

# 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.



22  
min

Harlow  
10.2 miles

40  
min

Chelmsford  
20.5 miles

40  
min

Cambridge  
29.7 miles



20  
min

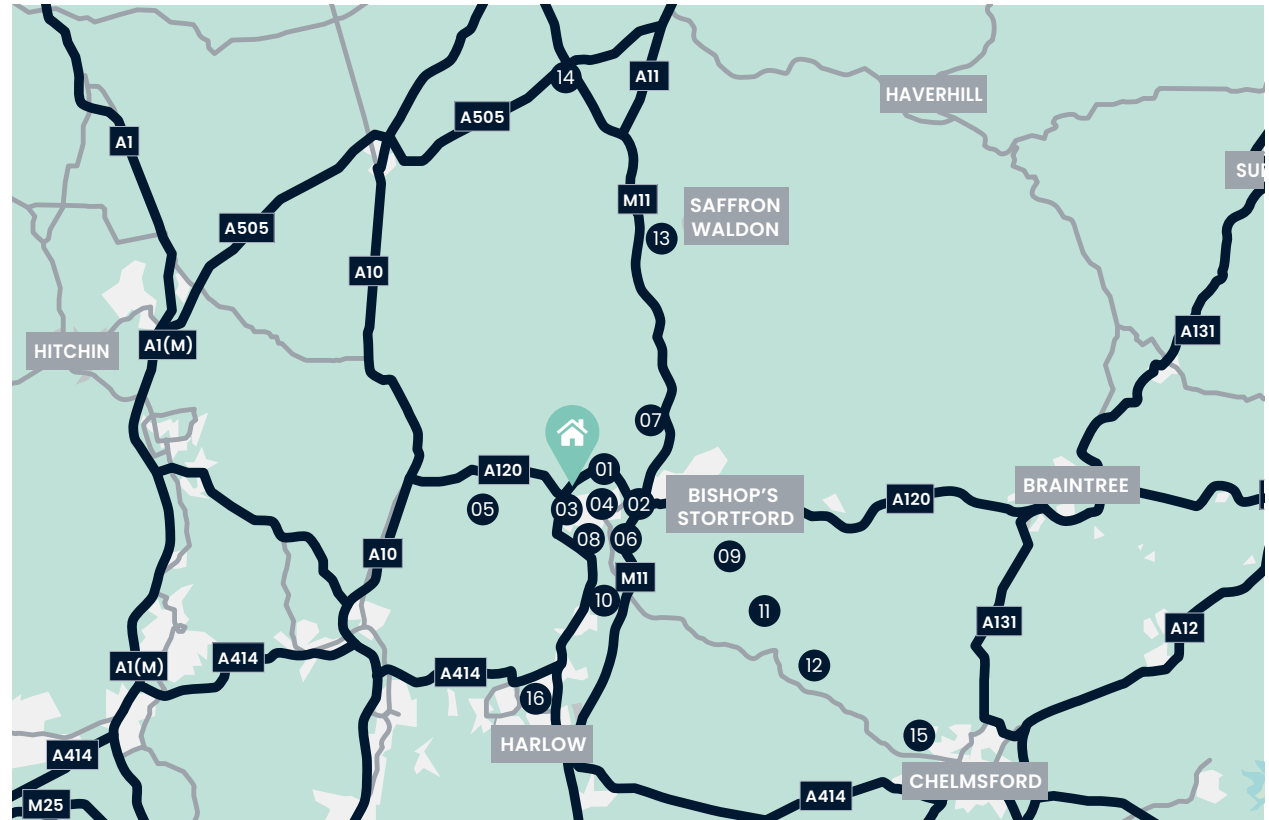
London Stansted  
Airport

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





# 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](https://tiliahomes.co.uk). Please speak to your Sales Executive for further details. April 2023.

# 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

Juniper House

Laurel House

2 Bedroom Homes

The Hanbury

3 Bedroom Homes

The Coleridge

The Larch

The Morden

4 Bedroom Homes

The Chiddingstone

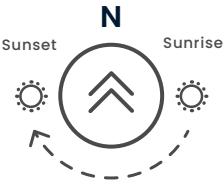
The Moulton

The Selsdon

5 Bedroom Homes

The Blakeney

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. Site plan is not to scale. Please speak to our Sales Executives for more details. March 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



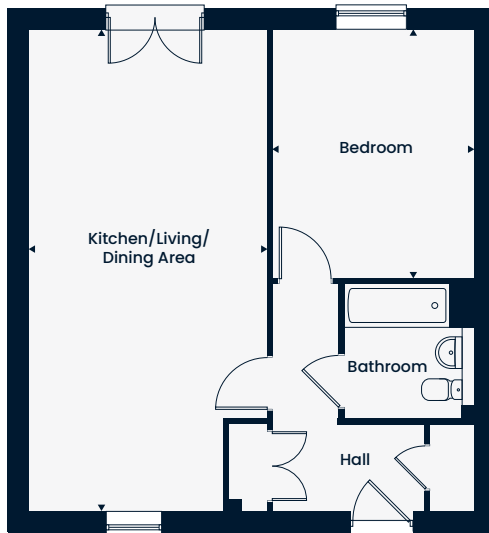
This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.



# Juniper House

## 1 & 2 Bedroom Apartments

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



**Plot 34**

Kitchen/Living/Dining Area

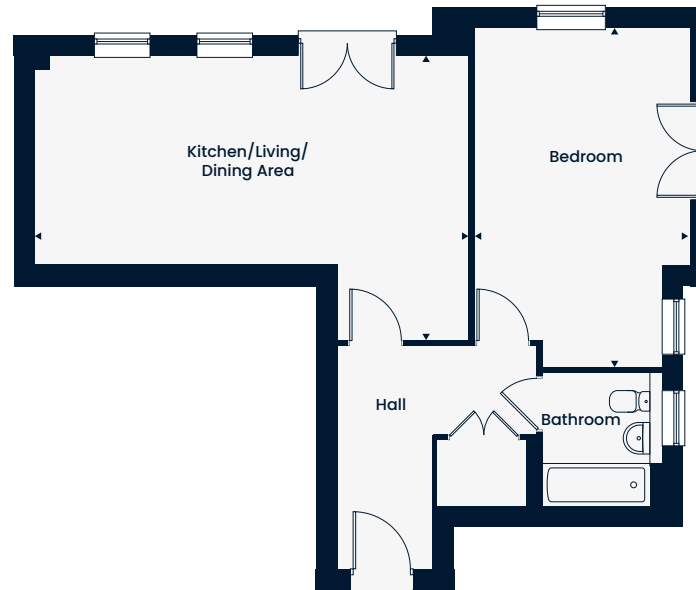
7.77m x 3.84m | 25'5" x 12'7"

Bedroom

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

**Total Area**

**609 sq. ft.**



**Plot 35**

Kitchen/Living/Dining Area

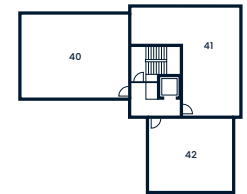
6.96m x 3.83m | 22'1" x 12'7"

Bedroom

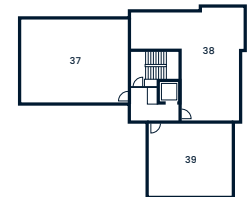
5.47m x 3.51m | 17'1" x 11'6"

**Total Area**

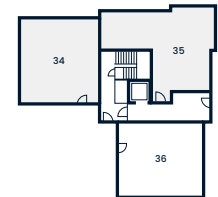
**650 sq. ft.**



Second Floor



First Floor



Ground Floor

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. January 2024.





# Juniper House

## 1 & 2 Bedroom Apartments

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



### Plot 36

Kitchen/Living/Dining Area

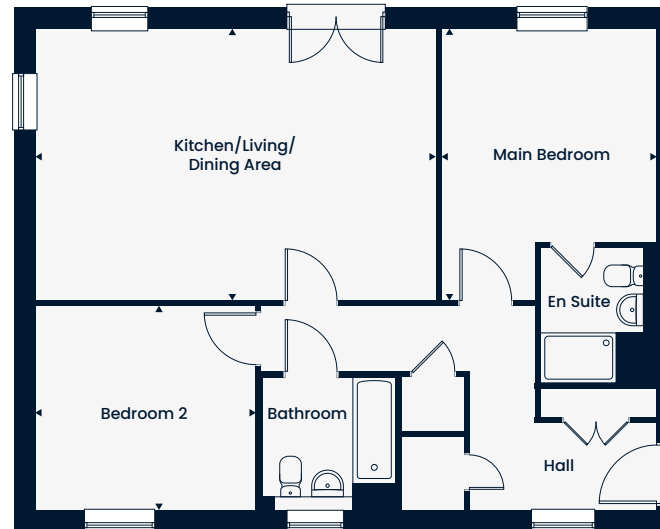
7.77m x 3.40m | 25'4" x 11'1"

Bedroom

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

**Total Area**

**571 sq. ft.**



### Plots 37 & 40

Kitchen/Living/Dining Area

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

Main Bedroom

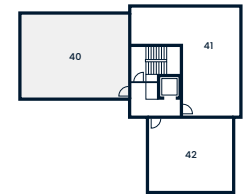
4.37m x 3.48m | 14'4" x 11'5"

Bedroom 2

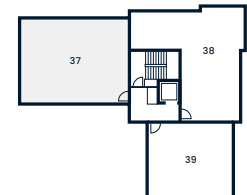
3.54m x 3.31m | 11'7" x 10'1"

**Total Area**

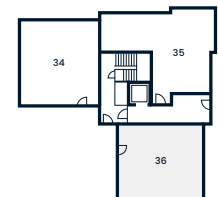
**846 sq. ft.**



Second Floor



First Floor



Ground Floor

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# Juniper House

## 1 & 2 Bedroom Apartments

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

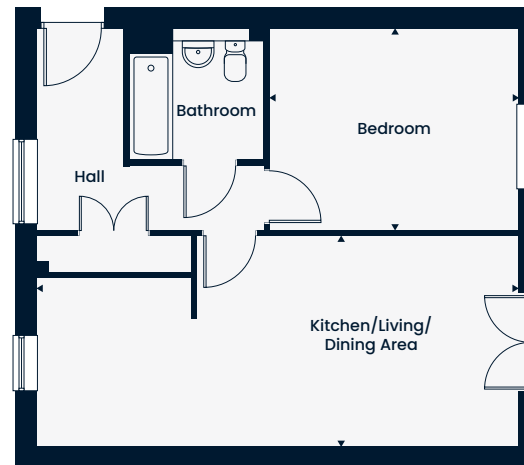
5.31m x 3.27m | 17'5" x 10'9"

Bedroom 2

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

**Total Area**

**761 sq. ft.**



### Plots 39 & 42

Kitchen/Living/Dining Area

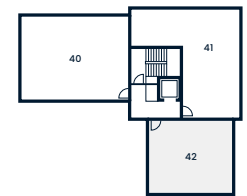
7.77m x 3.40m | 25'5" x 11'2"

Bedroom

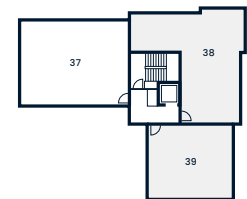
4.01m x 3.23m | 13'2" x 10'7"

**Total Area**

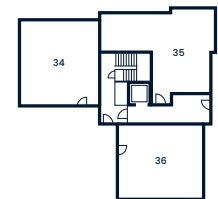
**571 sq. ft.**



Second Floor



First Floor



Ground Floor

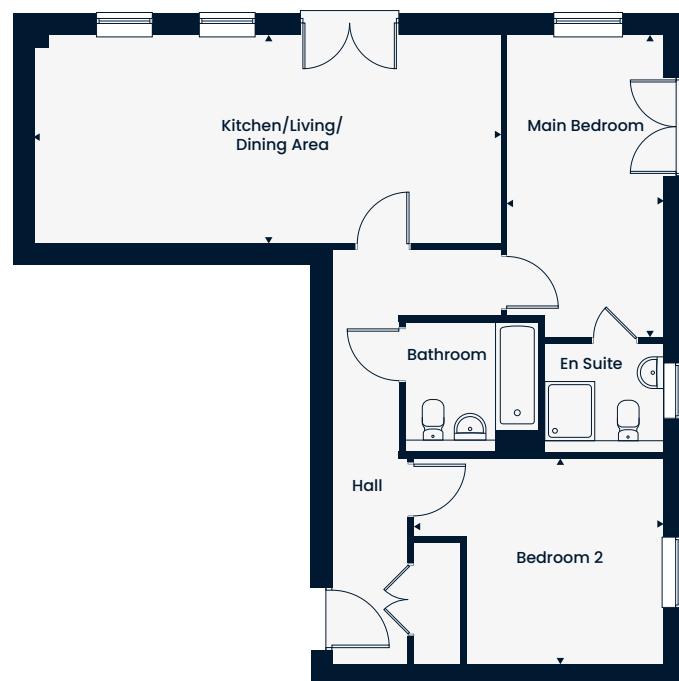
The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. January 2024.



# Juniper House

## 1 & 2 Bedroom Apartments

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

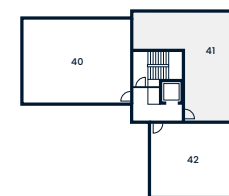
4.86m x 2.82m | 15'1" x 9'3"

Bedroom 2

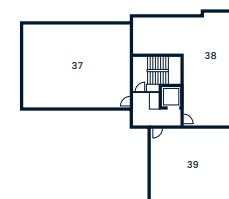
3.97m x 3.42m | 13'0" x 11'3"

**Total Area**

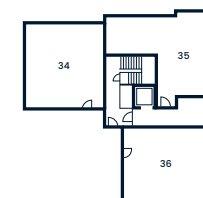
**796 sq. ft.**



Second Floor



First Floor



Ground Floor

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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

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

Bedroom

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

**Total Area**

**570 sq. ft.**



### Plot 56

Kitchen/Living/Dining Area

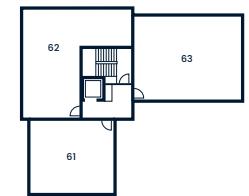
7.05m x 3.41m | 23'2" x 11'2"

Bedroom

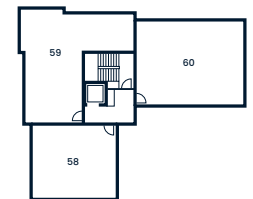
5.50m x 3.51m | 18'1" x 11'6"

**Total Area**

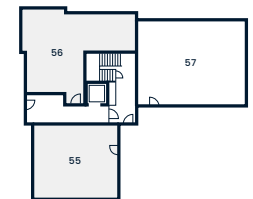
**640 sq. ft.**



Second Floor



First Floor



Ground Floor

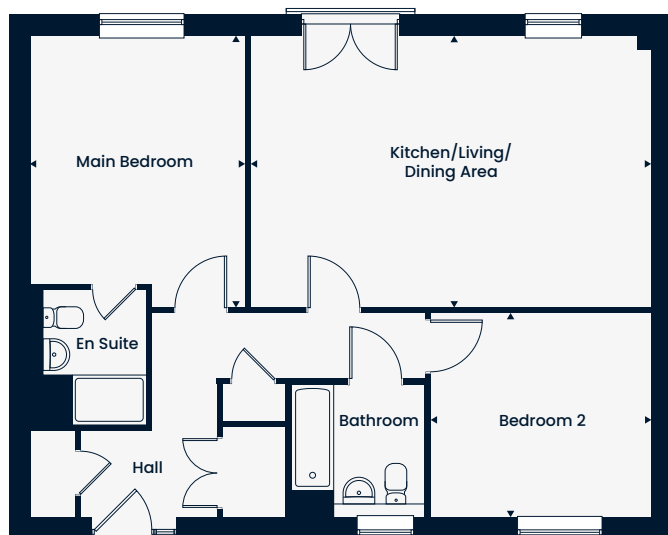
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# Laurel House

## 1 & 2 Bedroom Apartments

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



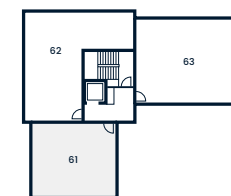
### Plot 57

Kitchen/Living/Dining Area	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"
<b>Total Area</b>	<b>836 sq. ft.</b>

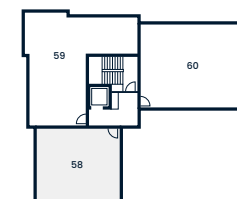


### Plots 58 & 61

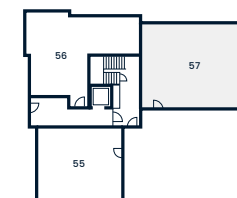
Kitchen/Living/Dining Area	7.82m x 3.45m   25'8" x 11'4"
Bedroom	4.05m x 3.27m   13'3" x 10'9"
<b>Total Area</b>	<b>570 sq. ft.</b>



Second Floor



First Floor



Ground Floor

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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

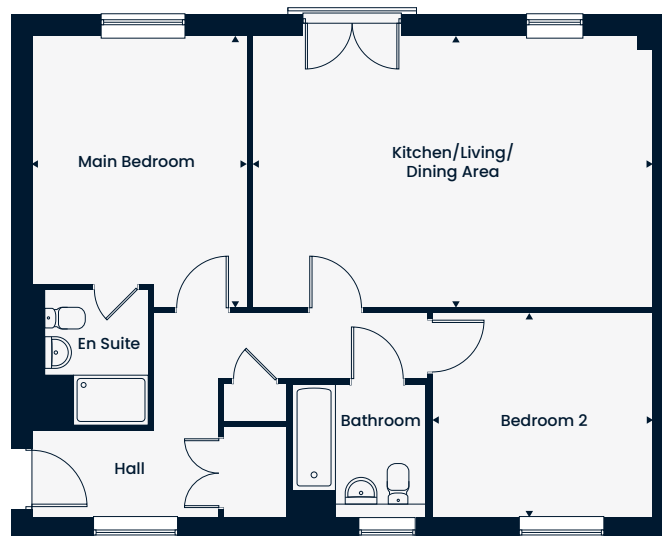
5.34m x 2.56m | 17'6" x 8'6"

Bedroom 2

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

**Total Area**

**640 sq. ft.**



### Plots 60 & 63

Kitchen/Living/Dining Area

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

Main Bedroom

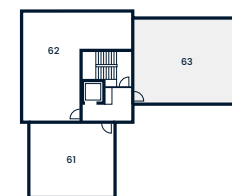
4.05m x 3.50m | 13'3" x 11'6"

Bedroom 2

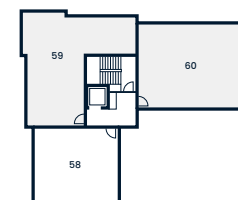
3.58m x 3.34m | 11'9" x 10'11"

**Total Area**

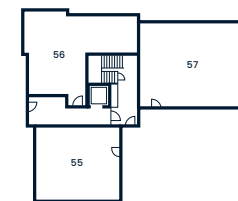
**836 sq. ft.**



Second Floor



First Floor



Ground Floor

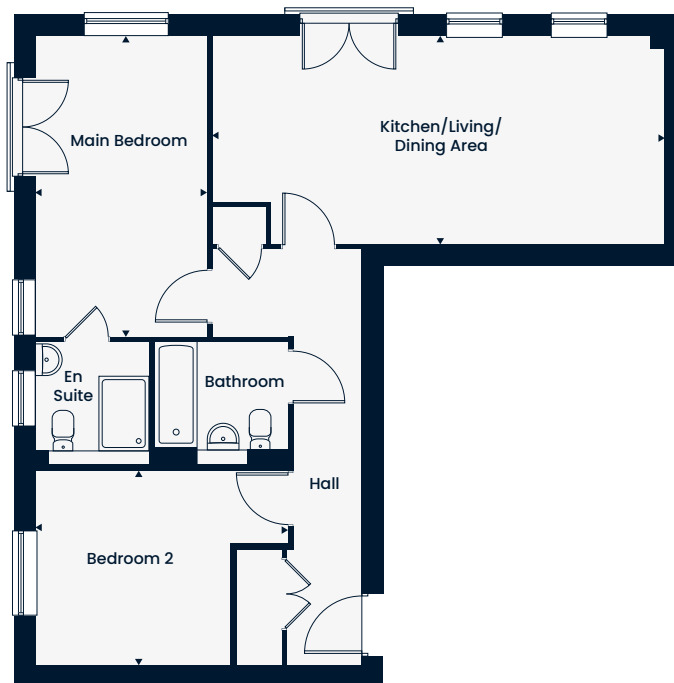
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# Laurel House

## 1 & 2 Bedroom Apartments

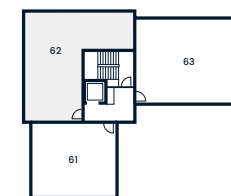
A collection of contemporary one and two bedroom apartments with open-plan kitchen/living/dining areas.



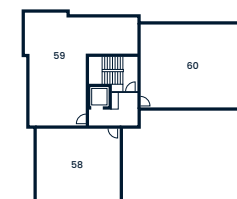
### Plot 62

Kitchen/Living/Dining Area  
Main Bedroom  
Bedroom 2  
**Total Area**

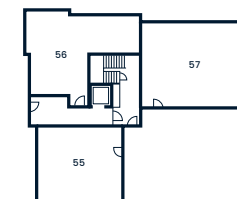
7.30m x 3.41m | 32'11" x 11'2"  
4.89m x 2.81m | 16'1" x 9'3"  
3.18m x 3.17m | 10'5" x 10'5"  
**640 sq. ft.**



Second Floor



First Floor



Ground Floor

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# The Hanbury

## 2 Bedroom Home



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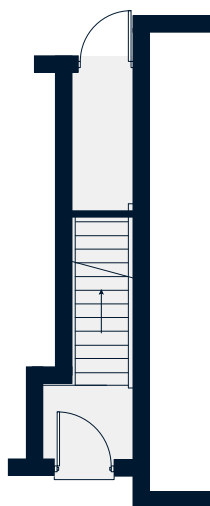


# The Hanbury

## 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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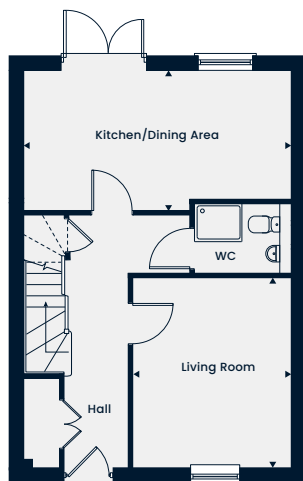


# The Coleridge

## 3 Bedroom Home

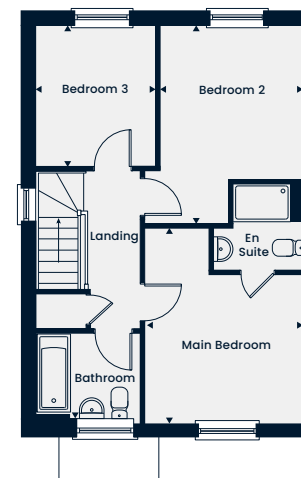
Total Area 1,024 sq. ft.

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

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# The Morden

## 3 Bedroom Home



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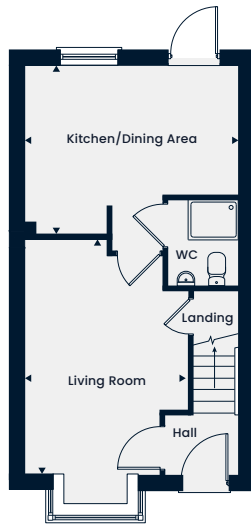


# The Morden

## 3 Bedroom Home

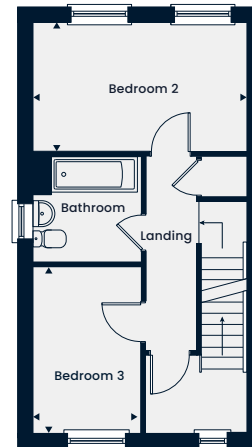
Total Area 1,168 sq. ft.

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.



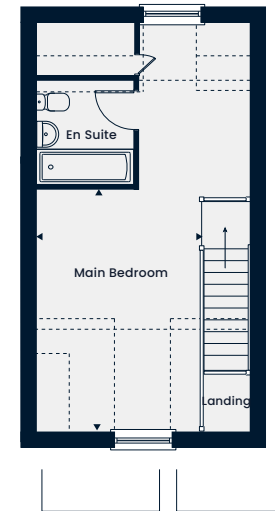
### Ground Floor

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 8.35m x 4.38m | 27'4" x 10'11"

- - - Reduced Head Height WC - Cloakroom

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. January 2024.



# The Larch

## 3 Bedroom Home



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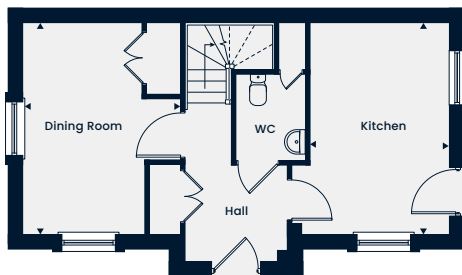


# The Larch

## 3 Bedroom Home

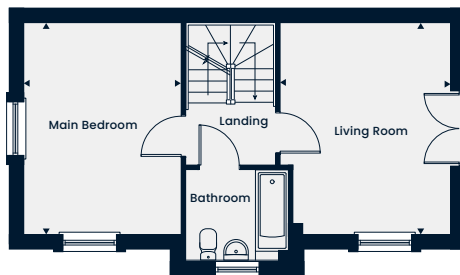
### Total Area 1,285 sq. ft.

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.



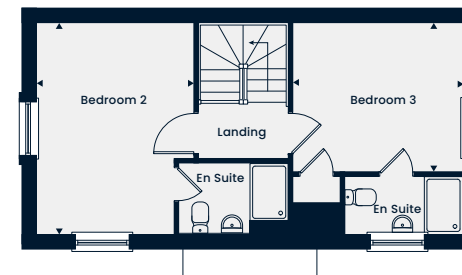
### Ground Floor

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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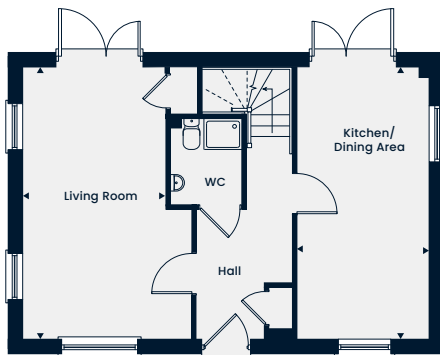


# The Moulton

## 4 Bedroom Home

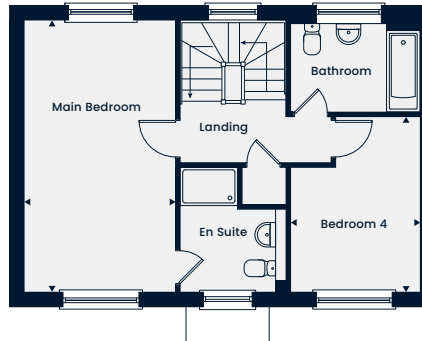
Total Area 1,462 sq. ft.

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.



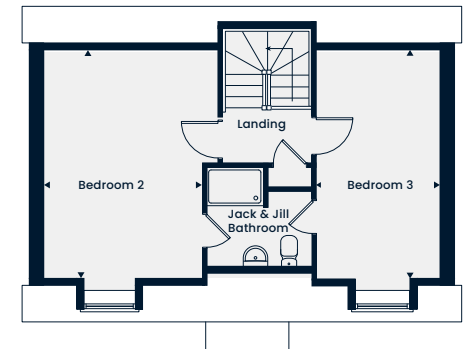
### Ground Floor

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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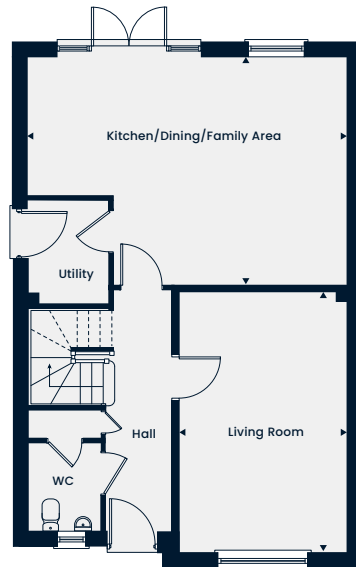


# The Chiddingstone

## 4 Bedroom Home

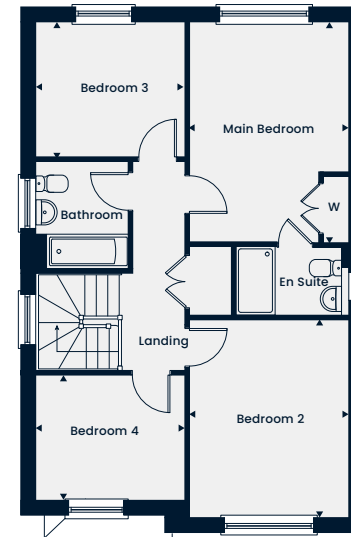
Total Area 1,364 sq. ft.

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

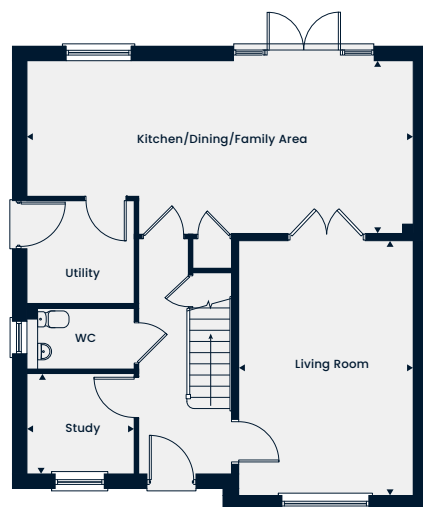


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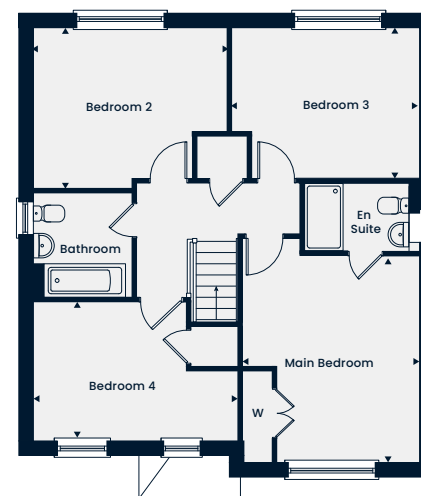


A lovely 4 bedroom home with an open-plan kitchen/dining/family area and separate living room. Upstairs, the main bedroom benefits from an en suite, two further bedrooms and a family bathroom..



### 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

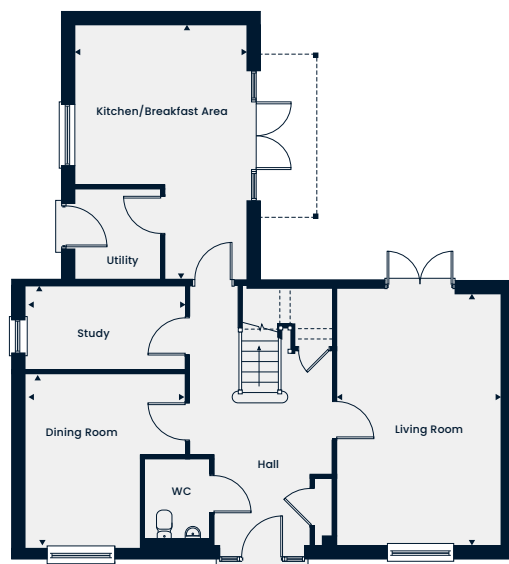
## 5 Bedroom Home



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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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