



Layhams House
Layhams Road | Keston | Kent | BR2 6AR

LAYHAMS HOUSE



Positioned within a sought-after area of Keston, this remarkable residence offers a unique opportunity to own a piece of English history. With origins dating back approximately 700 years, the property seamlessly marries timeless character with modern sophistication.

Set on a private 1.5-acre plot, the home boasts five well-appointed bedrooms, including a vast master suite complete with a luxurious en-suite bathroom and a bespoke dressing room.

Throughout the house, beautifully preserved original features reflect its storied past, while thoughtful updates provide contemporary comfort.

The interiors are both grand and inviting, featuring an opulent dining room ideal for elegant dinner parties, alongside two fully equipped kitchens - perfectly designed for entertaining on any scale. A stunning orangery floods the living space with natural light and offers tranquil views across the garden.

A standout feature is the sleek, glass-walled office - an inspiring, light-filled space ideal for working from home. Complementing this is a formal seating area, also enclosed in glass, offering a tranquil retreat - perfect for both quiet reflection and stylish gatherings.

Additional highlights include a wine cellar and a superb leisure complex featuring an indoor heated swimming pool, sauna, and changing rooms. Outside, mature fruit trees and beautifully landscaped grounds create a sense of privacy and serenity, with elevated views stretching across open countryside and towards the London skyline.

Practicality meets prestige with a triple garage and a double-gated driveway offering ample space and security.

This is a home of rare distinction, rich in history, refined in finish, and unrivalled in setting.

















Seller Insight

“This stunning unique property is located close to the delightful village of Keston, once part Kent, which retains much of its rural landscape and lies on the edge of Hayes Common. Known for its historic architecture, the parcel of land on which Layhams House presently occupies has a fascinating documented history of its past and which confirms that a dwelling has occupied this land since the 12th century. Its previous owners had purchased the property in 1975 and its current owners, Steve and Stacey, came to live here in 2007.

“We lived in Beckenham for many years but decided to search for a larger, more private, property. Laynham House was the only property we viewed. Its location and amazing setting on this large parcel of land, fitted our needs perfectly. The house was just so beautiful and, although requiring total refurbishment, we recognised its potential to become an incredible family home - we looked no further. The renovation project ahead was quite daunting but this was to be our family home, and we wanted the final result to add quality to this special building in such an amazing location. We did much research on period properties and employed highly professional craftsmen to carry out work and who cared for the building as much as ourselves. We were careful to respect its historic architectural style. The end result is quite astonishing and has won an award for certain aspects on its preservation and restoration. Whilst reflecting its unique history with its beams, preserved timbers, fabulous inglenook fireplace, flooring and style, it is very much a family home full of comfort and luxury. Each room has its own individuality and purpose which responds gracefully to its setting. With its overall connectivity, it is very much a family home and a magical house to share with friends and family whether it be casual meals in the kitchen, al fresco dining or relaxing on the outside terrace, formal dining or sociable gatherings enjoying the swimming pool, Haymans House fits the bill.”

“Although tucked away in this semi rural idyll, everything required is close at hand from excellent schools nearby, shops, first rate sport and leisure pursuits, whilst the village hall offers the opportunity to pursue a host of activities. Transport, whether by road, rail or utilising the local bus service, is convenient to access. Local pubs are friendly, most serving tasty meals, often welcome after a walk in the local countryside.”

“We feel justly proud in our renovation and restoration of this historic property, the result being a very special, luxurious home. We have loved every second of our life here but we are about to retire, and it is time for another family to enjoy living here in this beautiful home in such a fabulous location.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





















LOWER GROUND: 328 sq ft, 30 m2 GROUND FLOOR: 2875 sq ft, 267 m2
FIRST FLOOR: 1533 sq ft, 142 m2 SECOND FLOOR: 574 sq ft, 53 m2

OVERALL TOTALS: 5,310 sq ft, 493 m2

SIZES AND DIMENSIONS RE APPROXIMATE. ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



EPC Exempt
Tenure: Freehold
Council Tax Band: H



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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