

Find your sanctuary at

# Charles Church at Stortford Fields

Bishop's Stortford

2, 3 & 4 bedroom homes



Charles Church



Welcome  
to your  
sanctuary.

At Charles Church,  
we know what  
makes a house  
a home. It's a  
feeling of comfort,  
belonging  
and connection.

Charles Church at Stortford Fields is our stunning collection of two, three and four-bedroom homes situated on the edge of Bishop's Stortford.

The development has plenty of rural walks on your doorstep with all the amenities you need close-by.



# Building your world since 1965.

We've been creating exceptional homes for over 60 years, evolving from a small family-run business in the South East to one of the UK's leading premium housebuilders. Today, with locations across the country, we continue to deliver high-quality homes and customer service to our ever-growing Charles Church community.

We pride ourselves on building desirable homes with high specification inside and out, in sought-after locations using a mix of traditional and modern techniques.

## A pleasure in everyday living

Every Charles Church home is designed to make everyday living a pleasure. Carefully considered layouts that can flex and adapt to how you live your life – it's your sanctuary after all.

## Every touch, every turn

High quality specification comes as standard, so every surface you touch, every switch you flick, every handle you turn, and every door you close makes you feel reassured, comforted, safe and relaxed.

## A sense of place

Finding somewhere we can call home is about more than bricks and mortar, it's about a sense of place and of belonging. Well-designed street scenes, gardens and green open spaces will evolve naturally over time, embedding your Charles Church home deeper into its landscape with each year that passes.

## Where sustainability matters

Sustainability is integral to how we design and build our developments and our homes. At every stage, our exacting standards and attention to detail ensures we create homes where quality, style and energy efficiency are seamlessly integrated.

## 5-star customer satisfaction

We're proud to carry the distinction of a 5-star customer satisfaction rating from the Home Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

## Building your sanctuary

Ready to find your sanctuary? We're here for you.







## Our dedication goes beyond building houses. We craft spaces where you can thrive.

With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

Homes personalised to you, built to the highest standards. Fashioned and fitted with luxurious touches to enhance your lifestyle. Each detail tailored to elevate your every day, be it working, relaxing or entertaining.





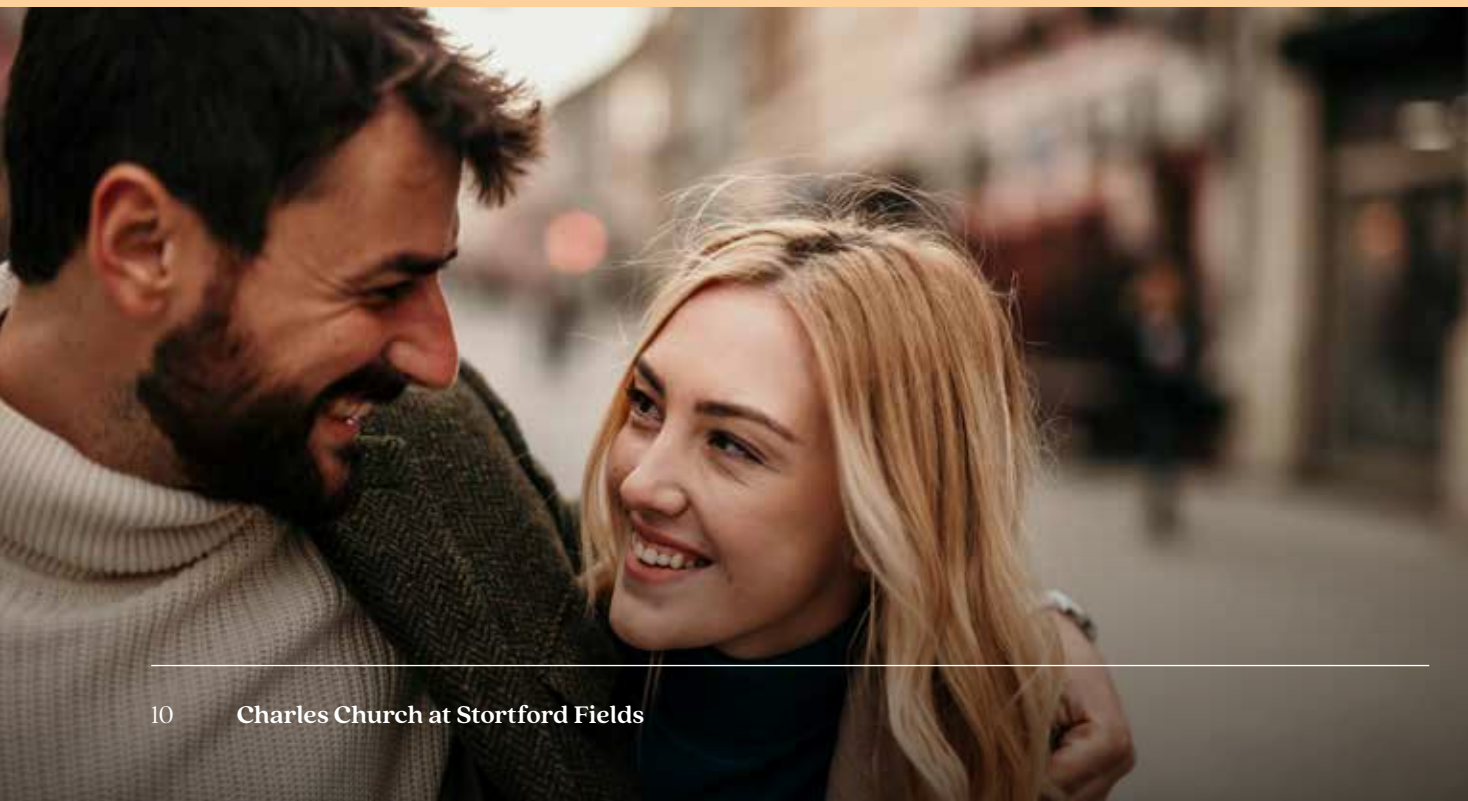






Notice  
that feeling.  
That's the  
feeling  
of home.

Discover  
your happy  
place.



## Charles Church at Stortford Fields The perfect place to live and grow.

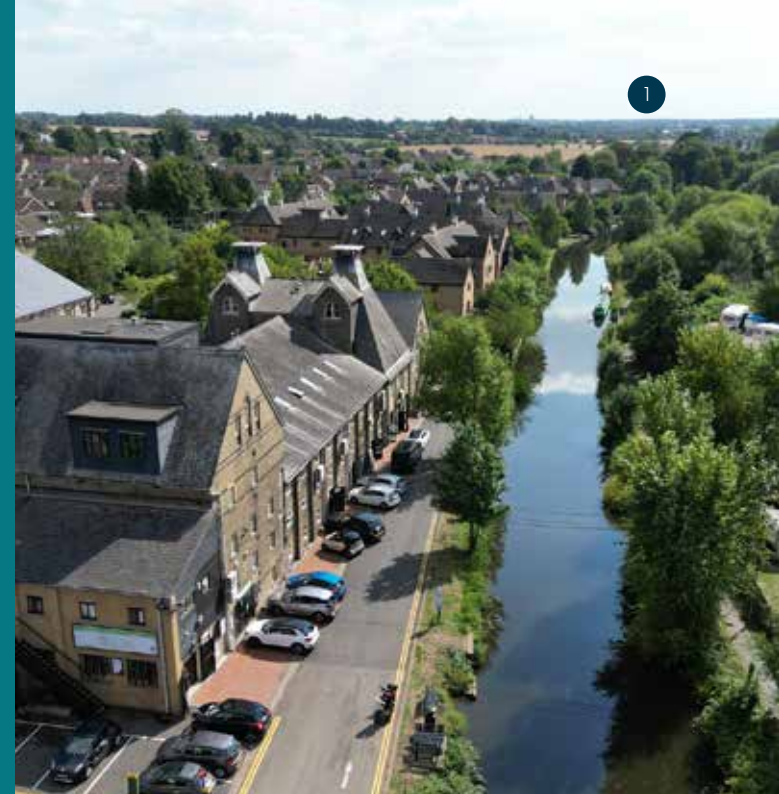
Stortford Fields offers a beautiful selection of 2, 3, and 4-bedroom homes on the northern edge of the sought-after town of Bishop's Stortford. Surrounded by the scenic East Hertfordshire countryside, it combines modern living with the charm of a historic market town.

This thriving area offers a wide selection of amenities including shops and pubs within walking distance. The development itself has wide tree-lined streets and communal spaces – all providing a welcoming community feel for residents.

Our homes will also benefit from electric car charging points, giving you a great base for an active and eco-friendly lifestyle.



Please do  
make yourself  
at home.



# The best of both worlds.

Residents enjoy excellent local amenities, including a Waitrose, Tesco superstore within walking distance, and a bustling high street for both everyday essentials and leisurely shopping. The town also boasts vibrant markets, fantastic dining, leisure facilities, and local healthcare.

Bishop's Stortford is rich in character and history, close to National Trust sites like Hatfield House and Forest. Sports enthusiasts can enjoy local golf courses, a rugby club, and a range of activities for all ages

Families benefit from outstanding schools, including Northgate Primary, Saint Mary's Catholic High School, and The Hertfordshire & Essex High School. With Cambridge and London nearby, higher education opportunities are also easily accessible.



- 1 River Stort in Sawbridgeworth
- 2 Hatfield House, Park and Gardens
- 3 Luton and Stanstead Airports nearby
- 4 Charles Church at Stortford Fields
- 5 Bishop's Stortford aerial





Always in reach.

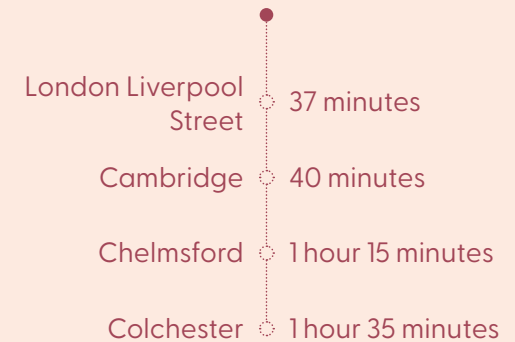
Travel by **foot** from  
Charles Church at Stortford Fields



Travel by **car** from  
Charles Church at Stortford Fields



Travel by **train** from  
Bishop's Stortford Train Station



Find your sanctuary  
at Charles Church at  
Stortford Fields.

# Stortford Fields site plan.

## 2 Bedroom Homes

 The Elm

 The Alnmouth

## 3 Bedroom Homes

 The Stanton

 The Sherwood

 The Danbury

 The Dallington

 The Saunton

 The Charnwood

 The Barnwood

## 4 Bedroom Homes

 The Brampton

 The Knebworth



This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales executive. Further information is available from a site sales advisor. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.



Discover a  
home you  
adore in  
every detail.









# The Elm

2-bedroom semi-detached home



## Features

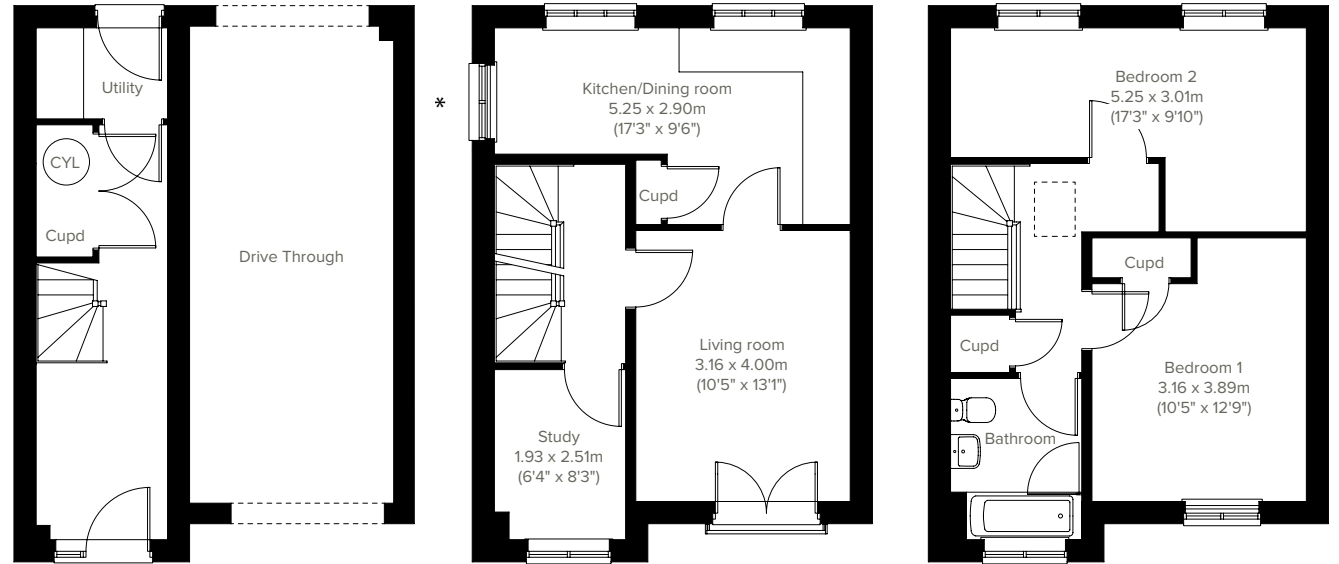
 2 x Bedrooms

 1 x Bathroom

 2 x Parking spaces

 EV charging point

The Elm is a beautifully designed two-bedroom home, offering a perfect blend of style and practicality. On the first floor, you'll find a spacious kitchen/dining room ideal for entertaining, a bright and airy living room with a Juliet balcony, and a dedicated study. On the second floor, there's a bathroom, both bedrooms and convenient storage spaces.



Ground floor

First floor

Second floor

Kitchen/Dining room	5.25 x 2.90m	Principal bedroom	3.16 x 3.89m
Living room	3.16 x 4.00m	Bedroom 2	5.25 x 3.01m
Study	1.93 x 2.51m		

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 **B**  
Energy  
Efficiency Rating




# The Alnmouth

2-bedroom terraced home



## Features

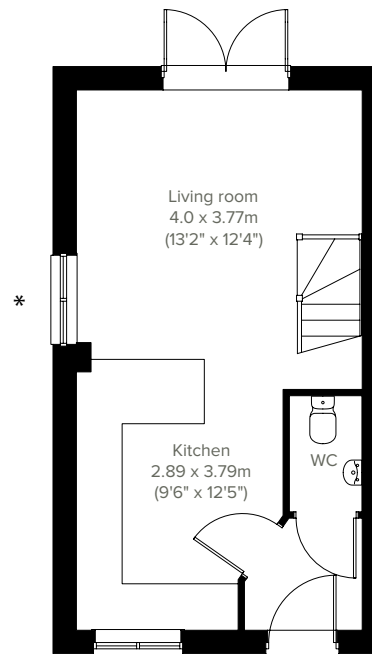
 2 x Bedrooms

 1 x Bathroom

 2 x Parking spaces

 EV charging point

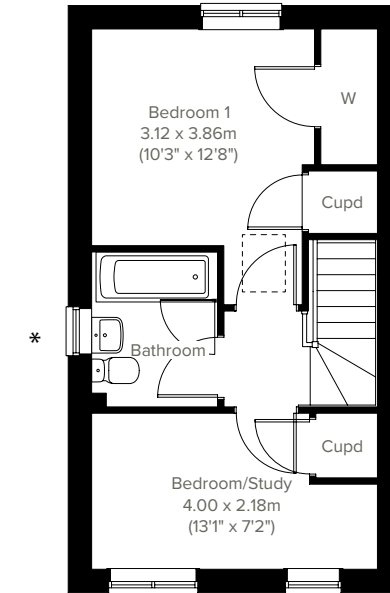
The Alnmouth is a great first home if you're stepping onto the property ladder. Make your mark on the open plan living space and create a welcoming new home to come back to after a busy day. One of the bedrooms has handy storage space and the other can easily double-up as a home office or guest room.



### Ground floor

Kitchen  
Living room

2.89 x 3.79m  
4.00 x 3.77m



### First floor

Principal bedroom  
Bedroom 2/Study

3.12 x 3.86m  
4.00 x 2.18m

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 **B**  
Energy  
Efficiency Rating



# The Stanton

3-bedroom terraced home





## Features

 3 x Bedrooms

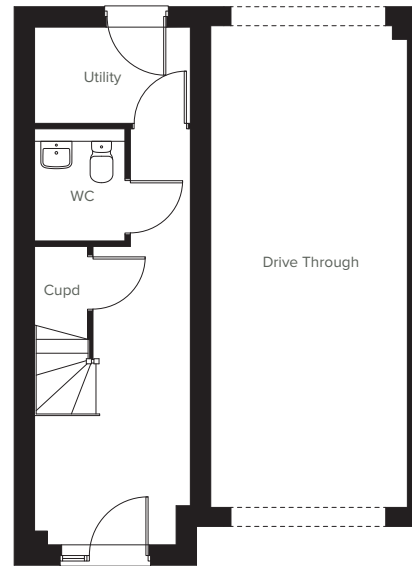
 1 x Bathroom

 2 x Parking spaces

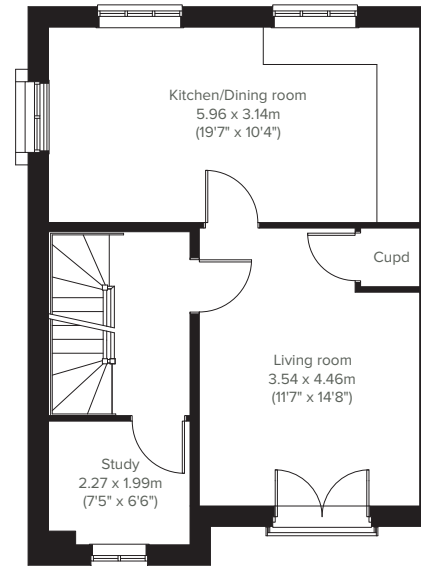
 EV charging point

This new home takes a new approach to modern living. The Stanton will appeal to homebuyers who want to enjoy imaginative and flexible space. This is a house that does just that. It keeps the ground floor for the car and the utility area, puts open plan living space and a home office, or snug, on the first floor, and your bedrooms up on the second.

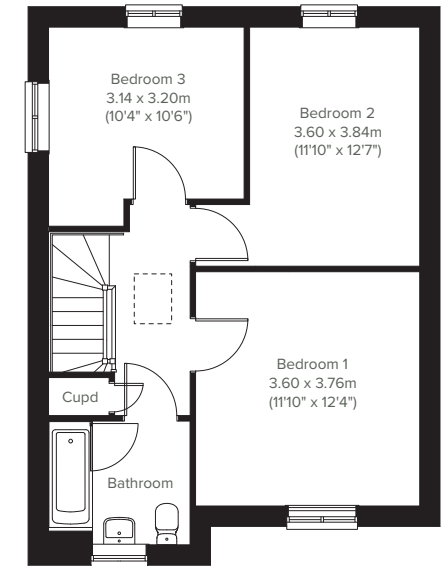
 **B**  
Energy  
Efficiency Rating



Ground floor



First floor



Second floor

Kitchen/Dining room	5.96 x 3.14m	Principal bedroom	3.60 x 3.76m
Living room	3.54 x 4.46m	Bedroom 2	3.60 x 3.84m
Study	2.27 x 1.99m	Bedroom 3	3.14 x 3.20m

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# The Sherwood


3-bedroom detached home

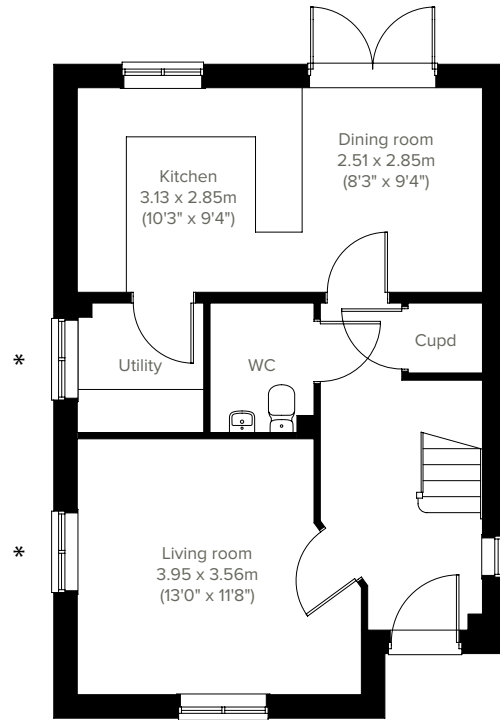


## Features

-  3 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  2 x Parking spaces
-  EV charging point

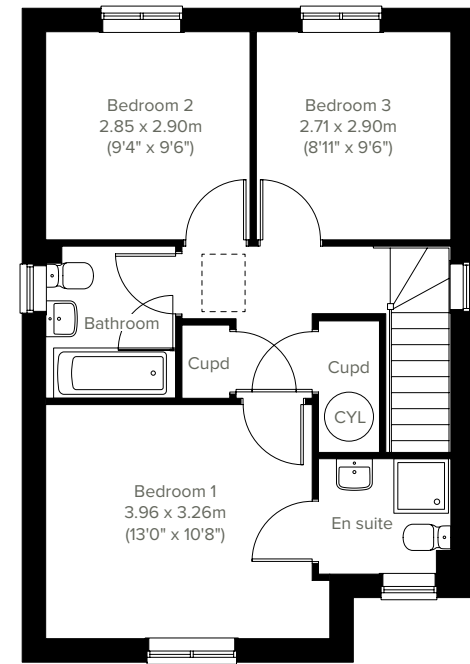
The Sherwood opens its doors to family life, with the balance of an open plan kitchen/dining room and a separate living room. That means a balance of family time and quiet time for you all to make the most of. Three bedrooms and two bathrooms mean calm mornings getting ready for school and work, and French doors to the garden mean a lovely place to start and end the day.

 **B**  
Energy  
Efficiency Rating



### Ground floor

Kitchen	3.13 x 2.85m
Dining room	2.51 x 2.85m
Living room	3.95 x 3.56m



### First floor

Principal bedroom	3.96 x 3.26m
Bedroom 2	2.85 x 2.90m
Bedroom 3	2.71 x 2.90m

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# The Danbury

3-bedroom semi-detached home



## Features

 3 x Bedrooms

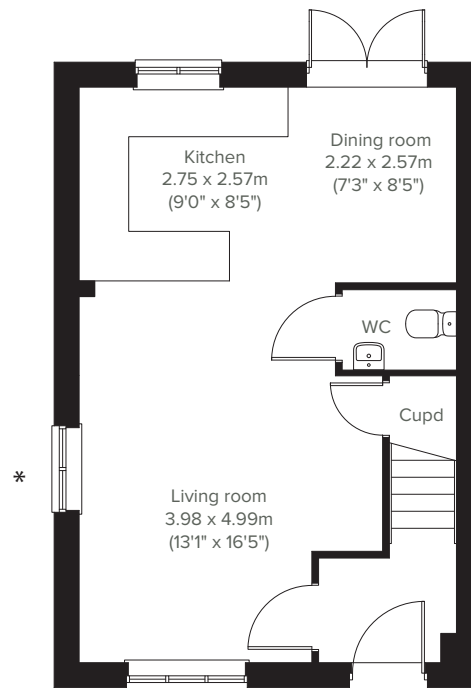
 1 x Bathroom

 1 x En suite

 2 x Parking spaces

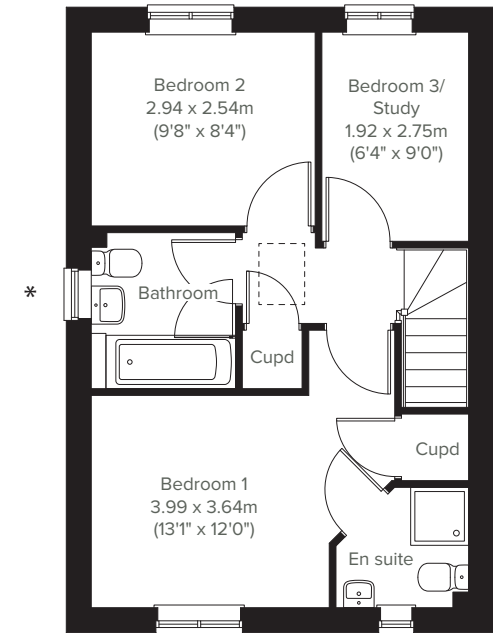
 EV charging point

Perfect for the way we live today, the Danbury has an open plan kitchen/dining/living room with French doors to the garden. Upstairs there are three bedrooms - bedroom one has an en suite - and a family-sized bathroom. This home also offers plenty of storage space. Appealing to families, first-time buyers and young professionals.



### Ground floor

Kitchen	2.75 x 2.57m
Dining room	2.22 x 2.57m
Living room	3.98 x 4.99m



### First floor

Principal bedroom	3.99 x 3.64m
Bedroom 2	2.94 x 2.54m
Bedroom 3/Study	1.92 x 2.75m

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 **B**  
Energy  
Efficiency Rating



# The Dallington

3-bedroom semi-detached home



## Features

 3 x Bedrooms

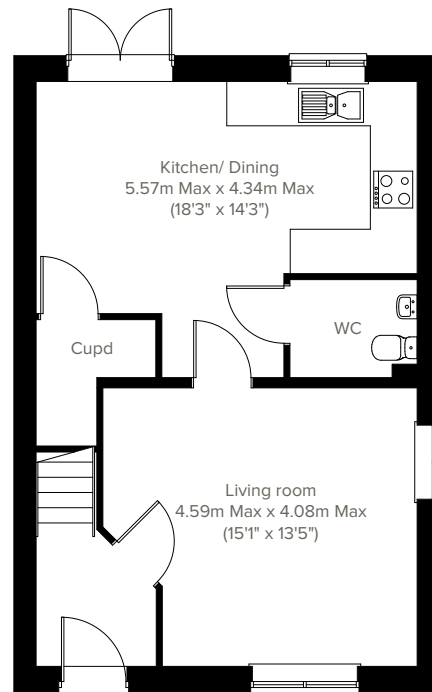
 1 x Bathroom

 2 x Parking spaces

 EV charging point

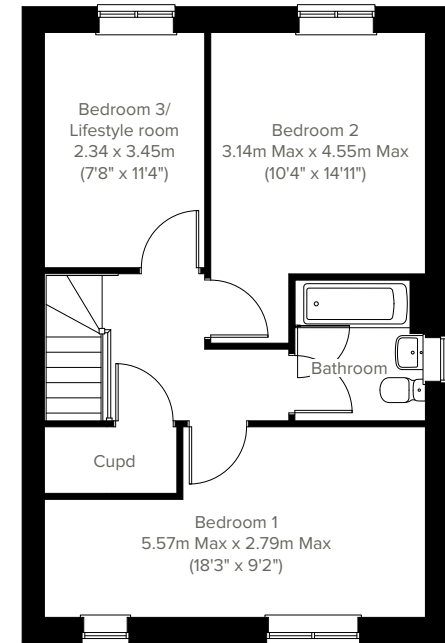
The Dallington is a home designed to adapt to every stage of family life. With three well-proportioned bedrooms, there's plenty of room to create a space that suits your lifestyle. Downstairs, the open-plan kitchen/dining room provides the perfect setting for family meals and entertaining, while the separate living room offers a cosy retreat to relax and unwind.

 **B**  
Energy  
Efficiency Rating



### Ground floor

Kitchen/Dining room	5.57 x 4.34m
Living room	4.59 x 4.08m



### First floor

Principal bedroom	5.57 x 2.79m
Bedroom 2	3.14 x 4.55m
Bedroom 3/Lifestyle room	2.34 x 3.45m

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# The Saunton

3-bedroom semi-detached home



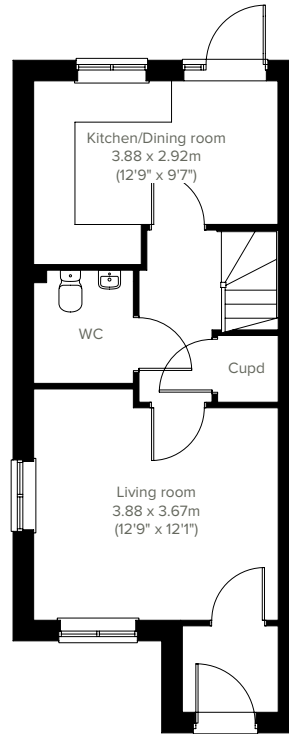


## Features

-  3 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  2 x Parking spaces
-  EV charging point

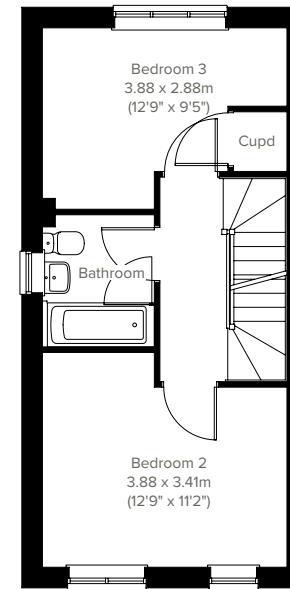
The Saunton is a stylish three-storey home. It features an open plan kitchen/dining room, a separate living room, and three well-proportioned bedrooms, including a top-floor main bedroom with an en suite. With an enclosed porch, a convenient downstairs WC, ample storage, and off-road parking, this home blends practicality with contemporary charm.

 **B**  
Energy  
Efficiency Rating



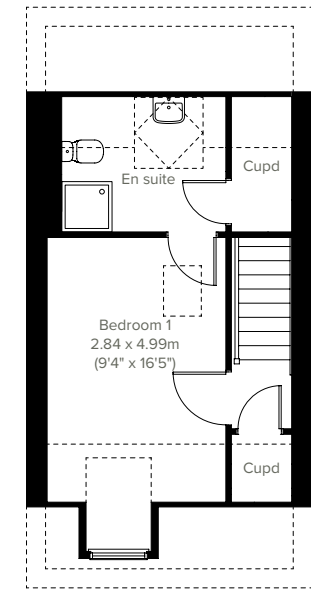
### Ground floor

Kitchen/Dining room	3.88 x 2.92m
Living room	3.88 x 3.67m



### First floor

Bedroom 2	3.88 x 3.41m
Bedroom 3	3.88 x 2.88m



### Second floor

Principal bedroom	2.84 x 4.99m
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


# The Charnwood

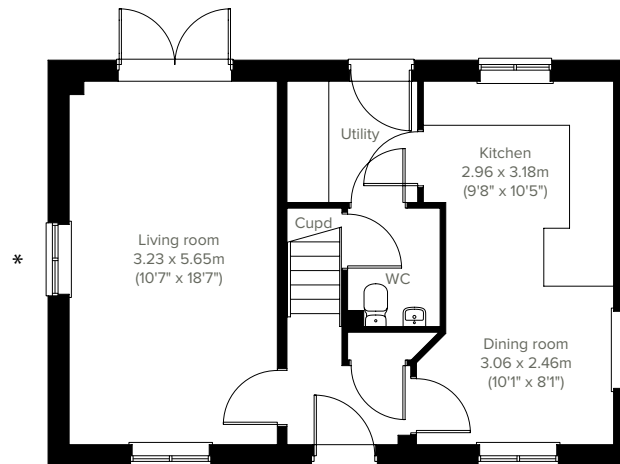
3-bedroom detached home



## Features

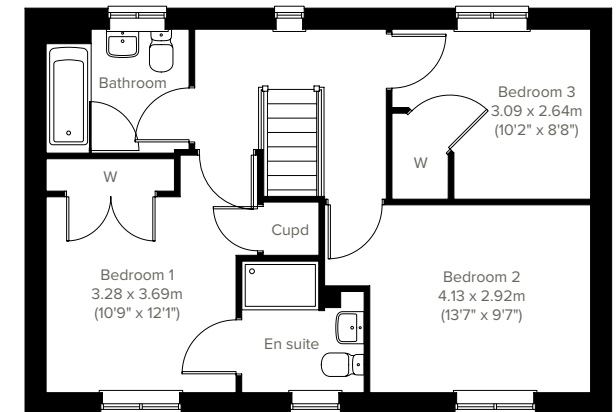
-  3 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  2 x Parking spaces
-  EV charging point

This detached double-fronted new home gives you two lovely dual-aspect living spaces - an open plan kitchen/dining room and a separate living room which opens out onto the garden. With three bedrooms and two bathrooms, the Charnwood suits all aspects of family life and is a great place to call home.



### Ground floor

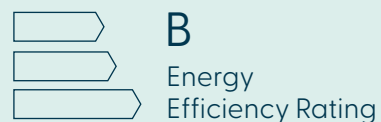
Kitchen	2.96 x 3.18m
Dining room	3.06 x 2.46m
Living room	3.23 x 5.65m



### First floor

Principal bedroom	3.28 x 3.69m
Bedroom 2	4.13 x 2.92m
Bedroom 3	3.09 x 2.64m

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# The Barnwood

3-bedroom semi-detached home



## Features

-  3 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  2 x Parking spaces
-  EV charging point

The Barnwood is a good-looking double-fronted detached home that will catch your eye if you are looking for more space for your growing family. Or maybe you want to downsize, but still have room for friends and family to stay. Either way, this could be the ideal place to call home. Two sociable living spaces, three bedrooms and two bathrooms will certainly help you to do that.

 **B**  
Energy  
Efficiency Rating



### Ground floor

Kitchen	3.01 x 3.10m
Dining room	3.13 x 2.54m
Living room	3.24 x 5.65m

### First floor

Principal bedroom	3.29 x 3.69m
Bedroom 2	4.13 x 3.69m
Bedroom 3	3.09 x 2.64m

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# The Brampton

4-bedroom detached home



## Features

 4 x Bedrooms

 1 x Bathroom

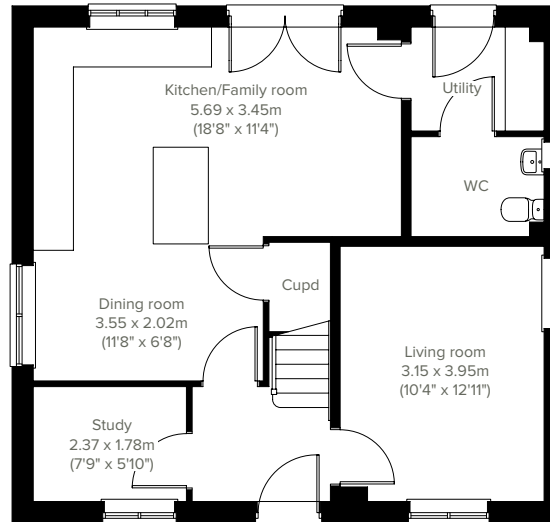
 1 x En suite

 3 x Parking spaces

 EV charging point

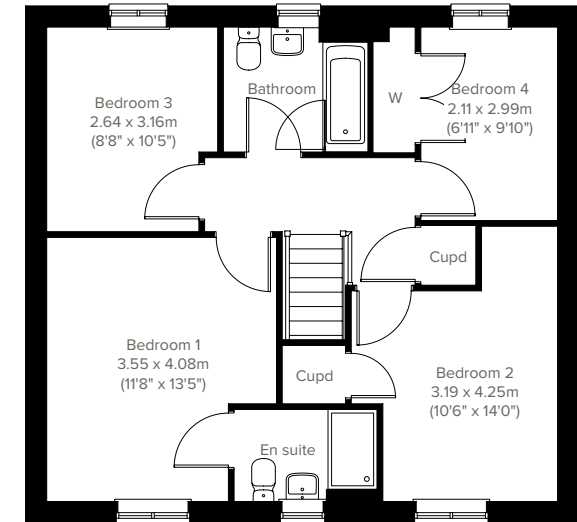
Family life works really well in this easy-to-live-in detached four-bedroom new home. The Brampton has the flexibility of open plan space as well as separate private space. The main living area, with kitchen, dining and relaxed family zones, is at the heart of this home, while the living room and study give you all the opportunity to take a break and have some quiet time when you need it.

 **B**  
Energy  
Efficiency Rating



### Ground floor

Kitchen/Family room	5.69 x 3.45m
Dining room	3.55 x 2.02m
Living room	3.15 x 3.95m
Study	2.37 x 1.78m



### First floor

Principal bedroom	3.55 x 4.08m
Bedroom 2	3.19 x 4.25m
Bedroom 3	2.64 x 3.16m
Bedroom 4	2.11 x 2.99m

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# The Knebworth

4-bedroom detached home

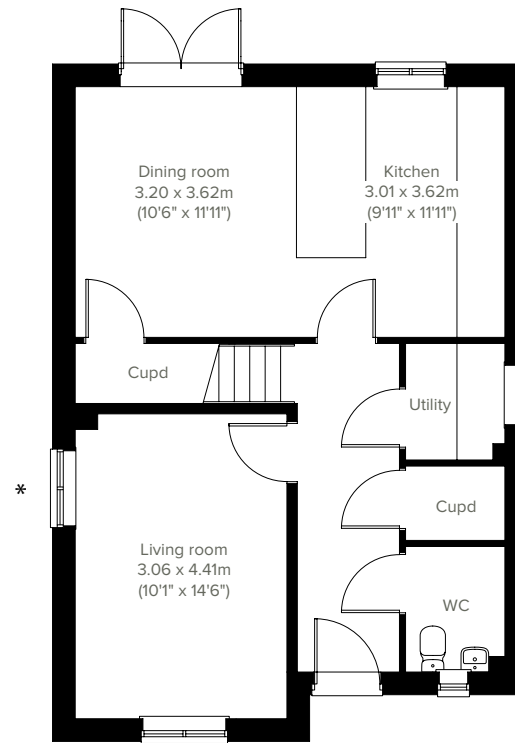




## Features

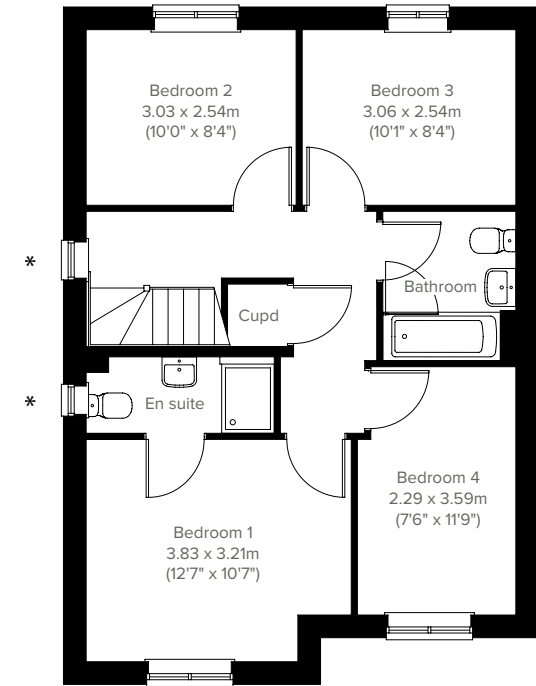
-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  3 x Parking spaces
-  EV charging point

If your new home wish list includes four bedrooms, two bathrooms and well-designed ground-floor living space to suit a busy family, the Knebworth is ready for you. With French doors to the garden for al fresco dining and fresh air in the summer and a separate living room for cosy family evenings, this is a lovely home to call yours.



### Ground floor

Kitchen	3.01 x 3.62m
Dining room	3.20 x 3.62m
Living room	3.06 x 4.41m



### First floor

Principal bedroom	3.83 x 3.21m
Bedroom 2	3.03 x 2.54m
Bedroom 3	3.06 x 2.54m
Bedroom 4	2.29 x 3.59m

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# Specification – 2 & 3 Bed Terraced/Semi Homes

## General

- Fibre optic home hub with media plate to living room
- White sockets and light switches throughout
- Pendant type fittings to all rooms, apart from white spotlights to bathroom, WC & en suite
- Dulux matt emulsion finish in brilliant white to walls and ceilings
- White vertical panel internal doors
- Ash handrails and newel caps
- Gas central heating
- Black UPVC double glazed lockable windows

## Kitchen

- Choice of kitchen units/laminate worktop (subject to build stage) to include cutlery tray and soft close doors as standard
- Worktop upstand to kitchen and utility (where applicable)
- Single bowl AGA Leisure sink with chrome mixer tap
- Single stainless steel electric oven
- Stainless steel gas hob
- Stainless steel chimney hood
- Fully integrated fridge/freezer
- Plumbing for washing machine and space for dishwasher (where applicable)
- Glass splashback from range of colours (subject to build stage)
- Boiler housing to be provided as standard to the kitchen only

## Bathrooms and en suites

- Soft close toilet seat and covers
- Contemporary style sanitaryware
- Half height tiling to the WC
- Splashback around the bath (full height to tap end if no en suite) with half height to wet walls in the bathroom, full height tiling in the shower and half height to the wet walls in the en suite (where applicable)
- Mira Agile EV to Ensuite or over the bath with a screen if no ensuite available

## Exterior

- Outside tap
- EV Charging point 7KWh Mode 3
- Security chain to front door
- 1.8-metre high fence
- Front landscaped garden

## Warranty

- 10 year new homes warranty
- 2 year Charles Church warranty

# Specification – 3 Bed Detached Homes

## General

- Fibre optic home hub with media plate to living room
- Pre-wired for digital TV
- White sockets and light switches throughout
- Pendant type fittings to all rooms, apart from white spotlights to kitchen, bathroom, WC & en suite
- Dulux matt emulsion finish in brilliant white to walls and ceilings
- Ash five panel internal doors
- Ash handrails and newel caps
- Gas central heating
- Black UPVC double glazed lockable windows

## Kitchen

- Choice of kitchen units/laminate worktops (subject to build stage) to include cutlery tray, soft close doors, under unit lighting and plinth lights
- AGA Leisure Albion sink with chrome mixer tap
- Electrolux double stainless steel electric oven
- Electrolux stainless steel gas hob
- Electrolux stainless steel chimney hood
- Fully integrated fridge/freezer, dishwasher and washing machine
- Glass splashback behind hob from range of colours

## Bathrooms and en suites

- Contemporary style sanitaryware
- Half height tiling to the WC
- Full height tiling around the bath with half height to wet walls in the bathroom, full height tiling in the shower and half height to the wet walls in the en suite (where applicable), all with chrome trim
- Mira Agile EV to main shower location, all additional showers will be electric with a screen to the bath
- Wall hung WC with concealed cistern in cloakroom, bathroom and ensuite with soft close toilet seats and covers
- Wall hung basin with floating vanity unit

## Exterior

- Outside tap and socket
- EV Charging point 7KWh Mode 3
- Rear garden turfed
- Security chain to front door
- Smoke detectors to hall and landing
- 1.8-metre high fence

## Warranty

- 10 year new homes warranty
- 2 year Charles Church warranty

# Specification – 4 Bed Detached Homes

## General

- Fibre optic home hub with media plate to living room
- Pre-wired for digital TV
- White sockets and light switches throughout
- Pendant type fittings to all rooms, apart from white spotlights to kitchen, bathroom, WC & en suite
- Dulux matt emulsion finish in brilliant white to walls and ceilings
- Ash five panel internal doors
- Ash handrails and newel caps
- Gas central heating
- Black UPVC double glazed lockable windows

## Kitchen

- Choice of kitchen units/worktop (subject to build stage) to include cutlery tray, soft close doors, under unit lighting and plinth lights.
- Quartz worktop with quartz splashback to the hob
- Under mounted sink with Aquatech mixer tap
- AEG double stainless steel electric oven
- AEG stainless steel gas hob
- AEG stainless steel chimney hood
- Fully integrated fridge/freezer, dishwasher and washing machine as standard
- Boiler housing to be provided as standard to kitchen/utility depending on location

## Bathrooms and en suites

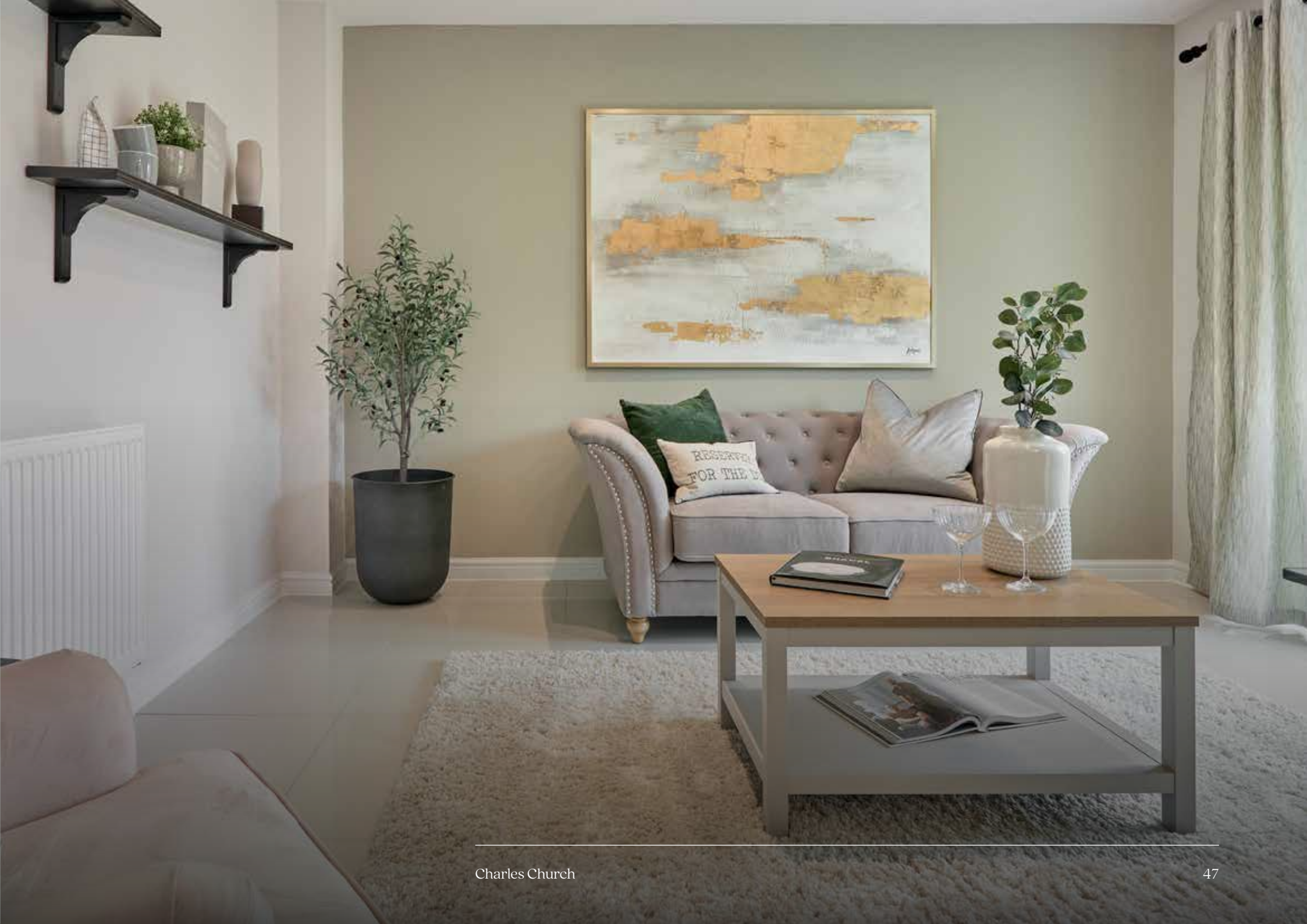
- Soft close toilet seat and covers
- Contemporary style sanitaryware
- Half height tiling to the WC
- Full height tiling around the bath with half height to wet walls in the bathroom, full height tiling in the shower and half height to the wet walls in the en suite (where applicable), all with chrome trim
- Mira Agile EV to main shower location, all additional showers will be electric with a screen to the bath
- Wall hung WC with concealed cistern in cloakroom, bathroom and en suite
- Wall hung basin with floating vanity unit
- Duel fuel Chrome towel rail to bathrooms and ensuites (where possible)

## Exterior

- Outside tap and socket
- EV Charging point 7KWh Mode 3
- Rear garden turfed
- Security chain to front door
- Smoke detectors to hall and landing
- 1.8-metre high fence

## Warranty

- 10 year new homes warranty
- 2 year Charles Church warranty



# 10 reasons to buy a new home.




## 01. Cheaper bills.

Because new homes are designed with efficiency in mind – cost-effective heating systems, advanced insulation, double-glazed windows and doors – you'll start saving money on your energy bills from the moment you move in.

## 02. Moving schemes.

Think you can't afford to move home? Think again. From Part Exchange and Own New Rate Reducer to Armed Forces and Key Worker Discounts, there's a host of offers and incentives that make buying a brand new home a little bit easier.



## 06. Peace of mind.

Your Charles Church home is backed by a 10-year new homes warranty, plus two-year Charles Church defects warranty. Should you need to make a claim, our Customer Care Team will be on hand to help.



## 07. Designed for modern living.

Considered, flexible room design and spaces that can be adapted for life how you choose to live it, now and in the future.





03.

## More freedom to do what you love.

Spend less time and money on home maintenance and repairs and more on the things that bring you joy: going for walks, entertaining family and friends, going on holiday, or simply finding a cosy corner to sit and read a book.

04.

## Everything is new.

New kitchen. New bathroom. New heating system. New paint. A brand new home means you can walk straight in and start living, secure in the knowledge that your property has been built and finished to the latest quality and efficiency standards.



05.

## No upper chain.

Relax knowing that your vendor is reputable, reliable and has a vested interest in ensuring you move into your new home as quickly and as painlessly as possible.

08.

## High spec as standard.

You'll feel the quality as soon as you walk through the front door. From the Silestone worktops and German appliances in the kitchen, to the chrome towel radiators in the bathroom and chrome sockets and light switches throughout. Everywhere you look and touch will feel just right.



09.

## A fresh start.

Forget stripping someone else's wallpaper, cleaning cupboards and painting skirting boards, a new home is clean and fresh, ready for you to move into and start living straightaway.

10.

## Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected with lockable windows, smoke detectors, fire retardant materials and security lighting.



# Bringing you a step closer to sanctuary.

Buying a new home is exciting but, for most of us, it's also the biggest financial commitment we'll ever make. Our moving schemes offer something for everyone, making the decision to buy a brand new Charles Church home just that little bit easier.

# Schemes available to help you move.



## Deposit Unlock.

Buy your new home with a deposit of just 5%, thanks to Deposit Unlock, a new mortgage guarantee product.



## Part Exchange.

Break the chain and Part Exchange your current home for a brand new Charles Church home. No chain, no hassle.



## Deposit Boost.

We'll boost your 10% deposit to 15% with our Deposit Boost scheme.



## Home Change.

We'll help you sell your home in three simple steps. No agent valuation costs. No estate agent fees. No hidden fees or paperwork.



## Bank of Mum and Dad.

Buying your first home with financial support from a family member? We'll thank them with a gift of £2,000.



## Early Bird.

Be first in line. Secure your preferred plot before it's officially released for sale.



## Armed Forces/Key Worker Discount.

Because you look after us, we'll look after you with a £500 discount on every £25K you spend on a new Charles Church home.



## Own New Rate Reducer.

Take advantage of lower interest rates and smaller monthly payments when you buy a Charles Church home with Own New Rate Reducer.



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### Our star rating

We've been awarded a five star rating by the Home Builders Federation in their 2025 survey.

Issue: May 2025 Ref: 320-308

Charles Church Developments Limited, Registered office: Charles Church House, Fulford, York YO19 4FE

Registered in England no: 1182689

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