# LONGDENE PLACE

HASLEMERE



KIRKBY HOMES
DEVELOPMENTS











# Our Dedication

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.

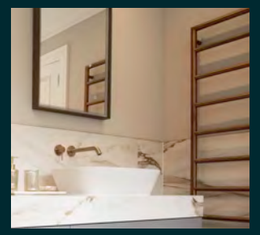
Our pursuit for excellence is a culmination of meticulous attention to detail throughout the design and build process and the integration of quality materials with the skills of specialist craftsmen and craftswomen.

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 four executive homes



This exclusive development comprises four brand-new 4-bedroom homes with double garages, each crafted with luxurious specifications throughout. Designed to offer spacious and elegant living, these residences feature high-quality finishes, modern fixtures, and thoughtfully planned open living areas that seamlessly blend comfort and style. Every home provides ample space for families, with versatile rooms that can accommodate a study or additional bedroom, ensuring flexibility to suit diverse lifestyles. Set in a desirable location, this collection of homes delivers exceptional quality and contemporary living at its finest.




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1
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# 3

# Where Sleek Design and Elegance Unite

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.

- 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 throughout.
- Mechanical Ventilation with Heat Recovery (MVHR) providing fresh, filtered air and improved energy efficiency.
- Rear balconies with panoramic, countryside views.

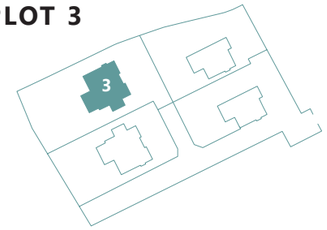
Interior CGI fly through








## PLOT 3







| GROUND FLOOR | |
|---|---|
| Kitchen/Dining/Family | 12.16m x 7.96m |
| Drawing Room | 4.10m x 6.64m |
| Dining Room | 3.56m x 4.63m |
| Detached Double Garage | 6.5m x 6.5m |



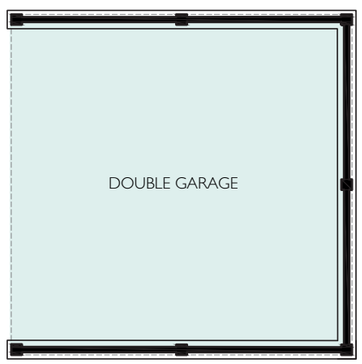



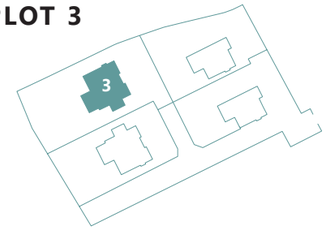



Image from a similar development



Image from a similar development

## PLOT 3

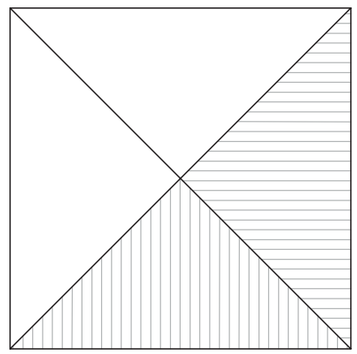






| FIRST FLOOR | |
|---|---|
| Bedroom 1 | 4.22m x 5.67m |
| Bedroom 2 | 4.47m x 3.72m |
| Bedroom 3 | 4.01m x 3.08m |
| Bedroom 4 | 4.28m x 3.56m |
| Bedroom 5 | 3.76m x 2.82m |



# 4

# The Home of Timeless Modern Style

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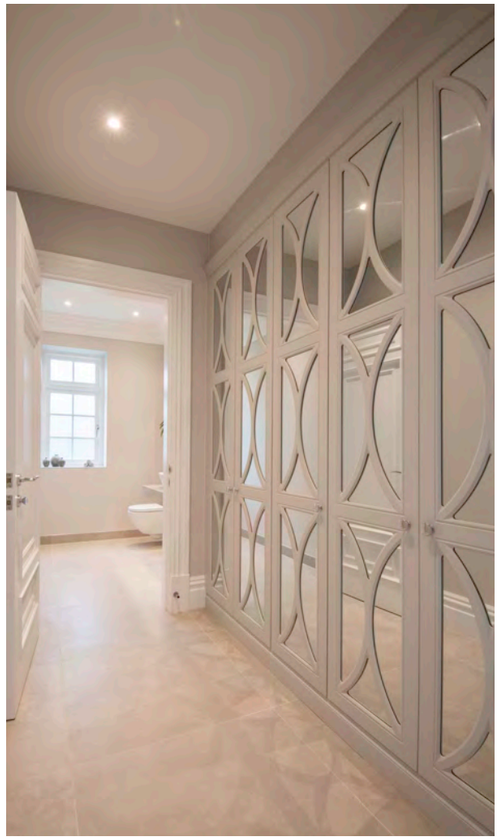


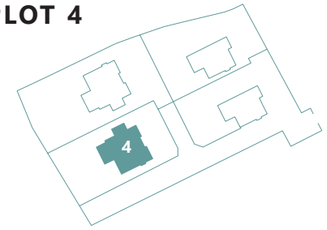







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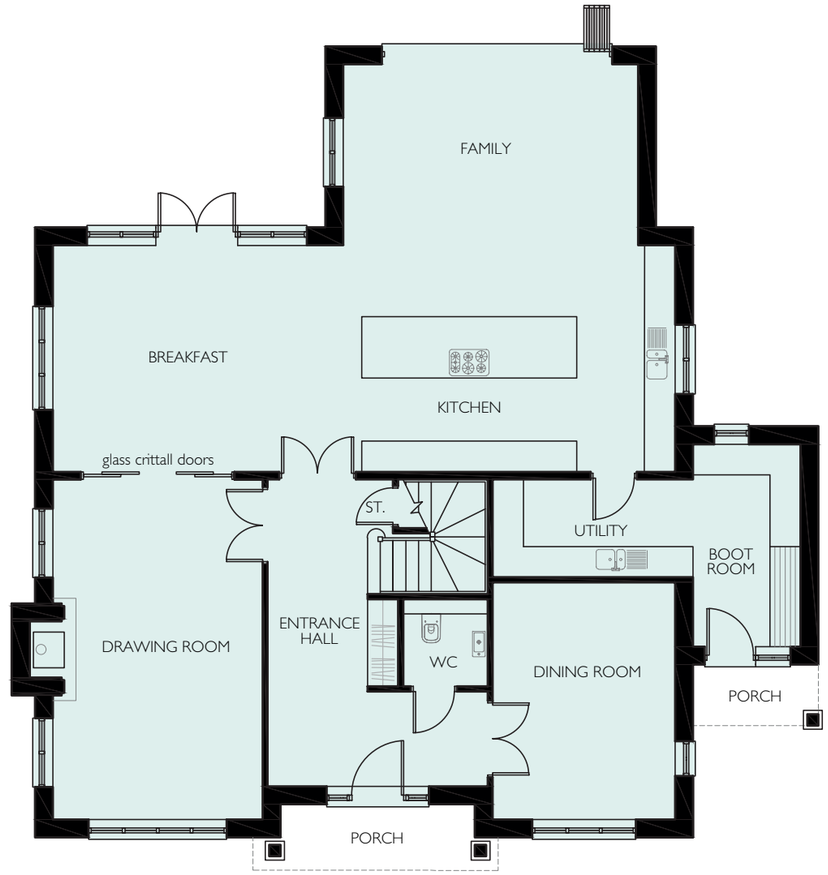
## PLOT 4







| GROUND FLOOR | |
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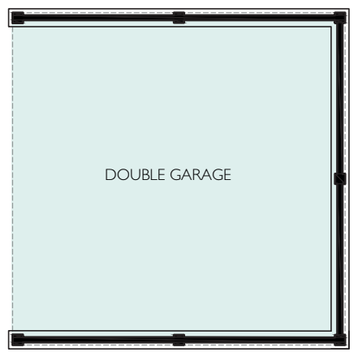
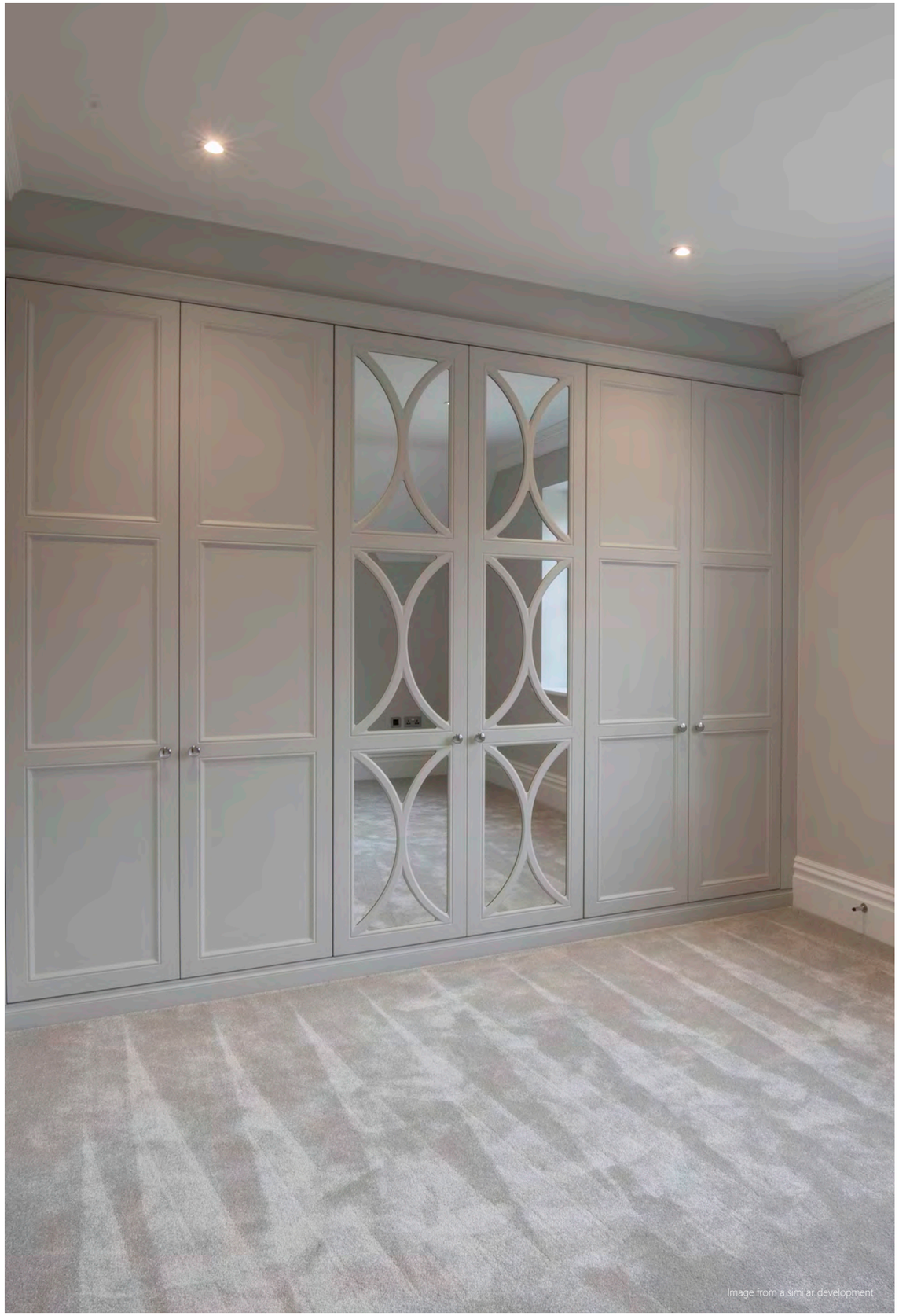
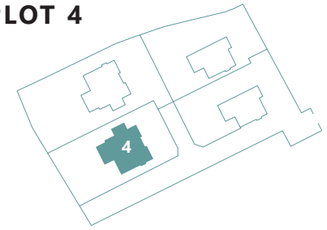



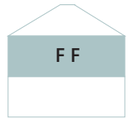


Image from a similar development




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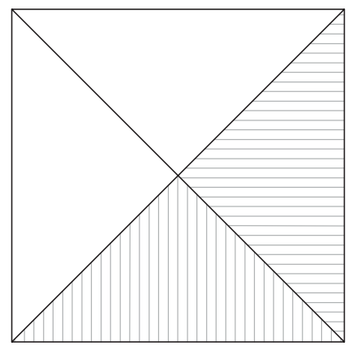





Image from a similar development

# 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 and open plan family area and bi-fold doors leading to the beautiful landscape gardens . The bespoke kitchen is handmade and hanpainted with a large centre island and breakfast bar area with stone worktops.

All kitchens come with premium appliances to include:

- Fridge Freezer.
- Combi microwave.
- Elise Stainless steel nickel trim free standing range cooker.
- 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

- 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 entrances to plots 3 and 4 bootroom.



Image from a similar development





## Bedrooms

- All master 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

- Bespoke profiled cornice.
- Luxury tiled floors throughout the ground floor. Dining rooms and study's in luxury oak engineered flooring.
- Luxury carpets to drawing rooms, stairs, landings and bedrooms.
- All bedrooms come with fully fitted bespoke wardrobes.
- Bespoke colour scheme throughout.

## 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 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.
- Mechanical Ventilation Heat Recovery (MVHR) systems to al plots.



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, with contrasting hanging tiles.
- High quality easy clean timber windows factory finished in Farrow and Ball colour.
- External motion sensor lighting.
- Electric bike charge point.
- Electric car charge point with high speed charging.
- Landscaped designed gardens.
- Patio and path areas laid in Indian sandstone.
- Oak framed double garage to each plot.

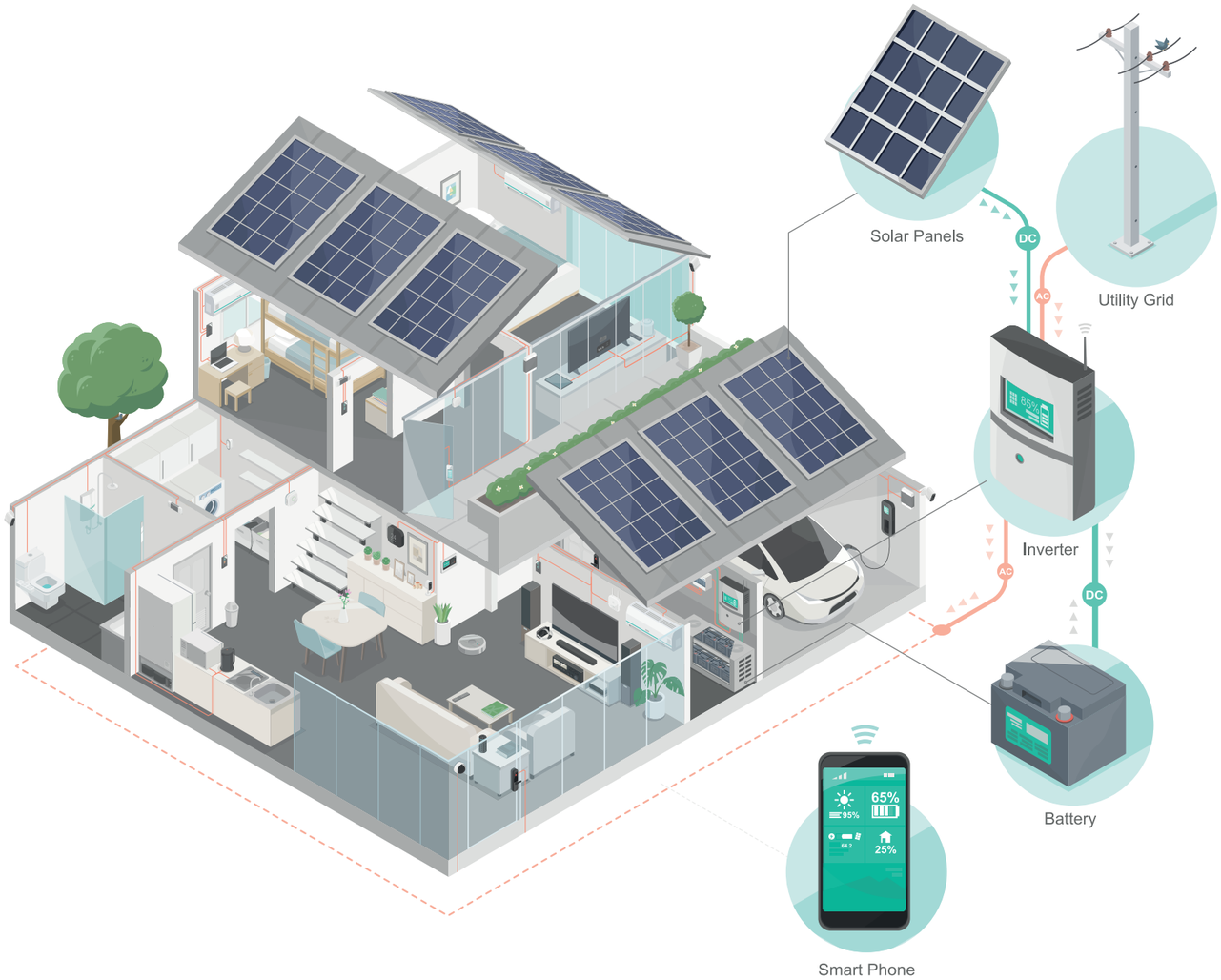





Image from a similar development



# 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 $CO_2$ 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.

# Meet John 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 John, 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 luxuriuous 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.

Shopping in Haslemere is varied, from independent boutiques to well-known national retailers, with options for food, books, household essentials, jewellery, clothing and gifts. The area also has plenty of sporting facilities, with Cowdray Park and the Goodwood Estate both within easy driving distance.






Meander along a secluded lane...


reaching your gateway to
stunning lanscape views.





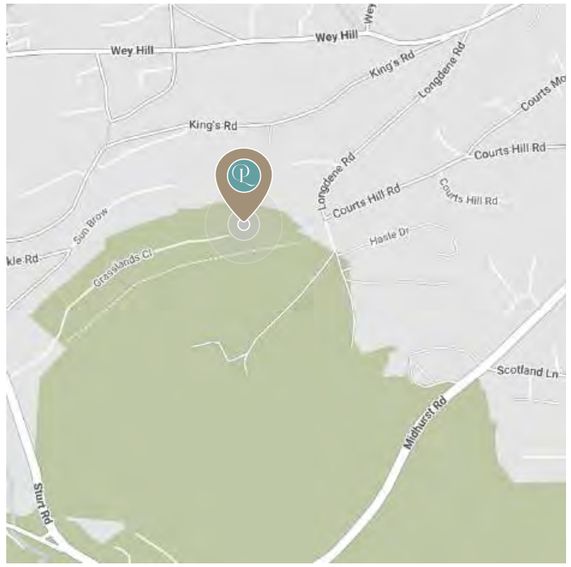




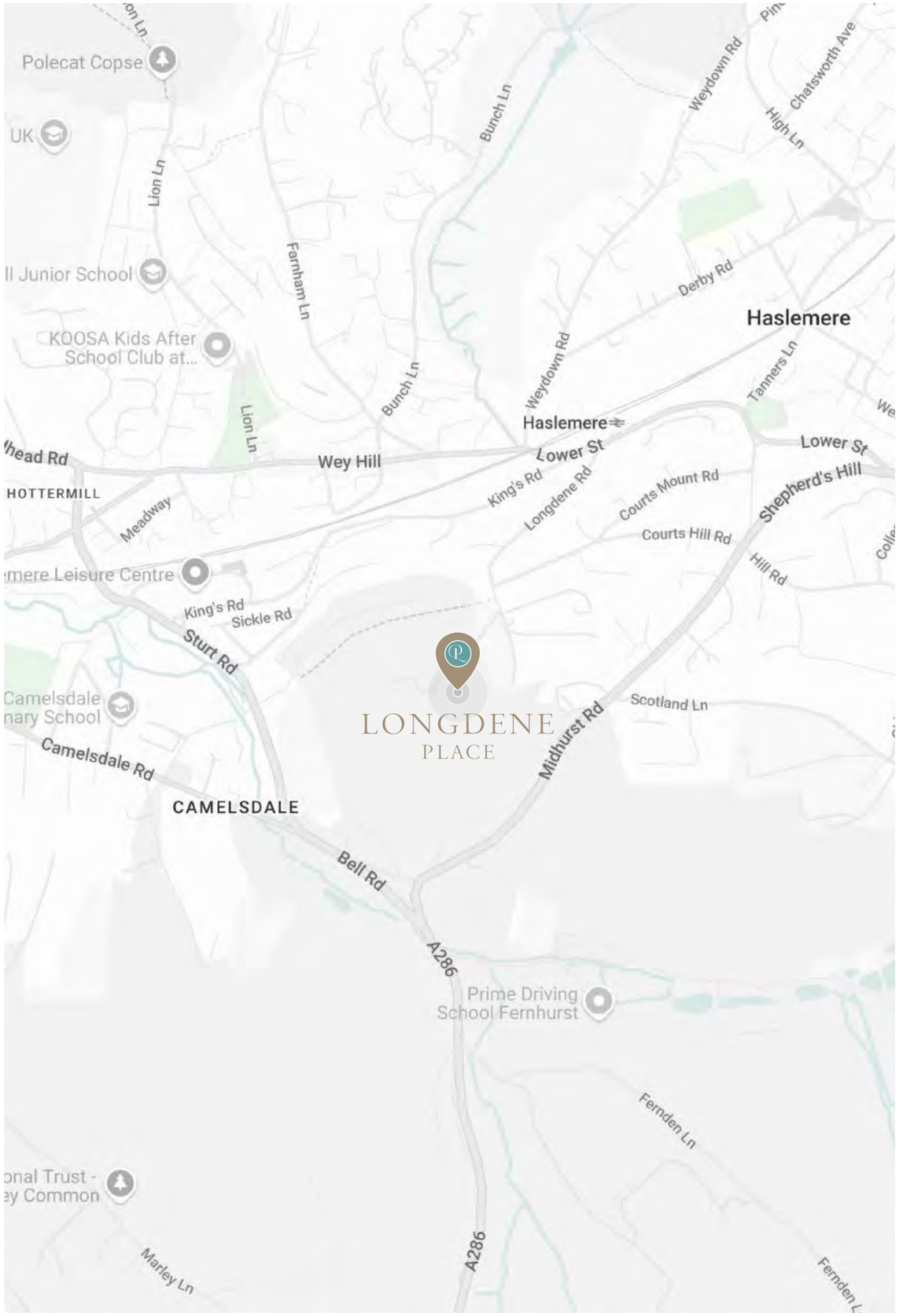
# Directions

The town offers an excellent range of amenities, including a railway station with frequent services to London Waterloo (typically under an hour). You'll also find Portsmouth Harbour, the award-winning Haslemere Educational Museum, Haslemere Hall (for cinema and theatre) and a leisure centre.

Longdene Place is located just off Hedgehog Lane. It is situated approximately 10 minutes walk from Haslemere Train station which provides express services into London. The property is less than 3 miles from the A3 London to Portsmouth Road.




**From the M3**
Take the A3 Portsmouth Road toward Haslemere (driving into the Haslemere area on the A3/Portsmouth Road corridor). As you approach Haslemere, follow the local road signs toward Haslemere town centre. From the Station, take a left onto Longdene Road, continue until you reach Hedgehog Lane. Longdene Place is a right turning just off Hedgehog Lane.



# LONGDENE PLACE

HASLEMERE



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DEVELOPMENTS

CLARKE C·G GAMMON

sales@kirkbydevelopments.co.uk
www.kirkbydevelopments.co.uk

01428 664800

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