

SINGLE STREET
BERRYS GREEN, WESTERHAM, TN16

Est. 1953 Alan de Maid

The Spinney occupies a wonderful rural position just outside the sought-after village of Downe, surrounded by beautiful Kent countryside while remaining conveniently placed for local amenities and transport links.

Set on an impressive 1.6 acre plot, this property offers exceptional potential, with planning permission already in place to extend the existing accommodation at both ground and first floor level.

The property currently provides four bedrooms, three generous reception rooms and a modern, fully fitted kitchen with separate utility facilities, offering excellent family accommodation with scope to further enhance and personalise the home.
Outside is where the property really comes into its own.

The extensive grounds provide a fantastic combination of space, privacy and versatility. In addition to a large double garage with workshop, there is extensive off-road parking and a substantial frontage.

The rear gardens are predominantly laid to lawn and feature attractive gabion landscaping, creating a distinctive and contemporary setting. There is also an outside entertaining den and a driveway leading to an all-weather sports surface, making the gardens ideal for both entertaining and family enjoyment.























The property also benefits from a number of planning approvals, including:

24/02861/PLUD – Demolition of the existing rear extension, side porch, front conservatory and removal of chimney; construction of single-storey side and rear extensions and loft conversion with rear dormer. (Where prior approval was not required for the single-storey rear extension and single-storey side/rear extension under references 24/01900/HPPA and 24/02236/HPPA.) Lawful Development Certificate (Proposed).

25/03020/LDC – Proposed outbuilding/gym to the rear of the garden. Lawful Development Certificate (Proposed).

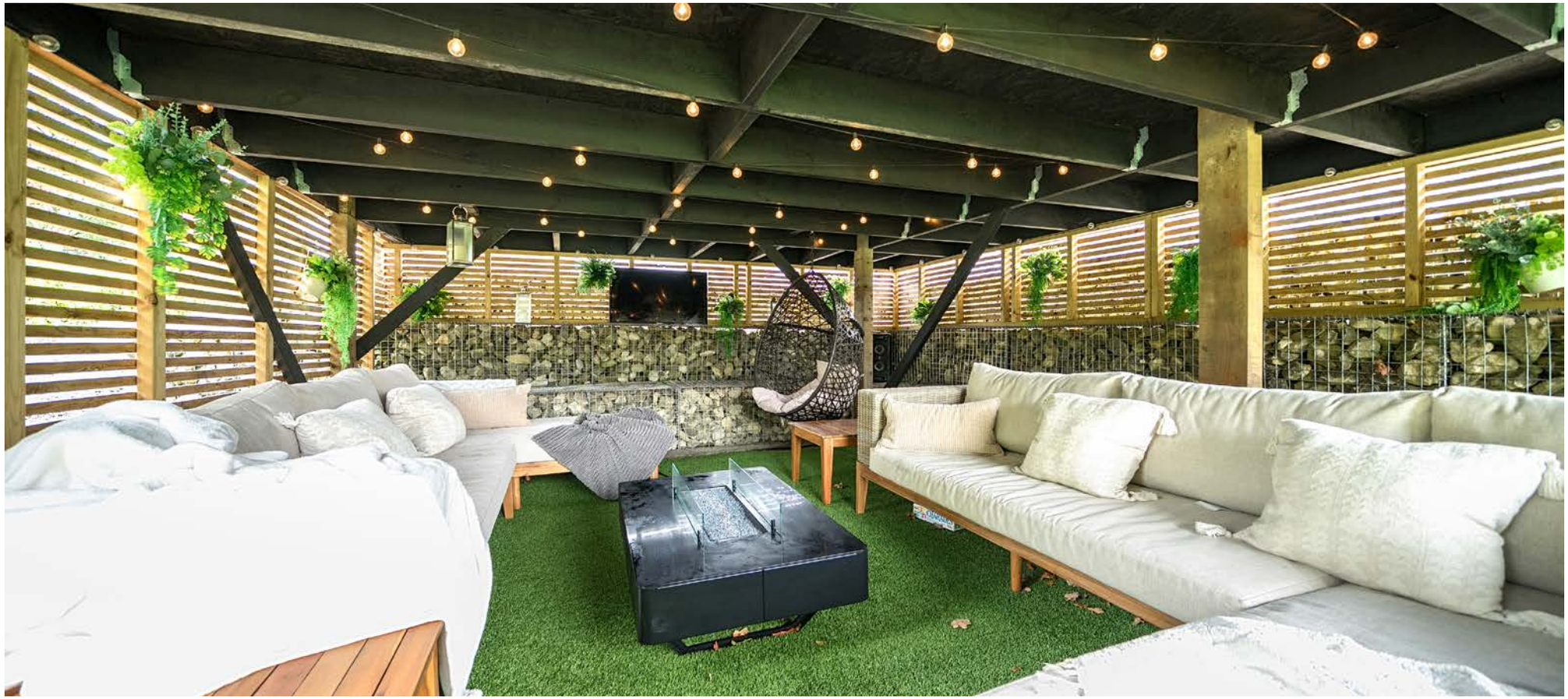
25/03021/LDC – Proposed outbuilding/office and games room to the rear of the garden. Lawful Development Certificate (Proposed).

26/00203/HPA – Conversion of the existing detached rear garage outbuilding to provide ancillary accommodation, with elevational alterations including the addition of windows and storage shutters to the storage area.

This is a truly appealing rural location offering the best of both worlds – peaceful countryside surroundings combined with the convenience of modern-day living. The property is just minutes from Cherry Lodge Golf Club and less than two miles from the centre of picturesque Downe village.

For commuters, Hayes station is approximately a 15-minute drive away, providing fast routes into London. The property is also just over a mile from Charles Darwin School, with local shops and everyday amenities available nearby in Biggin Hill. The R8 bus service runs along Luxted Road, providing access to Biggin Hill and Orpington Station.
With its generous plot, extensive grounds, existing accommodation, range of outbuildings and significant planning potential, The Spinney represents a rare opportunity to create a truly exceptional family home in a beautiful Kent countryside setting.

Local Authority: Bromley
Council Tax Band: G



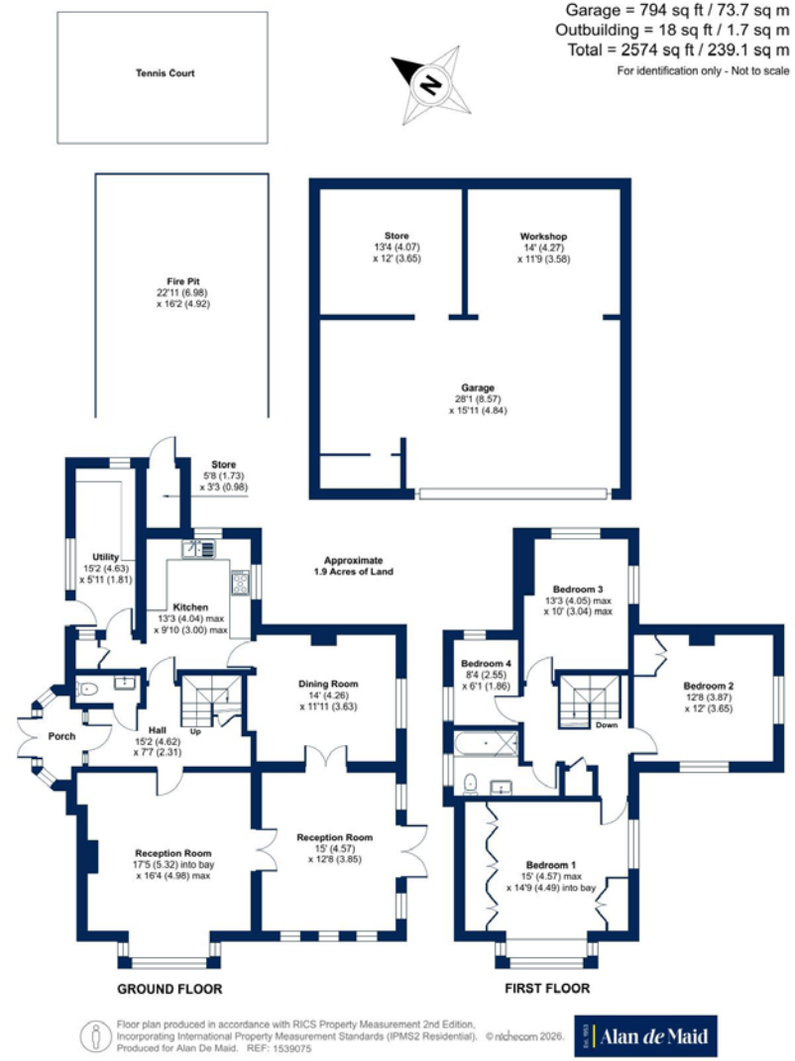




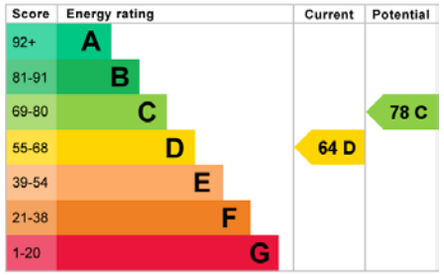


Single Street, Berrys Green, Westerham, TN16

Approximate Area = 1762 sq ft / 163.6 sq m
Garage = 794 sq ft / 73.7 sq m
Outbuilding = 18 sq ft / 1.7 sq m
Total = 2574 sq ft / 239.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Alan De Maid. REF: 1539075



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