



26, Birchwood Road, Wilmington DA2 7HE  
Asking Price £2,200,000



Park Estates are delighted to introduce this exceptional and architecturally striking five-bedroom detached residence, set on a generous plot along the prestigious and highly coveted Birchwood Road, with a total square footage of 5123 sqft. Designed with outstanding family living in mind, the home opens with a dramatic galleried entrance hall and landing, leading to two versatile reception rooms and a breathtaking open plan kitchen, dining, and living space—crafted and finished to an exacting standard, with a study room leading from the kitchen. A separate utility room and ground floor W.C. complete the ground floor accommodation.

The first floor hosts four beautifully proportioned bedrooms, each enjoying luxury en suite facilities, with one further enhanced by a dedicated walk in dressing area. The entire second floor is devoted to an impressive principal suite, featuring a substantial bedroom, walk in wardrobe, and a beautifully appointed en suite bathroom. All five bedrooms have en suites.

The property is approached via electronic gates, opening onto a landscaped frontage with extensive off street parking and a detached triple garage complex—currently arranged as a substantial games room and office. To the rear, the secluded landscaped garden offers a true sanctuary, thoughtfully designed with a hot tub, putting green, multiple entertaining and relaxation zones, feature lighting, and an array of mature trees and shrubs. A sizeable outbuilding, presently used as a gym, further enhances the lifestyle appeal. Both the garage and gym room benefit from air conditioning.

Additional highlights include gas central heating, premium fixtures and fittings throughout, and the rare combination of scale, privacy, and contemporary luxury.

The location is equally impressive, with access to a range of highly regarded state and independent schools—including Dartford and Wilmington Grammar Schools and Merton Court Prep—alongside excellent transport links via the A2, M20, and M25.

Local Authority: Dartford Borough Council  
Council Tax Band: G



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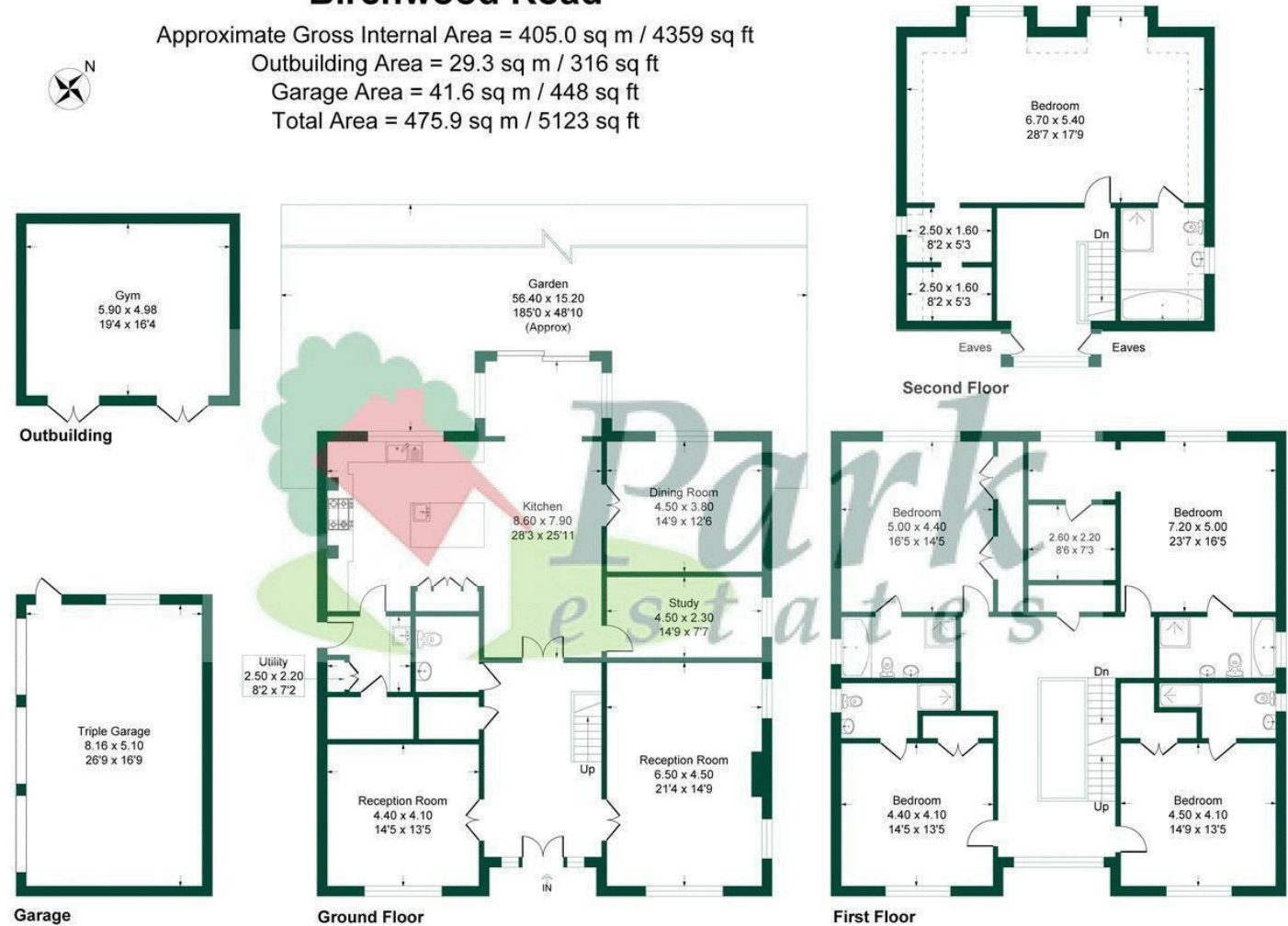
## Birchwood Road

Approximate Gross Internal Area = 405.0 sq m / 4359 sq ft

Outbuilding Area = 29.3 sq m / 316 sq ft

Garage Area = 41.6 sq m / 448 sq ft

Total Area = 475.9 sq m / 5123 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix

Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.