



WESTERHAM

KENT,

Guide Price £1,250,000 Freehold

JACKSON-STOPS



WESTERHAM HEIGHTS
WESTERHAM HILL, WESTERHAM, KENT, TN16 2ED

HANDSOME PERIOD FARMHOUSE, FIRST TIME ON THE MARKET IN 70+ YEARS, WITH VERSATILE ACCOMMODATION, GARDENS, PADDOCKS AND TRIPLE GARAGE (STC).



DESCRIPTION

Set within approximately 2.2 acres and held by the same family for over 70 years, Westerham Heights is a distinguished and characterful home, offering a rare opportunity for sympathetic refurbishment or more ambitious redevelopment (subject to the necessary consents). Rich in heritage, the property retains a wealth of original features, including beautifully preserved wooden floors and elegant period panelling, providing a charming and authentic foundation for its next chapter.

Extending to around 3,607 sq. ft, the main house offers substantial and versatile accommodation. An inviting orangery creates a warm first impression, leading through to a formal dining room with dark oak panelling and a striking fireplace. The principal reception rooms are both welcoming and full of character, including a comfortable sitting room with a wood burner and a cosy snug with an open fire. At the heart of the home is a generous farmhouse kitchen, open-plan to a bright breakfast area. Designed in a traditional style, it features an Aga, red quarry tile flooring, cream cabinetry, and quartz worktops, along with a walk-in pantry and additional storage, making it both practical and full of charm. A notable addition is the self-contained annexe, connected to the main house yet with its own private entrance. Comprising a kitchenette, reception/bedroom space, and en-suite, it offers excellent flexibility for multi-generational living, guest accommodation, or potential rental income.

Upstairs, five well-proportioned double bedrooms provide ample family accommodation, one with an en-suite, alongside a family bathroom. A particularly distinctive feature is the glazed atrium with flagstone flooring, which connects the upper floor to the garden and fills the space with natural light—ideal as a studio, reading area, or creative retreat. A secondary staircase further enhances the layout's flexibility.

Externally, the grounds are a defining highlight. The gardens wrap around the house and are thoughtfully arranged into a series of "garden rooms" with mature planting. A paddock with gated lane access adds further appeal, while a tranquil koi pond and a former swimming pool, now an ornamental water feature, create a peaceful setting. In addition, a substantial



garage and workshop building of approximately 1,476 sq. ft, complete with WC, provides excellent potential for conversion, workspace, or storage (subject to consents). Westerham Heights combines scale, charm, and exceptional outdoor space, presenting a unique opportunity to create a truly special country home.

FEATURES

- 4 Reception Rooms
- Kitchen/Breakfast Room
- Cloak/Shower Room
- 5 First Floor Bedrooms
- 2 bath/Shower Rooms
- Annexe with Bedroom, Kitchen & Shower Room
- Large Workshop/Garage with Kitchen Area & Cloakroom
- Plentiful Parking
- Delightful Gardens & Paddock
- In all about 2.28 Acres

SITUATION

Shopping: Biggin Hill (1.3 miles) with a Waitrose, swimming pool, recreation ground, library, primary and secondary school, local shops, restaurants and bars. Westerham (2.3 miles) with a pretty village green, primary school, local shops, antique shops, restaurants and bars. Sevenoaks (7.7 miles) and Bluewater. Rail: Oxted (5.5 miles) to London



Victoria/London Bridge. Sevenoaks (7.2 miles) to Charing Cross/Cannon St/London Bridge/Waterloo.

Primary: Biggin Hill, Westerham, Cudham, Knockholt, Oxted and Limsfield.

Secondary: Biggin Hill, Oxted, Orpington, Bromley, Sevenoaks, Tonbridge.

Private (Preps): Hazelwood on Limsfield Common. Radnor House in Sundridge. New Beacon, Solefields, Walthamstow Hall, The Granville and Sevenoaks in Sevenoaks. Russell House and St Michael's in Otford.

Private (Senior): Sevenoaks, Tonbridge, Sackville and Caterham. Independent girl's schools in Woldingham and Sevenoaks. Radnor House in Sundridge.

Leisure: Library, swimming pool and recreation ground in Biggin Hill. Limsfield Tennis & Squash Club. Tandridge Leisure Centre, Oxted. Golf clubs including Westerham, Cherry Lodge, Park Wood, Limsfield Chart and Tandridge. National Trust Chartwell and Emmetts. Down House in Downe.

Links: Biggin Hill Airport (2.7 miles). Gatwick Airport (20 miles). Sevenoaks Interchange (5.8 miles) for M25/A21.

All distances are approximate.

VIEWINGS

Strictly by appointment through Jackson-Stops.

Tel: 01883 712375





PROPERTY INFORMATION

- Services: Oil fired heating. Mains electricity and water. Private drainage.
- Local Authority: Sevenoaks District Council
- Council Tax band: H (£5,152.44 for 2026/27)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		

Approximate Gross Internal Area = 335.1 sq m / 3607 sq ft
 Garage / Work Shop = 137.1 sq m / 1476 sq ft
 Total = 472.2 sq m / 5083 sq ft

 = Reduced headroom below 1.5m / 5'0"



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. (ID1295422)
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