



Sinclair  Hammelton

OFFERS IN EXCESS OF

**£1,500,000**

**The Avenue**

Westerham, TN16 2EE

## PROPERTY SUMMARY

Situated in this elevated position along a private road - Whitelands is a 1920's home, whilst the property has character and history, it offers an exciting opportunity for a purchaser to restore it to it's former glory. This family home enjoys a peaceful and tranquil setting amongst the woodland and gardens and is both secluded and mature.

The property also benefits from a covered heated swimming pool, a double garage and an additional car port, with ample parking, potting shed, greenhouse and further storage buildings and extensive grounds, altogether, the grounds extend to a size in the region of 10 acres. The property is offered to the market CHAIN FREE.

4



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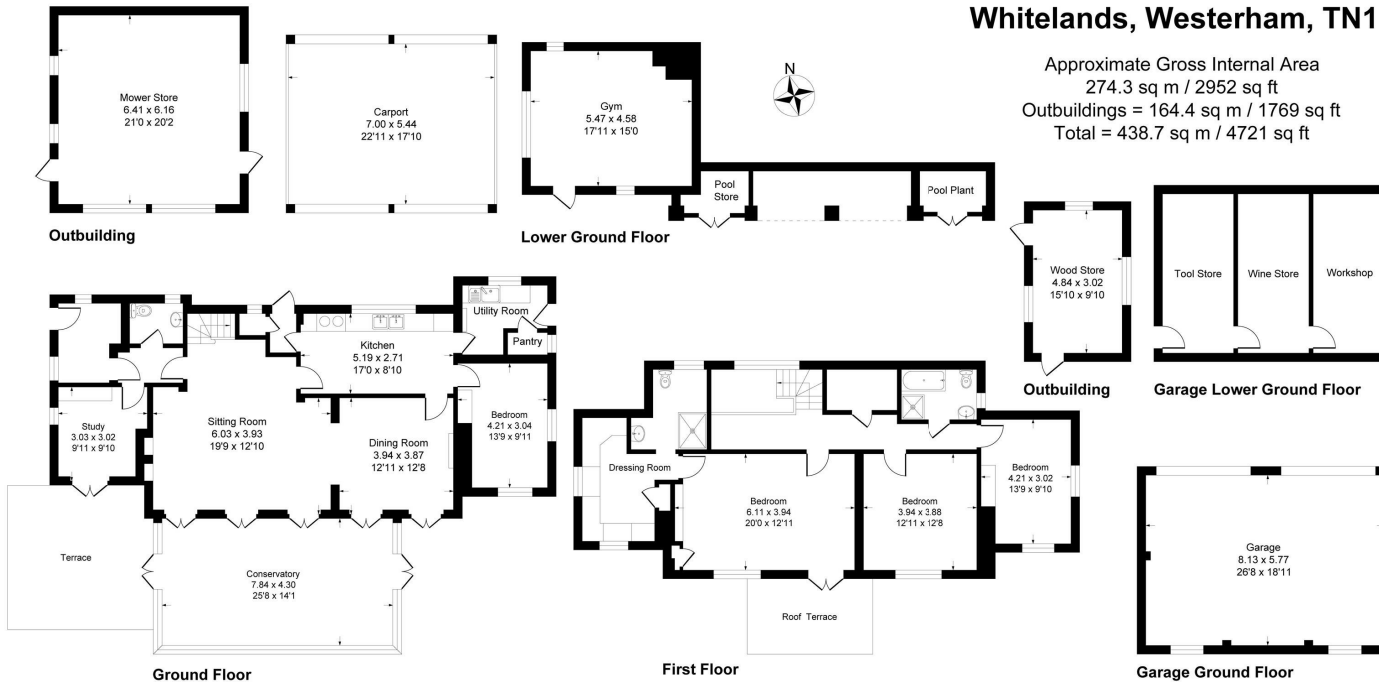
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## Whitelands, Westerham, TN16

Approximate Gross Internal Area  
 274.3 sq m / 2952 sq ft  
 Outbuildings = 164.4 sq m / 1769 sq ft  
 Total = 438.7 sq m / 4721 sq ft



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**

**TENURE**  
 Freehold

**EPC RATING**  
 F

**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			
(69-80) C			
(55-68) D			61
(39-54) E			
(21-38) F		27	
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

**Sinclair Hammelton**

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**OFFICE DETAILS**

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