



**Boughton Park, Grafty Green, Maidstone, , ME17 2EF**

**Price £1,475,000**





An exceptional six bedroom, five bathroom residence constructed circa eight years ago to a beautiful standard and spanning nearly 4000 square-foot internally with additional detached two bedroom annex spanning a further 1347 ft.<sup>2</sup> with a triple garage and fabulous garden room to rear incorporating heated indoor/outdoor swimming pool and bar. Tenure: Freehold. EPC Rating: B. Council Tax Band: G.



## SUMMARY

You arrive at the property through an impressive electric sliding gate, leading to a spacious driveway that accommodates multiple vehicles. Upon entering through the solid oak front door, you are greeted by a striking double-height ceiling in the entrance hall, setting a sophisticated tone. The expansive sitting room, featuring a cosy log burner and bifold doors that open to the rear, serves as a perfect sanctuary for family gatherings and entertaining friends.

A recent addition, the Orangery, accessible from the sitting room and currently utilised as a games room, adds to the property's charm. The kitchen and dining area extend over 30 feet, boasting a log burner and finished to an exceptional standard, complete with a separate utility room. An office provides convenient space for work or study on the ground floor.

Ascend to the first floor to discover an exquisite galleried landing that leads to four well-appointed bedrooms. The magnificent principal suite includes a dressing area, Juliette balcony, and an en-suite shower room. Two additional double bedrooms offer their own en-suites, while the final double bedroom, currently set up as a gym, shares access to the family bathroom. The top floor features two more double bedrooms along with a convenient shower room.

The entire plot extends just over one-third of an acre, with the expansive resin driveway providing access to three garages and lined by a lush lawn to front. The rear garden is predominantly laid to lawn, featuring inviting patio seating areas, a vegetable patch, and an impressive garden room currently serving as a bar, complemented by an adjoining indoor/outdoor heated swimming pool.

The striking self-contained annex, exceeding 1,300 square feet, is finished to an equally high standard and includes luxurious touches throughout. The ground floor features a sitting room, kitchen/diner, utility room with shower and toilet. The first floor offers a charming family room with a terrace, two double bedrooms complete with spacious dressing rooms, and a modern bathroom, making this property a true gem for luxurious living and offering fantastic versatility for those seeking multigenerational living.


The accommodation is remarkably efficient, proudly achieving a B rating on the Energy Performance Certificate (EPC). This impressive efficiency is largely attributed to the air source heat pumps that power not only the main residence but also the annex and the swimming pool.

## LOCATION

Boughton Park is a prestigious residential development

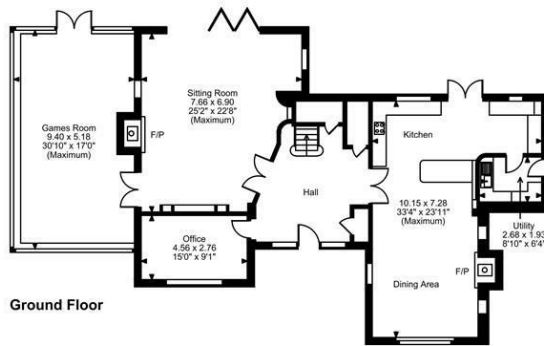
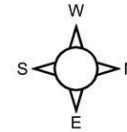
featuring a blend of prime homes located in the sought-after village of Grafty Green, which benefits from a village hall and a pub. Residents can find a broader selection of shops, services, and mainline train stations in the nearby villages of Lenham and Headcorn.

## Energy Efficiency Rating

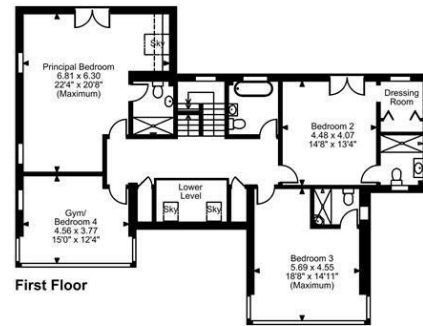
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



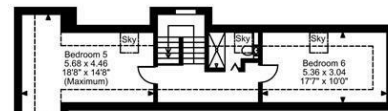
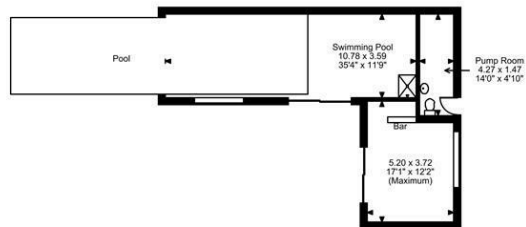
**Boughton Park, Grafty Green, Maidstone, Kent**  
**Approximate Gross Internal Area**  
**Main House = 3963 Sq Ft/368 Sq M**  
**Garage = 509 Sq Ft/47 Sq M**  
**Annexe = 1347 Sq Ft/125 Sq M**  
**Outbuilding = 693 Sq Ft/64 Sq M**  
**Terrace external area = 216 Sq Ft/20 Sq M**  
**Total = 6512 Sq Ft/605 Sq M**



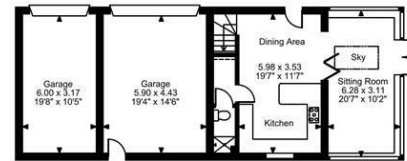
Ground Floor



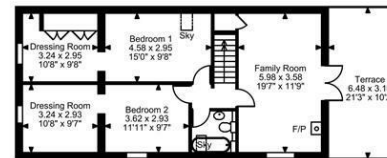
First Floor



Second Floor



Annexe Ground Floor



Annexe First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
□□□ Denotes restricted head height  
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