



# Squires Way

Joydens Wood | Kent | DA2 7NN





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Joydens Wood, Kent, DA2 7NN

Asking Price £915,000

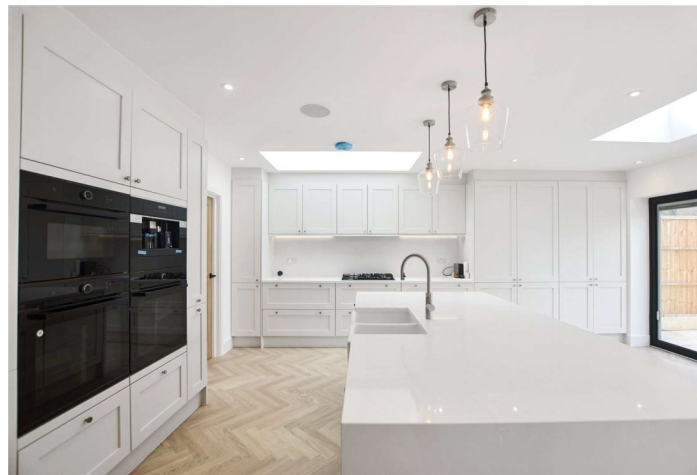
Robinson Jackson are proud to present to the market this extraordinary home. Showcasing 4 double bedrooms, 3 chic bathrooms, a high-end luxury kitchen, this residence epitomizes modern luxury, with a meticulous design that prioritizes both style and comfort.

Beyond its lavish interior, the property is situated on a commanding corner plot, and offers an abundance of space for parking of multiple vehicles. Adding to its allure, the home features large bi-folding doors that seamlessly connect the kitchen and living room to the beautifully landscaped garden, creating an indoor-outdoor living experience that is perfect for entertaining or relaxation.

Further enhancing its appeal, the property includes a study and garage, providing the potential to convert into an annexe with its own private access. This versatile space offers endless possibilities for customization to suit individual needs, whether it be a guest suite, home office, or additional living quarters.

Nestled in a desirable location, this property presents a rare opportunity to own a home that exudes sophistication and functionality in equal measure.

- 4 Double Bedrooms
- Ensuite Shower Room
- Family Bathroom + Family Shower Room
- Luxury Fully Fitted Kitchen
- Utility Room
- Study (Potential Annexe)
- Garage (Potential Annexe)
- Heated Storage Room
- Large Driveway
- EV Charging
- Outside Lighting
- CAT 5 Connection (All Rooms)
- USB Pug Sockets
- Panoramic Views
- Filtered Water System
- CCTV





**Entrance Hall** Composite door to front. Double glazed window to front and side. Solid oak staircase, spindles, and banister with high quality carpet runner. Motion sensor LED lighting. Herringbone style Kardean flooring.

**Living Room** Crittal style door with black trim through to living room. Double glazed bi-folding doors to garden. Dimmable spotlights. Ceiling speakers. Fully equipped media wall with built-in display compartments with downlighters. Acoustic panelling behind television. Access port for all cabling. Air conditioning. CAT 5 connectivity. USB sockets. Feature anthracite vertical column radiator. Herringbone style Kardean flooring. Solid oak door with feature black handle through to study.

**Luxury Kitchen** Crittal style door with black trim through to kitchen. Double glazed bi-folding doors to garden. Dimmable spotlights. Range of shaker style wall and base units with solid Quartz worktops and splashbacks. Matching mitred Quartz centre island with double Belfast sink and black swan neck mixer tap with instant boiling water feature. Integrated full height fridge and freezer, 2 ovens, microwave, coffee machine, 5 ring gas hob with extractor, dishwasher, and drinks fridge. Ceiling speakers with touch control. CAT 5 connectivity. USB sockets. Feature anthracite vertical column radiator. Herringbone style Kardean flooring. Solid oak door through to study with feature black handle.

**Utility Room** Double glazed door to front. Dropped ceiling for easy access to sophisticated plumbing valve controls. Wall and base units with Quartz worktop. Inset stainless steel sink with detachable spray mixer tap. Plumbed for washing machine and tumble dryer. USB sockets. Chrome heated towel rail. Herringbone style Kardean flooring.

**Bathroom** Double glazed window to side. Panelled squared P bath with shower over. Black trim glass shower screen and matching black shower fixtures. Enclosed WC with black flush buttons. Pedestal sink with black mixer tap. Black heated and lit round wall mirror with black trim. Black heated towel rail. Extractor fan. Fully tiled.

**Storage Cupboard** Access to electrical consumer unit. Chrome heated towel rail. Built in airing shelves. Space for freestanding clothes horse. Herringbone style Kardean flooring.

**Study** Double glazed door and window to rear. Solid oak fire door through to garage. Air conditioning. CAT 5 connectivity. USB sockets. Potential to convert into annexe with own access to front (subject to permission under permitted development).

**Garage** Electronically and remote operated roller shutter door to front. Power and lighting. Potential to convert into annexe with own entrance (subject to permission under permitted development).

**Bedroom 1** Double glazed window to front. Radiator. CAT 5 connectivity. USB sockets. High quality carpet.

**Ensuite** Double glazed window to side. Walk-in shower cubicle with black trim folding door and black shower fixtures. Enclosed WC with black flush buttons. Vanity sink unit with black mixer tap. Heated and lit wall mirror with black trim. Black heated towel rail. Fully tiled.





**Bedroom 4** Double glazed window to front. Radiator. CAT 5 connectivity. USB sockets. Open to downstairs for storage. High quality carpet.

**Landing** Electronically operated Velux window to front. Motion sensor LED lighting. High quality carpets.

**Bedroom 2** Double glazed window to rear. Velux window to front with panoramic views. Air conditioning. Radiator. CAT 5 connectivity. USB sockets. High quality carpet. Access into lit and carpeted eaves storage.

**Bedroom 3** Double glazed window to rear. Velux window to front with panoramic views. Air conditioning. Radiator. CAT 5 connectivity. USB sockets. High quality carpet. Access into lit and carpeted eaves storage.

**Shower Room** Double glazed window to rear. Walk-in shower cubicle with recessed tiled storage shelf. Black trim glass shower screen and matching black shower fixtures. Enclosed WC with black flush buttons. Pedestal sink with black mixer tap. Black heated and lit round wall mirror with black trim. Black heated towel rail. Extractor fan. Motion sensor skirting level light. Fully tiled.

**Front** Permeable resin driveway (COMING SOON) providing parking for at least 6 cars. EV charging point. Outside power points. Water tap. Feature gray brick borders with feature low brick wall surround with built-in lighting. Outside wall lights. Storm porch. Access to gas meter. Access to utility room.

**Garden** Mainly laid to lawn. Large patio area. Additional patio area behind study (potential for private patio for future annexe rooms). Large side gate access. Hot and cold outside taps. Multiple power points. Outside lighting on rear walls and fences.

**Council Tax: E**  
**EPC Rating: To be confirmed**







## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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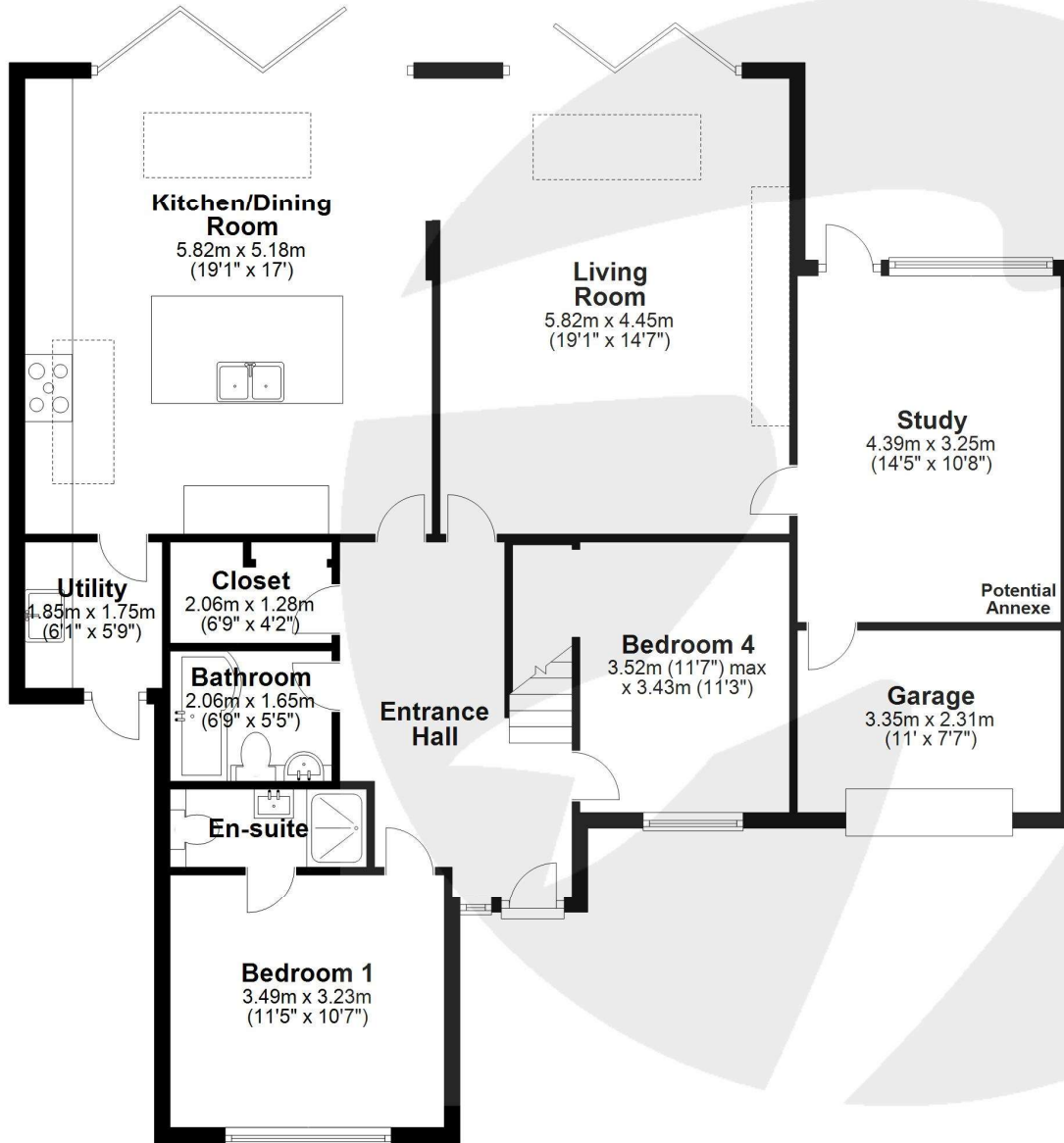
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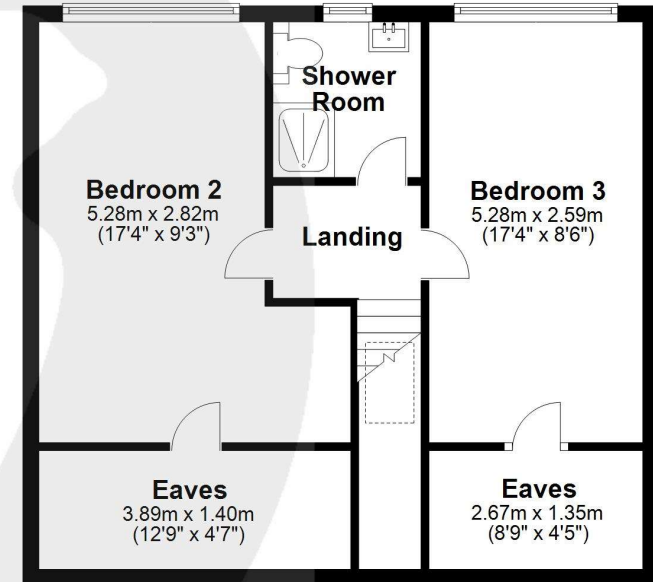
### Ground Floor

Approx. 126.8 sq. metres (1364.9 sq. feet)



### First Floor

Approx. 50.5 sq. metres (543.5 sq. feet)



Total area: approx. 177.3 sq. metres (1908.5 sq. feet)

Please note that this is for illustration purposes only and should not be used as an exact representation of the property. All measurements are approximate.  
Plan produced using PlanUp.



