



OFFERS IN EXCESS OF

£1,250,000

Grays Road

Westerham, TN16 2JD

PROPERTY SUMMARY

Occupying in excess of 2,500 square feet this stunning, extended and refurbished family home, has been thoughtfully re-designed by the current owners and comprises three/four bedrooms, two bathrooms, a generous double aspect lounge with newly installed modern log effect gas fire and an impressive kitchen/diner with bi-folding doors leading to a well-stocked mature South facing rear 100'x50' garden with shed and summer house currently used as a gym. The property also benefits from a study, a snug room, utility room, store room, and a large Garden room/bedroom four, and generous driveway for car parking. In addition, the property is fitted with an intruder alarm and CCTV. The property is situated in a semi-rural location between Westerham Hill and the highly-regarded village of Knockholt - with its sought-after primary school and views across unbroken countryside from the front.

4



2



2





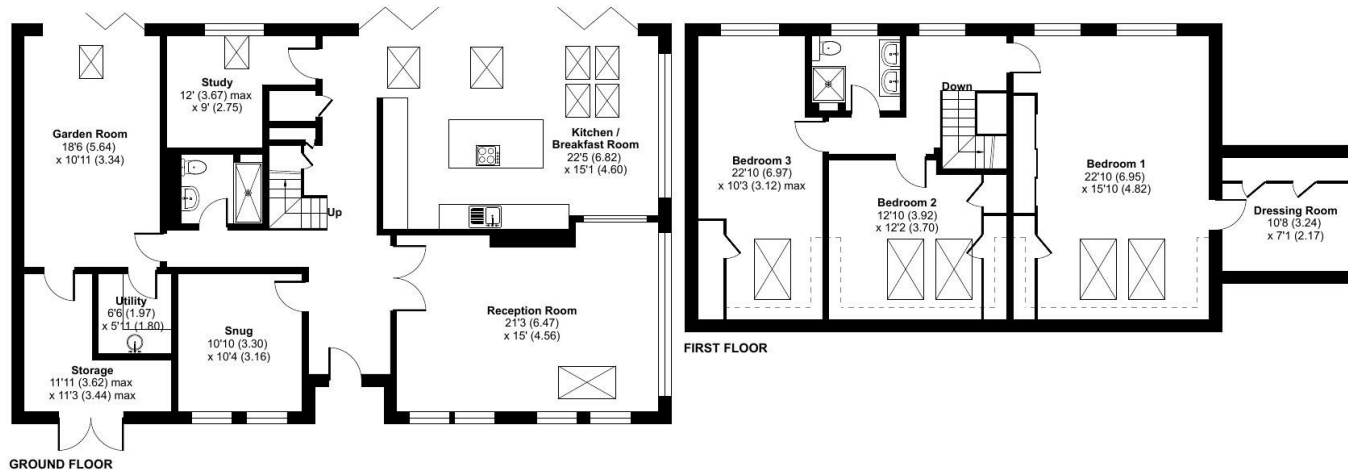


North Downs House, Grays Road, Westerham, TN16

Approximate Area = 2575 sq ft / 239.1 sq m
Including Limited Use Area(s) = 91 sq ft / 8.4 sq m

For identification only - Not to scale

Denotes restricted
head height



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	73	79
(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). © nichecom 2026. Produced for Withers & Curling. REF: 1492645

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