



Stortford Fields

Hertfordshire

A taste of local life

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**Bovis
Homes** 

Welcome to Stortford Fields

Hadham Road, Bishop's Stortford, Hertfordshire, CM23 2QB

This impressive Hertfordshire development is in the historic market town of Bishop's Stortford, which has excellent transport links to London, the M11 and Stansted Airport.

At Stortford Fields, you'll find a stunning selection of 2, 3, 4 and 5 bedroom homes, all carefully designed to meet your needs. With features such as open-plan living, stylish fitted kitchens, bi-fold doors and en suites to main bedrooms – there really is something for everyone.

The thriving community offers a range of shops, farmer's markets, supermarkets, pubs and restaurants, plus leisure and sports facilities / clubs, and a choice of local schools. A 20-minute drive takes you to the ancient Hatfield Forest with its lake, nature reserve, walks, trails and woodland activities and Bishop's Stortford Southern Country Park is less than 10 minutes by car.

Bishop's Stortford Railway Station runs daily services to London's Liverpool Street, taking just 45 minutes, and it's only 2.5 miles from Junction 8 of the M11 and less than a 15-minute drive to Stansted airport.

So, if you're looking for a beautiful new home in a thriving market town within commuter reach of London, your search ends here.



Stortford Fields

Bishop's Stortford

- 2 bedroom home

 - The Arnold
 - The Hawthorn
- 3 bedroom home

 - The Spruce
 - The Cypress
- 4 bedroom home

 - The Chestnut
 - The Maple
- 5 bedroom home

 - The Birch
- Affordable housing

bcp bin collection point

This plan has been produced for home identification purposes only and may be subject to change. Please check the details of your chosen plot and house type with the sales advisor. Development layout plan correct at time of going to print.



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Development by others

The Arnold

2 bedroom home

Key features

- Open plan kitchen / sitting area
- Two good-sized bedrooms
- Integral garage

About this home

This smart, modern home is exceptional in so many ways and is the height of single-storey living. With two comfortable bedrooms, a large open-plan sitting/dining area and a modern, well-equipped kitchen. This unique property has all of the features you could want from a home, including an integrated garage.



The Arnold

First floor



First floor	metres	feet / inches
Kitchen	3.71 x 1.83	12'2" x 6'0"
Sitting Room	4.01 x 3.72	13'2" x 12'2"
Bedroom 1	4.48 x 2.62	14'8" x 8'7"
Bedroom 2	3.20 x 2.91	10'6" x 9'7"

Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The Hawthorn

2 bedroom home

About this home

This stylish home is designed for modern living, creating an ideal space to spend time relaxing with family and friends. Your guests will enjoy the seamless flow as they move through the ground floor, with its sociable living areas that have been cleverly designed to maximise on both space and light. The kitchen is a great spot for entertaining with friends and family. The sitting / dining area also has space for the whole family to relax together, and light floods in from the French doors, which open out to the garden. Downstairs also features a convenient cloakroom, along with a cupboard under the stairs, which is a perfect space for coats and shoes.

Upstairs there are two good sized bedrooms. The large windows ensure plenty of natural light and warmth is brought into the bedrooms, making them both pleasant and relaxing rooms throughout the day. Between the bedrooms is a good-sized bathroom, perfect for unwinding at the end of the day in a candle-lit bubble bath.

Key features

- French doors to rear garden
- Convenient under stairs storage
- Open plan kitchen and sitting / dining area
- Two double bedrooms
- Downstairs cloakroom



The Hawthorn

Ground floor



First floor



Ground floor	metres	feet / inches
Kitchen	3.95 x 2.62	13'0" x 8'7"
Sitting / Dining Area	4.12 x 4.12	13'6" x 13'6"

First floor	metres	feet / inches
Bedroom 1	4.12 x 3.01	13'6" x 9'11"
Bedroom 2	4.12 x 2.46	13'6" x 8'1"

The Spruce

3 bedroom home

About this home

This appealing double-fronted detached property has an inviting central hallway with a door leading to a large downstairs cloakroom, which has plenty of space to hang coats and bags. Also accessed from the hallway is the separate sitting room, with natural light pouring in through the large windows. The open plan kitchen / dining area is the perfect space to entertain with family and friends. This home also boasts a separate utility room.

Upstairs the large landing leads to a bathroom and three bedrooms – two doubles and one single. Bedroom one benefits from an en suite and dedicated dressing area, while the other rooms are light and spacious – perfect for ensuring family and friends are comfortable. The Spruce is perfectly designed for anyone who enjoys family time, and entertaining.

Key features

- Separate utility room
- En suite and dressing area to bedroom 1
- Separate sitting room
- Double fronted home
- Large and welcoming entrance hallway



The Spruce

Ground floor



First floor



Ground floor	metres	feet / inches
Kitchen	3.19 x 3.10	10'6" x 10'2"
Dining Area	3.19 x 2.48	10'6" x 8'2"
Sitting Room	5.58 x 3.37	18'4" x 11'1"

First floor	metres	feet / inches
Bedroom 1	3.59 x 3.27	11'9" x 10'9"
Bedroom 2	3.65 x 3.23	11'11" x 10'7"
Bedroom 3	3.65 x 2.29	11'11" x 7'6"

The Cypress

3 bedroom home

Key features

- Separate utility
- French doors to garden
- Open plan kitchen / dining area
- En suite to bedroom 1
- Separate sitting room

About this home

A traditional, smart looking home, The Cypress has impressive kerbside appeal.

The traditional theme continues inside with the large, inviting hallway acting as a central point from which doors lead off to the sitting room, kitchen / dining area and there's also a handy understairs cupboard. Light floods into the sitting room from the large window at the front of the home – a perfect place to relax with a book or spend time with family. The open-plan kitchen / dining area is the heart of the home, allowing for a great entertainment space with family and friends. This home also benefits from a utility room. Upstairs there are three great bedrooms and a family bathroom, the generous sized bedroom one with the perfect space for allowing fitted wardrobes and an en suite.



The Cypress

Ground floor



First floor



Ground floor	metres	feet / inches
Kitchen / Dining Area	5.58 x 3.17	18'4" x 10'5"
Sitting Room	4.37 x 3.45	14'4" x 11'4"

First floor	metres	feet / inches
Bedroom 1	4.13 x 3.26	13'7" x 10'8"
Bedroom 2	3.32 x 3.80	10'7" x 9'2"
Bedroom 3	3.59 x 2.20	11'9" x 7'3"

The Chestnut

4 bedroom home

About this home

The stunning Chestnut home is a house everyone will love. Everyone needs their own space, and that's exactly what you get with this home. There's room for the whole family to relax in the sitting room, and plenty of space to work in the study. The open-plan kitchen / dining area is made for entertaining. Four well-proportioned bedrooms, with an en suite to Bedroom 1, ensuring every member of the family has a special place they'll be proud to call their own.

Key features

- Bi-fold patio doors and French doors to rear garden
- Open plan kitchen / dining area and family room
- Separate sitting room
- Ground floor study
- En suite and built-in wardrobe to bedroom 1



The Chestnut

Ground floor



First floor



Ground floor	metres	feet / inches
Kitchen	4.05 x 3.04	13'3" x 10'0"
Dining / Family Area	4.35 x 3.48	14'3" x 11'5"
Sitting Room	4.72 x 3.46	15'6" x 11'4"
Study	3.46 x 1.85	11'4" x 6'1"

First floor	metres	feet / inches
Bedroom 1	3.28 x 3.02	10'9" x 9'10"
Bedroom 2	3.51 x 3.41	11'6" x 11'2"
Bedroom 3	3.29 x 2.37	10'9" x 7'9"
Bedroom 4	3.46 x 2.38	11'4" x 7'10"

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The Maple

4 bedroom home

About this home

When you enter this home, you get a unique sense of space. The sitting room is bathed in natural light. A separate utility frees up the kitchen space. The dining area is big enough for a table and a comfy suite, and two of the four bedrooms are en suite.

Key features

- Bi-fold doors to the rear garden
- Separate sitting room
- Separate utility
- Large open plan kitchen / dining area and family room
- Study
- En-suites to two bedrooms



The Maple

Ground floor



First floor



Ground floor	metres	feet / inches
Kitchen	3.60 x 3.54	11'10" x 11'7"
Family / Dining Area	7.29 x 3.28	23'11" x 10'9"
Sitting Room	4.56 x 3.55	14'11" x 11'8"
Study	2.54 x 2.33	8'4" x 7'7"

First floor	metres	feet / inches
Bedroom 1	3.57 x 3.39	11'9" x 11'2"
Bedroom 2	3.68 x 3.57	12'1" x 11'5"
Bedroom 3	4.13 x 2.89	13'7" x 9'6"
Bedroom 4	2.95 x 2.89	9'8" x 9'6"

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The Birch

5 bedroom home

About this home

The 5 bedroom Birch is a home ideal for those looking for extra space. With a showcase kitchen and five spacious bedrooms, two of which have their own en suite, this is a house you'll be proud to call home. The difference is clear the moment you step through the door; the light, the layout, the sense of space in each and every room. There really is something for everyone.

Key features

- Open plan kitchen with family area and bi-fold doors
- Separate utility room
- Ground floor study
- Family garden
- En suites to bedrooms 1 and 2
- Kitchen island
- Single garage
- Built in wardrobe to bedroom 1



The Birch

Ground floor



First floor



Ground floor	metres	feet / inches
Kitchen	4.60 x 3.77	15'1" x 12'4"
Family / Dining Area	5.40 x 3.57	17'9" x 11'9"
Sitting Room	4.21 x 3.67	13'9" x 12'0"
Study / Dining Room	3.47 x 3.05	11'5" x 10'0"

First floor	metres	feet / inches
Bedroom 1	3.67 x 3.21	12'0" x 10'6"
Bedroom 2	4.75 x 2.95	15'7" x 9'8"
Bedroom 3	3.10 x 2.87	10'2" x 9'5"
Bedroom 4	3.71 x 2.85	12'2" x 9'4"
Bedroom 5	3.05 x 2.85	10'0" x 9'4"

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Bishop's Stortford

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.



	2 bedroom The Arnold The Hawthorn	3 bedroom The Spruce The Cypress	4 bedroom The Chestnut The Maple	5 bedroom The Birch
Kitchen				
Choice of Standard fitted kitchen (doors and worktops)*	■	■	■	■
Choice of Premium fitted kitchen (doors and worktops)*				■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■		
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap		■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility		■	■	■
Hob (60cm) with built-in single oven (high evil or under), with glass splashback and curved glass chimney hood	■	■		
Hob (75cm) with built-in double oven at eye level, with glass splashback and curved glass chimney hood			■	■
Downlighting in kitchen	■	■	■	■
Integrated (Indesit) 50/50 fridge freezer	■	■	■	■
Integrated (Indesit) Dishwasher	■	■	■	■
Integrated (Indesit) washing machine	■	■	■	■
Bathrooms and en suite(s)				
Ideal Standard contemporary white Studio Echo sanitary ware suite	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure		■	■	■
Shower over bath with full height tiling and shower screen	■			
Choice of Standard Porcelanosa wall tiling (splashback, and half-height to sanitary ware)*	■	■	■	■
Shaver socket / toothbrush charger to bathroom and main en suite	■	■	■	■
Downlighting to bathroom and en suite(s)	■	■	■	■
Chrome towel warmer in bathroom / en suite (where applicable)	■	■	■	■
Bedrooms				
Sliding doors to built in wardrobe in bedroom 1			■	■

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Doors and Windows				
Front door with multi-point security locking system and security chain	■	■	■	■
PVCu double glazing to windows	■	■	■	■
Double glazed PVCu French doors		■	■	■
White painted four-panel internal doors with chrome lever handles	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■
General				
White painted walls and smooth white ceilings	■	■	■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■	■
Multi-media point in sitting room	■	■	■	■
TV point to bedroom 1 and family room (where applicable)**	■	■	■	■
Master telephone socket (plus to study where shown)	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■
Gas central heating with wall mounted boiler and separate hot water cylinder			■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■
External light to front porch, and wiring for rear door	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■
Landscaped front gardens	■	■	■	■
Outside tap		■	■	■
NHBC Buildmark cover	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■

■ Fitted as standard - included in the property
* Subject to stage of construction

A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions.

Our new housing collection has introduced bright and airy homes, that have been created using larger and a greater number of windows throughout. This, integrated with the higher ceilings gives your property a spacious feel.

With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas. The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, while attention on master bedrooms and en suites has given the homes added desirability.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Bovis Home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Bovis Home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

Stortford Fields

Bishop's Stortford,

Hertfordshire CM23 2QB

From M11 Junction 8

- At Junction 8 take the A120 exit to Bishop's Stortford
- At the roundabout take the 5th exit onto the A120
- At the next roundabout take the 2nd exit to stay on the A120
- After nearly 4 miles at the roundabout take the 2nd exit onto A1184, Bishops Park Way
- At the next roundabout take the 1st exit onto Lancaster Way, then at the next roundabout take the first exit
- Follow the Stortford Fields signage and the development can be found on your left



From A1 (M) Junction 7

- At Junction 7 take the A602, Broadhall Way, then continue on the A602 for approximately 9 miles
- At the roundabout take the 1st exit onto the A10 slip road to Cambridge, then follow the A10 for 5 miles
- At the roundabout take the 3rd exit onto A120, Standon Hill, then follow the A120 for 6 miles
- At the roundabout take the 3rd exit onto the A1184, Bishops Park Way
- At the next roundabout take the 1st exit onto Lancaster Way, then at the next roundabout take the 1st exit
- Follow the Stortford Fields signage and the development can be found on your left



When you have finished with this leaflet please recycle it.

Cover photograph of a local view at Bishop's Stortford. Not view from the development. The streetscene has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

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