



Ninhams Wood  
Orpington | Greater London | BR6 8NJ

 FINE & COUNTRY

# Step inside

## Ninhams Wood

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Set within the prestigious gated enclave of Keston Park, this exceptional six-bedroom detached home offers rare scale and distinction in one of the area's most sought-after addresses.

Located privately within Ninhams Wood, the property conveys both privacy and exclusivity. The elegant interior features generously proportioned living spaces with a natural flow, large windows, and a warm, welcoming atmosphere.

The ground floor includes multiple reception rooms ideal for formal entertaining or relaxed family life, while the central kitchen and family space connects seamlessly to the garden, perfect for indoor-outdoor living.

Upstairs, six well-proportioned bedrooms provide comfort and privacy, with a refined principal suite featuring a stylish en suite. Additional bathrooms are finished to a high standard.

Externally, the beautifully maintained garden offers a tranquil, secluded environment for entertaining, relaxation, or family use.

Keston Park is one of South East London's premier private estates, offering 24-hour security and a leafy setting, yet conveniently close to Orpington station, excellent transport links to central London, and top schools.

Rarely available, this home represents a unique opportunity to acquire an outstanding family residence in an exclusive and secure location.





# Seller Insight

“When I first discovered Keston Park, I was immediately struck by how beautiful and peaceful it felt,” says the owner of this attractive detached home “You drive through the gates and suddenly you’re surrounded by trees, shrubs and well-kept homes. It feels exclusive and private, yet it’s incredibly well connected to London.”

Built in the 1930s, the property retains a traditional exterior while the interior was fully renovated since the owner moved in during 2018. “We modernised the whole house when we arrived,” they say. “The kitchen and bathrooms were completely updated and the decoration has been refreshed, so everything feels modern and works perfectly day-to-day.”

“The proportions are wonderful – every room is generously sized, and there’s also a very large loft with a window already in place, so there’s clear potential for a further floor if someone wanted to extend.” The layout has proved particularly well suited to family gatherings. “There are two spacious living rooms and another large room linking the kitchen to the rest of the house,” they explain. “When we have family over, people can spread out comfortably – children in one room, adults chatting in another, and others gathering around the kitchen.”

Outside, the south-east-facing garden has been another highlight. “It’s my sanctuary,” the owner says. “We created the large patio in 2020, and the garden is full of colour from early spring through to autumn.” Mature shrubs and tall hedging provide year-round privacy, while trees beyond the boundary create a tranquil backdrop. “Often the only thing you hear is birdsong.”

“I wanted somewhere I could reach the West End quickly, but that still felt calm and green,” they explain. “From Orpington station you can get a fast train to London Bridge in around 15 minutes, and there are frequent buses from the end of the road.” The position of the house itself also stood out. “It sits just after a gentle bend in the road, which means it’s incredibly quiet – you hardly hear any traffic at all.” Life in Keston Park has also been special. “It’s a very friendly community and people really look out for one another,” the owner says. “There’s a real sense of security and a lovely village feel nearby in Locksbottom, with shops, cafés and everything you need.”

“I’ll miss the peace and privacy most of all,” they reflect. “It’s been a wonderful place for our family to live.”\*

\* 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.















# Ninhams Wood, BR6

Approximate Gross Internal Area

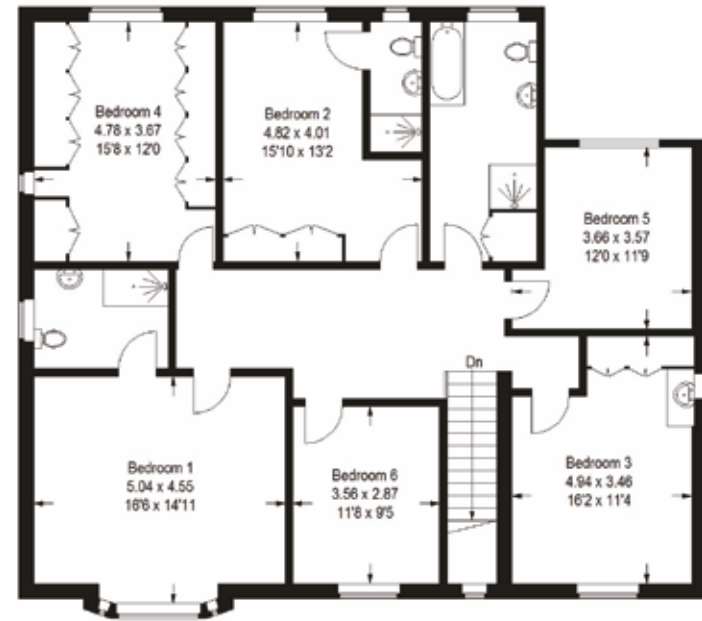
270.8 sq m / 2915 sq ft

Garage = 34.6 sq m / 372 sq ft

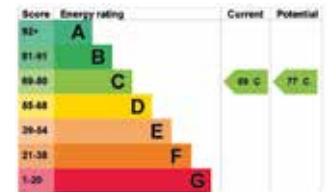
Total = 305.4 sq m / 3287 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1285063)



Tenure: Freehold  
Council Tax Band: H



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