



**\* STUNNING DETACHED FAMILY RESIDENCE \***

**\* LARGE GATED DRIVEWAY WITH AMPLE OFF ROAD PARKING \***

**\* DOUBLE GARAGE WITH OFFICE/ROOM ABOVE \***

**\* FOUR GOOD SIZED BEDROOMS \* TWO SPACIOUS RECEPTION ROOMS \***

**\* STUNNING FITTED KITCHEN DINER WITH SEPARATE UTILITY ROOM \***

**\* LARGE GARDEN WITH OUTBUILDINGS AND OUTDOOR KITCHEN \***

**\* GROUND FLOOR W/C AND UTILITY ROOM \* TOTAL OF OVER 3150 SQ FT \***

**\* THREE BATHROOMS PLUS GROUND FLOOR W/C \***



**206 Birchwood Road  
Wilmington, DA2 7HA**

**Guide Price £1,600,000-  
£1,650,000**

Nestled in the prestigious Birchwood Road, Wilmington, this impressive detached family home offers an exceptional blend of modern living and elegant design. Set back from the road in a peaceful layby opposite the charming Stanhill Farm—known for its seasonal pick-your-own fruits and family-friendly activities—the property boasts a large, gated frontage, providing both privacy and security, along with ample parking space and a substantial double detached garage. This versatile garage is perfect for families with multiple vehicles, additional storage needs, or even a home workshop, and features a spacious AC office/beauty room above, ideal for remote working or personal use.



**EPC RATING C**  
**COUNCIL TAX BAND G**



We understand this property is Freehold.

### VIEWING:

Via **Village Estates** on 01322 522111  
**Monday to Friday 9am-6pm, Saturday 9am-5pm**  
**SELLING YOUR HOME?**

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which 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 has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.