



Castagno
Keston | Kent | BR2

FINE & COUNTRY

CASTAGNO



This exceptional five-bedroom residence is beautifully situated within the prestigious Keston Park estate. Approached by a graceful tree-lined driveway, the home immediately conveys privacy, refinement, and exclusivity.

Renovated to an impeccable standard in 2021, the property opens into a grand entrance hall, leading to a stunning open-plan kitchen and dining space featuring a bespoke handmade tulip-wood kitchen with premium Miele appliances. Expansive bi-fold doors flow out to the landscaped garden and heated swimming pool, creating effortless indoor-outdoor living.

A luxurious cinema room with Sonos surround sound and karaoke provides the perfect setting for entertainment. Four beautifully appointed double bedrooms each feature their own elegant en-suite and private dressing room, while an additional office offers ideal versatility and can be used as a fifth bedroom if required.

Outside, a fully powered outhouse offers further space for a gym, studio, or outdoor office, complemented by an electric vehicle charging point and generous private grounds.

With excellent transport links and close proximity to prestigious schools, this is a rare turnkey opportunity within one of the area's most exclusive private estates - where luxury, comfort, and location come together perfectly.









Seller Insight

“When we first bought 42a Forest Ridge twenty years ago, it was an aspirational leap for us—a chance to build the life we imagined for our future family. We loved the idea of living in Keston Park, drawn to its prestigious gated community, the privacy it offers, and the sense of belonging that comes from being part of something truly special. It turned out to be everything we hoped for and more. This is not just a road; it is a real community, with neighbours who have become genuine friends.

Over the years, we have extensively modernised the house, always keeping its character—and the wider aesthetic of Keston Park—close to heart. With generous double bedrooms, each with its own en-suite, we have been able to give our children the luxury of their own space and bathrooms, something we have all appreciated. The redesigned kitchen–dining area, complete with bi-fold doors opening to the garden, has become the social centre of the home. We will be hosting eighteen people for Christmas this year and will not be short on space, while the adjoining snug has always been perfect for cosy family evenings.

Outside, the front garden, framed by beautiful chestnut trees, inspired the house's name—Tastagnio—and the sweeping driveway offers ample parking for guests. The rear garden is wonderfully easy to maintain, with tropical planting that thrives in summer. The swimming pool, along with the outhouse that doubles as a games room and office, has brought endless enjoyment and flexibility to family life.

The location has been ideal for schooling, with grammar schools Newstead Woods for girls and St Olave's for boys both nearby, as well as Ravens Wood secondary school for boys with its co-ed sixth form college. Transport links are excellent, with London less than twenty minutes away by train from Orpington or Bromley South. Add to that superb local pubs, restaurants, and even Michelin-recognised dining at Chapter One, and it truly ticks every box.

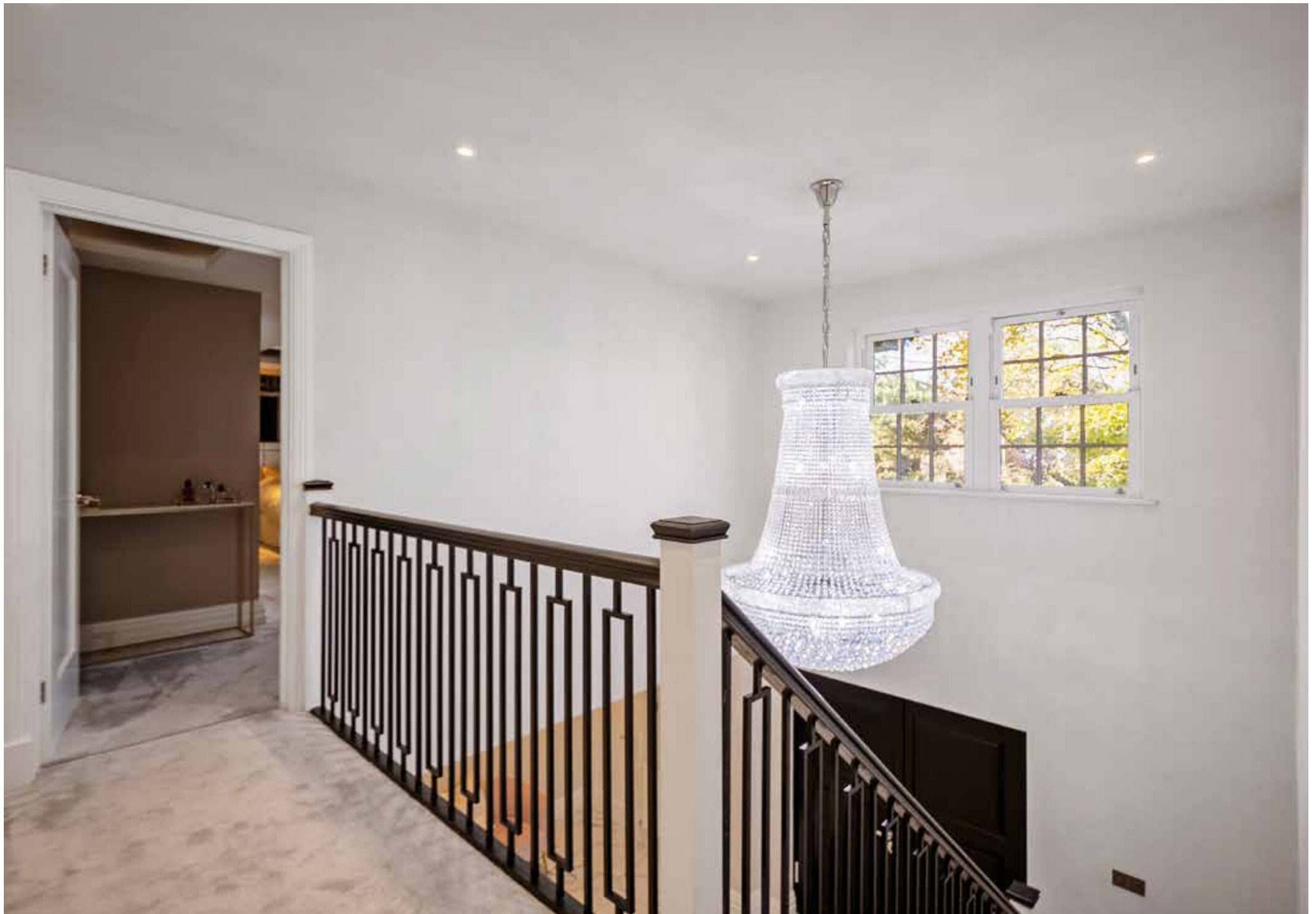
After so many happy years here, this remains a truly lovely family home—private, welcoming, and full of memories—ready for its next chapter.*

* 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.



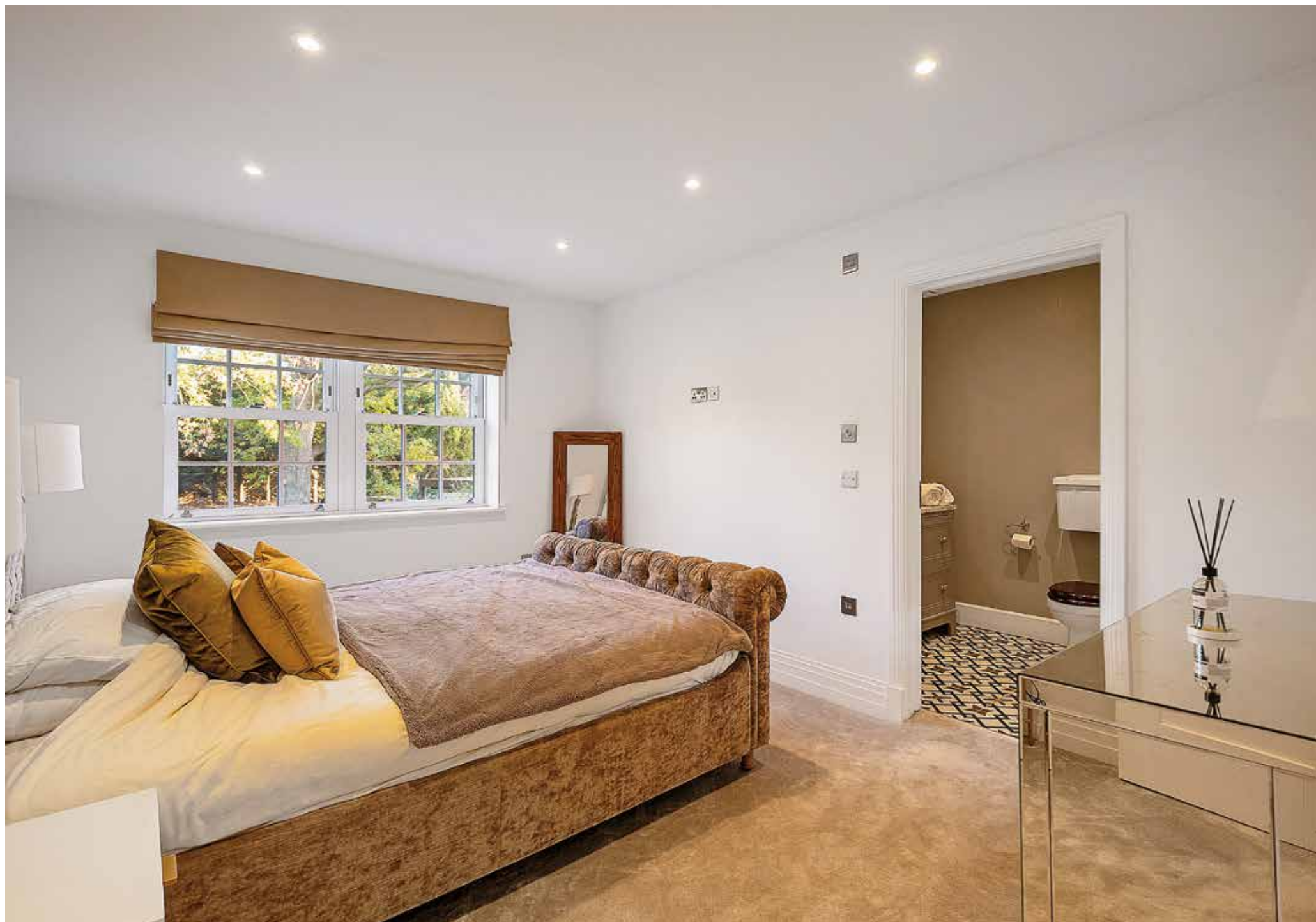
























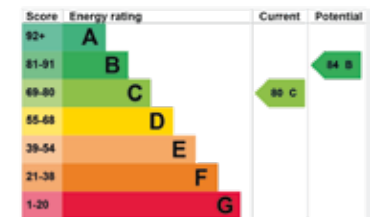
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CASTAGNO, FOREST RIDGE, KESTON, BR2 6EQ



APPROXIMATE GROSS INTERNAL AREA: 3063 sq ft, 285m² (EXCLUDES STORE)
 GARAGE : 234 sq ft, 22m²
 OUTBUILDING : 196 sq ft, 18m²
 TOTAL AREA: 3493 sq ft, 325m²

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



Tenure: Freehold
Council Tax Band: H



42a

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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