

# 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**

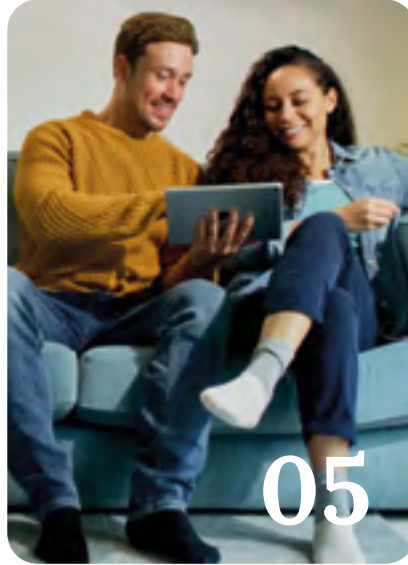
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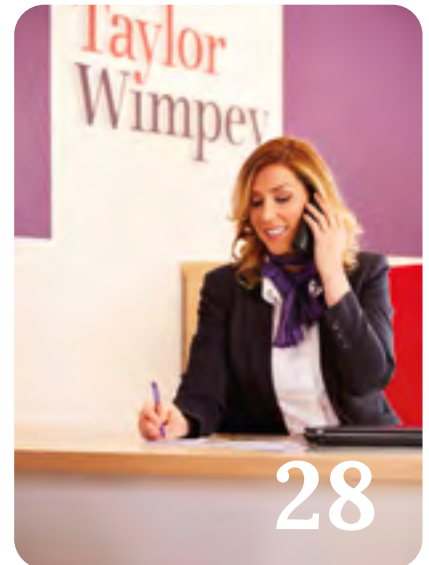
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# Welcome to Stortford Fields

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.

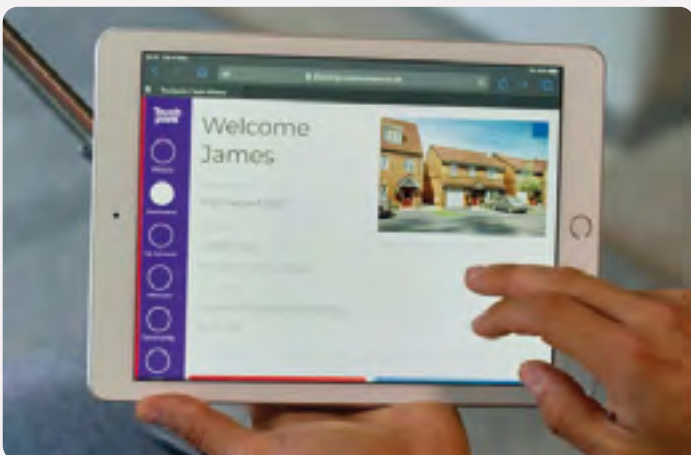
You can choose from a range of high-quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your own sofa. We offer a range of contemporary and traditional kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style, we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each one as you go. For example, across different rooms, you can select your personal favourite from our extensive range of flooring, which includes luxury carpet, LVT, vinyl and tiles. 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 your 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, all 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 our kitchens are fitted with beautiful units and worktops. You can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and taps, and lighting\*, give your kitchen a clean, contemporary finish. You'll get a modern, energy-efficient oven with built-in hob and integrated hood.

## Utility rooms†

Units will be fitted to match your chosen kitchen style, complete with a sink and tap. 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 taps, give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms, which also benefit from a shower and glass enclosure.

For a distinct look, we offer a varied range of 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.



\* = Options, upgrades and colour choices are available subject to stage of construction

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. Recent changes in building regulations may affect the energy performance calculation on some new build homes. This means that the addition of a shower over a bath as an upgrade may no longer be available on selected homes. Please speak to our Sales Executive to find out more. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information.

# 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

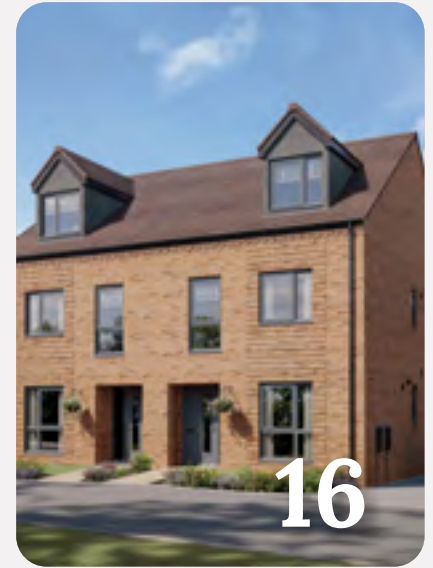
→ 2 bedroom homes



→ 3 bedroom homes



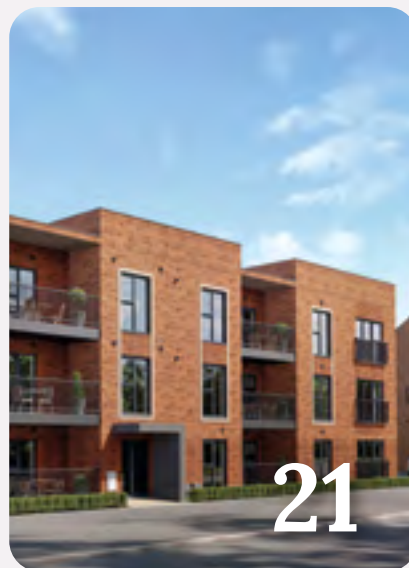
→ 4 bedroom homes



→ 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 / December 2024.



# The Edale

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



**GROUND FLOOR**



**FIRST FLOOR**

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

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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 x 3.18m      11'1" x 10'5"

### Living/Dining Area

4.40m x 4.10m      14'5" x 13'5"

## FIRST FLOOR

### Bedroom 2

4.39m x 3.18m      14'5" x 10'5"

### Bedroom 3

3.32m x 2.42m      10'11" x 7'11"

## SECOND FLOOR

### Bedroom 1

3.35m x 3.43m      11'3" x 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"

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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

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



## FIRST FLOOR

<b>Bedroom 1</b>	4.46m × 3.78m	14'8" × 12'5"
<b>Bedroom 2</b>	4.64m × 3.78m	15'3" × 12'5"
<b>Bedroom 3</b>	3.60m × 3.59m	11'10" × 11'9"
<b>Bedroom 4</b>	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

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



## FIRST FLOOR

<b>Bedroom 1</b>	5.36m × 3.14m	17'7" × 10'4"
<b>Bedroom 3</b>	3.93m × 2.32m	12'11" × 7'8"
<b>Bedroom 5</b>	3.41m × 2.28m	11'2" × 7'6"



## SECOND FLOOR

<b>Bedroom 2</b>	4.48m × 3.15m	14'9" × 10'5"
<b>Bedroom 4</b>	3.44m × 2.14m	11'3" × 7'0"

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# The Dunnerton

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



## GROUND FLOOR

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



## FIRST FLOOR

<b>Bedroom 2</b>	3.82m × 3.29m	12'6" × 10'9"
<b>Bedroom 3</b>	3.64m × 3.23m	11'11" × 10'9"
<b>Bedroom 4</b>	3.28m × 2.81m	10'9" × 9'3"
<b>Bedroom 5</b>	3.92m × 2.38m	12'10" × 7'10"



## SECOND FLOOR

<b>Bedroom 1</b>	4.84m × 4.52m	15'11" × 14'10"
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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 / December 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.      50.9m<sup>2</sup>



### 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.      53.3m<sup>2</sup>

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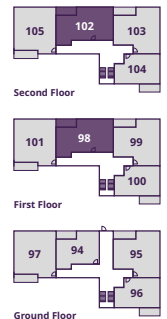
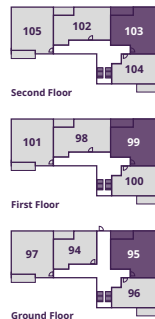
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# Marine House

## 1 & 2 BEDROOM APARTMENTS



### PLOTS 95, 99 & 103

**Kitchen/Living/Dining Area**

6.47m × 4.72m      21'3" × 15'6"

**Bedroom 1**

3.93m × 3.50m      12'11" × 11'6"

**Bedroom 2**

4.24m × 3.00m      13'11" × 9'10"

**Total Area**

813 sq. ft.      75.5m<sup>2</sup>

### PLOTS 98 & 102

**Kitchen/Living/Dining Area**

5.20m × 4.31m      17'0" × 14'2"

**Bedroom 1**

4.45m × 3.45m      14'6" × 11'5"

**Bedroom 2**

3.35m × 3.14m      11'0" × 10'3"

**Total Area**

777 sq. ft.      72.2m<sup>2</sup>

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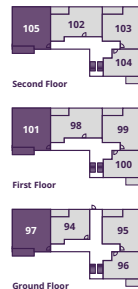
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# Marine House

## 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.      75m<sup>2</sup>

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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

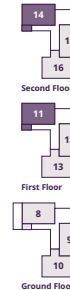
4.47m x 3.03m      14'8" x 9'11"

#### 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

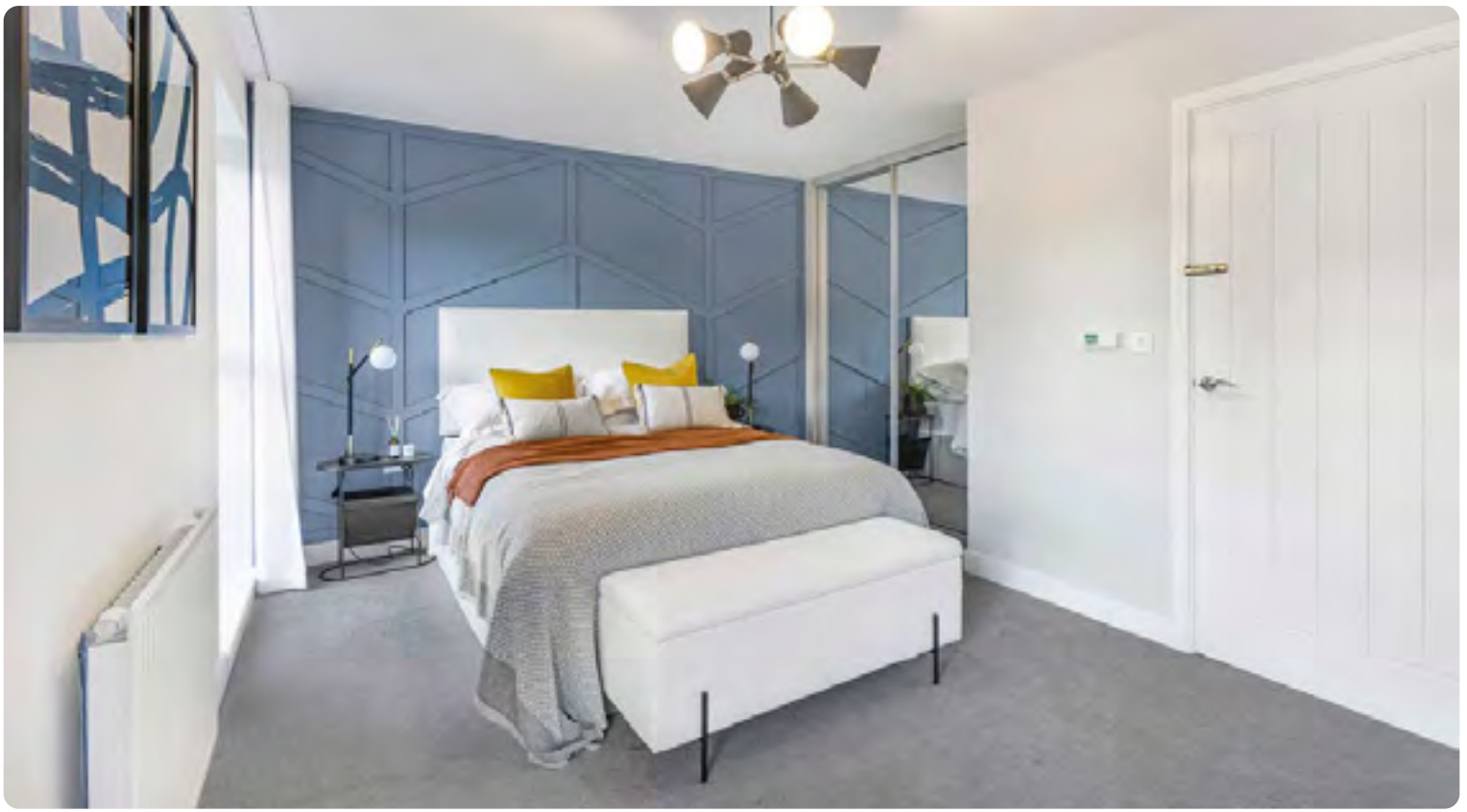
806 sq. ft.      74.94 sq. m.

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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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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and Customer Relations Managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



## First-time buyer?

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 Here's how we can help

## Existing home owner?

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 Here's how we can help



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# Take your next step



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**How to buy a home**



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