

APARTMENTS & HOUSES NO.12 TO 21

HASLEMERE HEIGHTS

HASLEMERE

PHASE THREE

PRELIMINARY DETAILS



THE ART IS DEVELOPING


RUNNYMEDE

APARTMENTS & HOUSES No.12 TO 21

PRELIMINARY
DETAILS

HASLEMERE HEIGHTS

HASLEMERE

PHASE THREE

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 third phase of development are a pair of townhouses flanked by two highly attractive apartment buildings to create a pleasing street-scene. Some apartments and both townhouses enjoy a privileged vista of some of Surrey's finest countryside from balconies and the top floor rooms. Both the spacious upper ground floor apartments and the townhouses enjoy private gardens.

Just a third-of-a-mile from the High Street of this historic and attractive market town, each of the 2 & 3 bedroom apartments and townhouses will include integral undercroft or garage parking within the lower ground level.

Each home will be built to Runnymede's award-winning and customary high standard.





AN ABUNDANCE OF KERB APPEAL...

...MATCHED WITH BEAUTIFULLY PLANNED INTERIOR SPACE

This and the following two spreads present indicative interior images taken from the phase one show house along Hill Road. Whilst indicative of the quality and specification of the phase three homes, the layouts will vary.













HASLEMERE HEIGHTS

HASLEMERE

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

The 'Arts and Crafts' architecture evokes the Edwardian period and will immediately catch the eye. Intricate window surrounds, lead-work canopies and a mix of elevational treatments and styles provide external variation between each of the apartment buildings and the houses. This helps 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.

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.



West Street in Haslemere town centre.



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



The National Trust Shottermill Pond less than two miles away.



Surrounded by picturesque villages.



OVER & ABOVE

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



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



APARTMENTS No. 12 TO 15

Built over four-levels, the building contains just four apartments, part of the third phase of development, along with two additional homes and a further similar apartment building. The apartments have been designed with an appealing balance of open-plan and traditionally designed accommodation. Stylish kitchens include high quality appliances for ease of use. Cloakrooms, en suite and bathrooms enjoy contemporary designer sanitaryware.

Enter the lobby from the lower ground floor to reach the apartments above via lift or stairway. This level includes partitioned undercroft parking for two cars and a private store room for each apartment. A bin and cycle store are also on this level.

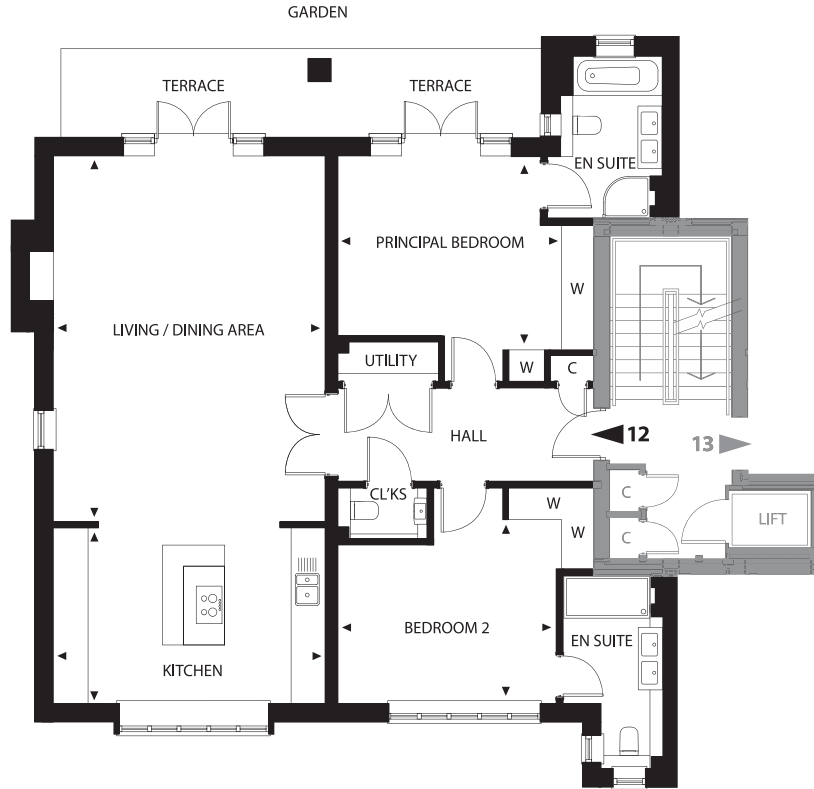
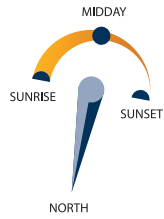
Two apartments located on the upper ground floor each enjoy a large terrace and private garden, via two sets of French glazed doors.

The two duplex apartments are accessed on the first floor. Here you will experience two storey apartment living providing the flexible living space normally afforded in a house.

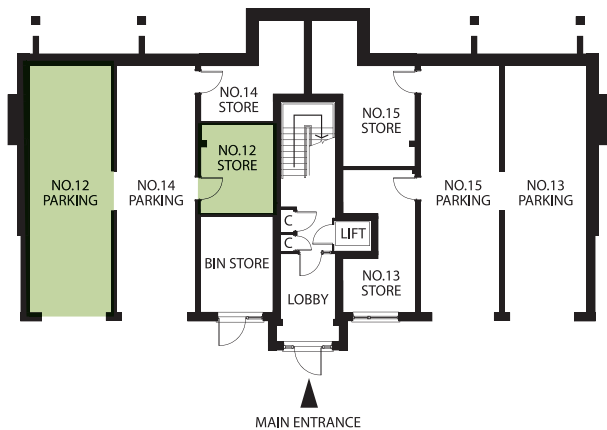
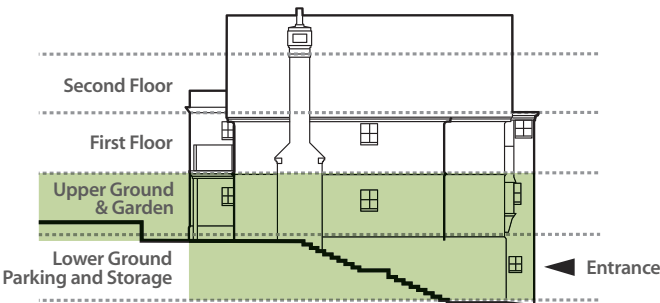
A large balcony is accessed via two sets of French glazed doors on the first level, whilst the level above includes a delightful, south-facing enclosed balcony off the principal bedroom.



CGI image - indicative only.



Upper Ground Floor

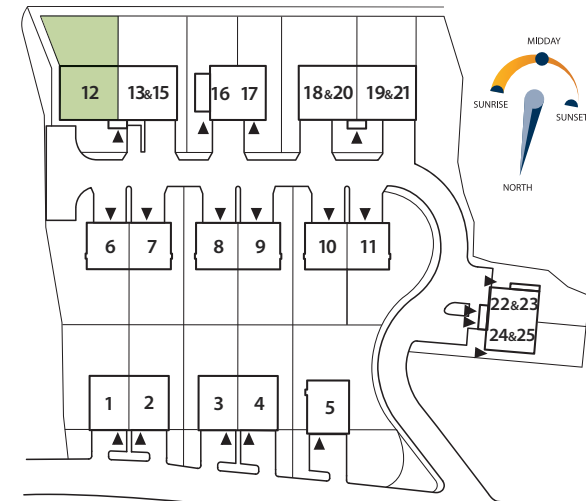


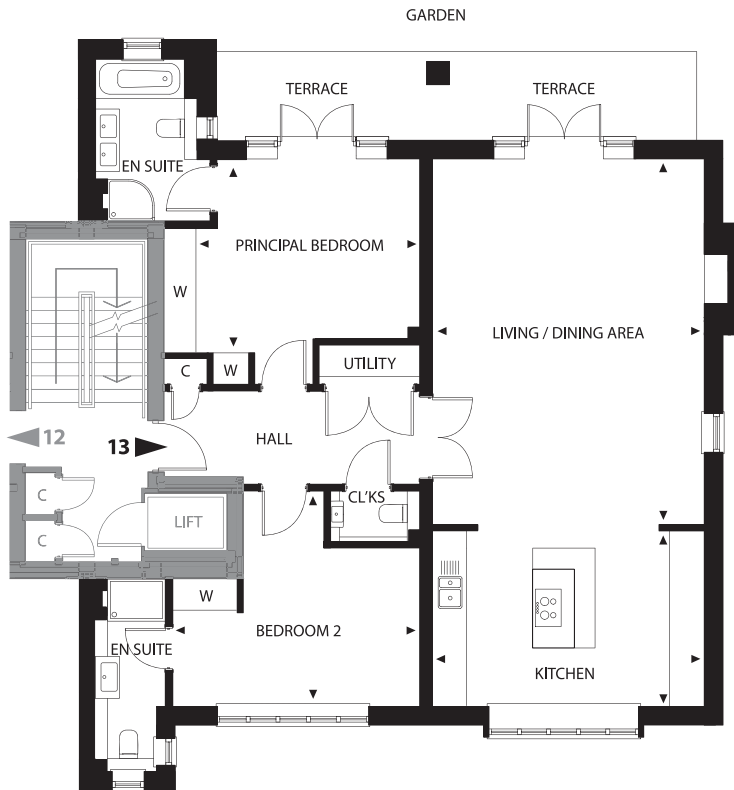
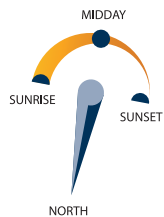
Lower Ground Floor

No.12
Two-bedroom apartment with private garden,
lift access and lower ground undercroft parking

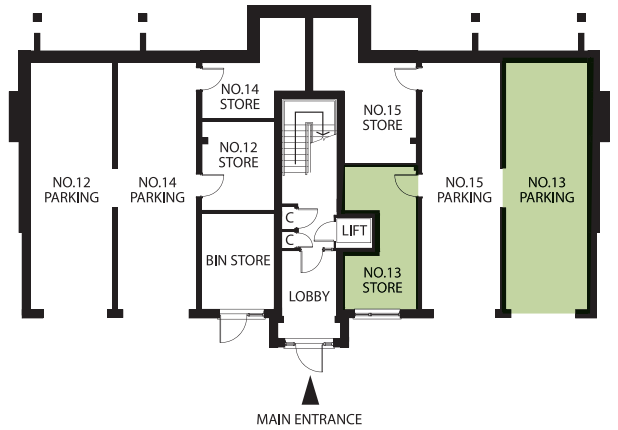
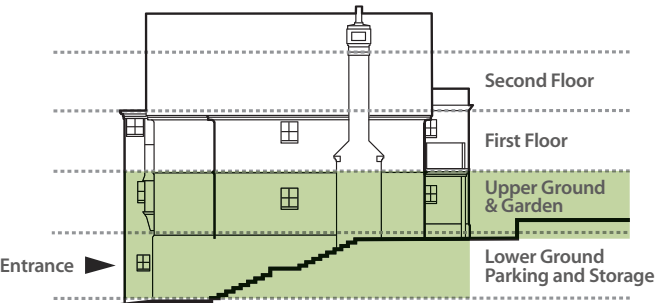
- Kitchen 5.2m x 3.3m
- Living / Dining Area 6.9m x 5.2m
- Principal Bedroom 4.3m x 3.7m
- Bedroom 2 4.2m x 3.5m

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





Upper Ground Floor



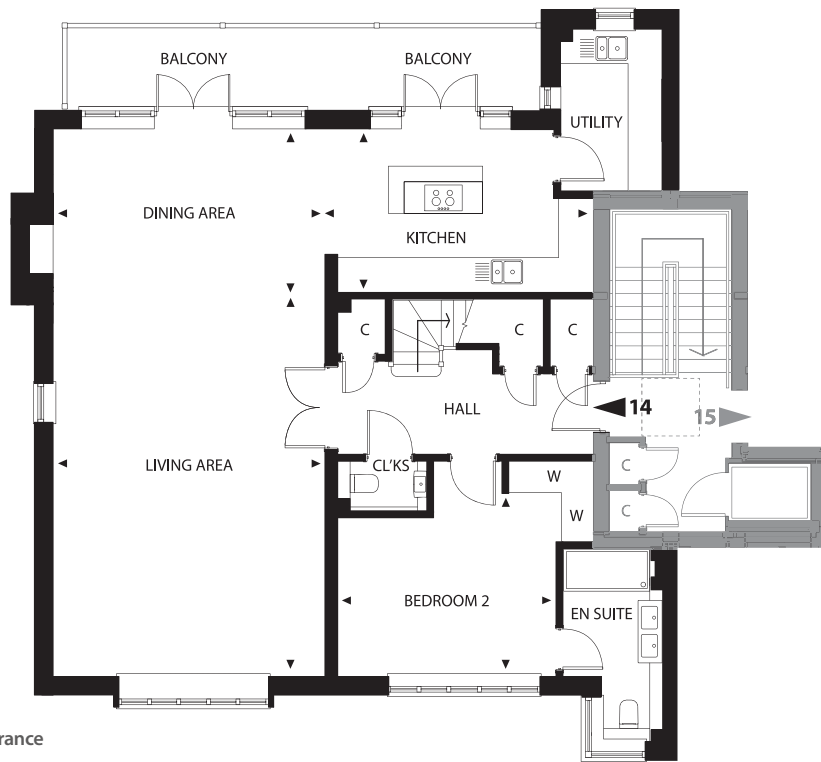
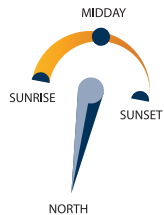
Lower Ground Floor

No.13
Two-bedroom apartment with private garden, lift access and lower ground undercroft parking

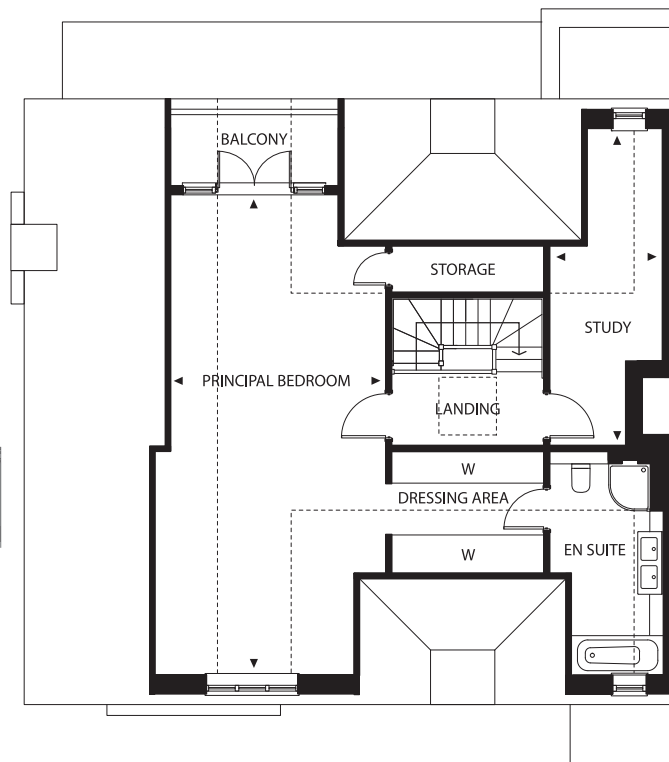
- Kitchen 5.2m x 3.3m
- Living / Dining Area 6.9m x 5.2m
- Principal Bedroom 4.3m x 3.7m
- Bedroom 2 4.7m x 4.1m

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

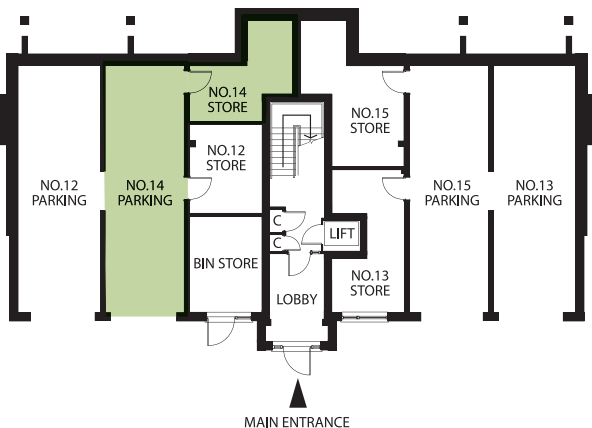
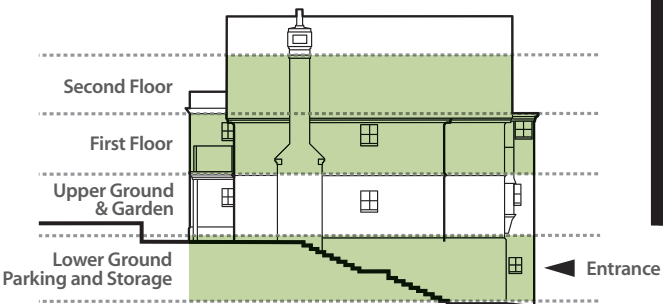




First Floor



Second Floor



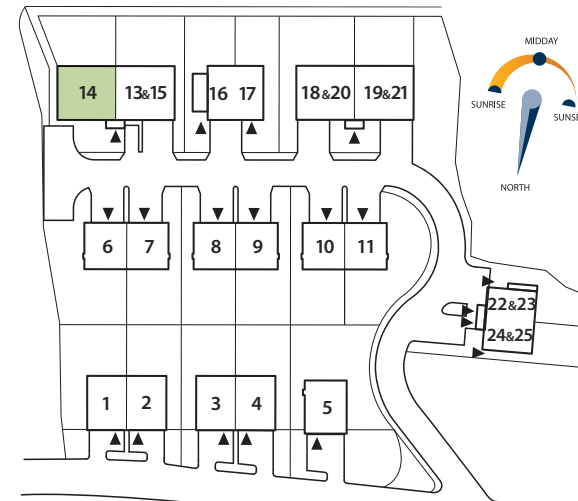
Lower Ground Floor

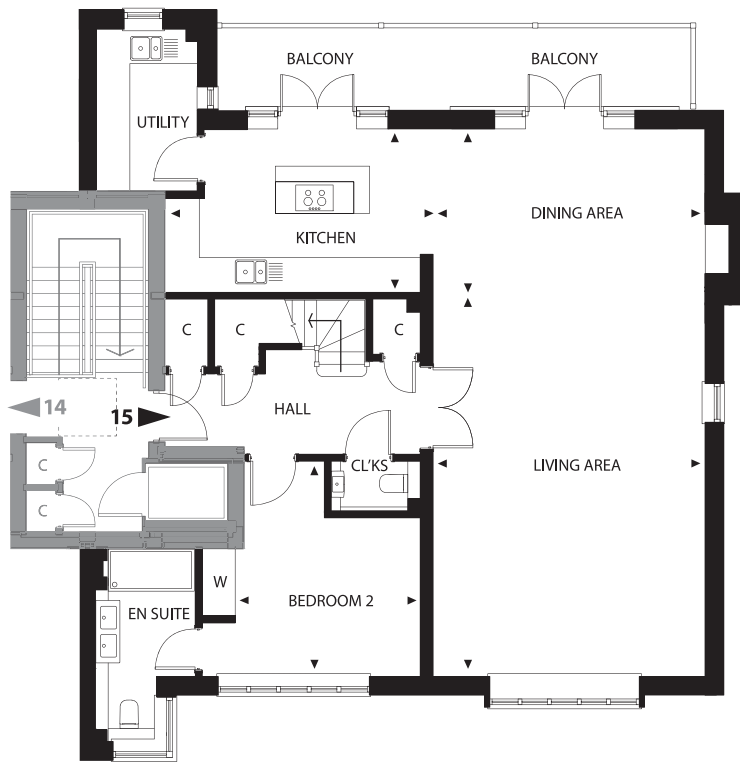
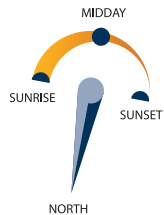
No.14

Two-bedroom duplex apartment with two private balconies, lift access and lower ground undercroft parking

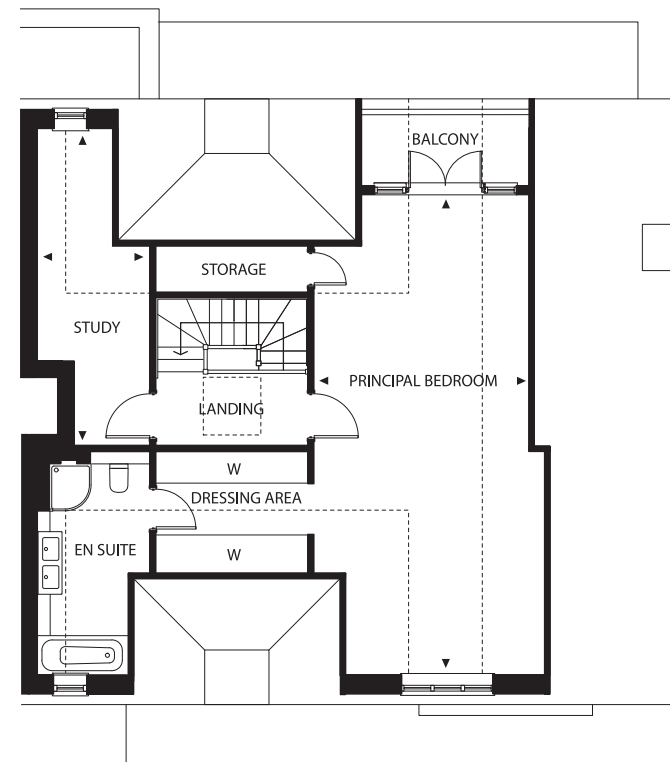
Kitchen	5.0m x 3.1m
Dining Area	5.3m x 3.1m
Living Area	7.3m x 5.3m
Principal Bedroom	9.1m x 4.1m
Bedroom 2	4.2m x 3.5m
Study	6.0m x 2.1m

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

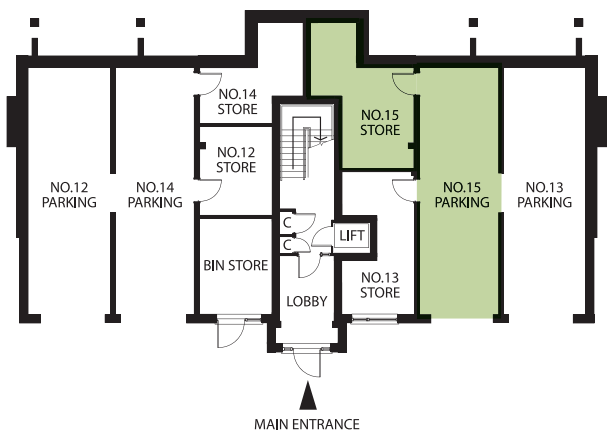
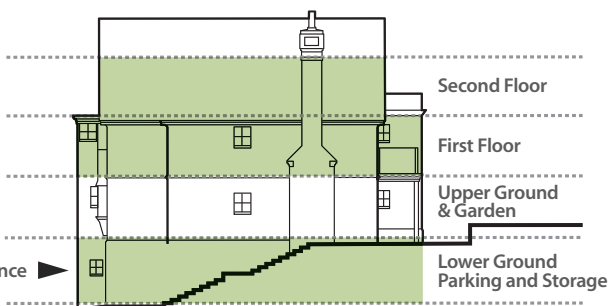




First Floor



Second Floor



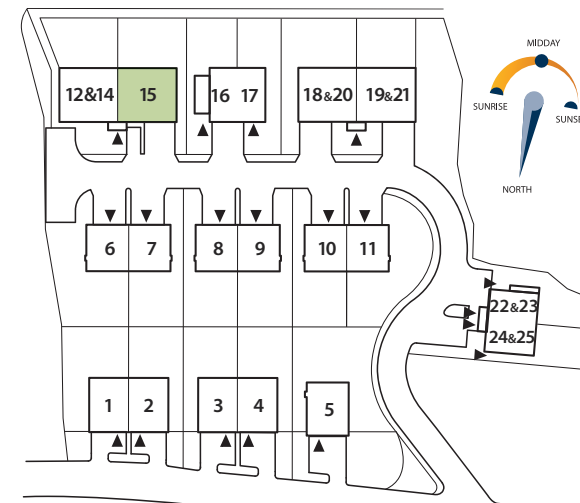
Lower Ground Floor

No.15

Two-bedroom duplex apartment with two private balconies, lift access and lower ground undercroft parking

Kitchen	5.0m x 3.1m
Dining Area	5.3m x 3.1m
Living Area	7.3m x 5.3m
Principal Bedroom	9.1m x 4.1m
Bedroom 2	4.1m x 3.5m
Study	6.0m x 2.1m

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





HOUSES No. 16 & 17

Built over an impressive four-levels of living space, whilst different in layout from one another, each home features an appealing balance of open-plan and traditionally designed accommodation. Optimised for modern living, the homes are networked for a range of media connectivity. Stylish kitchens include high quality appliances for ease of use. Cloakrooms, en suite and bathrooms enjoy contemporary designer sanitaryware.

Entering the home from the lower ground floor, you are greeted by the entrance hall. From here you can reach the integral garage, which can accommodate two cars, plenty of storage and the utility.

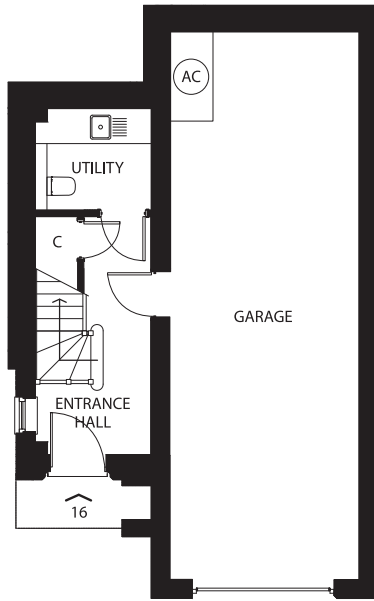
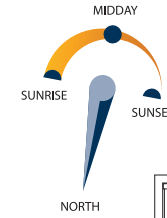
Each home's hub on the upper ground floor is open-plan and features a kitchen with distinct dining and living areas - this light-filled level accesses a south-facing terrace and private garden via glazed doors.

The principal suite on the first floor includes a dressing area with built-in wardrobes and en suite. A further double bedroom, with built in wardrobes and en suite enjoys access to a large south-facing balcony.

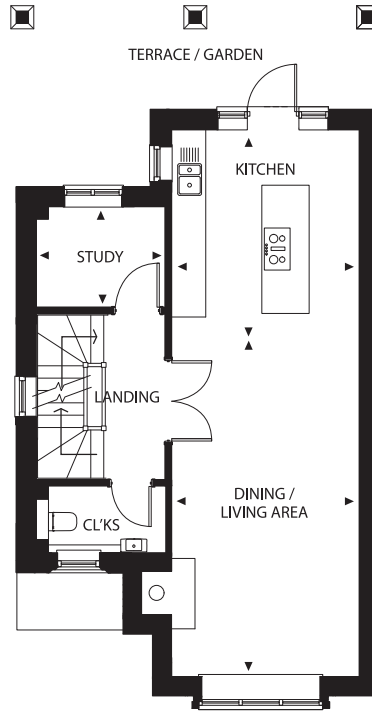
A further double bedroom with dressing area and en suite occupies the second floor with plenty of eaves storage. Number 16 includes a study room on the upper ground floor, whilst number 17's study is located on the second floor.



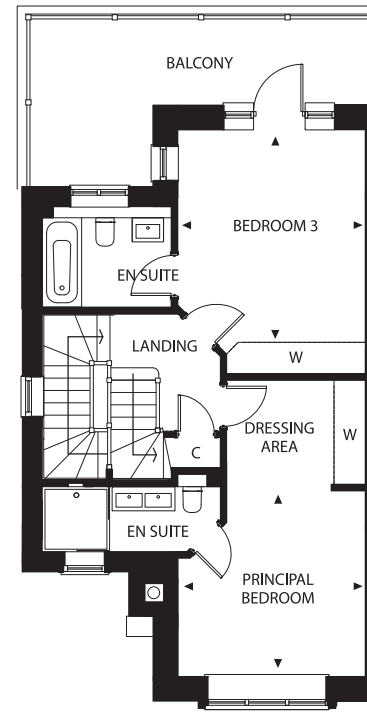
CGI image - indicative only.



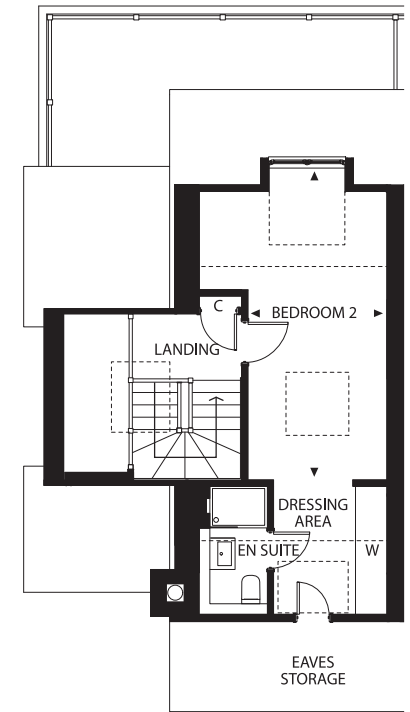
Lower Ground Floor



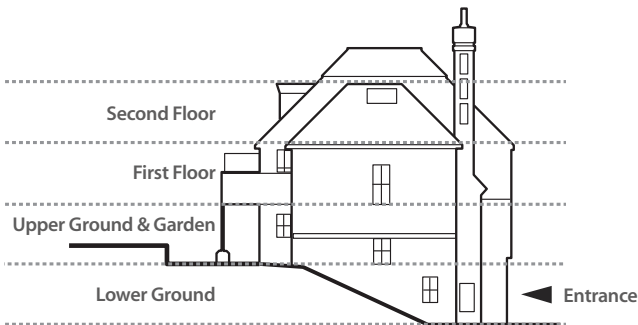
Upper Ground Floor



First Floor



Second Floor

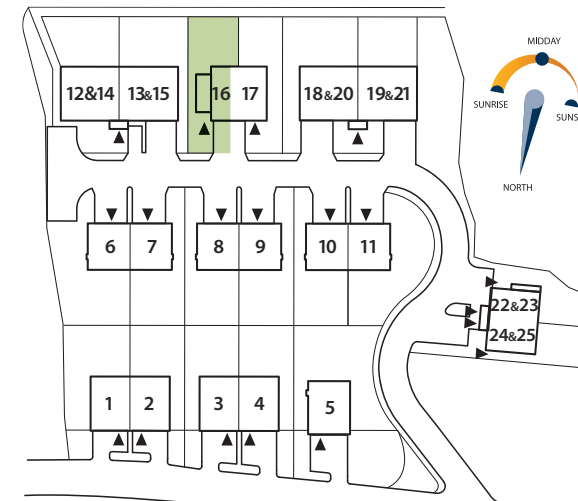


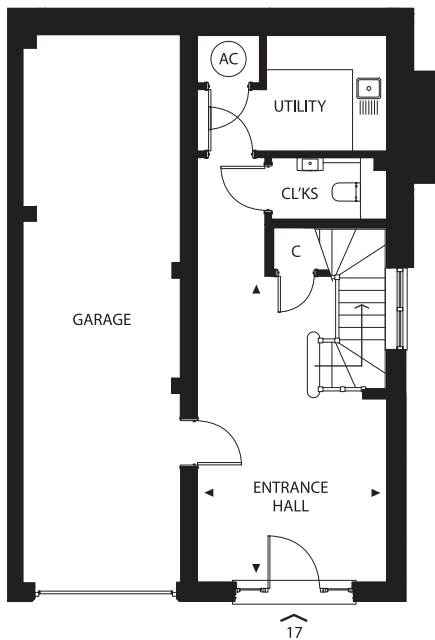
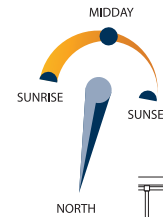
No.16

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

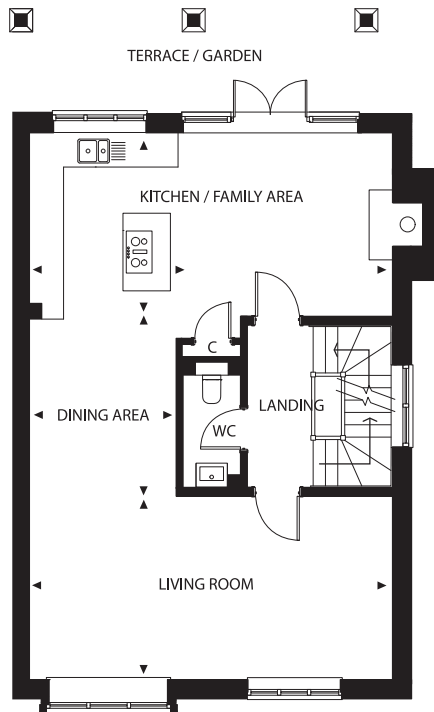
Kitchen	3.6m x 3.6m
Dining / Living Area	7.1m x 3.6m
Principal Bedroom	3.6m x 3.5m
Bedroom 2	6.0m x 2.6m
Bedroom 3	4.0m x 3.6m
Study	2.4m x 1.9m

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

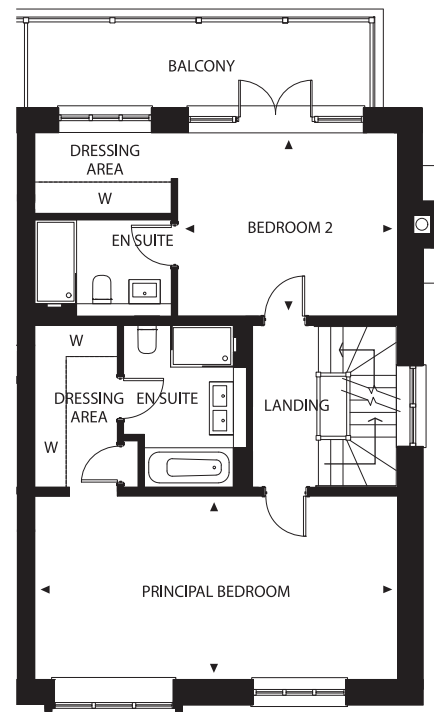




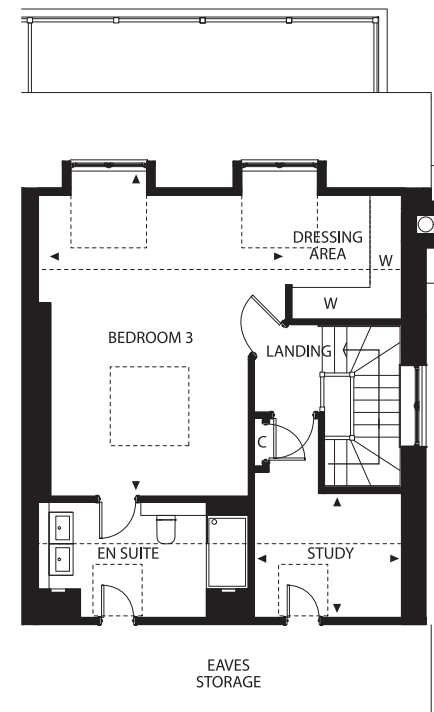
Lower Ground Floor



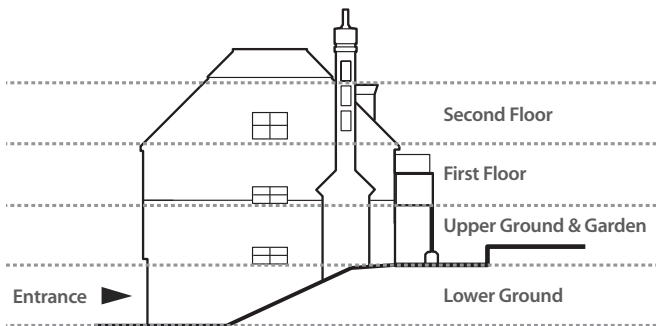
Upper Ground Floor



First Floor



Second Floor

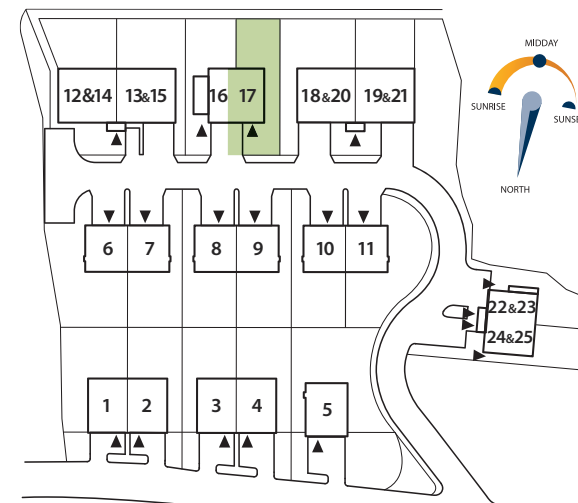


No.17

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

Entrance Hall	6.3m x 3.6m
Kitchen / Family Area	6.9m x 3.5m
Dining Area	3.4m x 2.8m
Living Room	6.9m x 3.5m
Principal Bedroom	6.9m x 3.5m
Bedroom 2	4.2m x 3.5m
Bedroom 3	6.4m x 4.7m
Study	2.8m x 2.4m

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



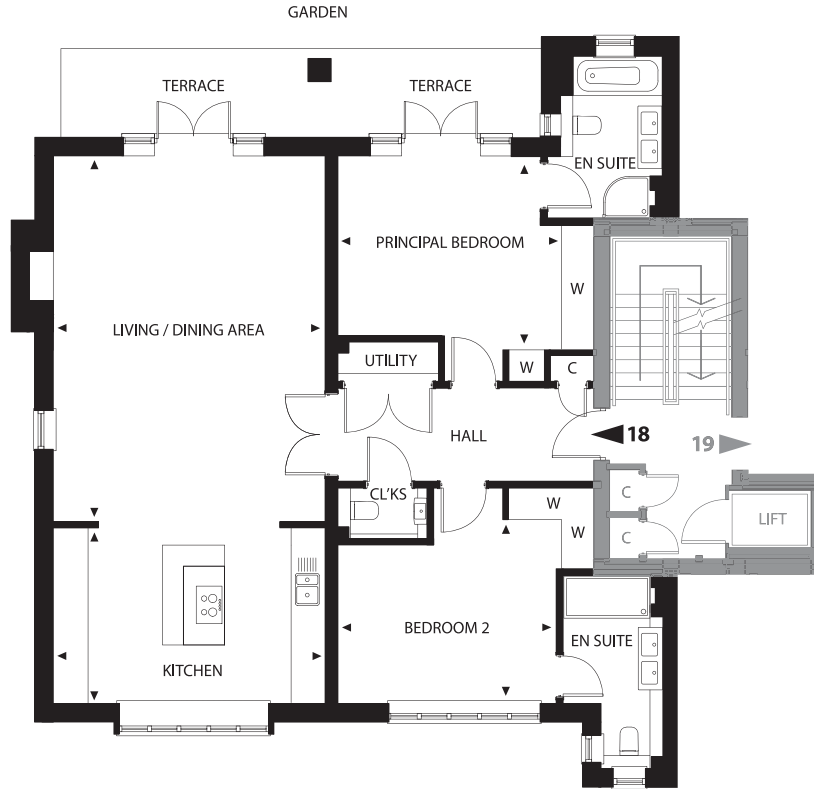
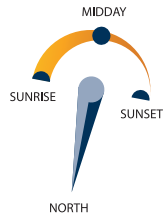


APARTMENTS No.18 TO 21

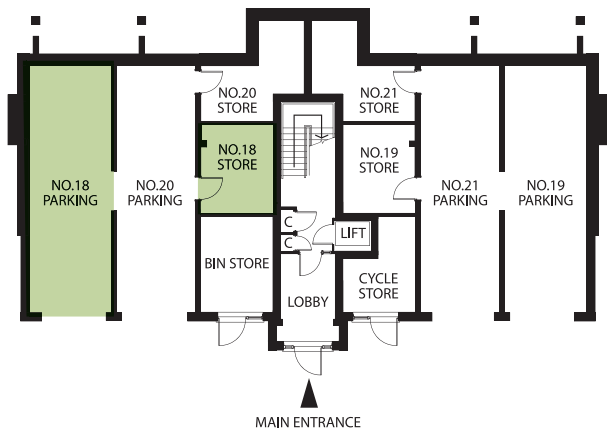
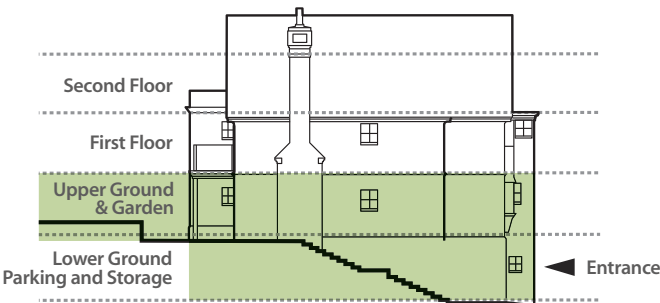
These apartments complete phase three. Whilst they are internally identical to apartments No.12 to 15, the building itself differs externally to add interest to the street-scene with variation to external treatments and design.



CGI image - indicative only.



Upper Ground Floor



Lower Ground Floor

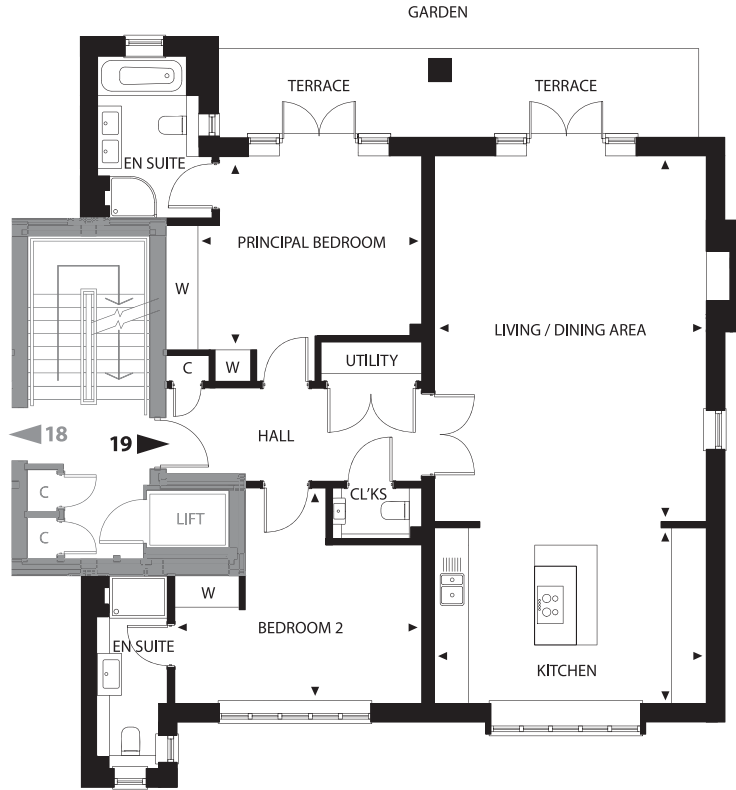
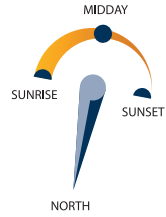
No.18

Two-bedroom apartment with private garden, lift access and lower ground undercroft parking

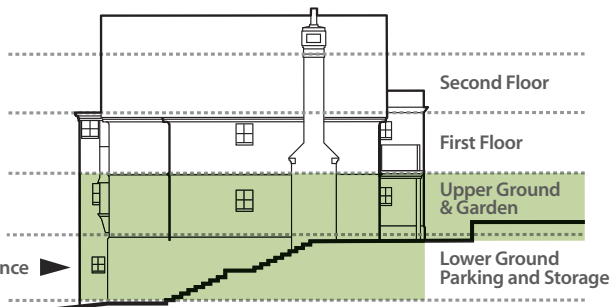
Kitchen	5.2m x 3.3m
Living / Dining Area	6.9m x 5.2m
Principal Bedroom	4.3m x 3.7m
Bedroom 2	4.2m x 3.5m

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





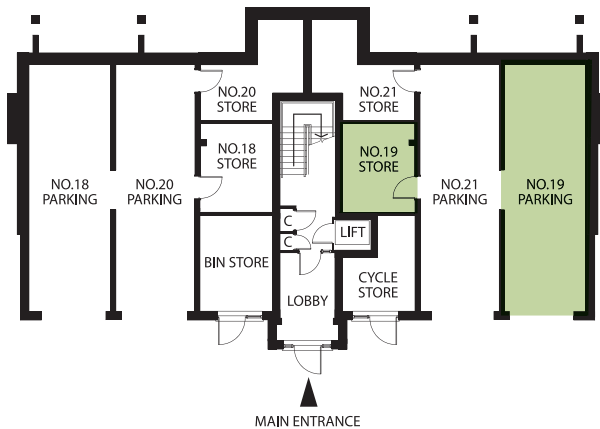
Upper Ground Floor



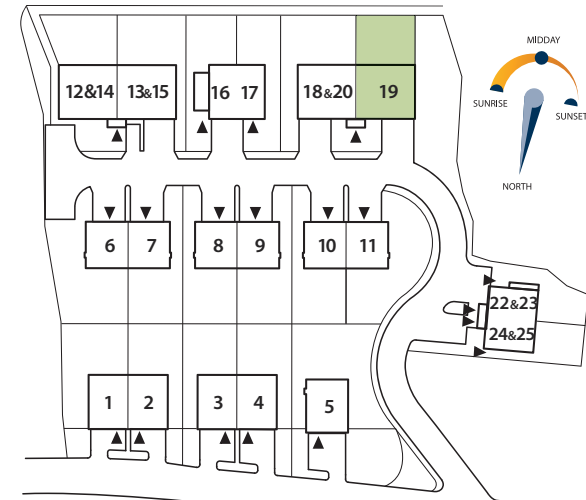
No.19
Two-bedroom apartment with private garden,
lift access and lower ground undercroft parking

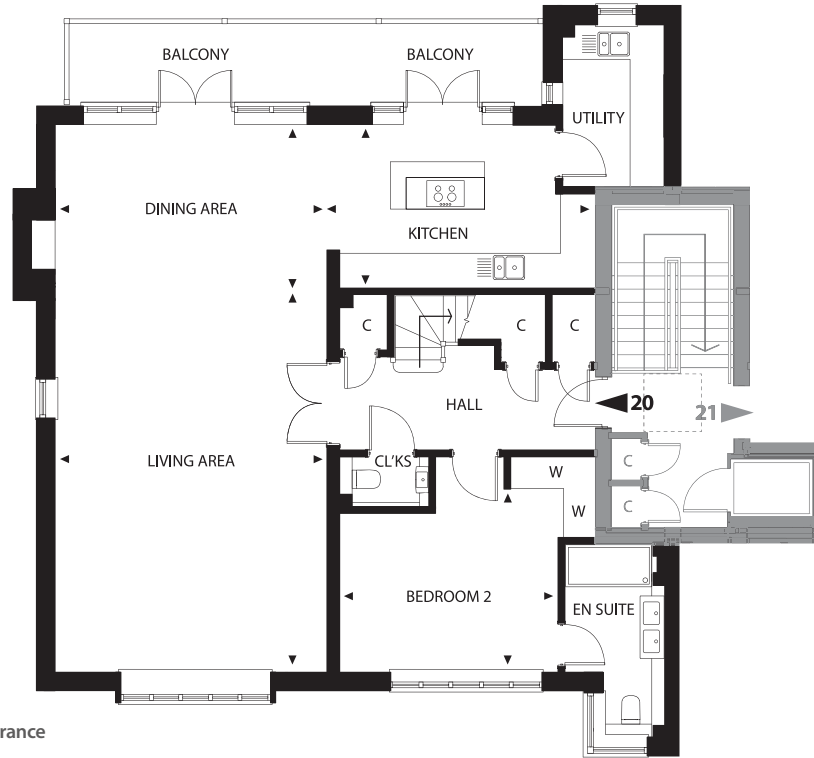
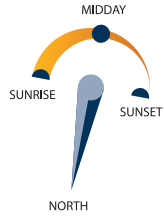
Kitchen	5.2m x 3.3m
Living / Dining Area	6.9m x 5.2m
Principal Bedroom	4.3m x 3.7m
Bedroom 2	4.7m x 4.1m

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

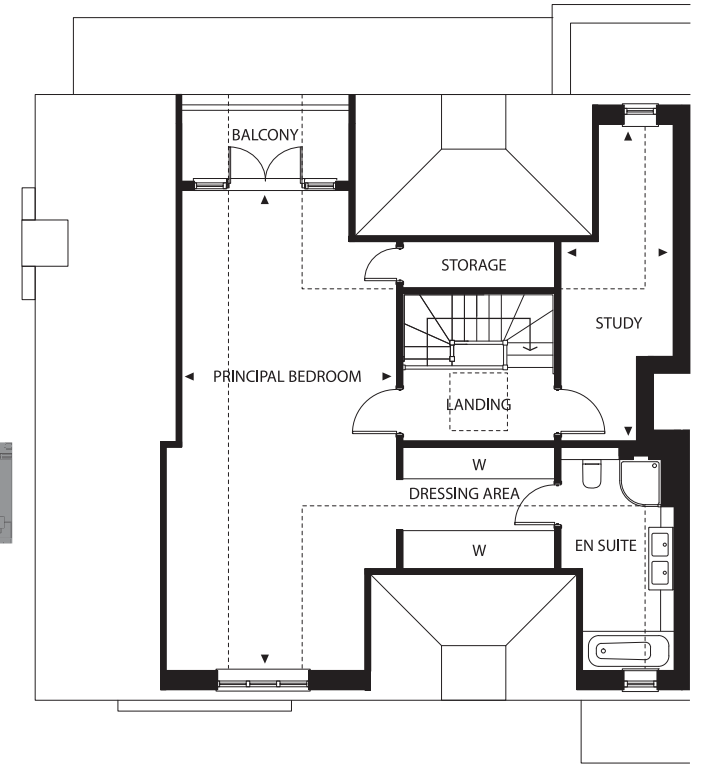


Lower Ground Floor

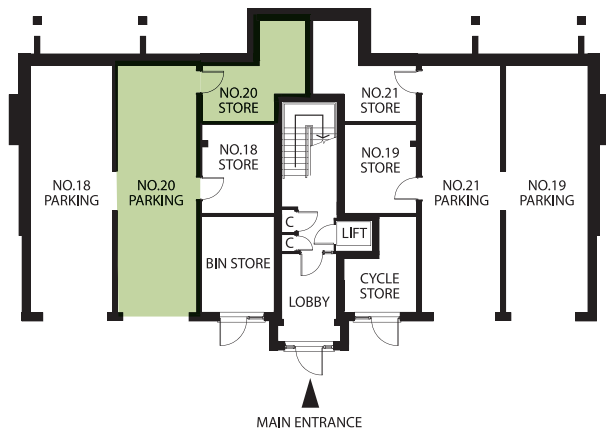
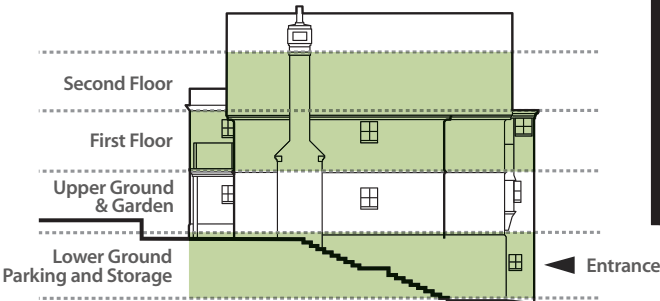




First Floor



Second Floor



Lower Ground Floor

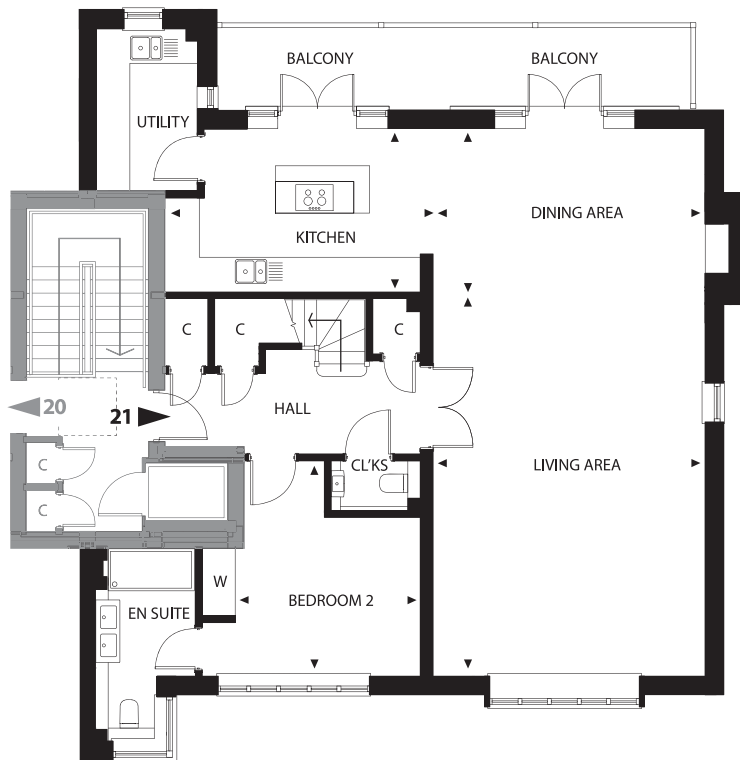
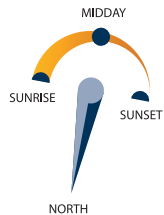
No.20

Two-bedroom duplex apartment with two private balconies, lift access and lower ground undercroft parking

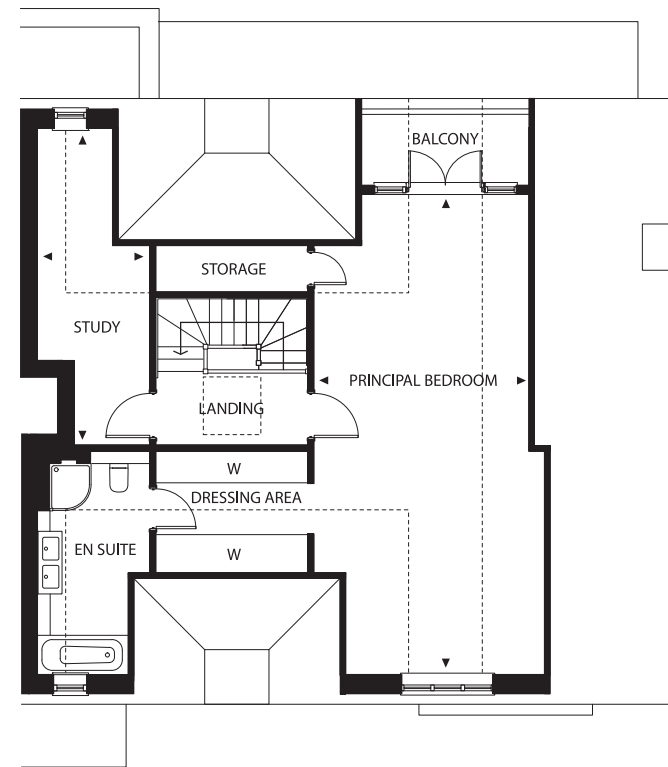
Kitchen	5.0m x 3.1m
Dining Area	5.3m x 3.1m
Living Area	7.3m x 5.3m
Principal Bedroom	9.1m x 4.1m
Bedroom 2	4.2m x 3.5m
Study	6.0m x 2.1m

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

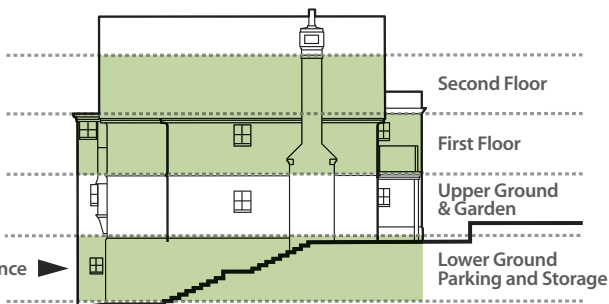




First Floor



Second Floor

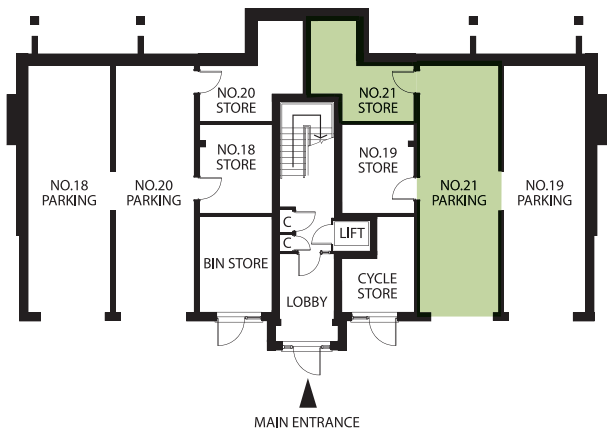


No.21

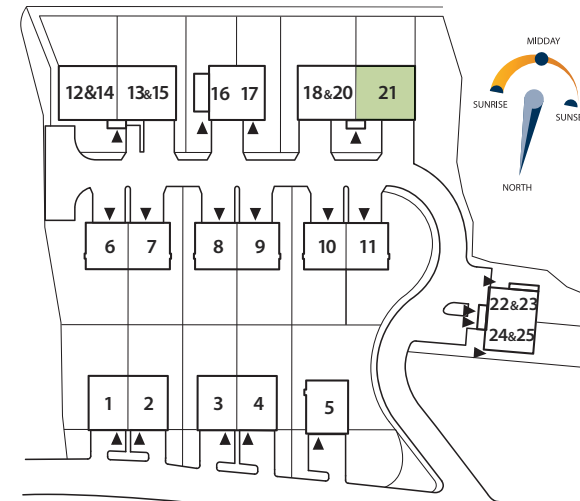
Two-bedroom duplex apartment with two private balconies, lift access and lower ground undercroft parking

Kitchen	5.0m x 3.1m
Dining Area	5.3m x 3.1m
Living Area	7.3m x 5.3m
Principal Bedroom	9.1m x 4.1m
Bedroom 2	4.1m x 3.5m
Study	6.0m x 2.1m

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



Lower Ground Floor





APARTMENTS & HOUSES NO.12 TO 21
PRELIMINARY SPECIFICATION

HASLEMERE HEIGHTS A SPECIFICATION WITH HIGHER STANDARDS

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.

CONSTRUCTION

- 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 SUITES & CLOAKROOMS

- Ensuites with tiled wet room-style showers
- 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 throughout
- Gas fireplace to the apartments
- Log burner to No.16 and 17
- Heated bathroom towel rails
- Pressurised hot water system coupled to air source heat pump
- High efficiency solar roof panels
- Highest standards of insulation throughout

INTERNAL FINISH & FLOORING

- Smooth-finish plaster walls and ceilings
- Engineered Oak timber wood flooring to entrance hall
- 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

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

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 south-facing garden for the upper ground floor living spaces
- South-facing balconies on each level of the duplex apartments
- South-facing balcony on the first floor of the houses
- Block paved driveway
- External security lights
- Fast EV charger for each home
- Enclosed bin and cycle store for the apartments
- Integrated garage parking on the lower ground floor for No.16 and 17
- Integrated undercroft parking on the lower ground floor for two cars each to the apartments

NEW HOMES WARRANTY

- 10-year Buildmark National House Building Council Warranty



Registered house builder

ELEVATE YOURSELF



A rural vista of The Surrey Hills Area of Outstanding Natural Beauty from the top of the development.

FOR STUNNING SCENERY



THE ART IS DEVELOPING



Since 1975, Runnymede has been proudly creating new and individually distinctive homes. This year, the company proudly celebrates reaching 50 years in business.

This remarkable achievement is a measure of a simple yet effective philosophy that has been implemented from the outset - a meticulous attention to detail and determination not to accept 'second best'.

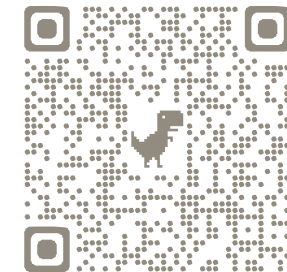
Overseen by a passionate and dedicated management team, applying creative excellence, specifying the finest of materials and brought together by highly skilled teams of master builders, interior and landscape specialists, Runnymede ensures its reputation is secured now and into the future.

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.



Protection for new-build home buyers



www.consumercode.co.uk



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

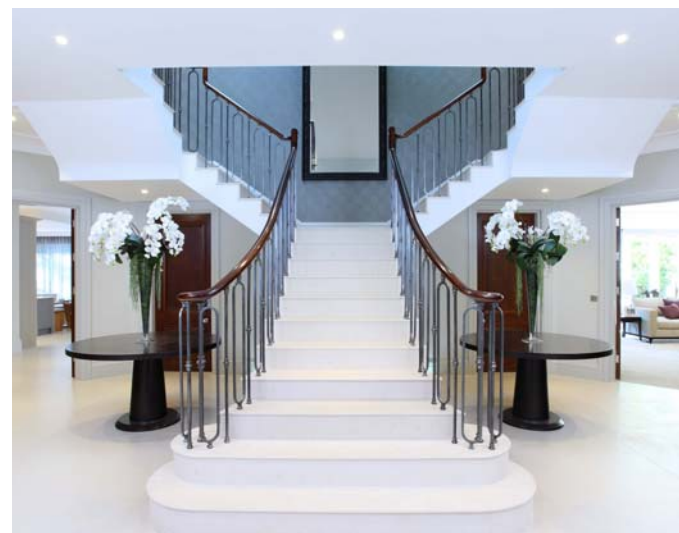


BEST APARTMENT SCHEME
**ALVASTON
GUILDFORD**
SURREY PROPERTY AWARDS
WINNERS 2022



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

*Subject to the development and stage of construction.



HASLEMERE HEIGHTS, HILL ROAD, HASLEMERE, SURREY, GU27 2JP
PRELIMINARY DETAILS - PLEASE CONTACT THE SELLING AGENT FOR FURTHER DETAILS.



01483 564660
southeastnewhomes@knightfrank.com



RUNNYMEDE

Telephone: 01932 858 991 Email: info@runnymedehomes.co.uk Web: www.runnymedehomes.co.uk

The particulars within this preliminary brochure are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. Plans are not drawn to scale, the descriptions, distances and all other information are believed to be correct, but their accuracy is in no way guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. February 2025
Brochure by MDM Limited.