

Sinclair  Hammelton

£1,750,000
South Bank
Westerham, TN16 1EN

PROPERTY SUMMARY

Set within beautifully landscaped mature gardens, this impressive executive five bedroom, three bathroom family home was built by the highly regarded housebuilder Berkeley Homes. Extending to over 2,800 sq ft, the property has been thoughtfully designed to provide spacious and well-proportioned accommodation throughout.

The principal bedroom suite features a generous dressing room and en-suite bathroom and Bedroom 2 also has the benefit of ensuite facilities. Four of the five bedrooms have fitted wardrobes.

The ground floor offers excellent living and entertaining space, including a large lounge, a well-appointed kitchen/breakfast room with adjoining utility room and a bright garden room overlooking the grounds.

Outside, the property is approached via gates and benefits from ample off-road parking, together with a double garage. The south-east-facing gardens wrap around the house, creating a private and attractive setting, with a charming summer house tucked away in one corner.

Treetops enjoys an idyllic position on a quiet private no-through road and is within easy walking distance of Westerham town centre, offering a rare combination of tranquillity, privacy and convenience.

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LOCAL AUTHORITY

TENURE

Freehold

EPC RATING

C

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

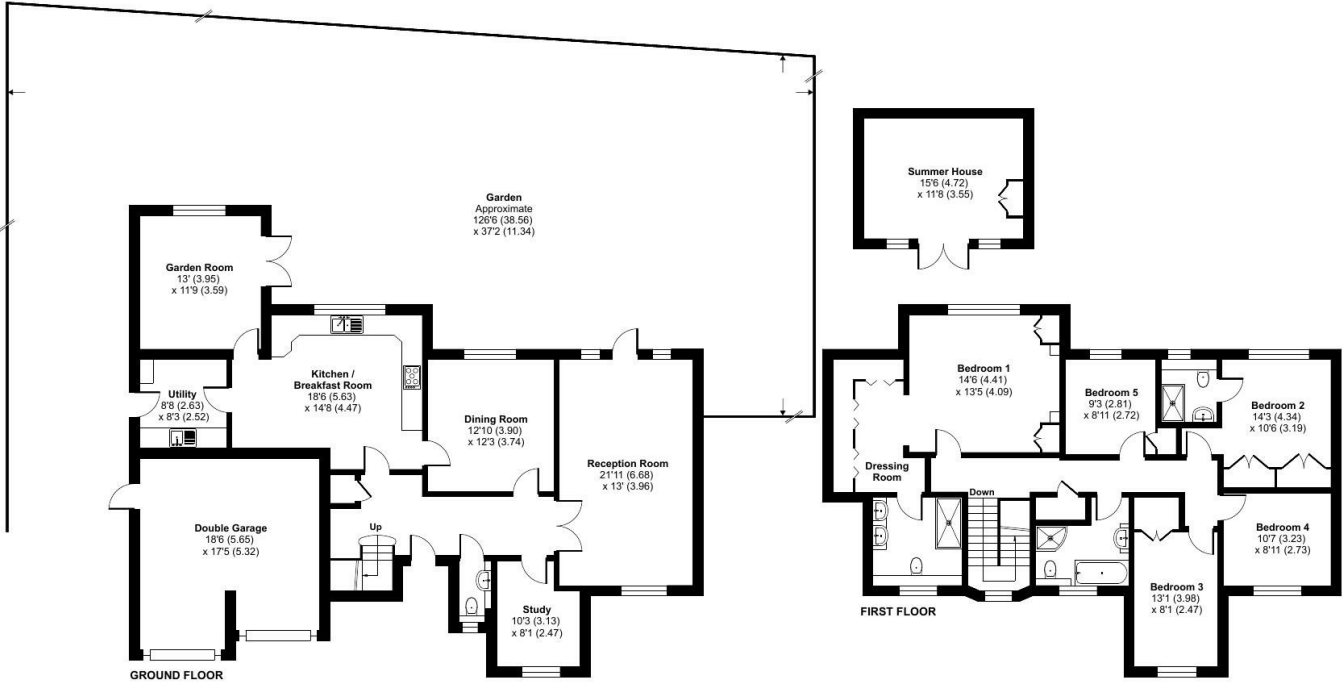
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Tree Tops, South Bank, Westerham, TN16

Approximate Area = 2375 sq ft / 220.6 sq m
Garage = 306 sq ft / 28.4 sq m
Outbuilding = 180 sq ft / 16.7 sq m
Total = 2861 sq ft / 265.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Withers & Curling. REF: 1477662

Sinclair Hammelton

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