



TRUMAN PLACE

HASLEMERE



**KIRKBY HOMES**  
DEVELOPMENTS

## Our Commitment

Kirkby Homes Developments are dedicated to creating bespoke homes that will stand proud in their surroundings for generations to come. We know we are not simply creating houses but homes where lives are built, family homes that are as individual as the individuals who live in them.

Our pursuit for excellence is a culmination of meticulous attention to detail throughout the design and build process and the integration of quality materials with the skills of specialist craftsmen and craftswomen.

The principles are at the heart of what we do and the passion and commitment from each employee has been reflected in the numerous Awards that recognise Kirkby Homes Developments as a market leader in West Sussex, Surrey and Hampshire.



# A development of six executive homes

Luxurious specification throughout, uniquely designed with open plan living spaces.  
Two, four and five bedroom homes available.



## Two luxury 2 bedroom semi-detached homes with 2 en-suites

Traditional country style homes with cottage style bricks, with contrasting brick design headers, finished off with a substantial oak front porch.

Fitted throughout with the latest renewable technology - solar panels, air source heat pumps, under floor heating to the ground floor and car and bike charging points. The development also have battery storage facilities for solar and grid, giving the homes an EPC 'A' rating.

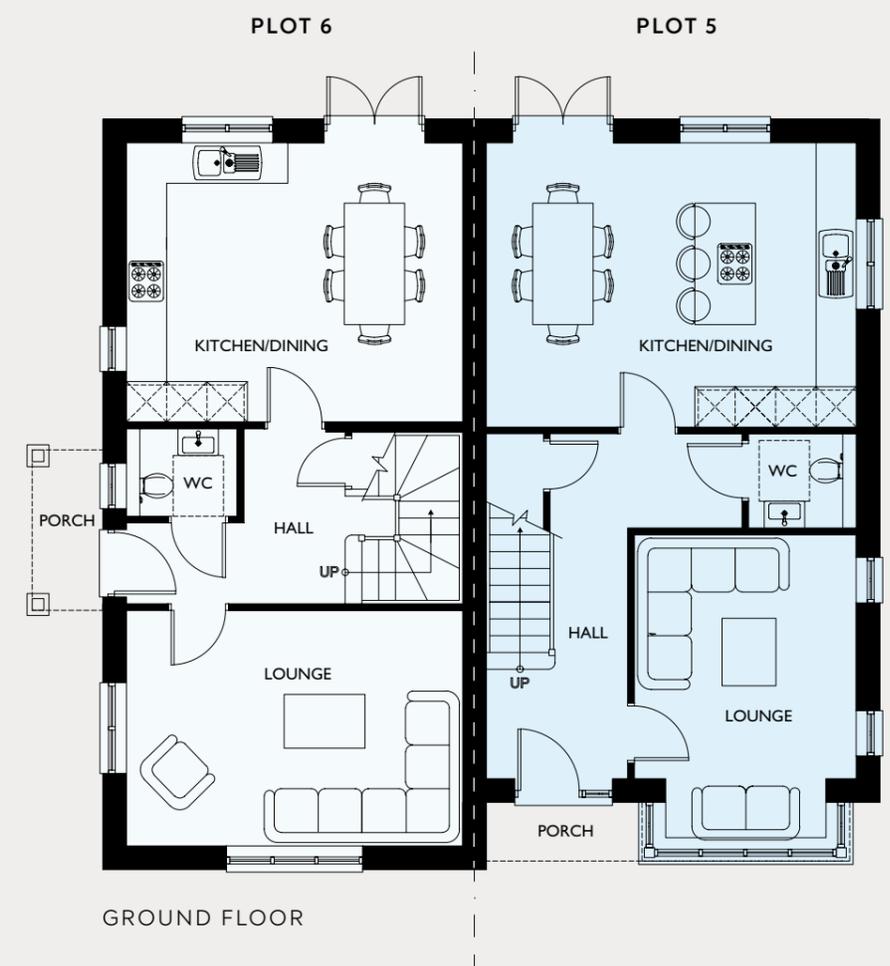


**PLOTS 1,2,3,4  
AVAILABLE YEAR END  
2025/2026**





Image from a similar development



GROUND FLOOR

GROUND FLOOR	PLOT 6	PLOT 5
Kitchen/Dining	5.00m x 4.15m	5.11m x 4.15m
Lounge	5.00m x 3.50m	4.50m x 3.30m



Image from a similar development



Image from a similar development



FIRST FLOOR

FIRST FLOOR	PLOT 6	PLOT 5
Bedroom 1	3.10m x 4.26m	3.60m x 4.22m
Dressing Bedroom 1	1.92m x 2.61m	N/A
Bedroom 2	3.90m x 3.50m	3.78m x 3.45m



Image from a similar development

# Luxury Specification

Kirkby Homes Developments are committed to creating high specification, energy efficient homes using traditional materials. All our properties are covered by our 10 year build zone warranty and have an EPC 'A' rating.

These properties are located in Haslemere set behind a beautiful rich scenery. The town has a strong sense of community, with a mix of independent shops, cafes, and regular markets. It also benefits from good transport links, including a direct train to London Waterloo in less than an hour, making it ideal for commuters. Schools in the area are well-regarded, and there are plenty of family-friendly amenities.

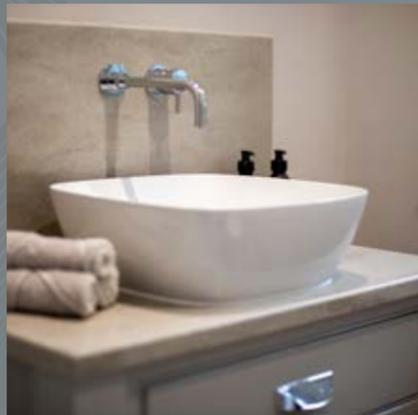
## Kitchens

This stunning bespoke kitchen design features a striking Fjord blue colour palette, perfectly paired with Havana Oak wall cabinets for a warm contrast. The look is elevated with luxurious diamond cream stone worktops, offering a blend of beauty and durability. Plot 5 has a free standing island breakfast bar.

- Bespoke handleless doors.
- LED mood lighting.
- Swivel pullout corner units.
- Under mounted Blanco sink with top rails.
- Blanco rinse mixer taps.
- Integrated dishwasher, fridge freezer, washer dryer.
- Multi function oven, retracatable rotary controls, steam bake built-in microwave.
- Induction hob.
- Anti-slip mats in pull out drawers.
- Black Ash cutlery tray.
- Filtered water system to main tap.
- Fully fitted water softner.



Image from a similar development



#### **Bedrooms**

- Both bedrooms have en-suites.
- Bespoke vanity units to all bathrooms with shaver points.
- Large walk-in wet rooms to all en-suites.
- Master suites come with baths that creates space to relax and unwind.
- Luxury mood lighting.
- Luxury Italian tiling to all bathrooms.

#### **Decoration**

- Swan neck cornice.
- Elderwood grey Oak 12mm laminate to kitchen and hallway.
- Luxury carpets throughout.
- All bedrooms come with fully fitted bespoke wardrobes.

#### **Heating & Electrics**

- Air source heat pump technology.
- Huge savings on electricity bills offering protection from energy price increases.
- Battery storage technology which allows you to store surplus electricity produced by the solar panels and grid in the daytime for use in the evenings.
- Use surplus solar energy to charge electric cars and bikes for free.
- Battery systems can be expanded and charged from the grid overnight on a cheaper rate for further savings.
- Reduced carbon footprint, achieving an 'A' EPC rating.
- Megaflo pressurised hot water storage system.
- Underfloor heating to ground floor.
- USB sockets to all rooms.
- Sky Q hard wiring throughout.
- BT upgraded fibre-optic technology with download speeds of 900mbs and ultra fast upload speeds.



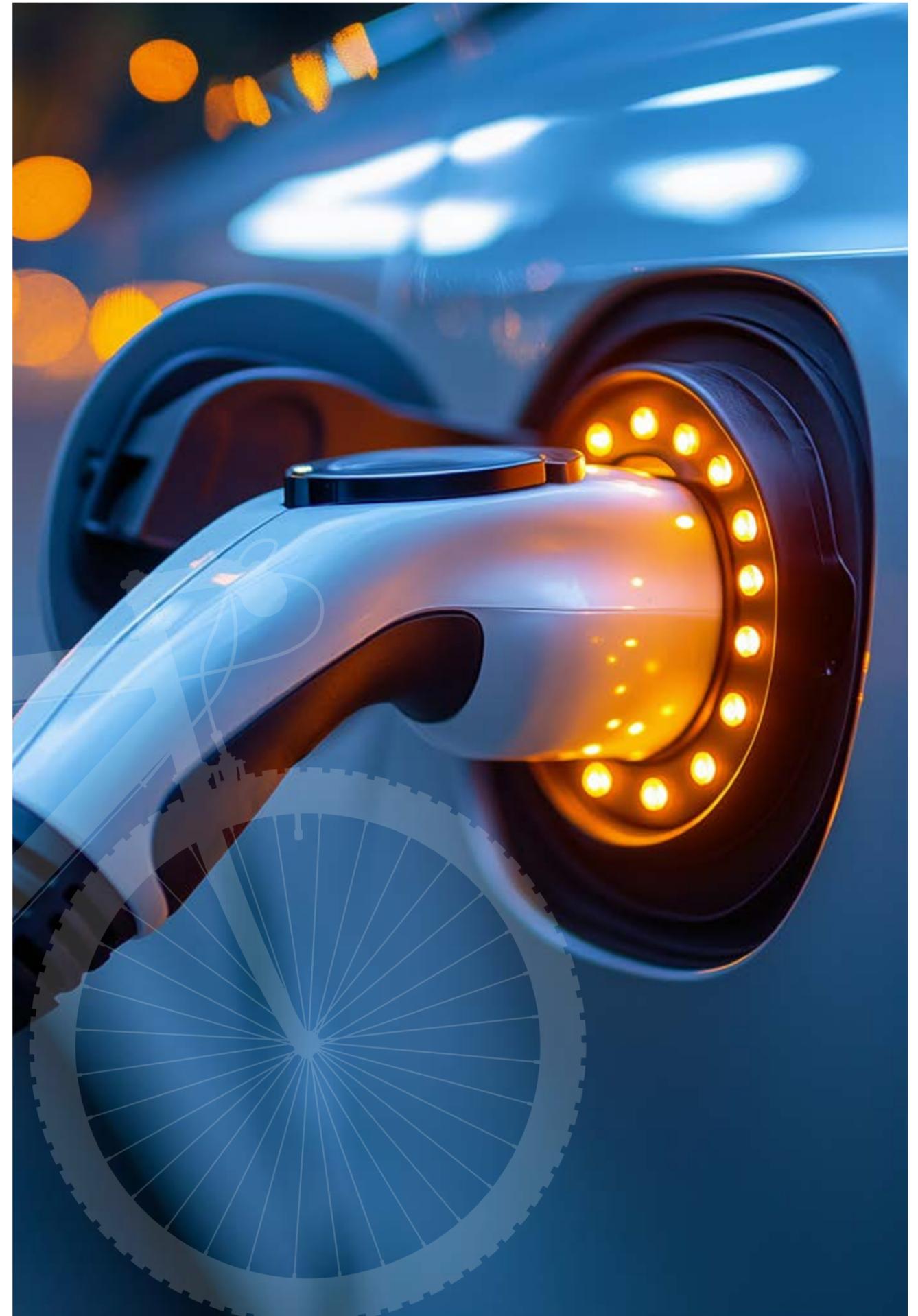
Image from a similar development

#### Security

- Hard-wired alarm system (client to customise).
- Steel front door cased in timber with multi-point locking system finished in Farrow & Ball paint.
- All windows with security locks finished with chrome handles.

#### External

- Bespoke cottage blend brick with contrasting mortar.
- Clay roof tile, hanging tiles with cambers.
- High quality easy clean UPVC windows.
- External motion sensor lighting.
- Electric bike charge point.
- Electric car charge point.
- Garden designed and planted by Chelsea Flower Show Gold medal winner Clifford Stanley.
- Patio and path areas laid in Indian sandstone.



## Energy Efficient Homes

# The Benefits of Solar & Battery Storage



-  **Energy Independence**  
Store excess renewable energy for later use, reducing reliance on the grid.
-  **Cost Savings**  
Reduced electricity bills and potentially earn revenue.
-  **Energy Management**  
Optimise energy usage and reduce peak load stress on the grid.
-  **Backup Power**  
With option to ensure a continuous power supply during outages or blackouts.
-  **Demand Charge Reduction**  
Minimise costs by reducing peak demand charges.
-  **Grid Stabilisation**  
Contribute to grid stability by balancing electricity supply and demand.
-  **Renewable Integration**  
Integrate renewable energy sources effectively into the grid.
-  **Environmental Sustainability**  
Lower emissions and combat climate change.
-  **Scalability and Modular Design**  
Easily expand and upgrade as needed.
-  **Energy Efficiency**  
Maximise utilisation and minimise energy losses.

### Reducing your electricity bill

The more power generated from a residential solar system, the less energy needs to be purchased. Simple. Solar panels will provide free energy for the household and electric vehicles for years to come.

### Reducing impact on the environment

Solar is an unlimited source of renewable energy. Unlike wind and water energy, solar energy doesn't produce CO2 emissions or other gases, meaning it's super clean and great for reducing the carbon footprint.

### Make the most of economy tariffs

Some energy providers offer special tariffs based on the time of use, often known as Octopus Flux. These tariffs offer hours of cheaper electricity each day. When combined with a battery storage solution, savings can be made with this type of tariff, choosing when to use solar energy and utilising grid energy at discounted times of day.

# Tranquility at every turn

Escape to Haslemere, a serene haven nestled in the Surrey Hills. Known for its picturesque landscapes, charming high street, and welcoming community, this idyllic town offers the perfect retreat from the hustle and bustle. Whether you're strolling through the enchanting woodlands of the Devil's Punch Bowl, exploring boutique shops, or savoring a quiet afternoon at a local café, Haslemere promises tranquility at every turn.

The town has a strong sense of community, with a mix of independent shops, cafes, and regular markets. It also benefits from good transport links, including a direct train to London Waterloo in about an hour, making it ideal for commuters. Schools in the area are well-regarded, and there are plenty of family-friendly amenities.



# Directions

Living in Haslemere offers a blend of countryside charm and convenience. Nestled in the Surrey Hills, an area of outstanding natural beauty, it provides a tranquil lifestyle with scenic walks, cycling trails, and green spaces like Blackdown and the Devil's Punch Bowl.

For those who enjoy a quieter pace of life while staying connected to urban hubs, Haslemere strikes a perfect balance.



## From the M3

Exit the M3 at Junction 4 (for Camberley/Farnborough). Follow signs for the A331 southbound towards Farnham and Guildford.

## Towards Farnham

Continue on the A331 until it joins the A31. Take the A31 westbound towards Farnham.

## Farnham to Haslemere

In Farnham, follow signs to the A287 southbound. Stay on the A287 as it passes through Frensham and continues towards Haslemere.

## Entering Haslemere

When you reach Haslemere, look for signs to Citchmere Hill. It's located on the southwestern side of Haslemere near the Surrey/West Sussex border. Depending on the exact point you enter Haslemere, you may use Shepherd's Hill (A286) or smaller local roads like Wey Hill to connect to Citchmere Hill.



## KIRKBY HOMES DEVELOPMENTS

[sales@kirkbydevelopments.co.uk](mailto:sales@kirkbydevelopments.co.uk)  
[www.kirkbydevelopments.co.uk](http://www.kirkbydevelopments.co.uk)



BNP PARIBAS GROUP 

[struttandparker.com](http://struttandparker.com)  
[southernnewhomes@struttandparker.com](mailto:southernnewhomes@struttandparker.com)

01438 957745



01428 664800

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