

Sinclair  Hammelton



PRICES FROM

**£1,650,000**

**Westerham Park**

Westerham, TN16 2ED

## PROPERTY SUMMARY

OPEN DAY Saturday 13th June Call for an appointment Westerham Park is situated on the highest point of Kent with breath taking views across rolling countryside and London. Set within a gated development of only seven substantial family homes, this exceptional 4/5 bedroom residence stands on a plot of approximately 1/4 acre. This home truly blends traditional farm - house style aesthetics with contemporary design, offering an abundance of light throughout the property. Constructed to a high specification, combining timeless character with modern performance and energy efficiency. The accommodation is thoughtfully arranged around a generous open plan living, dining and kitchen space, designed for both everyday living and entertaining. Large sliding doors create a strong connection between the interior and the surrounding landscape with countryside views. The kitchen is fitted with bespoke hand built cabinetry, integrated appliances, and ample workspace. Further versatile accommodation on the ground floor comprises a fifth bedroom/studio with its own entrance and en-suite shower room. There is also a study, utility room and a cloakroom. All the bedrooms are well proportioned, with the principal suite benefitting from an en-suite shower room and dressing room. There are also three further double bedrooms, en-suite shower room to the guest bedroom and a family bathroom. The bathrooms feature modern sanitaryware and elegant finishes. Landscaped grounds provide wild meadow front gardens and private rear gardens with stunning views. There is also a private driveway providing ample parking, and adjoining carport. Ready for Occupation Summer 2026. External GCI image of plot 5, internal images of plots 2,3 & 4.

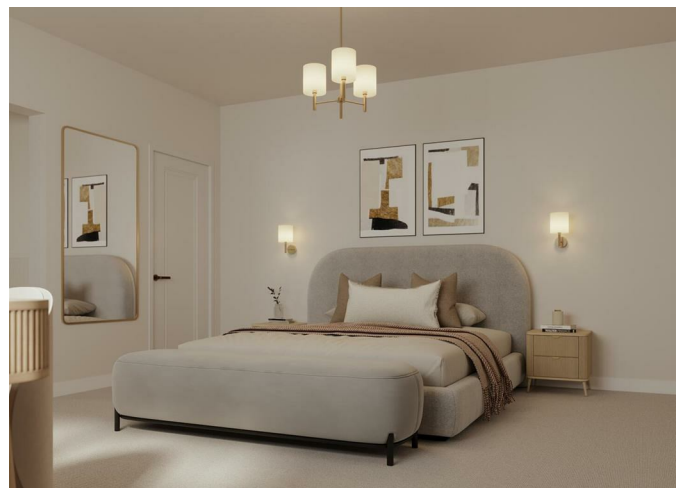
4



4



3

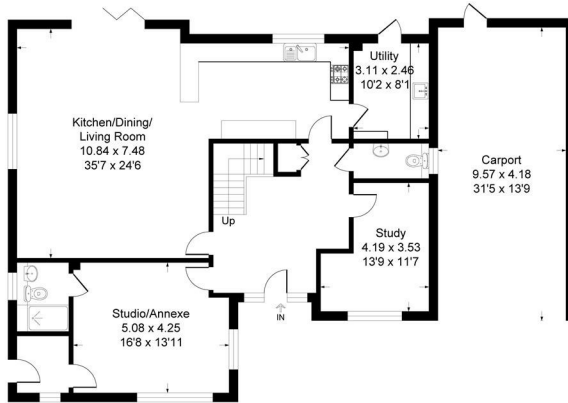




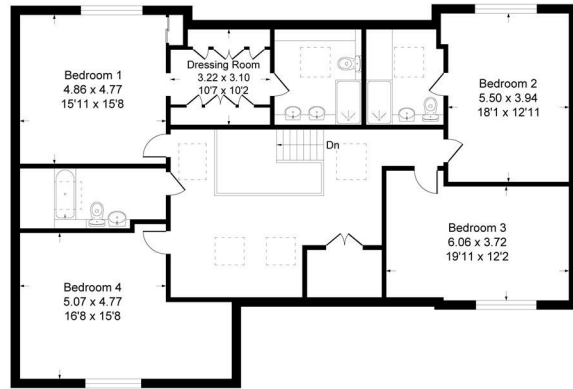


### Plot 2, 3 & 4 Westerham Park

Approximate Gross Internal Area 315.3 sq m / 3395 sq ft  
 Carport Area 40.0 sq m / 431 sq ft  
 Total Area 355.3 sq m / 3825 sq ft



Ground Floor



First Floor



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

4  
4  
3

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC RATING:**      **COUNCIL TAX BAND:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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