

Stortford Fields

BISHOP'S STORTFORD, HERTFORDSHIRE

A beautiful collection of one and two bedroom apartments, and two, three, four and five bedroom homes in the market town of Bishop's Stortford, Hertfordshire.

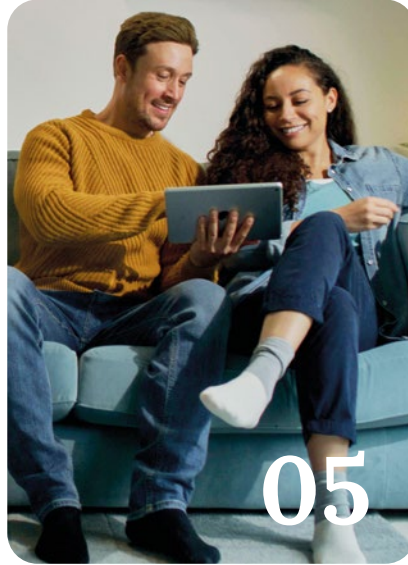
Taylor
Wimpey

Contents

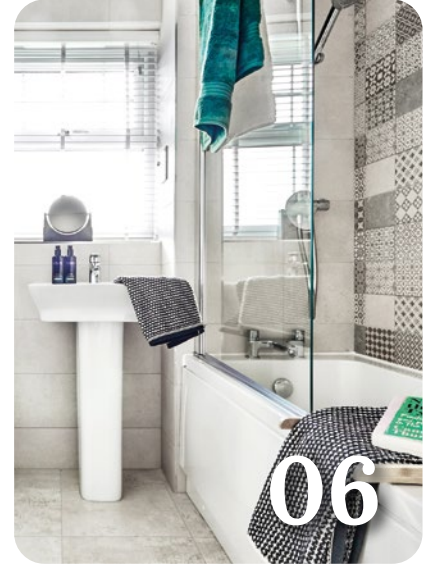
→ **Welcome to Stortford Fields**



→ **Personalise your home**



→ **Included as standard**



→ **Our homes**



→ **Ways to buy**



→ **Take your next step**



Welcome to Stortford Fields

Located in the historic market town of Bishop's Stortford, Stortford Fields is the perfect place to call home.

A stunning collection of homes, debuting a range of designs, blend local character features with modern living spaces.



[→ View the site plan](#)

Love town life

Stortford Fields offers the best of both worlds, where tranquil small-town living and urban convenience collide.

Explore the historic town centre, equipping you with essentials needed for everyday living, enjoy a stroll along the River Stort or relax in one of the many green spaces.

Excellent for commuters, Bishop's Stortford offers direct connections to the capital and major road networks.

Local countryside



Wollaton Hall



Rural village of Upper Lighthorne



Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stainless steel splashback, a stainless steel sink, taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites[†] and shower rooms[†]

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose* from to make your bathroom and en suite stand out from the crowd.

Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to broadcast, but are subject to change without notice. Please contact the Sales Executive for further information.
* = Options, upgrades and colour choices are available subject to stage of construction. † = Where applicable.

Specification of our houses

| General | |
|---|---|
| Triple-glazed PVCu windows with multi-point locking | ✓ |
| Triple-glazed PVCu multi-point locking double doors† | ✓ |
| Multi-Locking GRP External Door | ✓ |
| PVCu fascia and soffit to suit external materials schedule | ✓ |
| White emulsion to walls | ✓ |
| Front outdoor light | ✓ |
| Double electric sockets throughout | ✓ |
| Chrome door furniture | ✓ |
| Decorative internal doors | ✓ |
| Flooring included throughout, from a selected range | ✓ |
| Combination / condensing gas boiler and heating system to radiators | ✓ |
| Kitchen | |
| 'Symphony' kitchen with a selection of doors and worktop choices from our 'Standard Range'* | ✓ |
| 1.5 bowl stainless steel sink | ✓ |
| Built-in integrated stainless steel single oven | ✓ |
| Integrated cooker hood | ✓ |
| 4 burner gas hob | ✓ |
| Stainless steel splashback | ✓ |
| Integrated dishwasher | ✓ |
| Integrated fridge/freezer | ✓ |
| Integrated washer dryer or washing machine where applicable | ✓ |
| Living room | |
| TV socket | ✓ |

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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Specification of our houses

| Bathroom | |
|--|---|
| Roca white bathroom suite | ✓ |
| Ideal Standard Brassware | ✓ |
| Splashback tiles to basin, half-height tiles to boxed area behind sanitaryware | ✓ |
| Full height to bath area | ✓ |
| En suite and shower room† | |
| Roca white bathroom suite | ✓ |
| Ideal Standard Brassware | ✓ |
| Splashback tiling to basin and full height tiling to shower enclosure | ✓ |
| Shower tray & 'Roman' chrome finish glass shower cubicle | ✓ |
| Thermostatic shower | ✓ |
| Gardens, paths and drives | |
| Turf to rear gardens | ✓ |
| Riven buff slabs (for area refer to Landscaping/External Works layout) | ✓ |
| Outside tap to the rear of the property* | ✓ |
| Fencing to garden (refer to Landscaping/External Works layout) | ✓ |
| PIR light to rear of garden | ✓ |
| Other features | |
| NHBC warranty against structural defects for a 10-year period following the date of build completion | ✓ |
| A range of optional upgrades are available subject to build stage | ✓ |
| Taylor Wimpey warranty for 2 years from date of legal completion | ✓ |
| Solar PV panels, plot specific | ✓ |
| EV charging points, plot specific | ✓ |

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Our homes

→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ 5 bedroom homes



→ 1 & 2 bedroom apartments

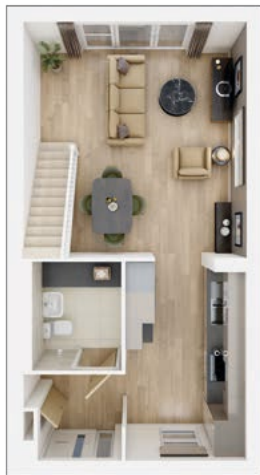


→ [View the site plan](#)



The Mapleford

2 BEDROOM HOME, TOTAL 864 sq. ft. / 80.3 sq. m.



GROUND FLOOR

Kitchen

4.02m × 2.45m 13'2" × 8'0"

Living/Dining Area

4.79m × 4.51m 15'9" × 14'10"



FIRST FLOOR

Bedroom 1

3.73m × 3.33m 12'3" × 10'11"

Bedroom 2

4.51m × 2.75m 14'1" × 9'0"



[Discover more about this home](#)



[View our current availability](#)

*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 60630 / November 2024.



The Edale

2 BEDROOM HOME, TOTAL 707 sq. ft. / 65.7 sq. m.



GROUND FLOOR



FIRST FLOOR

| | |
|-----------------------------------|---------------|
| Kitchen/Living/Dining Area | |
| 5.35m × 3.80m | 17'7" × 12'6" |
| Bedroom 1 | |
| 3.85m × 3.17m | 12'7" × 10'5" |
| Bedroom 2 | |
| 3.02m × 2.46m | 9'11" × 8'1" |

[→ Discover more about this home](#)

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The Keeford

3 BEDROOM HOME, TOTAL 1,021 sq. ft. / 94.8 sq. m.



GROUND FLOOR

Kitchen/Dining Area

5.41m × 2.75m 17'9" × 9'0"

Living Room

3.81m × 3.23m 16'6" × 10'10"



FIRST FLOOR

Bedroom 1

3.19m × 2.80m 10'6" × 9'2"

Bedroom 2

3.30m × 3.14m 10'10" × 10'3"

Bedroom 3

2.98m × 2.54m 9'9" × 8'4"



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The Harrton

3 BEDROOM HOME, TOTAL 1,140 sq. ft. / 105.9 sq. m.



GROUND FLOOR

Kitchen

3.37m × 3.18m 11'1" × 10'5"

Living/Dining Area

4.40m × 4.10m 14'5" × 13'5"

FIRST FLOOR

Bedroom 2

4.39m × 3.18m 14'5" × 10'5"

Bedroom 3

3.32m × 2.42m 10'11" × 7'11"

SECOND FLOOR

Bedroom 1

3.35m × 3.43m 11'3" × 11'0"

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The Owlton

3 BEDROOM HOME, TOTAL 1,225 sq. ft. / 113.8 sq. m.



GROUND FLOOR

Kitchen

4.84m x 2.54m 15'9" x 7'7"

Living/Dining Area

4.73m x 3.63m 15'5" x 11'9"



FIRST FLOOR

Bedroom 2

4.73m x 3.20m 15'5" x 10'5"

Bedroom 3

3.37m x 2.63m 11'0" x 8'6"



SECOND FLOOR

Bedroom 1

3.66m x 3.42m 12'0" x 11'3"

[→ Discover more about this home](#)

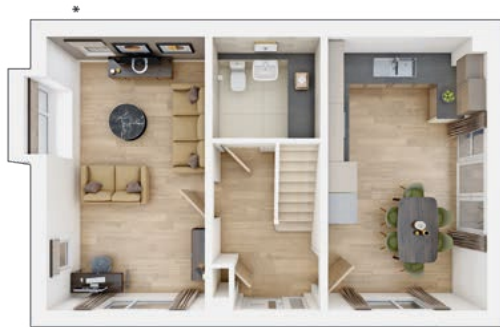
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The Aynesdale

3 BEDROOM HOME, TOTAL 1,058 sq. ft. / 98.3 sq. m.



GROUND FLOOR

Kitchen

5.52m × 3.21m 18'1" × 10'6"

Living Room/Study Area

5.52m × 3.20m 18'1" × 10'6"



FIRST FLOOR

Bedroom 1

3.41m × 2.76m 11'2" × 9'1"

Bedroom 2

3.27m × 3.23m 10'9" × 10'7"

Bedroom 3

2.82m × 2.68m 9'3" × 8'10"

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The Trelton

4 BEDROOM HOME, TOTAL 1,279 sq. ft. / 117.1 sq. m.



GROUND FLOOR

Kitchen

3.21m x 2.85m 10'6" x 9'4"

Living/Dining Area

4.96m x 3.37m 16'3" x 11'1"

FIRST FLOOR

Bedroom 1

4.69m x 3.44m 15'5" x 11'3"

Bedroom 3

3.06m x 2.81m 10'0" x 9'3"

SECOND FLOOR

Bedroom 2

3.89m x 2.76m 12'10" x 9'1"

Bedroom 4

3.11m x 2.54m 10'2" x 8'4"

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The Elterham

4 BEDROOM HOME, TOTAL 1,756 sq. ft. / 163.2 sq. m.



GROUND FLOOR

| | | |
|---------------------------|---------------|----------------|
| Kitchen | 4.21m × 3.00m | 13'10" × 9'10" |
| Family/Dining Area | 6.23m × 3.28m | 20'5" × 10'9" |
| Living Room | 4.20m × 3.61m | 13'9" × 11'10" |
| Garage | 6.00m × 3.27m | 19'8" × 10'9" |



FIRST FLOOR

| | | |
|------------------|---------------|----------------|
| Bedroom 1 | 4.46m × 3.78m | 14'8" × 12'5" |
| Bedroom 2 | 4.64m × 3.78m | 15'3" × 12'5" |
| Bedroom 3 | 3.60m × 3.59m | 11'10" × 11'9" |
| Bedroom 4 | 3.40m × 3.36m | 11'2" × 11'0" |



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The Plumdale

4 BEDROOM HOME, TOTAL 1,252 sq. ft. / 116.3 sq. m.



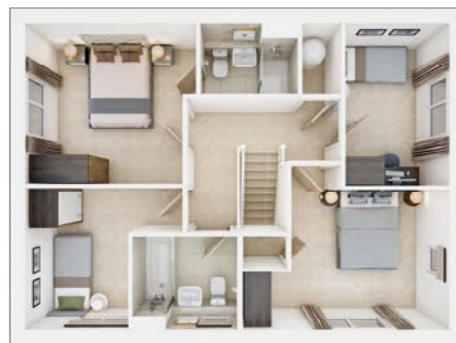
GROUND FLOOR

Kitchen/Dining Area

6.53m x 3.29m 21'5" x 10'10"

Study/Living Room

6.53m x 3.25m 21'5" x 10'8"



FIRST FLOOR

Bedroom 1

3.63m x 3.40m 11'11" x 11'2"

Bedroom 2

3.31m x 3.01m 10'10" x 9'11"

Bedroom 3

3.44m x 2.19m 11'4" x 7'2"

Bedroom 4

3.05m x 2.17m 10'0" x 7'1"

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The Aireton

5 BEDROOM HOME, TOTAL 1,672 sq. ft. / 155.3 sq. m.



GROUND FLOOR

| | | |
|---------------------------|---------------|---------------|
| Kitchen | 3.51m x 3.21m | 11'6" x 10'6" |
| Family/Dining Area | 4.67m x 3.17m | 15'4" x 10'5" |
| Living Area | 3.80m x 3.14m | 12'6" x 10'4" |
| Study | 2.46m x 1.90m | 8'1" x 6'3" |



FIRST FLOOR

| | | |
|------------------|---------------|---------------|
| Bedroom 1 | 5.36m x 3.14m | 17'7" x 10'4" |
| Bedroom 3 | 3.93m x 2.32m | 12'11" x 7'8" |
| Bedroom 5 | 3.41m x 2.28m | 11'2" x 7'6" |



SECOND FLOOR

| | | |
|------------------|---------------|---------------|
| Bedroom 2 | 4.48m x 3.15m | 14'9" x 10'5" |
| Bedroom 4 | 3.44m x 2.14m | 11'3" x 7'0" |

[→ Discover more about this home](#)

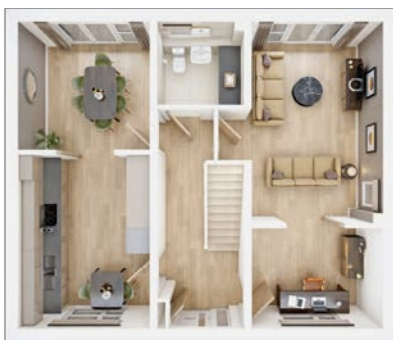
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The Dunnerton

5 BEDROOM HOME, TOTAL 1,988 sq. ft. / 182.0 sq. m.



GROUND FLOOR

| | | |
|--------------------|---------------|---------------|
| Kitchen | 4.29m × 3.25m | 14'1" × 10'8" |
| Dining Room | 3.25m × 3.14m | 10'8" × 10'4" |
| Living Room | 4.96m × 3.23m | 16'3" × 10'7" |
| Study | 3.24m × 2.47m | 10'7" × 8'1" |



FIRST FLOOR

| | | |
|------------------|---------------|----------------|
| Bedroom 2 | 3.82m × 3.29m | 12'6" × 10'9" |
| Bedroom 3 | 3.64m × 3.23m | 11'11" × 10'9" |
| Bedroom 4 | 3.28m × 2.81m | 10'9" × 9'3" |
| Bedroom 5 | 3.92m × 2.38m | 12'10" × 7'10" |



SECOND FLOOR

| | | |
|------------------|---------------|-----------------|
| Bedroom 1 | 4.84m × 4.52m | 15'11" × 14'10" |
|------------------|---------------|-----------------|

[→ Discover more about this home](#)

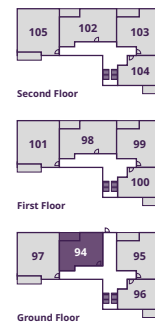
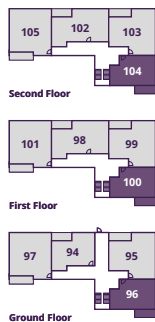
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The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 60630 / November 2024.



Marine House

1 & 2 BEDROOM APARTMENTS



PLOTS 96, 100 & 104

Kitchen/Living/Dining Area

6.10m × 4.03m 20'0" × 13'2"

Bedroom

4.03m × 3.25m 13'2" × 10'6"

Total Area

548 sq. ft. 50.9m²

PLOT 94

Kitchen/Living/Dining Area

6.00m × 4.32m 19'6" × 14'1"

Bedroom

4.59m × 3.31m 15'0" × 10'9"

Total Area

574 sq. ft. 53.3m²

[→ Discover more about this home](#)

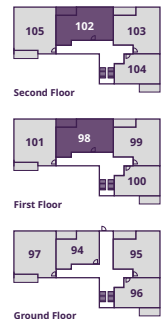
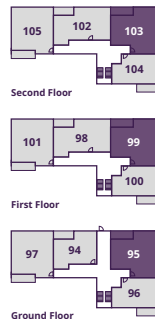
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Marine House

1 & 2 BEDROOM APARTMENTS



PLOTS 95, 99 & 103

Kitchen/Living/Dining Area

6.47m x 4.72m 21'3" x 15'6"

Bedroom 1

3.93m x 3.50m 12'11" x 11'6"

Bedroom 2

4.24m x 3.00m 13'11" x 9'10"

Total Area

813 sq. ft. 75.5m²

PLOTS 98 & 102

Kitchen/Living/Dining Area

5.20m x 4.31m 17'0" x 14'2"

Bedroom 1

4.45m x 3.45m 14'6" x 11'5"

Bedroom 2

3.35m x 3.14m 11'0" x 10'3"

Total Area

777 sq. ft. 72.2m²

[→ Discover more about this home](#)

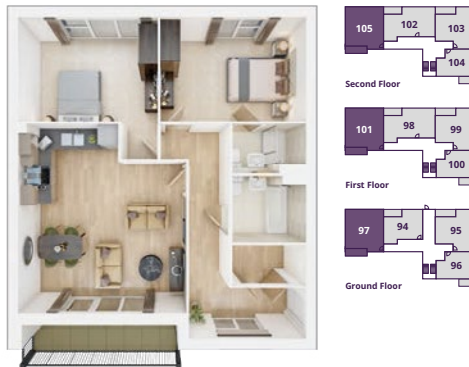
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Marine House

1 & 2 BEDROOM APARTMENTS



PLOTS 97, 101 & 105

Kitchen/Living/Dining Area

5.06m × 4.57m 16'6" × 15'0"

Bedroom 1

4.39m × 3.14m 14'4" × 10'3"

Bedroom 2

4.20m × 3.14m 13'8" × 10'3"

Total Area

807 sq. ft. 75m²

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Valley Court

2 BEDROOM APARTMENTS



PLOT 8

Kitchen/Living/Dining Area

6.74m x 4.43m 22'1" x 14'7"

Bedroom 1

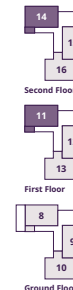
4.47m x 3.03m 14'8" x 9'11"

Bedroom 2

3.58m x 3.13m 11'9" x 10'4"

Total Area

806 sq. ft. 74.94 sq. m.



PLOTS 11 & 14

Kitchen/Living/Dining Area

6.74m x 4.43m 22'1" x 14'7"

Bedroom 1

4.47m x 3.03m 14'8" x 9'11"

Bedroom 2

3.58m x 3.13m 11'9" x 10'4"

Total Area

806 sq. ft. 74.94 sq. m.

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Valley Court

2 BEDROOM APARTMENTS



PLOTS 9, 12 & 15

Kitchen/Living/Dining Area

6.91m × 3.96m 22'8" × 13'0"

Bedroom 1

4.11m × 3.96m 13'6" × 13'0"

Bedroom 2

3.11m × 2.73m 10'2" × 9'0"

Total Area

845 sq. ft. 78.54 sq. m.



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Valley Court

2 BEDROOM APARTMENTS



PLOTS 10, 13 & 16

Kitchen/Living/Dining Area

6.82m × 4.02m 22'5" × 13'2"

Bedroom 1

4.18m × 3.74m 13'9" × 12'4"

Bedroom 2

4.18m × 2.99m 13'9" × 9'10"

Total Area

863 sq. ft. 80.19 sq. m.

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