

Sinclair  Hammelton



GUIDE PRICE

£2,500,000

Silverstead Lane

Westerham, TN16 2HY

Sinclair  Hammelton

PROPERTY SUMMARY

Situated at the end of a quiet and secluded lane behind private gates, this impressive double-fronted five bedroom, five bathroom family home enjoys breathtaking panoramic views across the Kent countryside and is set within beautifully maintained grounds extending to over five acres.

Designed to maximise its exceptional setting, the property boasts a striking galleried landing, while the bespoke kitchen, installed by Chamber Furniture features high-quality integrated appliances and a centre island, creating an ideal space for both everyday family living and entertaining. The ground floor also offers a generous dining room, formal reception room, bedroom five/snug, study, family bathroom, utility room and an impressive 24ft sun room overlooking the gardens.

To the first floor are four well-proportioned double bedrooms, each served by its own bathroom. The luxurious principal suite features a stunning wet room with a central freestanding bath, his-and-hers wash basins, a walk-in wardrobe and far-reaching views across the surrounding countryside.

Outside, the beautifully landscaped gardens are stocked with an abundance of mature flowers, shrubs and trees, the grounds extend to in excess of five acres overall, offering a rare combination of privacy, space and spectacular rural views.

5



5



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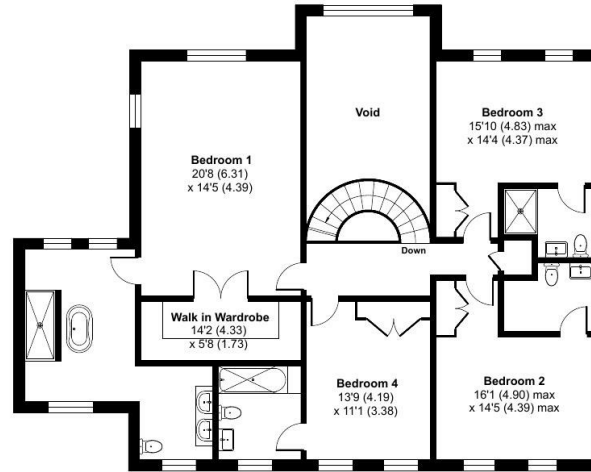
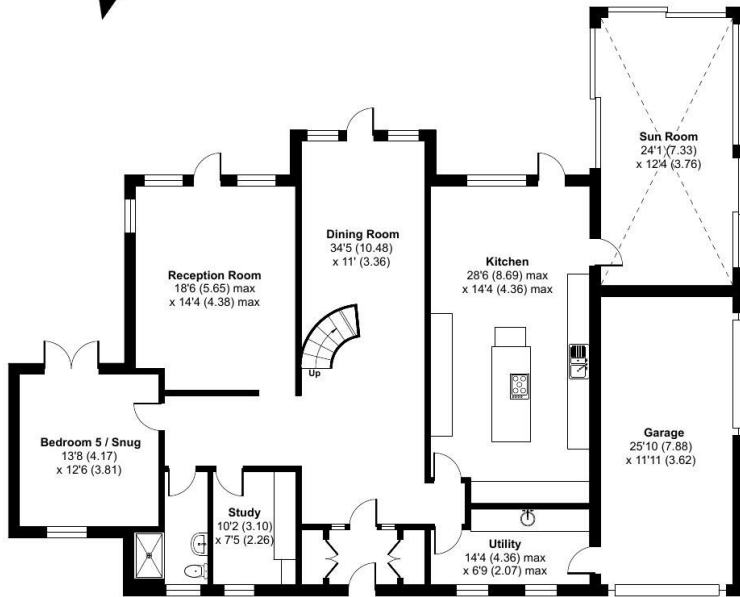
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Approximate Area = 3396 sq ft / 315.4 sq m (excludes void)

Garage = 307 sq ft / 28.5 sq m

Total = 3703 sq ft / 344 sq m

For identification only - Not to scale



LOCAL AUTHORITY

TENURE

Freehold

EPC RATING:

B

COUNCIL TAX BAND

H

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Withers & Curling. REF: 1483132

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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/>