

13 Boughton Park
Grafty Green | Maidstone | Kent | ME17 2EF

FINE & COUNTRY

Seller Insight

From the moment we first saw the plans for 13 Boughton Park, we knew it was something special. Buying off plan as a shell on a self-build plot gave us the rare opportunity to shape the house around our family life – choosing where the walls would go, how the rooms would flow, and creating a home that feels both spacious and effortlessly practical.

The sense of light and space still impresses us every day. With high ceilings and striking two-metre-tall windows throughout the ground floor, the house feels wrapped in greenery, with natural light pouring into every room. It is a bright, calm, and wonderfully uplifting place to be in every season.

At the heart of the home is the kitchen-diner, where we have spent countless happy hours. A comfy chair in the corner provides the perfect spot for a morning coffee with a sunny, south-facing outlook. The adjoining snug, connected by double doors, is ideal for family life: open-plan when you want everyone together, yet easily closed off for quieter moments. The same flexibility continues through to the lounge, which can also be opened up via double doors, making the layout brilliant for both everyday living and entertaining.

We have hosted Christmas for 20, with two long tables running down the kitchen and food spread across the impressive 2.5m island, and there was still room to spare. With doors open between the kitchen and lounge, the house is made for celebrations. Five spacious double bedrooms, plus a double sofa bed in the snug, provide plenty of space for overnight guests too.

Outside, the garden wraps around the house, offering patio spaces to the west and south for morning breakfasts and afternoon barbecues, plus a front lawn perfect for our children to run around with a football. Laurel trees provide privacy, while raised vegetable beds, herb planting, and space for a greenhouse make it a gardener's dream.

*Peaceful, friendly, and surrounded by countryside walks, this is rural living at its most comfortable – and still just minutes from all the convenience of Headcorn, Lenham, and excellent transport links.**

* These comments are the personal views of the current owners 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.







Step inside

13 Boughton Park

Fine & Country presents this exceptional double fronted family residence, forming part of Boughton Park, an exclusive development of individually designed homes set within the idyllic village of Grafty Green. Blending heritage inspired architecture with refined contemporary interiors, this beautifully composed residence offers over 3,200 square feet of light filled accommodation, perfectly designed for modern family living, entertaining and relaxed countryside life.

Arranged across three thoughtfully configured levels, the property has been designed to create an effortless sense of flow between the principal living spaces, with double doors connecting rooms and allowing the layout to adapt beautifully to both everyday family life and larger gatherings. At the heart of the home sits the striking double aspect kitchen, dining and breakfast room, centred around an impressive island and framed by tall windows and doors that flood the space with natural light. Access directly onto the south facing wraparound sun terrace, creates a seamless extension of the entertaining space during the warmer months, while a separate utility room adds practical convenience.

Connected via double doors, the adjoining snug provides a more intimate and versatile retreat, equally suited as a family room, children's playroom, or stylish home office. Beyond, the substantial triple aspect reception room can be accessed from both the hallway and kitchen, allowing the ground floor to flow effortlessly as one expansive entertaining environment when desired. Bathed in natural light throughout the day, this elegant reception space enjoys French doors opening onto the wrap around terrace, creating a wonderful setting for both relaxed evenings and larger scale entertaining. High ceilings and extensive glazing throughout the ground floor further enhance the remarkable feeling of space and calm that defines the home.

The first floor continues the home's impressive proportions, offering three generous double bedrooms. The principal suite provides a luxurious private sanctuary, complete with a walk in wardrobe and beautifully appointed en suite shower room. The remaining bedrooms are served by an elegant family bathroom featuring a freestanding bathtub and walk in rainfall shower, combining timeless styling with contemporary finishes.

The second floor is equally impressive, where two further substantial double bedrooms provide ideal accommodation for older children, guests or multi generational living, complemented by a stylish shower room.













Step outside

13 Boughton Park

Outside, the gardens and terraces have been carefully designed to make the very best of the home's orientation. Wrap around patio seating areas provide idyllic spaces for morning coffee, summer dining, and afternoon entertaining, while the expansive lawn to the front of the property offers excellent space for children to play and enjoy the outdoors. Laurel screening creates a strong sense of privacy and enclosure, while raised vegetable beds, herb planting and space for a greenhouse will particularly appeal to keen gardeners and those embracing a more sustainable lifestyle. Peaceful, established and surrounded by open countryside walks, the setting captures the very essence of refined semi-rural living.

Approached via a generous driveway providing parking for numerous vehicles, the property further benefits from an attractive timber framed barn, containing a double car port, EV charger and single garage.

Boughton Park enjoys a desirable setting within the charming village of Grafty Green, perfectly balancing countryside living with everyday convenience. Surrounded by picturesque walks, traditional village character and the welcoming atmosphere of quintessential Kentish countryside living, residents can enjoy the charm of nearby country pubs, open green spaces and a strong sense of community. Nearby Headcorn and Lenham provide an excellent selection of shops, restaurants, schools, and leisure facilities, together with mainline railway services offering direct connections to London Bridge in under an hour. The surrounding area is renowned for its beautiful Kent countryside, traditional village atmosphere and excellent choice of highly regarded grammar and independent schools.

Freehold
Council Tax Band G
EPC Rating B
For mobile phone coverage in this area please look online
Ultrafast Full Fibre is available at the property, for more information please look online
Utilities:- Electric / Mains Water / Mains Drainage / Cable TV or Satellite / Broadband
Annual Service Charge (2026) £715.38

Guide price £900,000 – £950,000

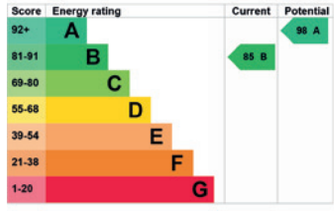








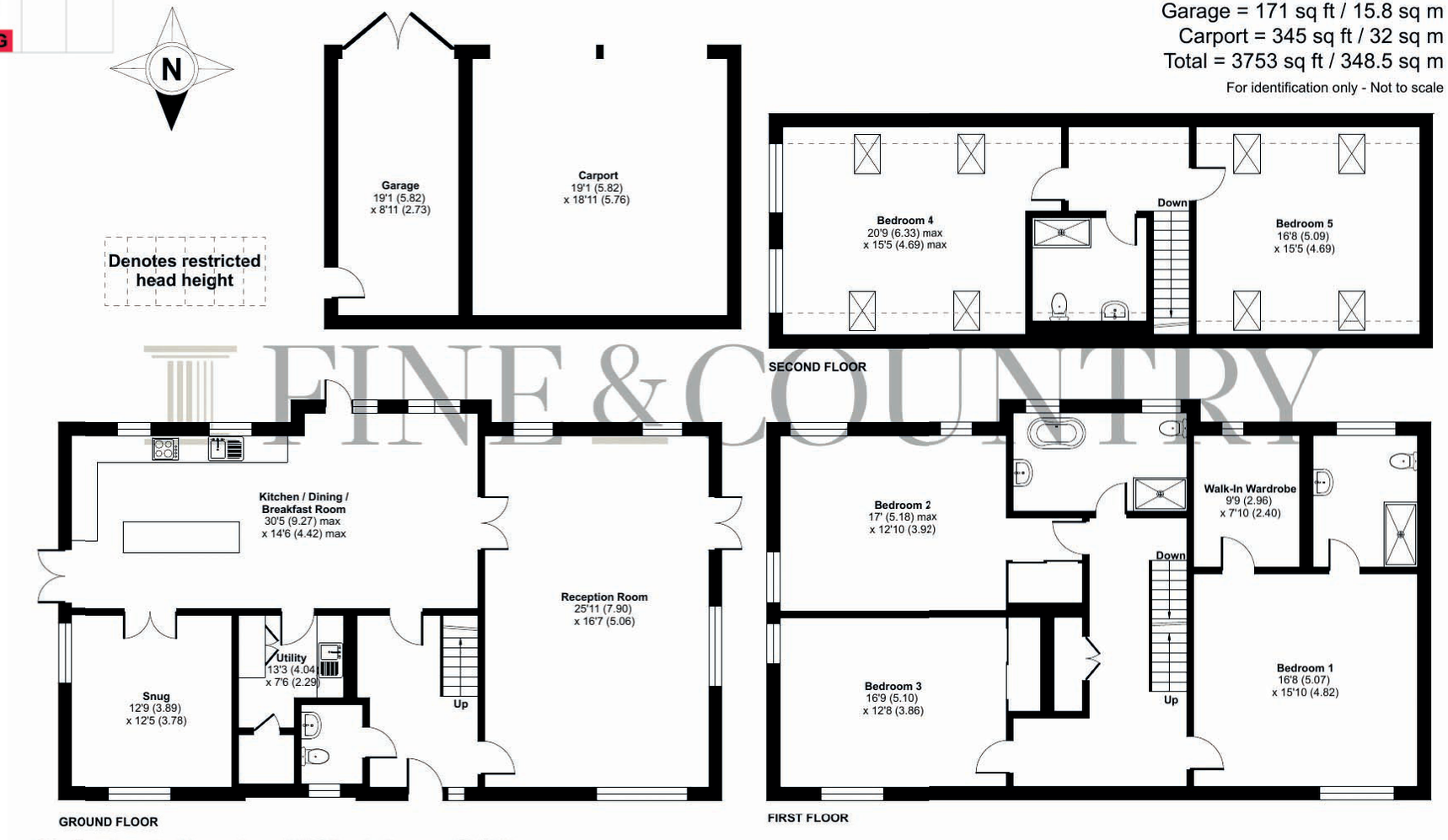




Boughton Park, Grafty Green, Maidstone, ME17

Approximate Area = 3114 sq ft / 289.3 sq m
Limited Use Area(s) = 123 sq ft / 11.4 sq m
Garage = 171 sq ft / 15.8 sq m
Carport = 345 sq ft / 32 sq m
Total = 3753 sq ft / 348.5 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Fine & Country (Kent). REF: 1447237

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