



Ibbett Mosely

Black Eagle Close, Westerham, TN16 1SE



## Last Remaining Home in an Exclusive Two-House Development

This is the final opportunity to own one of only two individually designed detached homes in an exclusive new development by local builder Land Genie Limited. The other home is already sold (stc), making this your last chance to secure a brand-new, high-specification property in this sought-after corner of Westerham.

As a brand-new home, there's no messy chain, no lengthy delays - it's completely move-in ready, allowing you to enjoy your new life in Westerham from day one.

Tucked away on a quiet, private road with tree-lined views, the setting is peaceful yet just moments from the town's historic high street, brimming with independent shops, cosy cafés, and countryside walks.

### PRICE

£850,000 Freehold

### LOCATION

Black Eagle Close offers the perfect balance of village charm and commuter convenience. Oxted (5 miles) and Sevenoaks (7 miles) provide direct rail services to London Victoria (from 39 minutes) and London Bridge (from 32 minutes). The M25 is close at hand for Gatwick, Heathrow, and the south coast.

### THE HOME

Flooded with natural light, the interiors are designed for both family life and entertaining. The spacious hallway, finished with engineered oak flooring and an oak staircase, leads into a spectacular open-plan kitchen, dining, and living area — the social heart of the home. Here, sliding doors open directly onto the terrace, creating a seamless

- Bedroom One with Dressing Area & En-Suite Shower Room
- 3 Further Bedrooms (or one as a Study)
- Family Bathroom
- Beautiful Open Plan Reception Room and Fitted Kitchen
- Lounge
- Utility Room
- Cloakroom
- Gas Central Heating & Double Glazing
- Ample Parking
- Garden

connection between indoor and outdoor living.

The kitchen blends sleek style with practicality: handle less lacquered cabinets, quartz worktops, and a full suite of integrated Bosch appliances including induction hob, oven, microwave, fridge, freezer, and dishwasher. Under-cabinet LED lighting adds warmth, while a separate utility room with Hoover washer and dryer keeps everything in order.

To the front of the house, a separate lounge offers a peaceful retreat — a space for adults to relax, read, or enjoy a glass of wine in the evening, away from the bustle of family life in the open-plan area. A stylish cloakroom, complete with elegant wall panelling, completes the ground floor.





## FIRST FLOOR

The principal suite is a private haven, featuring a walk-in dressing room and a luxurious en-suite shower room with walk-in shower, Vado fittings and porcelain tiling. Three further bedrooms, or optional study, are bright and generously proportioned, served by a designer family bathroom with rainfall shower and vanity storage.

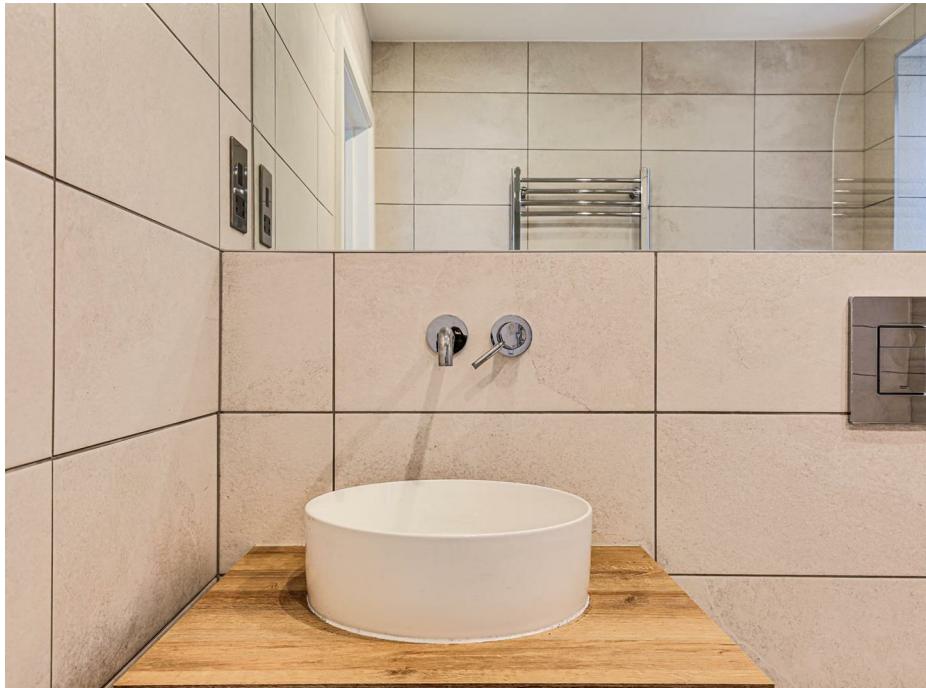
## ATTIC

An attic provides additional storage space, ensuring the home is as practical as it is beautiful.

## QUALITY & COMFORT

- Wet underfloor heating to ground floor with thermostatic controls
- High-efficiency Vaillant boiler and gas central heating
- Solar PV panels for lower running costs
- LED lighting and full double glazing
- Ten-year ICW warranty





## OUTSIDE

The landscaped rear garden with terrace is perfect for summer dining, while the lawn offers space for children or pets to play. A separate enclosed garden area behind the house is ideal for a small shed, vegetable patch, or discreet storage. The driveway provides ample parking, including an electric vehicle charging point, and is complemented by cycle storage, dedicated bin facilities, and a fitted security alarm.

## SERVICES

Mains gas, water, electricity & drainage are connected.

## COUNCIL TAX

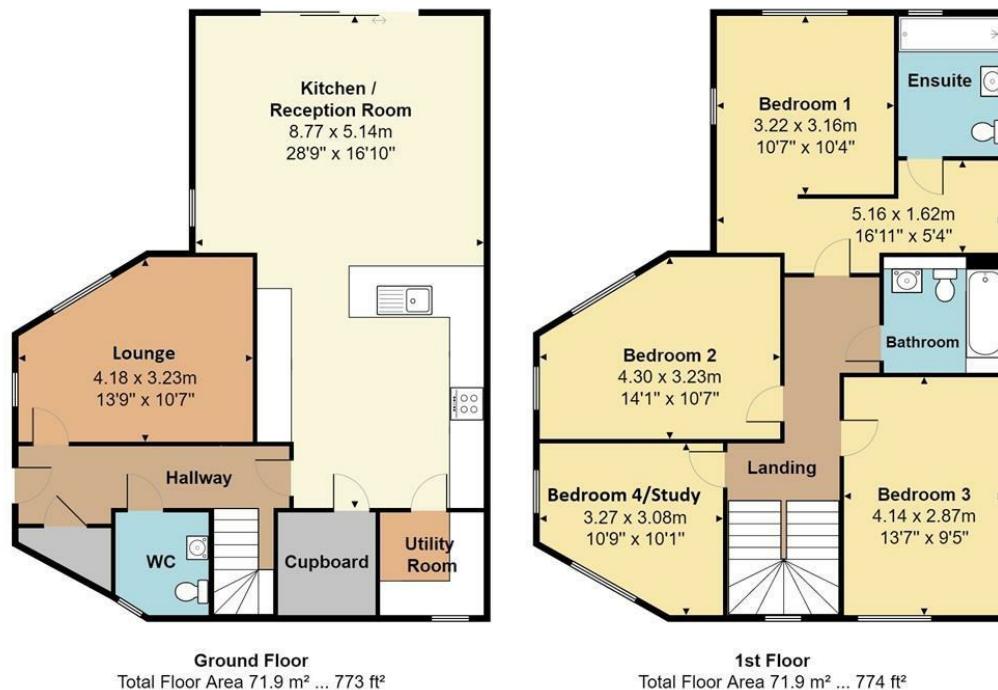
The property is in council tax band "G" - Sevenoaks District Council.

## DIRECTIONS

Leave Westerham on the A25 towards Oxted. Pass the Croydon Road, Stratton Terrace, New Street and Squerryes Mede on the right. Continue around the right hand bend when Black Eagle Close will then be found on the right.

Black Eagle Close, Westerham, TN16

Total Floor Area: 143.8 m<sup>2</sup> ... 1547 ft<sup>2</sup>



Measurements are approximate, not to scale and for illustrative purposes only.  
[www.essentialpropertymarketing.com](http://www.essentialpropertymarketing.com)

Ibbett Mosely

Westerham 01959 563265

EPC Rating- A

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK  
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

**[www.ibbettmosely.co.uk](http://www.ibbettmosely.co.uk)**

IMPORTANT - Ibbett Mosely , for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely , has any authority to make or give any representation or warranty whatever in relation to this property. ver 3.0

**...a name you can trust**  
*offices in Kent and London*