



# Sycamore Grove

Bishop's Stortford, CM23 4AL



**TROY HOMES**  
EXCEEDING YOUR EXPECTATIONS

**A boutique collection of three,  
four and five-bedroom family  
homes in the thriving market  
town of Bishop's Stortford,  
Hertfordshire**

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# Find your perfect home at Sycamore Grove



Elegantly designed homes that exceed your expectations — with a focus on contemporary style and comfort



High-quality kitchens and bathrooms with thoughtful finishes throughout



Peace of mind with a 10-year NHBC warranty

Perfectly positioned in one of Hertfordshire's most sought-after locations, this exclusive new development is just moments from a lively centre, green open space and excellent connections. On your doorstep, you'll find:

- A vibrant high street with a mix of well-known chains, independent shops and market days, as well as Jackson Square shopping centre
- A tempting food and drink scene, from cafés and restaurants to traditional pubs
- Plenty of fresh air and outdoor space, including Hatfield Forest, Southern Country Park, Castle Gardens and the River Stort towpath
- Ample leisure and fitness options, from Bishop's Stortford Gold Club and other local sports clubs to Grange Paddocks Leisure Centre and a wide choice of gyms
- Cultural and community amenities, such as South Mill Arts Centre and Waytemore Castle
- Well-regarded schools close by, including The Bishop's Stortford High School, The Hertfordshire and Essex High School and Science College, Hockerill Anglo-European College, Saints' CofE Primary School and Nursery, Thorley Hill Primary School, Richard Whittington Primary School and Little Hadham Primary School.
- Easy access to the M11 and Stansted Airport, plus direct transport links to London and Cambridge

# Well connected

Sycamore Grove has been crafted to reflect Bishop's Stortford's historic character, while offering contemporary living and excellent transport links — perfect for commuting, leisurely day trips or a weekend getaway.

The bustling towns of Harlow, Hertford, Chelmsford and Cambridge are only a short drive away, and London Stansted Airport is right on the doorstep. Bishop's Stortford train station also offers direct trains to London and Cambridge, while easy access to the M11 provides good links to the capital, the A14 corridor and destinations across Essex and Hertfordshire.



**Bishop's Stortford Station**  
**(1.4 miles — approx. 5 mins by car) to:**

|                         |         |
|-------------------------|---------|
| Harlow Town             | 8 mins  |
| Stansted Airport        | 9 mins  |
| Tottenham Hale          | 23 mins |
| Cambridge               | 31 mins |
| London Liverpool Street | 37 mins |
| Stratford (London)      | 53 mins |

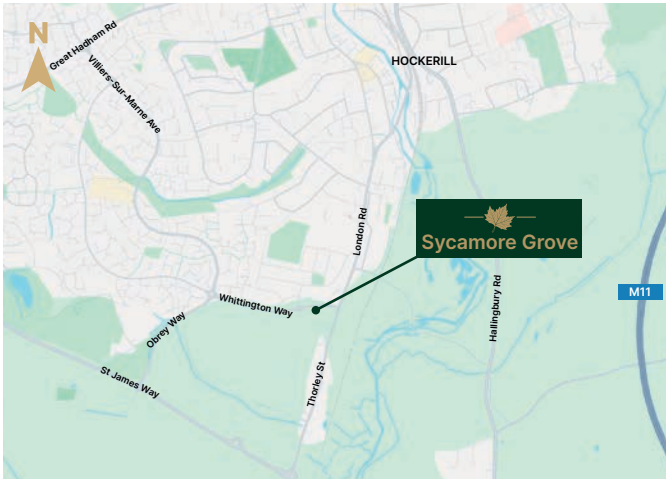


**Distance by car to:**

|                         |            |
|-------------------------|------------|
| London Stansted Airport | 6 miles    |
| Harlow                  | 7.6 miles  |
| Hertford                | 14.7 miles |
| Chelmsford              | 18.2 miles |
| Cambridge               | 27.9 miles |

\*Current train times shown are the fastest from thetrainline.com

Sycamore Grove, Bishop's Stortford,  
Hertfordshire CM23 4AL  
(Sat Nav)



# Available homes

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## Three bedroom detached homes



● The Tulip 1

Plot 1



● The Tulip 2

Plot 8



● The Tulip 3

Plot 9

## Four bedroom detached homes



● The Rose 1

Plot 3



● The Rose 2

Plot 4



● The Violet 1

Plot 5



● The Violet 2

Plot 7

## Five bedroom detached homes



● The Bluebell

Plot 2



● The Bluebell

Plot 6



# The Tulip 1 - Plot 1

3 | 2 | 1,419 sq ft | 132 sq m NIA\*





## Ground Floor

|                | Metric (mm) | Imperial         |
|----------------|-------------|------------------|
| Kitchen/Dining | 3478 × 6660 | 11' 5" x 21' 10" |
| Living Room    | 3372 × 6660 | 11' 1" x 21' 10" |
| Utility        | 2548 × 1498 | 8' 4" x 4' 11"   |
| Garage         | 7416 × 3365 | 24' 4" x 11' 1"  |



## First Floor

|           | Metric (mm) | Imperial         |
|-----------|-------------|------------------|
| Bedroom 1 | 3395 × 3631 | 11' 2" x 11' 11" |
| Bedroom 2 | 3487 × 3505 | 11' 5" x 11' 6"  |
| Bedroom 3 | 3499 × 3014 | 11' 6" x 9' 11"  |
| Study     | 2298 × 2888 | 7' 7" x 9' 6"    |

\*NIA – net internal area is taken to a minimum of 1500mm. † – Max measurement. ‡ – Min measurement. Computer generated illustration is indicative. Floor plans are indicative. Dimensions are intended for guidance only and may vary by + or – 76mm/3". Please refer to sales representative for final details.

# The Bluebell - Plots 2, 6

5 | 3 | 2,566 sq ft | 238 sq m NIA\*





**Ground Floor**

|                       | Metric (mm)  | Imperial         |
|-----------------------|--------------|------------------|
| Kitchen/Dining/Family | 10823 × 3888 | 35' 6" x 12' 9"  |
| Living Room           | 3957 × 6335  | 13' 0" x 20' 10" |
| Study                 | 4004 × 3572  | 13' 2" x 11' 9"  |
| Utility               | 2426 × 1946  | 8' 0" x 6' 5"    |
| Garage                | 8092 × 6653  | 26' 7" x 21' 10" |



**First Floor**

|           | Metric (mm) | Imperial         |
|-----------|-------------|------------------|
| Bedroom 1 | 3957 × 4246 | 13' 0" x 13' 11" |
| Dressing  | 3957 × 1895 | 13' 0" x 6' 3"   |
| Bedroom 2 | 3894 × 5272 | 12' 9" x 17' 4"  |
| Dressing  | 1886 × 1838 | 6' 2" x 6' 0"    |
| Bedroom 3 | 5085 × 2773 | 16' 8" x 9' 1"   |
| Bedroom 4 | 4055 × 3278 | 13' 4" x 10' 9"  |
| Bedroom 5 | 3957 × 3073 | 13' 0" x 10' 1"  |

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# The Rose 1 - Plot 3

4 | 3 | 2,237 sq ft | 208 sq m NIA\*





**Ground Floor**

|                       | Metric (mm)  | Imperial         |
|-----------------------|--------------|------------------|
| Kitchen/Dining/Family | 10823 × 3888 | 35' 6" x 12' 9"  |
| Living Room           | 3959 × 6335  | 13' 0" x 20' 10" |
| Study                 | 4004 × 3572  | 13' 2" x 11' 9"  |
| Utility               | 2426 × 1946  | 8' 0" x 6' 5"    |
| Garage                | 7415 × 6515  | 24' 4" x 21' 4"  |



**First Floor**

|           | Metric (mm) | Imperial         |
|-----------|-------------|------------------|
| Bedroom 1 | 3957 × 3262 | 13' 0" x 10' 9"  |
| Dressing  | 1840 × 2274 | 6' 0" x 7' 6"    |
| Bedroom 2 | 4002 × 3842 | 13' 2" x 12' 7"  |
| Bedroom 3 | 4004 × 3297 | 13' 2" x 10' 10" |
| Bedroom 4 | 3957 × 3044 | 13' 0" x 10' 0"  |

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# The Rose 2 - Plot 4

4 | 3 | 2,237 sq ft | 208 sq m NIA\*





## Ground Floor

|                       | Metric (mm)  | Imperial         |
|-----------------------|--------------|------------------|
| Kitchen/Dining/Family | 10823 × 3888 | 35' 6" x 12' 9"  |
| Living Room           | 3959 × 6335  | 13' 0" x 20' 10" |
| Study                 | 4004 × 3572  | 13' 2" x 11' 9"  |
| Utility               | 2426 × 1946  | 8' 0" x 6' 5"    |
| Garage                | 7415 × 6515  | 24' 4" x 21' 4"  |



## First Floor

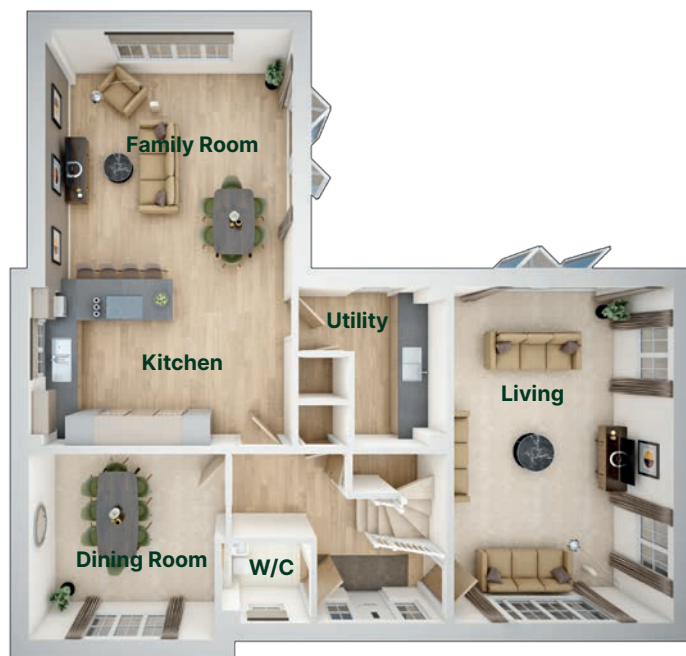
|           | Metric (mm) | Imperial         |
|-----------|-------------|------------------|
| Bedroom 1 | 3957 × 3262 | 13' 0" x 10' 9"  |
| Dressing  | 1840 × 2274 | 6' 0" x 7' 6"    |
| Bedroom 2 | 4002 × 3842 | 13' 2" x 12' 7"  |
| Bedroom 3 | 4004 × 3297 | 13' 2" x 10' 10" |
| Bedroom 4 | 3957 × 3044 | 13' 0" x 10' 0"  |

\*NIA – net internal area is taken to a minimum of 1500mm. † – Max measurement. ‡ – Min measurement. Computer generated illustration is indicative. Floor plans are indicative. Dimensions are intended for guidance only and may vary by + or – 76mm/3". Please refer to sales representative for final details.

# The Violet 1 - Plot 5

4 | 3 | 2,497 sq ft | 232 sq m NIA\*





## Ground Floor

|             | Metric (mm) | Imperial        |
|-------------|-------------|-----------------|
| Kitchen     | 5310 × 3773 | 17' 5" x 12' 5" |
| Family Room | 4972 × 4625 | 16' 4" x 15' 2" |
| Living Room | 4410 × 6773 | 14' 6" x 22' 3" |
| Dining Room | 3960 × 3738 | 13' 0" x 12' 3" |
| Utility     | 2973 × 3223 | 9' 9" x 10' 7"  |
| Garage      | 7415 × 6515 | 24' 4" x 21' 4" |



## First Floor

|           | Metric (mm) | Imperial         |
|-----------|-------------|------------------|
| Bedroom 1 | 4972 × 5058 | 16' 4" x 16' 7"  |
| Dressing  | 3288 × 1544 | 10' 10" x 5' 1"  |
| Bedroom 2 | 4395 × 3326 | 14' 5" x 10' 11" |
| Bedroom 3 | 3048 × 4969 | 10' 0" x 16' 4"  |
| Bedroom 4 | 4410 × 3329 | 14' 6" x 10' 11" |
| Study     | 2178 × 3486 | 7' 2" x 11' 5"   |

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# The Violet 2 - Plot 7

4 | 3 | 2,497 sq ft | 232 sq m NIA\*





## Ground Floor

|             | Metric (mm) | Imperial        |
|-------------|-------------|-----------------|
| Kitchen     | 5310 × 3773 | 17' 5" x 12' 5" |
| Family Room | 4972 × 4625 | 16' 4" x 15' 2" |
| Living Room | 4410 × 7110 | 14' 6" x 23' 4" |
| Dining Room | 3960 × 3400 | 13' 0" x 11' 2" |
| Utility     | 2973 × 3223 | 9' 9" x 10' 7"  |
| Garage      | 7415 × 6515 | 24' 4" x 21' 4" |



## First Floor

|           | Metric (mm) | Imperial         |
|-----------|-------------|------------------|
| Bedroom 1 | 4972 × 5058 | 16' 4" x 16' 7"  |
| Dressing  | 3288 × 1544 | 10' 10" x 5' 1"  |
| Bedroom 2 | 4395 × 3326 | 14' 5" x 10' 11" |
| Bedroom 3 | 2713 × 4632 | 8' 11" x 15' 2"  |
| Bedroom 4 | 4410 × 3667 | 14' 6" x 12' 0"  |
| Study     | 2336 × 3486 | 7' 8" x 11' 5"   |

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# The Tulip 2 - Plot 8

3 | 2 | 1,404 sq ft | 130 sq m NIA\*





## Ground Floor

|                | Metric (mm) | Imperial         |
|----------------|-------------|------------------|
| Kitchen/Dining | 3478 × 6660 | 11' 5" x 21' 10" |
| Living Room    | 3372 × 6660 | 11' 1" x 21' 10" |
| Utility        | 2548 × 1498 | 8' 4" x 4' 11"   |
| Garage         | 7415 × 6515 | 24' 4" x 21' 4"  |



## First Floor

|           | Metric (mm) | Imperial         |
|-----------|-------------|------------------|
| Bedroom 1 | 3395 × 3631 | 11' 2" x 11' 11" |
| Bedroom 2 | 3487 × 3505 | 11' 5" x 11' 6"  |
| Bedroom 3 | 3499 × 3014 | 11' 6" x 9' 11"  |
| Study     | 2298 × 2888 | 7' 7" x 9' 6"    |

\*NIA – net internal area is taken to a minimum of 1500mm. † – Max measurement. ‡ – Min measurement. Computer generated illustration is indicative. Floor plans are indicative. Dimensions are intended for guidance only and may vary by + or – 76mm/3". Please refer to sales representative for final details.

# The Tulip 3 - Plot 9

3 | 2 | 1,404 sq ft | 130 sq m NIA\*





## Ground Floor

|                | Metric (mm) | Imperial         |
|----------------|-------------|------------------|
| Kitchen/Dining | 3478 × 6660 | 11' 5" x 21' 10" |
| Living Room    | 3372 × 6660 | 11' 1" x 21' 10" |
| Utility        | 2548 × 1498 | 8' 4" x 4' 11"   |
| Garage         | 7415 × 6515 | 24' 4" x 21' 4"  |



## First Floor

|           | Metric (mm) | Imperial         |
|-----------|-------------|------------------|
| Bedroom 1 | 3395 × 3631 | 11' 2" x 11' 11" |
| Bedroom 2 | 3487 × 3505 | 11' 5" x 11' 6"  |
| Bedroom 3 | 3499 × 3014 | 11' 6" x 9' 11"  |
| Study     | 2298 × 2888 | 7' 7" x 9' 6"    |

\*NIA – net internal area is taken to a minimum of 1500mm. † – Max measurement. ‡ – Min measurement. Computer generated illustration is indicative. Floor plans are indicative. Dimensions are intended for guidance only and may vary by + or – 76mm/3". Please refer to sales representative for final details.

# Specification

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## Kitchen

- High quality kitchen furniture in choice of colours\*
- Quartz worktops and upstand
- Glass Splashback behind hob where applicable
- 1.5 bowl under mounted sink and 3 in 1 hot tap
- Under cabinet LED lighting
- Soft close doors and drawers
- Integrated cutlery drawer
- Tile flooring in choice of colours throughout kitchen/dining room\*

## Appliances

- Integrated single multifunction oven plots 1, 2, 3, 4, 6, 8 & 9 only
- 2 Integrated single multifunction oven plots 5 & 7 only
- Integrated combination microwave plots 2-7 only
- Integrated microwave plots 1, 8 & 9 only
- Black self-extracting glass induction hob
- Wine Cooler plots 2-7 only
- Integrated dishwasher
- Integrated Fridge plots 2-7
- Integrated Freezer plots 2-7
- Integrated Fridge/Freezer plots 1, 8 & 9 only
- Warming drawer plots 5 & 7 only

## Utility Room

- High quality kitchen furniture in choice of colours\*
- Quartz worktops and upstand
- Freestanding washer/dryer
- Single bowl inset sink, drainer and tap
- Tile flooring in choice of colours\*

## Cloakroom

- White sanitaryware with chrome taps
- Under sink cabinet and wall mirror
- Half height tiling on all walls, in choice of colours\*
- Tile flooring in choice of colours\*

## Bathroom & En-suite

- White sanitaryware with chrome taps and showers, rain shower in en-suite bedroom 1 and family bathroom
- Chrome heated towel rails
- Mirrored wall cabinets including shaver socket,
- Inset mirror cabinet in en-suite bedroom 1 plots 2-7 only
- Full height tiling around bath and shower enclosures and half height on all other walls with sanitaryware where appropriate, in choice of colours\*
- Tile flooring in choice of colours\*



## Heating and Electrical

- ASHPs
- PV with inverter to all plots
- PV battery plots 4 & 7 only
- Wet system underfloor heating to ground floor, radiators to first floors
- LED downlighters throughout
- White metal sockets throughout (excluding cupboards)
- TV points in kitchen/dining room, living room and bedroom 1 only
- TV/SAT distribution system
- Fibre broadband available (subject to connection by homeowner)
- Cat 6 cabling in kitchen / dining family room / study / upstairs hallway / living room plots 2- 7 only
- BT points in kitchen/dining room, living room and hall cupboard
- USB & USB-C sockets kitchen/dining room, living room, study and bedroom 1
- Smoke detector

## Hallway

- Tile flooring throughout in choice of colours with matwell\*

## Internal

- Contemporary grey external / white internal front door with brushed chrome ironmongery, letter plate and door bell
- White painted internal doors with brushed chrome handles
- All walls to be painted with Dulux paint, Timeless
- Bedroom 1 dressing room Plots 2-7 only
- Bedroom 1 fitted wardrobes Plots 1, 8, 9 only
- Bedroom 2 dressing room Plots 2 & 6 only
- Grey external and white internal UPVC windows with chrome handles
- Bi-fold doors in living room
- Bi-fold doors in kitchen/dining room
- Oak handrail on staircase

## External

- Double electric garage to Plots 2-7 only
- Single electric garage Plots 1, 8, 9
- Power in garage
- Electric car charger
- Front and rear outside tap
- Front and rear double power socket
- Patio and Lawn
- Doorbell
- Water butts
- PV

## Energy Saving Benefits – All Plots

- ASHPs
- PV with inverter
- Water Butts

## Zero Energy Bills – Plots 4 & 7

- Zero energy bills guaranteed for a minimum of ten years. \*subject to Octopus contract
- With a high-efficiency system powered by solar panels, battery storage, and air source heat pumps.
- A generous Fair Use Allowance—roughly twice your home's typical annual electricity consumption, meaning only exceptionally high usage would incur costs – this is exclusive of any EV charging.
- Simple, convenient control via the Octopus app, allowing you to easily manage your heating settings.

## Construction Type Warranty

- NHBC 10 year warranty

Photographs from a previous showhome.  
\*Subject to stage of construction. \*\* please refer to sales consultant for further information.  
Specification is subject to change.



# About Troy Homes

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**Established in 2015, Troy Homes is a privately owned housebuilder that specialises in small to medium-sized developments across the Southeast, including prime locations in Buckinghamshire, Hertfordshire, North London and Essex.**

We know that choosing your new home is one of the most important decisions you'll make.

Our award-winning team is here to help throughout your purchase and ensure a flawless process from start to finish. When you buy new from Troy Homes, you'll also have complete peace of mind that our premium homes have been built on thoughtful, quality design — with a focus on energy efficiency and impressive specifications throughout.







For more information please call

**020 3829 5550**

Troy Homes, The Bachelor Wing, Warlies Park House, Upshire, Essex EN9 3SL

**<https://troyhomes.co.uk/development/bishop-stortford>**

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or different times during the progress of any development. Maps not to scale. Photographs are of the local area or are indicative lifestyle images. 06/24.

