



  
**DEERBANK**  
*Billericay, Essex*



Welcome to 'Deerbank' - an utterly exquisite custom built family home on the private and highly desirable Deerbank Road, Billericay.

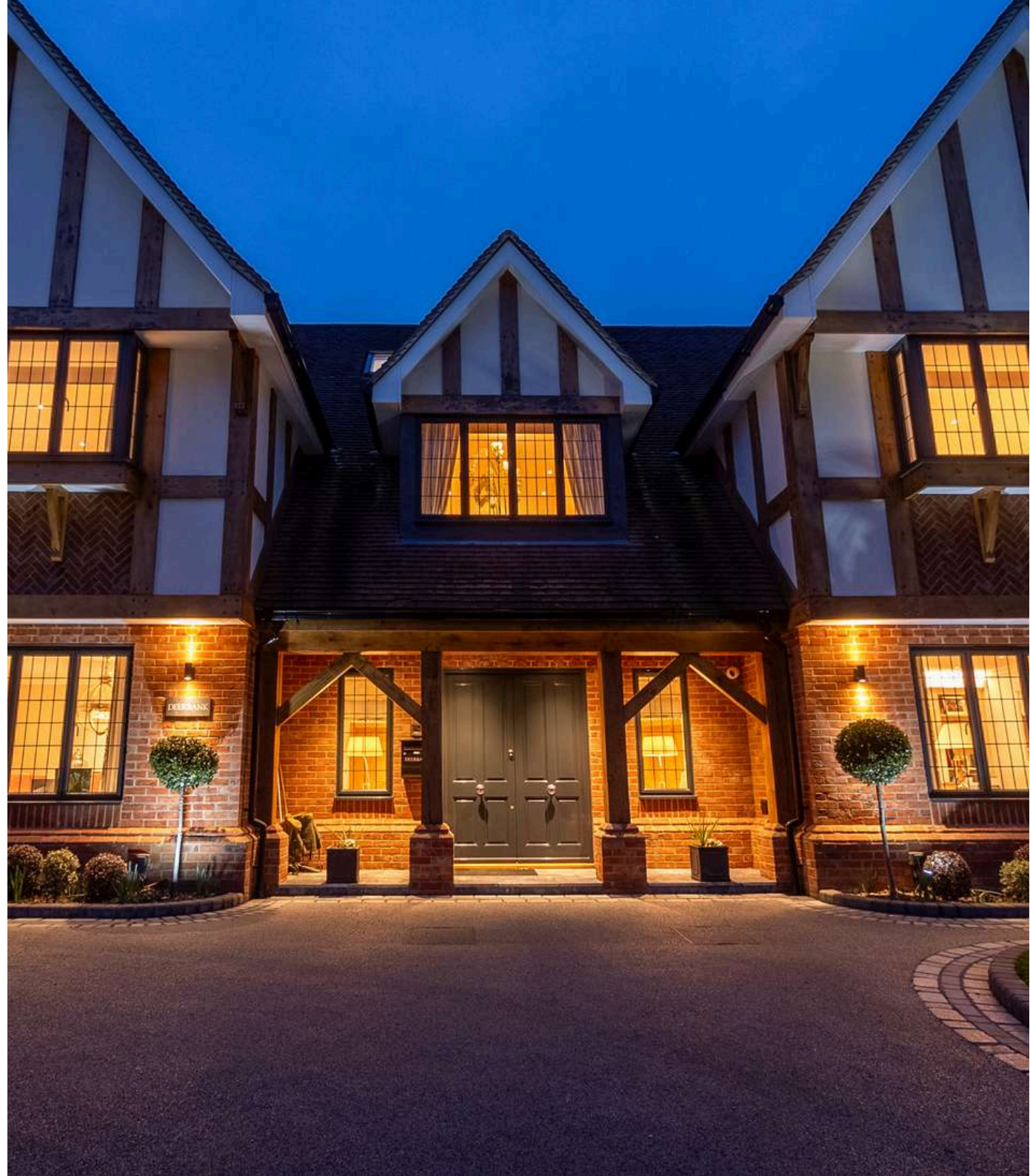
Suggested to have initially acted as a defensive formation during the Battle of Norsey Woods in 1381 and later as a bank protecting deer and cattle from the woodland behind, Deerbank Road today is home to just fourteen beautiful properties backing on to 400 acres of heritage woodland.

Our clients commissioned the design and build of 'Deerbank' with meticulous detail a little under ten years ago and have enjoyed using it as their main family residence for the past eight.

Completed to an impeccable standard and offered with no onward chain, 'Deerbank' is an elegant six-bedroom, six bathroom home, standing proudly on one third of an acre. We have no doubt it will continue to act as a sensational family home for the next owners, who will inherit only exemplary workmanship, quality and design.

Let's explore...

Grace  
Green.





## A GRAND ENTRANCE

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Upon arriving home, step through the impressive double doorway to a spacious and bright entrance hall. The imposing oak staircase adds regal symmetry to the space, whilst drawing your eye to the magnificent galleried landing above and inviting reception rooms beyond...





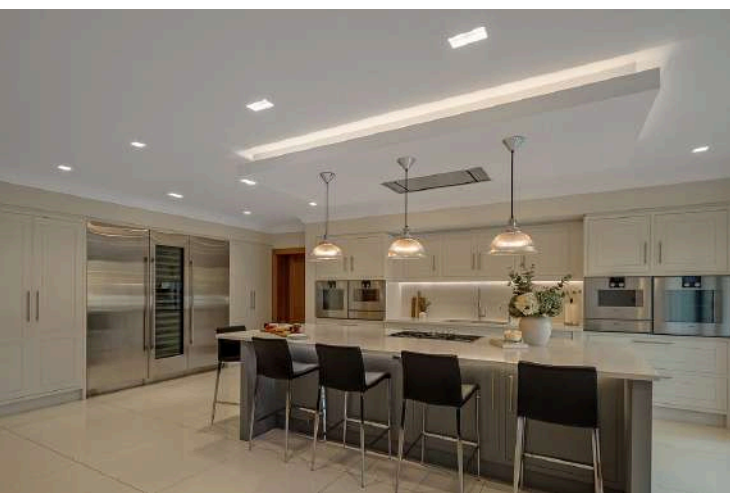
# THE HEART OF THE HOME

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Let's begin by exploring the exceptional open-plan kitchen and living area, which forms the heart of this incredible home. The bespoke Armstrong Jordan kitchen is a masterpiece in its own right, with striking contrasting cabinetry, the luxurious feel of Silestone work surfaces, and a suite of state-of-the-art appliances by Sub-Zero and Gaggenau, making it a true chef's kitchen. No expense nor attention to detail has been spared in ensuring this space not only looks beautiful but is seamlessly functional for everyday living, seasonal entertaining, or professional hosting.

The kitchen leads through to a thoughtfully designed utilities area that connects the triple garage, a pantry, a utility room, and a WC. This practical setup ensures the kitchen and living areas remain clutter-free, with ample storage for day-to-day living, secure access into the garages (the ideal home for any supercar aficionado's collection), and access into the garden – helpful following soggy dog walks or for guests needing to use the bathroom (or to grab another bottle of something fizzy) mid-garden party.







## THE HEART OF THE HOME

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The kitchen opens up seamlessly into a spacious living area that offers panoramic views of the expansive garden and the serene Norsey Woods beyond, creating a calming backdrop perfect for unwinding at the end of a long day, entertaining guests, or spending time with family.

The kitchen and living space are flooded with natural light, courtesy of two sets of bifold doors that open directly onto the garden, offering easy access to outdoor entertaining spaces in the warmer months. These doors are not just a practical addition; they transform the space, blurring the lines perfectly between inside and out.









## A SOPHISTICATED RETREAT

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Moving on from the kitchen, but remaining at the back of the property, is Deerbanks' formal living room. A calming and elegant space, it has been finished in a warm Farrow & Ball-esque palette.

With views of the garden through the bi-fold doors, underfloor heating and a charming wood burner, this room offers a wonderfully cosy atmosphere for quiet relaxation or entertaining guests, making it the perfect peaceful retreat.









## A SPACE FOR WORK AND PLAY

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The dining room - perfect for hosting family gatherings, seasonal celebrations, or dinner parties with friends - is located at the front of the house and has been thoughtfully designed to create an elegant atmosphere for entertaining. There is ample room for a large dining table, allowing for memorable meals and cherished moments.

Across from the dining room, the study is equipped with custom joinery, making it the ideal space for those who work from home. Sunny and south-facing, whether you need a peaceful environment to focus or a stylish setting to host meetings, the study is energising, functional and sophisticated. It's the ideal balance of productivity and comfort.









## FITNESS FIRST

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If you have a passion for fitness or enjoy staying active at home, the home gym is another of Deerbank's impressive features.

Currently poised and ready for visits from the personal trainer, it could alternatively make a brilliant children's playroom, music room or a teenager's hideaway, offering versatility for a growing family.

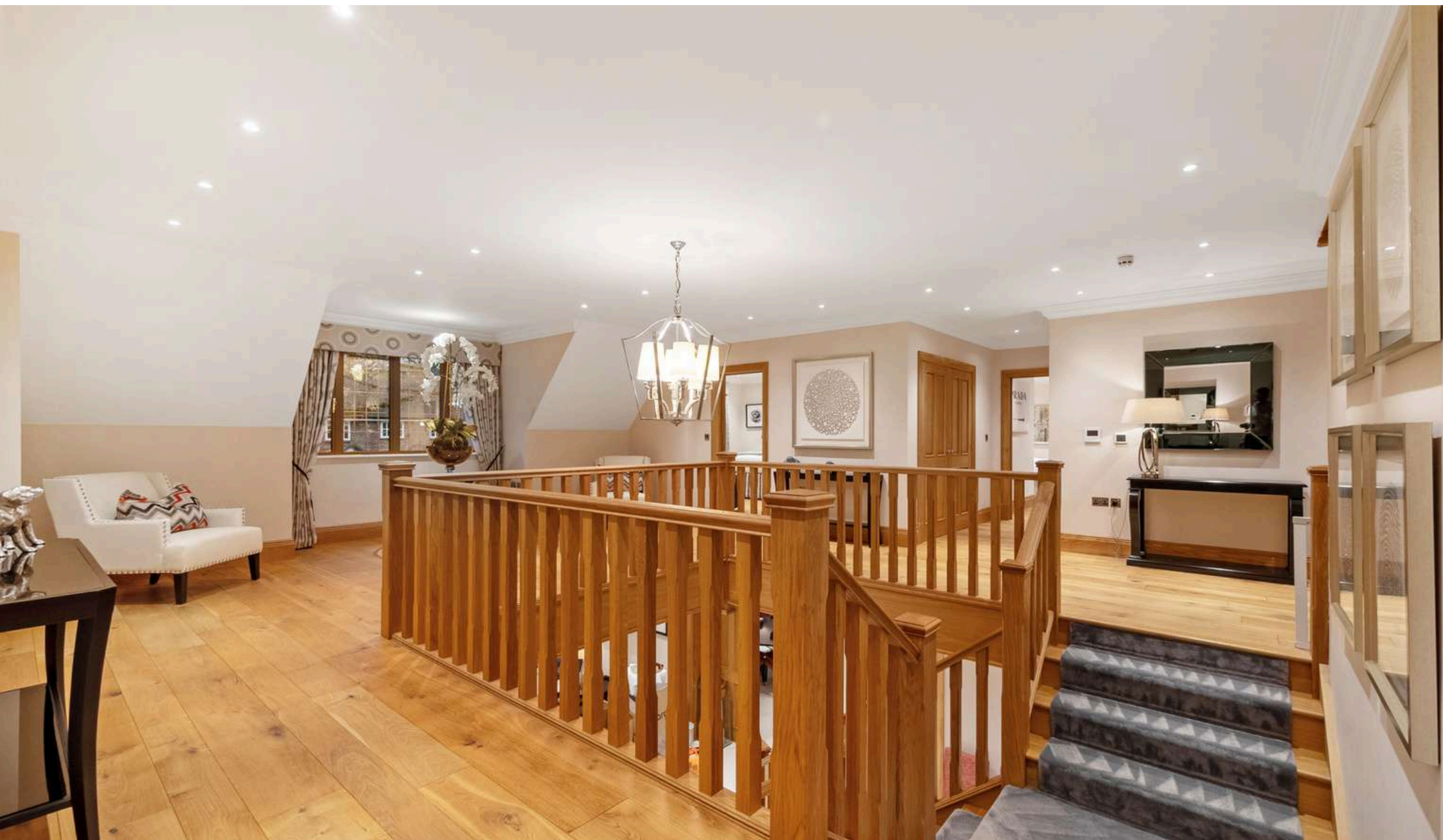
Additionally, a second WC is conveniently located on the ground floor, making this space even more practical for busy families.





## THE FIRST FLOOR

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## AND SO TO BED...

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Heading upstairs, the principal bedroom suite is located to the rear of the property on the first floor and it's a total gem. This exquisite space is nothing short of a sanctuary, finished with calming teal accent tones, spacious his-and-hers dressing rooms, air conditioning, underfloor heating, a French balcony, layered lighting, and a gorgeous ensuite bathroom.

The beautifully crafted bathroom is completed with Calacatta marble, Villeroy & Boch sanitaryware, a freestanding bath, a double shower and views overlooking the stunning garden, creating a tranquil and peaceful environment to start or end your day.

















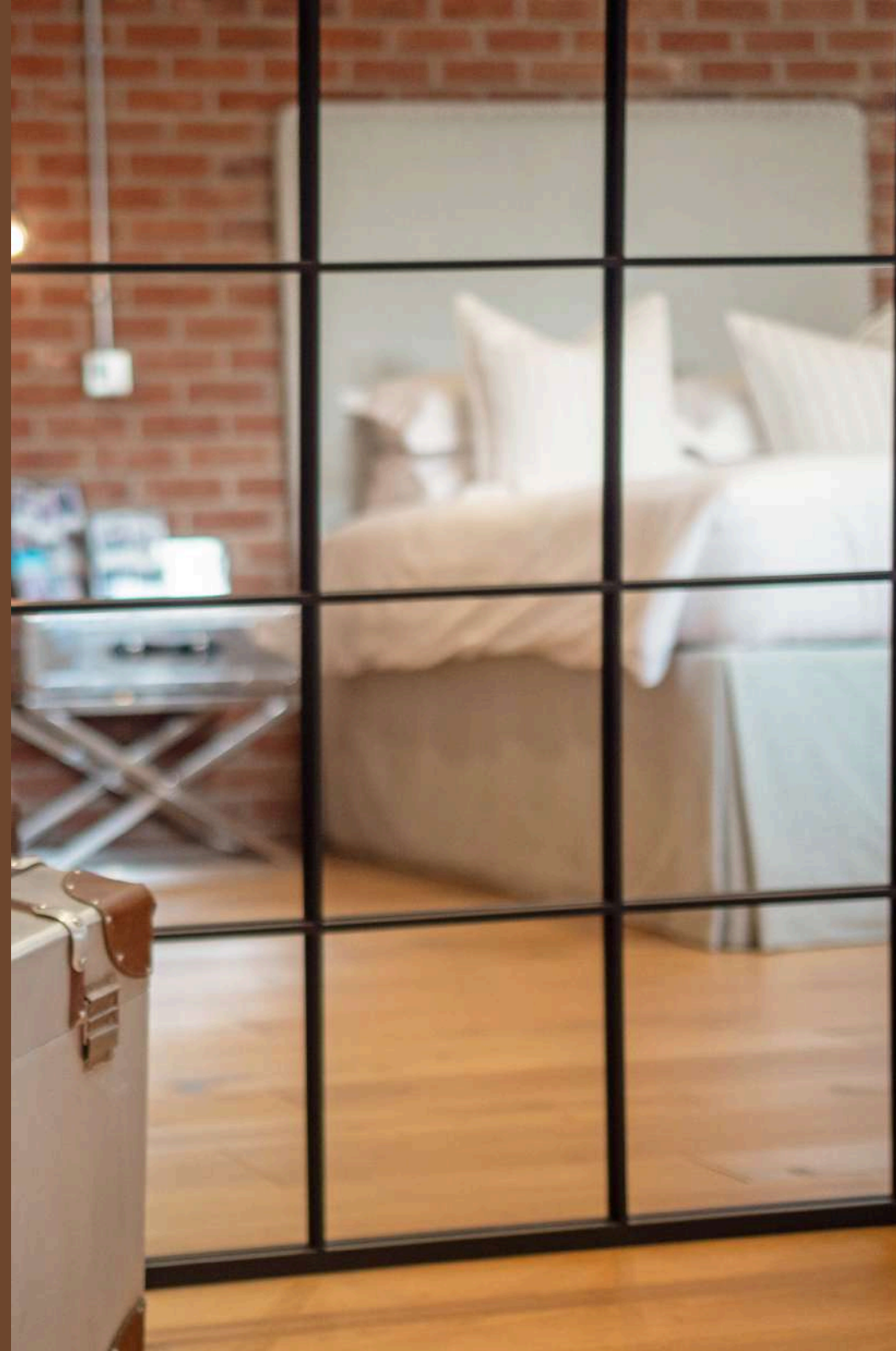
## A TASTE OF NEW YORK

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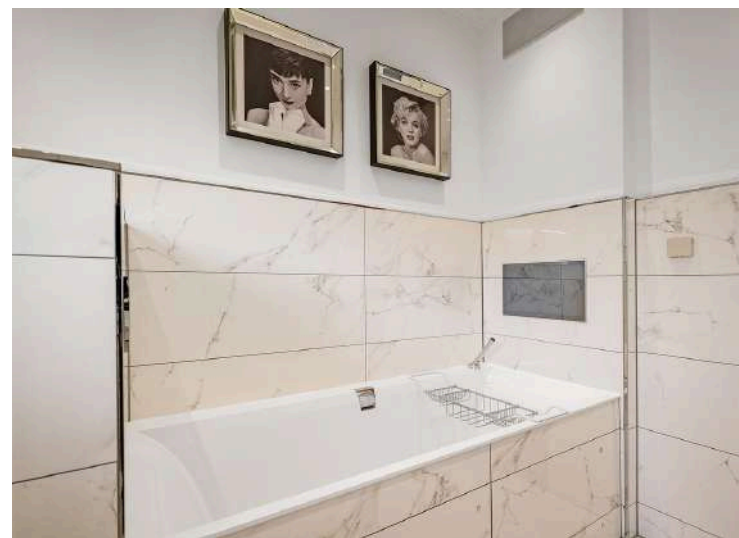
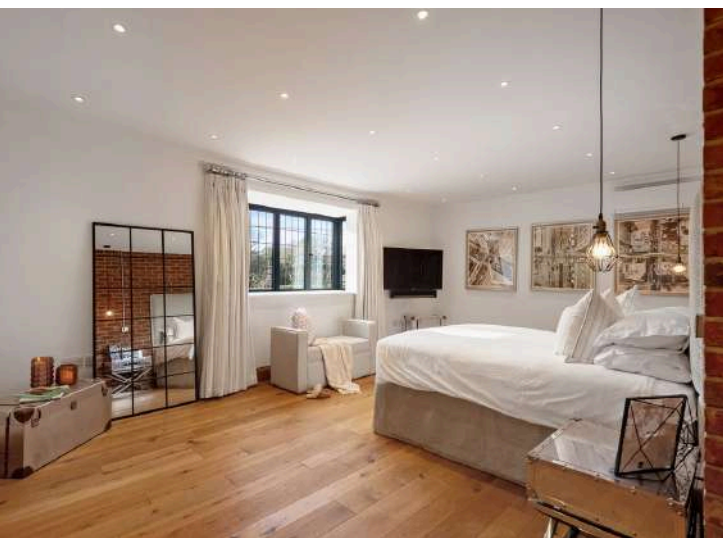
The second bedroom is also nothing short of a masterpiece. Designed to the brief of 'New York loft,' this sensational bedroom is every shopaholic's dream.

Stepping down into the room past the walk-in wardrobe, this bedroom is cleverly sectioned by a brick slip-finished divisional wall and is sunny, spacious and trendy - ideal for teenagers or guests alike.

A concealed pamper area is ideally placed between the main bedroom and ensuite, which is fitted with both a shower and a bathtub with a fitted television.









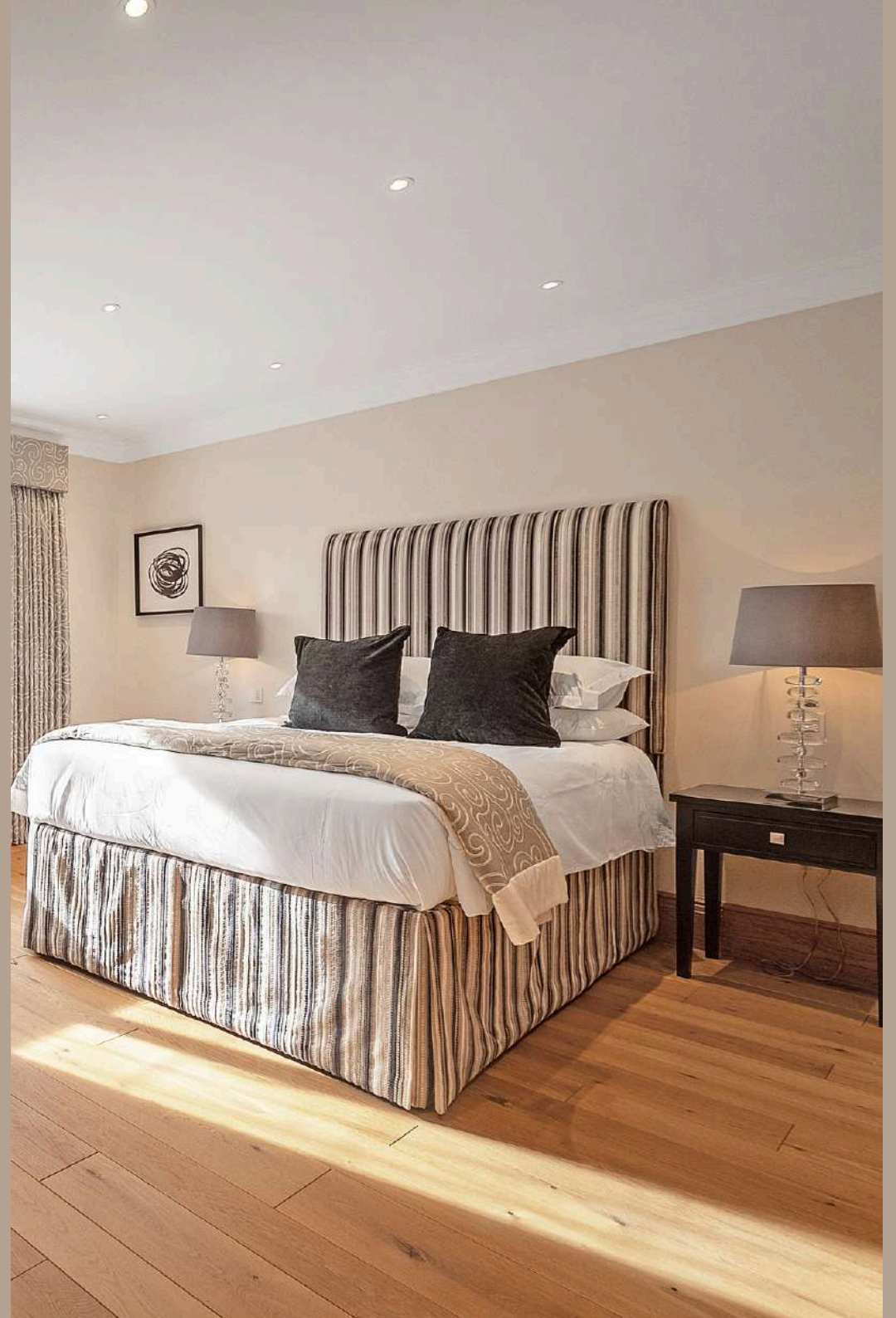
## BE OUR GUEST...

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The first floor features a further three exceptional guest bedrooms. Each has been individually designed by an interior designer, ensuring each bedroom has a distinct theme and feel.

All three rooms come complete with their own en-suite bathrooms - one with the benefit of a walk-in wardrobe, too - offering comfort and privacy for family or guests.

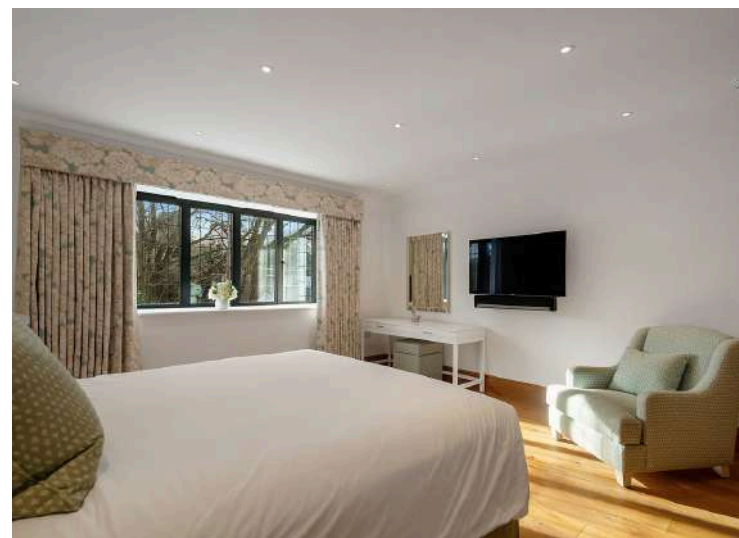
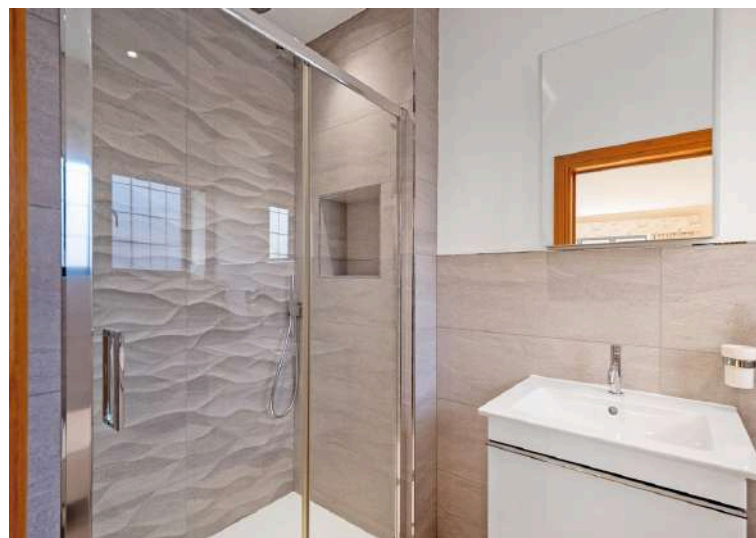
Whether you are hosting friends, accommodating relatives, or providing a personalised and welcoming space for the children, these rooms offer the flexibility to suit your needs.













## THE SECOND FLOOR

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## MOVING ON UP

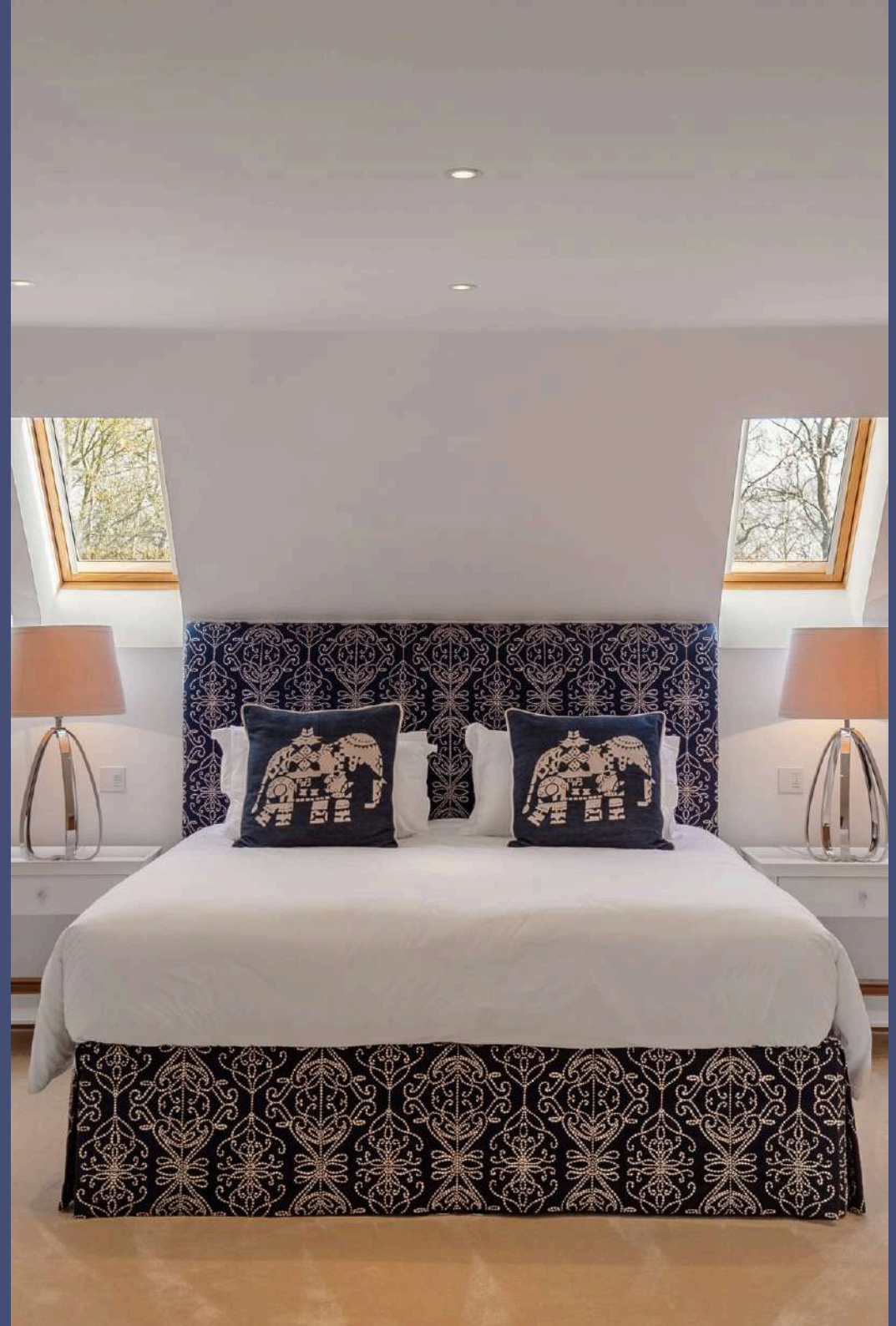
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The second floor is home to arguably the most flexible accommodation of all. With three rooms, a bathroom and three large storage rooms, it could easily be a self-contained apartment-style floor for guests, multigenerational living or family help such as a night nurse or live-in nanny.

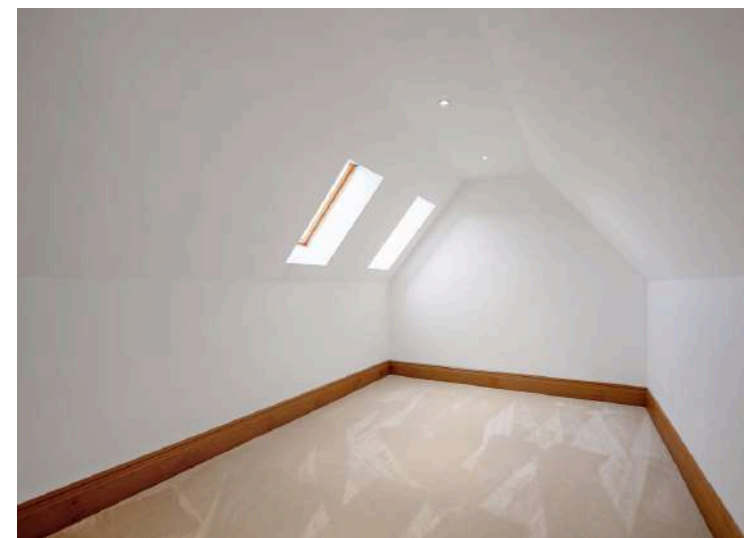
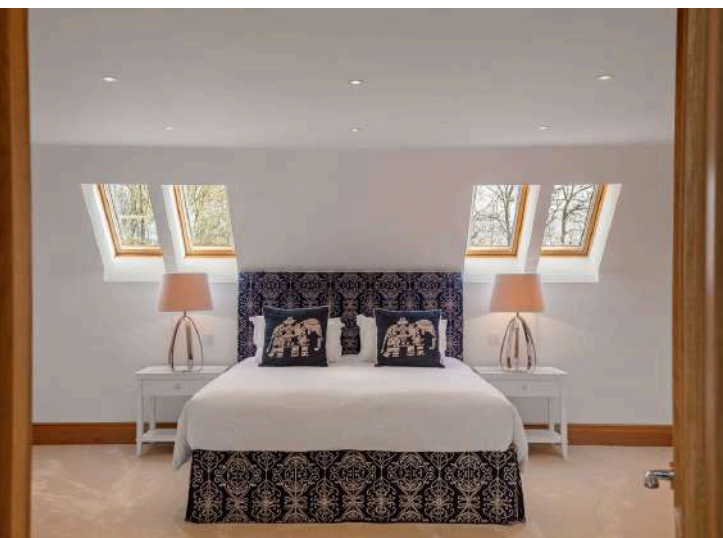
Currently set up as a guest bedroom - and a very handsome one at that - the sixth bedroom is large, bright and welcoming. It has two sizeable storage rooms - one big enough to act as a study, reading room, crib room or a fully-fitted dressing room.

Opposite, you'll find Deerbank's very own bar and cinema... ready and waiting for the next teenage birthday party, graduation celebration or Christmas gathering.

There is also a family bathroom on this level, with a large shower and four Velux windows.



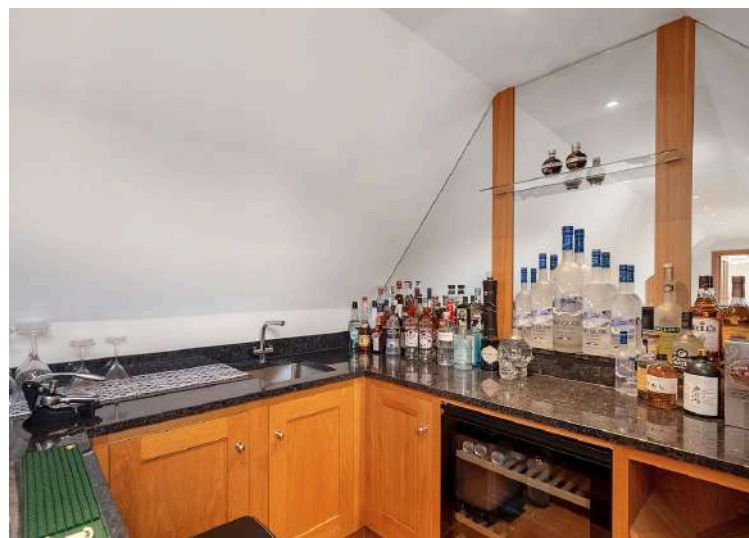


























# THE GROUNDS

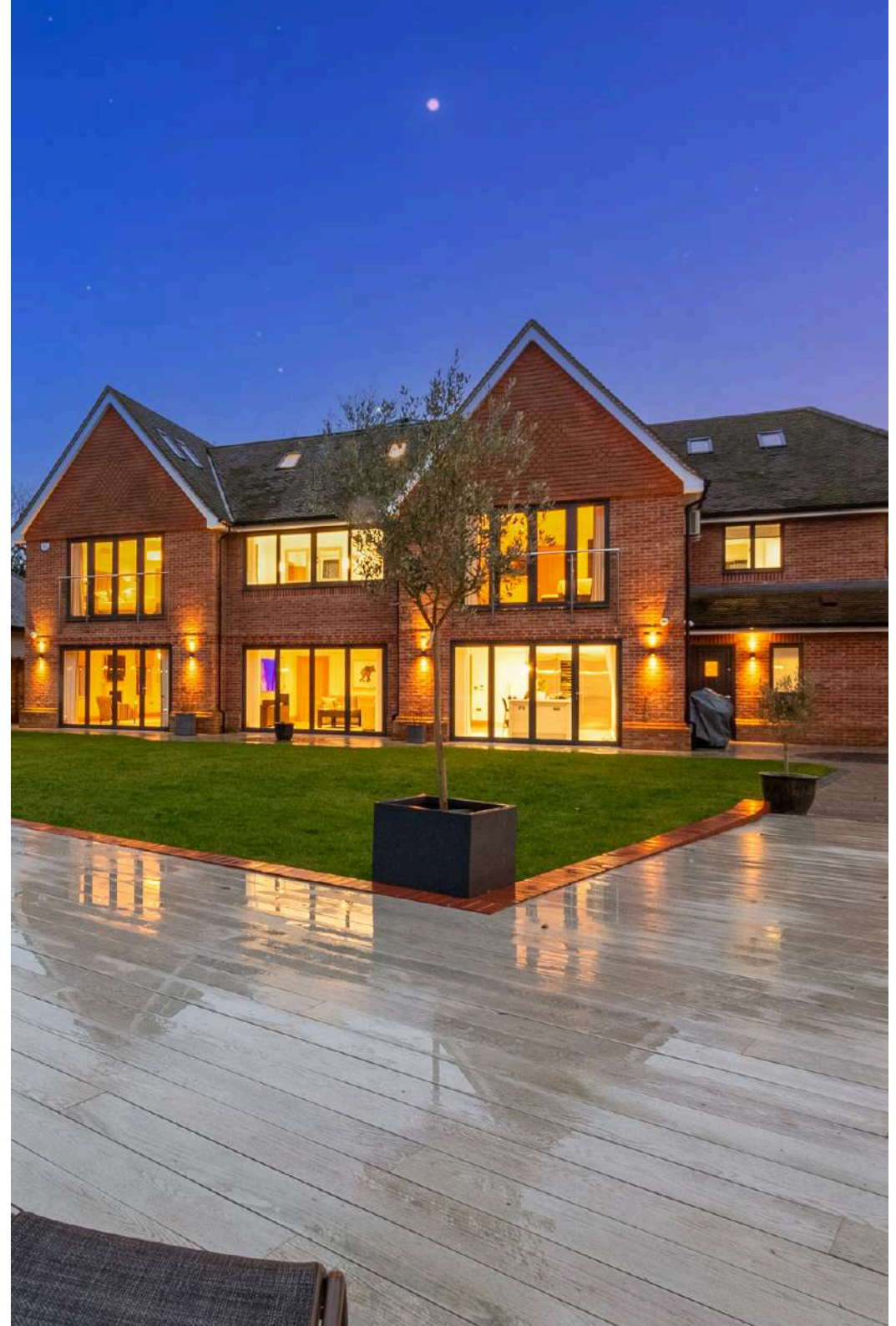
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Standing proudly on a plot of approximately 0.3 acres, Deerbanks' impressive stature looks over meticulously landscaped gardens. Huge investment has been afforded to create a beautiful yet practical space, ready for use by the whole family.

The three sets of ground floor bi-folds lead seamlessly onto a paved terrace, perfect for summer entertaining. Composite decking runs from the terrace to the glass-enclosed sun deck which is completed with a carefully placed hot tub - the ideal spot to lap up the last rays of sunshine each day.

Beneath the sun deck is a bonus room, excavated by the current owners in recent years. Perfect for use as a gym, garden bar, art studio, children's den or, of course, as additional accommodation if needs be.

Tiered landscaping not only leads you down to the bonus room, but also to Deerbanks' private entrance to Norsey Woods - accessed via a secure gate at the bottom of the garden.



















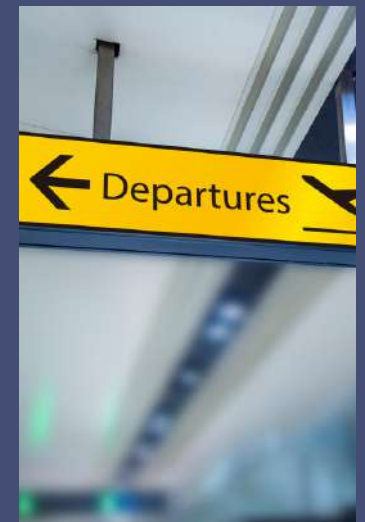


## PRIME LOCATION

Billericay is located just under 30 miles east of Central London, offering an easy commute. It benefits from fast train services directly into London Liverpool Street Station (via the Greater Anglia line) in as little as 35 minutes, making it ideal for professionals who work in the heart of the city but prefer a quieter, more residential environment outside the hustle and bustle.

The key financial district of Canary Wharf is easily accessible from Billericay, typically taking between 45 and 60 minutes by train, making Deerbank a practical base for executives, financiers, and professionals working in this global business hub.

For frequent travellers, Billericay provides close access to Stansted Airport, which is about a 30-minute drive away. As one of the major international airports serving the London area, it is ideal for those with international business commitments or additional property interests abroad. In addition to commercial flights, it is important to note that Stansted has facilities for private jet travel.





## LOCAL QUICKSTART...

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### Gym

For fitness fanatics, there are plenty of local options to choose from. Billericay town centre is home to PureGym, Agila Gym and Studio 360 Fitness, meanwhile you will find a David Lloyd health club in Basildon, just three miles or thirteen minutes away by car.



### Date night

Whether you're looking for something laid-back, sophisticated or cosy, there are plenty of romantic spots to choose from close by. The current owners' favourite spots include Felix, Alec's, The Hoop, The Bear, and The Harvard Inn, to name but a few!



### School

Within just a few miles of Deerbank you'll find a host of excellent local independent schools, including Ursuline Prep, St. John's, the Woodlands Schools, Brentwood School, and - for those requiring or preferring International Education - AES is nearby in Ingatestone.



### Groceries

You're spoiled for choice here in Billericay, with a Waitrose and Marks & Spencer Simply Food just a few moments away in the town centre. Alternatively, there is a nearby Sainsbury's and a Tesco Express - perfect for forgotten milk or sandwich fillers!



### Golf

If golf is your thing, you're in luck! Stock Brook Country Club is approximately 3 miles from Deerbank Road, with The Burstead Golf Club 2 miles away and Noak Hill Golf Club just 4 miles away. For those happy to travel further afield, some of the South East's best golf courses include: Wentworth Golf Club (Surrey), Royal St George's Club (Kent), Knole Park Golf Club (Kent), The London Golf Club (Kent) and Royal Ashdown Forest Golf Club (East Sussex).



### Healthcare

You have a choice of several medical surgeries in Billericay including - Billericay Health Centre, The Chantry Medical Practice and Queens Park Medical Practice. Basildon University Hospital is fifteen minutes away - a major NHS hospital with A&E facilities and specialist departments. Private healthcare options include Spire Hartswood Hospital and Nuffield Health Hospital, both located in nearby Brentwood.



# FLOORPLANS



APPROXIMATE GROSS INTERNAL FLOOR AREA:  
8757 SQFT / 814 SQM



OUTBUILDING



GROUND FLOOR



SECOND FLOOR

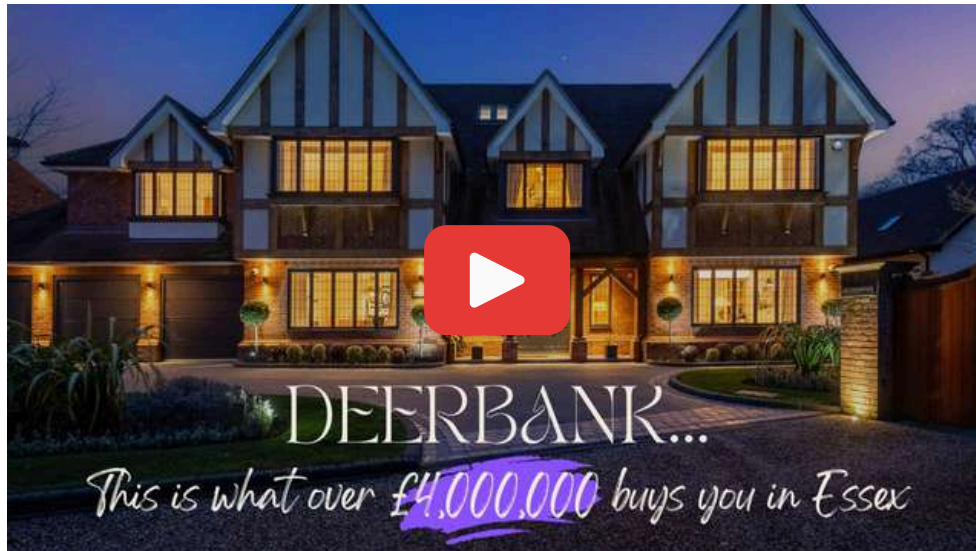


FIRST FLOOR

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.



## VIDEO TOUR



scan me!

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## SPECIFICATIONS

- A beautiful family home on the exclusive Deerbank Road, Billericay
- Almost 9,000sqft of flexible living accommodation in total - available furnished
- Ideal for growing families, or multi-generational living
- Six interior design-led bedrooms
- Six bathrooms (five ensuite)
- Custom Armstrong Jordan kitchen with top of the range appliances
- Open plan living with underfloor heating throughout
- Home bar, gym and cinema room
- Grounds totalling 0.3 acres with a peaceful woodland backdrop
- Close to well-renowned pubs, restaurants and independent shops and cafés
- Close to Billericay station for direct access to Central London within 35 minutes
- Excellent schooling options nearby.









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[www.gracegreenhomes.com](http://www.gracegreenhomes.com) | [hello@gracegreenhomes.com](mailto:hello@gracegreenhomes.com) | 07778 090 873 | @gracegreenhomes