



53 Forest Drive
Keston | Kent | BR2 6EE

 FINE & COUNTRY

53 FOREST DRIVE



STEP INSIDE

The Property

Positioned within the exclusive private estate of Keston Park, Sylvan Glade represents a rare opportunity to acquire one of the area's most architecturally significant contemporary homes.

Designed by acclaimed architect James Engel and featured on Grand Designs, the property was conceived as a bold statement in modern living — combining striking design, advanced technology and exceptional practicality within a secluded woodland setting.

Defined by dramatic expanses of glass, sophisticated curtain walling and clean contemporary lines, the home embraces a seamless connection between interior and exterior spaces. Every principal room has been carefully orientated to maximise natural light and frame views across the surrounding gardens, creating an atmosphere that feels both expansive and calm.

At the heart of the home lies a series of impressive open-plan living and entertaining spaces, designed for both large-scale hosting and day-to-day family life. The architectural approach prioritises volume, flow and transparency, while maintaining warmth and privacy throughout.

Sylvan Glade was also the first property in the UK to implement Heat Mirror glazing technology on such a substantial scale — dramatically improving thermal efficiency while helping regulate internal temperatures year-round.

Further features include a lift servicing all floors, zoned underfloor heating throughout, double garage, and 3-phase electric supply enabling rapid EV charging capability.

A fully self-contained one-bedroom apartment provides excellent flexibility for guest accommodation, multigenerational living or live-in staff, while additional potential remains to create a second independent apartment on the ground floor if desired.

Offered chain free with vacant possession, this is an exceptional modern residence combining architectural pedigree, privacy and lifestyle appeal within one of South East England's most prestigious private estates.









Seller Insight

“We moved to 53 Forest Drive in 1991 and originally lived in the 1947 built house which occupied the plot,” say the owners. “About 15 years ago we made the decision to demolish it and start again, finishing the new house in 2011. It was designed entirely to our specification, shaped around the way we wanted to live.”

Set within highly desirable Keston Park, the house sits in what the owners describe as a “private oasis.” “Once through the gates it becomes incredibly green and peaceful, with mature trees and access to private woodland,” they say. “Despite being so close to London, it feels calm, secluded and tucked away from everything.” Keston Park has a strong but understated sense of community. “There are social events such as an annual golf tournament, but equally people can enjoy complete privacy if they prefer. The 24/7 security also gives real peace of mind.”

“The house has a modern architectural style influenced by Kengo Kuma, known for his work on the new wing of the National Gallery, with extensive glass and open-plan living centred around a dramatic atrium,” they explain. Designed by architect James Engel of Spaced Out Studios, the house brings together striking design and practical living. “A glazed bridge links the two wings on the first floor, and a lift connects the lower ground garage level directly to the main accommodation,” they add. “The six bedrooms offer flexible accommodation for family, making the house ideal for multi-generational living or working from home.”

“The main living area is open and light-filled but still feels intimate and works beautifully for entertaining.” They recall hosting their son’s wedding here: “We were able to open the entire rear of the house onto the garden, creating a seamless connection between inside and out.” One of their favourite spaces is the upstairs library: “It’s quiet, atmospheric and full of character.”

The property is approached through secure gates with a long driveway and a mature oak tree setting the tone at the front. “It feels incredibly peaceful and private,” they say, “yet we are only minutes from restaurants and excellent schools.” Fast rail links from Orpington and Bromley South provide easy access into London. “We are fifteen minutes from Biggin Hill airport, which has a helicopter link into the capital.”

“It has been an exceptional place to live, full of family memories, and always connected to nature in a very special way.”*

* 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.



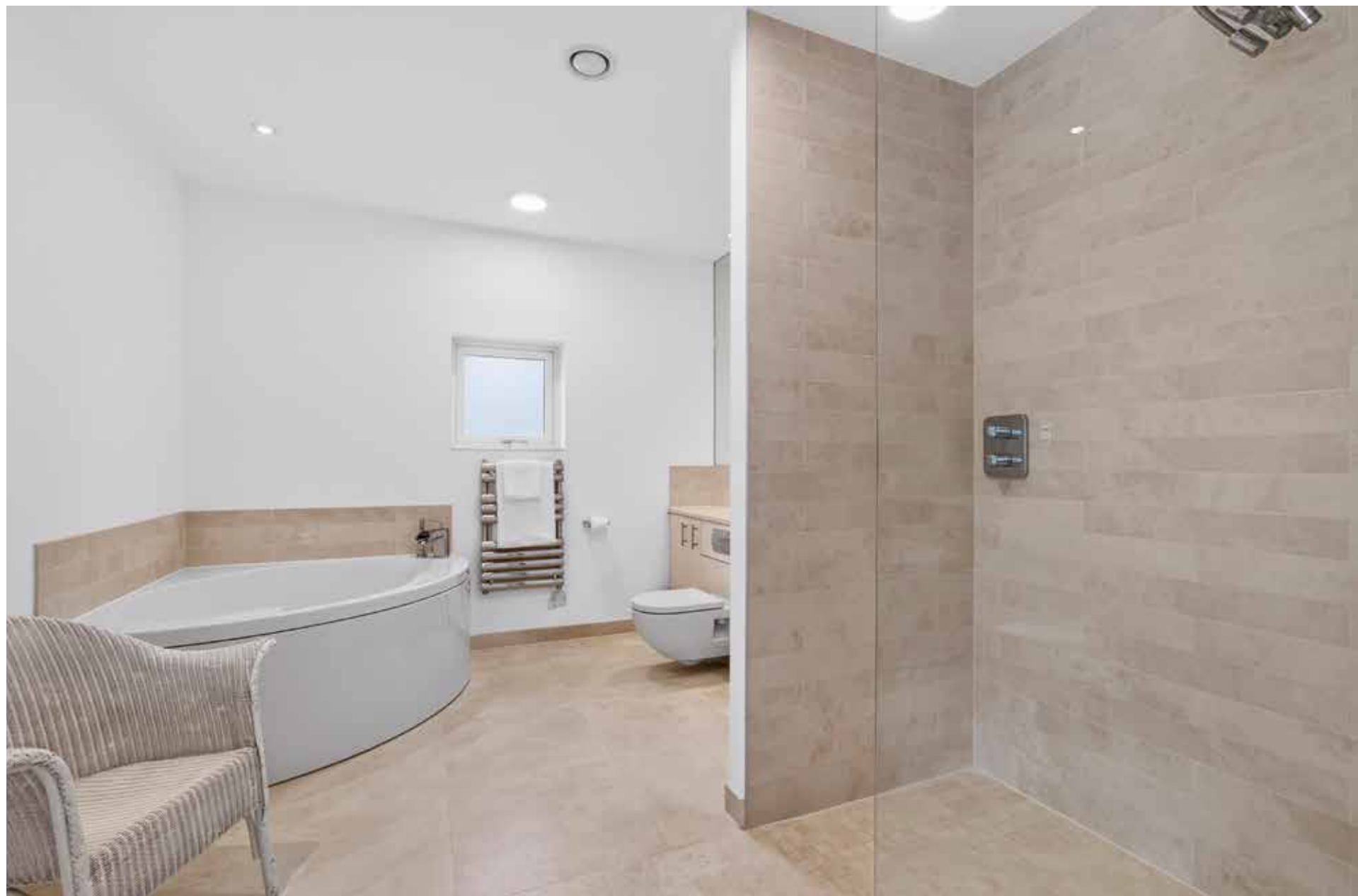


















The Area

Keston Park has long been regarded as one of the South East's most desirable private residential enclaves, known for its security, discretion and substantial homes set amongst mature woodland surroundings.

Protected by gated entrances, CCTV monitoring and 24-hour security patrols, the estate has historically attracted high-profile residents, business figures and public personalities seeking privacy within easy reach of Central London. Former residents have included Margaret Thatcher.

Despite its peaceful semi-rural atmosphere, the property is conveniently positioned close to Locksbottom, offering a strong selection of independent cafés, restaurants, boutiques and everyday amenities. Nearby Orpington provides fast and efficient rail services into Central London, with journeys to London Bridge taking from approximately 15 minutes.

The surrounding area also offers access to golf clubs, private health clubs, equestrian facilities and extensive green space, making it particularly attractive to buyers seeking a balance between London connectivity and lifestyle-led living.

Excellent schooling options are available nearby across both the private and grammar sectors, further enhancing the area's long-term family appeal.

Lifestyle

Sylvan Glade is perfectly suited to buyers seeking a highly design-led home capable of delivering both privacy and entertaining credentials in equal measure.

Morning light floods through the extensive glazing, while the open-plan living spaces naturally extend onto landscaped gardens and terraces — ideal for summer gatherings, outdoor dining and relaxed family living.



The architectural transparency of the home creates constantly shifting natural light throughout the day, while the woodland surroundings provide a unique sense of calm and seclusion rarely found so close to London.

The self-contained apartment offers flexibility for evolving family requirements, visiting guests, wellness space or private home working, while the secure gated setting creates genuine peace of mind for international or high-profile owners.

This is a home designed not simply to impress visually, but to enhance day-to-day living through intelligent design, technology and connection with its environment.

Market Trends

The premium market within Keston Park continues to benefit from sustained demand driven by security, plot sizes, architectural individuality and fast London connectivity.

As buyer priorities increasingly focus on privacy, wellness, flexible accommodation and energy-conscious design, architect-designed homes of this calibre remain exceptionally scarce.

Properties combining secure gated living, contemporary architecture and proximity to Central London continue to attract domestic and international buyers alike, particularly within the upper tiers of the South East market.

Sylvan Glade's architectural provenance, television recognition and advanced construction technology position it as one of the area's most distinctive modern residences.



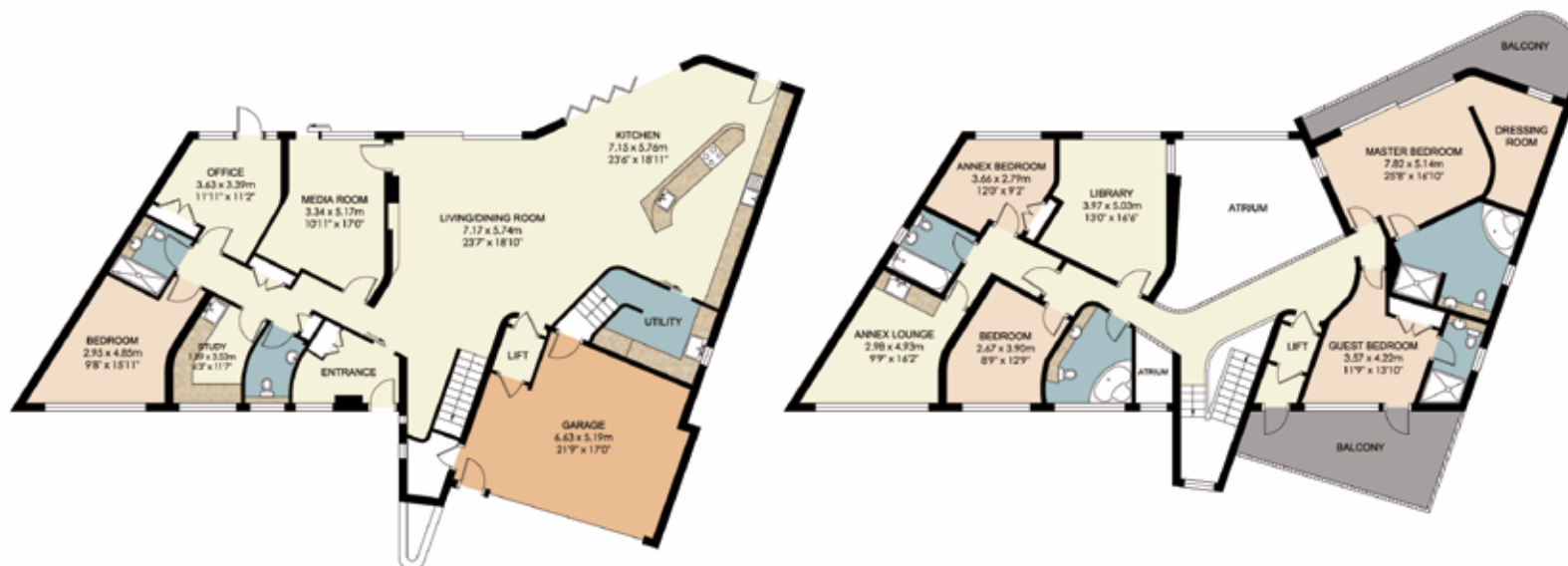




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

53 FOREST DRIVE, KESTON PARK



GROUND FLOOR

FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA: 6949 sq ft, 646m²
TOTAL AREA: 6949 sq ft, 646m²

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



FINE & COUNTRY

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Fine & Country South East London
47b Great Guildford Street, London Bridge, London, SE1 0ES
+44(0) 20 7635 2063 | southeastlondon@fineandcountry.com

