



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**





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

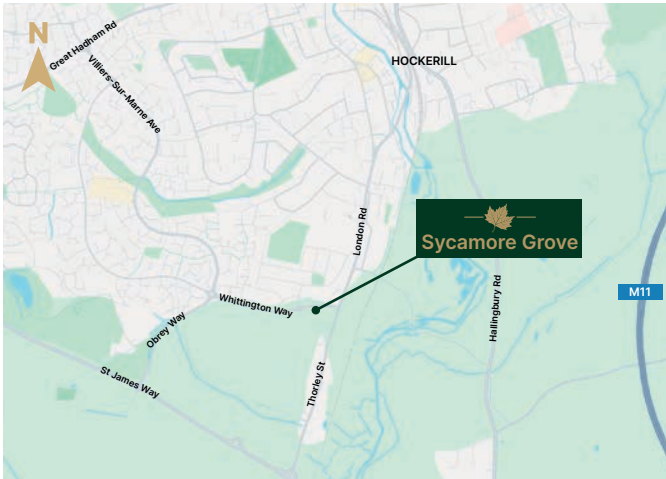


Distance by car to:

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

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"

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"

*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 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"

The Rose 2 - Plot 4

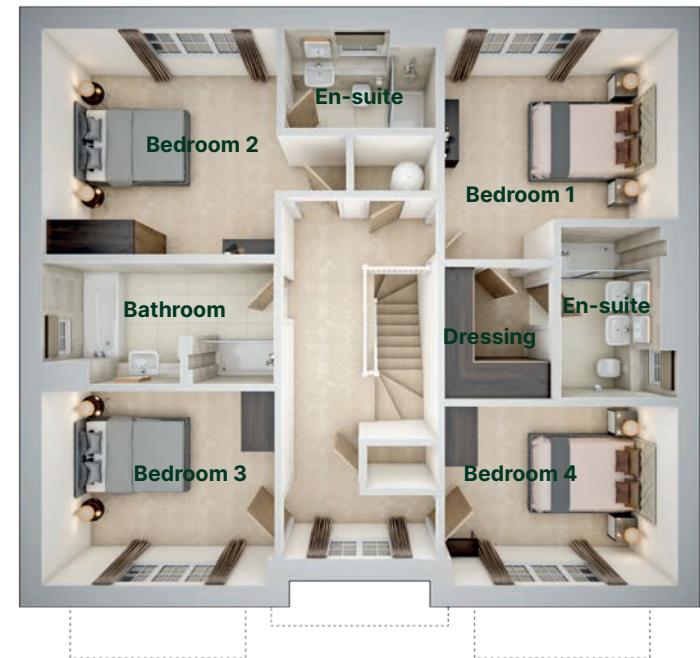
4 | 3 | 2,237 sq ft | 208 sq m NIA*





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

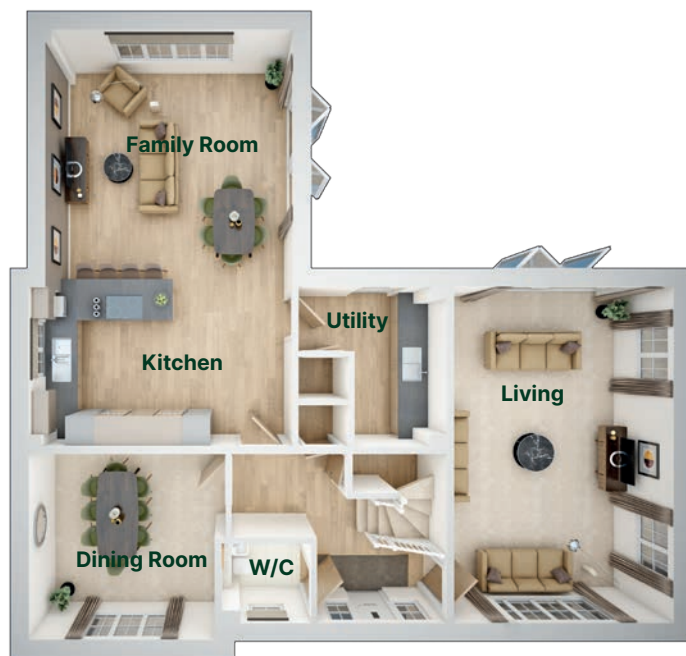
	Metric (mm)	Imperial
Bedroom 1	3957 × 3262	13' 0" x 10' 9"
Dressing	1840 × 2274	6' 0" x 7' 6"
Bedroom 2	4002 × 3842	13' 2" x 12' 7"
Bedroom 3	4004 × 3297	13' 2" x 10' 10"
Bedroom 4	3957 × 3044	13' 0" x 10' 0"

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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"

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Specification

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
- White external and white internal UPVC windows with chrome handles
- Bi-fold doors in living room Plots 2-7 only
- French doors in living room Plots 8 & 9 only
- Bi-fold doors in kitchen/dining Plots 2-7 only
- French doors in kitchen/dining Plots 1, 8 & 9 only
- 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

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.

