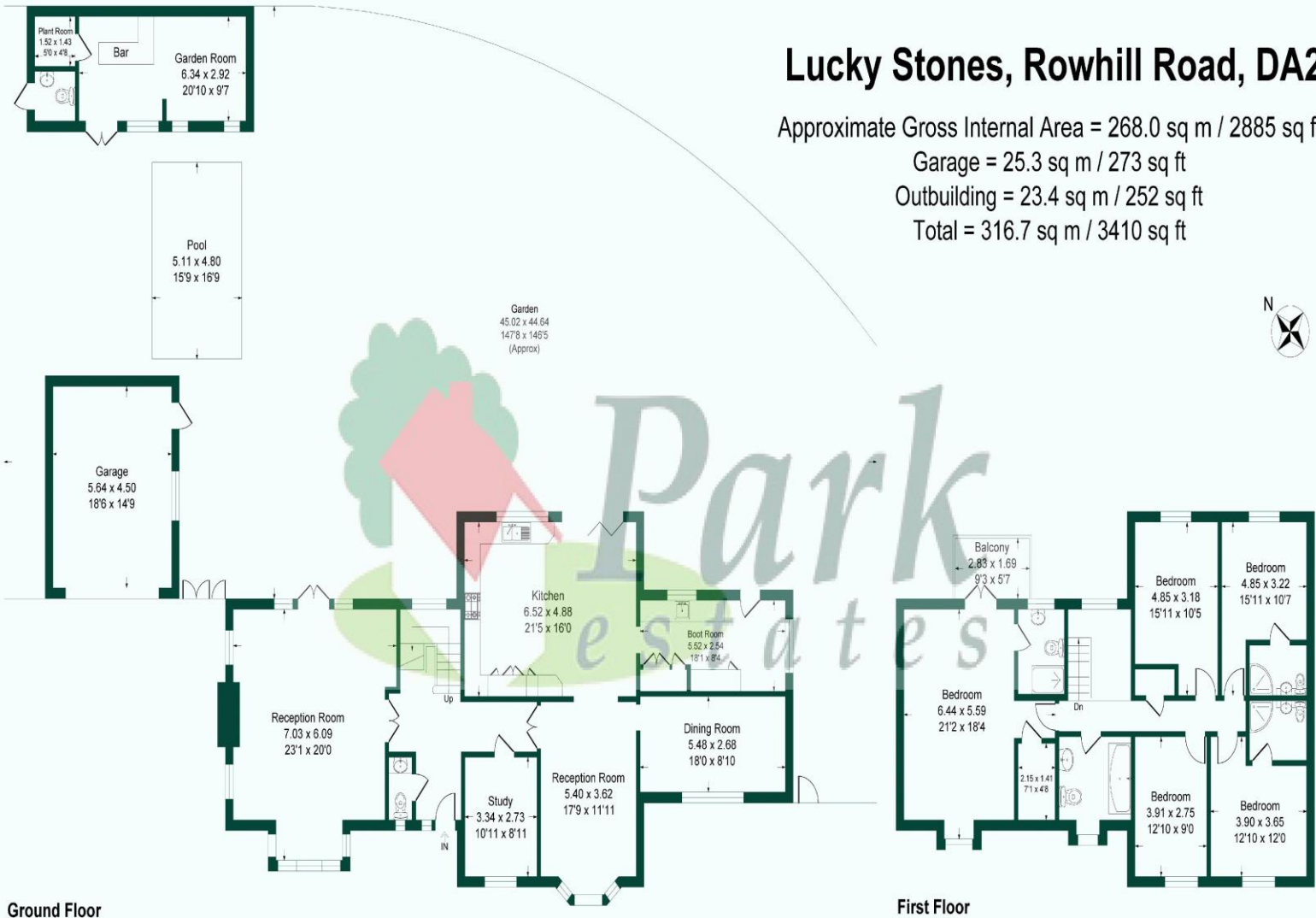




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Lucky Stones, Rowhill Road, DA2

Approximate Gross Internal Area = 268.0 sq m / 2885 sq ft
Garage = 25.3 sq m / 273 sq ft
Outbuilding = 23.4 sq m / 252 sq ft
Total = 316.7 sq m / 3410 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.

Nestled along the highly regarded and private Rowhill Road, Lucky Stones occupies an enviable plot of over 1.5 acres, complemented by beautifully landscaped gardens and an additional area of woodland to the front. This distinguished five-bedroom residence offers expansive and thoughtfully designed accommodation, ideal for modern family living. The ground floor welcomes you with a spacious entrance hall leading to three elegant reception rooms, a dedicated study, a luxury fitted kitchen/breakfast room and a separate utility/boot room. Upstairs, the first-floor landing gives access to four double bedrooms—two of which enjoy en-suite shower rooms—a stylish family bathroom and a principal suite featuring a luxurious en-suite bathroom, walk-in wardrobe and a private rear balcony overlooking the garden. The property is approached via a sweeping in-and-out driveway framed by mature gardens. To the rear, a tranquil and secluded garden awaits—perfect for entertaining or unwinding—with a heated swimming pool, a generous garden room with WC, plant room and bar area, greenhouse, and a covered pergola. Further highlights include a detached double garage, ample off-street parking, underfloor heating, gas central heating, double glazing, air conditioning, and bi-fold doors. Lucky Stones is ideally positioned for access to sought-after state and independent schools, including Dartford Grammar, Wilmington Grammar, and Merton Court Prep. Excellent transport links are close at hand, with the A2, M20, and M25 easily accessible and mainline stations at Bexley and Ebbsfleet International offering swift connections to London in just 18 minutes. Bluewater Shopping Centre is also just ten minutes away. A viewing is strongly recommended to fully appreciate the scale, quality, and setting of this exceptional home.

Local Authority: Dartford
Council Tax Band: G

