

COUNTRYSIDE AT



stJames Park

BISHOP'S STORTFORD



COUNTRYSIDE
Homes

The very best choice for you

St James' Park is a new community which offers a fantastic quality of life

St James' Park is within easy reach of both scenic countryside and the vibrant town of Bishop's Stortford with its plethora of amenities. Not to mention that it's just 40 minutes by train from the bright lights of London.

It is a place where you can work, rest and play. Somewhere to get active in beautiful outdoor space, or just cosy up at home with a good book. A meeting point for coffee and cake with friends; and a fantastic educational starting block for both younger and older children.

Put simply, St James' Park has been created to be all things to all people. So whether you're just starting out in life, are raising young children or are putting your feet up in retirement, this development is definitely the right choice for you.

And with a selection of beautiful houses from multi award-winning developer Countryside, there's no doubt that your dream home is just waiting for you here.



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Park
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A welcoming neighbourhood

Every single element of St James' Park has been carefully considered

The inspiration for the development's name came from a Grade I listed, 13th century church, a picture-perfect landmark to be found nearby.

The attraction of St James' Park is not just in the creation of new homes, set within a series of distinct character areas. It's also in the amenities which will ensure the development becomes a thriving, sustainable community.

These facilities include both primary and secondary schools, an employment park, shops, a community centre and a care home.

What's more, every effort has been made to ensure that St James' Park has a natural feel alongside its built environment. To this end, its planned Village

High Street will be a key artery running through the site alongside tree-lined streets, village greens, outdoor play areas and sporting facilities.

Meanwhile, a network of footpaths and cycleways, plus an improved bus route, will reduce reliance on cars and enhance safety for all.

The characteristics of every Countryside home at St James' Park will reflect their surroundings perfectly, with the properties as aesthetically pleasing as they are environmentally friendly, both inside and out.

Picture yourself here



Town and country

St James' Park enjoys a wonderful Hertfordshire location, nestled in a rural landscape

The development is set within the parish of the village of Thorley, and is just a stone's throw away from the many amenities on offer in the popular market town of Bishop's Stortford.

St James the Great church, Thorley



Local canal and footpath



Travel will be a breeze

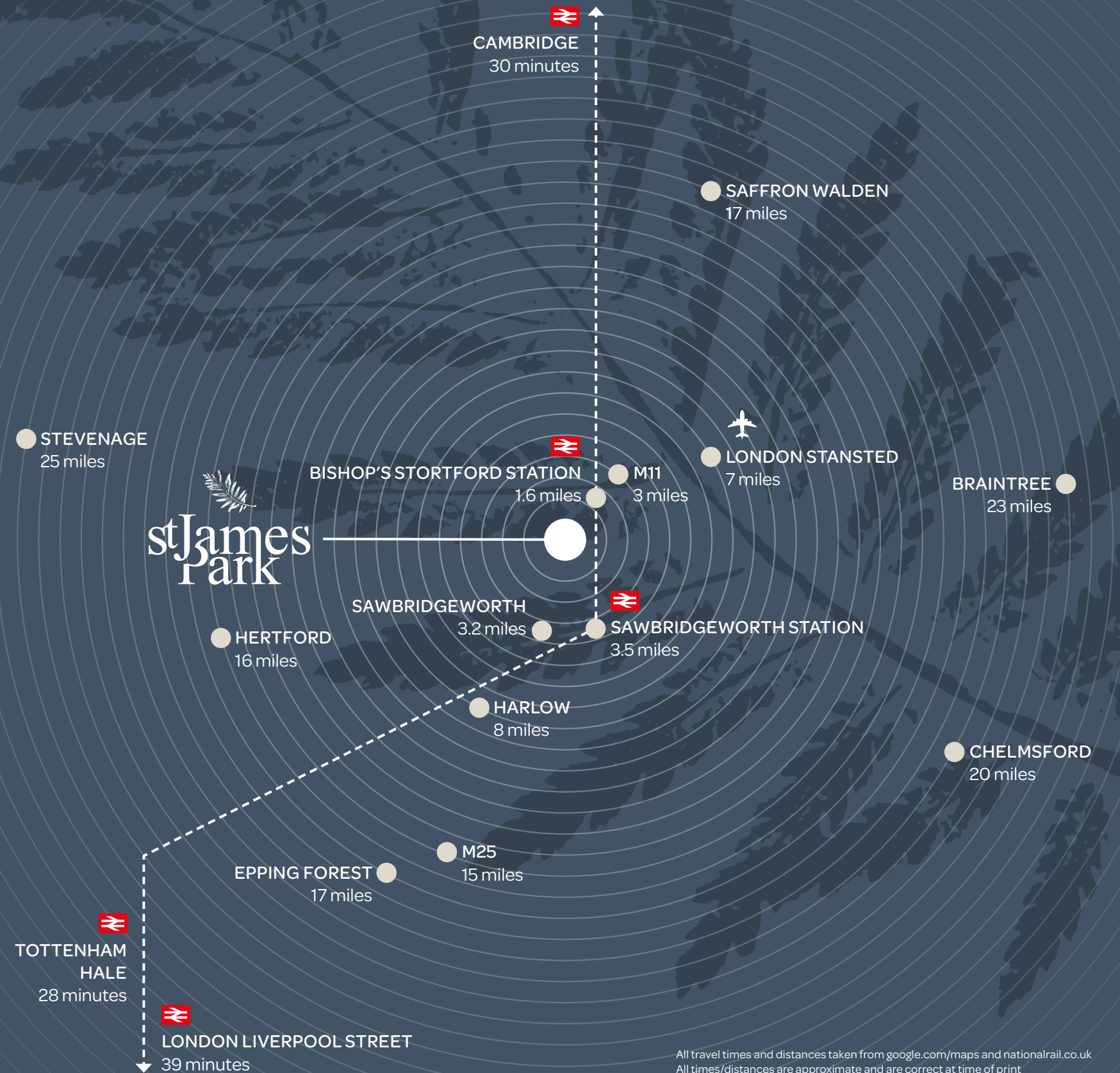
Whether you're travelling by bus, road, rail or air, St James' Park is superbly placed

Situated just off the A1184, St James' Park is within a few minutes of both the A120 and the M11, with the M25 and the A1(M) close at hand.

You can hop on an Arriva bus to Bishop's Stortford, Harlow or Stansted Airport, or travel through Thorley on the Stortford Shuttle, a community-run service. Investment is currently being made by Countryside to improve bus services even further for residents within the development.

St James' Park is less than ten minutes by car from Bishop's Stortford Railway Station. Journeys to London Liverpool Street take as little as 39 minutes, while you can be in Cambridge in half an hour. Sawbridgeworth Station is a similar distance away, on the same line between London and Cambridge.

Stansted Airport is only a 15 minute drive from the development, making international travel straightforward whether you're jetting off abroad for business or pleasure.



All travel times and distances taken from google.com/maps and nationalrail.co.uk. All times/distances are approximate and are correct at time of print.

All you desire and more

Bishop's Stortford has long been popular with residents and visitors alike

Voted one of the best places to live in the UK by the Sunday Times in 2020, Bishop's Stortford has everything you could need on a day-to-day basis. Meanwhile, there are plenty of options when it comes to eating out, retail therapy and live entertainment.

One of the town's mainstays for shopping is its very own department store, Coopers of Stortford. This charming outlet is set in an historic building, the oldest parts of which date back to the 16th century. Amongst its offer today are homewares, clothing and accessories, and beauty products.

11 Bridge Street, Bishop's Stortford CM23 2JU, 3.1 miles

Meanwhile, you'll find an excellent variety of high street stores at Jackson Square shopping mall, ranging from Next and Mountain Warehouse to FatFace and H&M.

For mouth-watering fresh produce, head to the town's market on Thursdays and Saturdays. Located throughout the town centre, including South Street, Potters Street and Market Square, you'll find an array of tasty treats, from fruit and veg to artisan cheese and home-made bread. Of course, you also have the choice of big supermarkets nearby, such as Waitrose, Sainsbury's and Tesco.

For a beer with friends or a Sunday roast with the family – including the dog! – there's The Star on Bridge Street. Situated in a 17th century building, this award-winning inn offers a range of craft ales, cocktails, wines and gins, with a hearty food menu offering everything from sharing plates of nachos to katsu chicken and chipotle burgers.

7 Bridge Street, Bishop's Stortford CM23 2JU, 3.6 miles

If you're celebrating a special occasion, check out Skew on the banks of the River Stort. The fayre reflects the Mediterranean heritage of its owners, who pride themselves on offering dishes with diverse and memorable flavours. From Thursday to Saturday, make your way up to the restaurant's Oyster and Cocktail Bar for pre- or post-dinner drinks in style.

4 Adderley Road, Bishop's Stortford CM23 3AE, 2.4 miles

When you need to work off all that indulgence, take advantage of the myriad facilities at Grange Paddocks Leisure Centre. There's a state-of-the-art gym, two swimming pools, a group fitness studio and no fewer than 12 outdoor pitches. If running is your thing, you'll be pleased to hear there is a 1,500m trail just waiting for you.

Rye Street, Bishop's Stortford CM23 2HH, 3.2 miles

Meanwhile, South Mill Arts is where it's at for live entertainment, with shows catering to all tastes and ages. The centre screens movies, has a fully licensed bar and even houses its own museum exploring the history of Bishop's Stortford. As if that weren't enough, a wide range of classes also take place here, from dance and fitness to performing arts for children.

1-3 South Road, Bishop's Stortford CM23 3JG, 1.8 miles



All travel distances taken from google.com/maps
Distances are approximate and are correct at time of print



Coopers of Stortford

Plenty of fun to be had



Photography of local canal



Bishop's Stortford town centre

Bishop's Stortford

Bishop's Stortford shop

Bishop's Stortford town park

Bishop's Stortford shop

Sawbridgeworth

Much Hadham

Audley End House & Gardens

Bishop's Stortford town park

Bishop's Stortford Golf Club

Bishop's Stortford shop

Be at one with nature

This part of England's green and pleasant land is blessed when it comes to nature



All photography of Southern Country Park unless otherwise indicated

St James' Park is just a stroll away from Southern Country Park, a glorious 23 hectare space which has won a Green Flag award every year since 2008. There's all sorts to explore here, including a duck pond, picnic spot, action-packed kids' play area and even a dog agility zone. Wildlife lovers will enjoy spotting different species in the woodland, grazing areas and streams.

Around a mile away from home is Thorley Wash Nature Reserve, offering even more opportunities to commune with nature. You'll notice beautiful wildflowers like ragged-robin, marsh marigold and cuckoo flower, while you may be lucky enough to spot a barn owl or a water vole on your walk.

And you can certainly lose yourself in Hatfield Forest, a 20 minute drive away. It's got something for everyone, whether you fancy a walk, cycle, horse ride or a day's fishing. You may also enjoy trying to find the 14 hidden geocaches dotted around the forest.



Spoilt for choice

St James' Park will benefit from its own primary and secondary schools

Whether you have a little one taking their first toddle into nursery or a teenager about to sit their GCSEs, they will certainly benefit from the superb educational establishments close to St James' Park.

There are two Busy Bees nurseries around a mile away from the development, offering provision for children aged between three months and five years. Bishop's Stortford was rated Good by Ofsted in 2019, while Thorley Park received the same rating in 2023. Both nurseries feature outside space with areas for each age group.

In time, the St James' Park development will be home to its own three-form entry primary school. Until then, younger children are catered for close by at Richard Whittington and Thorley Hill primary schools, both of which have a Good Ofsted rating.

St James' Park will welcome the established Bishop's Stortford High School, adding extra facilities including games pitches and a sports hall. The Outstanding school, which takes boys aged 11 to 16 and has a co-educational sixth form, is currently a five-minute drive away.

Ten minutes away by car is Hertfordshire and Essex High School and Science College, taking girls from years 7 to 11 before opening the sixth form to boys. St Mary's Catholic School, catering for both boys and girls to sixth form, can be reached in five minutes. Both secondary schools have Outstanding ratings.

Independent options also abound locally. These include Bishops Stortford College, which takes pupils from four to 18 and prides itself on being the "modern face of independent education". The school is just over 2.5 miles from home, as is Howe Green House School, which also caters for both boys and girls.



All travel times taken from [google.com/maps](https://www.google.com/maps)
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Countryside creates neighbourhoods people love



A community to
call your own



A well-considered specification



Countryside's trademark quality and renowned design are both evidenced at St James' Park

The attention to detail utilised across St James' Park is reflected beautifully in the specification of Countryside's homes. Intelligently appointed, the homes have been tastefully finished to provide you with an ideal backdrop to your life.

Beautifully finished homes



All photography from show homes on the previous phase at St James' Park unless otherwise indicated. The specification will differ from that shown, please speak to a Sales Consultant for plot specific information.



Subject to the build stage, you'll have your choice of doors and worktops in your fitted kitchen, with space for all the appliances you'll need each day. Our expert sales team will be happy to talk you through the exact specification of each home at St James' Park.

In the bathroom, the white sanitaryware with chrome accessories and neutral tiling gives you carte blanche to create your perfect environment. There is gas fired central heating throughout most homes, along with PVCu double glazing to all windows. What's more, each home has been finished with white painted ceilings, skirting boards, walls, doors and architraves.

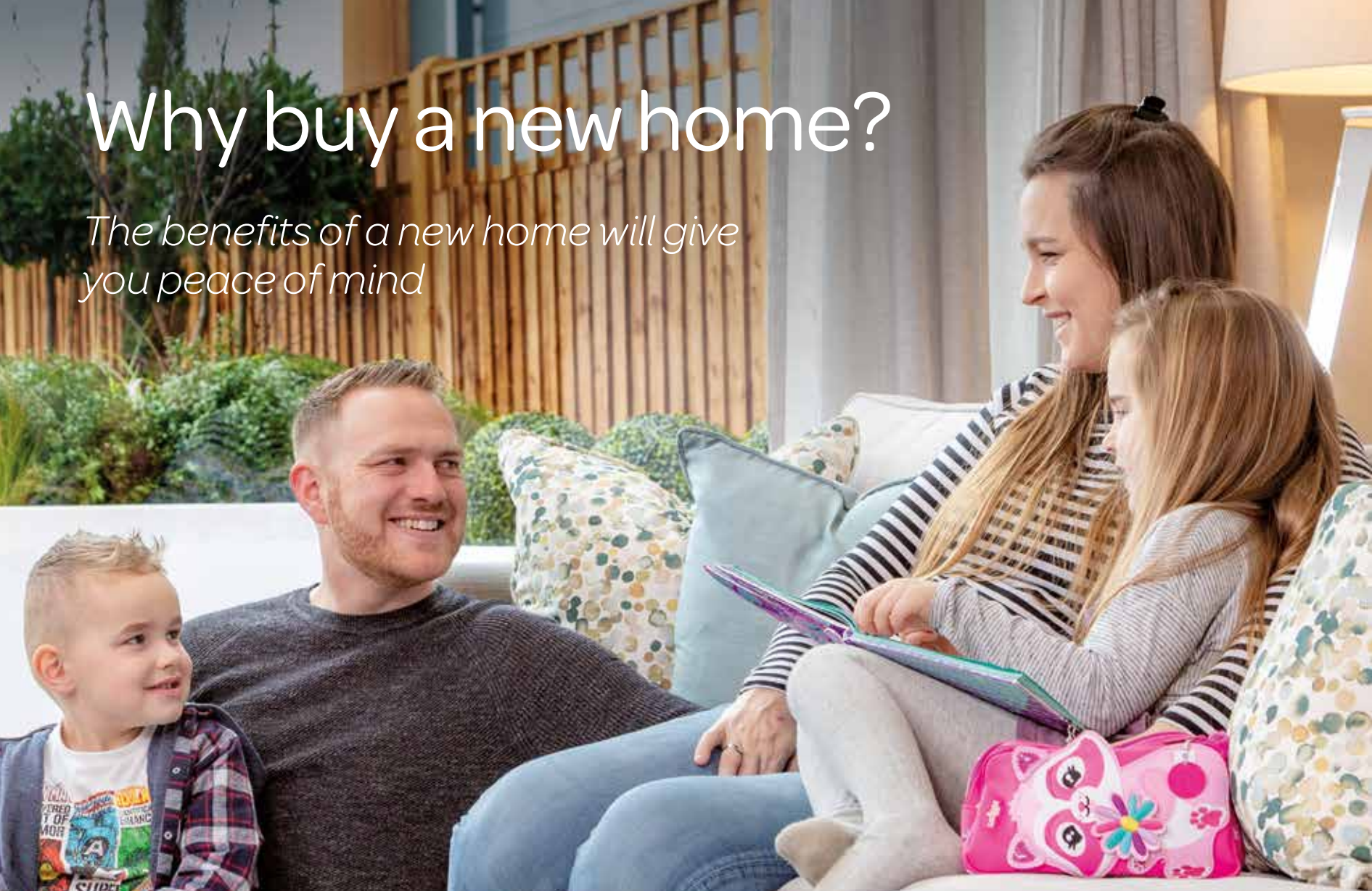
Low energy light fittings have been installed throughout, along with smoke and carbon monoxide detectors, a media plate to the living room, and multi-point locking systems to the front door.

Outside, you'll find a landscaped front garden and an enclosed, fenced rear garden.



Why buy a new home?

The benefits of a new home will give you peace of mind



They say that moving house is one of the most stressful things you will ever do, but opting for a new build residence can reduce this stress – and Countryside will be there every step of the way to make the process even easier.

When you buy a new home, there is no onward chain to create potentially lengthy delays in the moving process, and fewer people to deal with. What's more, you won't need to do any of your own home improvements, as your new residence will have been lovingly crafted to the highest standards before you move in.

In addition, there won't be any unappealing décor to contend with, just a neutral blank canvas on which to make your own mark, to your own tastes.

Countryside homes all come with a ten-year NHBC guarantee and with a two year customer care service, so you can rest assured that no unexpected maintenance costs will crop up. Our homes are created with sustainability in mind, helping you care for the planet at the same time as reducing your household bills.



Committed to our planet

We believe we should all do everything we can to protect our environment

Countryside has employed a range of eco-friendly features at St James' Park. All of our homes are equipped with low energy lighting, double glazing and energy efficient heating systems. Each home is fully insulated, while most benefit from charging points for electric cars.

The development itself, meanwhile, has been created with the environment firmly in mind, with a dedicated network of footpaths and cycleways to reduce car usage across the neighbourhood. Care has also been taken to ensure there are plenty of open green spaces where residents and visitors alike can enjoy healthy activities in the fresh air.



NEWLY PLANTED SPACES



DUAL FLUSH TOILETS



CAVITY WALL INSULATION



LOW ENERGY LIGHTING



ENERGY EFFICIENT BOILERS



ELECTRIC CAR CHARGING*



DOUBLE GLAZING



About Countryside Homes

Countryside is a leading UK home builder and urban regeneration partner

Countryside is a leading UK home builder and urban regeneration partner whose offering was strengthened through a merger with mixed tenure provider Vistry Group in 2022.

We believe that where we live matters. We're passionate about creating places where people aspire to live, where they feel a true sense of belonging.

All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality.

Our exacting standards and sustainable credentials combine to create places that will stand the test of time.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments. We create places people love.



Commitment to our customers

The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home, from the moment you make your reservation, to the day you move in and beyond

No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to our five star commitment. As a registered developer with the New Homes Quality Board, we also work within the parameters of the New Homes Quality Code (NHQC).

Amongst other things, the NHQC requires developers to provide all relevant information about the home to the customer, allowing them to make an informed decision about their purchase. It also gives customers the opportunity to have a professional carry out a pre-completion inspection on their behalf. For more information, visit www.nhqb.org.uk.

Our customer service begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial consultants.

Every home at St James' Park carries our commitment to quality and improvement. All of our homes are built to National House-Building Council (NHBC) standards, the technical benchmark for all newly-built homes. The standards provide guidance on every part of the building process from foundations to decoration including tolerances, performance and technical standards.

To obtain a copy of the standards visit www.nhbc.co.uk. Each new home also carries the NHBC Warranty and insurance policy against structural defects for a 10-year period following the date of legal completion.

Each home is quality checked and commissioned by our dedicated customer service team before handover to its new owner.

Countryside has received a five-star rating again from the Home Builders Federation (HBF). This coveted award is based on homeowner feedback in an independent National New Homes Survey of customer satisfaction.



Be part of this
new community




stJames
Park
BISHOP'S STORTFORD

Photography from a previous Countyside development

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COUNTRYSIDE
Homes