



Holwood House
Westerham Road | Keston | Greater London | BR2 6HZ

 FINE & COUNTRY

HOLWOOD HOUSE



Set at the end of a sweeping drive through historic parkland, Holwood House is a rare and captivating country estate, one that seamlessly blends architectural grandeur, cutting-edge modern comfort and an extraordinary sense of heritage. Immaculately refurbished to the highest standard, the house has been thoughtfully restored for contemporary family living while celebrating the craftsmanship and character of its period origins.

From the moment you step inside, the scale and elegance are unmistakable. The stately entrance and inner halls form the heart of the home, rising dramatically to a double-height gallery above. Limestone floors, intricate cornicing and domed ceilings create a sense of occasion, while original parquet flooring and open fireplaces add warmth and authenticity. Technology has been discreetly integrated, with underfloor heating to the ground floor and first-floor bathrooms, alongside Sonos audio and a Crestron home management system controlling lighting, climate, curtains and entertainment at the touch of a tablet or smartphone.

Ground floor

The principal reception rooms flow beautifully from the central halls, each designed to make the most of the breathtaking southerly views across the estate. The music hall is a particular highlight, with its elegant proportions and panoramic outlook over rolling parkland. The drawing room, dining room, games room and kitchen/breakfast room all enjoy generous sash windows and French doors, bathing the interiors in natural light and creating a wonderful connection to the grounds beyond.

At the centre of family life sits the magnificent Clive Christian kitchen. With a dramatic double-height ceiling and expansive roof lights, it is both striking and supremely practical. A library mezzanine overlooks part of the breakfast area, creating a relaxed yet refined space for reading or quiet work. From here, the house opens effortlessly into the family room, which in turn leads directly into the newly refurbished swimming pool complex and annexe, perfect for year-round entertaining.

Beneath the house, the substantial cellar offers yet more lifestyle flexibility. A large central entertaining space, referred to as the "Shisha Lounge", is complemented by two gyms and newly installed communications, boiler and heating systems as well as a generous laundry room.

The ground floor is completed by a private study, Champagne bar/Snooker room, four car garage, cloakroom, powder room and a fully insulated cinema room with surround sound for evenings at home.







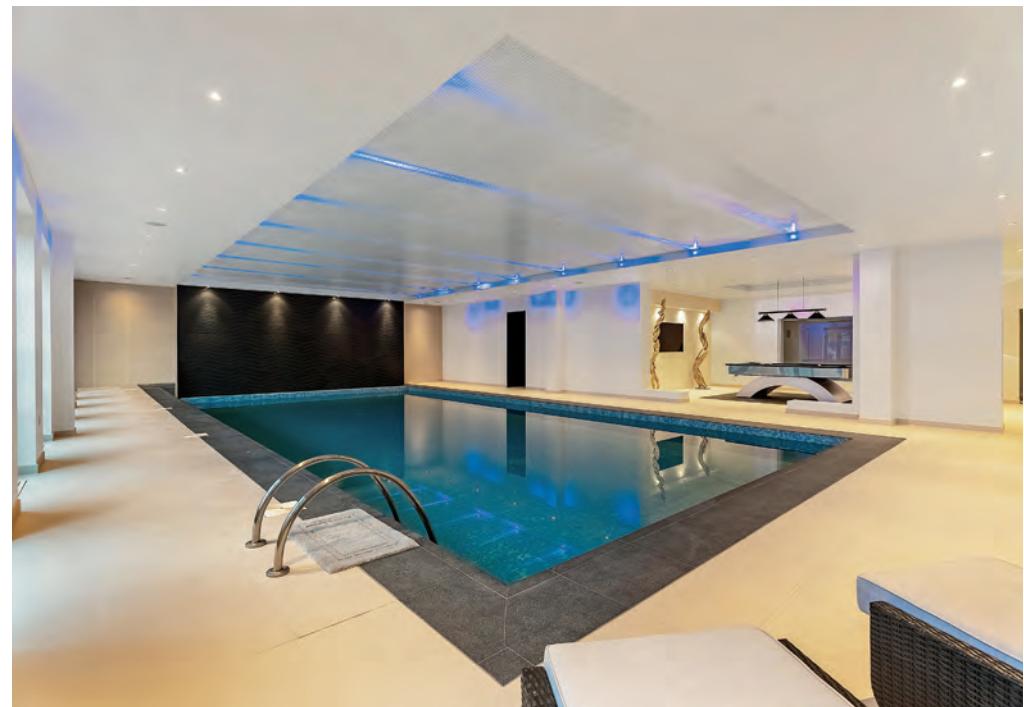
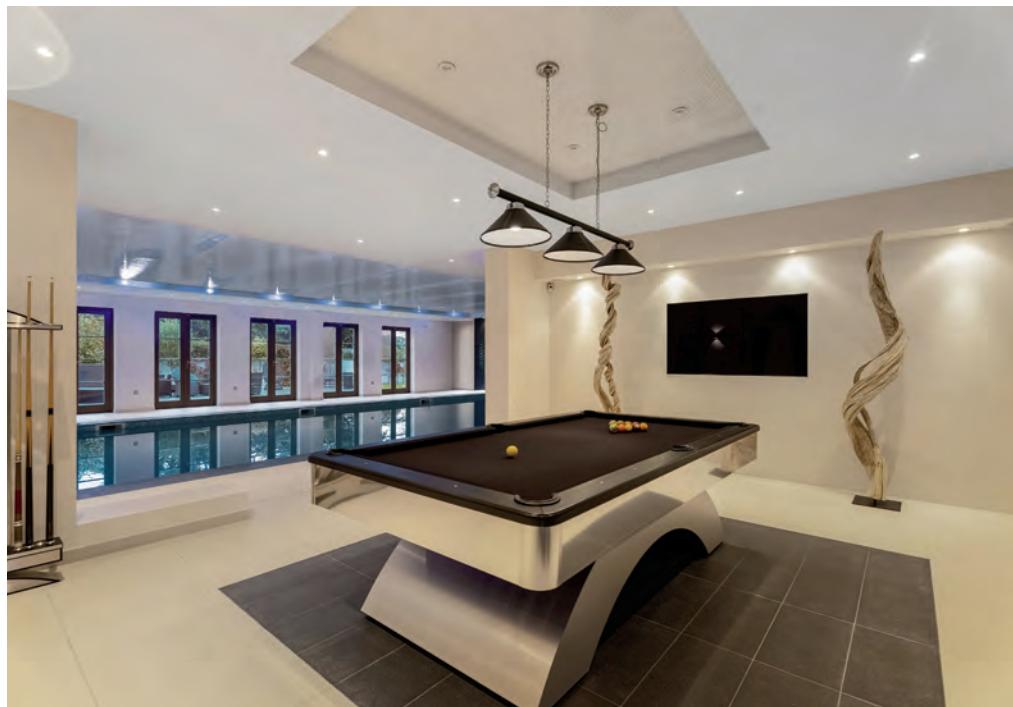




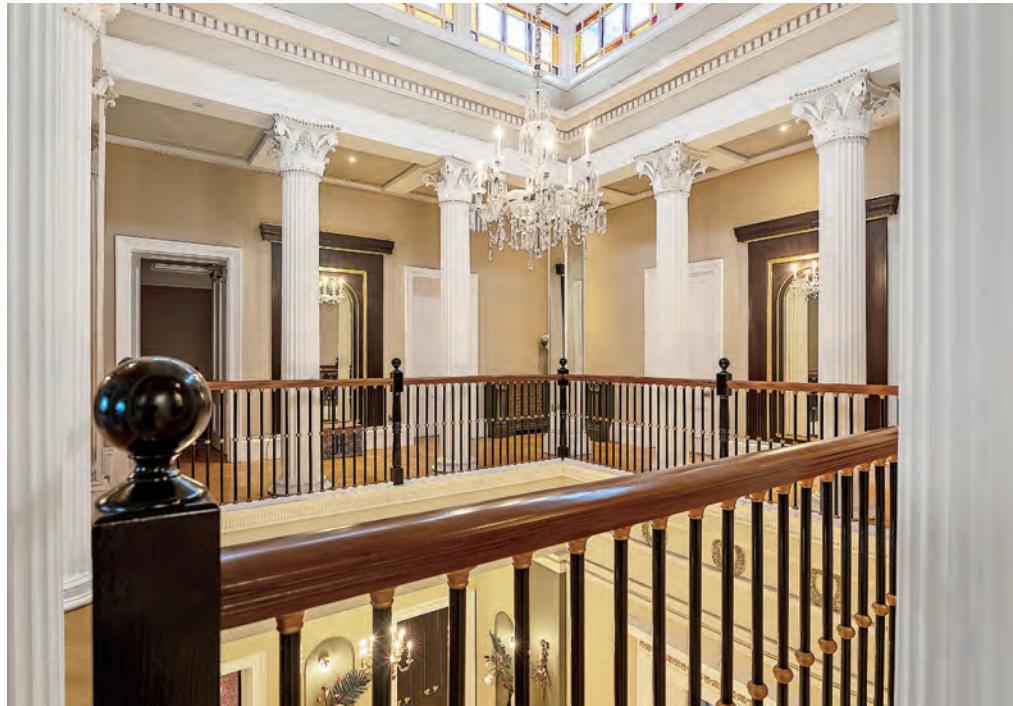












First Floor

A grand sweeping staircase leads to the first-floor accommodation, where space and privacy have been beautifully balanced. The principal suite forms a luxurious private retreat, complete with two dressing rooms, an elegant en suite bathroom and its own sitting room, all overlooking the parkland and valley beyond. Two further bedrooms in this wing interconnect and share a bathroom, ideal for children or guests. The pillared central gallery looks down over the inner hall and gives access to a further bedroom suite, a nursery and a dedicated guest wing with two additional bedroom suites. A separate landing connects back to the library mezzanine and down to the kitchen below.

The leisure facilities at Holwood are exceptional. The swimming pool complex has been refurbished to a luxury spa-level specification, with a steam room, sauna, two rainforest showers, pool table and a wet lounge. French doors open onto timber decking, making it an idyllic setting for summer gatherings, barbecues and poolside entertaining. A striking glass staircase rises to the first-floor guest accommodation, which includes a generous games room or gym, two further guest bedrooms and a shower room. Separate stairs lead to a fully self-contained housekeeper's apartment with two bedrooms, a bathroom, kitchen and living room, ideal for staff or independent living.

Planning permission

Granted for ten car garage and bowling alley.













Gardens and Grounds

The setting of Holwood House is truly extraordinary. The approach winds gently through landscaped parkland originally sculpted by Decimus Burton, immediately instilling a sense of arrival and privacy. The house occupies an elevated position on Holwood Hill, commanding far-reaching southerly views across rolling countryside. Two areas of woodland frame the property, creating a natural avenue and a picturesque vista visible from many of the principal rooms and bedrooms.

To the rear, the estate includes a secondary drive, tennis court, walled garden and an elegant garden pavilion to the west. To the east, a newly constructed machinery store, also suitable as a helicopter hangar, adds a discreet yet highly practical modern touch.

History

Few houses can claim a history as rich or as influential as Holwood, and fewer still combine such pedigree with effortless modern living. The site itself is recorded as an Iron Age fort, "Caesar's Camp", and has long been recognised for its strategic and scenic importance. In the late 18th century, Holwood became the cherished retreat of William Pitt the Younger, Britain's youngest ever Prime Minister, who commissioned Sir John Soane to remodel the house and transform the surrounding landscape. It was here, beneath a great oak tree in 1787, that Pitt famously encouraged William Wilberforce to begin the parliamentary campaign to abolish the slave trade.

The house was later rebuilt in its current classical Georgian form by the celebrated architect Decimus Burton in 1827. Over the centuries, Holwood has welcomed an extraordinary roll call of visitors and residents, including Charles Darwin, who conducted experiments in the grounds, and Winston Churchill, who dined here regularly during the Second World War. Today, the house and grounds are Grade I listed, reflecting their exceptional historical significance.

Location and Lifestyle

Holwood House enjoys an elevated, private position just east of the charming village of Keston, which offers a village hall, pub and post office. More extensive shopping can be found in Bromley, with Sevenoaks under 14 miles away. The area is renowned for its excellent schooling, with a wide selection of highly regarded independent and state schools within easy reach.

Fast rail services from Orpington and Bromley South provide swift access into central London, while the M25 is readily accessible. Golfers are well served by nearby courses including Chelsfield Lakes, West Kent and Lullingstone Park. Biggin Hill Airport is just 1.7 miles away, with Gatwick and London City also within comfortable reach.

Holwood House is not simply a home; it is a private estate of rare beauty and historical importance, offering a lifestyle defined by space, privacy, elegance and connection to both countryside and city.





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WESTERHAM ROAD KESTON

EPC Exempt
Tenure: Freehold
Council Tax Band: H



APPROXIMATE GROSS INTERNAL AREA

MAIN HOUSE : 22238 sq ft 2066m²
 HOUSEKEEPER'S APARTMENT : 1108 sq ft, 103m²
 GARAGE BLOCK : 1227 sq ft, 114m²
 OUTBUILDINGS : 2927 sq ft, 272m²
 TOTAL AREA: 27501 sq ft, 2555m²

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



FINE & COUNTRY

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