



## GANELS MEWS

BILLERICAY

Two, three and four bedroom  
Shared Ownership and Private Sale Homes



# Welcome to Ganels Mews, Billericay

Discover Ganels Mews, a collection of thoughtfully designed two, three and four bedroom homes.

Nestled moments from Billericay's celebrated High Street and close to Basildon, these exceptional homes blend contemporary comfort, elegant style and lasting quality in one of Essex's most sought-after addresses.

Set within a peaceful community and surrounded by green parks, quality schools and vibrant local culture, Ganels Mews is your gateway to effortless living, whether you're a first-time buyer, moving up, or seeking the perfect place to downsize without compromise.

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# Your ideal home

At Ganels Mews, each home is thoughtfully designed around your lifestyle, with energy efficiency at the heart of every detail. Advanced air-source heat pumps, EV charging points and high-performance insulation work together to create a home that's comfortable all year round and cost-effective to run.

Step inside and discover interiors where luxury comes as standard, contemporary kitchens with quartz worktops and integrated appliances form the heart of the home, perfectly complemented by premium flooring with underfloor heating and elegant finishes that create a welcoming, sophisticated backdrop for daily life.

Adaptability is at the core of each layout. Whether you're enjoying sunlit mornings with family, entertaining friends in spacious living areas, or working from the quiet corner of your home, every space is thoughtfully appointed to make life flow seamlessly. Step outdoors, and your private garden invites you to unwind in the fresh air and enjoy relaxed, alfresco afternoons.

Every aspect of your home at Ganels Mews is crafted not only for immediate enjoyment but for enduring appeal, a setting where modern living is elevated by timeless design, offering you years of comfort, pride and joyful memories.





# The Billericay Lifestyle



Every weekend offers something new, a boutique discovery, fresh pastries, or designer fashion and thoughtful homewares, the town's charm is in its endless variety.

Ganels Mews puts you just a short stroll from Billericay's vibrant High Street, renowned for its charming mix of independent boutiques, stylish restaurants, and popular high street favourites.

Discover chic fashion at local icons like N. Shelley and Lewis Yates, find unique gifts at Levere Home, elegant shoes at Gimme Shooz, and exclusive occasion wear at Ri Ri's Outlet.

Savour fine dining at Harry's Bar, enjoy fresh bakes from GAIL's Bakery, or relax at one of the town's welcoming family-run restaurants and café terraces – each visit is a chance to make the everyday feel special.

For everyday essentials, Boots and other major retailers are right on your doorstep, all within a friendly, walkable town centre that brings the community to life. Seasonal markets, local events and a genuine neighbourhood spirit make the High Street the heart of Billericay.

You'll also find plenty of sports and leisure options to enjoy, with local gyms, tennis clubs, leafy parks and the community pride of Billericay Town FC all close by.

Just moments from Ganels Mews, Barleylands adds even more to the local lifestyle, offering a family friendly mix of craft studios, farm experiences, seasonal events and independent food producers, making it a favourite weekend destination for all ages.





# The Best of Both Worlds

Living at Ganels Mews means embracing the welcoming warmth of Billericay alongside the dynamic energy and opportunity of Basildon, all within easy reach, offering the perfect balance of town, country and coast.



Festival Wakeboard Park

Ganels Mews also benefits from its proximity to Basildon, just a short drive away, offering a wealth of opportunities for work, leisure and lifestyle.

**Shopping & Dining:** Explore Eastgate Shopping Centre, vibrant cafés and family-friendly restaurants, everything from everyday essentials to boutique treasures.

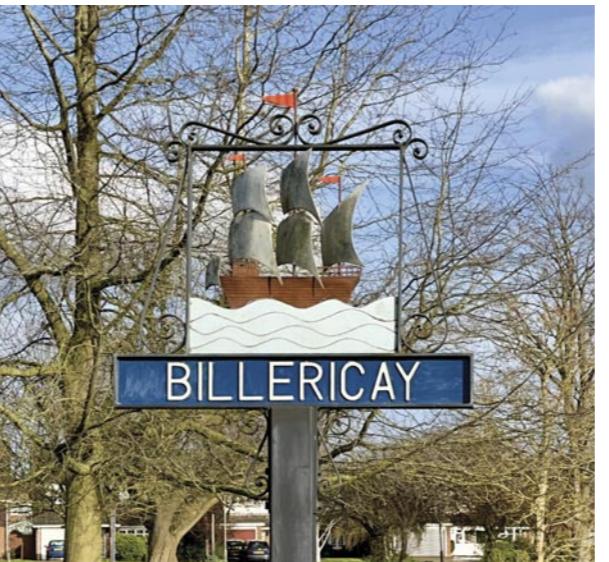
**Entertainment & Leisure:** Enjoy the Towngate Theatre, blockbuster films and activities at Festival Leisure Park, or adventurous weekends at local bowling alleys, play centres, and water sports venues.

**Nature & Outdoors:** Relax or recharge at Wat Tyler Country Park, Langdon Hills Country Park, or Noak Bridge Nature Reserve, perfect for everyday walks or active weekends.

**Career & Community:** Basildon is home to thriving business hubs, innovative tech and creative sectors and growing investment opportunities, supporting careers at every stage, from ambitious start-ups to established professionals.



# Community, opportunity & growth



Ganels Mews - an address of distinction, just steps from Billericay High Street, ready to welcome you home.

Billericay radiates a welcoming spirit, with outstanding schools, thriving sports clubs and a vibrant social scene for all ages.

The area fosters small businesses, creative start-ups and community events, supporting a rich local economy alongside Basildon's expanding cultural and leisure attractions.

Here, neighbours become lifelong friends and every generation finds reasons to love where they live.

South Essex is evolving, with ongoing investment in infrastructure, revitalised town centres and new opportunities for living, learning and working. Buying at Ganels Mews places you at the forefront of a flourishing region where quality of life, convenience and future growth go hand-in-hand.





London Liverpool Street: 32 mins  
Stratford: 25 mins  
Canary Wharf DLR: 46 mins

## Location & Connections

Billericay, Essex

**Billericay brings together the calm of the Essex countryside with the convenience of superb travel links, offering the best of every world.**

At Ganels Mews, connectivity comes naturally. Billericay Station provides fast, direct trains to London Liverpool Street in around 35 minutes, making commuting smooth and stress-free.

Excellent road access to the A127, A12 and M25 puts Essex, London and Kent all within easy reach. And with London Southend and Stansted airports close by, national and international travel is effortlessly accessible.

From Ganels Mews, city, coast and countryside are all on your doorstep, the perfect blend of tranquillity and modern, connected living.





# But it's not all about London

Ganels Mews has everything on the doorstep

## Food

- 1 The Kings Head
- 2 The Duke of York
- 3 Dukes Head

## Shopping

- 10 High Street
- 11 Tesco Extra
- 12 Waitrose

## Fitness

- 4 Leisure Centre
- 5 PureGym
- 6 Studio 360

## Coffee

- 13 The Tractor Shed
- 14 The Billericay
- 15 Lakeview Palace

## Sports

- 7 Cricket Club
- 8 Billericay Town FC
- 9 Tennis Club

## School

- 16 Burstead Primary School
- 17 St. Peter's Catholic Primary School
- 18 The Billericay School

Timings are taken from google maps



## A place you'll be proud to call home

From the moment you arrive at Ganels Mews, you'll feel the difference. These homes blend contemporary design with a welcoming sense of comfort, offering well-planned spaces, quality craftsmanship and stylish finishes throughout.

It's a place where everyday moments feel special and where you'll instantly feel at home.





### Kitchen

- Integra Ascoli Commordore handleless kitchen units in light grey, with soft close drawers and cupboard and cutlery tray included
- White Silestone Quartz work surfaces and upstands
- Stainless steel one and a half bowl sink with mixer tap in chrome
- Bosch fully telescopic extractor hood
- Bosch brushed stainless steel single fan oven with grill
- Bosch black ceramic hob
- Bosch integrated fridge / freezer
- Bosch Integrated washer / dryer (plots 9 & 10 have free standing washing / dryer in the utility room)
- Bosch Integrated dishwasher
- Wood effect flooring
- White LED downlighters

\*Shared ownership homes have laminate worktop and upstands and Electrolux integrated appliances



### Bathroom

- Ideal Standard bath suite
- White doubled mirrored cabinet with soft close doors
- Basin vanity unit with laminate worktop
- Thermostatic bath shower mixer with cascade shower head
- Glass shower screen with silver frame
- Chrome heated towel Rail
- White LED downlighters
- Bone stone tiles to floor

### Interior Finishes

- Brilliant white matt paint to ceiling, walls and doors
- 450 X 450mm Nicholls & Clarke bone floor tiles to bathroom and WC
- 270 X 420mm Nicholls & Clarke bone wall tiles to bathroom and WC
- 6 panel doors in white
- Carlisle Brass polished chrome & satin nickel hardware to doors
- Laminate oak effect vinyl tile flooring to kitchen, living, dining and hallway
- New Elford buff carpet throughout bedrooms, stairs and landing
- Data sockets to lounge / dining and bedrooms
- Wiring to satellite dish with Sky+ facility and Hotbird connection

### Bedroom(s)

- Built in wardrobes to bedroom 1 and 2
- Wool twist carpet
- Pendent lighting

### Ensuite

- Ideal Standard toilet and basin
- Thermostatic show with glass door
- White double mirrored cabinet with soft close doors
- Bone stone tiles to floor
- All walls tiled
- White LED downlighters
- Chrome heated towel rail

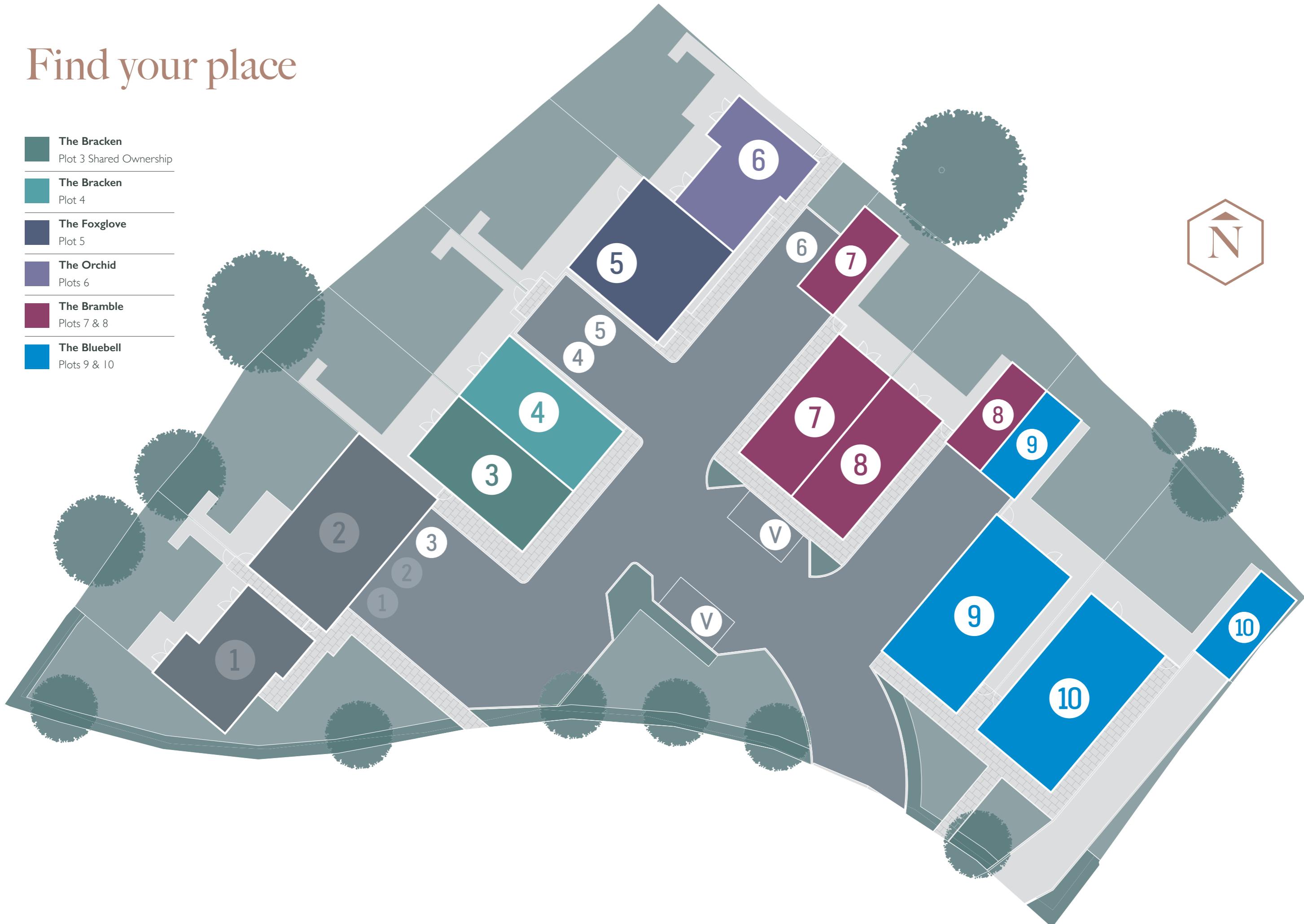
### Cloakroom

- Ideal Standard toilet and basin
- Bone stone tiles to walls and floor

Spec correct at time of print.

# Find your place

- The Bracken**  
Plot 3 Shared Ownership
- The Bracken**  
Plot 4
- The Foxglove**  
Plot 5
- The Orchid**  
Plots 6
- The Bramble**  
Plots 7 & 8
- The Bluebell**  
Plots 9 & 10





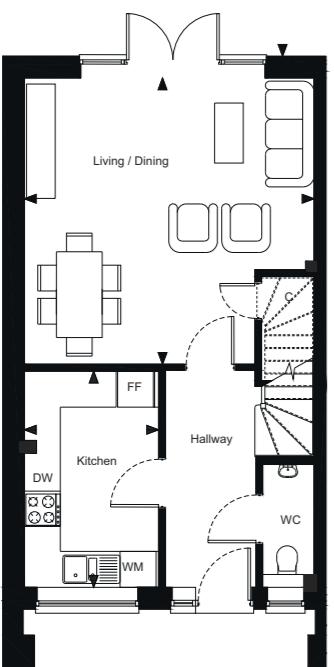
**The Bracken** Three bedroom semi-detached home

Internal area: 1028.7ft<sup>2</sup> / 95.57m<sup>2</sup>



**The Foxglove** Three bedroom semi-detached home

Internal area: 1174.3ft<sup>2</sup> / 109.10m<sup>2</sup>



**Plots 3 (Shared Ownership) & 4**

**Living/Dining**  
16'7" x 16'5"  
5.07m x 5.01m

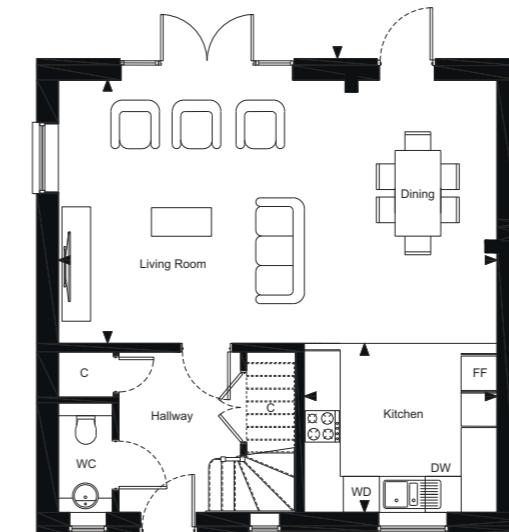
**Kitchen**  
7'8" x 12'4"  
2.35m x 3.78m

**Bedroom 1**  
11'7" x 10'5"  
3.54m x 3.18m

**Bedroom 2**  
8'4" x 14'10"  
2.55m x 4.52m

**Bedroom 3**  
7'11" x 10'11"  
2.42m x 3.35m

Key: **F/F** Fridge Freezer **DW** Dishwasher  
**WM** Washing Machine **W** Wardrobe

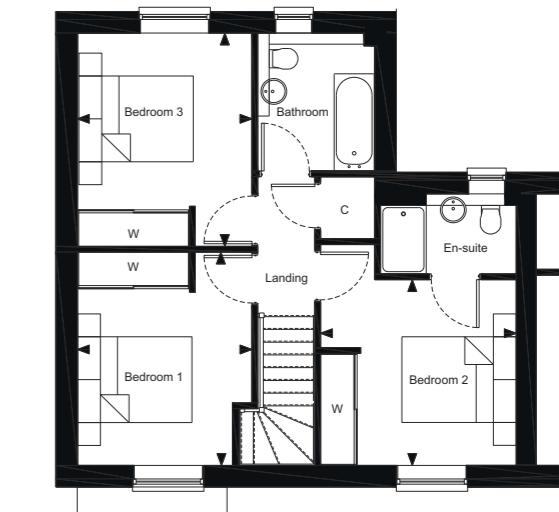


**Plots 5**

**Living/Dining**  
25'2" x 15'1"  
7.67m x 4.6m

**Kitchen**  
11'1" x 9'8"  
3.39m x 2.95m

**Bedroom 1**  
10'0" x 12'2"  
3.05m x 3.73m



Key: **F/F** Fridge Freezer **DW** Dishwasher  
**WM** Washing Machine **W** Wardrobe



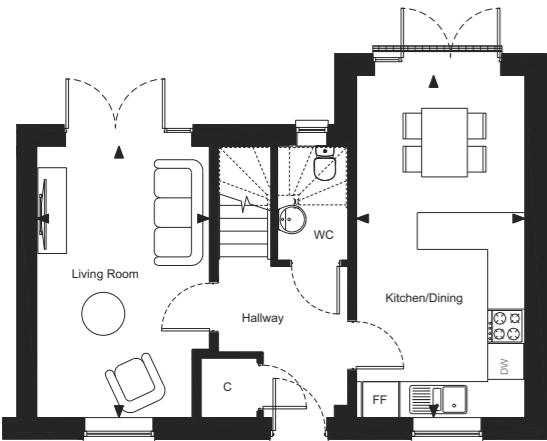
**The Orchid** Two bedroom semi-detached home

Internal area: 911.8ft<sup>2</sup> / 84.71m<sup>2</sup>



**The Bramble** Three bedroom semi-detached home

Internal area: 1294.9ft<sup>2</sup> / 120.22m<sup>2</sup>



**Plots 6**

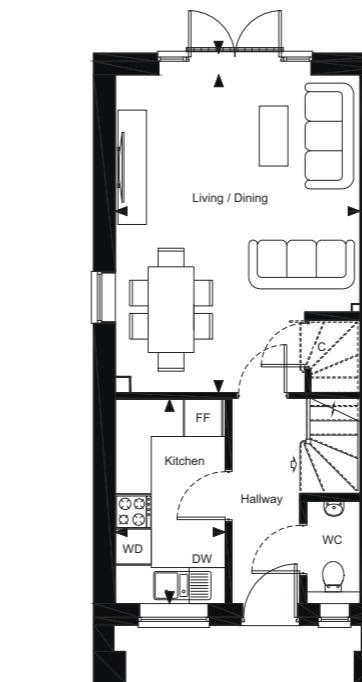
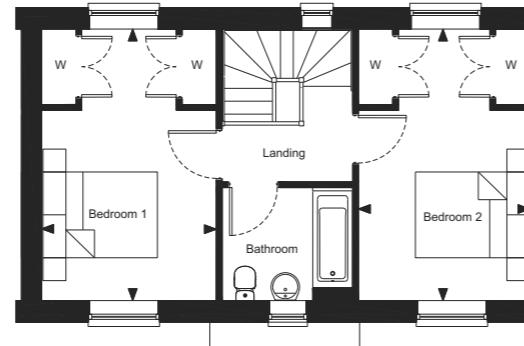
**Kitchen/Dining**  
9'8" x 19'7"  
2.94m x 5.98m

**Living**  
9'10" x 15'6"  
3.02m x 4.74m

**Bedroom 1**  
9'11" x 15'6"  
3.03m x 4.74m

**Bedroom 2**  
9'10" x 15'6"  
2.99m x 4.74m

Key: **FF** Fridge Freezer **DW** Dishwasher  
**WM** Washing Machine **W** Wardrobe



**Plots 7 & 8**

**Living/Dining**  
14'1" x 18'3"  
4.30m x 5.55m

**Kitchen**  
6'3" x 11'8"  
1.92m x 3.57m

**Bedroom 1**  
14'1" x 9'2"  
4.30m x 2.80m

**Bedroom 2**  
11'10" x 9'2"  
3.61m x 2.80m

**Bedroom 3**  
12'2" x 9'3"  
3.72m x 2.82m

Key: **FF** Fridge Freezer **DW** Dishwasher  
**WM** Washing Machine **W** Wardrobe



## The Bluebell Four bedroom detached home

Internal area: 1704.5ft<sup>2</sup> / 158.35m<sup>2</sup>



Plots 9 & 10

**Lounge**  
19'3" x 13'1"  
5.87m x 4.00m

**Kitchen/Dining**  
9'5" x 21'10"  
2.88m x 6.67m

**Bedroom 1**  
12'9" x 13'1"  
3.88m x 4.00m

**Bedroom 2**  
9'5" x 12'10"  
2.88m x 3.93m

**Bedroom 3**  
9'6" x 12'10"  
2.89m x 3.93m

**Bedroom 4**  
11'6" x 16'0"  
3.51m x 4.89m

Key: F/F Fridge Freezer DW Dishwasher  
WM Washing Machine W Wardrobe TD Tumble Dryer

House layouts provide approximate measurements only. Furniture within the marketing plans is indicative and for guidance purposes only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Measurements are rounded down and we work towards 10% tolerance. House areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. Ceiling heights may vary within select apartments. 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.



Ribbon cutting at the launch of Ghyllgrove Place, Basildon

## About Sempra Homes

Sempra Homes offers something for everyone, from singles and couples looking to buy their first home, to families looking for that much-needed extra space, as well as those looking to downsize and enjoy their retirement with the comforts and security that new build homes offer.

As a buyer of a Sempra home you will have peace of mind, in the knowledge that Sempra Homes has a vested interest in the future of the local environment.

### We put our customers first

When it comes to after-sales, we take ongoing customer satisfaction very seriously and are committed to maintaining our homes to the exacting standards that our buyers expect of us - for years to come.

**sempra**  
HOMES

building a brighter future...



[www.semprahomes.co.uk](http://www.semprahomes.co.uk)

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