



**Boughton Park, Grafty Green, Maidstone, , ME17 2EF**  
**Offers In Excess Of £1,400,000**



**\*\* GUIDE PRICE £1.4M - £1.45M \*\*** An extraordinary six-bedroom, five-bathroom residence, beautifully constructed around nine years ago to an exceptional standard. Spanning nearly 4,000 square feet in the main residence, this home offers an impressive blend of space and sophistication. In addition, a charming detached two-bedroom annex of approximately 1,347 square feet provides versatile living options, both complemented by a triple garage for added convenience. The beautifully landscaped garden features a delightful garden room that elegantly connects indoor and outdoor spaces, complete with a heated swimming pool and a well-appointed bar, ideal for both entertaining and relaxation. A truly remarkable home that must be viewed to be appreciated.

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

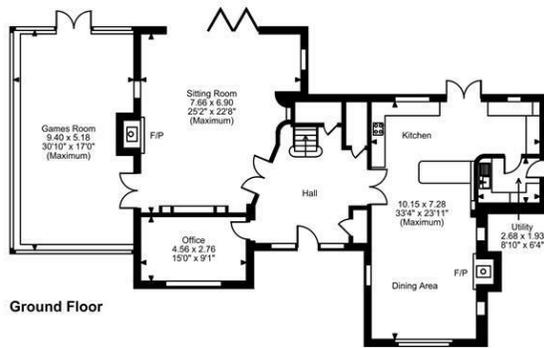
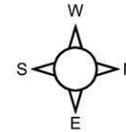
Boughton Park is a prestigious residential development

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.

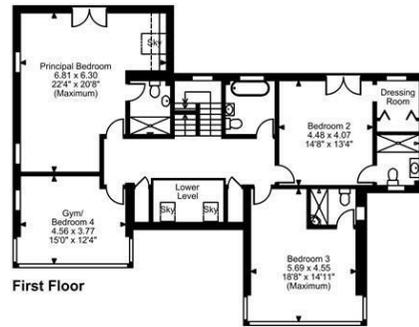
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

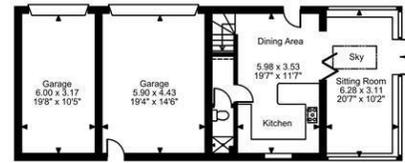
**Boughton Park, Grafty Green, Maidstone, Kent**  
**Approximate Gross Internal Area**  
**Main House = 3963 Sq Ft/368 Sq M**  
**Garage = 509 Sq Ft/47 Sq M**  
**Annexe = 1347 Sq Ft/125 Sq M**  
**Outbuilding = 693 Sq Ft/64 Sq M**  
**Terrace external area = 216 Sq Ft/20 Sq M**  
**Total = 6512 Sq Ft/605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



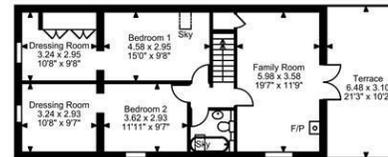
Ground Floor



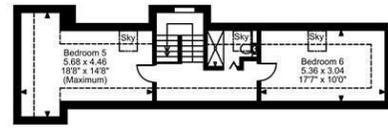
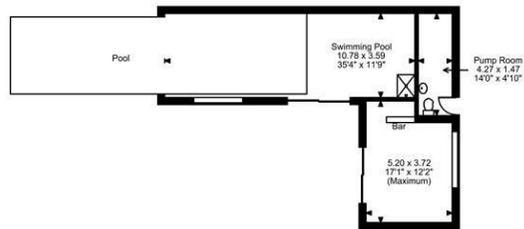
First Floor



Annexe Ground Floor



Annexe First Floor



Second 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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