 Morrisons



ABOUT THE DEVELOPER

Driven to make contemporary luxury affordable for first-time buyers.

Life Less Ordinary creates exceptional new homes predominately for first time buyers which make contemporary luxury affordable. Their mission is to push the boundaries of functional design and apply an unparalleled level of attention to detail to each new home that is built.

Working alongside leading Consultants, Architects, Interior Designers and Suppliers, every development is approached with creativity and exacting detail to achieve homes of both excellence and innovation. By taking a personal approach to each step of the build, the company prides itself on creating new homes that are functional and practical yet luxurious.

Life Less Ordinary is committed to delivering the highest levels of service from origination to aftercare and provide a 10-year new homes warranty on all of its homes together with a dedicated aftersales support.



REGISTER YOUR INTEREST

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