



WESTERHAM

KENT,

Guide Price £600,000 Freehold

JACKSON-STOPS 

OAST HOUSE

21 CROYDON ROAD, WESTERHAM, KENT, TN16 1TS

CHARMING PERIOD OAST HOUSE IN THE HEART OF WESTERHAM.



DESCRIPTION

Set within the heart of historic Westerham, this delightful and unlisted period Oast house offers a rare opportunity to enjoy characterful living in a truly convenient setting just a few steps from the town. The property is an attractive single roundel oast, beautifully constructed with appealing stone and brick elevations beneath a traditional tiled roof.

Internally, the front door opens into a welcoming entrance hall with useful storage cupboards, leading through to the impressive roundel sitting room. Here, a substantial fireplace provides a cosy and atmospheric focal point, perfect for cooler evenings. Also accessed from the hall is a dining room which flows seamlessly into the well-appointed, country-style kitchen, fitted with terracotta tiled flooring. Appliances include a Neff range-style cooker, dishwasher and washing machine, with space provided for a fridge/freezer. From the kitchen, a conservatory enjoys views of the garden and opens via double doors onto the outside space, creating a light-filled and versatile additional reception area.

Stairs rise to the first floor, where there are two generous double bedrooms. The principal bedroom benefits from an en suite shower room, while a well-equipped family bathroom serves the remainder of this level. The second bedroom, located within the roundel, features stairs leading to an upper floor currently arranged as a charming library/study, though this space could easily be adapted to create a third bedroom if required.

Outside, the cottage-style garden is a particular delight, well screened by mature hedging to provide privacy and seclusion. Adjacent to the conservatory is a decked seating area, ideal for outdoor dining, while the remainder of the garden is paved and enhanced by pretty planted borders filled with colourful shrubs and perennials. A gate provides access to the side of the property.

While there is no private parking, residents are able to apply for a parking permit through Sevenoaks District Council. This enchanting home combines period charm with a highly convenient town-centre location, making it an appealing and distinctive offering.



FEATURES

- Reception Hall
- Roundel Sitting Room
- Dining Room
- Kitchen
- Conservatory
- Main Bedroom with En-Suite Shower Room
- Roundel Bedroom
- Study/Library/Bedroom Three
- Secluded Garden

SITUATION

The historic town of Westerham is located in the valley of the River Darent in a central position between the larger towns of Oxted and Sevenoaks. Westerham's roots date back to the Vikings and Romans and today it has evolved into a charming market town attractive to residents, diverse businesses and visitors. The high street offers a comprehensive range of local shopping facilities, which include many interesting independent shops, together with a variety of cafes, pubs, restaurants, church, library and primary school and is surrounded by extensive, greenbelt countryside providing numerous walks as well as facilities for sports and other recreational activities, in addition to numerous properties of historic interest such as Chartwell, the home of Sir Winston Churchill and Quebec House home of General James Wolfe



both now open to the public. The towns of Oxted and Sevenoaks are 4.6 miles and 4.8 miles respectively. Both towns have a variety of shops, restaurants and leisure facilities. Oxted mainline station offers links to London Bridge and London Victoria, whilst Sevenoaks station provides services to London Bridge, Waterloo and Charing Cross. There are many excellent schools in the area including Oxted School, Woldingham School for girls, Hazelwood, Radnor House, Sevenoaks School and Trinity Free School. The property has easy access to M25 junction 5 with it being just 3 miles away.

VIEWINGS

By appointment through Jackson-Stops. Tel: 01883 712375

DIRECTIONS

From the M25 junction 5, signposted Westerham/Riverhead. Take the A25 to Westerham and upon reaching Westerham Green, proceed ahead taking the second right onto Croydon Road. Proceed ahead and the property will be found shortly on the left-hand side, immediately before the Fire Station.

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.





PROPERTY INFORMATION

- Services: Gas fired central heating. All other Mains Services.
- Local Authority: Sevenoaks District Council
- Council Tax band: E.
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

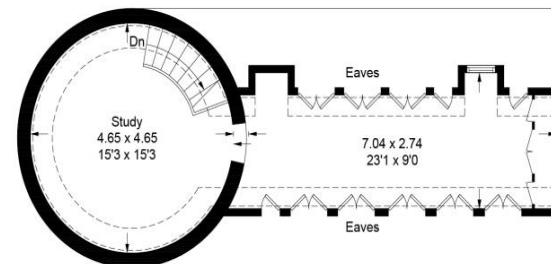


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

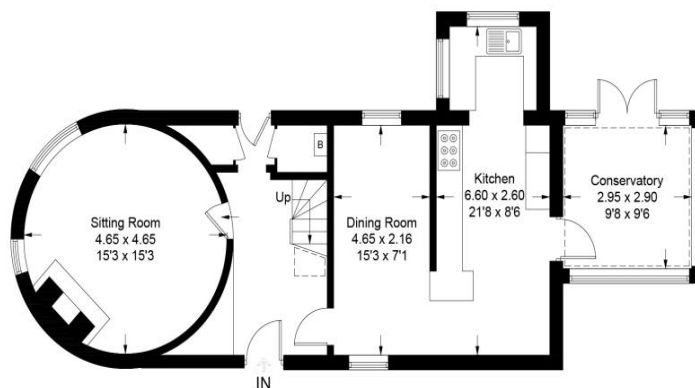
Approximate Gross Internal Area = 158.7 sq m / 1708 sq ft
(Excluding Eaves)



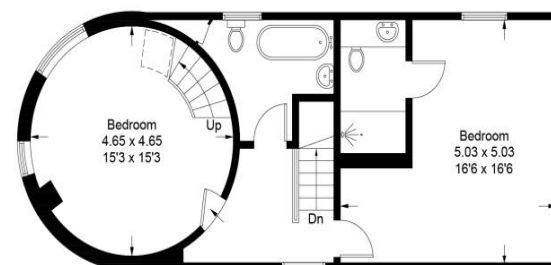
 = Reduced headroom below 1.5m / 5'0



Second Floor



Ground Floor



First 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 decisions reliant upon them. (ID1271365)
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