



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.

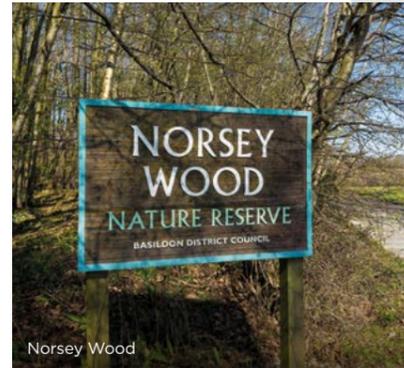
From café-bars to bistros, brasseries, restaurants and historic country pubs, there's a flavour and a seat for everyone.

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, 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, Crondon Park Golf Club and Thorndon Park Golf Club all within 15 minutes by car - some of which also serve as sought-after wedding venues. 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





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, 17, 18, 19, 20, 21, 22, 26, 27, 28, 163, 164, 165, 166 & 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, 167 & 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

-  **THE LILY APARTMENTS**
ONE & TWO BEDROOM APARTMENTS
Plots 1, 2, 3, 4, 5 & 6

-  **AFFORDABLE HOUSING**
HOMES AVAILABLE THROUGH AFFORDABLE HOUSING

-  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
-  Visitor Parking
-  Shed
-  ASHP (Air Source Heat Pump)

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.

Specification

PLOTS 8-10, 13-16, 26-28, 35-37, 44-49, 86-100,
105-110, 115-125, 133-137, 141-143, 145-149, 168-179

KITCHEN

- Matt finish handleless units with soft close to doors and drawers
- Caesarstone worktops with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units
- Integrated washer/dryer

Kitchen designs and layouts vary; please speak to our Sales Executives for further information

BATHROOM

- Bath with shower over and glass screen
- Bath panel to match vanity top
- Framed feature mirror with shelf
- Large format wall and floor tiles
- Heated chrome towel rail

EN-SUITE

- Low profile shower tray with glass shower door
- Framed feature mirror with shelf to match vanity top
- Large format wall and floor tiles
- Heated chrome towel rail

DECORATIVE FINISHES

- Timber staircase with carpeted treads and risers
- White painted flush internal doors with contemporary dual finish ironmongery
- Built in mirrored wardrobe with sliding doors to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring throughout ground floor
- Carpet to stairs, landings, family room, study and bedrooms
- Large format tiles to bathroom and en-suite

DOORS AND WINDOWS

- Composite front door with multi-point locking system
- High efficiency double glazed uPVC windows and doors
- Up and over garage door, colour to match front door (where applicable)

HEATING AND WATER

- Underfloor heating to ground floor, radiators to upper floors
- Heated chrome towel rails to bathroom and en-suite
- Air source heat pump
- Hot water storage tank

ELECTRICAL

- Downlights to entrance hall, open plan kitchen/dining/living room, bathroom, en-suite and WC
- Pendant fittings to landings, study, family room and all bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- High level TV point to kitchen/dining/living room and family room
- Fibre connection to all properties for customer's choice of broadband provider
- External lighting to front and rear of property
- External power socket
- Light and power to garage (where applicable)
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- Electric car charging point



Interior photography represents The Olive show home.

A Management Company has been formed at Kingsley Park and will be responsible for the management and maintenance of the shared services and external communal areas of the development, including the green open spaces, play areas, un-adopted estate roads and footpaths. All homeowners will automatically be made members of the Management Company when they purchase a home at Kingsley Park.

A managing agent has been appointed on behalf of the Management Company and will take on the day-to-day management and maintenance responsibilities. All homeowners will be required to pay a contribution towards the maintenance of the development, which will be collected by the managing agent in the form of an annual estate charge.

We are unable to accommodate any individual changes, additions, or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.

EXTERNAL FINISHES

- Landscaping to front garden (where applicable)
- Turf to rear garden
- Paved patio
- External tap
- Garden shed (where no garage present)

CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- uPVC rain-water goods

External finishes vary; please speak to our Sales Executives for further information

WARRANTY

- 10 year NHBC warranty



Premium Specification

PLOTS 7, 78-85, 101-104, 111-114,
126-132, 138-140 & 144

KITCHEN

- Matt finish handleless units with contemporary black trim and soft close to doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated compact combi oven/microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units
- Integrated washer/dryer where no utility

UTILITY ROOM

- Matt finish handleless units with contemporary black trim and soft close doors
- Caesarstone worktops with matching upstand
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- Freestanding washing machine
- Freestanding condenser dryer

Kitchen and Utility designs and layouts vary; please speak to our Sales Executives for further information.

BATHROOM

- Bath with shower over or separate shower enclosure
- Low profile shower tray with glass shower door (where applicable)
- Bath panel to match vanity top
- Feature mirror cabinet with LED lighting
- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rail

EN-SUITES AND SHOWER ROOM

- Low profile shower tray with glass shower door
- Feature mirror cabinet with LED lighting (to principal en-suite only)
- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rail

DECORATIVE FINISHES

- Timber staircase with carpeted treads and risers
- White painted flush internal doors with contemporary dual finish ironmongery
- Built in hinged wardrobe with LED lighting to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring throughout ground floor
- Carpet to stairs, landings, study and bedrooms
- Large format tiles to bathroom, en-suites and shower room

DOORS AND WINDOWS

- Composite front door with multi-point locking system
- High efficiency double glazed uPVC windows and doors
- Bi-fold doors to patio (to The Iris)
- Skylight where shown on floorplans
- Electrically controlled up and over garage door, colour to match front door

HEATING AND WATER

- Underfloor heating to ground floor, radiators to upper floors
- Heated chrome towel rails to bathroom, en-suites and shower room
- Air source heat pump
- Hot water storage tank

ELECTRICAL

- Downlights to entrance hall, open plan kitchen/dining/living room, utility room, bathroom, en-suites, shower room, WC and principal bedroom
- Pendant fittings to landings, family room, study and other bedrooms
- LED feature lighting to wall units in kitchen
- Selected sockets with integrated USB port
- Shaver sockets to bathroom, en-suites and shower room
- TV, BT and data points to selected locations
- High level TV point to kitchen/dining/living room and family room
- Fibre connection to all properties for customer's choice of broadband provider
- External lighting to front and rear of property
- External power socket
- Light and power to garage
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- Electric car charging point

EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap
- Glazed balustrade and porcelain tiles to upperfloor terrace (to The Rose, The Thyme and The Violet)

CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- uPVC rain-water goods

* External finishes vary; please speak to our Sales Executives for further information.

WARRANTY

- 10 year NHBC warranty



Interior photography represents The Elm show home.

A Management Company has been formed at Kingsley Park and will be responsible for the management and maintenance of the shared services and external communal areas of the development, including the green open spaces, play areas, un-adopted estate roads and footpaths. All homeowners will automatically be made members of the Management Company when they purchase a home at Kingsley Park.

A managing agent has been appointed on behalf of the Management Company and will take on the day-to-day management and maintenance responsibilities. All homeowners will be required to pay a contribution towards the maintenance of the development, which will be collected by the managing agent in the form of an annual estate charge.

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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.

Carefully considered room layouts are complemented by a high specification throughout, including air source heat pump that delivers renewable, gas-free heating to every home.

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 26th year, this family-run 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 980 people, the company operates from five 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 more than 2,800 homes in the last financial year and has a development pipeline of over 32,000 homes, including 10,200 with planning consent. 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, Canalside Quarter won Gold for Best House, and Hollymead Square won Gold for Best Sustainable Development at the 2025 WhatHouse? Awards.

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 eight years. Hill is a registered developer with the New Homes Quality Board (NHQB) and follows the New Homes Quality Code (NHQC), a new industry standard to ensure high-quality homes and an exceptional customer experience. With a score of 4.8 out of 5, Hill is also ranked as the number one housebuilder on Trustpilot.

In addition, 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

For more information, contact The Oracle Group PR Agency on Tel: 020 8394 2821 or hill@oraclepr.co.uk

*The Hill Group was listed within the top 10 of the Top 50 Housebuilders published by *Housing Today* in December 2025.

Follow us on Instagram at @CreatedbyHill



Audley Green, Great Chesterford

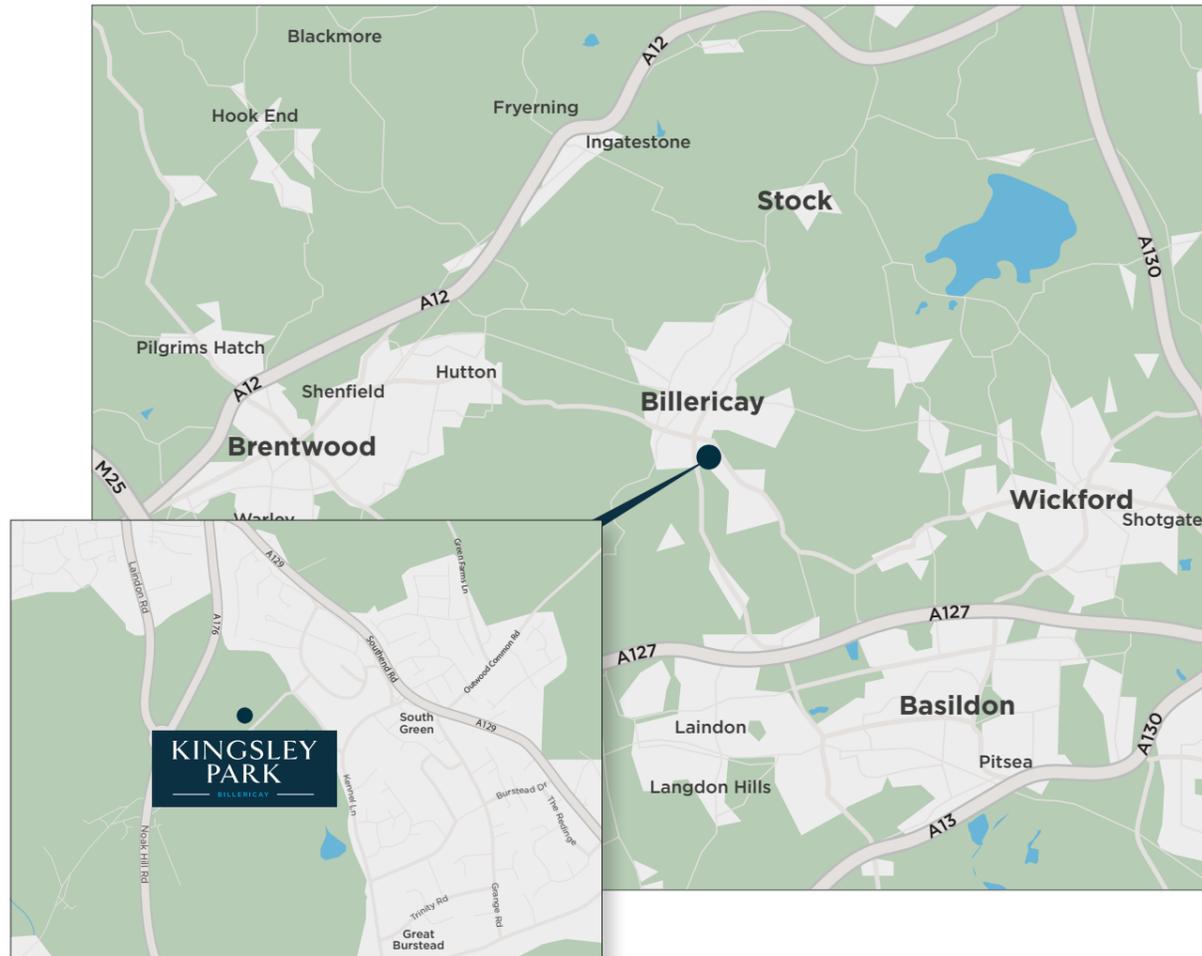


Hollymead Square, Newport



Marleigh Park, Cambridge

HOW TO FIND US



KINGSLEY PARK

Centurion Way, Billericay CM12 9GQ

What3Words: ///laser.extend.digs

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