



OFFERS IN EXCESS OF

**£1,250,000**

**Westerham Park**

Westerham, TN16 2ED

## PROPERTY SUMMARY

Price Guide: £1,250,000 - £1,500,000

Westerham Park occupies an elevated position at one of Kent's highest points, enjoying far-reaching views across rolling countryside and towards London.

Set within this private gated development of just seven substantial homes, this is the only bungalow available at Westerham Park. This exceptional four bedroom single-storey residence combines contemporary design with classic rural character, offering generous and well-balanced accommodation throughout.

Anticipated completion Summer 2026.  
Guide price £1,250,000 to £1,500,000.

4



3



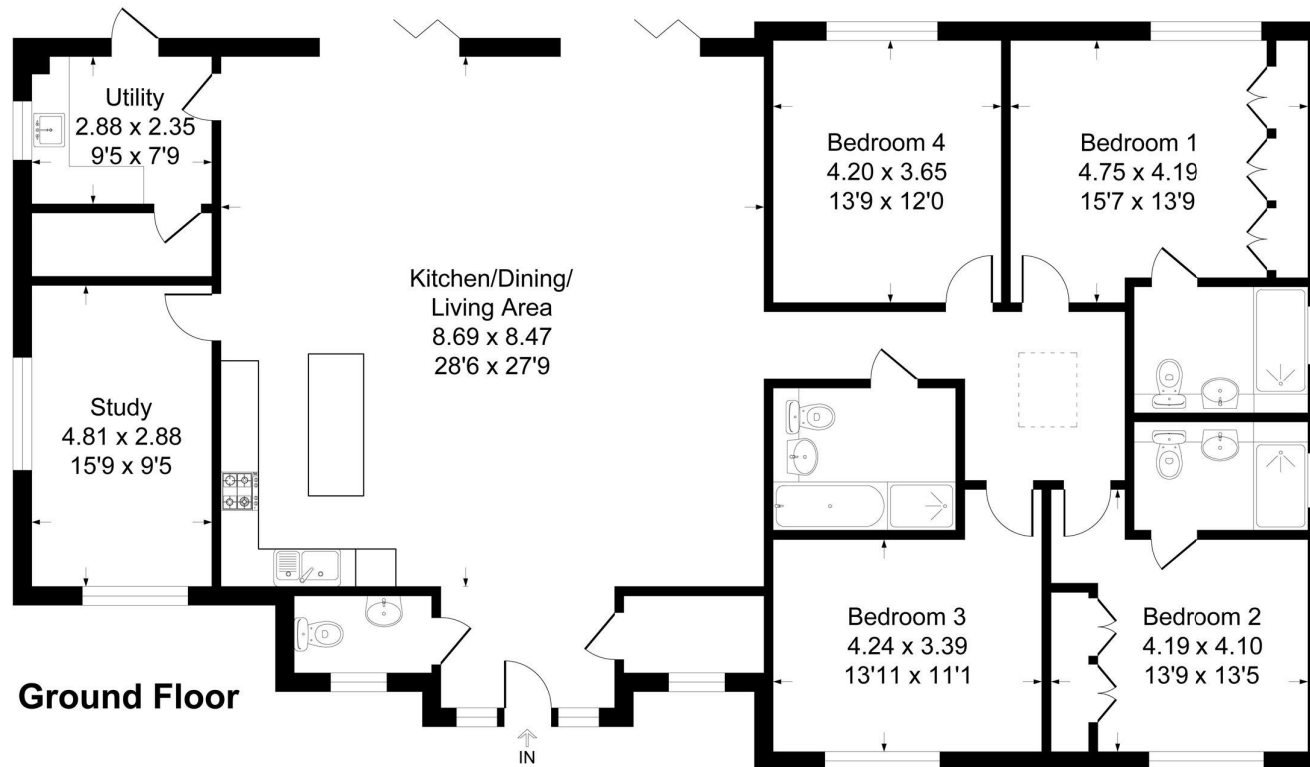
2





## Plot 01 Westerham Park

Approximate Gross Internal Area 209.8 sq m / 2259 sq ft



**Ground 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**

### LOCAL AUTHORITY

Sevenoaks

### TENURE

Freehold

### EPC RATING

### COUNCIL TAX BAND

New Build

### VIEWINGS

By prior appointment only

| 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<br>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

**Sinclair Hammelton**

### OFFICE ADDRESS

1&2 The Grange  
Westerham  
Kent  
TN16 7AH

### OFFICE DETAILS

01959 587 460  
infowh@sinclairhammelton.co.uk  
<https://www.sinclairhammelton.co.uk/for-sale-in-westerham/>