



ALLINGHAM

Haslemere Heights, Surrey

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Allingham is a stunning three bedroom home built to Runnymede's award-winning and customary high standard to include a high level of specification, private garden, garage and driveway.

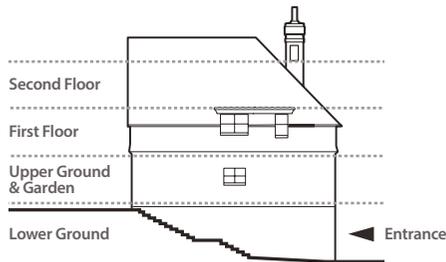
DESCRIPTION

Built with flexible living space, this home features an appealing balance of open-plan and traditionally designed accommodation. Optimised for modern living, each home is networked for a range of media connectivity. The stylish kitchen includes high quality appliances for ease of use. Cloakrooms, en suite and bathrooms showcase contemporary designed sanitaryware.

Entering the home on the ground floor, you are greeted by the impressive entrance hall with access leading to a cloakroom, utility room, storage, double garage and the oak staircase leading to the upper floors. The homes hub on the upper ground floor is open plan with distinct dining and living areas and a shaker style kitchen and island – this light filled level accesses a south-facing terrace and private garden via French Doors.

The principal suite on the first floor includes an ensuite and a dressing area with built-in wardrobes. A further two double bedrooms and family bathroom also occupy this level. The second floor comprises of large loft storage area.

To the outside, this beautiful brand-new home provides a south-facing rear garden, far reaching views to the front of the home, integral garage with storage area and private driveway.



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

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

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



Approximate Gross Internal Area
2,432 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

SPECIFICATION

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 combine with advanced technology appliances. Luxury bathroom brands 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

- En suites 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
- 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
- Highest standards of insulation throughout

INTERNAL FINISH & FLOORING

- Smooth-finish plaster walls and ceilings
- Engineered Oak timber wood flooring to entrance hall and living room
- 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 principal external doors

EXTERNAL AREAS

- Fully landscaped garden
- Block paved driveway
- External security lights
- Fast EV charger for each home
- 10-year Buildmark National House Building Council Warranty

**Images are of Allingham and for indicative purposes only.



LOCATION

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.



PROPERTY INFORMATION

Tenure: Freehold

Council tax band: G

EPC Rating: B

Service/estate Charges: £332.80 for 2025 (estimated £602.60 for 2026).

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