



PLOT 1 BARNMEAD CLOSE START HILL

Bishop's Stortford, CM22 7TA



** GUIDE PRICE £900,000 - £950,000 **

** PLOT 1 - 4 BEDROOM DETACHED HOUSE -
1990.59 SQ.FT **

We are delighted to bring to market this BRAND NEW 4 BEDROOM DETACHED HOUSE offering both style and space, perfectly positioned in a well-connected location on an exclusive, luxury development of just nine other thoughtfully designed family homes.

Barnmead Close enjoys superb connections - Located just minutes from Bishop's Stortford Town centre, residents can enjoy the charm of a historic market town with its excellent schools, shops, cafes, and restaurants — all complemented by fast rail links to London Liverpool Street. With the A120 and M11 close by, and Stansted Airport under 10 minutes away, Barnmead Close offers effortless travel for work or leisure, both locally and internationally.

Residents keen to seek out recreational activities, will find that you are within easy reach of the stunning ancient Hatfield Forest Nature Reserve, home to over 3500 species of wildlife, and with beautiful forest trails, ideal for walking, running or cycling. The nearby River Sort offers peaceful riverside walks along the towpath, and for golfing enthusiasts Bishop Stortford Golf Club is around a mile from the development.

These beautiful homes strike a perfect balance between modern living in a convenient location yet still enjoying the countryside retreats of the surrounding Hertfordshire landscape, and we urge interested parties to view at their earliest convenience.

** 9 plots available - prices range from £400,000 -
£950,000 **

BRAND NEW
DETACHED HOUSE -
1990.59 SQ.FT

GROUND FLOOR
CLOAKROOM

FOUR DOUBLE
BEDROOMS

KITCHEN / DINER &
SEPARATE UTILITY

EN-SUITE BATH TO
MASTER

SEPARATE LOUNGE

FAMILY BATHROOM

LANDSCAPED
GARDENS & PARKING



Description

SPECIFICATIONS:

KITCHENS:

- German Design Handleless Kitchen with Bosch Appliances.
- Oven, Hob, Microwave, fridge freezer, dishwasher, Washing Machine and Dryer.
- Led Under Counter Lights
- Stone work Surfaces

BATHROOMS/SHOWER ROOM:

- Contemporary Bathroom/Shower Suites with wall hung sink units and wall hung toilet
- Hansgrohe fittings
- Fully Tiled with Porcelain Tiles
- Heated Towel Rails

INTERNAL FINISHES:

- Modern oak veneer doors
- Modern skirtings and architraves
- Modern brush chrome switches and sockets
- Brilliant white paint to all walls and ceilings
- White satinwood to all skirtings and architraves
- Sound proofed walls and windows

CONNECTIVITY

- App controllable heating and hot water controls
- TV & Sky ready
- USB charge sockets to certain areas
- Ceiling mounted Bluetooth speakers to living/dining area's
- Fibre internet to the property

HEATING

- Ground floor gas fired water underfloor heating and porcelain tiles throughout the ground floor
- Mechanical ventilation heat recovery (MVHR) system
- Gas heating & underfloor wet system

EXTERNAL DETAILS:

- Private gated estate with door entry function to open gate
- Alarm systems to all houses with function of app control
- Lawn to gardens
- Patios with porcelain tiles and bifold door
- Secure composite doors front doors
- External electric sockets and taps

PARKING:

- EV charging points to each house
- Allocated parking to all plots

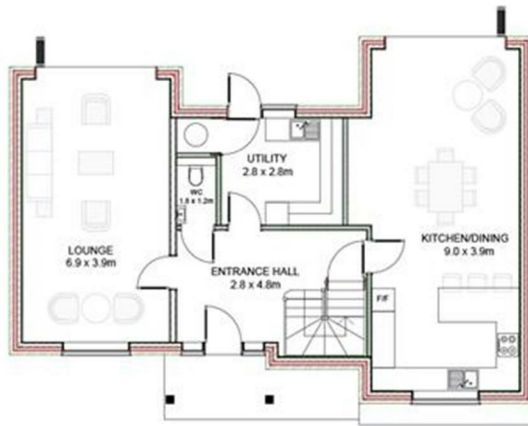
GENERAL:

- 10 Year ICW structural warranty
- Access to country track from the estate





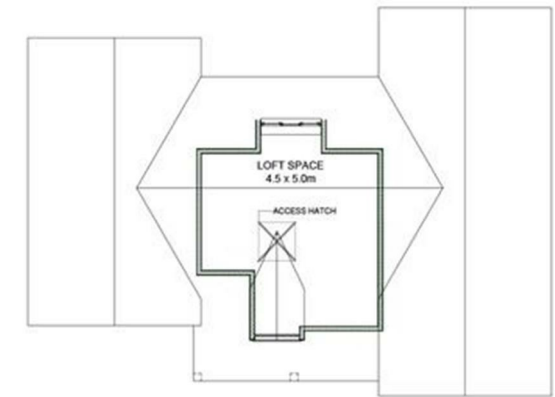
BARNMEAD CL. PLOT 1



GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOFT PLAN

SERVICES:
Local Authority: Bishop's Stortford
Council tax band: New Build
Post Code: CM22 7TA

VIEWING:
Strictly by prior arrangement with Keith Ashton Estate Agents

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at www.mortgagebusiness.net

We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

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