



# KINGSLEY PARK

— BILLERICAY —

*Beautiful*

NEW HOMES IN NATURAL  
SURROUNDINGS; THE PERFECT  
PLACE TO PUT DOWN ROOTS



KINGSLEY PARK IS AN OPPORTUNITY TO EXPERIENCE  
A LIFESTYLE IN BALANCE.

Offering one and two bedroom apartments, as well as two, three, four and five bedroom houses, Kingsley Park combines carefully designed spaces and a high specification.

Whether you're starting out, need more space for your family or downsizing, our homes are the perfect choice.

Commute to the City in approximately 30 minutes by train, or walk to Billericay Town Centre in 20 minutes, and come back to a home with nature on your doorstep.

Delivered by multi-award winning housebuilder The Hill Group, Kingsley Park offers homes that blend sympathetically into their natural surroundings to create amazing places to live, to grow and to belong.





Computer generated image is indicative only.



# Stylish living

## IN A BEAUTIFULLY CONNECTED COMMUNITY



WELL SERVED BY A WAITROSE, SAINSBURY'S AND A HOST OF FAMILIAR HIGH STREET NAMES, BILLERICAY ALSO THRIVES ON ITS INDEPENDENT SPIRIT OFFERING UNIQUE OPPORTUNITIES TO SHOP AND DINE THAT REFLECT THE TOWN'S VIBRANT CHARACTER.

From café-bars to bistros, brasseries, restaurants and historic country pubs, there's a flavour and a seat for everyone.

For cultural events, the award-winning Billericay Community Cinema presents independent screenings showing different genres at the Thursday film evening and Sunday matinee with tea and cake on the menu. In addition, Billericay Theatre hosts live events, including music performances, comedy nights, quiz nights, and Theatre Kidz workshops.







Greenwoods Hotel and Spa



Norsey Wood



Queens Park Country Park



Weald Country Park



Thorndon Country Park

## Adventures ARE CLOSER THAN YOU THINK

BILLERICAY BOASTS A VAST SELECTION OF NEARBY  
NATURAL, OPEN SPACES AND ATTRACTIONS FOR  
FAMILY-FRIENDLY FUN.

Lake Meadows Park, just a five-minute drive from home, offers 40 acres of greenery that includes a play area, as well as an outdoor gym, skate park, tennis courts and bowling green. There's a fishing lake for keen anglers, as well as family events throughout the year like Park Runs, the Great Lake Race and the Billericay Fireworks display.

Mill Meadows Local Nature Reserve, located five-minutes away by car, features trails that guide you through 90 acres of meadowland and woodland. Norsey Wood Local Nature Reserve, only a six-minute drive, is rich in wildlife, including rare and endangered species.

Nearby Barleylands Farm Park is the perfect place for little ones to meet animals and enjoy indoor and outdoor playgrounds with a host of daily activities and a toddler group, and there's even a drive-in cinema. Golfers are well-catered for too, with Burstead Golf Club, Noak Hill Golf Club, Stock Brook Manor Golf and Country Club and Thorndon Park Golf Club all within 15 minutes by car. And for those seeking a taste of the unusual, you can take a tour of the decommissioned Cold War nuclear bunker 125 feet below ground in nearby Kelvedon Hatch.



Explore

## LOCALLY AND SLIGHTLY FURTHER AFIELD



### FOR ADDITIONAL SHOPPING AND LEISURE ACTIVITIES, THERE'S NO NEED TO GO FAR.

Living at Kingsley Park, you'll find a wide choice of attractions and amenities in nearby Brentwood and Basildon, both within a 20-minute drive, including Basildon's Mayflower Retail Park, which offers a wide selection of popular outlets for convenient and enjoyable shopping. Both towns also boast a wide range of leisure opportunities with the Brentwood Centre offering a choice of sports, two swimming pools, an artificial pitch and even a beach volleyball area. Basildon's Cineworld offers 2D and 3D screenings, as well as immersive IMAX 4DX for a sensory cinema experience, all set within Festival Leisure Park – a vibrant entertainment hub featuring restaurants, bars and a bowling alley.

And for those who want to make a day of it, Lakeside and Bluewater shopping centres are both within a 30-minute drive of Kingsley Park. Here you can enjoy a host of some of the biggest names in fashion, alongside an extensive range of dining and entertainment options.







# First class EDUCATION

FROM THEIR FIRST DAY, TO THEIR LEAVERS PROM, BILLERICAY OFFERS ENRICHING AND AMBITIOUS EDUCATION FOR ALL YOUNG MINDS, WITH KINGSLEY PARK IN THE CATCHMENT OF A GOOD SELECTION OF SCHOOLS.

Less than 10 minutes’ walk away are the South Green Village Infant School and the South Green Village Junior School – both with a current ‘Good’ Ofsted rating, providing stimulating and inclusive learning environments.

Catering for older pupils, the Billericay Secondary School and Sixth Form is less than a mile away. Also rated ‘Good’ by Ofsted in 2024, this popular Academy promotes values based around the principles of curiosity, aspiration and success. Those seeking independent schooling are well-served by St John’s School, approximately two miles away. This co-educational independent day school for children aged two-sixteen prides itself in offering small class sizes and a range of teaching methods.

All journey times are approximate and taken from Google Maps.  
Ofsted rating correct at time of going to print.

## PRE-SCHOOLS

### South Green Infant School

Ganels Rd, Billericay CM11 2TG

Ofsted rated Good

🚌 2 minutes

🚶 9 minutes

### Billericay Catholic Pre-school

Canon Roche Centre, Billericay CM12 9LL

Ofsted rated Good

🚌 4 minutes

🚶 18 minutes

### Quilters Infant School

Laindon Rd, Billericay CM12 9LD

Ofsted rated Outstanding

🚌 4 minutes

🚶 19 minutes

### Billericay Methodist Pre-school

Western Rd, Billericay CM12 9DT

Ofsted rated Good

🚌 5 minutes

🚶 30 minutes

## PRIMARY SCHOOLS

### St Peter's Catholic Primary School

Coxes Farm Rd, Billericay CM11 2UB

Ofsted rated Outstanding

🚌 3 minutes

🚶 21 minutes

### Sunnymede Primary School

The Meadoway, Billericay CM11 2HL

Ofsted rated Good

🚌 3 minutes

🚶 26 minutes

### Quilters Junior School

Laindon Rd, Billericay CM12 9LD

Ofsted rated Outstanding

🚌 4 minutes

🚶 19 minutes

### Buttsbury Junior School

Norsey View Dr, Billericay CM12 0QR

Ofsted rated Outstanding

🚌 8 minutes

## SECONDARY SCHOOLS

### The Billericay School

School Rd, Billericay CM12 9LH

Ofsted rated Good

🚌 4 minutes

🚶 16 minutes

### Shenfield High School

Alexander Ln, Shenfield CM15 8RY

Ofsted rated Good

🚌 14 minutes

### Anglo European School

Willow Green, Ingatestone CM4 0DJ

Ofsted rated Good

🚌 16 minutes

### Brentwood County High School

Seven Arches Rd, Brentwood CM14 4JF

Ofsted rated Good

🚌 18 minutes

## HIGHER EDUCATION

### Chelmsford College

Moulsham St, Chelmsford CM2 0JQ

🚌 21 minutes

### South Essex College

High St, Grays RM17 6TF

🚌 27 minutes

## INDEPENDENT SCHOOLS

### St Johns Independent School

Stock Rd, Billericay CM12 0AR

🚌 5 minutes

### Woodlands School Hutton Manor

Rayleigh Rd, Hutton CM13 1SD

🚌 7 minutes

### Brentwood School

Middleton Hall Ln, Brentwood CM15 8EE

🚌 17 minutes



# Travel MADE EASY

YOUR NEW HOME AT KINGSLEY PARK IS WELL-PLACED FOR ROAD AND RAIL CONNECTIONS MAKING YOU IDEALLY POSITIONED FOR COMMUTING, DAYS OUT, WEEKENDS AWAY OR GETTING AWAY FROM IT ALL TO YOUR FAVOURITE OVERSEAS DESTINATIONS.

From nearby Billericay Train Station, you can be in Stratford in 25 minutes and Liverpool Street in 33 minutes, making your city commute a breeze - or enjoy the wind in your hair surfing, kitesurfing and windsurfing at Southend-on-Sea, half an hour by train. Billericay is conveniently located between the A127 and A12, with both Chelmsford and the M25 Junction 28 interchange just under ten miles away, offering excellent road connectivity.

For those travelling abroad, London Stansted is approximately 30 minutes by car via the M25 and M11; London City Airport is 40 minutes away by car (and easily accessible by the DLR from Stratford station). Even closer is Southend Airport (25 minutes by road) which offers city breaks and hot spot destinations including Barcelona, Salzburg and Lanzarote.



All journey times are approximate and taken from Google Maps and nationalrail.co.uk.

# Journey times



On Foot



By Bicycle



By Car



By Train  
from Billericay Train Station

**Day Lewis Pharmacy  
Billericay**  
10 minutes

**Tesco Express**  
11 minutes

**Billericay Sports  
and Fitness Centre**  
21 minutes

**Waitrose & Partners  
Supermarket**  
23 minutes

**Billericay Town Centre**  
23 minutes

**Felix Seafood Grill**  
24 minutes

**Billericay Train Station**  
30 minutes

**B. Curtis Greengrocer**  
2 minutes

**Renaissance  
Fitness Essex**  
3 minutes

**The King's Head  
Country Pub**  
5 minutes

**Billericay  
Train Station**  
9 minutes

**Tesco Express**  
9 minutes

**Tiptree Tearooms  
at Barleylands**  
11 minutes

**Waitrose & Partners  
Supermarket**  
4 minutes

**The Burstead Golf Club**  
4 minutes

**Barleylands Farm Park**  
5 minutes

**Thorndon Country Park**  
9 minutes

**Mayflower Shopping Park**  
12 minutes

**Festival Leisure**  
13 minutes

**Lakeside  
Shopping Centre**  
24 minutes

**Blewater  
Shopping Centre**  
30 minutes

Towards London

**Shenfield**  
9 minutes

**Stratford**  
25 minutes

**London Liverpool St.**  
33 minutes

Towards  
Southend Victoria

**Rayleigh**  
11 minutes

**Southend Airport**  
21 minutes

**Southend Victoria**  
28 minutes





Computer generated image is indicative only.



## *Green space* BEAUTIFULLY FRAMED

DISCOVER TRANQUIL PARKS, VIBRANT MEADOWS,  
WILDLIFE-RICH RESERVES AND WELCOMING  
PATHWAYS—NATURE AND COMMUNITY  
HARMONIOUSLY UNITE AT KINGSLEY PARK.

At the heart of the development, and inspiring its name, is the central park. This idyllic open space gives Kingsley Park a sense of natural equilibrium – a place to exercise, meet neighbours or just relax.

What's more, its topography has been designed to enhance the natural habitats of birds and wildlife along lush green corridors.

This is just one of the many green spaces for residents to enjoy, each having its own distinct character. These include meadow areas with wildflowers attracting pollinators, butterflies and birds to play areas for the young – and all complemented by people-friendly streets, cycleways and footpaths. Lighting on site has also been designed sensitively to provide safe illumination yet minimising the effects on wildlife.





New homes

## IN HARMONY WITH NATURE

The design of Kingsley Park reflects The Hill Group's ethos in creating places where well-designed homes blend seamlessly with their environment. From the apartment buildings to the different house types, you'll find a wide palette of materials and finishes that blend sympathetically with the surrounding local area.



**THE MAPLE**  
TWO BEDROOM HOUSE  
Plots 176, 177, 178, & 179

**THE MINT**  
TWO BEDROOM HOUSE  
Plot 10

**THE CEDAR**  
THREE BEDROOM HOUSE  
Plots 13, 14, 15, 16, 26, 27, 28 & 175

**THE HEATHER**  
THREE BEDROOM HOUSE  
Plot 97

**THE FERN**  
THREE BEDROOM HOUSE  
Plots 88, 89, 90, 105, 106, 107, 108, 118, 119, 120, 121, 122, 123, 146, 147, 148, 149, 169 & 170

**THE IVY**  
THREE BEDROOM HOUSE  
Plots 109, 110, 133, 134, 135, 145 & 168

**THE HOLLY**  
THREE BEDROOM HOUSE  
Plots 9, 35, 36, 37, 48, 49, 86, 87, 91, 92, 93, 94, 95, 96, 98, 99, 100, 124, 125, 136, 137, 171, 172, 173 & 174

**THE LAUREL**  
THREE BEDROOM HOUSE  
Plots 44, 45, 46 & 47

**THE OLIVE**  
FOUR BEDROOM HOUSE  
Plots 8, 115, 116, 117, 141, 142 & 143

**THE ROSE**  
FOUR BEDROOM HOUSE  
Plots 79, 80, 81, 82, 83, 84, 85, 101, 102, 103 & 104

**THE THYME**  
FOUR BEDROOM HOUSE  
Plot 132

**THE ELM**  
FOUR BEDROOM HOUSE  
Plots 7, 138, 139 & 140

**THE VIOLET**  
FOUR BEDROOM HOUSE  
Plots 111, 112, 113, 126, 127 & 128

**THE IRIS**  
FIVE BEDROOM HOUSE  
Plots 78, 114, 129, 130, 131 & 144

**THE WILLOW APARTMENTS**  
1 & 2 BEDROOM APARTMENTS  
Plots 50 - 60

**AFFORDABLE HOUSING**  
HOMES AVAILABLE THROUGH AFFORDABLE HOUSING

V Visitor Parking  
Shed  
ASHP (Air Source Heat Pump)

-- Site Boundary  
Timber Fence  
--- Timber Fence with Gravel Board  
--- Acoustic Fence  
--- Retaining Brick Wall  
--- Acoustic Brick Wall  
--- Boundary Brick Wall  
--- Timber Post and Rail Fence  
--- Knee Rail  
--- Retaining Log Roll

The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Areas such as roads, drives, paths and patios plus trees and landscaping are indicative only and may vary. Affordable housing is indicative and can be moved. Please speak with our sales team for more information.



*Homes that are*

## THOUGHTFULLY DESIGNED AND CAREFULLY CRAFTED

REGARDLESS OF THEIR DESIGN AND STYLE, ALL OF THE HOMES AT KINGSLEY PARK ARE CAREFULLY DESIGNED TO DELIVER SPACES THAT ARE AS PRACTICAL FOR EVERYDAY LIVING AS THEY ARE FOR ENTERTAINING.

Room layouts have been carefully considered to make the best use of natural lighting and ventilation. A high standard specification throughout includes Air Source Heat Pumps, providing renewable, gas-free heating to all new homes.

Most homes feature open-plan kitchen / dining / living areas, while the larger properties include the added benefit of a separate family room. Additionally, with changing working practices, homes now incorporate a study for home working where possible.

Each house comes with a garage, driveway or both, and features an EV charging point, while all of the apartments enjoy a private allocated parking space.



Interior show home photograph represents a similar Hill development.





## CREATING EXCEPTIONAL PLACES TO LIVE

The Hill Group is a top 10 housebuilder\* and one of the leading developers in London, the home counties, and the South. The company is renowned for its partnership ethos, specialising in the building of distinctive new places and communities where people want to live, work, and socialise.

In its 25th year, this family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder, with an impressive and diverse portfolio of projects ranging from landmark, mixed-use regenerations, and inner-city apartment developments to homes in rural communities.

Employing over 950 staff, the company operates from six strategically located regional offices including Bristol and Abingdon to help facilitate growth in the South West and the Midlands, with its head office based in Waltham Abbey, Essex.

Hill completed 2,886 homes in the last financial year and has a controlled development pipeline of over 8,800 homes. Around half of its portfolio is in joint ventures to deliver a range of mixed-tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations, and private clients.

Since the company was founded in 1999, Hill has won over 500 industry awards, including the esteemed title of WhatHouse? Housebuilder of the Year in 2015, 2020 and 2023. Most recently in 2024, Millside Grange in Croxley Green also won The Standard's Homes & Property Award for Best Commuter Home.

In addition, Hill's dedication to delivering the highest quality homes and exceptional customer service has earned the housebuilder its 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past seven years. With a score of 4.8 out of 5, Hill is also ranked as the number one housebuilder on Trustpilot.

Hill is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.

Follow us on LinkedIn and Instagram @HillGroupUK

\*The Hill Group was listed within the top 10 of the Top 150 UK Contractors and Housebuilders published by Building.co.uk in December 2024.

Follow us on Instagram at [@CreatedbyHill](#)



Audley Green, Great Chesterford



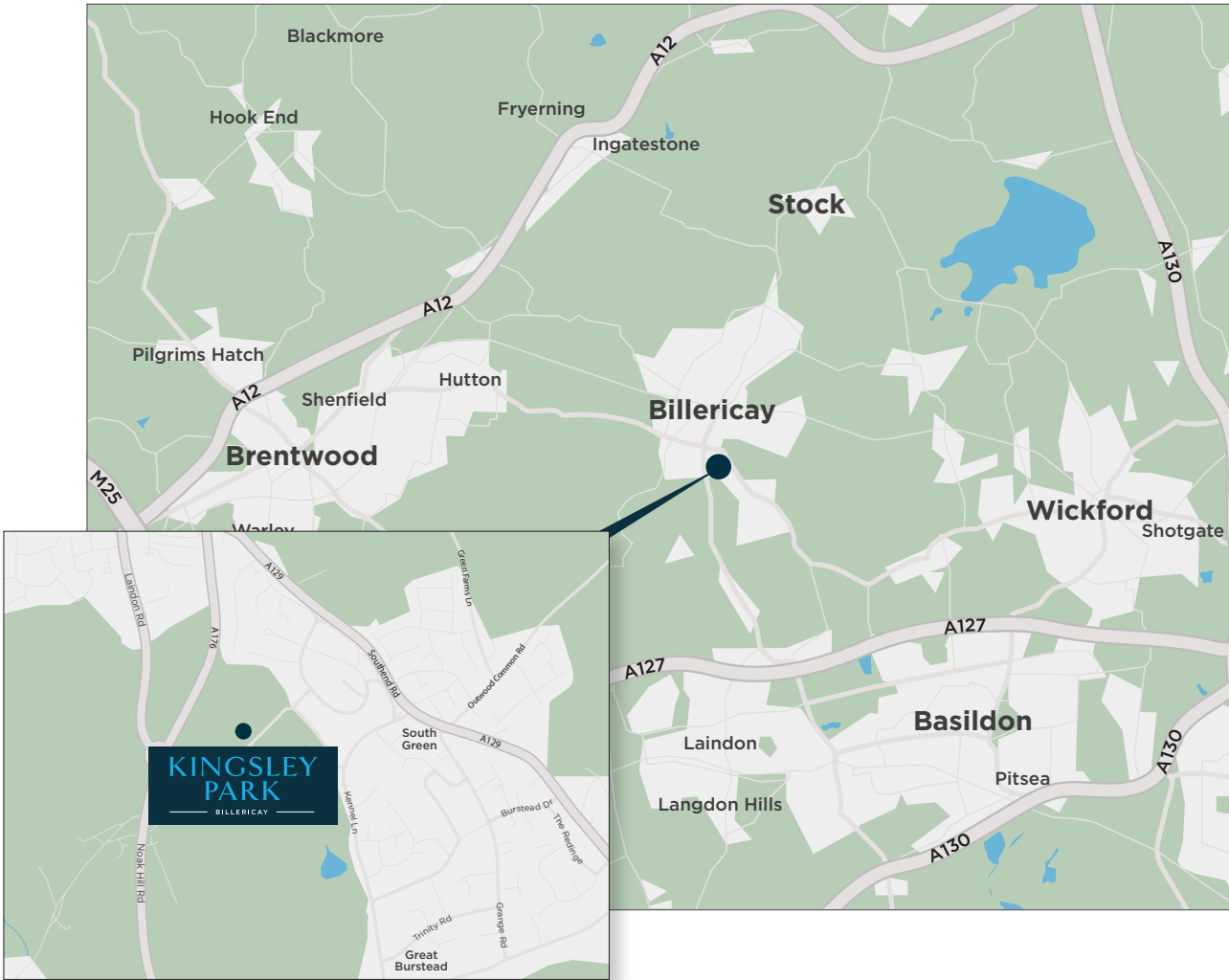
Hollymead Square, Newport



Marleigh Park, Cambridge



# HOW TO FIND US



## KINGSLEY PARK

Kennel Lane, Billericay, Essex CM12 9RR

01277 282 038 | [hill.co.uk/kingsley-park](http://hill.co.uk/kingsley-park)



Every care has been taken with the preparation of this brochure. The details and descriptions contained herein are for guidance only and do not constitute a contract, part of a contract, nor a warranty. Whilst every effort has been made to ensure accuracy, this cannot always be guaranteed. Computer generated images and the landscaping may have been enhanced and are therefore representative only. Details correct at the time of going to print, October 2025.

*Floorplans*



