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BEAUMONT AVENUE, BISHOP'S STORTFORD CM23 4AS





# WELCOME TO | Maltings Place







# Village living at its best

A COLLECTION OF THREE, FOUR, AND FIVE BEDROOM HOMES THAT BRING ASHBERRY HOMES LUXURY TO THE ST JAMES' PARK COMMUNITY

Located in the village of Thorley, on the outskirts of Bishop's Stortford, Maltings Place at St James' Park is set around a proposed brand-new primary and secondary school and features extensive parkland and open space – perfect for family life.

Despite the bustle of the town centre being a simple seven-minute drive away, this charming village possesses a genuine rural charm. Nearby Thorley Wash Nature Reserve is the highlight of the surrounding Hertfordshire countryside, with its towpath, bridleway and sculpture trail making the ideal place to stroll among peaceful surroundings.

It's the perfect way to earn a trip to the village pub, whether that's to warm up with a hearty lunch on a crisp winter's day or refuel with a cold drink in the summer sun. Each home at Maltings Place has been designed and built to the high standards of quality for which Ashberry is renowned. A perfect balance between energy efficiency, practicality and comfort, combined with excellent local amenities and transport links, means there's no better place to call home – now and long into the future.

Bishop's Stortford's historic streets play home to countless cafés that make the ideal pit stop on a day browsing the many independent shops, high street retailers and regular local market.

Alternatively, spend the day soaking up some history and culture at the South Mill Arts Centre, where you'll find a museum and gallery to explore. Furthermore, an easy drive north will take you to the beautiful Audley End house, gardens and popular miniature railway, which is a wonderful family experience.

Evening entertainment is well catered for with a trip to the cinema or the town's theatre where there are various regular shows to enjoy including drama, comedy, music and dance. Add a great selection of bars and restaurants into the mix and you can be sure of an enjoyable night out.

If fitness is your thing, look no further than Nuffield Fitness Centre, which offers a swimming pool, well-appointed gym and a range of fitness classes. Additionally, nearby Down Hall luxury hotel and spa makes the perfect place to pamper yourself after a workout, with a wet spa, indulgent treatments and an enticing restaurant.

When it comes to transport, Maltings Place is very well-connected. Via road, the M11 puts the city of Cambridge within an hour and opens gateways to the rest of the country via the M25 and A1(M).

Trips to London by rail are also made easy with Bishop's Stortford station operating services to Liverpool Street in around 40 minutes, while the 20-minute drive to Stansted Airport puts over 150 worldwide destinations on your doorstep.



Favourites

Plot 36 The Marigold - Available £670,000





# Specification

Ashberry  
Homes





			3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
FINISHES	Entrance Doors	GRP Insulated Door	●	●	●
	Loft Hatch	Loft Hatch - Hinged Drop Down   **   ††	●	●	●
	Ceilings	Crown White Matt Emulsion	●	●	●
	Walls	Crown White Matt Emulsion	●	●	●
	Floors	Concrete Ground Floor / Chipboard First Floor	●	●	●
	Window Cills	White Satin MDF	●	●	●
	Stairs	Timber Stair - White Satin MDF Strings	●	●	●
	Balusters	White Satin Stop Chamfered Balusters	●	●	●
	Newel Posts	White Satin Stop Chamfered Newels	●	●	
		Oak Stop Chamfered Newels			●
	Newel Caps	Oak Flat Top Newel Caps	●	●	●
	Handrail	Oak Heavy Duty Handrail	●	●	●
	Skirting	White Satin 120x14 MDF Grooved & Chamfered	●	●	●
	Architrave	White Satin 69x18 MDF Grooved & Chamfered	●	●	●
	Internal Doors	White Pre Finished Ladder Internal Doors	●	●	
		Oak Veneer Internal Doors			●
KITCHEN	Ironmongery	Satin CSL1192 Door Furniture	●	●	●
	Wardrobes	Sliding Fitted Wardrobes to Bed 1	●	●	●
	Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●	●
	Frontals	Bellway Band C options   &	●		
		Bellway Band D options   &		●	●
	Units	Frontal Matching Table Ends	●		
		Unit Framing		●	●
	Worktops	40mm Square Edge Worktops with upstand	●	●	
		Silestone Worktops with upstand			●
	Kitchen Sink	Rangemaster Aria Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	●		
		Rangemaster Glendale Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)		●	
		Rangemaster Undermount sink (1.5 bowl)   ‡‡			●
	Utility Sink	Rangemaster Aria Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●		
		Rangemaster Glendale Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)		●	
		Rangemaster Undermount sink   ‡‡			●
	Appliances Oven	Zanussi Single Oven ZOB343X	●		
WET ROOMS		Zanussi Single Oven ZOHNX3X1		●	
		A E G Single Oven BPK642020M			●
	Appliances Hob	Zanussi 4 Burner Gas Hob ZGH62414XS & SS Splashback	●		
		Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback		●	
		A E G 5 Burner Gas Hob HQ755450SY & SS Spashback			●
	Appliances Extractor	Zanussi Cooker Hood Extractor ZHC60156X	●	●	
		A E G Cooker Hood Extractor DKB4950M			●
	Appliances Microwave	Zanussi Combination Microwave ZKK47901XK		●	
		A E G Combination Microwave KMK721000M			●
	Appliances Fridge Freezer	Zanussi 70/30 Fridge Freezer ZBB28441SV	●	●	
		Zanussi 70/30 Fridge Freezer ZNLN18FST (2no)			●
	Appliance Dishwasher	Removeable Unit (inc Feed & Waste)   ‡	●		
		Zanussi Dishwasher ZDLN1511		●	●
	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●	●	●
	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate   ##	●	●	●
	Cloaks - Basin	Roca Wash Hand Basin   ^	●	●	●
	Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap	●	●	●
	Cloaks - Tiling	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim	●		
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim		●	
		Splashback Tiling to Wash Hand Basin with Flat Edge Chrome Trim			●
	Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate   ##	●	●	●
	Bathroom - Basin	Roca DEBBA 500WHB with Semi Pedestal	●		
		Roca DEBBA 550 WHB with Semi Pedestal   ~~~		●	●
	Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	●	●	●
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●		
		Bristan SAIL Chrome Bath & Basin Mixer Taps		●	●
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure   ^		●	●
	Bathroom - Shower	Over Bath Mira MINIMAL Single Thermostatic Shower   ^^^	●	●	●

			3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
WET ROOMS	Bathroom - Tiling	Full height Tiling to Bath (Band 2), Splashback to WHB, Flat Edged Chrome Trim	●	●	
		1/2 Height Tiling (Band 4) to Wet Walls with Box Edged Brushed Trim   ***   †††			●
	En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate   ##	●		
		ROCA DEBBA WC with Concealed Cistern & PL1 Flush Plate   #		●	●
	En-Suite - Basin	Roca DEBBA 450 WHB with Semi Pedestal	●		
		Roca DEBBA 550 WHB with Semi Pedestal		●	●
	En-Suite - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel   ^			●
	En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●		
		Bristan SAIL Chrome Bath & Basin Mixer Taps		●	●
	En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure   ^	●	●	●
MECHANICAL	En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower   †††	●	●	
		Mira MINIMAL Dual Thermostatic Shower			●
	En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim   †††	●		
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim   †††		●	●
	Boiler	Ideal LOGIC Combination Boiler (Cb)   ^^	●		
		Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (HOB)   ^^		●	●
	Controls	Google Nest 3RD Gen Dual Zone Learning Thermostat	●	●	●
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●
	Towel Warmers	Flat Chrome Dual Fuel to Bathroom & En Suite 1	●	●	●
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 1)	●	●	●
ELECTRICS	Home Working	Dedicated Power, USB & Data points	●	●	●
	Safety - Fire	Optical Smoke Detector LD3 D2 DET	●	●	●
	Safety - Carbon	Honeywell XC70 Carbon Monoxide Detector	●	●	●
	Consumer Unit	Wylex Consumer Unit	●	●	●
	Sockets & Switches	Electrium CASA White Fittings	●	●	●
	USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	●	●	●
	Shaver / Toothbrush Point	Bathroom & Ensuite 1 Only	●	●	●
	Lighting	Pendant Fitting to Habitable Rooms	●	●	●
	Lighting - Kitchen	White Recessed Spot Lights	●	●	●
	Lighting - Kitchen Under Unit	Slimline Tri-Light	●	●	●
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	●	●	●
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	●	●	●
	Communications - TV	TV Point to Living Room, Family, Bedroom 1 & Study	●	●	●
EXTERNALS & MISC	Communications - Voice	Telephone Point to Living Room	●	●	●
	Communications - Data	Cat 6 Network Point to Living Room, Family, Bedroom 1 & Study	●	●	●
	Communications - Satellite	Dual Connection Satellite Points to Living Room	●	●	●
	Broadband	Ultrafast Fibre Connectivity Openreach	●	●	●
	Build Method	Masonry   ~	●	●	●
	Garages Electrics	Light & Power Point to incurtilage Garages   ~	●	●	●
	Maintenance	External Tap	●	●	●
	Number Plaque	Ashberry Number Plaque	●	●	●
	Footpath & Patio	Grey Riven PCC Flags 450x450x32's	●	●	●
	Garages	Steel Panel Up & Over Canopy Garage Door   ~	●	●	●
	Drives	Biltmac Black   ###	●	●	
	Landscaping - Front	Medallion Turf & Landscape Planting   ---	●	●	●
	Landscaping - Rear	Rotovated Topsoil   ~~	●	●	●
	EV Charging Terminal	Universal Socket 7kW   *   †	●	●	●

\* refer site layout

\*\* fire rated as necessary

\*\*\* full height around bath where shower provided as standard

† electrical infrastructure upgrade maybe required

†† where layout allows

††† full height to shower enclosure

‡ at build stage

‡‡ available only with Silestone / Earthstone or Granite worktops

‡‡‡ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler

^ housetype dependent - liaise with sales executive

^^ housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor

^^^ inc MIRA bath screen 1.1863.004

# inc soft close mechanism seat

## inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY

### plot dependent

~ plot specific, refer site layout

~~ refer site landscape layout

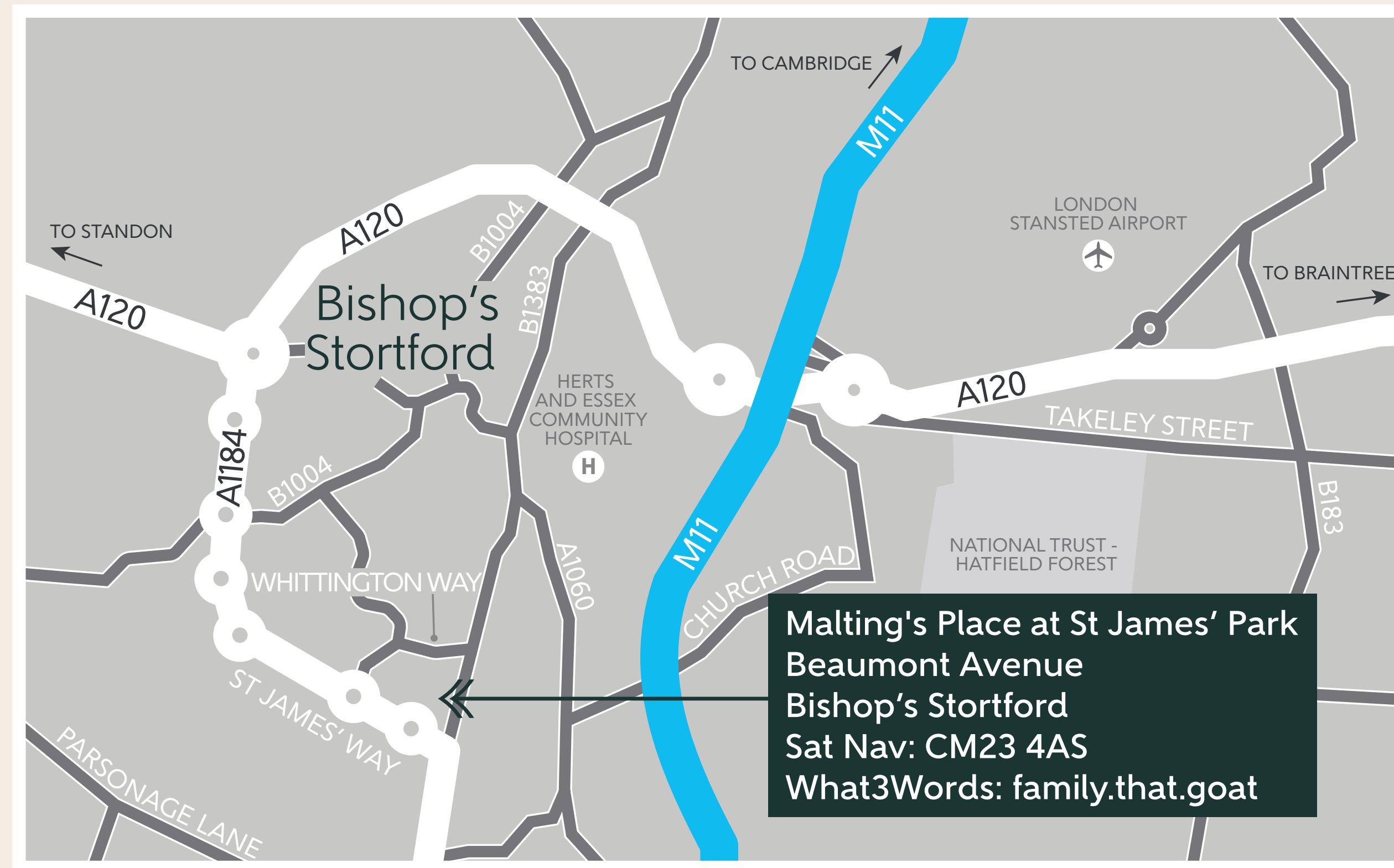
~~~ semi recessed basin if AD M4(ii) applicable

& soft close mechanism to doors & drawers



# How to find us

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# Maltings Place

AT ST JAMES' PARK

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ASHBERRYHOMES.CO.UK

Ashberry  
Homes