



94 Manor Way
Beckenham | Kent | BR3 3LR

 FINE & COUNTRY

94 MANOR WAY



The Property

Positioned on one of Beckenham's most prestigious residential roads, this imposing double-fronted detached residence delivers exceptional family living behind secure gates, combining elegant proportions with versatile modern accommodation in a highly sought-after setting.

Set back from the road behind a sweeping horseshoe driveway, the property immediately establishes a strong sense of arrival. The handsome façade, generous frontage and mature setting create the feel of a substantial private family home.

Internally, the property has been thoughtfully arranged to provide both impressive entertaining space and practical day-to-day family living. A wide welcoming entrance hall introduces a series of beautifully proportioned reception rooms, unified by striking herringbone wooden flooring that adds warmth, texture and continuity throughout the principal ground floor spaces. The feeling of space and grandeur is compounded by high ceilings throughout the property.

The kitchen / breakfast room forms the true heart of the home — a superb open family environment with ample space for informal dining, entertaining and everyday living. A particular highlight is the stunning formal dining room, with its double-height ceiling and galleried landing, creating a superb setting for entertaining and family occasions.

Flowing naturally from here, the main reception room enjoys direct views across the west-facing rear garden, with doors opening onto the terrace to create an effortless connection between inside and out during the warmer months.

In addition to the formal living and dining spaces, two further reception rooms offer exceptional flexibility, whether utilised as a home office, media room, snug, children's playroom or additional family lounge. One of the reception rooms features an integrated projector screen. A separate utility room, downstairs WC, garage and dedicated plant room further enhance the practical functionality expected at this level of the market.

Upstairs, the generous proportions continue with five substantial double bedrooms arranged around a spacious central landing. The principal suite enjoys its own ensuite bathroom, while three further bathrooms — including additional ensembles — comfortably serve the remaining accommodation, making the house particularly well suited to larger families or multi-generational living.

To the rear, the west-facing garden provides an excellent outdoor setting for entertaining, family life and long summer evenings, offering both privacy and excellent natural light throughout the day.

Homes of this scale and stature on Manor Way are exceptionally rare, particularly those combining gated frontage, strong internal proportions and such a prime Beckenham position.













SELLER INSIGHT

“ Situated along a quiet residential road lined with an eclectic collection of high quality individual homes, this magnificent, spacious, family residence occupies a prime position within the highly desirable and thriving town of Beckenham. Renowned for its leafy green spaces, excellent amenities alongside a charming mix of Victorian and Edwardian architecture, Beckenham remains one of the area's most sought after locations.

Constructed in 1928 to an impressive specification, this distinctive home had long been admired by its current owners, who happened to live next door. When the opportunity arose to purchase No.94, they did not hesitate. Recognising it's enormous potential and generous proportions they knew it would provide the perfect long-term home for their growing family.

Over the past twelve years, the owners have undertaken an extensive programme of extension, refurbishment and enhancement, combining innovation with a deep respect for the property's unique and elegant character. The internal layout has been thoughtfully configured to create a seamless blend of period charm and modern living. Every improvement has been carefully considered, incorporating luxurious comforts and practical features essential for contemporary family life.

Accommodation is generous and highly flexible and, at the heart of the home is the stunning kitchen and family area; a space where family members and guests naturally gather. Designed for both everyday living and entertaining, it offers a warm and welcoming atmosphere. The rear reception rooms and living spaces open onto a substantial patio through elegant bifold doors, creating a superb connection between indoors and outdoors and allowing the home to embrace the very best of modern open-plan living.

The garden is equally appealing, featuring an expansive lawn bordered by attractive planting that provides colour, texture and privacy throughout the year. Whether hosting summer gatherings relaxing with family, or simply enjoying the peaceful surroundings, the outdoor space complements the home perfectly.

This special home and garden have been the setting for many treasured memories. Family events, including wedding anniversary and birthday celebrations, have been enjoyed here, while Christmas has become a particularly special occasion with the house beautifully adorned and often welcoming more than twenty family members for lunch.

Beckenham itself offers an outstanding range of amenities, including excellent schools, both state and independent, quality supermarkets and individual shops, health clubs, tennis facilities and a wide range of leisure and sporting opportunities. Road and rail connections are superb, providing convenient access into central London

Although the owners will be sad to leave a home that has served their family so well, they are excited for their next chapter and confident that the new owners will cherish every moment spent in this remarkable property.*

* 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.











The Area

Beckenham continues to attract high-net-worth buyers seeking substantial family homes within easy reach of Central London, while retaining the greener, more established character associated with some of South East London's most desirable residential pockets.

Manor Way is widely regarded as one of Beckenham's premier addresses, characterised by large detached homes, mature plots and a strong sense of privacy. The road sits within convenient reach of the amenities of Beckenham High Street, while also offering excellent connectivity into London via nearby stations including Beckenham Junction railway station and Eden Park railway station.

The area is particularly popular with affluent families relocating from Central and South West London in search of larger homes, wider plots and access to highly regarded schooling. A number of respected independent and state schools are within easy reach, further underpinning long-term demand for premium family homes in the area.

Nearby green spaces including Kelsey Park and Beckenham Place Park add to the lifestyle appeal, while local golf clubs, private health clubs, restaurants and boutique cafés continue to strengthen Beckenham's reputation as one of Greater London's most established family-orientated markets.

The Lifestyle

Manor Way offers a lifestyle centred around space, privacy and convenience – qualities increasingly difficult to secure within London's prime family housing market.

This is a location that particularly appeals to buyers wanting a genuine long-term family home: somewhere capable of accommodating entertaining, hybrid working, growing families and multi-generational living, all while remaining within comfortable commuting distance of Central London.

Weekends in Beckenham are often centred around independent cafés, local parks, private sports clubs and family-focused leisure amenities, creating a strong community atmosphere that differentiates the area from more transient Central London neighbourhoods.

The combination of prestigious detached homes, excellent schooling, mature surroundings and fast London connections has increasingly positioned Beckenham as a compelling alternative to more traditionally recognised prime South West London family markets.

Market Trends

The upper end of the Beckenham market – particularly detached homes above £2 million on roads such as Manor Way – has shown remarkable resilience over the past decade.

Over the last 10 years, demand for substantial detached family homes within strong London commuter locations has consistently strengthened, driven by buyers prioritising space, gardens, home working environments and lifestyle-led moves out of more densely populated prime London districts.

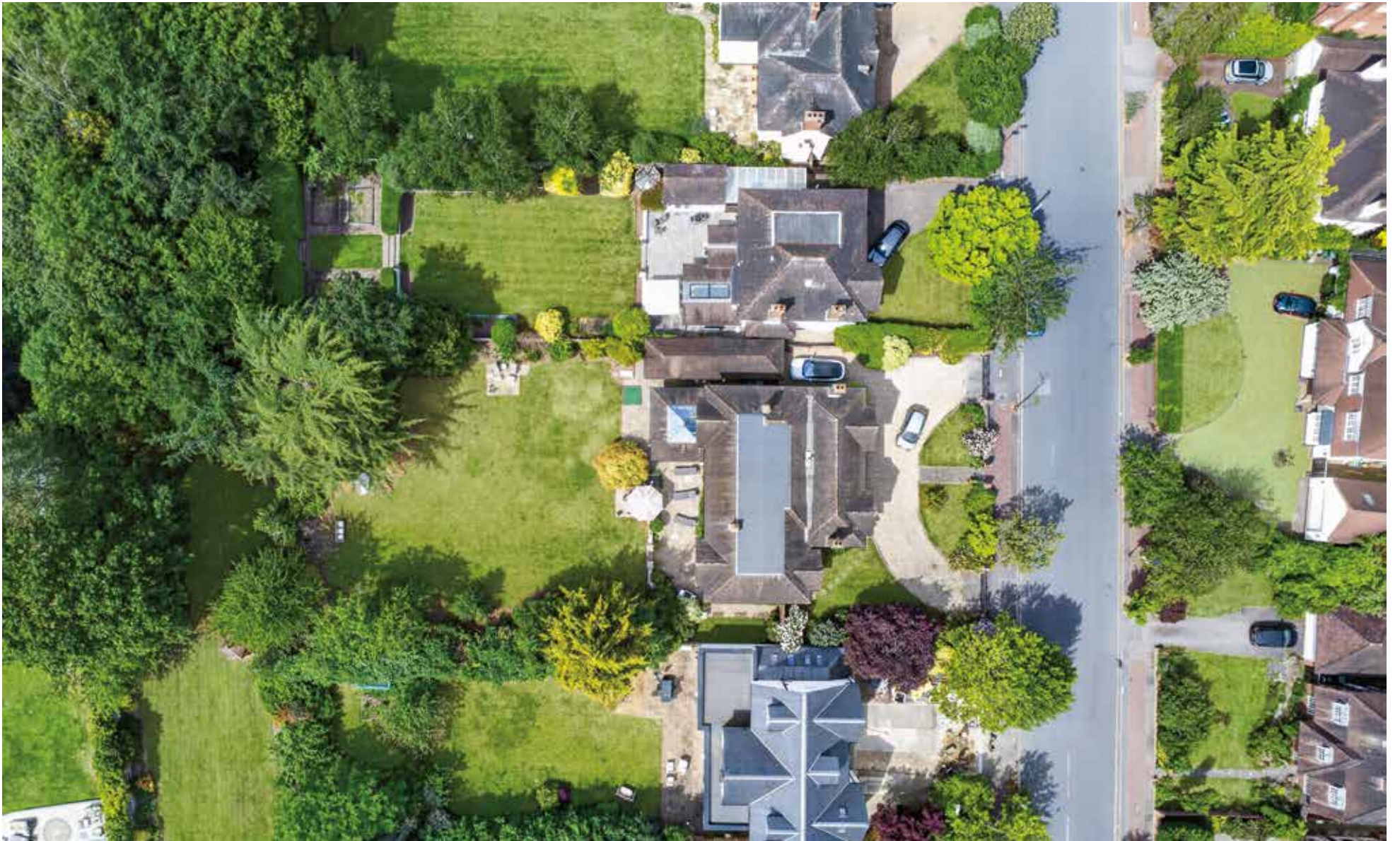
The post-pandemic market further accelerated demand for large turnkey family homes with generous plots and multiple reception spaces, particularly within established affluent suburban locations offering strong schooling and transport infrastructure.

Within the £3 million+ market specifically, supply remains extremely limited across Beckenham, helping support long-term values on prime roads such as Manor Way. Homes offering gated frontage, wide plots and substantial square footage continue to command significant buyer attention due to their rarity within the local market.









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94 MANOR WAY, BECKENHAM BR3 3LR



GROUND FLOOR



--- RESTRICTED HEAD HEIGHT



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA: 3752 sq ft, 349m²

GARAGE: 233 sq ft, 22m²

PLANT ROOM & STORES: 95 sq ft, 9m²

TOTAL AREA: 4080 sq ft, 379m²

INCLUDING LIMITED USE AREA: (59 sq ft, 6m²) & EXCLUDING VOID

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

Tenure: Freehold
Council Tax Band: G





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.

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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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