

Stableford Green

BISHOPS STORTFORD

Stonebond.

Stonebond.

" We are incredibly proud to be introducing this stunning collection of new homes to the market. Each home exhibits the meticulous attention to detail and high quality finish we pride ourselves on."

"Ideally located, this exclusive development allows residents to enjoy a close proximity to the historic market town of Bishops Stortford whilst being on the doorstep of beautiful open countryside.

We have been working hard to ensure each home at Stableford Green has been carefully designed for modern living. Whether you're buying your first home or putting down permanent roots, our teams are here to help guide you through the process and support you long after the last brick has been laid."

Robert Wilkinson

Managing Director

WELCOME HOME



Stableford Green is an exclusive new collection of 1, 2 & 3 bedroom bungalows and 2, 3, & 4 bedroom houses ideally located for town and country.

STABLEFORD GREEN

The homes at Stableford Green aren't just beautiful to look at, quality has been built into their very foundations. We have utilised a varied and inspiring material palette, respecting the local vernacular, to ensure your home ages gracefully.



Computer generated image is indicative only. All planting and landscaping shown within the imagery is for illustrative purposes and may vary as construction takes effect. Planting shown is an interpretation of how the site may look when matured.

DESIGN THAT ENDURES

Impeccably styled to be warm and inviting, each home offers soft grey internal woodwork, with crisp white walls ready for you to make your home your own.

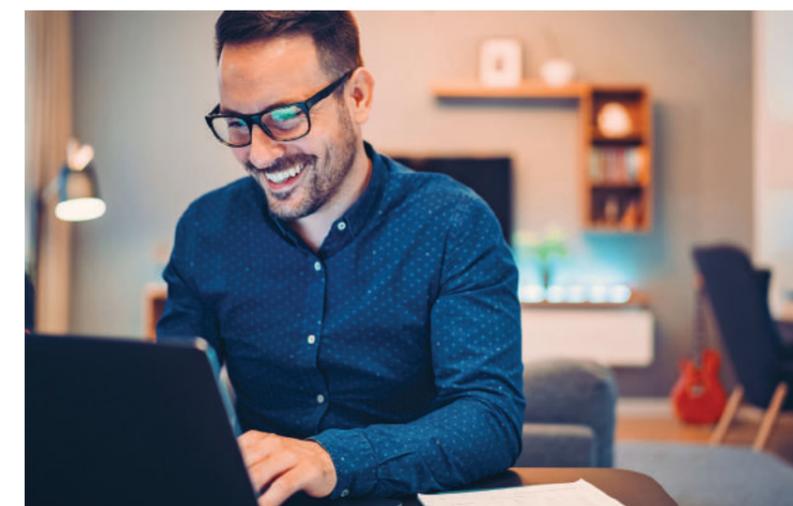
Light-filled kitchen and living spaces have been perfectly designed to be versatile, whether you're sitting down for a family meal, entertaining friends or relaxing on your own with a good book.



Interior image is from a previous Stonebond Properties' project.



HOMES TO
INSPIRE



CREATED FOR MODERN LIVING

Our expertly planned homes are designed to help you find the ideal work life balance.

A flexible approach to working has become a key element of everyday modern life. These homes provide ample space for working from home, enabling those who switch between office and remote work to do so seamlessly.

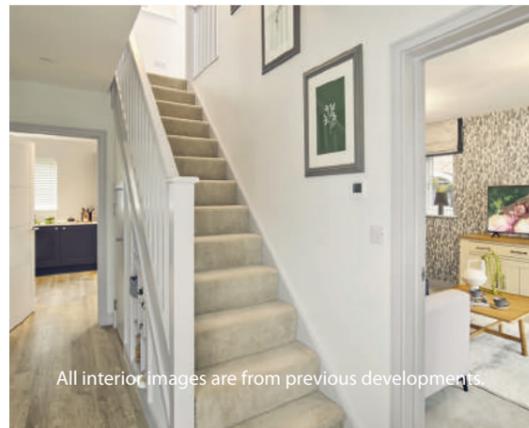


LUXURY AS STANDARD

Kitchens have been designed with quality and ease of use in mind to truly make this the heart of your home.

Every kitchen comes with good quality integrated Bosch appliances, cabinets are fitted with soft close doors and drawers, and stylish work surfaces and luxury Amtico flooring are also provided.

We are delighted to offer a superb specification as standard, including dishwashers and stylish wine coolers.



All interior images are from previous developments.



ROOMS DESIGNED WITH YOU IN MIND

Master bedrooms are generously proportioned and include built-in wardrobes with ample storage space.

Roca bathroom suites can be found in all of the homes at Stableford Green, perfectly complemented with a stylish choice of tiles.* Smart concealed cisterns come as standard along with heated towel rails for your comfort.

Quality specifications and elegant finishes come as standard throughout every new Stonebond home.

Interior images are from previous Stonebond Properties' projects.



THE SPECIFICATION

Kitchens –

- 4 bedroom homes to have Silestone worktops and upstand (*Ferndown, Broadstone, Prestwick, Wentworth, Ellerston, Fairmont, Birkdale, Muirfield, Sunningdale and Birkshire*)
- 1, 2 and 3 bedroom homes to have laminate worktop and up-stand : (*Kingston, Berwick, Burnham, Balgownie, Gleneagles, Belfry, Queenwood, Turnberry and Carnoustie*)
- 1.5 bowl undermount s/steel sink to 4 bedroom homes
- 1.5 bowl s/steel sink to 1, 2 and 3 bedroom homes
- Hansgrohe mixer tap in chrome to all plots
- LED flexible strip lights to underside of wall units
- Multi-gang switches for appliances

Appliances –

- Bosch single oven and micro combi-oven (*Ferndown, Broadstone, Prestwick, Wentworth, Ellerston, Fairmont, Birkdale, Muirfield, Sunningdale, Birkshire, Balgownie, Belfry, Gleneagles, Queenwood, Turnberry and Carnoustie*)
- Bosch single oven & microwave (*Kingston, Berwick and Burnham*)
- Bosch gas hob
- Extractor hood
- Bosch integrated low-frost fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated washer/dryer provided to all plots with no utility room
- Space provided for washer/dryer within plots with a utility room or cloakroom/utility
- Integrated wine cooler

Heating –

- Underfloor heating to the ground floor of all plots
- Thermostatically controlled wall mounted radiators to first floors
- Gas Combi Boiler

Connectivity –

- BT point to living area
- Infrastructure ready for Sky Q connectivity

Electrical –

- White fittings throughout
- Low energy downlighters to kitchens, hallways and bathrooms
- Low energy pendant lighting to living area and bedrooms
- Ceiling mounted CO and heat detectors

Internal finishes –

- Built-in wardrobes to master bedroom
- Walls and Ceilings : Dulux Pure Brilliant White
- Skirting, Architrave, Doors & Staircase : Pale Slate Satinwood
- Contemporary chrome ironmongery

Baths, en-suites and cloakrooms –

- White contemporary sanitaryware with chrome brassware
- Half- height tiling to walls with sanitaryware fitted
- Full-height tiling around bath and shower enclosures
- Thermostatically controlled exposed shower valve with fixed riser head
- All bathrooms to have recessed storage
- Soft closing toilet seats
- Heated towel rails

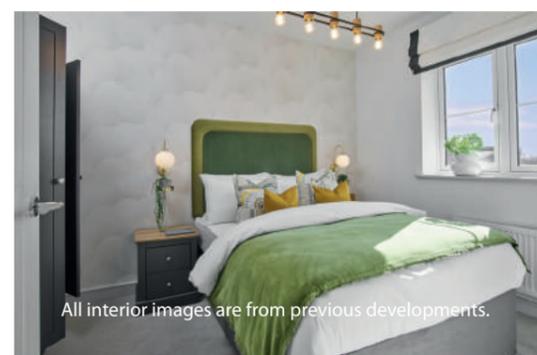
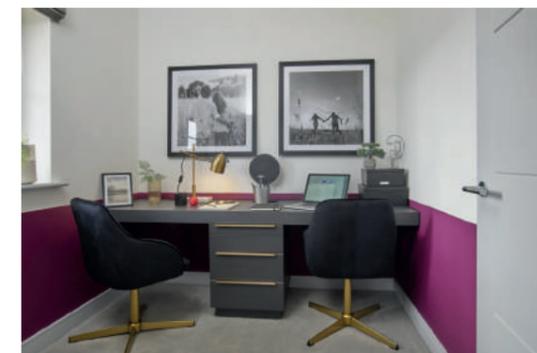
External details –

- LED light on a PIR sensor front and back
- UPVC Windows in White
- Composite front door in Black
- External tap to all plots

General –

- 10-year Premier Guarantee provided
- 2-year Stonebond Customer Care Guarantee

Specification correct as intended at the time of going to print.



All interior images are from previous developments.

DISCOVERING THE LOCAL AREA

Bishop's Stortford is a historic market town on the Essex-Hertfordshire border, surrounded by picturesque villages, rolling countryside and superb travel connections.

Effortlessly combining medieval history with contemporary amenities and a welcome range of convenient stores, Bishop's Stortford's picturesque streets and period architecture hold something for everyone. High street brands and household names sit shoulder to shoulder with designer boutiques, cosy coffee shops and a selection of friendly eateries – with well-known major supermarkets also on hand to cover all your daily needs. With an impressive array of both private and state schools also nearby, you'll find the town is an excellent place to put down roots for all the family.

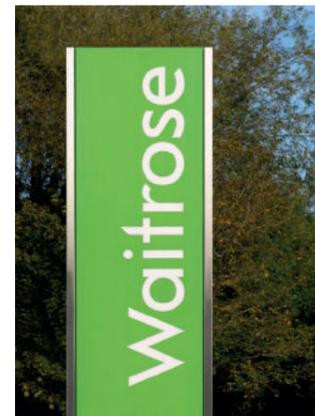




BE SPOILT FOR CHOICE

The highly-rated Bishop's Stortford Golf Club is right on your doorstep, with a selection of homes on the development offering views across the beautiful green.

Bishop's Stortford and this highly desirable part of the country is a treasure-trove of outdoor activities, stately homes, nature reserves, charming villages and country pubs waiting for you to explore, all bound up by extensive travel links.



YOUR WELLBEING

Location images are indicative only.



15 STANSTED AIRPORT

MINS BY CAR
(4 miles)

Whether travelling for work or pleasure, your gateway to a wide range of cities and holiday spots across Europe and beyond is conveniently nearby. A cab ride rather than a hefty car park fee.

HARLOW 30

MINS BY CAR
(10 miles)

This buzzing commercial centre boasts plenty of eating, entertainment and leisure opportunities within the multi-screen cinema, Playhouse, Harlow Bowl and Leisurezone for its pool and gym.

35 CHELMSFORD

MINS BY CAR
(20 miles)

Essex's civic centre caters to all tastes, with its pedestrianised shopping areas and malls home to a wide range of high street names, exclusive brands, popular bars and high-quality eateries.

CAMBRIDGE 40

MINS BY CAR
(28 miles)

This prestigious seat of learning wears its heritage proudly. A trip around its ancient colleges, labyrinthine streets, exotic eateries and delightful boutiques makes for a truly inspiring day out.

45 LONDON

MINS BY CAR
(37 miles)

With Bishop's Stortford positioned on the mainline, getting to the capital couldn't be simpler. Trains run frequently into Liverpool Street Station, giving you easy access to everything the City has to offer.

DEVELOPMENT LAYOUT



THE KINGSTON
Two Bedroom Home
79 sqm (850 sqft)



THE BERWICK
Two Bedroom Home
79 sqm (850 sqft)



THE BURNHAM
Three Bedroom Home
100.7 sqm (1084 sqft)



THE FERNDOWN
Three Bedroom Home
112.7 sqm (1213 sqft)



THE BROADSTONE
Three Bedroom Home
112.7 sqm (1213 sqft)



THE PRESTWICK
Four Bedroom Home
141.5 sqm (1524 sqft)



THE WENTWORTH
Three Bedroom Home
138.5 sqm (1491 sqft)



THE ELLERSTON
Three Bedroom Home
138.5 sqm (1491 sqft)



THE FAIRMONT
Four Bedroom Home
120.7 sqm (1299 sqft)



THE BIRSDALE
Four Bedroom Home
123.6 sqm (1330 sqft)



THE MUIRFIELD
Four Bedroom Home
123.6 sqm (1330 sqft)



THE SUNNINGDALE
Four Bedroom Home
170.8 sqm (1839 sqft)



THE BIRKSHIRE
Four Bedroom Home
149.5 sqm (1609 sqft)



THE BALGOWNIE
Two Bedroom Bungalow
79.6 sqm (857 sqft)



THE GLENEAGLES
Two Bedroom Bungalow
79.6 sqm (857 sqft)



THE CORBALLIS
Two Bedroom Bungalow
79.6 sqm (857 sqft)



THE BELFRY
Three Bedroom Bungalow
98.1 sqm (1056 sqft)



THE QUEENWOOD
Three Bedroom Bungalow
98.1 sqm (1056 sqft)



THE TURNBERRY
One Bedroom Bungalow
98.1 sqm (1056 sqft)



THE CARNOUSTIE
Two Bedroom Bungalow
103 sqm (1111 sqft)

Please note ; Plots 1-6, 21, 22, 27, 28, 39, 40 and 46-57 are not for open-market private sale.
Please speak to a Sales Consultant for details and information on the plots available.

All housetype/plot sizes are approximate only. Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the Sales Consultant for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are approximate only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our Sales Consultant to view the detailed architects site drawings for full and accurate details.



When you chose a newly-built Stonebond home as your first or next step on the property ladder, you'll be getting an up-to-the-minute property that's designed around modern lifestyles and built to last.



WHY BUY NEW?

A newly-constructed home gives you the chance to find somewhere tailored both to modern lifestyles and your own personal preferences. Let our team guide you through what's on offer.

Brand new finishes and fittings

Everything you see will have just been installed, fixed, painted, varnished and polished, with no wear and tear.

No need for repairs

Your new home is covered by our 2-year Stonebond warranty and a reassuring 10-year Premier Guarantee for peace of mind.

Appliances and technology

There will be no need for you to think about replacing fridges, dishwashers or showers etc, we'll install quality branded energy efficient appliances ready for you to use as soon as you move in.

A blank canvas

Replacing a previous owner's idea of 'interior design' can be a costly and time consuming process. Move into a brand new home at Stableford Green, and you'll have the perfect blank canvas waiting for you to make your home your own.

Building a better future

We create quality, eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes is designed for modern living, with lower environmental impact and running costs, and low maintenance. These provide compelling reasons to choose a new home at Stableford Green.



SUSTAINABLE DEVELOPMENTS

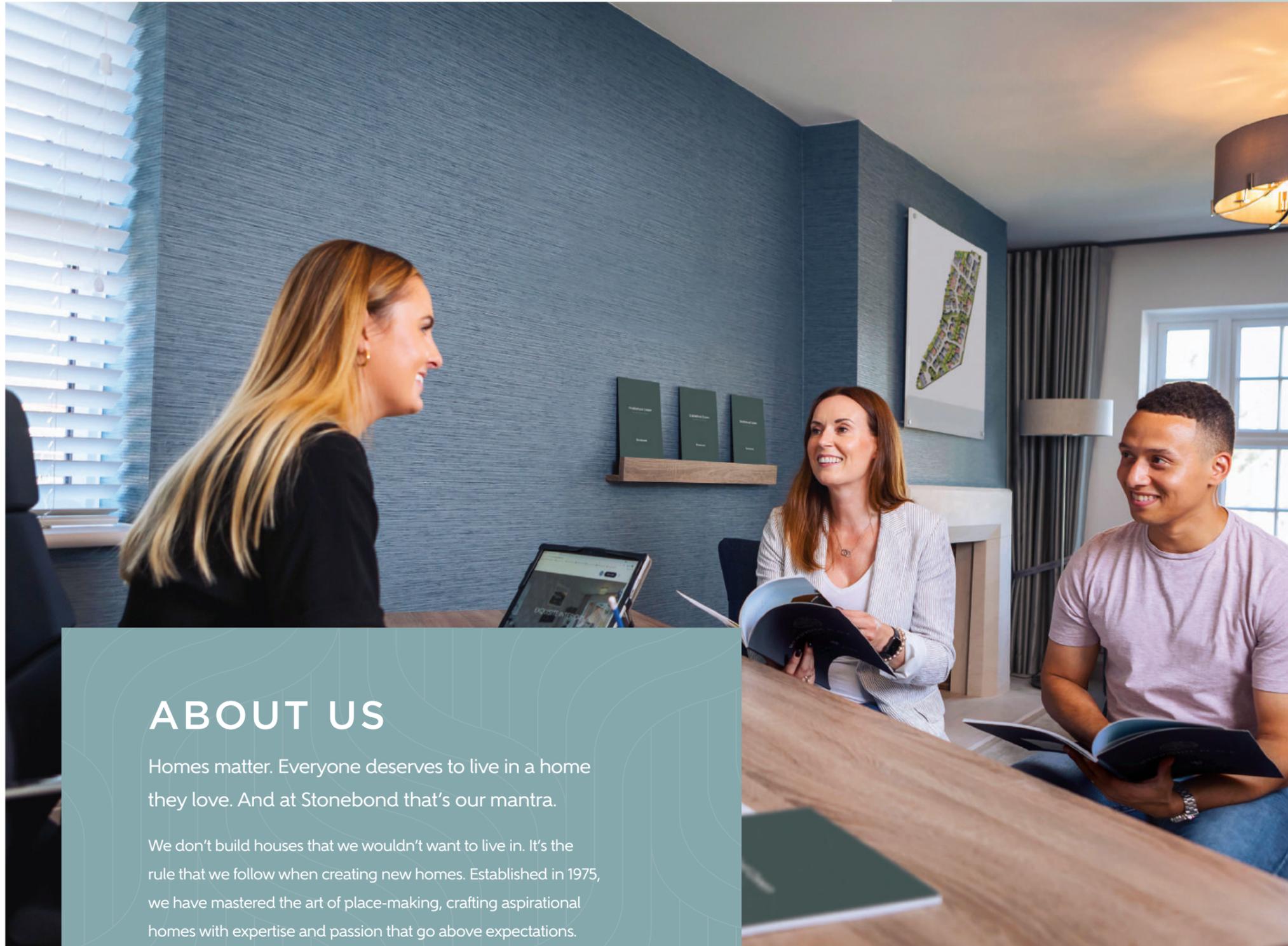
At Stonebond, we are highly committed to creating high-quality, sustainable developments, to be enjoyed now and for generations to come.

All our new homes include energy saving initiatives that will help household outgoings, as well as benefiting the environment.

We carefully consider how to design our homes to be energy efficient. Sustainable features can be seen throughout our homes meaning they come with a smaller carbon footprint than an equivalent second-hand property, which is great news for the planet and means lower energy bills for you.

Stonebond.

- 1 LOW ENERGY LIGHTING**
Is used throughout the homes.
- 2 INSULATED FLOORING**
With underfloor heating to the ground floor.
- 3 FULL CAVITY WALL INSULATION**
Helping to keep the warmth inside you home.
- 4 KITCHEN APPLIANCES**
Where possible, all appliances are A-rated.
- 5 GREENER MATERIALS**
A range of materials used are from renewable, sustainable or recyclable sources.
- 6 DUAL FLUSH TOILETS**
Stylish dual flush toilets that save water, save money, and clog less due to their powerful flush.
- 7 SMART METERS AND BOILERS**
Smart Meters encourage energy monitoring and help to run your home more efficiently – and boilers are especially selected to be highly efficient.



ABOUT US

Homes matter. Everyone deserves to live in a home they love. And at Stonebond that's our mantra.

We don't build houses that we wouldn't want to live in. It's the rule that we follow when creating new homes. Established in 1975, we have mastered the art of place-making, crafting aspirational homes with expertise and passion that go above expectations.

PASSIONATE

Our passion for customer service means we will support you throughout the buying process - and it begins at the very outset; we would like to ensure you feel completely satisfied with your experience and will provide regular build updates right up to the day you move in, and expert guidance beyond.

Each new Stonebond homeowner will be invited to attend a personal home demonstration with the team before you move in. Plus, on top of Stonebond's own 2-year Customer Service Promise, new owners will have the peace of mind of an industry leading 10-year Premier Guarantee.

The Consumer Code for Home Builders applies to our home buyers under the insurance protection of one of the supporting Home Warranty bodies. The code sets out key principles that we, as a home-builder, must adopt in support of the interests of you, our purchasers.

For information visit [consumercode.co.uk](https://www.consumercode.co.uk).

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

CONVENIENT CONNECTIONS

Stonebond are renowned for creating quality developments in well-located settings, and Stableford Green is no exception. Bishop's Stortford benefits from excellent transport links by both road and rail, making journeys into central London and throughout the wider surrounding region as easy as possible, and ensuring that Stableford Green is a highly desirable, accessible and convenient place to live.

AMENITIES

Waitrose & Partners	1.5 miles
Herts & Essex Community Hospital	0.8 miles
Jackson Square Shopping Centre	1.4 miles
Bishop's Stortford Train Station	1.5 miles
Bishop's Stortford College	2.1 miles
Sainsbury's Supermarket	3.5 miles

LEISURE

Bishop's Stortford Golf Club	0.4 miles
Herts & Essex Sports Centre	1.1 miles
Empire Cinema	1.5 miles
Grange Paddocks Leisure Centre	2.5 miles
Southern Country Park	3.5 miles
National Trust – Hatfield Forest	4 miles

NEARBY

Stansted Mountfitchet	3.8 miles
Great Dunmow	8.1 miles
Harlow	10 miles
Hertford & Ware	15 miles
Braintree	17.5 miles
Chelmsford	20 miles

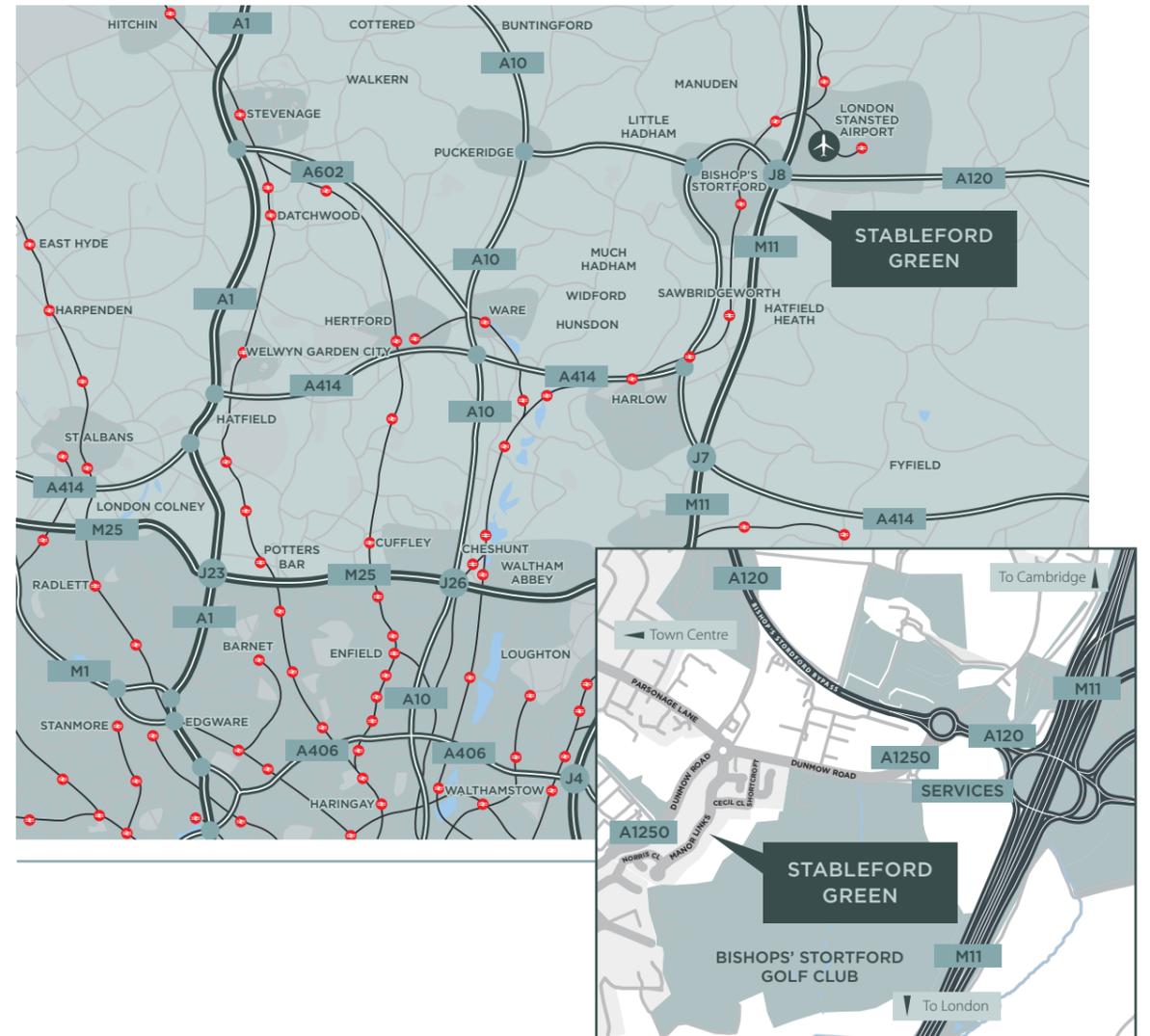
RAIL LINKS

Cambridge [CBG]	▲ 35 Minutes
Bishop's Stortford	1.5 miles from Stableford Green
Harlow Town [HWN]	▼ 10 Minutes
Cheshunt [CHN]	▼ 20 Minutes
Tottenham Hale [TOM]	▼ 25 Minutes
London Liverpool Street [LST]	▼ 40 Minutes

Train times listed are based on approximate National Rail timings and may involve changing services. All times and distances quoted are approximate only.

HOW TO FIND US

Stableford Green, off Manor Links, Bishop's Stortford, Hertfordshire | Sat-Nav Postcode : CM23 5RA



The information in this document has been prepared solely for the purpose of providing general information about Stableford Green and we have taken the utmost care to ensure that the information is accurate at the time of its inclusion in this brochure, but does not guarantee the accuracy or completeness and shall not be liable for any loss or damage which may arise from reliance on the information. All illustrations and computer-generated images reflect the artists' interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. The developers reserve the right to make modifications to the overall plans of The Courtyard, changes to architectural and interior features and finishes, brands, colours, materials, building design, specifications, ceiling heights, flooring patterns and floor plans without notification.

Stonebond.

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For **information and regular updates** follow us on social media.

