



Madan Road, Westerham, Kent TN16 1GE  
Price Range: £675,000 - £700,000 Freehold

When experience counts...

est. 1828  
**bracketts**

A former police house, this detached property is vacant and being sold for refurbishment with a 1/4 acre plot. Alternatively, it benefits from Planning Permission to demolish the existing building and the construction of three replacement dwellings.

Planning Application No. 23/01347/FUL dated 02 October 2023

<https://pa.sevenoaks.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

The site in total is 1/4 acre with plot 1 being 1,478.95 sq. ft (137.4 sq.m); plot 2 being 1,400.38 sq. ft (130.1 sq.m) and plot 3 being 1,478.95 (137.4 sq.m).

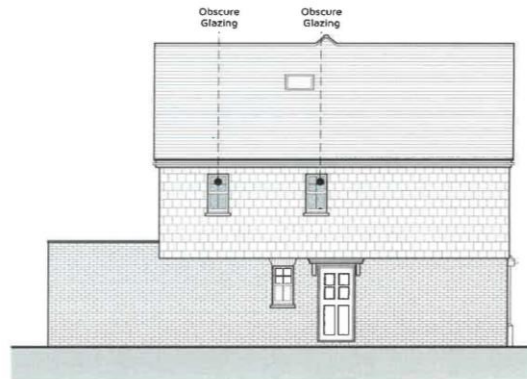
All three proposed properties comprising four bedrooms and two bathrooms over three floors.



1. Proposed South Elevation  
1:100 @ A3



3. Proposed North Elevation  
1:100 @ A3



2. Proposed West Elevation  
1:100 @ A3



4. Proposed East Elevation  
1:100 @ A3





## SCHEDULE OF EXISTING ACCOMMODATION WITH ROOM SIZES

### Ground Floor:

Hall	4.00m × 1.85m including stairs
Sitting Room	4.00m × 3.95m with fireplace, open to:
Dining Room	3.65m × 3.04m
Kitchen	3.65m × 2.75m fitted with sink unit and storage unit
Utility	1.78m × 1.90m fitted with boiler, door to the garden
Wet Room	1.80m × 1.94m with shower, WC and wash basin
External Store	1.85m × 1.82m
Entrance Lobby	1.48m × 1.80m with doors to the front and rear
Office	3.65m × 5.00m including cupboard, door to the front

### First Floor:

Landing with cupboard	
Bedroom	4.00m × 3.17m including cupboards
Bedroom	3.63m × 3.25m plus cupboards
Bedroom	3.00m max. × 2.69m max. including cupboard
Bathroom	2.00m × 1.95m with bath and shower over, WC and wash basin

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## LOCATION

Westerham village is located in the north-west corner of Kent on the Surrey borders. Planning wise it is overseen by Sevenoaks Borough Council, Sevenoaks being six miles to the east.

Historically, settlement within the area dates from the 9th Century. In 1227, Westerham was awarded a market charter by Henry VIII and the village was a major player in the buying and selling of cattle until 1960. With a population of approximately 4,500, the village is famous as a location of Chartwell, Sir Winston Churchill's home for 40 years, and an independent brewery.

Access to the A21 is approximately 6 miles distant and this connects to the coast, London and the M25 orbital motorway. The property is 3.5 miles from Oxted with a railway station providing access to London Bridge in approximately 33 minutes.