

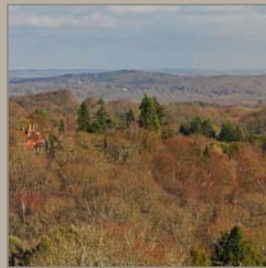


# HASLEMERE HEIGHTS

HASLEMERE

PHASE ONE

HILL ROAD HOUSES №.1 TO 5



THE ART IS DEVELOPING



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HILL ROAD HOUSES No.1 TO 5

# HASLEMERE HEIGHTS

HASLEMERE

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PHASE ONE

Haslemere Heights enjoys a peaceful elevated setting within a highly desirable residential area, high up above the rooftops of the bustling streets of Haslemere's town centre. Completing the first phase of development, just five 4-storey houses will 'set the stage' and create a pleasing street-scene along Hill Road, each with upper levels that afford a privileged vista of some of Surrey's finest countryside. Just a third-of-a-mile from the High Street of this historic and attractive market town, each of the 3/4 bedroom homes will be built to Runnymede's award-winning and customary high standard to include a high level of specification, private garden, integral garage and driveway parking.



The High Street and historic town centre of Haslemere is just a third of a mile away.

# THE HISTORIC MARKET TOWN OF HASLEMERE - THE PERFECT BACKDROP TO YOUR BRAND NEW LIFESTYLE

Though hidden away, up above the bustling streets, you are only moments away from the many independent shops, cafés and restaurants that this beautiful market town has to offer.

Surrounded by spectacular Surrey Hills countryside, a number of vibrant yet tranquil villages, excellent state and independent schools and easy access to London, it isn't surprising that Haslemere is so desirable.

Haslemere has its own train station and Liphook station is also nearby - London can be accessed via trains to London Waterloo in under an hour. For car journeys away from Haslemere, there is easy access to the A3 and the M25 linking the motorway network, airports and further afield destinations with ease.



National Trust Black Down is less than two miles away. The highest point in the South Downs National Park.



The National Trust Shottermill Pond less than two miles away.



Surrounded by picturesque villages.





6 - HASLEMERE HEIGHTS



Number one & two at Haslemere Heights. CGI image - indicative only.



## AN ABUNDANCE OF KERB APPEAL...

The 'Arts and Crafts' architecture evokes the Edwardian period and will immediately catch the eye from the roadside. Intricate window surrounds, rolling lead-work canopies, dormer windows that appear to carve into the roof line - each help to create an attractive visual complexity rarely seen in the construction of today's new homes.

Mature, evergreen hedgerows create natural boundaries and optimise privacy, whilst newly planted trees will help create an 'established' feel throughout the development.





Open-plan living on the upper ground floor

# ...MATCHED WITH BEAUTIFULLY PLANNED INTERIOR SPACE

Built with several levels of living space, number's one to five, which present the first phase of development, feature an appealing balance of open-plan and traditionally designed accommodation. Optimised for modern living, each home is networked for a range of media connectivity. Stylish kitchens include high quality appliances for ease of use. Cloakrooms, en suite and bathrooms showcase contemporary designer sanitaryware.









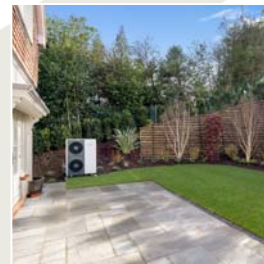


10 - HASLEMERE HEIGHTS





The lower ground floor entrance hall



Entering the home from the lower ground floor, you are greeted by the large and impressive entrance hall. From here you can reach the cloakroom, integral garage, plenty of storage and the utility.

The home's hub on the upper ground floor is open-plan and features a kitchen with distinct dining and living areas - this light-filled level accesses a south-facing terrace and private garden via glazed French doors.





The first floor principal suite with dressing area and en suite

The principal suite on the first floor includes a dressing area with built-in wardrobes and en suite.

A further two bedrooms and family bathroom also occupy this level. The second floor is envisaged as a large loft storage area.











OVER AND ABOVE...



CLICK A PHASE ONE PLAN NUMBER  
TO GO TO THE FLOOR PLANS



Drawing not to scale. Rooflines, landscaping and hard surfaces are indicative only.







CGI image - indicative only.



PROPERTY PRESENTATION

# No.1 & No.2

17 - HASLEMERE HEIGHTS

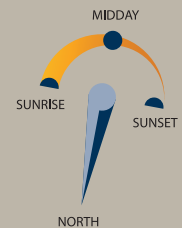


Lower Ground Floor

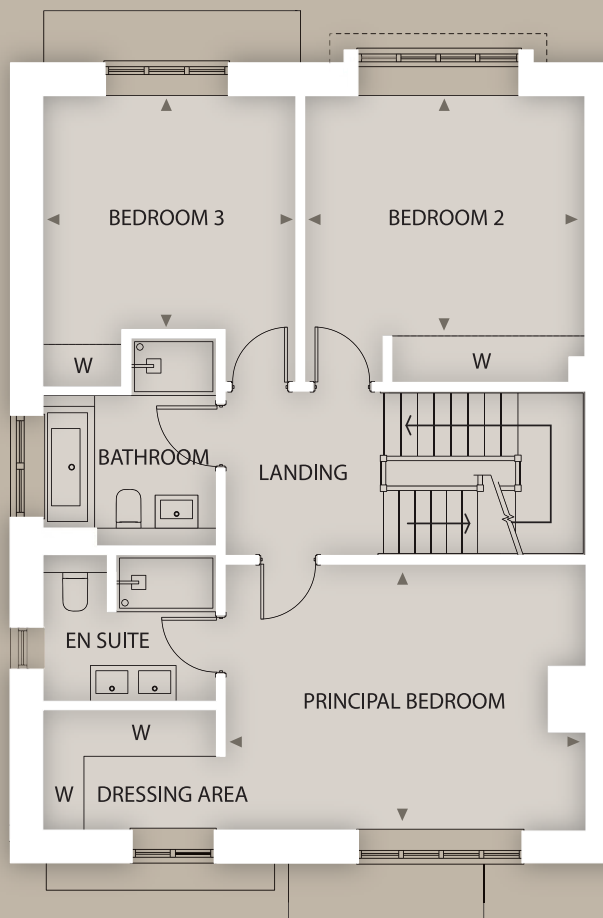
Upper Ground Floor

## No.1

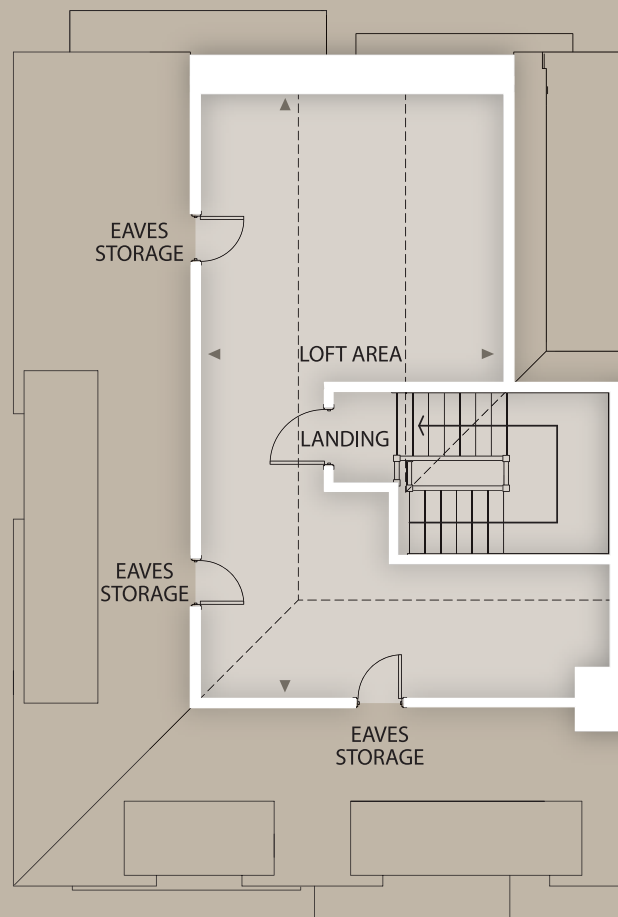
Three/four-bedroom townhouse with private garden,  
integral garage and driveway parking.



CLICK TO GO TO THE DEVELOPMENT PLAN

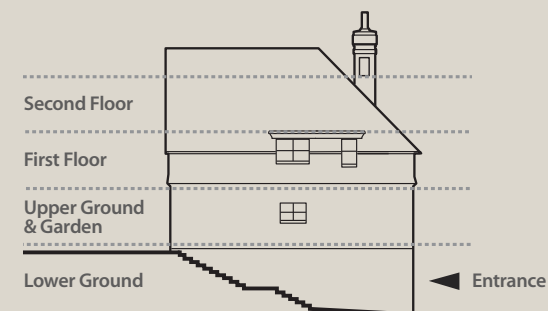


First Floor



Second Floor

Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.



Entrance Hall	5.1m x 3.8m
Kitchen	4.9m x 3.9m
Dining Area	6.4m x 2.7m
Living Room	7.6m x 3.6m
Principal Bedroom	5.0m x 3.8m
Bedroom 2	4.0m x 2.9m
Bedroom 3	3.5m x 3.3m
Loft Area	8.4m x 4.2m



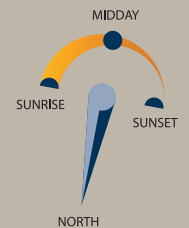


Lower Ground Floor

Upper Ground Floor

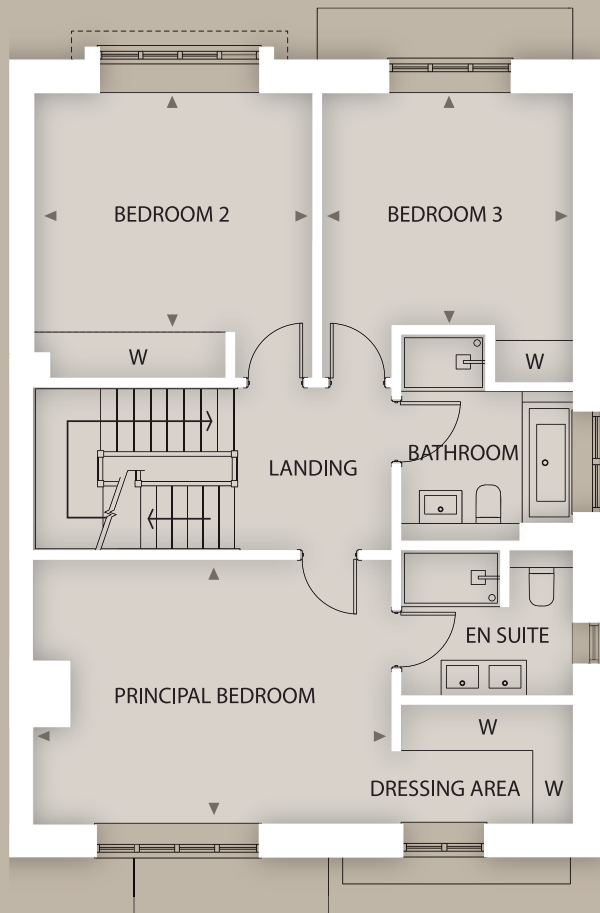
## No.2

Three/four-bedroom townhouse with private garden,  
integral garage and driveway parking.

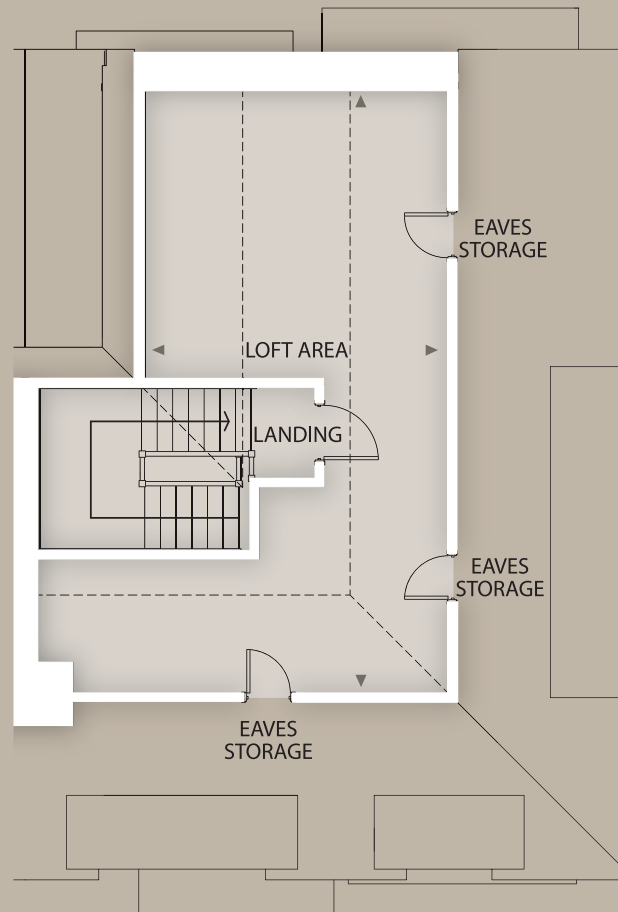




CLICK TO GO TO THE DEVELOPMENT PLAN

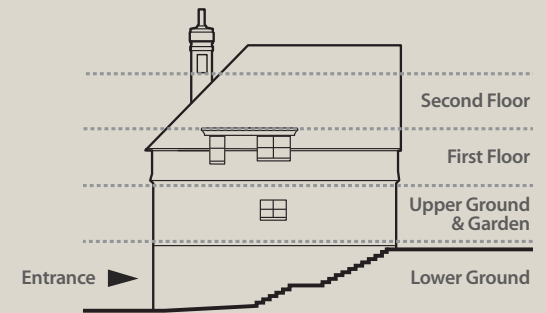


First Floor

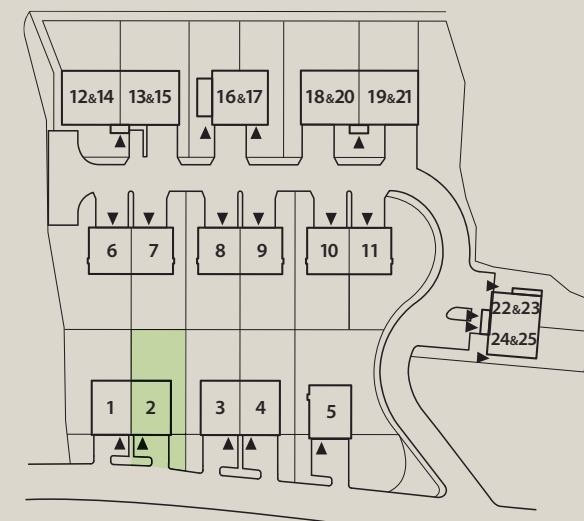


Second Floor

Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.



Entrance Hall	5.1m x 3.8m
Kitchen	4.9m x 3.9m
Dining Area	6.4m x 2.7m
Living Room	7.6m x 3.6m
Principal Bedroom	5.0m x 3.8m
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Bedroom 3	3.5m x 3.3m
Loft Area	8.4m x 4.2m







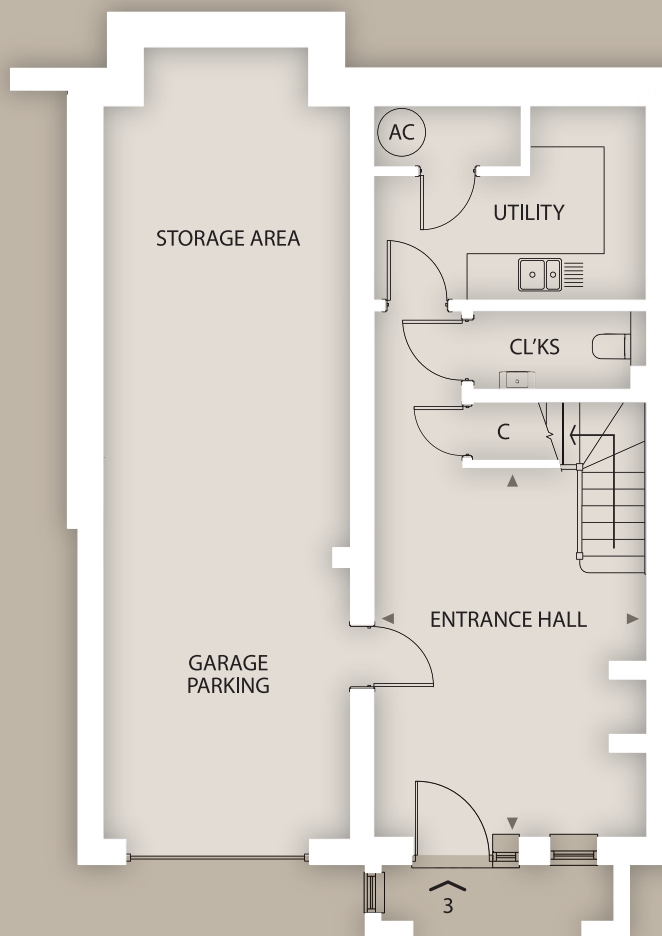


CGI image - indicative only.

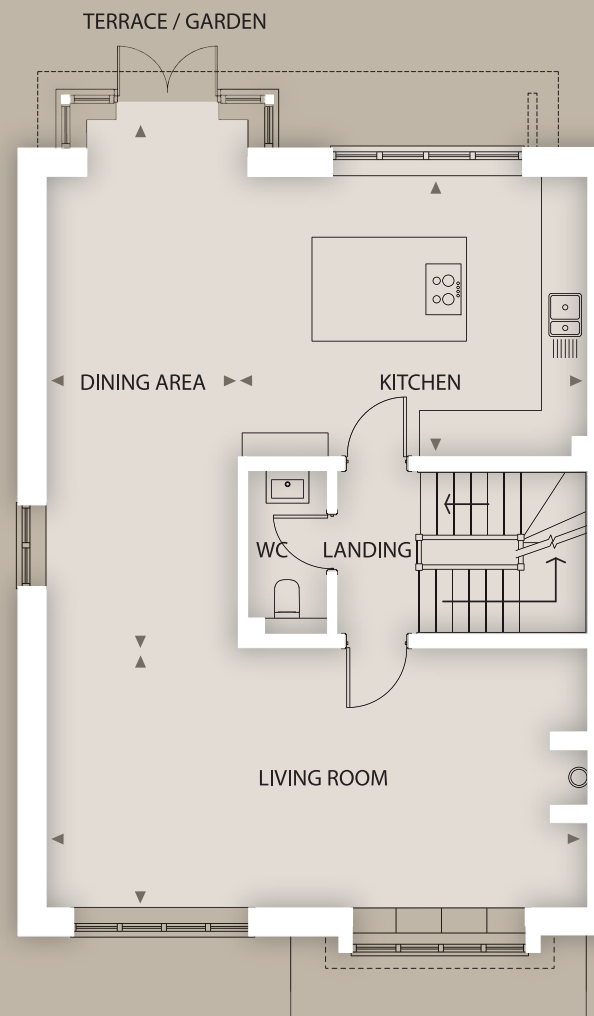


PROPERTY PRESENTATION

# No.3 & No.4



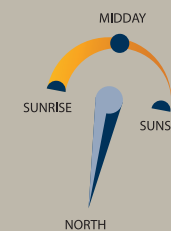
Lower Ground Floor

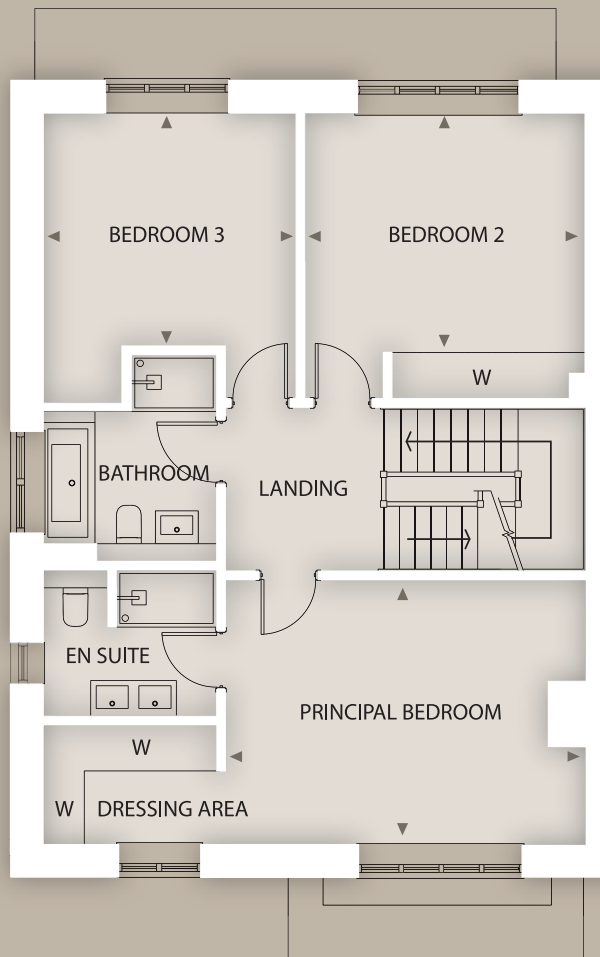


Upper Ground Floor

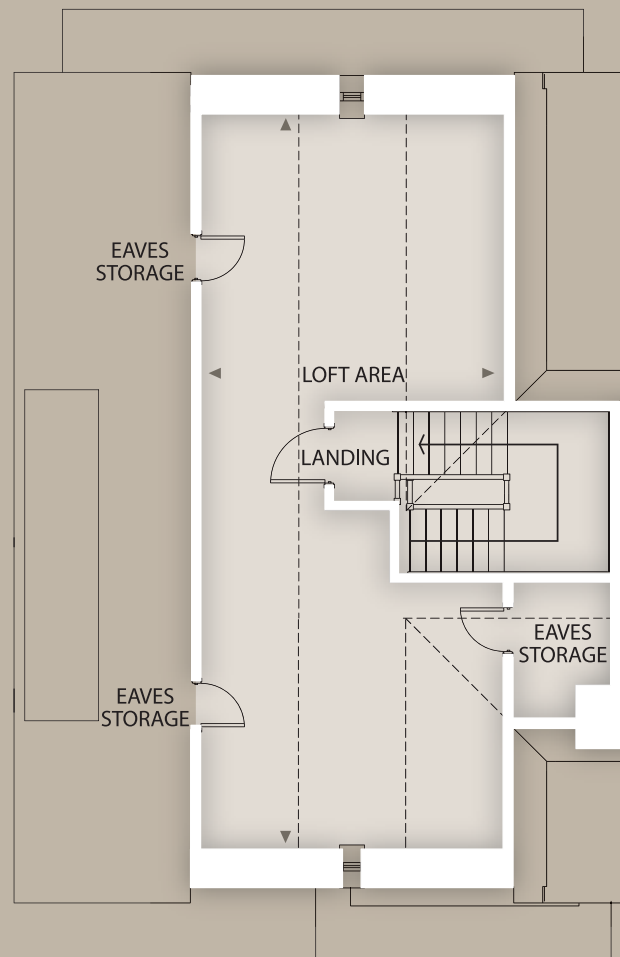
## No.3

Three/four-bedroom townhouse with private garden,  
integral garage and driveway parking.



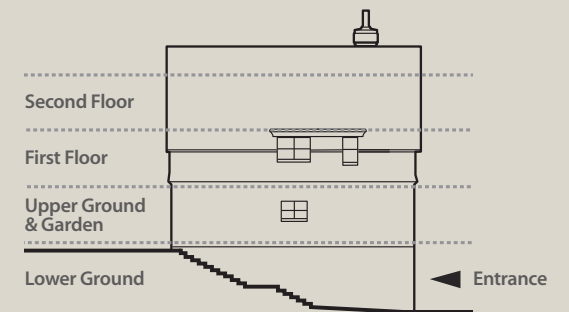


First Floor

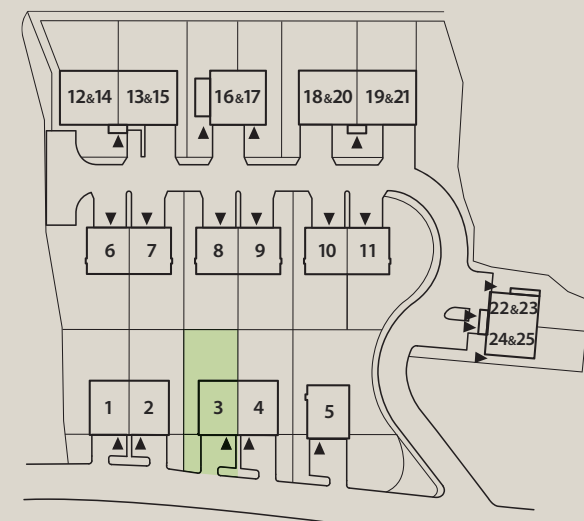


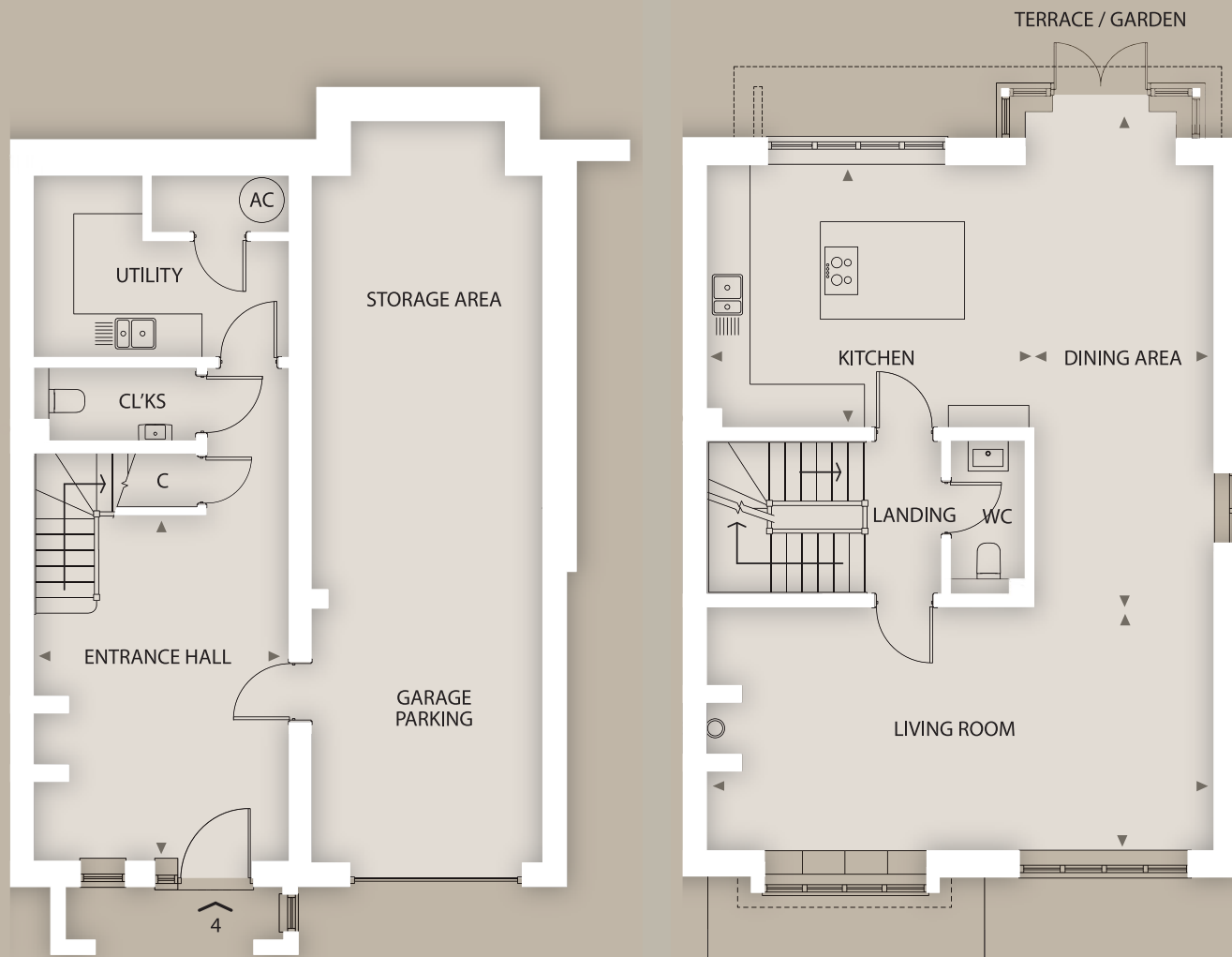
Second Floor

Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.



Entrance Hall	5.1m x 3.8m
Kitchen	4.9m x 3.9m
Dining Area	6.4m x 2.7m
Living Room	7.6m x 3.6m
Principal Bedroom	5.0m x 3.8m
Bedroom 2	4.0m x 2.9m
Bedroom 3	3.5m x 3.8m
Loft Area	8.9m x 4.2m



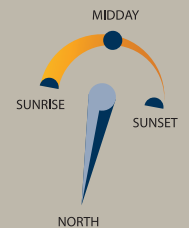


Lower Ground Floor

Upper Ground Floor

## No.4

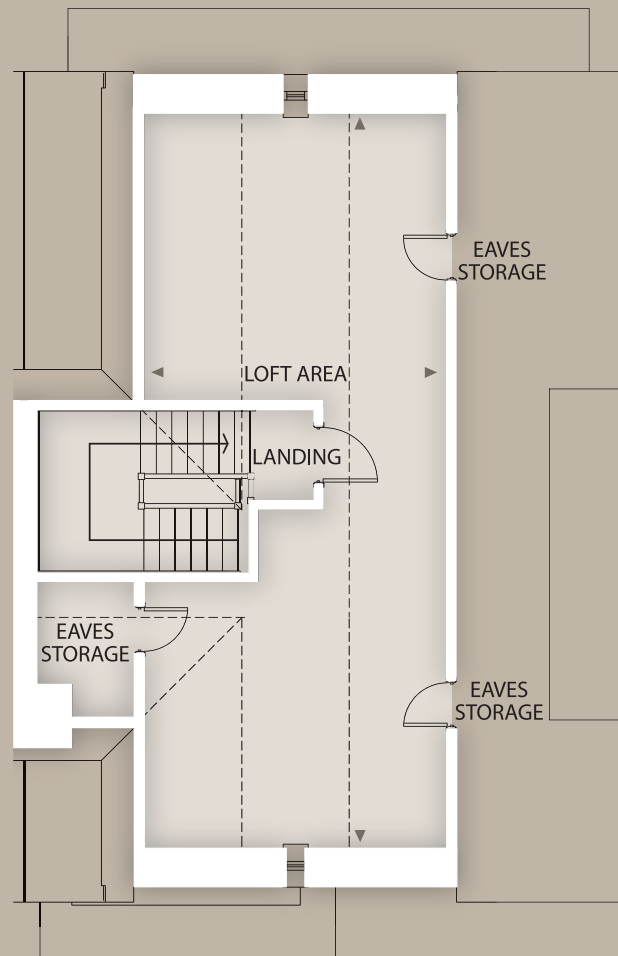
Three/four-bedroom townhouse with private garden,  
integral garage and driveway parking.



CLICK TO GO TO THE DEVELOPMENT PLAN

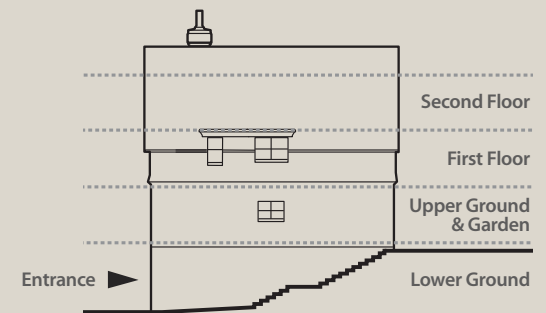


First Floor

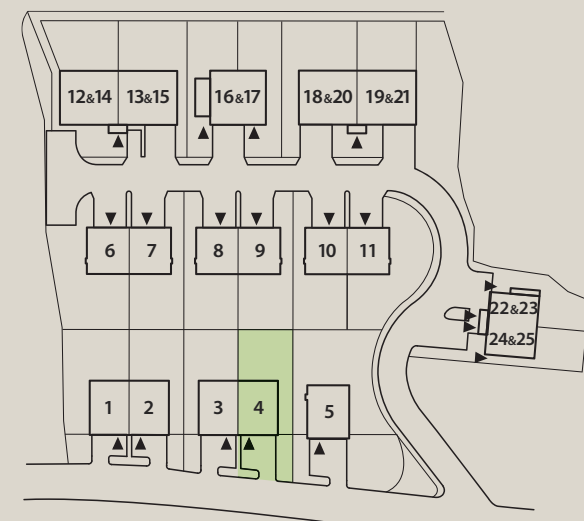


Second Floor

Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.



Entrance Hall	5.1m x 3.8m
Kitchen	4.9m x 3.9m
Dining Area	6.4m x 2.7m
Living Room	7.6m x 3.6m
Principal Bedroom	5.0m x 3.8m
Bedroom 2	4.0m x 2.9m
Bedroom 3	3.5m x 3.8m
Loft Area	8.9m x 4.2m









CGI image - indicative only.



PROPERTY PRESENTATION

No.5

29 - HASLEMERE HEIGHTS

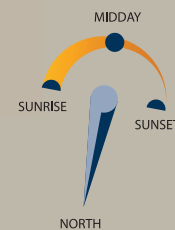


Lower Ground Floor

Upper Ground Floor

## No.5

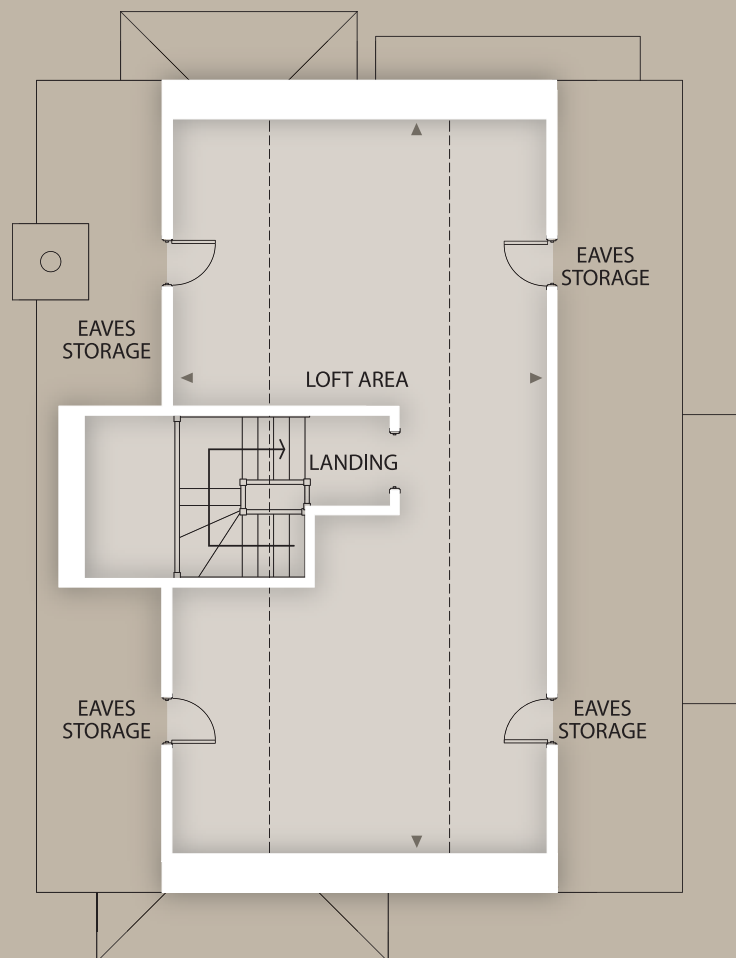
Three/four-bedroom townhouse with private garden,  
integral garage and driveway parking.



CLICK TO GO TO THE DEVELOPMENT PLAN

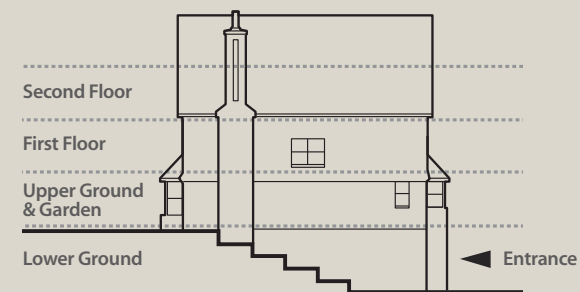


First Floor

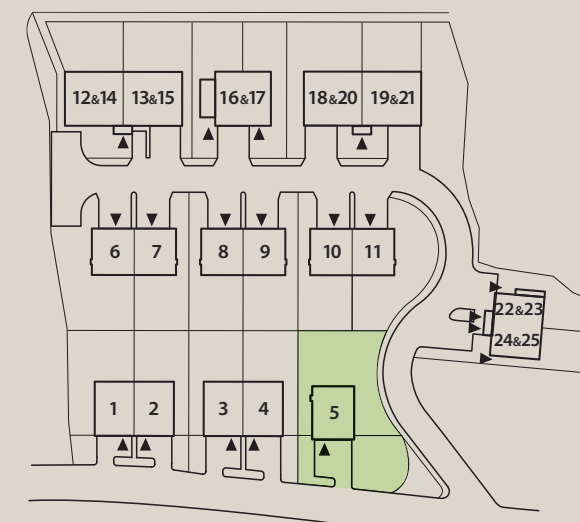


Second Floor

Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.



Entrance Hall	5.3m x 3.8m
Kitchen	4.7m x 3.6m
Dining Area	6.1m x 3.5m
Living Room	7.7m x 4.7m
Principal Bedroom	5.1m x 3.7m
Bedroom 2	3.9m x 3.3m
Bedroom 3	3.6m x 3.3m
Loft Area	10.3m x 5.3m



# HASLEMERE HEIGHTS A SPECIFICATION WITH HIGHER STANDARDS

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At Haslemere Heights, Runnymede Homes aims to incorporate practical, yet stylish design elements. Traditionally-built, these homes enjoy the closest attention to detail with meticulous finishing throughout. In addition, the homes feature superb standards of insulation to provide high levels of energy efficiency.

Bespoke designed kitchens by Wooden Heart combine with Siemens advanced technology appliances, luxury bathroom brands such as Hansgrohe and Villeroy and Boch also complement the desirable living space.

As the specification suggests, the homes are designed to stand the test of time and provide a lifetime of enjoyment.







# HASLEMERE HEIGHTS THE DIFFERENCE IS IN THE DETAIL

## GENERAL

- Traditional brick and block construction
- Clay tile hanging and special brick detail
- Concrete lower and upper ground floors; silent joists first and second floor

## KITCHEN & UTILITY

- Classic 'New England' bespoke design by Wooden Heart
- Composite stone worksurfaces
- Advanced technology Siemens appliances including: integrated dishwasher, combination microwave oven, convection oven, wine cooler, 'American-style' fridge/freezer
- Contemporary utility room with plentiful storage, Siemens washing machine and tumble dryer

## BATHROOM, EN SUITE & CLOAKROOMS

- En suites with tiled wet room-style showers
- Family bathroom with Villeroy and Boch bath
- White sanitaryware throughout
- Hansgrohe thermostatically controlled showers
- Electrically heated polished chrome towel rail to all bathrooms
- V&B and Dansani vanity units
- Taps and fittings in polished chrome

## HEATING & COMFORT

- Underfloor heating for comfort and economy (radiators to second floor)
- Eco design-approved woodburning stove to Drawing room with Limestone surround and mantle
- Heated bathroom towel rails
- Pressurised hot water system coupled to air source heat pump
- High efficiency solar roof panels  
No.1 to No.4 - 2.4 Max kWh  
No.5 - 3.2 Max kWh
- Highest standards of insulation throughout







### LIGHTING & MEDIA

- Energy efficient LED downlights
- Pendants over kitchen island
- Polished chrome switches and sockets throughout
- High speed fibre optic media connectivity
- Pre-wired for ceiling speakers

### INTERNAL FINISH & FLOORING

- Smooth-finish plaster walls and ceilings
- Engineered Oak timber wood flooring to entrance hall and upper ground floor
- Porcelain tile flooring to utility, bathrooms and cloakrooms
- High quality carpet to bedrooms and landings
- Carpet runner to staircase
- 44mm four panel Oak internal doors
- Polished chrome ironmongery
- Fully fitted wardrobes by Lawrence Walsh

### SECURITY & PEACE OF MIND

- NACOSS approved hard wired security alarm system with keypad entry
- Mains operated smoke and heat detectors with battery back-up
- Fire Sprinkler system
- Multipoint locking to principle external doors

### EXTERNAL AREAS

- Fully landscaped garden
- Outside tap and power point
- Block paved driveway
- External security lights
- Fast EV charger
- Enclosed bin store

### NEW HOMES WARRANTY

- 10-year Buildmark National House Building Council Warranty

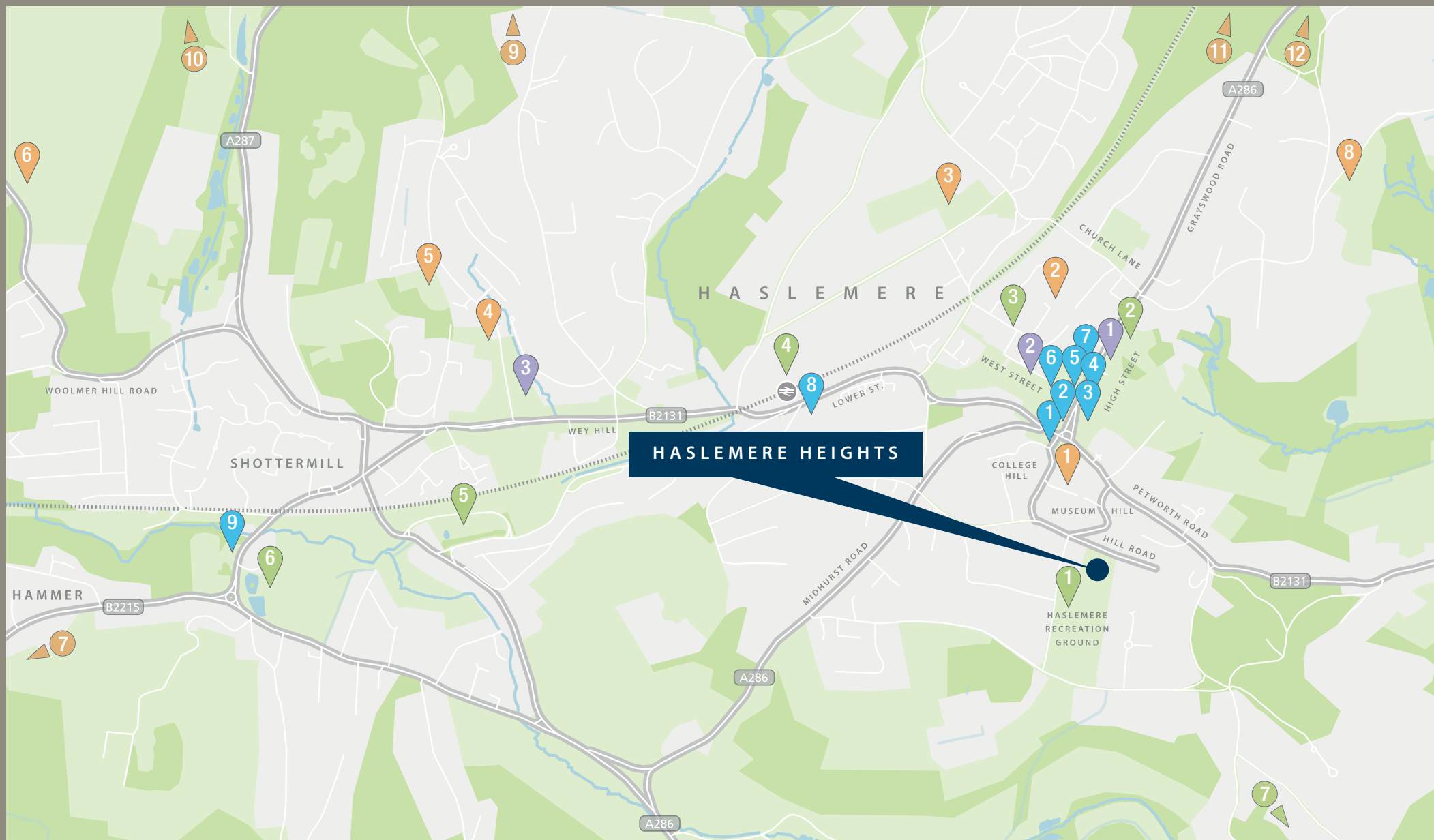


Registered house builder











# HASLEMERE HEIGHTS PERFECTLY POSITIONED

## Restaurants, Cafés & Pubs

- 1 Moma Restaurant
- 2 The Swan Inn
- 3 The White Horse
- 4 Hemingways of Haslemere
- 5 Pizza Express
- 6 Ask Italian
- 7 Coppa Club
- 8 Harper's at Haslemere
- 9 The Mill

## Shopping

- 1 High Street Farmers' Market & High Street shopping
- 2 West Street shopping & Waitrose
- 3 M&S Foodhall

## Sports, Recreation & Places

- 1 Haslemere Lawn Tennis Club & Haslemere Recreation Ground
- 2 Haslemere Educational Museum
- 3 Haslemere Hall (theatre / cinema)
- 4 Haslemere Train Station
- 5 Haslemere Leisure Centre
- 6 Shottermill Ponds
- 7 National Trust Black Down

## Education

### Nurseries, Primary & Junior:

- 1 Bright Horizons Nursery
- 2 Toad Hall Nursery
- 3 St Bartholomew's CofE Primary Sch.
- 4 Shottermill Infant Sch.
- 5 Shottermill Junior Sch.

### State Secondary Schools:

- 6 Woolmer Hill Sch.
- 7 Bohunt Sch., Liphook

### Independent Schools:

- 8 St Ives Sch.
- 9 The Royal Sch.
- 10 Amesbury Sch.

### Higher Education:

- 11 Godalming College
- 12 University of Surrey

# THE ART IS DEVELOPING

Established in 1975, Runnymede has been proudly creating new and individually distinctive homes for nearly 50 years. A simple yet effective philosophy has been implemented from the outset - a meticulous attention to detail and determination not to accept 'second best'.

Overseen by a passionate and dedicated management team, applying creative excellence, specifying the finest of materials and brought together by highly skilled teams of master builders, interior and landscape specialists, Runnymede ensures its reputation is secured now and into the future.

The award-winning Runnymede brand of new homes encompasses elegantly designed apartments and houses in attractive gated courtyard settings, through to individually designed family houses and imposing mansions.

The scale and design of a Runnymede home is naturally a variable - designed to suit a specific location and home buyer, what never changes is the care and attention in the design, selection of materials and dedication to build quality.









# THE ART IS DEVELOPING NEW HOMES PEOPLE WILL BE PROUD TO LIVE IN

The same care and attention in creating the new homes is applied to looking after our home owners. From the moment you reserve your new Runnymede home, we aim to make the experience enjoyable and informative each step of the way.

Our goal is to take care of you, not just when you are buying, but also after you have moved into your new home. In many cases we are able to assist our purchasers in making individual specification choices for their property\* and we will make every effort to accommodate our client's requests.

Ensuring that the living experience meets every buyer's expectation is always our priority.

A Runnymede home can only be found in some of the finest settings of Surrey and its neighbouring counties - we believe our brand of new homes is widely recognised as a hallmark of the highest standard, not only in these locations, but well beyond. The awards and accolades we receive continue to substantiate this claim.



MULTIPLE HOUSING  
**FOXFIELD  
WEST CLANDON**  
GUILDFORD DESIGN AWARD  
WINNERS 2020



BEST APARTMENT SCHEME  
**ALVASTON  
GUILDFORD**  
SURREY PROPERTY AWARDS  
WINNERS 2022



MULTIPLE HOUSING  
**ALVASTON  
GUILDFORD**  
GUILDFORD DESIGN AWARD  
WINNERS 2023



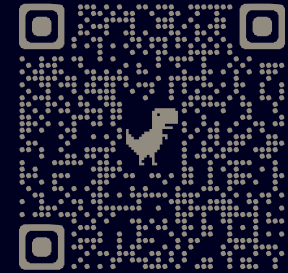
*Surrey*  
PROPERTY AWARDS 2022  
BEST APARTMENT SCHEME

CONSUMER  
CODE FOR  
HOME BUILDERS

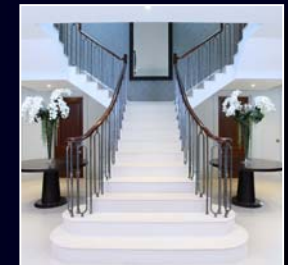
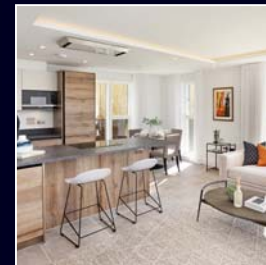
[www.consumercode.co.uk](http://www.consumercode.co.uk)



Protection for new-build home buyers



[www.consumercode.co.uk](http://www.consumercode.co.uk)





# ELEVATE YOURSELF



A rural vista from the top of the development with Haslemere's town centre to the left, surrounded by The Surrey Hills Area of Outstanding Natural Beauty.



FOR STUNNING SCENERY



HASLEMERE HEIGHTS, HILL ROAD, HASLEMERE, SURREY, GU27 2JP  
PLEASE CONTACT THE SELLING AGENT FOR FURTHER DETAILS AND TO MAKE AN APPOINTMENT TO VIEW.



01483 564660  
[southeastnewhomes@knightfrank.com](mailto:southeastnewhomes@knightfrank.com)

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Brochure by MDM Limited.

  
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Telephone: 01932 858 991 Email: [info@runnymedehomes.co.uk](mailto:info@runnymedehomes.co.uk) Web: [www.runnymedehomes.co.uk](http://www.runnymedehomes.co.uk)