



BARNMEAD CLOSE

BISHOP'S STORTFORD

A stunning collection of nine beautifully crafted detached, semi-detached, and terraced family homes, set within the idyllic countryside of Bishop's Stortford.

C M 2 2 7 T A



BARNMEAD CLOSE

BISHOP'S STORTFORD



In association with
Acre Developments

WELCOME TO BARNMEAD CLOSE



Welcome to Barnmead Close – A New Development of Nine Family Homes in Start Hill, Bishop's Stortford

Welcome to Barnmead Close, an exciting new collection of nine beautifully crafted family homes in the well-connected hamlet of Start Hill, Bishop's Stortford.

Set against the backdrop of the Hertfordshire countryside, these spacious homes are thoughtfully designed for modern living – combining quality finishes, smart layouts, and plenty of room for growing families.

Inside, you'll find open-plan spaces, stylish kitchens, and light-filled rooms – perfect for entertaining, working from home, or simply enjoying time with loved ones. Outside, generous gardens and driveway parking add to the sense of freedom and flexibility.

With Bishop's Stortford just minutes away, you'll have easy access to excellent schools, great shopping, independent cafes, and fast rail links into London. The M11, A120 and Stansted Airport are all close by, putting travel and daily convenience within easy reach.

Barnmead Close offers a lifestyle that's connected, considered, and built for the way you want to live.

Make your move to something special.



**BARNMEAD
CLOSE**

BISHOP'S STORTFORD

HATFIELD FOREST



STUNNING SURROUNDINGS

Experience the Best of Bishop's Stortford — Where Family Living Meets the Great Outdoors

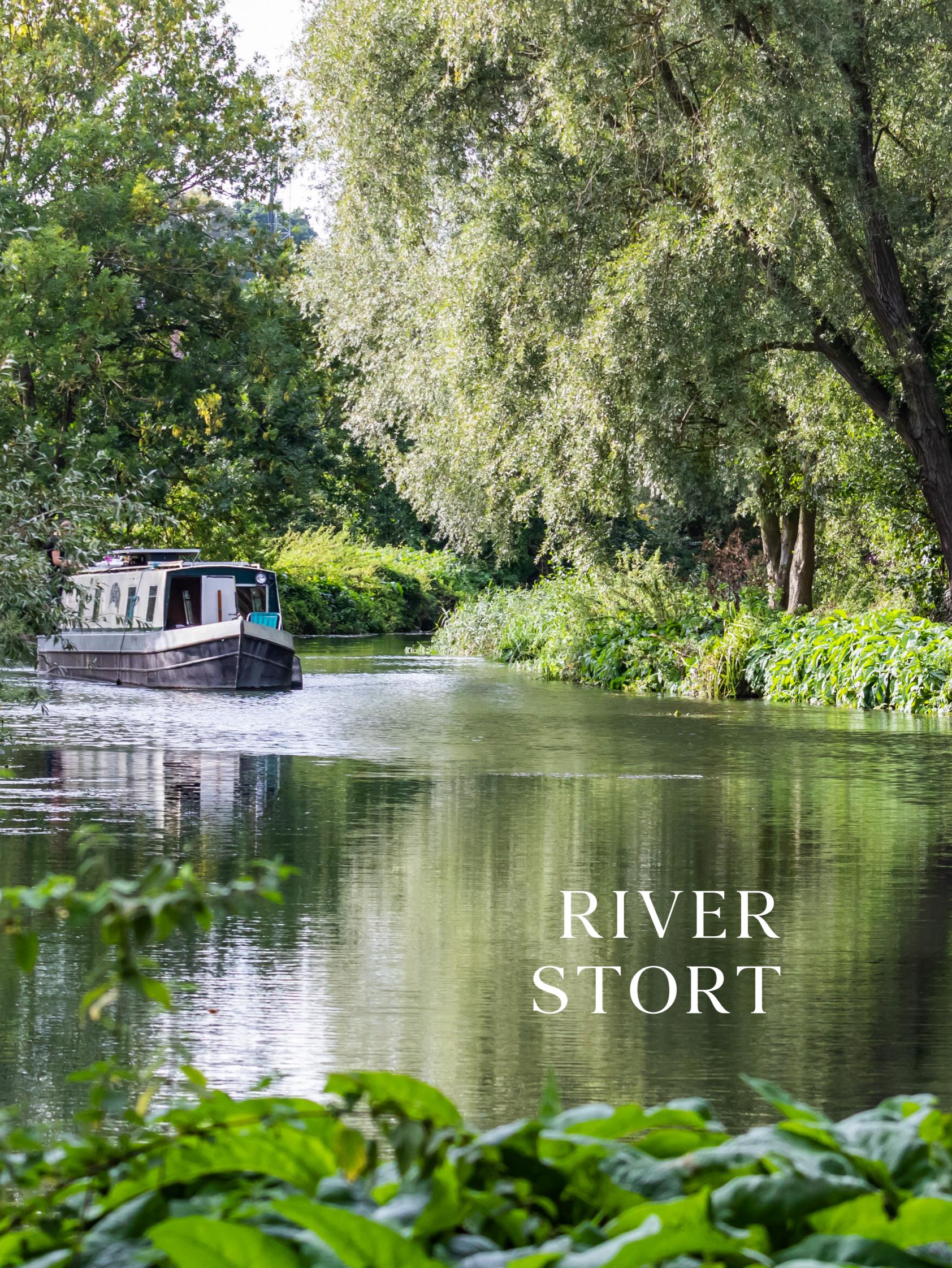
Discover a new way of living in Bishop's Stortford, where these beautifully designed family homes at Barnmead Close offer the perfect blend of town convenience and access to green open spaces.

Enjoy everything the area has to offer — from weekend walks through Southern Country Park, nature spotting along the River Stort towpath, or family adventures in nearby Hatfield Forest, a National Trust gem just a short drive away. For those who love to stay active, Grange Paddocks Leisure Centre and the local parks offer plenty of ways to get outside and moving.

Beyond the outdoors, Bishop's Stortford is a lively and well-connected town with a thriving high street, excellent schools, independent shops, restaurants, and cafes — all just moments from your door.

Whether you're exploring the local countryside or making the most of everything the town has to offer, Barnmead Close puts you in the ideal spot to enjoy the best of both worlds.

Welcome to Bishop's Stortford — a place that truly has it all.



RIVER STORT



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BISHOP'S STORTFORD



EMBRACE NATURE

Step Into Nature at Start Hill, Bishop's Stortford — Where the Seasons Shape the Way You Live

Tucked just outside Bishop's Stortford, Start Hill is where fresh air, open fields, and quiet lanes offer a chance to live closer to nature — and more in tune with the rhythm of the seasons.

Start your day with a stroll through Hatfield Forest, where red kites glide above and deer move quietly through the trees. Wander the countryside with your four-legged friends or take the kids exploring hidden trails and wildflower meadows.

In spring, blossom lines the lanes. Summer brings long evenings, garden BBQs, and golden hour walks beneath big skies. Autumn colours the trees in amber and rust, while winter offers crisp air and peaceful frosty mornings.

At Barnmead Close, nature isn't something you visit — it's part of everyday life.

This is Barnmead Close. This is living, naturally.





**BARNMEAD
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BISHOP'S STORTFORD

RURAL & CONNECTED

The Best of Both Worlds at Start Hill, Bishop's Stortford

Nestled in a semi-rural setting on the edge of Bishop's Stortford, this exclusive collection of nine family homes at Barnmead Close offers the perfect balance between countryside living and everyday convenience.

Just a short drive from the bustling town centre, residents can enjoy a thriving mix of independent shops, cafes, restaurants, and well-regarded schools – all while being moments from scenic walking routes and open green spaces.

Commuting is effortless, with excellent road links via the M11 and A120, fast rail connections to London Liverpool Street, and Stansted Airport less than 10 minutes away – ideal for both international travel and weekend getaways.

Whether you're heading into the city, dropping the kids at school, or simply enjoying the freedom of the countryside, Barnmead Close puts everything within easy reach.

Welcome to Barnmead Close – where rural charm meets modern life, perfectly connected.



SPECIFICATIONS & FITTINGS



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

General Features

- EV charging points to each house
- Modern oak veneer doors
- Modern skirtings and architraves
- Private gated estate with door entry function to open gate
- App controllable heating and hot water controls
- Alarm systems to all houses with app control function
- Allocated parking to all plots
- TV & Sky ready
- Modern brushed chrome switches and sockets
- USB charge sockets to certain areas
- Ceiling mounted Bluetooth speakers to living/dining areas
- All houses with gas fired water underfloor heating & porcelain tiles throughout ground floor
- 10 year ICW structural warranty
- Brilliant white paint to all walls and ceilings
- White satinwood to all skirtings and architraves
- Lawn to gardens
- Patios with porcelain tiles and bifold doors
- Secure composite front doors
- External electric sockets and taps
- Fibre internet to the property
- Mechanical ventilation heat recovery (MVHR) system
- Sound proofed walls and windows
- Gas heating & underfloor wet system
- Access to country track from the estate



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3D SITE PLAN



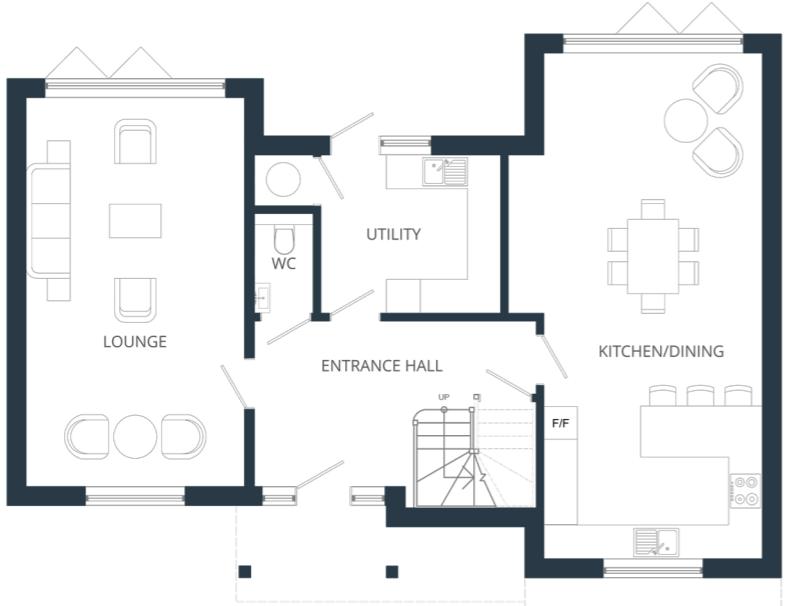

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BISHOP'S STORTFORD



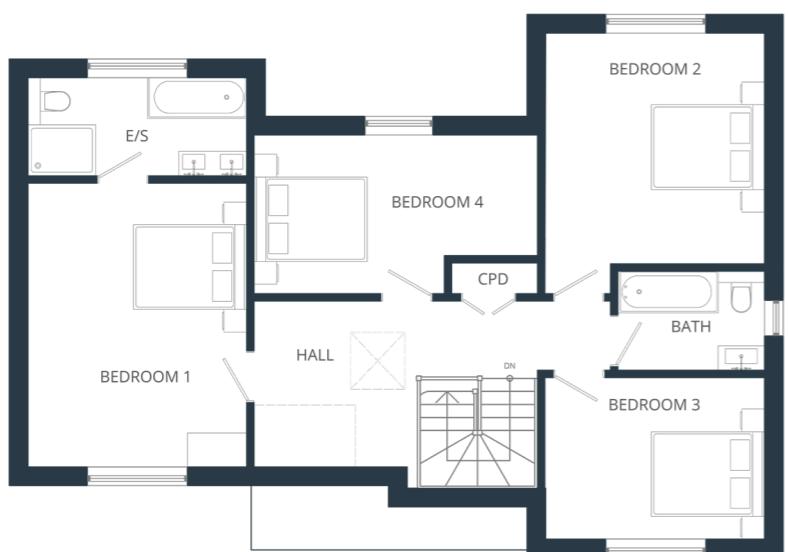
PLOT ONE
Four bedroom detached house



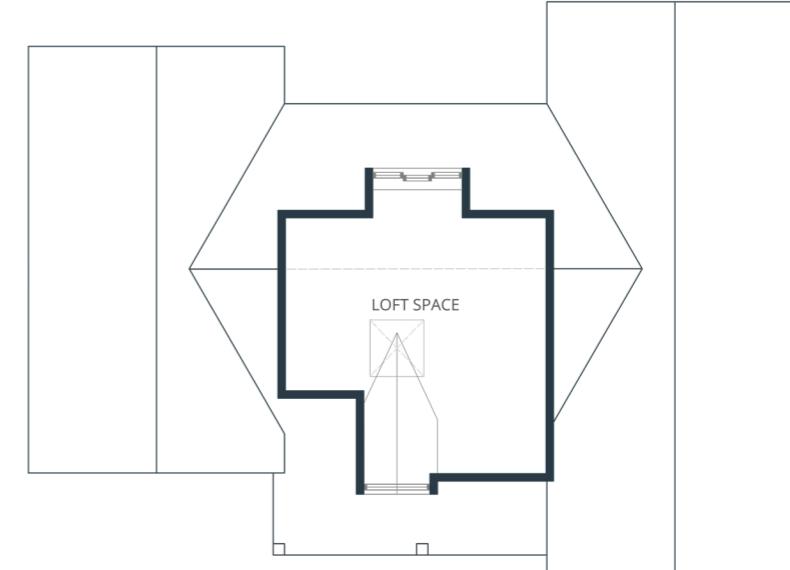
PLOT ONE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Lounge	6.9m x 3.9m	22ft 8in x 12ft 10in
Kitchen/Dining	9.0m x 3.9m	29ft 6in x 12ft 10in
WC	1.8m x 1.2m	5ft 11in x 3ft 11in
Entrance Hall	2.8m x 4.8m	9ft 2in x 15ft 9in
Utility	2.8m x 2.8m	9ft 2in x 9ft 2in
Bedroom 1	5.0m x 3.9m	16ft 5in x 12ft 10in
Bedroom 2	5.0m x 3.9m	16ft 5in x 12ft 10in
Bedroom 3	2.9m x 3.9m	9ft 6in x 12ft 10in
Bedroom 4	2.8m x 4.6m	9ft 2in x 15ft 1in
E/S	1.8m x 3.9m	5ft 11in x 12ft 10in
Bath	1.8m x 3.0m	5ft 11in x 9ft 10in
Loft Space	4.5m x 5.0m	14ft 9in x 16ft 5in
Hall	2.8m x 4.8m	9ft 2in x 15ft 9in

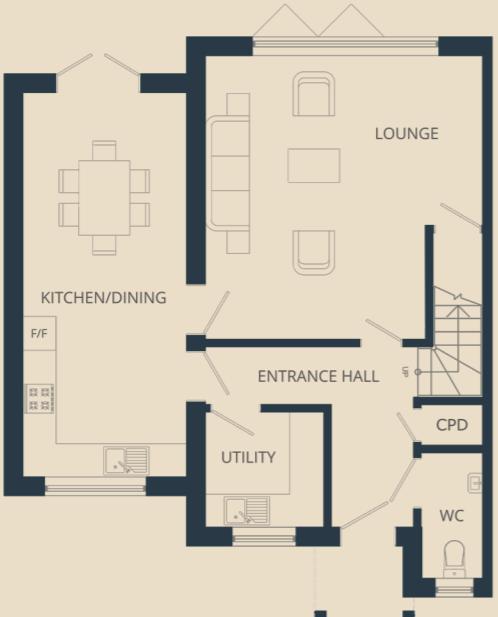
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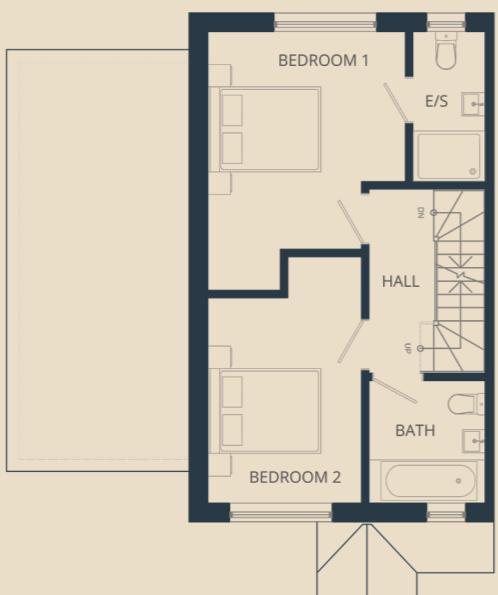
PLOT TWO
Three bedroom semi-detached house

 BARNMEAD
CLOSE

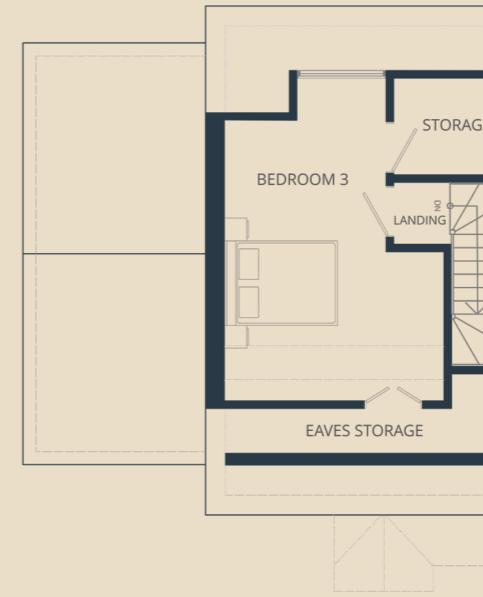
PLOT TWO



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Kitchen/Dining	6.9m x 2.9m	22ft 8in x 9ft 6in
Lounge	4.9m x 4.9m	16ft 1in x 16ft 1in
Utility	2.4m x 2.1m	7ft 10in x 6ft 11in
WC	2.3m x 1.0m	7ft 7in x 3ft 3in
Storage	1.7m x 1.9m	5ft 7in x 6ft 3in
Eaves Storage	1.2m x 5.2m	3ft 11in x 17ft 1in
Bedroom 1	3.9m x 3.5m	12ft 10in x 11ft 6in
Bedroom 2	3.6m x 2.7m	11ft 10in x 8ft 10in
Bedroom 3	4.9m x 3.9m	16ft 1in x 12ft 10in
E/S	2.6m x 1.2m	8ft 6in x 3ft 11in
Bath	2.2m x 2.1m	7ft 3in x 6ft 11in
Hall	2.9m x 2.1m	9ft 6in x 6ft 11in
Landing	1.0m x 1.2m	3ft 3in x 3ft 11in

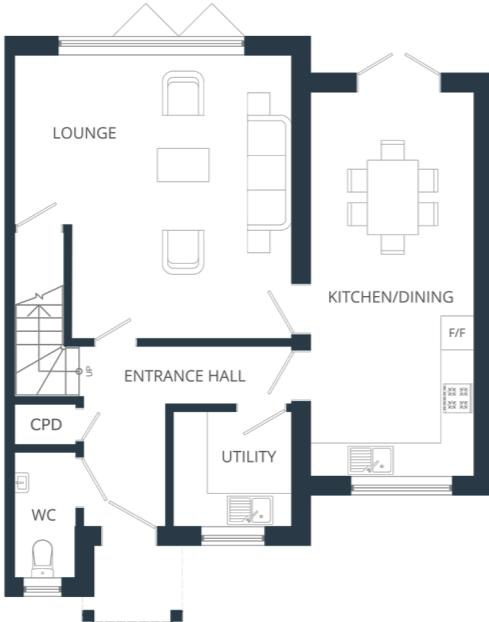
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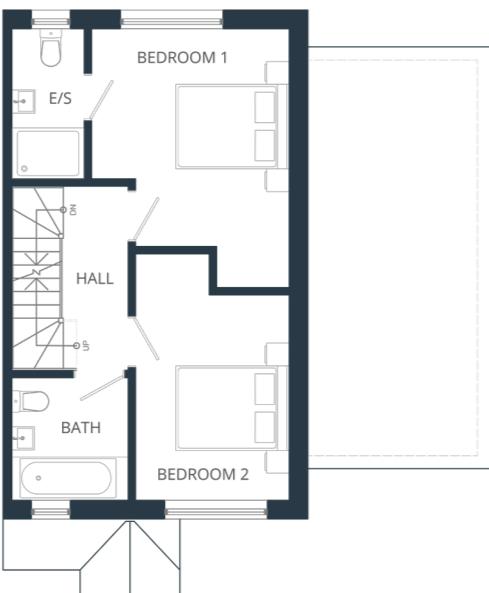
PLOT THREE
Three bedroom semi-detached house

 BARNMEAD
CLOSE

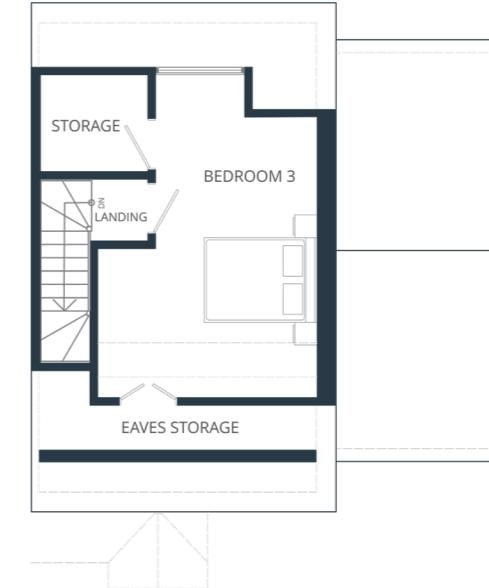
PLOT THREE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Kitchen/Dining	6.9m x 2.9m	22ft 8in x 9ft 6in
Lounge	4.9m x 4.9m	16ft 1in x 16ft 1in
Utility	2.4m x 2.1m	7ft 10in x 6ft 11in
WC	2.3m x 1.0m	7ft 7in x 3ft 3in
Storage	1.7m x 1.9m	5ft 7in x 6ft 3in
Eaves Storage	1.2m x 5.2m	3ft 11in x 17ft 1in
Bedroom 1	3.9m x 3.5m	12ft 10in x 11ft 6in
Bedroom 2	3.6m x 2.7m	11ft 10in x 8ft 10in
Bedroom 3	4.9m x 3.9m	16ft 1in x 12ft 10in
E/S	2.6m x 1.2m	8ft 6in x 3ft 11in
Bath	2.2m x 2.1m	7ft 3in x 6ft 11in
Hall	2.9m x 2.1m	9ft 6in x 6ft 11in
Landing	1.0m x 1.2m	3ft 3in x 3ft 11in

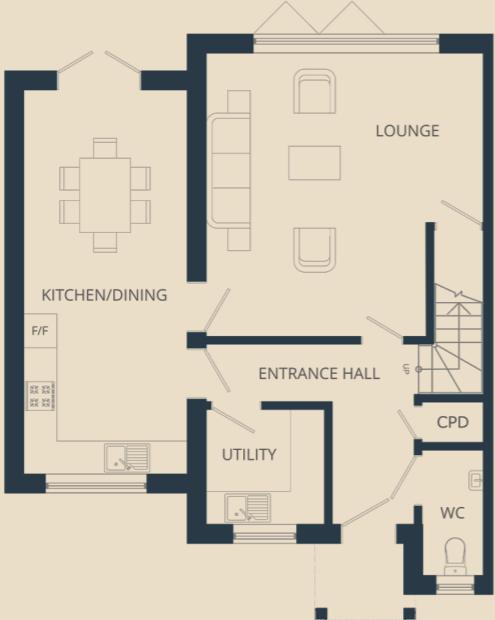
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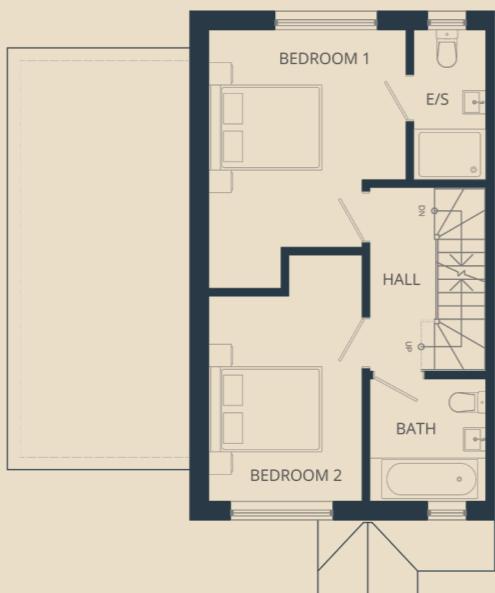
PLOT FOUR
Three bedroom semi-detached house



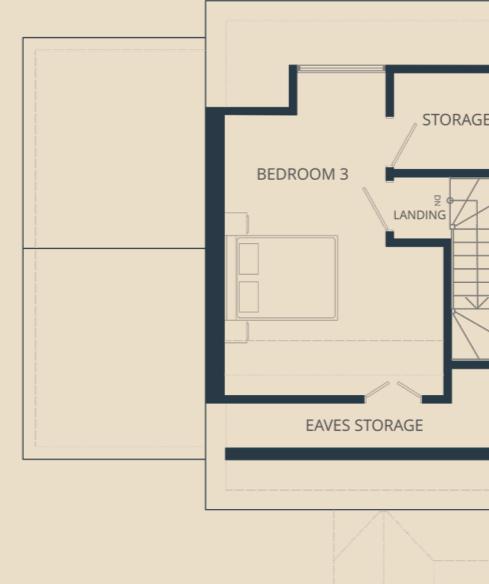
PLOT FOUR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Kitchen/Dining	6.9m x 2.9m	22ft 8in x 9ft 6in
Lounge	4.9m x 4.9m	16ft 1in x 16ft 1in
Utility	2.4m x 2.1m	7ft 10in x 6ft 11in
WC	2.3m x 1.0m	7ft 7in x 3ft 3in
Storage	1.7m x 1.9m	5ft 7in x 6ft 3in
Eaves Storage	1.2m x 5.2m	3ft 11in x 17ft 1in
Bedroom 1	3.9m x 3.5m	12ft 10in x 11ft 6in
Bedroom 2	3.6m x 2.7m	11ft 10in x 8ft 10in
Bedroom 3	4.9m x 3.9m	16ft 1in x 12ft 10in
E/S	2.6m x 1.2m	8ft 6in x 3ft 11in
Bath	2.2m x 2.1m	7ft 3in x 6ft 11in
Hall	2.9m x 2.1m	9ft 6in x 6ft 11in
Landing	1.0m x 1.2m	3ft 3in x 3ft 11in

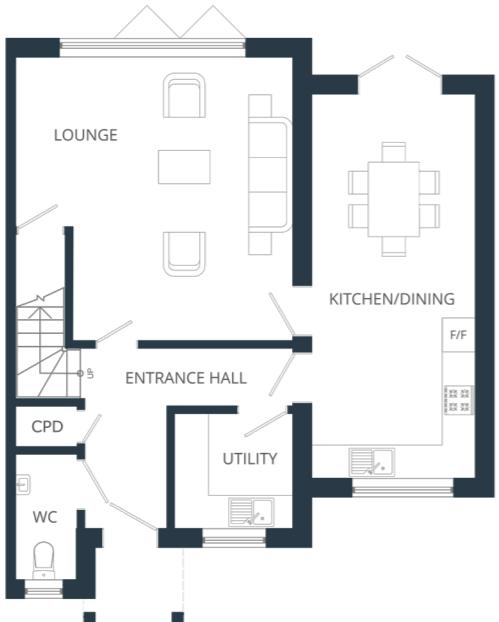
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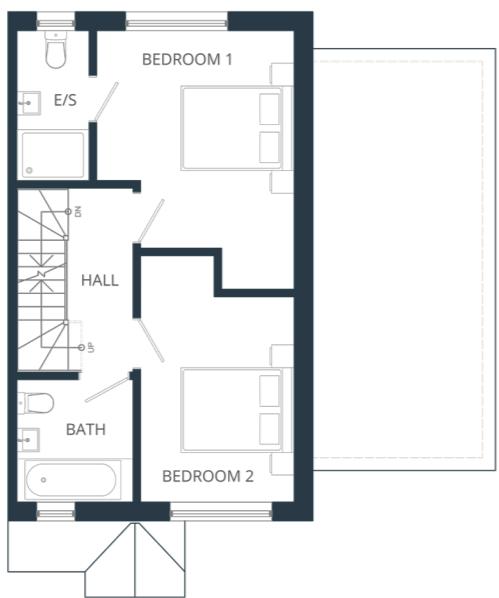
PLOT FIVE
Three bedroom semi-detached house

 BARNMEAD
CLOSE

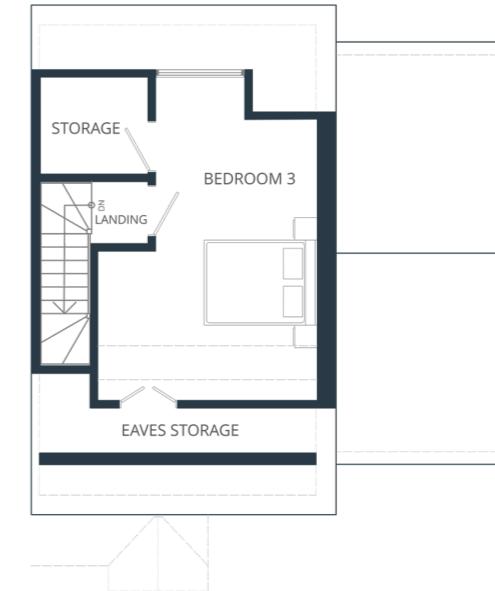
PLOT FIVE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Kitchen/Dining	6.9m x 2.9m	22ft 8in x 9ft 6in
Lounge	4.9m x 4.9m	16ft 1in x 16ft 1in
Utility	2.4m x 2.1m	7ft 10in x 6ft 11in
WC	2.3m x 1.0m	7ft 7in x 3ft 3in
Storage	1.7m x 1.9m	5ft 7in x 6ft 3in
Eaves Storage	1.2m x 5.2m	3ft 11in x 17ft 1in
Bedroom 1	3.9m x 3.5m	12ft 10in x 11ft 6in
Bedroom 2	3.6m x 2.7m	11ft 10in x 8ft 10in
Bedroom 3	4.9m x 3.9m	16ft 1in x 12ft 10in
E/S	2.6m x 1.2m	8ft 6in x 3ft 11in
Bath	2.2m x 2.1m	7ft 3in x 6ft 11in
Hall	2.9m x 2.1m	9ft 6in x 6ft 11in
Landing	1.0m x 1.2m	3ft 3in x 3ft 11in

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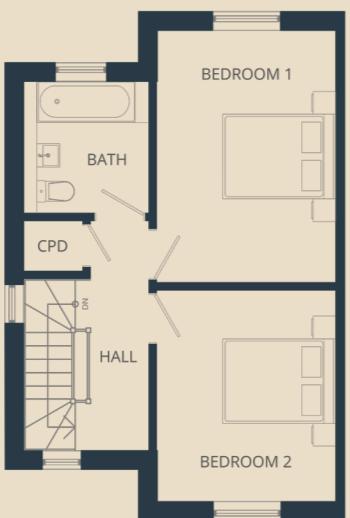
PLOT SIX
Four bedroom end of terrace house

 BARNMEAD
CLOSE

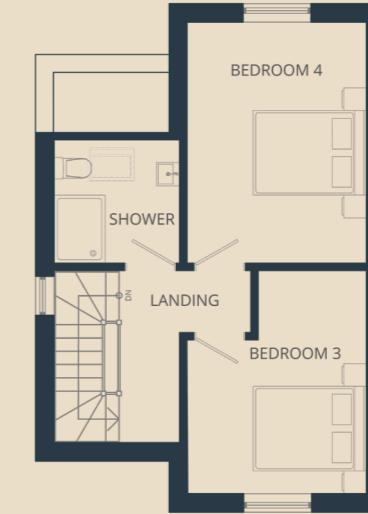
PLOT SIX



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Lounge	6.0m x 3.2m	19ft 8in x 10ft 6in
Kitchen	3.4m x 2.2m	11ft 2in x 7ft 3in
WC	2.2m x 1.3m	7ft 3in x 4ft 3in
Entrance Hall	2.1m x 3.2m	6ft 11in x 10ft 6in
Hall	4.0m x 1.3m	13ft 1in x 4ft 3in
Landing	3.1m x 2.3m	10ft 2in x 7ft 7in
Bedroom 1	4.5m x 3.2m	14ft 9in x 10ft 6in
Bedroom 2	3.8m x 3.2m	12ft 6in x 10ft 6in
Bedroom 3	3.9m x 3.2m	12ft 10in x 10ft 6in
Bedroom 4	4.3m x 3.2m	14ft 1in x 10ft 6in
Bath	2.4m x 2.3m	7ft 10in x 7ft 7in
Shower	2.1m x 2.3m	6ft 11in x 7ft 7in

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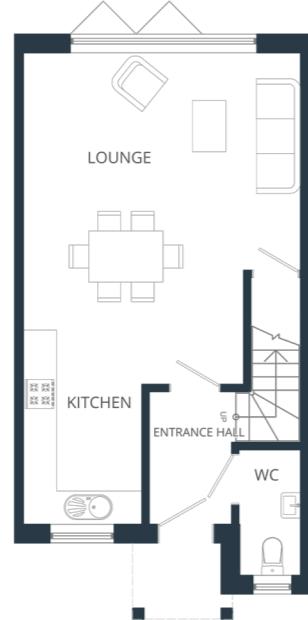


COMPUTER GENERATED IMAGE

PLOT SEVEN
Two bedroom mid terrace house

 BARNMEAD
CLOSE

PLOT SEVEN



GROUND FLOOR



FIRST FLOOR

Lounge	5.8m x 4.9m	19ft 0in x 16ft 1in
Kitchen	2.5m x 2.1m	8ft 2in x 6ft 11in
WC	2.2m x 1.2m	7ft 3in x 3ft 11in
Entrance Hall	2.4m x 1.5m	7ft 10in x 4ft 11in
Landing	1.3m x 2.1m	4ft 3in x 6ft 11in
Bedroom 1	3.7m x 3.9m	12ft 2in x 12ft 10in
Bedroom 2	3.9m x 2.8m	12ft 10in x 9ft 2in
Bath	2.6m x 2.1m	8ft 6in x 6ft 11in



BARNMEAD
CLOSE

BISHOP'S STORTFORD

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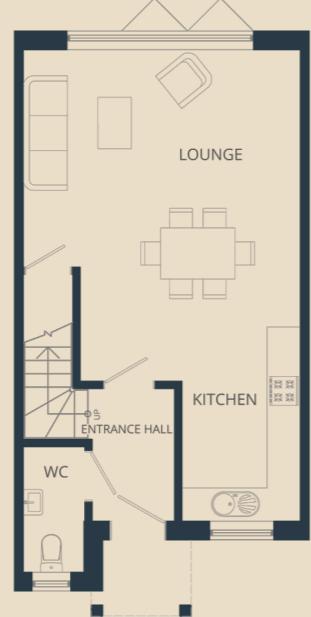


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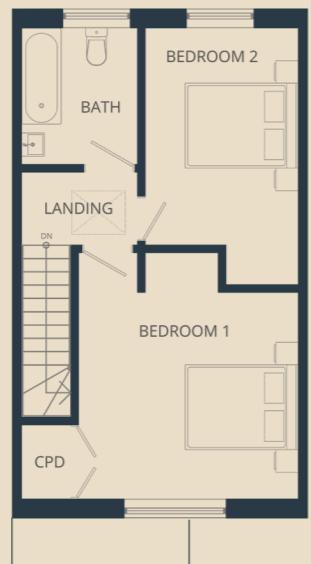
PLOT EIGHT
Two bedroom mid terrace house

 BARNMEAD
CLOSE

PLOT EIGHT



GROUND FLOOR



FIRST FLOOR

Lounge	5.8m x 4.9m	19ft 0in x 16ft 1in
Kitchen	2.5m x 2.1m	8ft 2in x 6ft 11in
WC	2.2m x 1.2m	7ft 3in x 3ft 11in
Entrance Hall	2.4m x 1.5m	7ft 10in x 4ft 11in
Landing	1.3m x 2.1m	4ft 3in x 6ft 11in
Bedroom 1	3.7m x 3.9m	12ft 2in x 12ft 10in
Bedroom 2	3.9m x 2.8m	12ft 10in x 9ft 2in
Bath	2.6m x 2.1m	8ft 6in x 6ft 11in



BARNMEAD
CLOSE

BISHOP'S STORTFORD

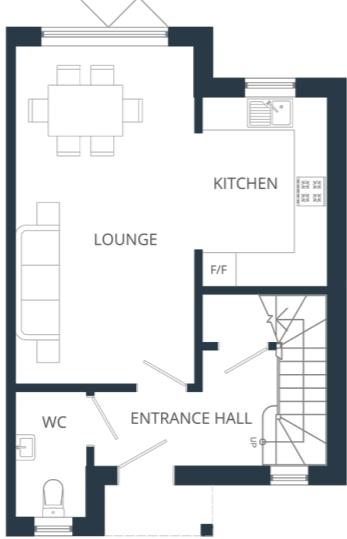
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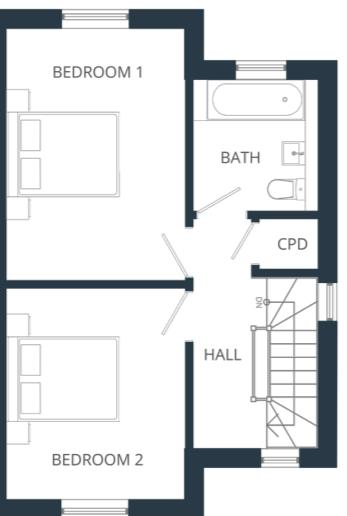
PLOT NINE
Four bedroom end of terrace house

 BARNMEAD
CLOSE

PLOT NINE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Lounge	6.0m x 3.2m	19ft 8in x 10ft 6in
Kitchen	3.4m x 2.2m	11ft 2in x 7ft 3in
WC	2.2m x 1.3m	7ft 3in x 4ft 3in
Entrance Hall	2.1m x 3.2m	6ft 11in x 10ft 6in
Hall	4.0m x 1.3m	13ft 1in x 4ft 3in
Landing	3.1m x 2.3m	10ft 2in x 7ft 7in
Bedroom 1	4.5m x 3.2m	14ft 9in x 10ft 6in
Bedroom 2	3.8m x 3.2m	12ft 6in x 10ft 6in
Bedroom 3	3.9m x 3.2m	12ft 10in x 10ft 6in
Bedroom 4	4.3m x 3.2m	14ft 1in x 10ft 6in
Bath	2.4m x 2.3m	7ft 10in x 7ft 7in
Shower	2.1m x 2.3m	6ft 11in x 7ft 7in

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To find the development use satnav postcode **CM22 7TA**



Keith Ashton

LAND & NEW HOMES

For further information or to reserve your plot call **01277 375757**

In association with
Acre Developments



More land required,
please call **020 3758 7174**

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