

# Rivenhall

Keston Park, Kent





## A newly built house of impressive proportions, with an array of leisure facilities, in a private position on the prestigious Keston Park Estate.

Keston village 1.5 miles, Biggin Hill airport 3 miles, Orpington 2 miles, Sevenoaks 11 miles, Central London 17 miles, Gatwick Airport 31 miles.

(Distances and times approximate).



### Summary of accommodation

**Ground Floor:** Grand entrance hall | Dining room | Family room | Kitchen/breakfast room | Laundry room | Drawing room

Music room | Library | Study | Lift

**First Floor:** Principal bedroom suite with his and hers dressing rooms, treatment rooms and two bathrooms | Four further bedroom suites

**Second floor:** Bedroom with drawing room and ensuite bathroom | Sitting room with kitchen area | Further bedroom with living area

**Lower ground floor:** Entertainment and bar area | Indoor swimming pool | Home cinema | Wine store | Games room | Sports room

Gymnasium | Steam bath | Outdoor plunge pool | Spa bath

### Garden and Grounds

Four car garage | One bedroom staff flat | Landscaped gardens | Five-a-side football pitch

Approx 20,420 sq ft (1,896.95 sq m) including garage, staff flat and store.

**In all about 1.28 acres**

## Situation

Times and distances are approximate



There are local supermarkets and shops in Bromley with more extensive facilities in Sevenoaks under 14 miles away. Keston Village is very pretty and has a village hall, pub and post office.



There are some outstanding private schools for boys and girls within easy daily driving distance including: Sevenoaks School, Tonbridge School, Bromley High School, Eltham College, St Olaves, Newstead Woods, New Beacon, Walthamstow Hall, Trinity School, Whitgift School, James Allen's Girls School, Dulwich College, Alleyns School.



Orpington (3.5 miles): London Bridge from 18 minutes, Waterloo East from 20 minutes, Cannon Street from 25 minutes, Charing Cross from 24 minutes.

Bromley South (3.7 miles): Victoria from 16 minutes.



M25 (Junction 4) 8.1 miles  
M25 (Junction 6) 14.2 miles



Biggin Hill 1.7 miles  
City Airport 16 miles  
Gatwick 23.9 miles



Chelsfield Lakes  
West Kent Golf Club  
Lullingstone Park Golf Course



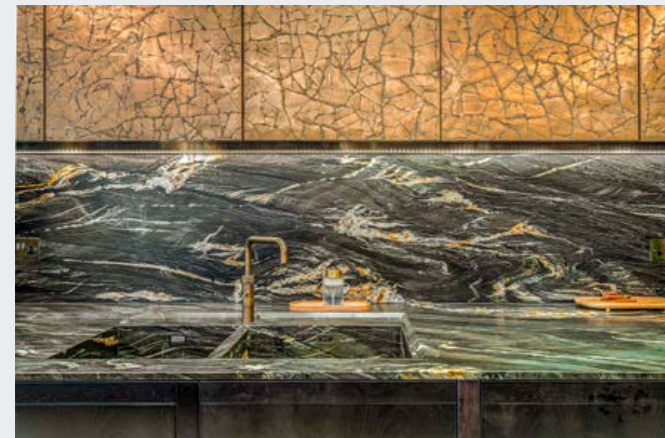
## Rivenhall

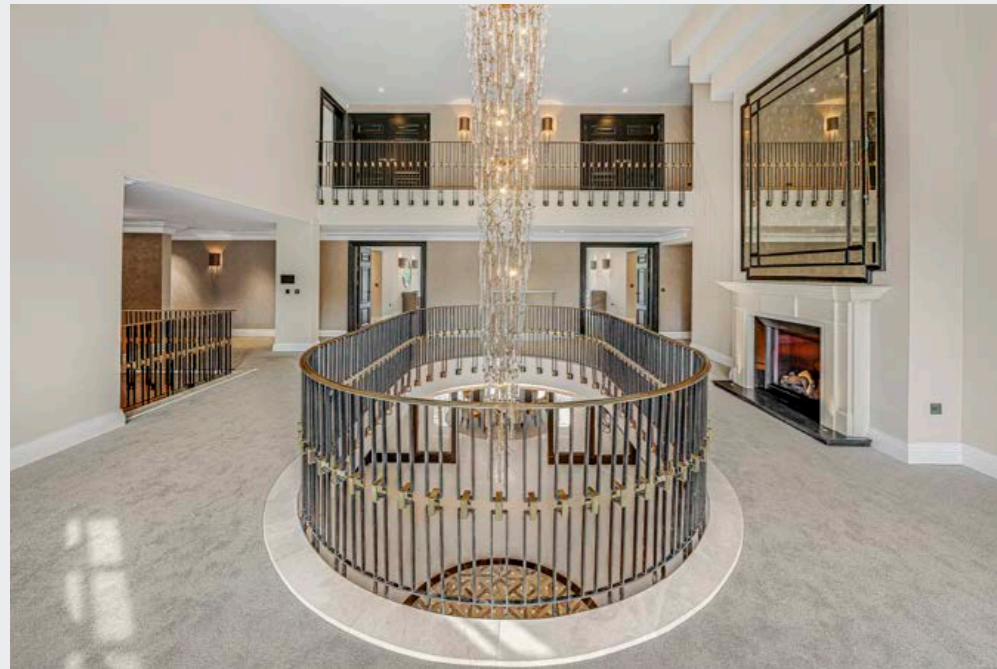
Rivenhall is a superb new house built in 2021/2022 epitomising the height of luxurious modern day living. The house occupies a remarkably private setting on Holwood Park Avenue, a dead end lane bordering mature woodland in the heart of the prestigious Keston Park Estate. Built to the highest of standards with great attention to detail, Rivenhall features up to date modern technology including underfloor heating, air conditioning, electric blinds, control 4 house management system and high quality finishes such as polished plaster.

The accommodation is well laid out over four floors (all accessible by the lift), and flows beautifully between formal entertaining and private family space. There are many fine rooms, especially the impressive entrance hall, the large family kitchen breakfast room and the double height principal bedroom suite.

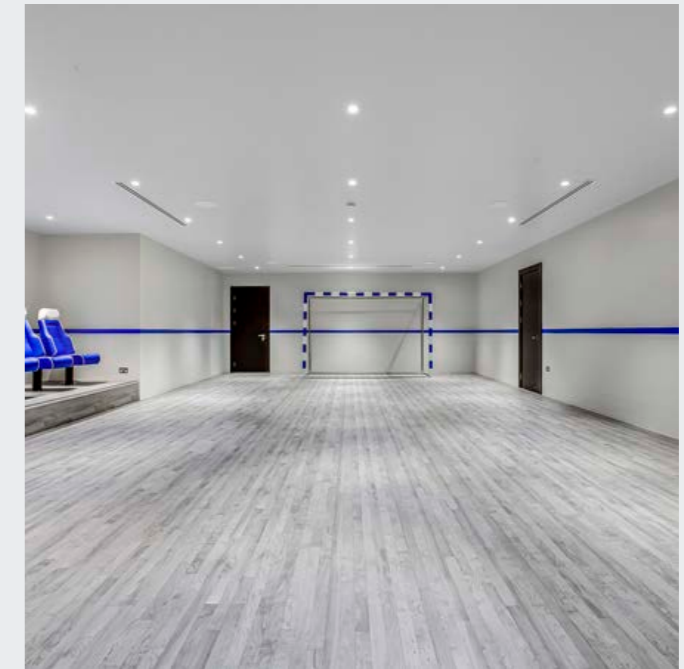






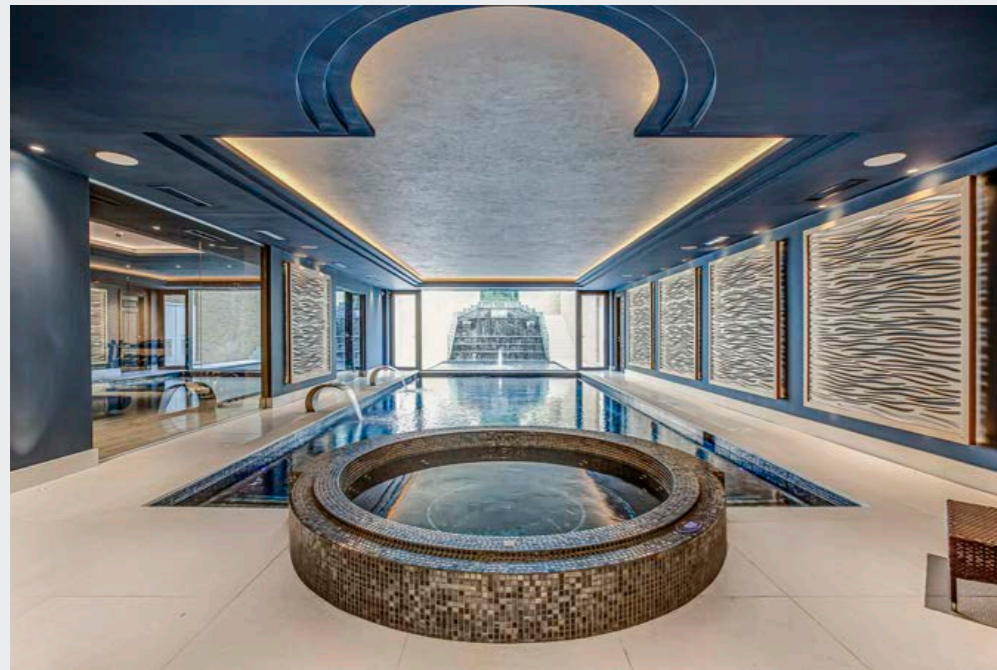


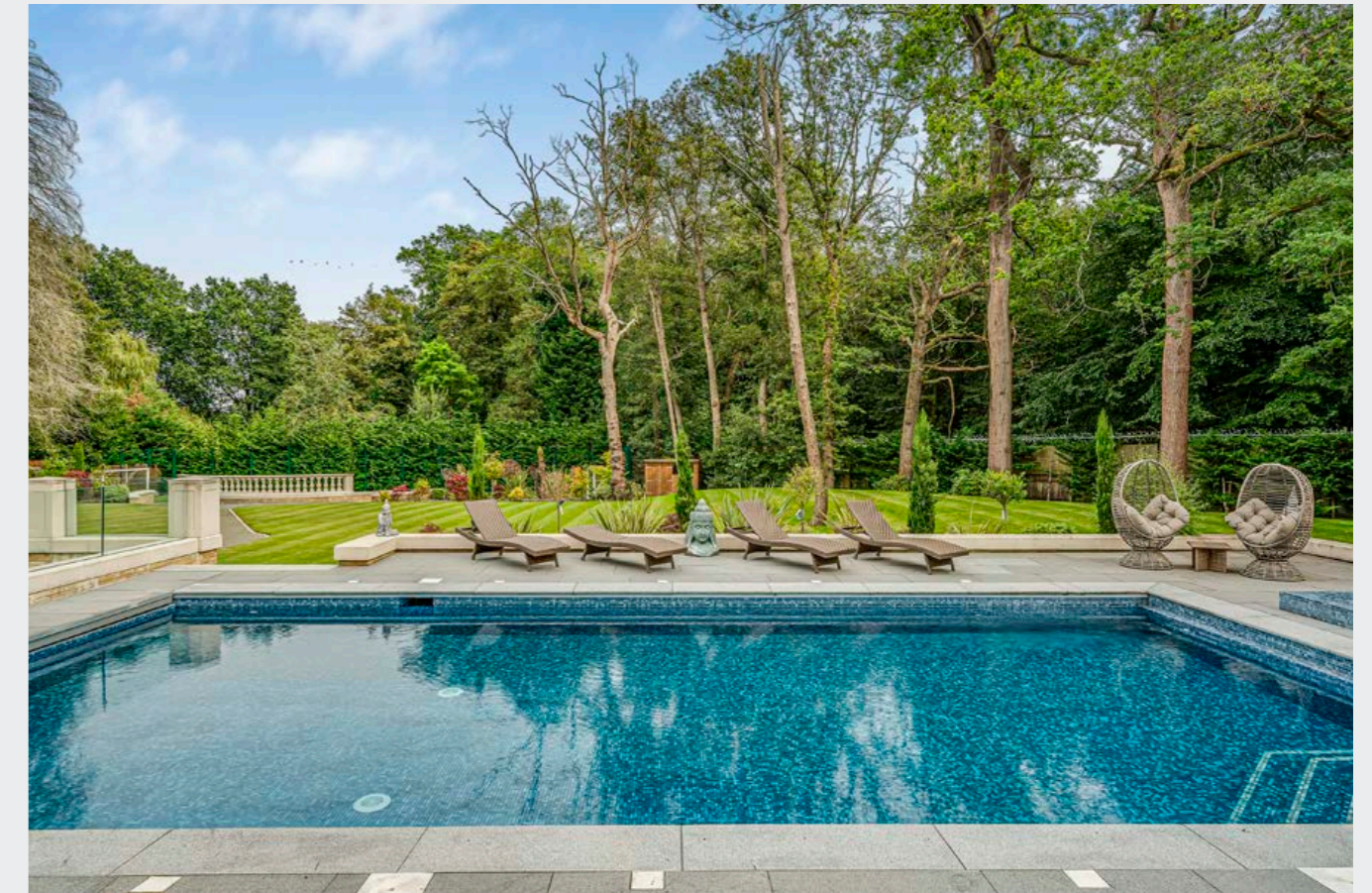




The lower ground floor is devoted to entertaining and features a bar, cinema, wine store, and of special note, a five-a-side indoor football pitch with viewing area.





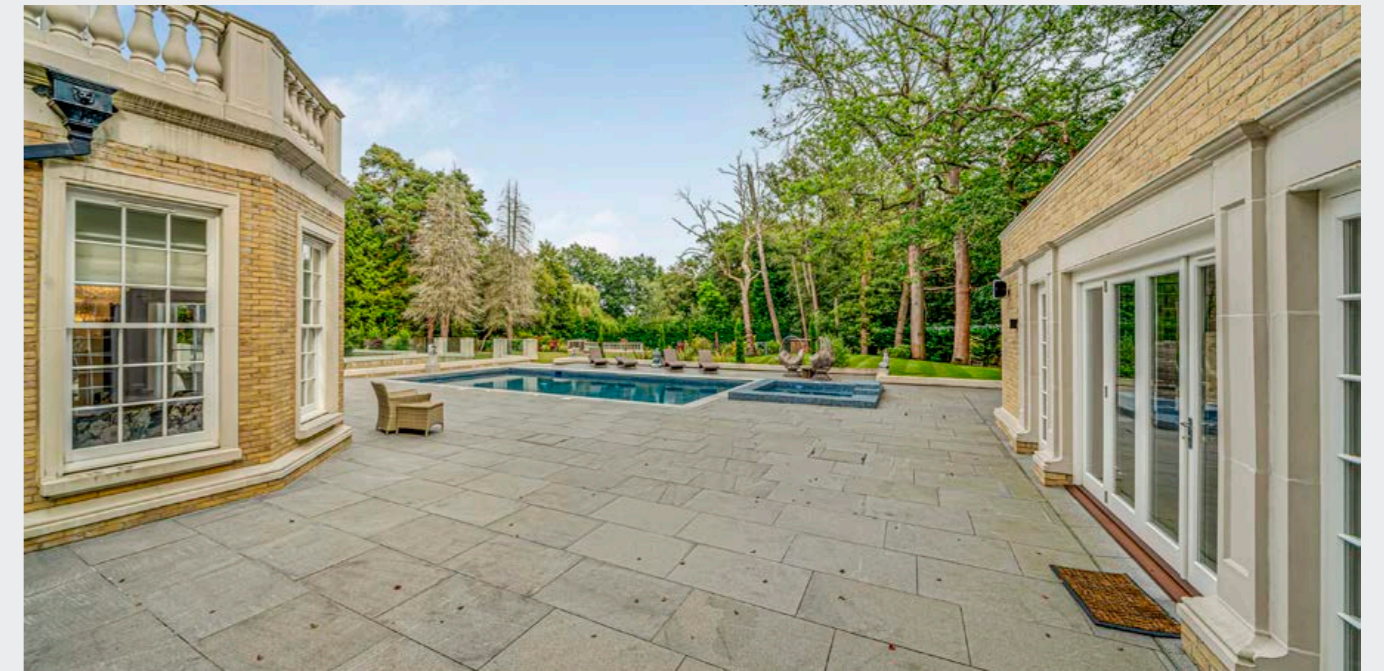


## Outside

The main reception rooms lead on to a wide entertaining terrace, a grand water feature, spa bath and fire pit, with beautiful gardens leading down to a five-a-side football pitch.

There is an excellent four bay garage with a one bedroom staff flat.





Approximate Gross Internal Floor Area

Main House: 1,693.7 sq m / 18,233 sq ft

(Excluding Reduced Headroom/Lift/Void/Including Swimming Pool)

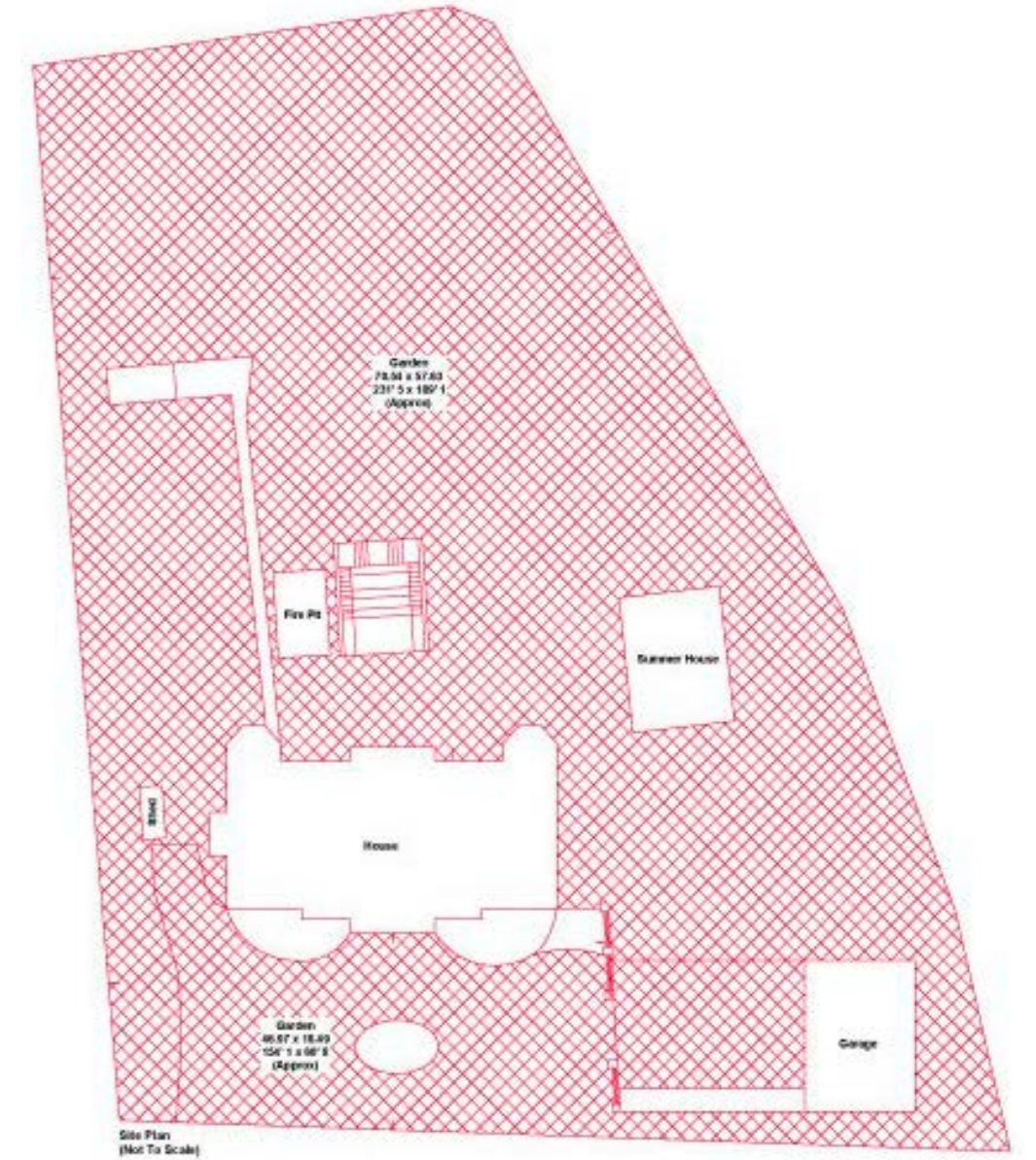
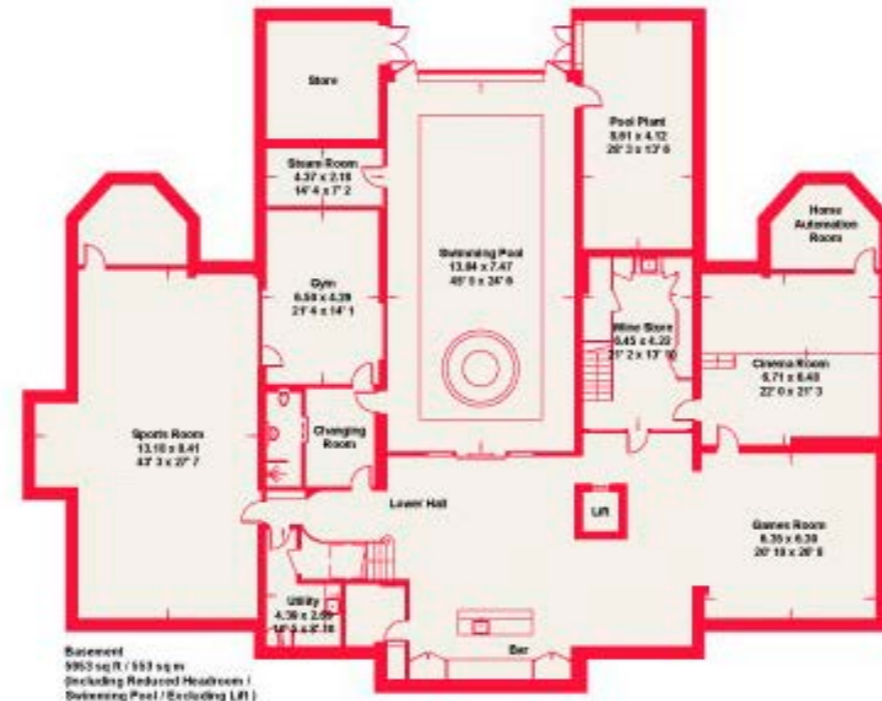
Reduced Headroom: 1.7 sq m / 18 sq ft

Garage: 182.4 sq m / 1,963 sq ft

Store: 191 sq m / 206 sq ft

Total: 1,896.9 sq m / 20,420 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.





## Property Information

**Services:**

- Mains gas, water and electricity
- Under floor heating
- Air conditioning throughout
- Lutron lighting

**Tenure:**

Freehold

**Local Authority:**

Bromley Council  
020 8464 3333

**Council Tax:**

Band H

**EPC:**

Band B

**Postcode:**

BR6 8NG

**what3words:**

///retain.yours.gain

**Viewings:**

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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