

EASTERN ALBEMARLE COUNTY

Keswick, Virginia

A practical relocation guide for families

Schools, neighborhoods, estate living, parks, dining and the everyday routes that shape life east of Charlottesville.

Prepared October 2026. Details change; confirm school assignment, taxes, hours, utilities and fees before relying on them.

PREPARED FOR YOU BY

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START HERE

Keswick at a glance

An unincorporated community in eastern Albemarle County where gated golf-community living, equestrian traditions and country estates meet an east-side Charlottesville routine.

22947	~8 mi	$0.894	3
ZIP CODE	EAST OF CHARLOTTESVILLE	2026 REAL ESTATE TAX / $100	PUBLIC-SCHOOL LEVELS

What daily life feels like

Keswick is residential and rural rather than a traditional walkable town center. Route 22/231, US-250 and Interstate 64 connect homes to Pantops, downtown Charlottesville, schools and regional employment.

What buyers should test first

- Exact school assignment and bus route
- Peak-hour drive to work and school
- HOA or club obligations
- Well, septic and driveway maintenance
- Broadband and mobile service

2026 cost snapshot

At the adopted county real estate rate of **$0.894 per $100**, a $600,000 assessment produces an estimated **$5,364** annual real estate tax; a $1.2 million assessment produces **$10,728**. The adopted personal-property rate is **$4.28 per $100** of assessed value. These examples exclude insurance, financing, HOA or club costs, maintenance, exemptions and future rate changes.

Location anchors

West: Pantops and Charlottesville
East: Fluvanna and Louisa County routes
Local: Route 22/231 and US-250
Interstate: I-64 for east-west travel

Best fit in one sentence

Keswick suits buyers who want space, scenery or managed amenities and are willing to verify every property's route, services and ownership obligations.

EDUCATION

The public-school path

Keswick is commonly associated with Albemarle County Public Schools' Southern Feeder Pattern. The path below is a planning starting point, not a placement guarantee.

Elementary

Stone-Robinson Elementary School
Grades PK-5

›

Middle

Jackson P. Burley Middle School
Grades 6-8

›

High

Monticello High School
Grades 9-12

Stone-Robinson Elementary School

958 North Milton Road, Charlottesville, VA 22911
(434) 296-3754

Jackson P. Burley Middle School

901 Rose Hill Drive, Charlottesville, VA 22903
(434) 295-5101

Monticello High School

1400 Independence Way, Charlottesville, VA 22902
(434) 244-3100

Confirm the exact address

Nearby streets and subdivision sections can have different assignments. Verify the complete property address with ACPS before writing an offer and re-check if boundary changes are under review.

Do not estimate the school drive from a map pin

Run the actual route during arrival and dismissal. Ask about bus timing, after-school care, activities and the effect of a Charlottesville-based middle school on the family schedule.

Ask on a school tour

- Arrival and dismissal logistics
- After-school care and late bus
- Specialized programs and services
- Athletics, clubs and transportation

Read data in context

Enrollment, ratings and test results change by year and publisher. Use the current ACPS profile and Virginia's school report card instead of a single third-party score.

EDUCATION OPTIONS

Specialized schools and family planning

Keswick has two specialized private-school options. Both serve specific student needs, so fit, admissions and transportation matter more than proximity alone.

Oakland School

Day and boarding education for children ages 6-14 with learning disabilities.

Contact: (434) 293-9059

Ask about admissions criteria, current tuition, boarding options, transportation and the support model for a child's learning profile.

Little Keswick School

500 Little Keswick Ln, Keswick

Therapeutic boarding school for boys ages 9-15 with emotional and self-regulation needs.

Contact: (434) 295-0457

Childcare deserves its own route test

For preschool, daycare and after-school care, search from the exact home rather than the word "Keswick." Availability may be closer to Pantops, Charlottesville or the school commute than to the home's postal address.

Before committing

- ✓ Confirm openings and waitlist timing
- ✓ Review tuition and annual increases
- ✓ Ask about school-break coverage
- ✓ Test drop-off during rush hour
- ✓ Confirm transportation boundaries

Build one realistic weekday

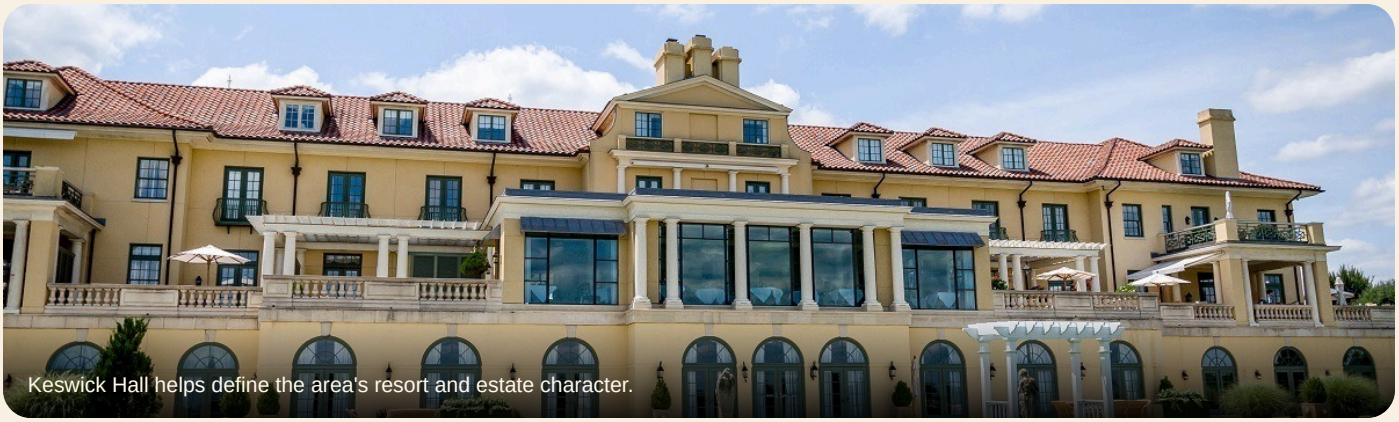
- ✓ Home to school or care
- ✓ School to work
- ✓ Work to afternoon pickup
- ✓ Pickup to activities
- ✓ Activities to home after dark

Address-specific school review

For each finalist property, request a written summary of the current public assignment, likely bus route, private-school drive and after-school options. Reconfirm directly with each institution before enrollment.

HOMES & COMMUNITY

Three distinct ways to live in Keswick



Keswick Hall helps define the area's resort and estate character.

AREA	WHAT TO EXPLORE	VERIFY
Glenmore	Gated residential community with a Georgian-style clubhouse, 18-hole golf, fitness, pool, tennis and an equestrian center; more than 500 acres of common green space.	Section-specific HOA documents, dues, club terms, amenity access and current school assignment.
Rivanna Village	Newer residential option beside Glenmore, including one-level-living plans; an 18-acre county park has been described as part of the future area plan.	Builder documents, construction phases, HOA terms, park timing, roads and utilities.
Country estates & farms	Larger lots, horse properties, farms and private estate homes along the Keswick countryside.	Well and septic, internet, private roads, fencing, barns, conservation or easement terms, and maintenance budget.

HOA and club details are property-specific

Ask for the current resale packet, dues, reserve information, transfer fees, architectural rules, rental limits and any separate club agreement. A neighborhood name does not establish what a specific parcel includes.

For gated communities

Test guest access, contractor access, package delivery, amenity hours and the route from the gate to the home.

For acreage

Budget for land, driveway, tree, drainage and outbuilding care - not just the house.

OUTDOOR LIFE

Parks, river access and open space

Darden Towe Park

1445 Darden Towe Park
(434) 296-5911

A 3.8-mile trail network, Rivanna River boat launch, dog park, athletic fields and open space make this one of the most useful nearby public recreation hubs.

Keswick Hall

701 Club Dr, Keswick

The 600-acre resort estate includes Full Cry, a Pete Dye golf course, a spa and on-property trails. Access, membership and guest rules vary by activity.

Rivanna River routines

Darden Towe's launch supports paddling access, but water level, weather and skill should guide every outing. Confirm current park and river conditions.

Rural-road reality

Scenic does not always mean pedestrian-friendly. Evaluate shoulder width, sight distance, lighting and traffic before treating a road as a walking or cycling route.

Test outdoor access from the front door

Drive to your likely park, trail or activity on a weekday afternoon and a weekend morning. Notice travel time, parking, shade, restrooms, dog rules and whether the return trip still feels easy.

With children

Compare playgrounds, fields, stroller routes and after-school travel time.

With dogs

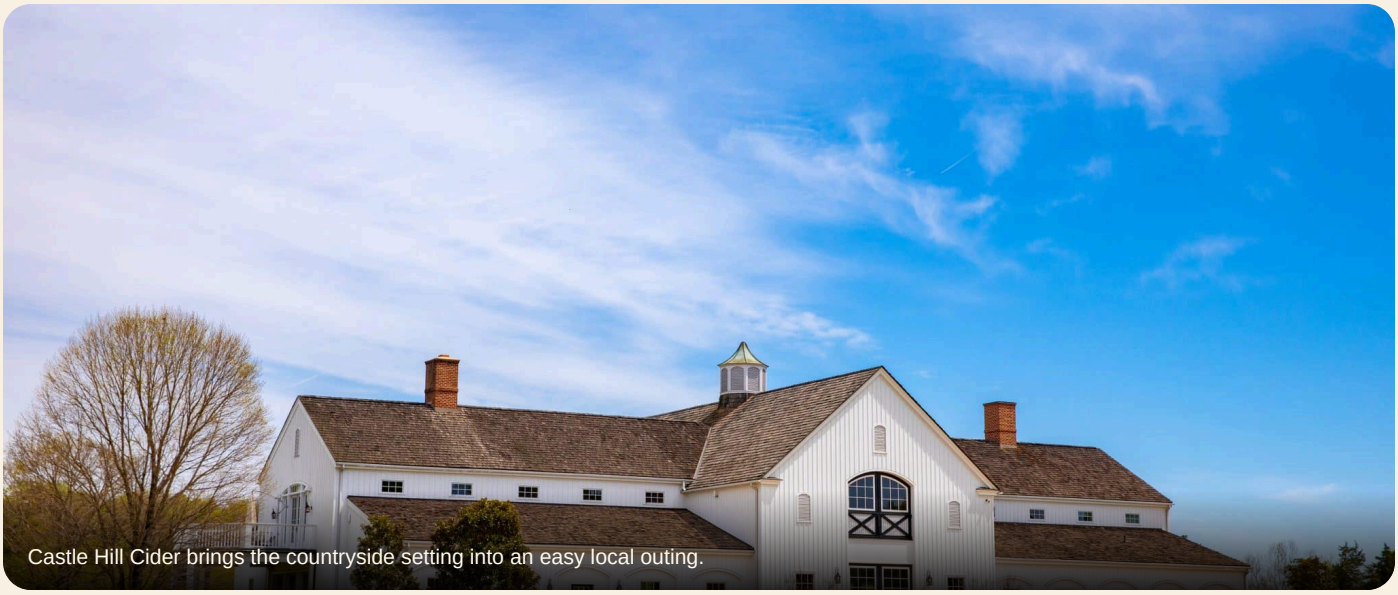
Confirm fencing, leash rules, shade and the closest practical daily walk.

With horses

Review fencing, water, barn systems, trailer access and local land-use rules.

SEASONS & WEEKENDS

A Keswick weekend has a destination feel



Castle Hill Cider brings the countryside setting into an easy local outing.

Castle Hill Cider

6065 Turkey Sag Rd, Keswick
(434) 365-9429

A Keswick cider destination in a rural estate setting. Confirm current hours, reservations, events and child or pet policies before visiting.

Keswick Vineyards

1575 Keswick Winery Dr, Keswick
(434) 244-3341

A nearby winery option for tastings and events. Policies and hours can vary by season.

Equestrian tradition

Keswick Hunt Club dates to 1896 and hunts from September through March. The club is at 626 Hunt Club Rd; confirm event access and current calendar directly.

Morning

Trail time or a Rivanna River outing at Darden Towe Park.

Afternoon

Cider or winery stop with current family policies checked first.

Evening

Dinner at Keswick Hall or an easy run west toward Pantops and Charlottesville.

EAT & SHOP

Destination dining, practical errands

Places worth knowing

Marigold by Jean-Georges	701 Club Dr, Keswick Destination dining at Keswick Hall.
Shadwell's	A convenient east-side restaurant option near the Charlottesville approach.
Bodo's Bagels	A Charlottesville favorite with locations at 505 Preston Ave, 1609 University Ave and 1418 Emmet St N.
Castle Hill Cider	6065 Turkey Sag Rd A countryside stop for cider and events.
Keswick Vineyards	1575 Keswick Winery Dr Tastings and seasonal events.

Everyday shopping pattern

Pantops Shopping Center: 250 Free Bridge Ln, with groceries, services and routine errands.

Food Lion at Pantops: a practical grocery stop.

The Market at Pantops: a local convenience and specialty-food option.

Charlottesville: broader retail, dining and services.

Why Bodo's belongs on the route map

Bodo's Bagels is part of Charlottesville's everyday food culture, not just a visitor stop. The Preston Avenue location may fit downtown routines, while the University Avenue and Emmet Street locations serve UVA-side trips.

Run one complete errand loop

From the finalist home, drive to grocery, pharmacy, school, medical care and your most likely work destination. Do it at the hours you will actually travel.

Restaurant hours, menus, reservations and ownership can change. Check directly before making plans.

FAMILY ESSENTIALS

Health care and library access point west

Sentara Martha Jefferson Hospital

500 Martha Jefferson Dr, Charlottesville, VA 22911
(434) 654-7000

The main nearby hospital anchor for Keswick and the Pantops side of Charlottesville.

Outpatient Care Center at Pantops

595 Martha Jefferson Dr, Charlottesville, VA 22911

Confirm the current clinic, service, insurance network and appointment location when booking.

Gordon Avenue Library

1500 Gordon Ave, Charlottesville, VA 22903
(434) 296-5544

A Jefferson-Madison Regional Library branch with family programming and city access.

Other useful library options

Central Library: 201 E Market St, Charlottesville
Northside Library: another regional option depending on work and school routes.

New-family setup list

Transfer medical and dental records; identify after-hours care; register for library cards; confirm pharmacy hours; learn school-break calendars; and keep a backup childcare plan for closures.

Emergency planning

Save the route to the appropriate emergency department and discuss pediatric after-hours guidance with your child's clinician.

Verify before relying

Provider networks, office locations and hours change. Confirm insurance participation, service location and current instructions when booking.

The route is part of the amenity

A service that looks nearby can feel far away when school pickup, traffic or a rural driveway is added. Test the full trip from each finalist property.

MAKE THE MOVE

Your Keswick property-comparison checklist

Before touring

- ✓ Define school must-haves
- ✓ Set commute tolerance
- ✓ Choose community vs. acreage
- ✓ List essential daily errands
- ✓ Decide on HOA and club amenities

At each property

- ✓ Check mobile service
- ✓ Verify broadband options
- ✓ Observe road and driveway access
- ✓ Ask about water and sewer or well and septic
- ✓ Test school and work routes

Before an offer

- ✓ Verify ACPS assignment
- ✓ Review HOA and club documents
- ✓ Estimate county taxes
- ✓ Inspect well, septic and outbuildings
- ✓ Review easements and planned development

Before closing

- ✓ Confirm insurance coverage
- ✓ Schedule utility transfers
- ✓ Plan school registration
- ✓ Book movers and childcare
- ✓ Re-check the final walk-through

The right Keswick home is the house, the land, the route and the ownership obligations - all working together.

BUILD YOUR SHORT LIST

See Keswick address by address.

Ask for a custom tour comparing school assignment, neighborhood character, commute, utilities and family amenities for the homes you are considering.

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Schedule a Free Consultation ›

This guide is informational and not legal, tax, school-placement, medical or HOA advice. Verify material facts with the responsible authority.

REFERENCE DESK

Sources & verification links

Information was compiled October 15, 2026. Use these starting points to confirm details for a specific home or decision.

Schools

1. Stone-Robinson Elementary School fact sheet
2. Jackson P. Burley Middle School fact sheet
3. Monticello High School fact sheet
4. Little Keswick School

Taxes

1. Albemarle County 2026 adopted tax-rate action
2. Albemarle County personal-property taxes and fees

Parks & recreation

1. Darden Towe Park
2. Keswick Hall
3. Castle Hill Cider
4. Keswick Vineyards
5. Keswick Hunt Club

Dining & shopping

1. Marigold by Jean-Georges
2. Bodo's Bagels
3. Pantops Shopping Center

Photo sources

1. Keswick Hall aerial image source
2. Keswick Hall exterior image source
3. Castle Hill Cider image source

Confirm for every address

- ✓ School assignment directly with ACPS
- ✓ Current county assessment and tax estimate
- ✓ HOA and club documents, dues and fees
- ✓ Water, sewer, well and septic status
- ✓ Broadband and mobile service
- ✓ Road, driveway and easement obligations

Local guidance

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Request a property-specific relocation brief for a decision-ready comparison.