

STORTFORD FIELDS

BISHOP'S STORTFORD

A STUNNING COLLECTION OF
1, 2, 3, 4 & 5 BEDROOM HOMES



Welcome to Stortford Fields

In the heart of the historic market town of Bishop's Stortford, Stortford Fields is a wonderful collection of one, two, three, four and five bedroom homes. Nestled in rural Hertfordshire, they offer the best of country living with great connections.



Education

Bishop's Stortford provides excellent education options for all ages within easy reach.

Avanti Brook Primary School

Avanti Brook Primary School provides a stimulating, caring and safe environment for their pupils, with dedicated and talented staff who provide exceptional care for the children.

Avanti Grange Secondary School

Avanti Grange Secondary School is committed to giving all children an engaging and enriching educational experience. Providing a richly diverse and connected school environment, representative of the world that the pupils will enter.

Bishop's Stortford College

Three schools in one - Pre-Prep, Prep and secondary school, Bishop's Stortford College provides an exceptional range of opportunities, whilst valuing and nurturing each pupil as individuals.

Although the schools listed above are nearby, we cannot guarantee admission.





Connections

Good transport links to nearby towns, cities and further afield.



Destinations by car

22
min

Harlow
10.2 miles

40
min

Chelmsford
20.5 miles

40
min

Cambridge
29.7 miles



Destinations by train
Bishop's Stortford

20
min

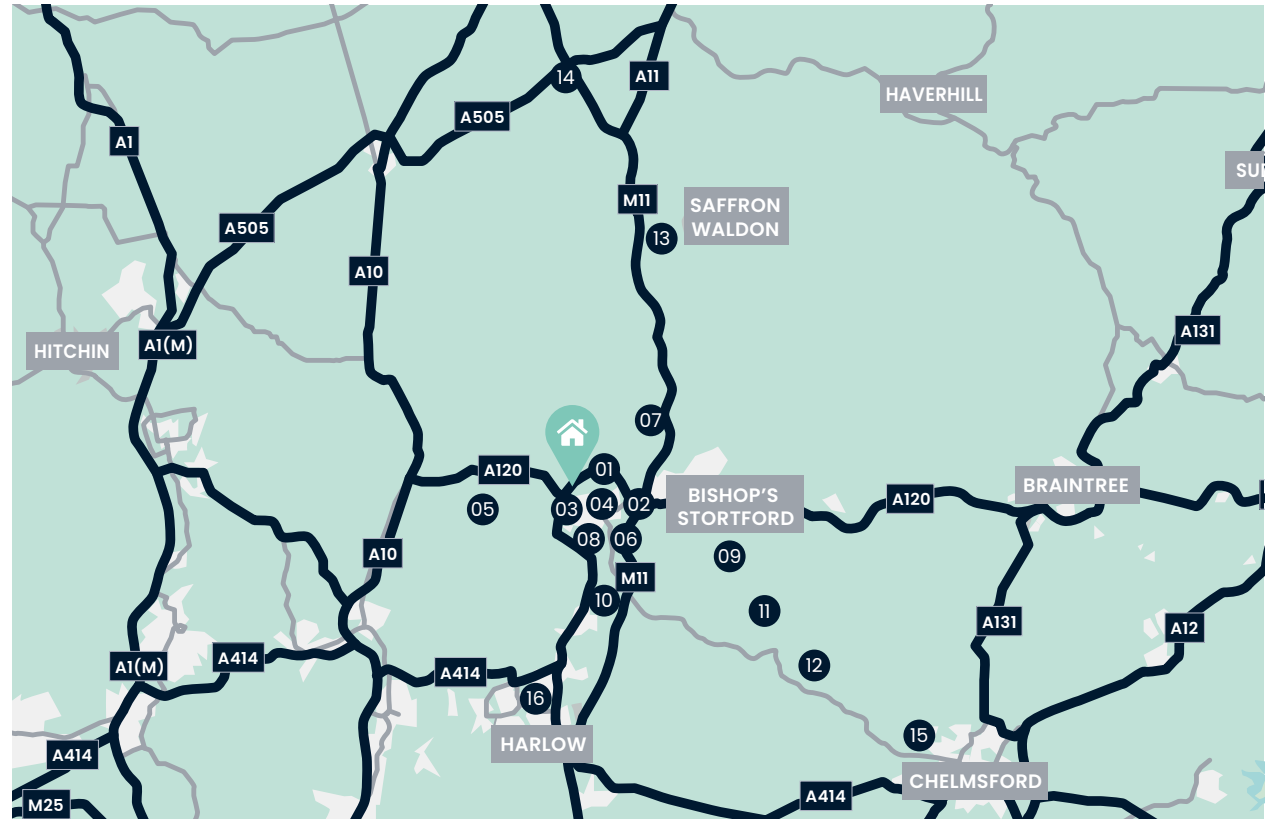
London Stansted
Airport

40
min

London Liverpool
Street

45
min

Cambridge



Your nearest transport links



Bishop's Stortford
Railway Station



M11



London Stansted
Airport

Up to 2 Miles

01. Grange Paddocks Leisure Centre
02. Jackson Square Shopping Centre
03. Sainsbury's Superstore
04. Castle Gardens

Up to 5 Miles

05. Ash Valley Golf Club
06. Herts and Essex Community Hospital
07. Mountfitchet Castle
08. Southmill Arts Centre

Up to 10 Miles

09. National Trust Hatfield Forest
10. Maple Pollard Riding School
11. Cammas Hall Farm Fruit Picking
12. The White Horse

Up to 25 Miles

13. Audley End House and Gardens
14. IWM Duxford
15. Bond Street Chelmsford
16. Harlow



Immerse yourself in life at Stortford Fields

Explore Bishop's Stortford using our local area guide



Eating Out

- 01. Côte
- 02. Jackson Square
- 03. Pircio
- 04. Prezzo
- 05. Rosey Lea Cafe & Tea Room

Shopping

- 06. Tesco Superstore
- 07. Waitrose & Partners
- 08. Sainsbury's
- 09. Marks and Spencer
- 10. Aldi
- 11. Homebase

Education

- 12. Avanti Grange Secondary School
- 13. Avanti Brook Primary School
- 14. Monkey Puzzle Bishop's Stortford Day Nursery & Preschool
- 15. Bishop's Stortford College

Facilities & Outdoor Spaces

- 16. Bishop's Stortford Rugby Club
- 17. Bishop's Stortford Sports Club
- 18. Castle Park Tennis Courts
- 19. The Grange Paddocks Sand Playground
- 20. Bishop's Stortford Golf Club

Health

- 21. CK Dental Health Clinic
- 22. Bishop's Stortford Health Clinic
- 23. Bupa Dental Care Bishop's Stortford
- 24. Church Street Surgery
- 25. Smile and Wellbeing Dental Studio
- 26. South Street Surgery

Transport

- A120** 2 minutes
- M11** Junction 8 - 10 mins
- Train Station - 11 mins
- Stansted Airport - 15 mins



The benefits of buying new

All our homes also come with a '2-year Tilia Homes Customer Care Warranty' and a further '8-year NHBC Warranty' for added peace of mind.



Energy-Efficient

new homes are built to the latest specifications and standards meaning a more energy-efficient home.



No Chain

you are not buying into a chain. This means a faster, easier buying process without the hassle.



Great Schemes

benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



Personalise your home

you can make changes to your home by choosing from our extensive list of finishing touches subject to build stage.



Low Maintenance

with the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



It's Brand New

be the first to live in the property. It's brand new – and all yours!

Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.



Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.



Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.



Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk). Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to tiliahomes.co.uk. Please speak to your Sales Executive for further details.

STORTFORD FIELDS

BISHOP'S STORTFORD

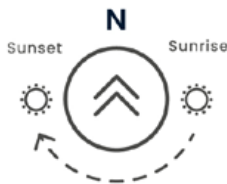
This outstanding collection of homes is located in the market town of Bishop's Stortford, offering great connections to London and Cambridge with stunning Hertfordshire countryside surrounds.

SHOW HOME & MARKETING SUITE



1 & 2 Bedroom Apartments	2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
<div><div></div> Juniper House</div> <div><div></div> Laurel House</div>	<div><div></div> The Hanbury</div>	<div><div></div> The Coleridge</div> <div><div></div> The Larch</div> <div><div></div> The Morden</div>	<div><div></div> The Chiddingstone</div> <div><div></div> The Moulton</div> <div><div></div> The Selsdon</div>	<div><div></div> The Blakeney</div>

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. The location of affordable homes is indicative and subject to change, properties coloured blue will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Site plan is not to scale. Please speak to our Sales Executives for more details. December 2024.



- Affordable Homes
- BCP Bin Collection Point
- BS Bin Store
- CS Cycle Store
- SS Sub-Station
- U Unallocated Parking
- V Visitor Parking

Juniper House

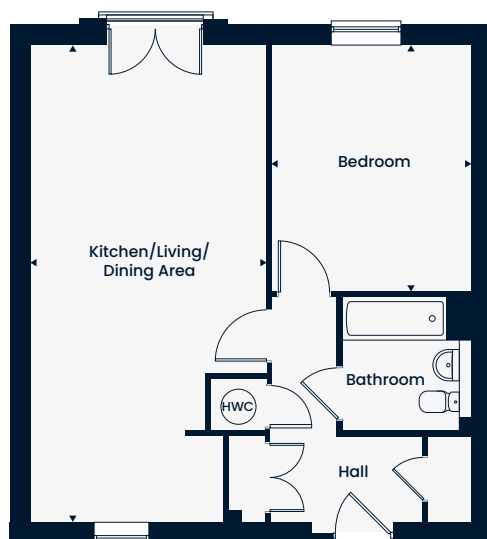
1 & 2 Bedroom Apartments



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A collection of contemporary one and two bedroom apartments with open-plan kitchen/living/dining areas.



Plot 34

Kitchen/Living/Dining Area

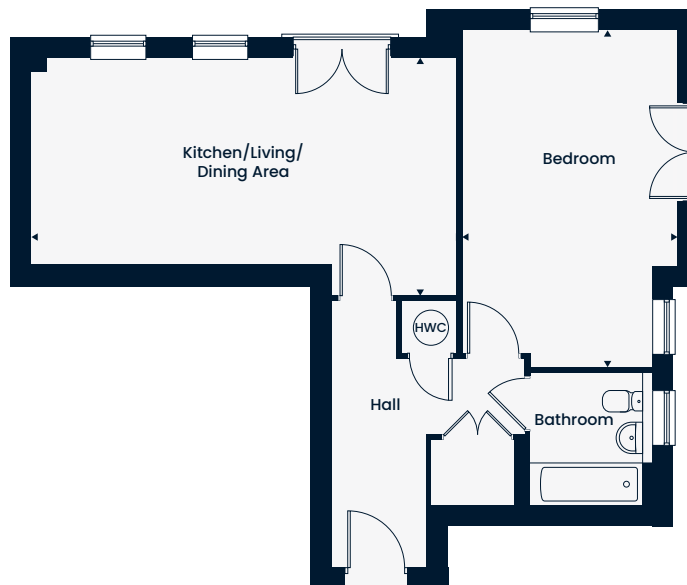
7.77m x 3.84m | 25'5" x 12'7"

Bedroom

4.01m x 3.24m | 13'2" x 10'7"

Total Area

602 sq. ft.



Plot 35

Kitchen/Living/Dining Area

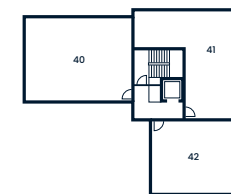
4.87m x 3.87m | 16'0" x 12'9"

Bedroom

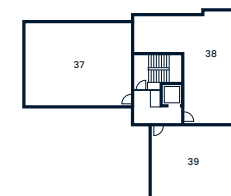
5.47m x 3.51m | 17'1" x 11'6"

Total Area

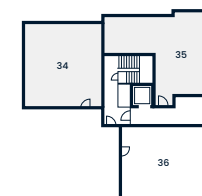
640 sq. ft.



Second Floor



First Floor



Ground Floor

HWC – Hot Water Cylinder

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. September 2025.



A collection of contemporary one and two bedroom apartments with open-plan kitchen/living/dining areas.



Plot 36

Kitchen/Living/Dining Area

7.77m x 3.40m | 25'4" x 11'1"

Bedroom

4.01m x 3.23m | 13'5" x 10'5"

Total Area

565 sq. ft.



Plots 37 & 40

Kitchen/Living/Dining Area

6.40m x 4.37m | 21'0" x 14'4"

Main Bedroom

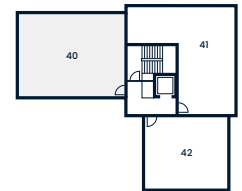
4.37m x 3.48m | 14'4" x 11'5"

Bedroom 2

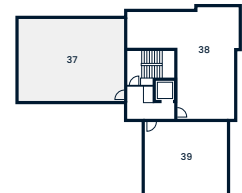
3.54m x 3.31m | 11'7" x 10'1"

Total Area

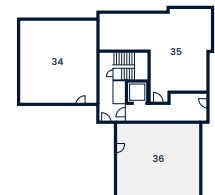
836 sq. ft.



Second Floor



First Floor



Ground Floor

HWC – Hot Water Cylinder

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A collection of contemporary one and two bedroom apartments with open-plan kitchen/living/dining areas.



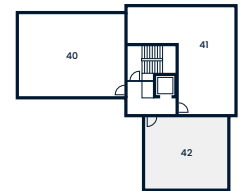
Plot 38

Kitchen/Living/Dining Area	7.20m x 3.36m 23'7" x 11'0"
Main Bedroom	5.31m x 3.27m 17'5" x 10'9"
Bedroom 2	3.97m x 3.42m 13'0" x 11'3"
Total Area	784 sq. ft.

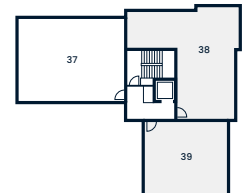


Plots 39 & 42

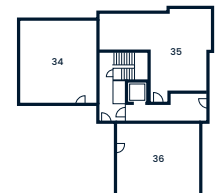
Kitchen/Living/Dining Area	7.77m x 3.40m 25'5" x 11'2"
Bedroom	4.01m x 3.23m 13'2" x 10'7"
Total Area	564 sq. ft.



Second Floor



First Floor



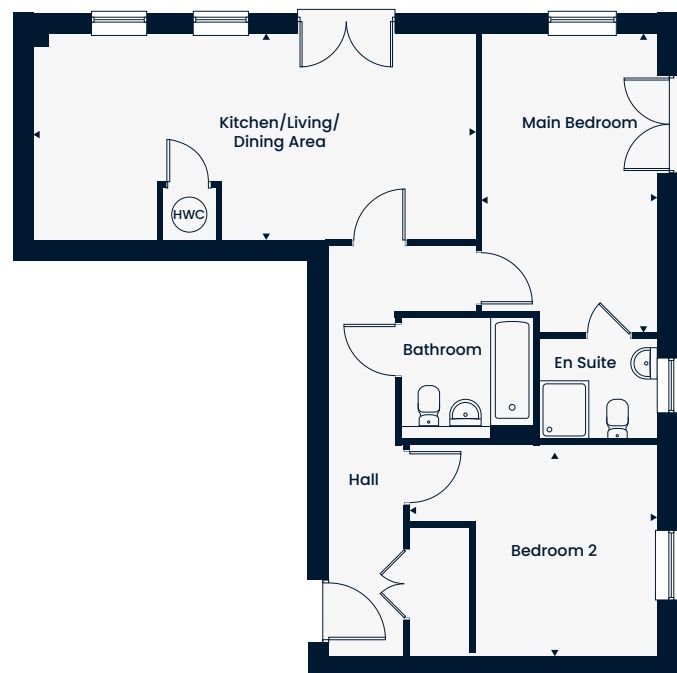
Ground Floor

HWC – Hot Water Cylinder

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A collection of contemporary one and two bedroom apartments with open-plan kitchen/living/dining areas.



Plot 41

Kitchen/Living/Dining Area

7.20m x 3.36m | 23'7" x 11'0"

Main Bedroom

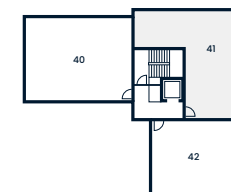
4.86m x 2.82m | 15'1" x 9'3"

Bedroom 2

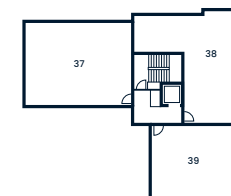
3.97m x 3.42m | 13'0" x 11'3"

Total Area

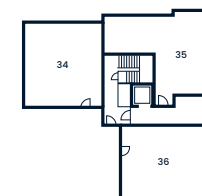
749 sq. ft.



Second Floor



First Floor



Ground Floor

HWC – Hot Water Cylinder

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Laurel House

1 & 2 Bedroom Apartments



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Laurel House

1 & 2 Bedroom Apartments

A collection of contemporary one and two bedroom apartments with open-plan kitchen/living/dining areas.



Plot 55

Kitchen/Living/Dining Area

6.51m x 4.43m | 21'4" x 14'6"

Main Bedroom

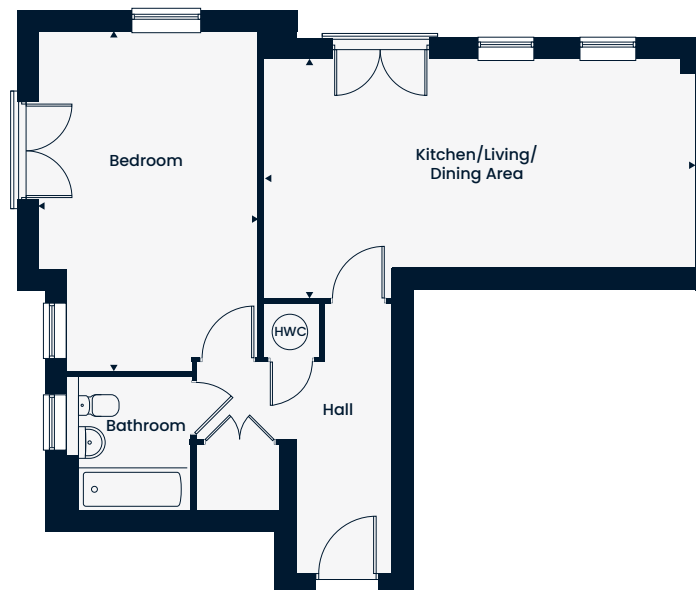
4.05m x 3.47m | 13'3" x 11'6"

Bedroom 2

3.57m x 3.34m | 11'9" x 10'11"

Total Area

836 sq. ft.



Plot 56

Kitchen/Living/Dining Area

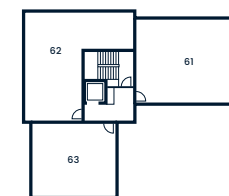
7.05m x 3.87m | 23'2" x 12'9"

Bedroom

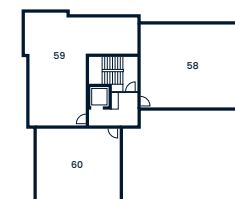
5.50m x 3.51m | 18'1" x 11'6"

Total Area

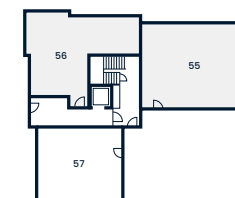
781 sq. ft.



Second Floor



First Floor



Ground Floor

HWC – Hot Water Cylinder

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Laurel House

1 & 2 Bedroom Apartments

A collection of contemporary one and two bedroom apartments with open-plan kitchen/living/dining areas.



Plot 57

Kitchen/Living/Dining Area

7.82m x 3.45m | 25'8" x 11'4"

Bedroom

4.05m x 3.27m | 13'3" x 10'9"

Total Area

564 sq. ft.



Plots 60 & 63

Kitchen/Living/Dining Area

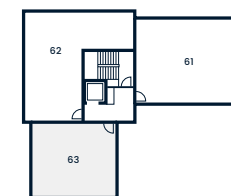
7.82m x 3.45m | 25'8" x 11'4"

Bedroom

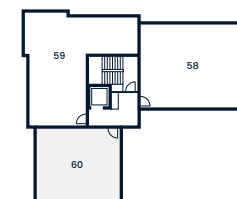
4.05m x 3.27m | 13'3" x 10'9"

Total Area

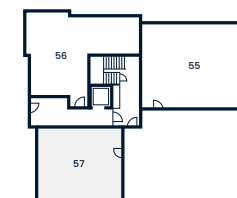
564 sq. ft.



Second Floor



First Floor



Ground Floor

HWC - Hot Water Cylinder

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Laurel House

1 & 2 Bedroom Apartments

A collection of contemporary one and two bedroom apartments with open-plan kitchen/living/dining areas.



Plot 59

Kitchen/Living/Dining Area

7.55m x 3.41m | 24'9" x 11'2"

Main Bedroom

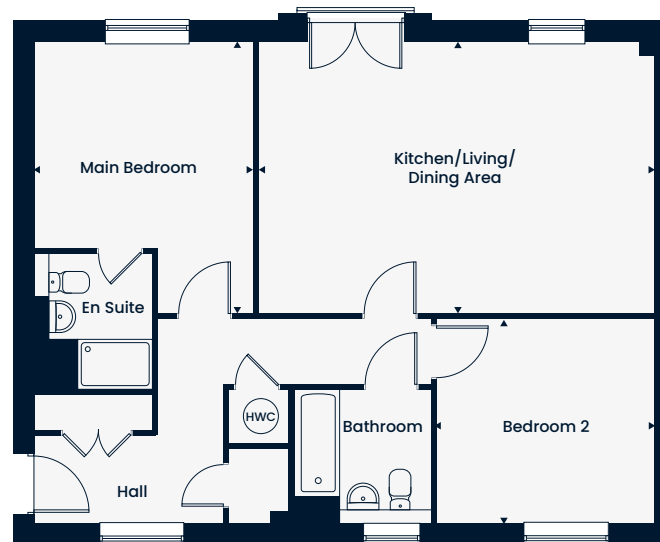
5.34m x 2.56m | 17'6" x 8'6"

Bedroom 2

4.11m x 3.17m | 13'6" x 10'5"

Total Area

780 sq. ft.



Plots 58 & 61

Kitchen/Living/Dining Area

6.49m x 4.43m | 21'4" x 14'6"

Main Bedroom

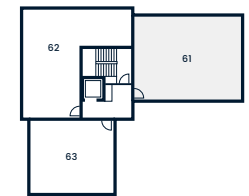
4.05m x 3.50m | 13'3" x 11'6"

Bedroom 2

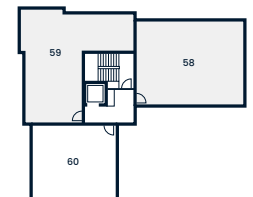
3.58m x 3.34m | 11'9" x 10'11"

Total Area

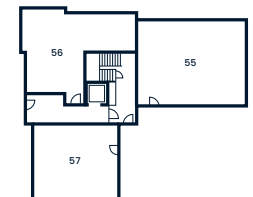
836 sq. ft.



Second Floor



First Floor



Ground Floor

HWC – Hot Water Cylinder

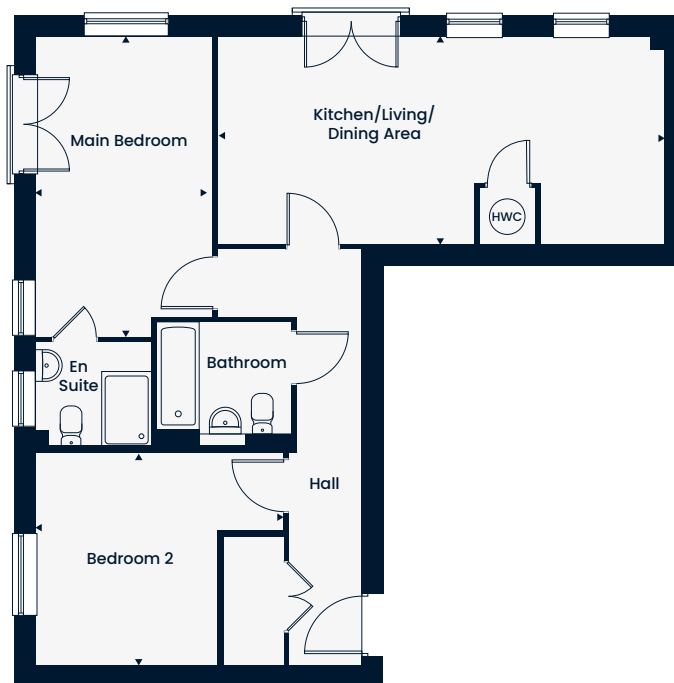
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Laurel House

1 & 2 Bedroom Apartments

A collection of contemporary one and two bedroom apartments with open-plan kitchen/living/dining areas.



Plot 62

Kitchen/Living/Dining Area

7.30m x 3.41m | 32'11" x 11'2"

Main Bedroom

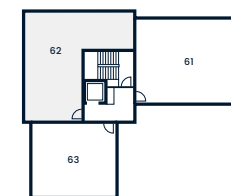
4.89m x 2.81m | 16'1" x 9'3"

Bedroom 2

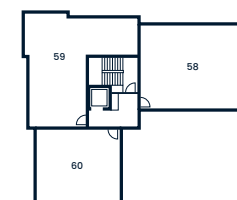
3.18m x 3.17m | 10'5" x 10'5"

Total Area

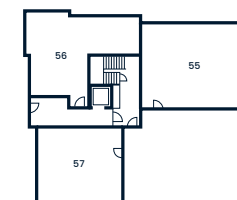
750 sq. ft.



Second Floor



First Floor



Ground Floor

HWC - Hot Water Cylinder

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The Hanbury

2 Bedroom Home



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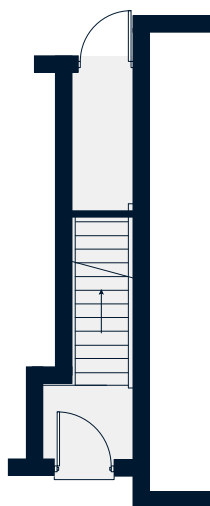


The Hanbury

2 Bedroom Home

Total Area 893 sq. ft.

A 2 bedroom coach house with a sociable open-plan layout, two double bedrooms, an en suite and a family bathroom.




Ground Floor



First Floor

Kitchen/Living/Dining Area	6.99m x 6.53m 22'11" x 21'5"
Main Bedroom	4.33m x 3.06m 14'2" x 10'1"
Bedroom 2	3.61m x 3.18m 11'10" x 10'5"

 – Rooflight

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The Coleridge

3 Bedroom Home



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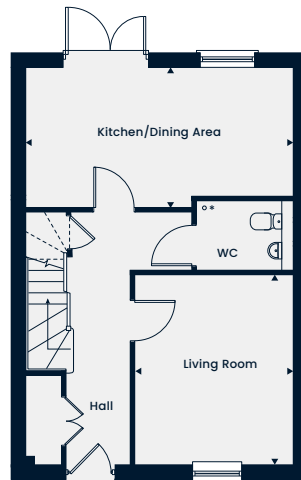


The Coleridge

3 Bedroom Home

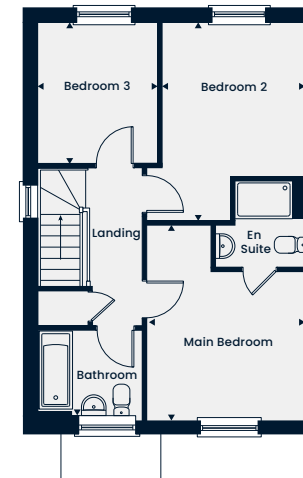
Total Area 1,024 sq. ft.

A delightful 3 bedroom home with an open-plan kitchen/dining area featuring double doors to the garden. Upstairs, the main bedroom benefits from an en suite, and two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.63m x 2.96m 18'5" x 9'8"
Living Room	4.05m x 3.34m 13'3" x 10'11"



First Floor

Main Bedroom	4.14m x 3.34m 13'7" x 10'11"
Bedroom 2	4.21m x 3.34m 13'9" x 10'11"
Bedroom 3	2.96m x 2.51m 9'8" x 8'3"

WC – Cloakroom

*This represents a capped shower gully which allows for a shower tray to be installed during any future renovations. The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. September 2025.

The Morden

3 Bedroom Home



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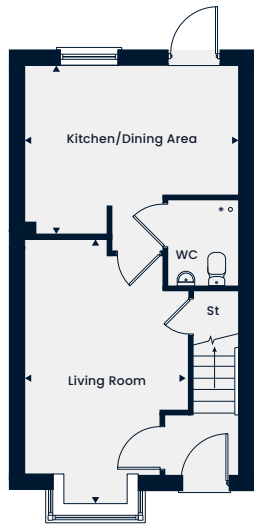


The Morden

3 Bedroom Home

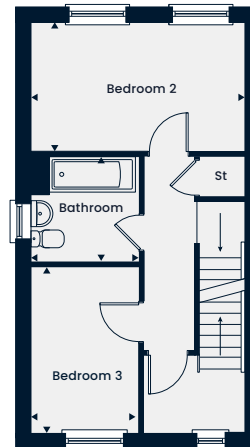
Total Area 1,168 sq. ft.

A lovely three-storey, 3 bedroom home with an open-plan kitchen/dining area and a living room featuring a bay window complete the ground floor. Two bedrooms and a family bathroom are located on the first floor. The main bedroom with en suite spans the entire second floor.



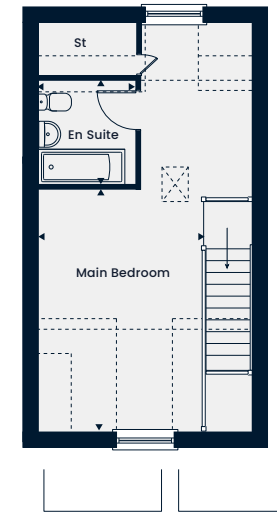
Ground Floor

Kitchen/Dining Area 4.38m x 3.49m | 14'4" x 11'5"
Living Room 5.55m x 3.37m | 18'2" x 11'1"



First Floor

Bedroom 2 4.38m x 2.68m | 14'4" x 8'10"
Bedroom 3 3.40m x 2.23m | 11'2" x 7'4"



Second Floor

Main Bedroom 5.05m x 3.60m | 16'7" x 11'10"

- - - Reduced Head Height WC - Cloakroom

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The Larch

3 Bedroom Home



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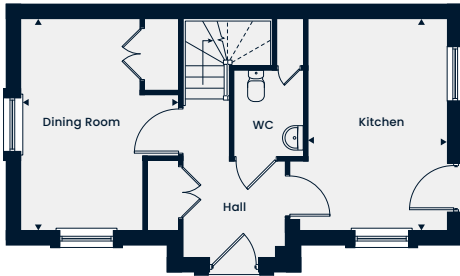


The Larch

3 Bedroom Home

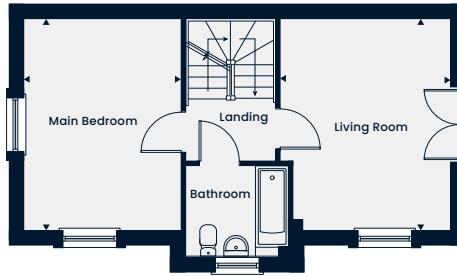
Total Area 1,285 sq. ft.

A three-storey, 3 bedroom home offering a spacious kitchen and separate dining room on the ground floor. The living room and main bedroom are situated on the first floor, with bedroom 2 & 3 on the second floor both featuring en suites.



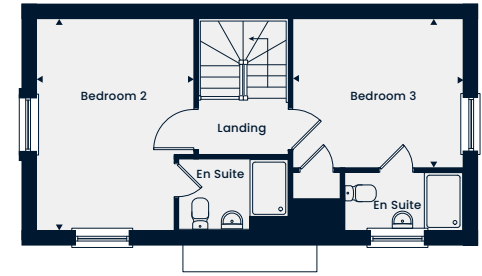
Ground Floor

Kitchen	4.39m x 3.28m 14'5" x 10'9"
Dining Room	4.39m x 3.28m 14'5" x 10'9"



First Floor

Main Bedroom	4.39m x 3.26m 14'5" x 10'8"
Living Room	4.39m x 3.54m 14'5" x 11'7"



Second Floor

Bedroom 2	4.39m x 3.28m 14'5" x 10'9"
Bedroom 3	3.75m x 3.54m 12'4" x 11'7"

WC – Cloakroom

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The Moulton

4 Bedroom Home



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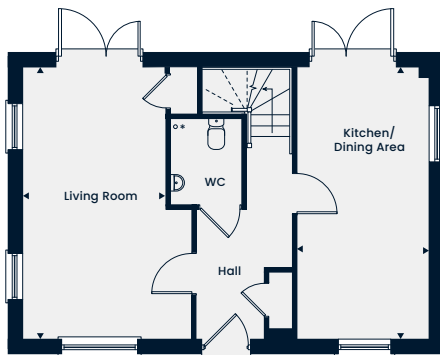


The Moulton

4 Bedroom Home

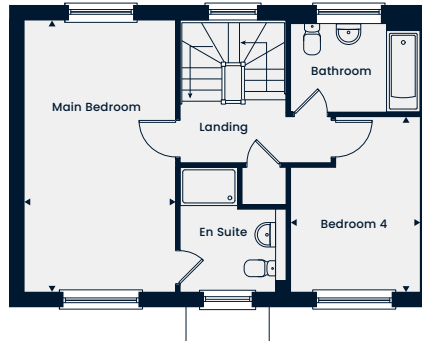
Total Area 1,462 sq. ft.

A lovely three-storey, 4 bedroom home with an open-plan kitchen/dining area and separate living room, both offering double doors leading to the garden. The first floor has a main bedroom with en suite, bedroom 4 and a family bathroom. On the second floor there are two further bedrooms and a Jack and Jill bathroom.



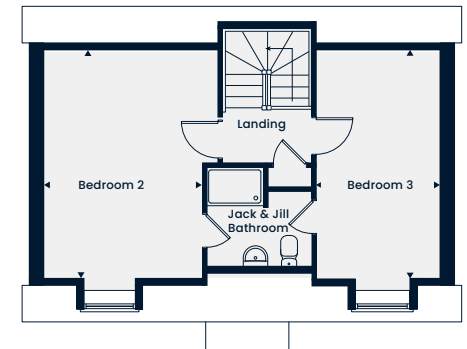
Ground Floor

Kitchen/Dining Area 5.63m x 2.76m | 18'5" x 9'1"
Living Room 5.63m x 2.95m | 18'5" x 9'8"



First Floor

Main Bedroom 5.63m x 3.14m | 18'5" x 10'3"
Bedroom 4 3.63m x 2.91m | 11'11" x 9'6"



Second Floor

Bedroom 2 5.12m x 3.81m | 16'10" x 12'6"
Bedroom 3 5.12m x 2.76m | 16'10" x 9'1"

WC – Cloakroom

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The Chiddingstone

4 Bedroom Home



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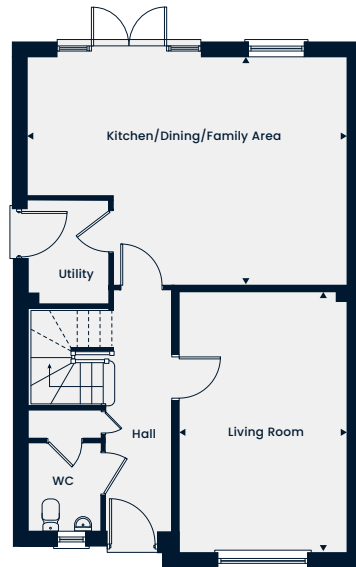


The Chiddingstone

4 Bedroom Home

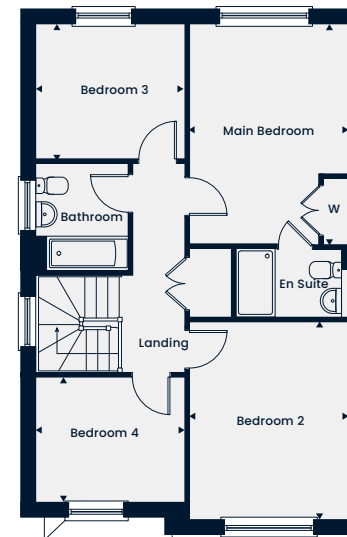
Total Area 1,364 sq. ft.

A lovely 4 bedroom home with an open-plan kitchen/dining/family area and separate living room. Upstairs, the main bedroom benefits from an en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining/Family Area	6.42m x 4.59m 21'0" x 15'1"
Living Room	5.27m x 3.38m 17'3" x 11'1"
Utility	1.93m x 1.61m 6'4" x 5'3"



First Floor

Main Bedroom	4.44m x 3.27m 14'6" x 10'9"
Bedroom 2	3.98m x 3.27m 13'1" x 10'9"
Bedroom 3	3.05m x 2.72m 10'0" x 8'11"
Bedroom 4	3.05m x 2.53m 10'0" x 8'4"

WC – Cloakroom

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The Selsdon

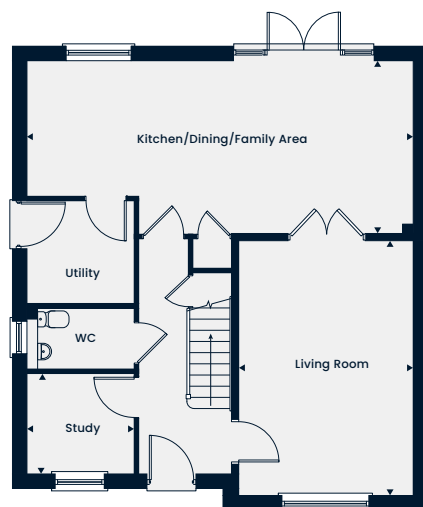
4 Bedroom Home



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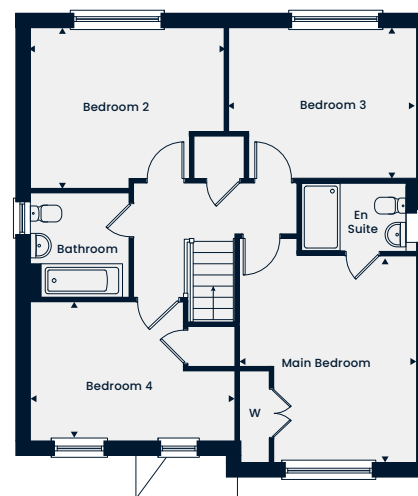


A lovely 4 bedroom home with an open-plan kitchen/dining/family area and separate living room. Upstairs, the main bedroom benefits from an en suite, two further bedrooms and a family bathroom..



Ground Floor

Kitchen/Dining/Family Area	7.99m x 3.57m 26'2" x 11'8"
Living Room	5.28m x 3.61m 17'4" x 11'10"
Study	2.21m x 2.07m 7'3" x 6'10"
Utility	2.21m x 1.88m 7'3" x 6'2"



First Floor

Main Bedroom	4.64m x 3.66m 15'3" x 12'0"
Bedroom 2	3.94m x 3.33m 12'11" x 10'11"
Bedroom 3	3.95m x 3.12m 12'11" x 10'3"
Bedroom 4	4.23m x 2.85m 13'11" x 9'4"

WC – Cloakroom

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The Blakeney

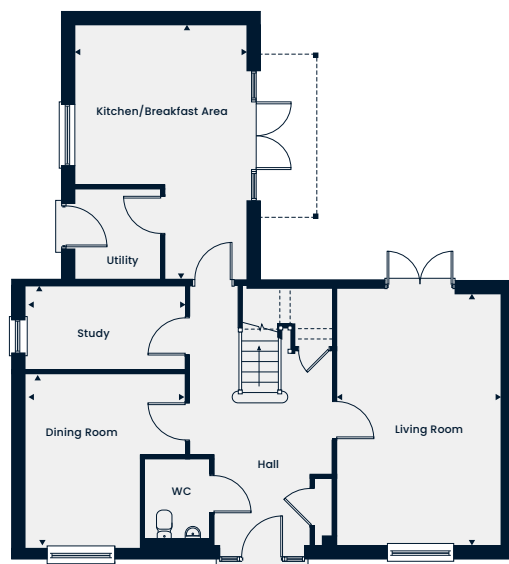
5 Bedroom Home



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A delightful 5 bedroom home with a spacious kitchen/breakfast area with adjoining utility room, separate living room, dining room and study. Upstairs, the main bedroom benefits from an en suite and balcony, with a further four bedrooms and a family bathroom completing the second floor.



Ground Floor

Kitchen/Breakfast Area	5.70m x 3.83m 18'8" x 12'7"
Living Room	5.86m x 3.68m 19'2" x 12'1"
Dining Room	3.90m x 3.66m 12'10" x 12'0"
Study	3.66m x 1.86m 12'0" x 6'1"
Utility	1.96m x 1.77m 6'5" x 5'10"



First Floor

Main Bedroom	5.75m x 3.83m 18'10" x 12'7"
Bedroom 2	3.46m x 3.28m 11'4" x 10'9"
Bedroom 3	3.68m x 3.18m 12'1" x 10'5"
Bedroom 4	3.68m x 2.58m 12'1" x 8'6"
Bedroom 5	3.46m x 2.48m 11'4" x 8'2"

WC – Cloakroom

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STORTFORD FIELDS

YOUR NEW HOME SPECIFICATION



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Specifications

Kitchen	Apartments	2 beds	3 beds	4 beds	5 beds
Choice of kitchen units with soft-close drawers and doors*	✓	✓	✓	✓	✓
Choice of worktops 40mm with matching upstand to kitchen and utility room	✓	✓	✓	✓	✓
Stainless steel single bowl sink with mixer tap to kitchen	✓	✓	✓		
Stainless steel one and a half bowl sink with mixer tap to kitchen				✓	✓
Integrated fridge freezer					✓
Space for fridge freezer	✓	✓	✓	✓	
Integrated dishwasher					✓
Space/removable unit for the dishwasher			✓	✓	
Integrated washing machine					✓
Space for washing machine	✓	✓	✓	✓	
Electric ceramic four-ring hob	✓	✓	✓	✓	
Electric ceramic five-ring hob					✓
Under counter single oven	✓	✓	✓		
Built-in double oven				✓	✓

Electrical					
TV points to living room, kitchen/dining area and/or kitchen/family area	✓	✓	✓	✓	✓
BT telephone points to: living room, hallway	✓	✓	✓	✓	✓
White downlights to bathrooms and en suites	✓	✓	✓	✓	✓
White downlights to kitchen/utility				✓	✓
Chrome bar with spotlights to kitchen, pendant light to utility	✓	✓	✓		

Bathroom & En Suite					
Choice of wall tiles*	✓	✓	✓	✓	✓
White sanitaryware	✓	✓	✓	✓	✓
Chrome heated towel rails in bathrooms and en suites	✓	✓	✓	✓	✓

Internal Features					
All ceilings and walls finished in white emulsion	✓	✓	✓	✓	✓
All woodwork finished in white satinwood	✓	✓	✓	✓	✓
Four-panel smooth finish internal doors	✓	✓	✓	✓	✓
Internal doors furniture to be chrome lever latch on round rose except for double doors with chrome door knobs	✓	✓	✓	✓	✓
Gas-fired central heating, Ideal condensing boiler with hot water cylinder†				✓	✓
Gas-fired Ideal combi-boiler		✓	✓		
Electric panel radiators, Air Source Heat Pump system with hot water cylinder	✓				
All radiators to be fitted with a thermostatic valve except in room where thermostat is located	✓	✓	✓	✓	✓

External Features					
Double-glazed uPVC windows and double doors	✓	✓	✓	✓	✓
Chrome-effect door furniture to front door	✓	✓	✓	✓	✓
Front gardens to be finished in accordance with the landscape schedule		✓	✓	✓	✓
Outside light location adjacent to the front door and wiring only to rear door	✓	✓	✓	✓	✓
Rear gardens to be tidied, rotovated and graded		✓	✓	✓	✓
Garages – up and over doors. Sockets and ceiling lights provided to garages within curtilage only		✓	✓	✓	✓

10-year NHBC warranty and 2-year Tilia Homes Customer Care. Please note that the fee for any upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties. *Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation. **Please note TV points are provided – purchaser to arrange own connection including aerial. †Alfriston and Arlington have a gas-fired combi-boiler. Photography is indicative only. September 2025.

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