



# 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.







# 1

A traditional country style home that combines style, comfort, and functionality. With high-end finishes, open-concept spaces, and thoughtful design, this property offers a perfect blend of contemporary living and convenience. Whether you're entertaining guests or relaxing in your private retreat, every detail has been crafted with you in mind. Step inside and experience the ideal setting for your next chapter!

- Cottage style bricks, with contrasting brick design headers, finished off with a substantial oak front porch.
- Latest renewable technology - solar panels, air source heat pumps, under floor heating to the ground floor and car and bike charging points.
- Battery storage facilities for solar and grid, giving the homes an EPC 'A' rating.
- Underfloor heating to ground and first floor.

*Masterful design and modern luxury are thoughtfully entwined*

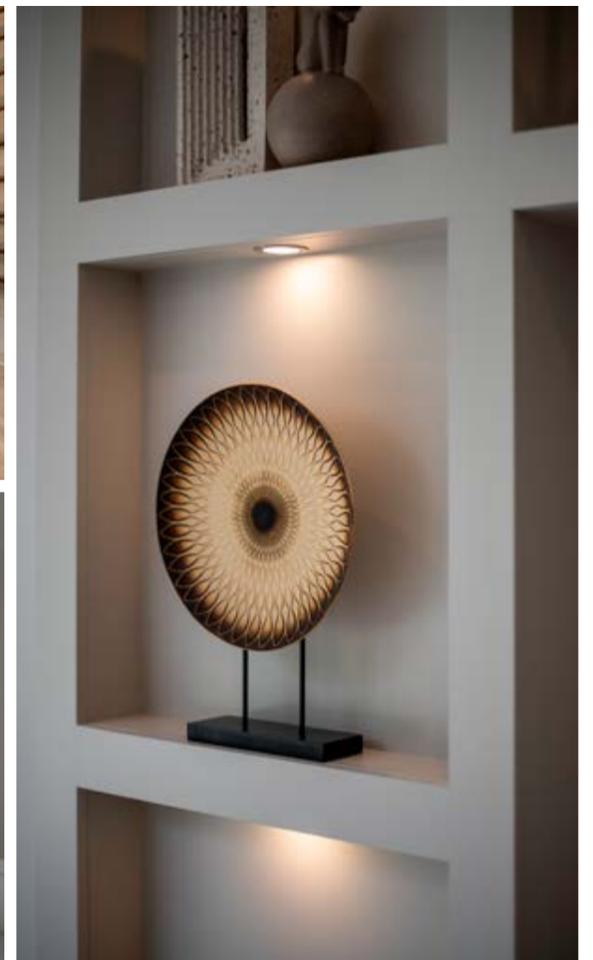




Image from a similar development



**GROUND FLOOR**

GROUND FLOOR	
Kitchen/Dining/Family	10.10m x 6.75m
Drawing Room	3.80m x 4.10m
Study	2.50m x 3.30m

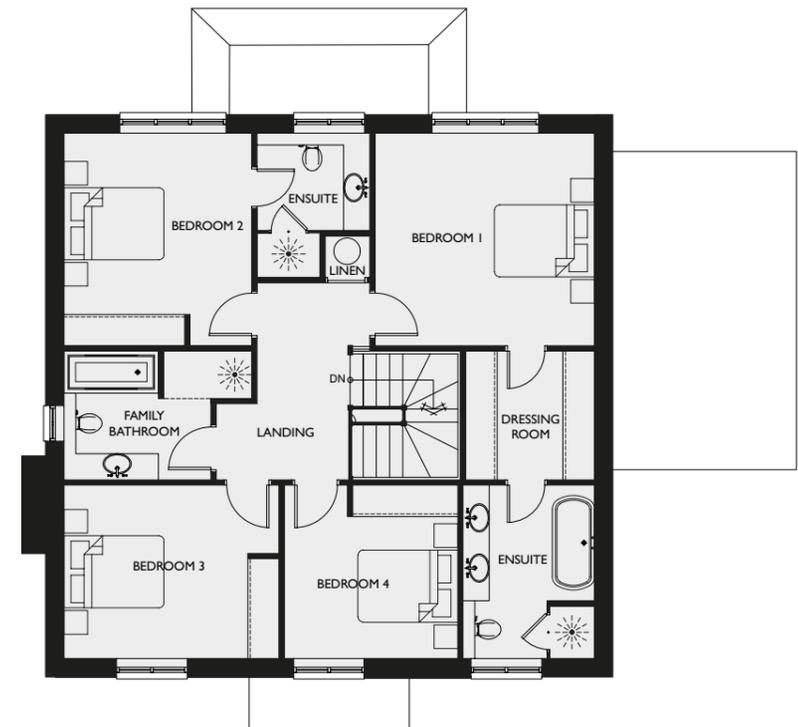


Image from a similar development



Image from a similar development

**PLOT 1**



**FIRST FLOOR**

FIRST FLOOR	
Bedroom 1	4.17m x 4.05m
Bedroom 2	3.57m x 4.05m
Bedroom 3	4.10m x 3.30m
Bedroom 4	3.30m x 3.30m



Image from a similar development



*Luxury has a new address*



This charming new country-style home seamlessly blends rustic elegance with modern comforts. From the moment you step onto the property, the inviting front porch beckons you to relax and take in the serene surroundings. Cottage style bricks, with contrasting brick design headers, finished off with a substantial oak front porch, large windows throughout the home allow natural light to flood the interior, offering stunning views of the rolling hills and lush greenery that stretch out beyond.

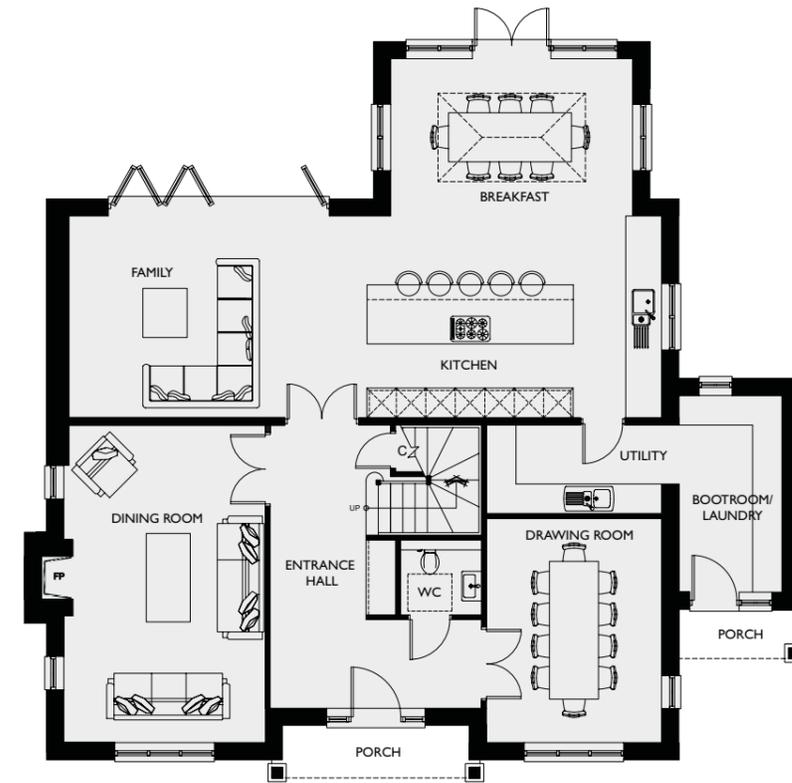
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Image from a similar development

**PLOT 2**



**GROUND FLOOR**

GROUND FLOOR	
Kitchen/Dining/Family	12.16m x 7.30m
Drawing Room	4.10m x 6.46m
Dining Room	3.56m x 4.56m



Image from a similar development



Image from a similar development

**PLOT 2**



**FIRST FLOOR**

FIRST FLOOR	
Bedroom 1	4.31m x 4.15m
Bedroom 2	3.80m x 3.95m
Bedroom 3	4.10m x 3.27m
Bedroom 4	3.56m x 4.22m
Bedroom/Study	3.80m x 2.65m



Image from a similar development

# Luxury Specification

As with all Kirkby Homes our developments have been designed with every detail carefully considered and thoughtfully crafted. The rooms are generously proportioned and the easy flow throughout each home is uncompromised. Committed to creating high specification, energy efficient homes, all our properties are covered by our 10 year build zone warranty and have an EPC 'A' rating.

## Kitchens

These stunning kitchens are the centrepiece of the homes with a beautiful family area and orangery (plot 2 only), with doors leading to the beautiful landscaped garden. The bespoke kitchen is handmade with a large centre island and breakfast bar area with stone worktops.

Both kitchens come with premium Miele appliances to include:

- Fridge Freezer.
- Combi microwave.
- Double ovens.
- Dishwashers.
- Coffee machine.
- Belfast sinks
- Quooker taps.
- Filter water system.
- Wine fridge.
- Butlers pantry.
- Walnut in-trays to all units.
- Hand painted Farrow & Ball colour scheme.

## Utility

- T&G walling with shelves.
- Fully fitted storage areas.
- Belfast sink.
- Stone worktops.
- Handmade joinery units with walnut inlays.
- Miele washing machine & tumble dryer.



## Boot Room (Plot 2 only)

- T&G seating area with shelves.
- Boot drawers and coat hanging area.
- Fully fitted storage area.
- Stone worktops.
- Handmade joinery units with walnut inlays.
- Hand painted Farrow & Ball colour scheme.
- Stable door entrance to plot 2 bootroom.



Image from a similar development



### Bedrooms

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- 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

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- Bespoke profiled cornice.
- Luxury tiled floors through the ground floor. Plot 1 study and Plot 2 dining room finished in a contemporary grey engineered oak.
- Luxury carpets throughout.
- All bedrooms come with fully fitted bespoke wardrobes.
- Bespoke colour scheme throughout.

### Heating & Electrics

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- 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 and first 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

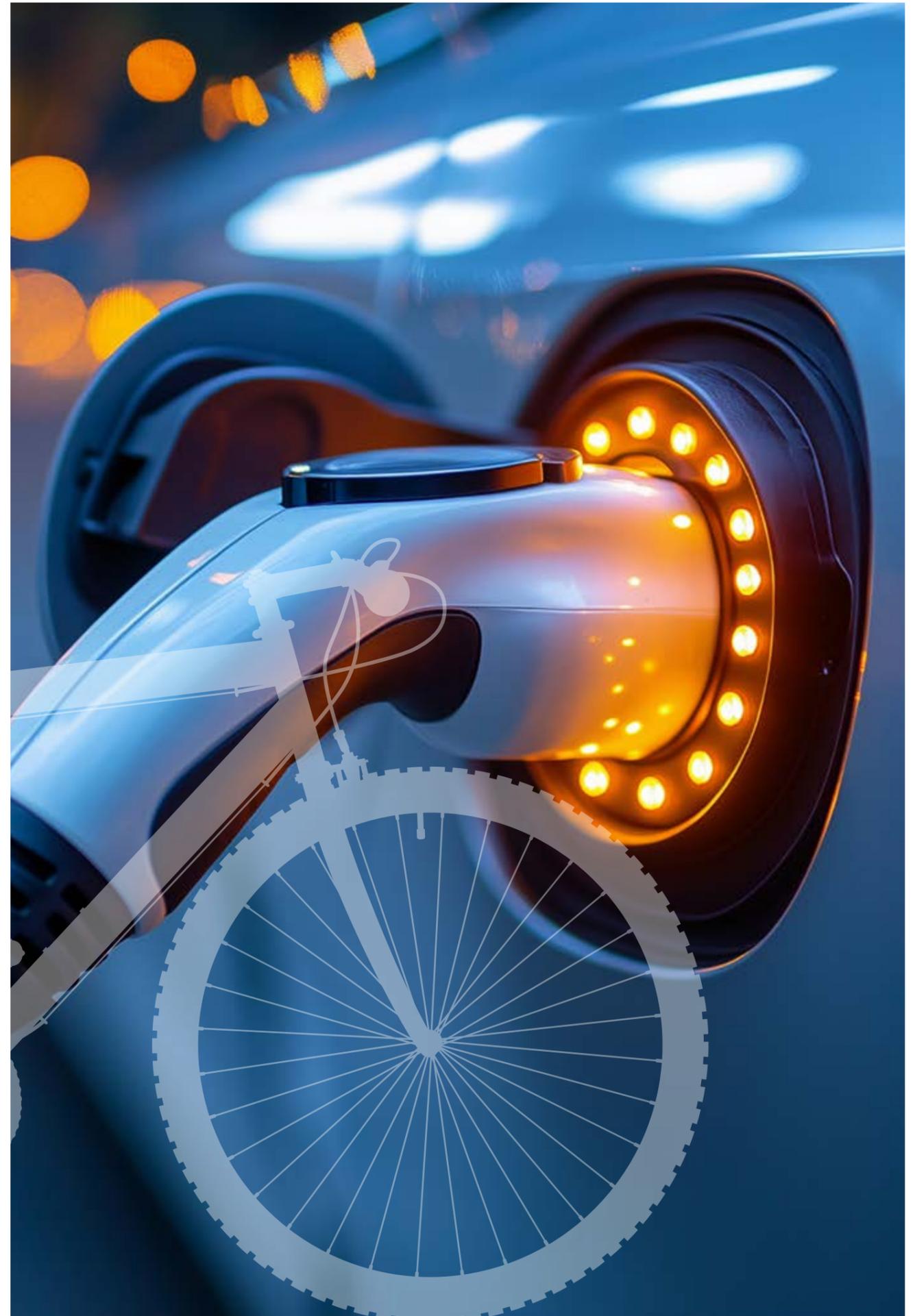
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- Hard-wired alarm system (client to customise).
- Steel front door cased in timber with multi-point locking system finished in Farrow & Ball paint.
- All windows with security locks finished with chrome handles.

### External

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- Bespoke cottage blend brick with contrasting mortar.
- Clay roof tile, with contrasting hanging tiles.
- High quality easy clean UPVC windows.
- External motion sensor lighting.
- Electric bike charge point.
- Electric car charge point.
- Landscaped designed gardens.
- Patio and path areas laid in Indian sandstone.
- Oak Car ports to both properties.



# 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 Flex. 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.

**Meet Simon** a retired engineer and proud solar advocate. A year after installation, he's saved £820, generated more power than he's used, and gained energy independence—all while helping the planet.

## Here's how he did it.

### So Simon, are you loving your solar system?

Oh, absolutely! I think I've turned into a bit of a solar evangelist. For us, this wasn't just about saving money—it was also about doing the right thing for the environment.

That said, the financial side has been a pleasant surprise. We're just a week shy of the one-year mark, and we've generated more electricity than we've used. In fact, we've exported more than we've imported! Over the year, we're saving around £820, which is incredible. And I'm glad we opted to get optimisers added to our panels.

### That's amazing! Can you explain more about how the system works for you?

We've paired the solar panels with a 9.5kWh battery. Together, they're a powerhouse. During the summer, the solar panels generate enough to power the house, fill the battery by lunchtime, and export the rest.

In winter, we charge the battery overnight which gives us discounted electricity between 2am and 5am. Then, we use that stored energy during the day when electricity is pricier. It's a clever system, and it's worked beautifully for us.

### Does it take a lot of effort to manage the system?

Not really. Once everything's set up, it mostly looks after itself. The GivEnergy app is fantastic—it lets you control and monitor the system easily.

### Would you say the investment has been worth it?

Definitely. I'm a retired engineer, so I keep a spreadsheet tracking everything. Based on our first year, the payback period for our solar panels alone should be about 8 to 10 years—the battery adds a few years but it gives us flexibility and helps us make the most of the system. For a family home, the combination of solar and a battery is really compelling, and definitely worth it for us!

### Would you recommend installing solar to others?

Without a doubt. In fact, I've recommended it to all my friends and family. Solar and battery tech have come a long way, and it feels great to know we're doing something positive for the planet. Plus, it's amazing how much control it gives you over your energy usage and costs.



# Tranquility at every turn

Located in Haslemere, these luxurious homes are 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.

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.



# 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

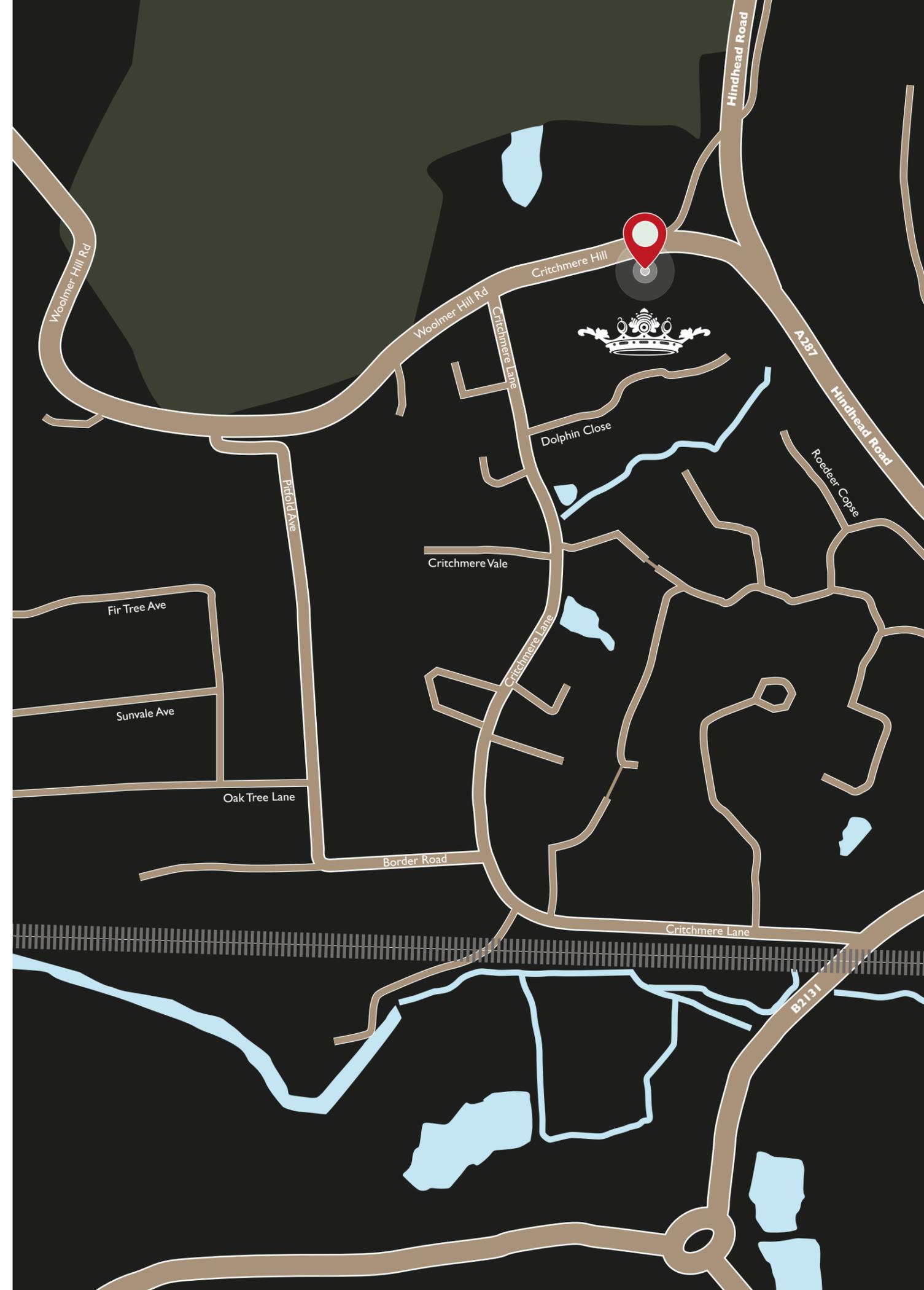
Continue on the A331 until it joins the A31. Take the A31 westbound towards Farnham.

## 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

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